

## VIEWSHED ANALYSIS – PLP/2022/508

Through a GIS viewshed tool analysis, views towards the development site are provided pre- and post-development. The viewshed is taken 1.7m above natural ground level from the wireframe point (white cube).

Green areas are visible from the viewpoint, pink areas are not visible.

This table and map summarises the viewpoints:

Figure	Location	Figure	Location
1	Doveton Crescent & Lydiard Street	8	Camp Street
2	Lydiard Street & Mair Street	9	Camp Street & Sturt Street
3	From Regent Theatre	10	Mair Street & Doveton Street
4	Market Street & Lydiard Street	11	Mair Street & Peel Street North
5	Sturt Street & Lydiard Street	12	Bakery Hill (rear of McDonalds, carpark)
6	Lydiard Street & Dana Street	13	Bakery Hill (Humffray St & Victoria St)
7	Camp Street & Mair Street		

Map key:

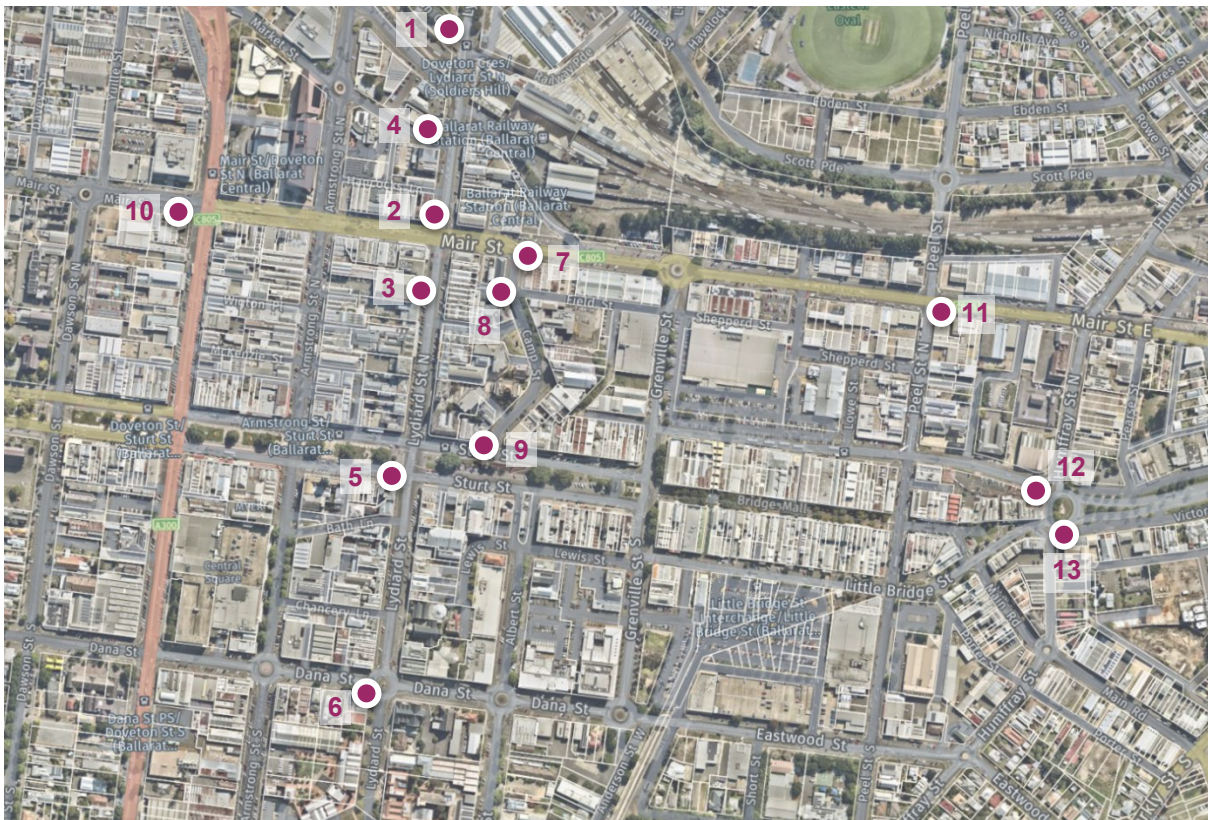
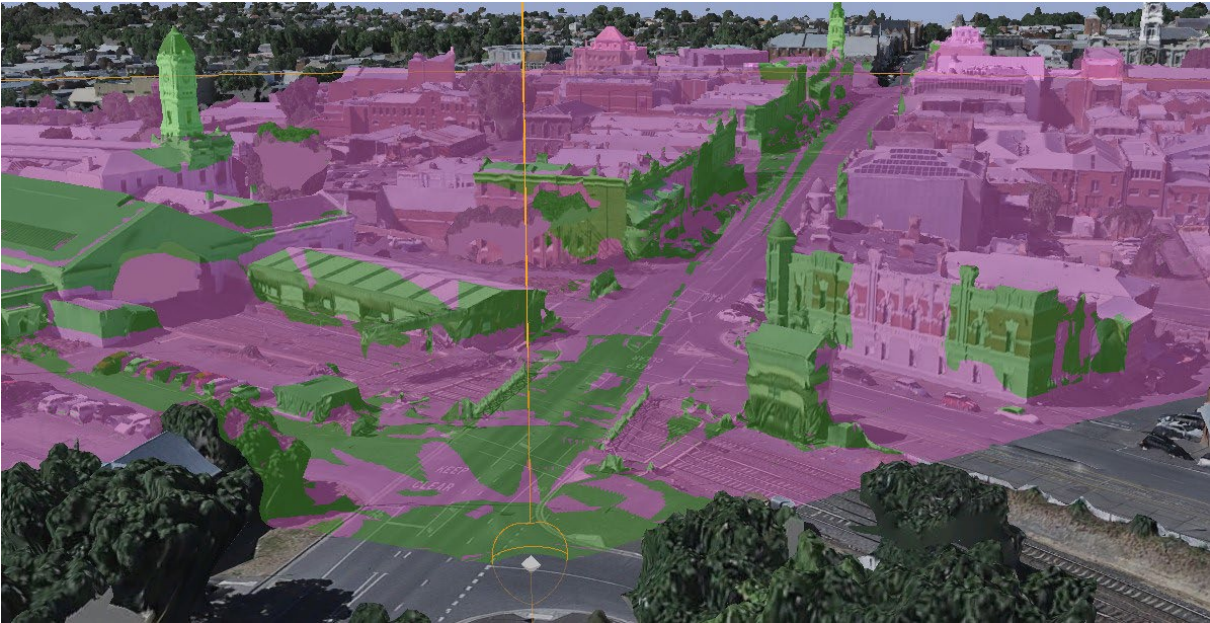
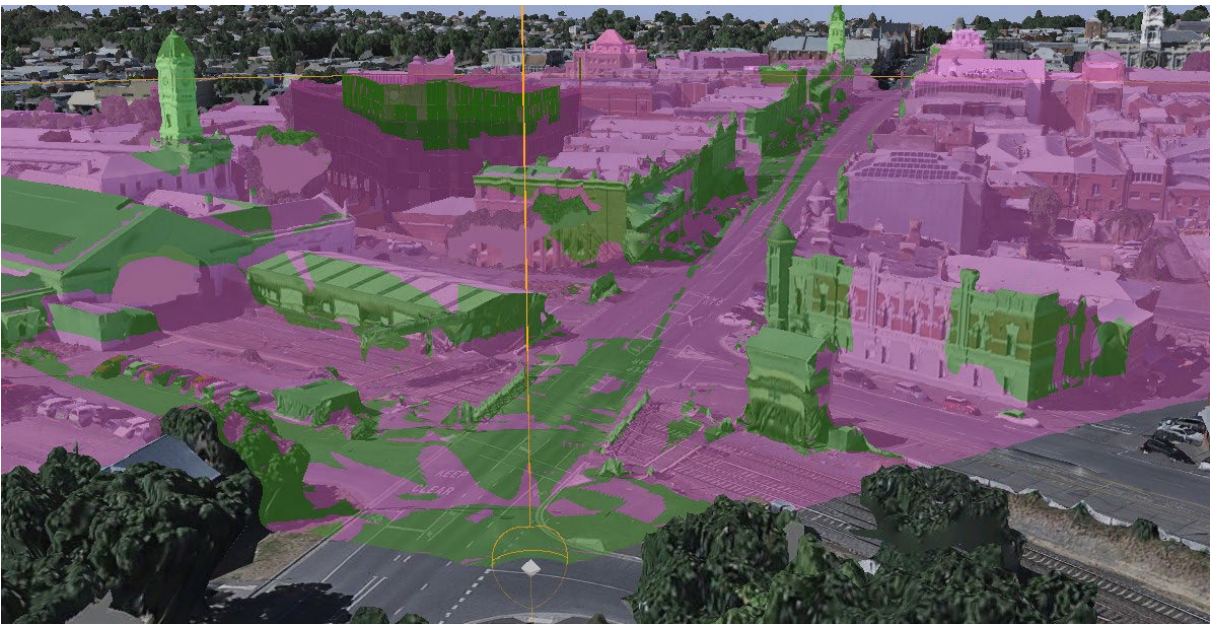


Figure 1 – View south from Doveton Crescent & Lydiard Street  
(pre development)



(post development)



Source: Urbis

**Comment:** The development is distinct from the station clocktower from this location.

Figure 2 – View northeast from Lydiard Street & Mair Street  
(pre development)



