No Mitigation or Fences Shown

Open Spaces Landscape Character Areas Landscape Character Value

Waterways Wetland & Estate

Landscape & Visual Impacts

Landscape & Visual Impacts
Impact assessment summary plan

Waterways Wetland & Estate

- Approx. – 8-9.m high bridge overpass (noise walls 1.5-2.5m) - 800m in length
- The main residential properties that will have the highest level of visual impact are those in the western area and the south-west. These are approximately 200m from the Bypass.
- Properties beyond 500m will receive low to negligible visual impact.
- Impacts can be reduced to high-moderate with appropriately designed bridge and noise walls of urban design/architectural quality, designed to be recessive in the landscape and with proposed planting as per the VicRoads Landscape Concept Plan.