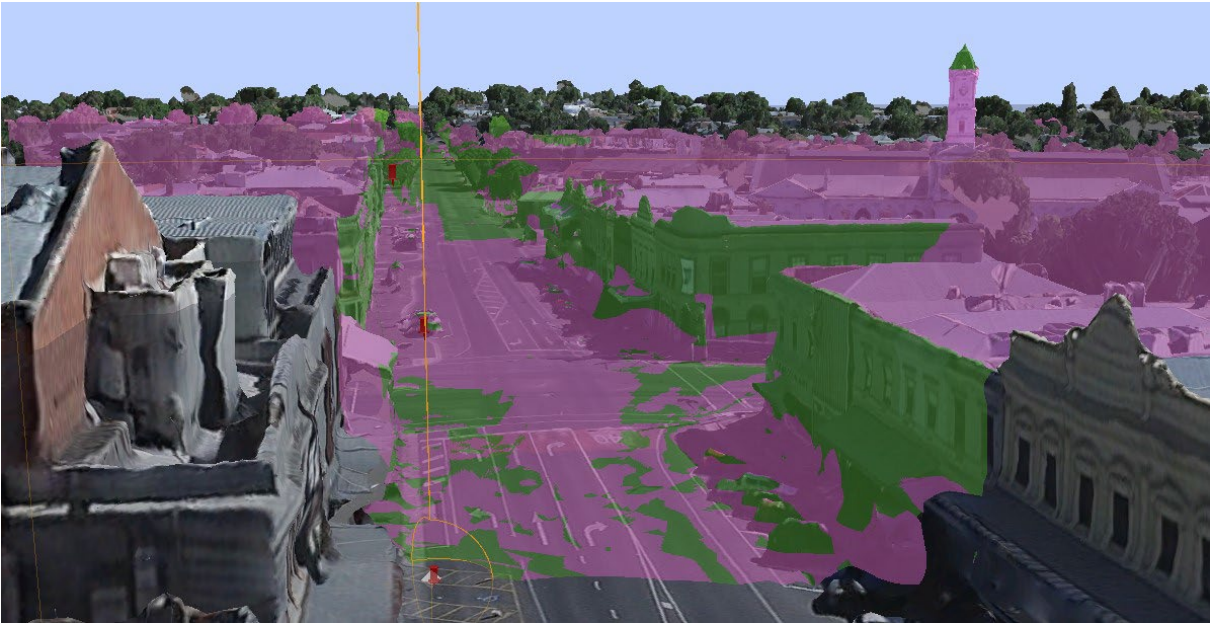
(post development)



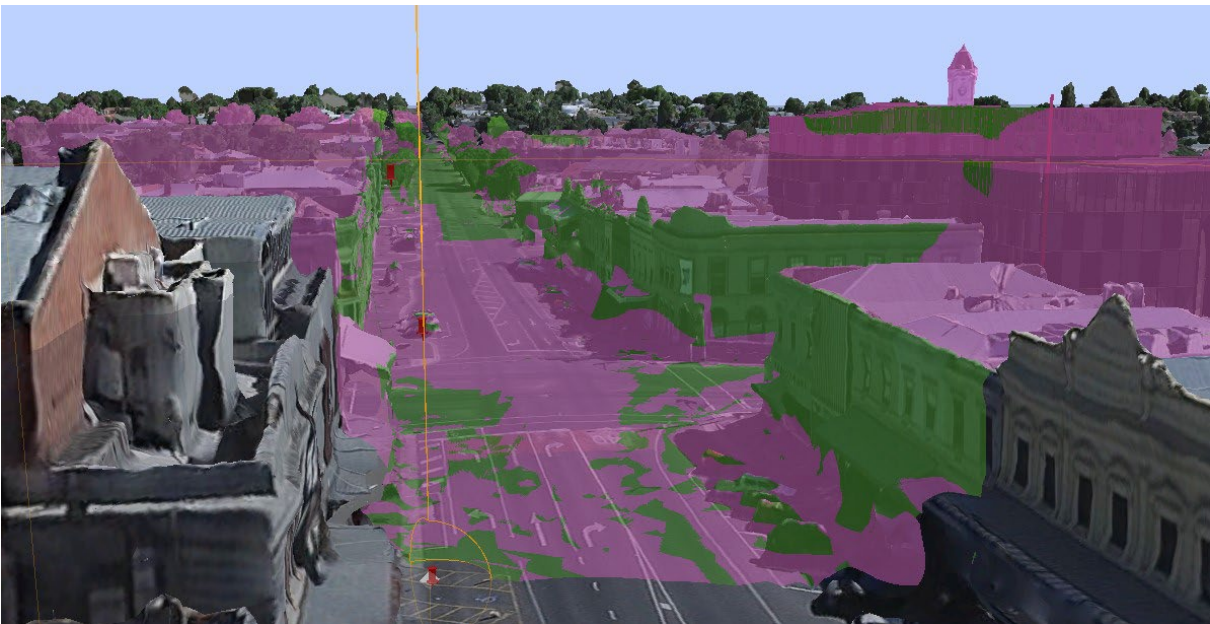
Source: Urbis

**Comment:** Neither the development nor the station clocktower are visible from this location.

Figure 3 – View north from Regent Theatre  
(pre development)



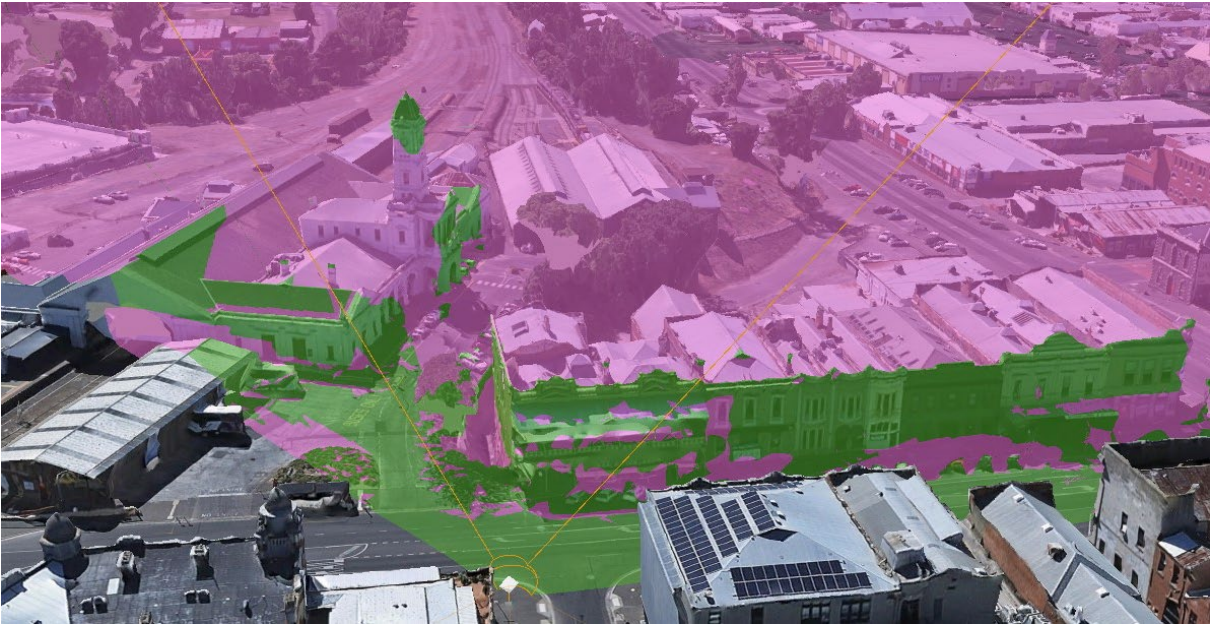
(post development)



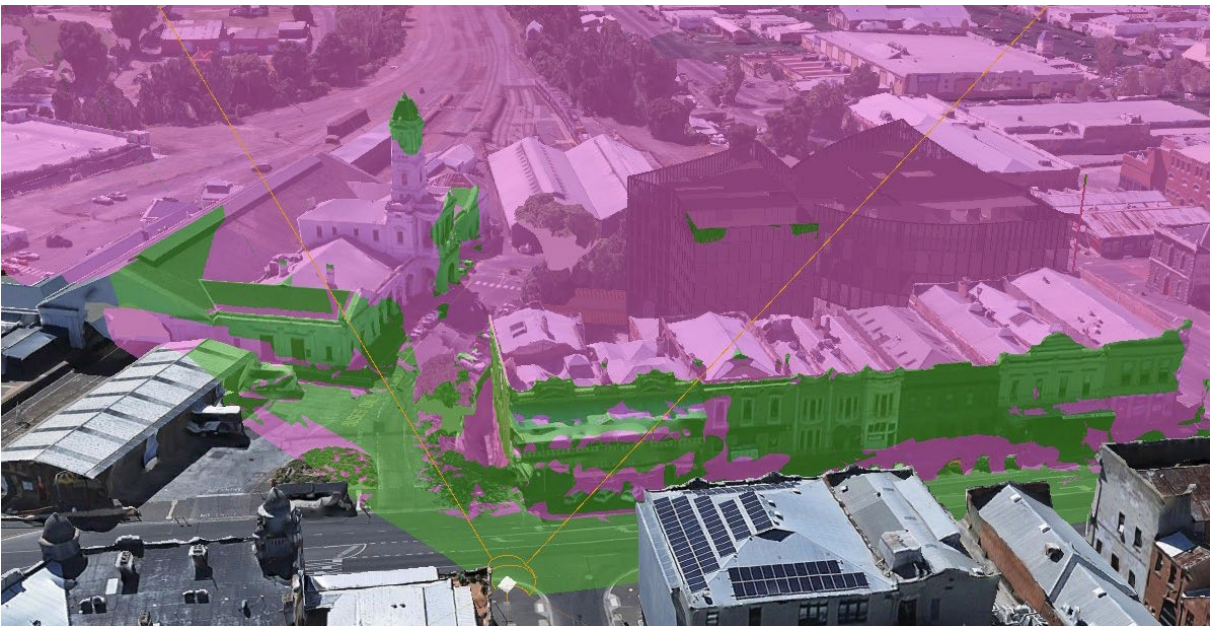
Source: Urbis

**Comment:** The station clocktower is only fractionally visible from this location. The development is partially visible and obscures the view of the clocktower.

Figure 4 – View east from Market Street  
(pre development)



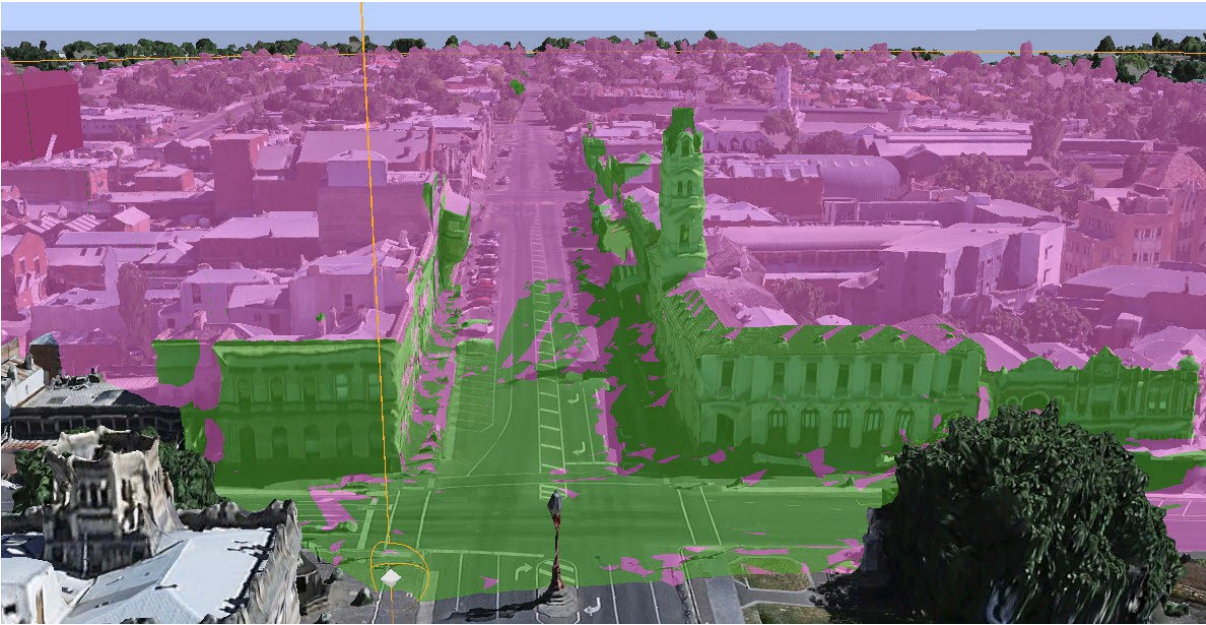
(post development)



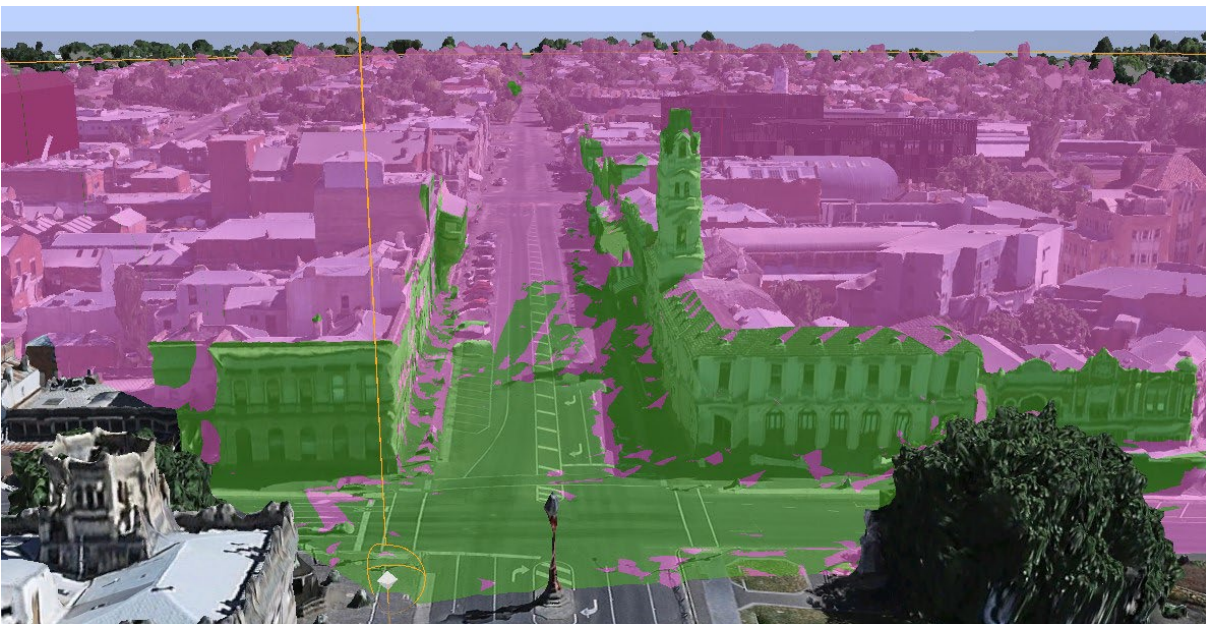
Source: Urbis

**Comment:** The development is distinct from the station clocktower from this location and is only fractionally visible.

Figure 5 – View north from Sturt Street & Lydiard Street  
(pre development)



(post development)



Source: Urbis

**Comment:** Neither the development nor the station clocktower are visible from this location.

Figure 6 – View north from Lydiard Street & Dana Street  
(pre development)



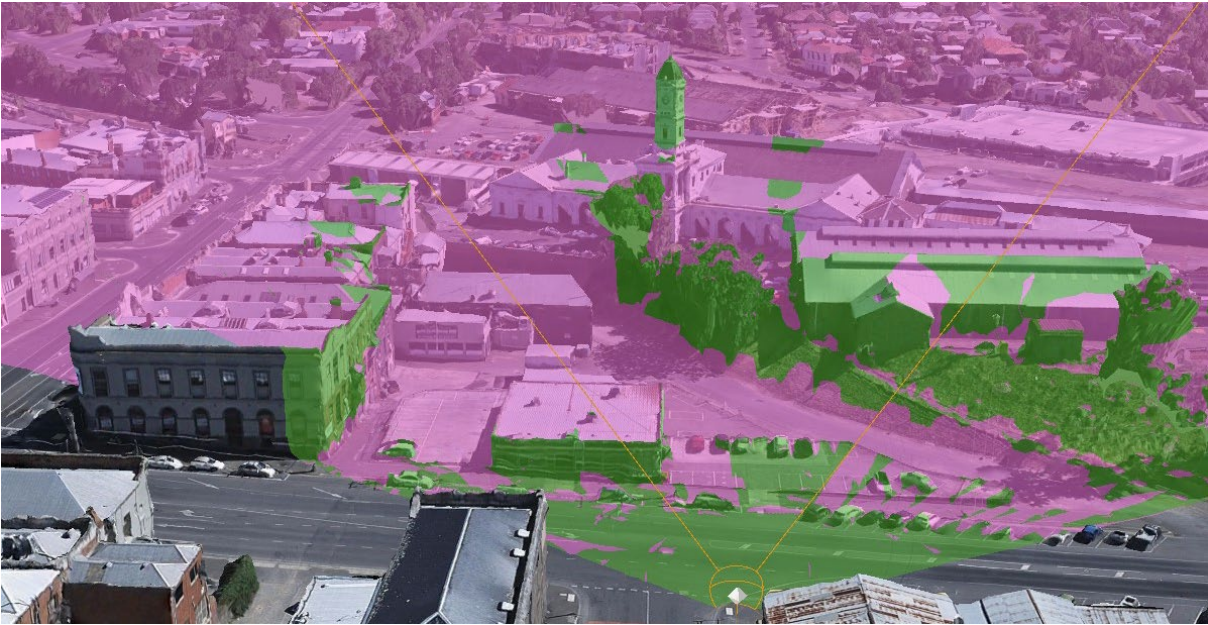
(post development)



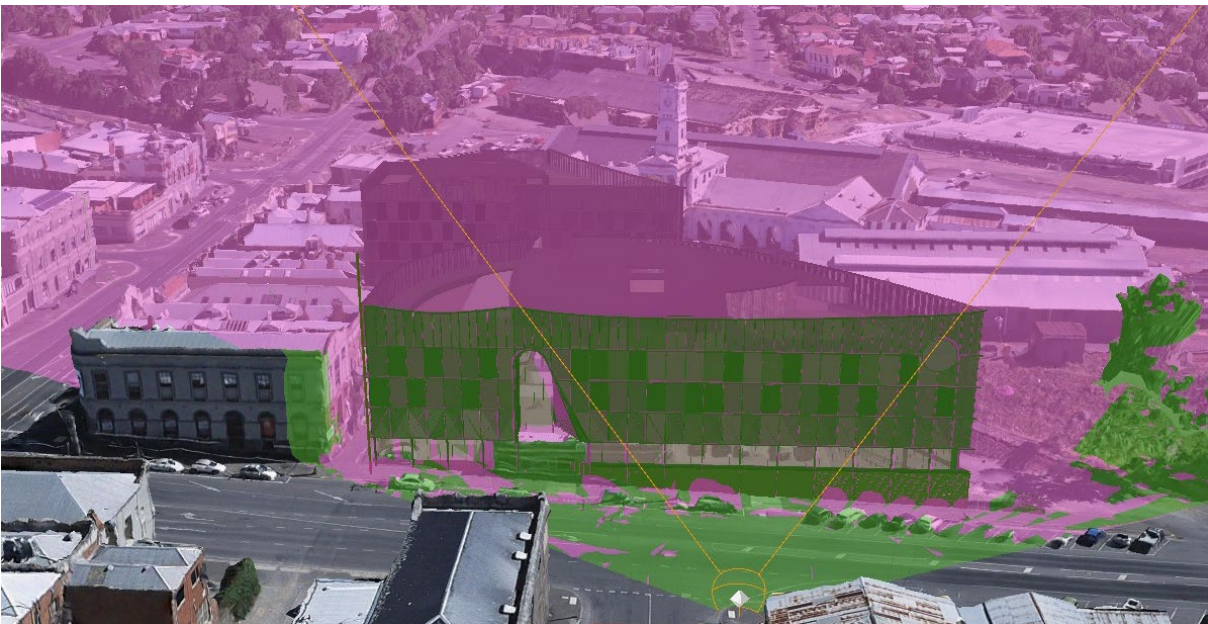
Source: Urbis

**Comment:** The station clocktower is not visible from this location. The development is fractionally visible.

Figure 7 – View north from Camp Street and Mair Street  
(pre development)



(post development)

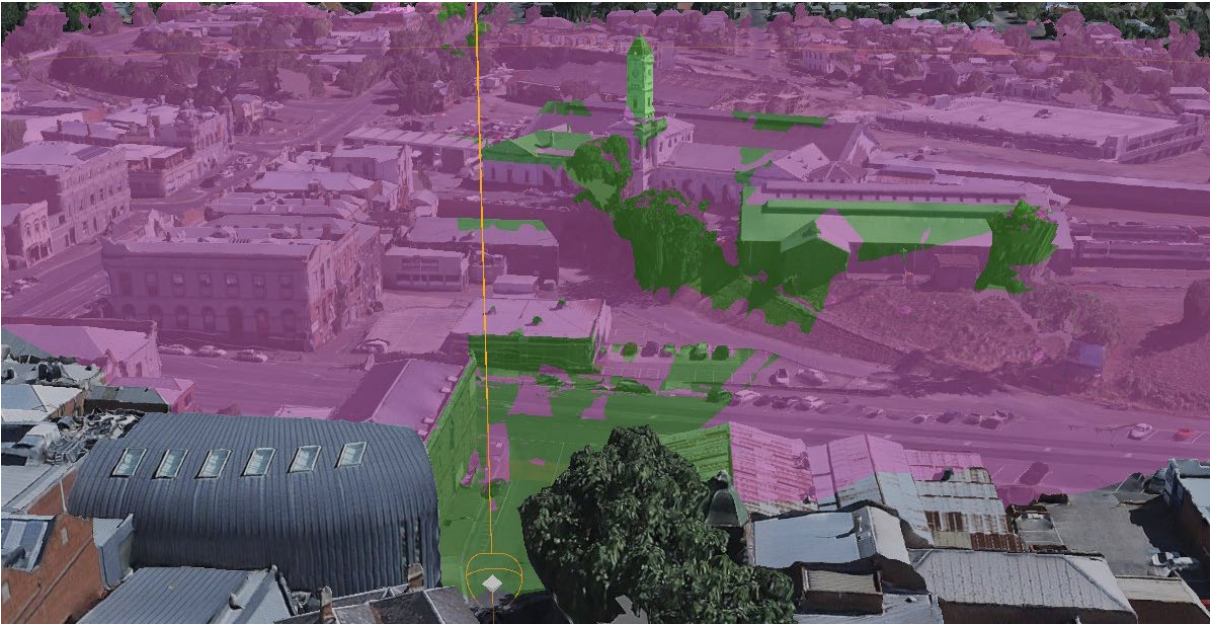


Source: Urbis

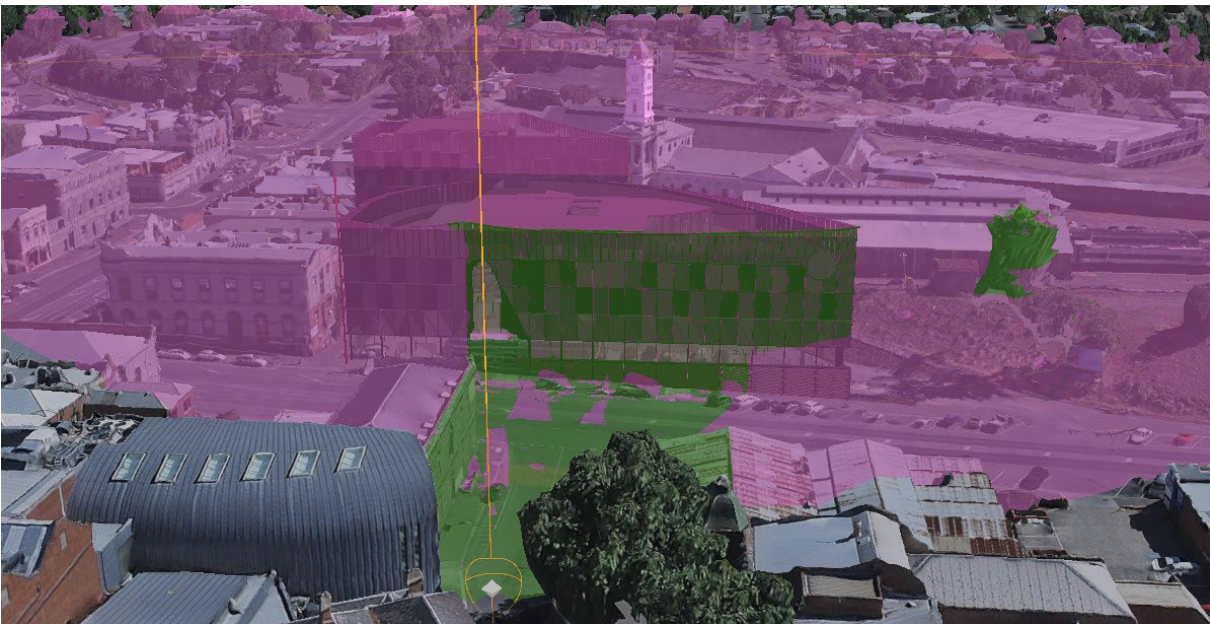
**Comment:** The station building is partially visible from this location. The development obscures the view of the clocktower.



Figure 8 – View north from Camp Street  
(pre development)



(post development)



Source: Urbis

**Comment:** The station building is partially visible from this location. The development obscures the view of the clocktower.

Figure 9 – View north from Camp Street & Sturt Street  
(pre development)



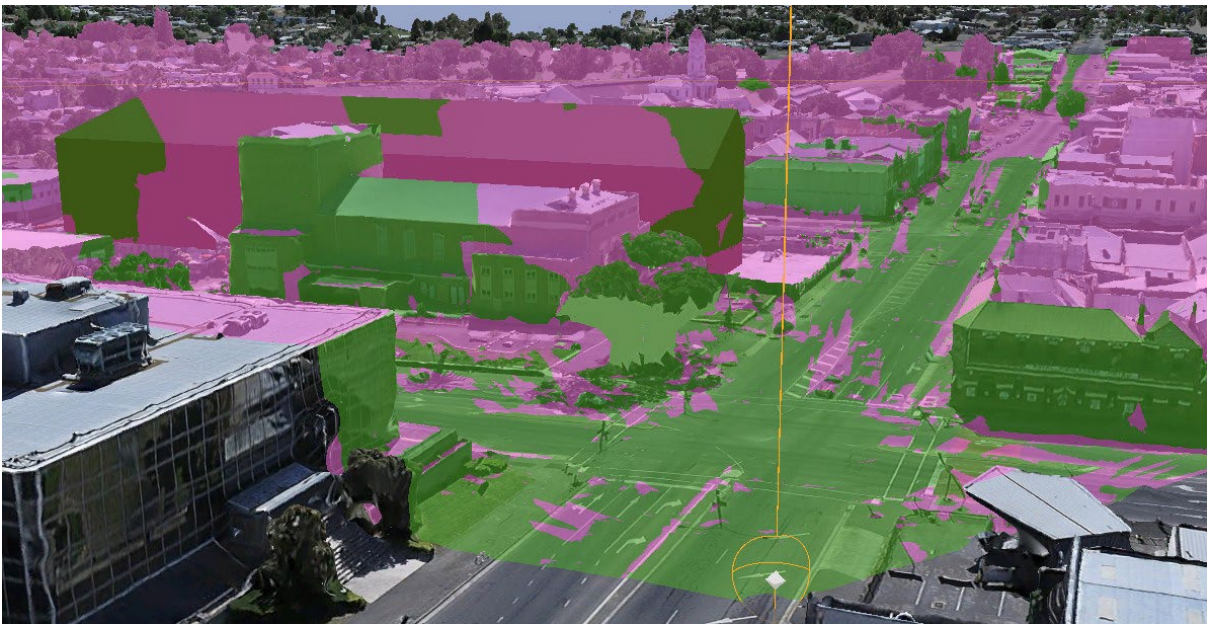
(post development)



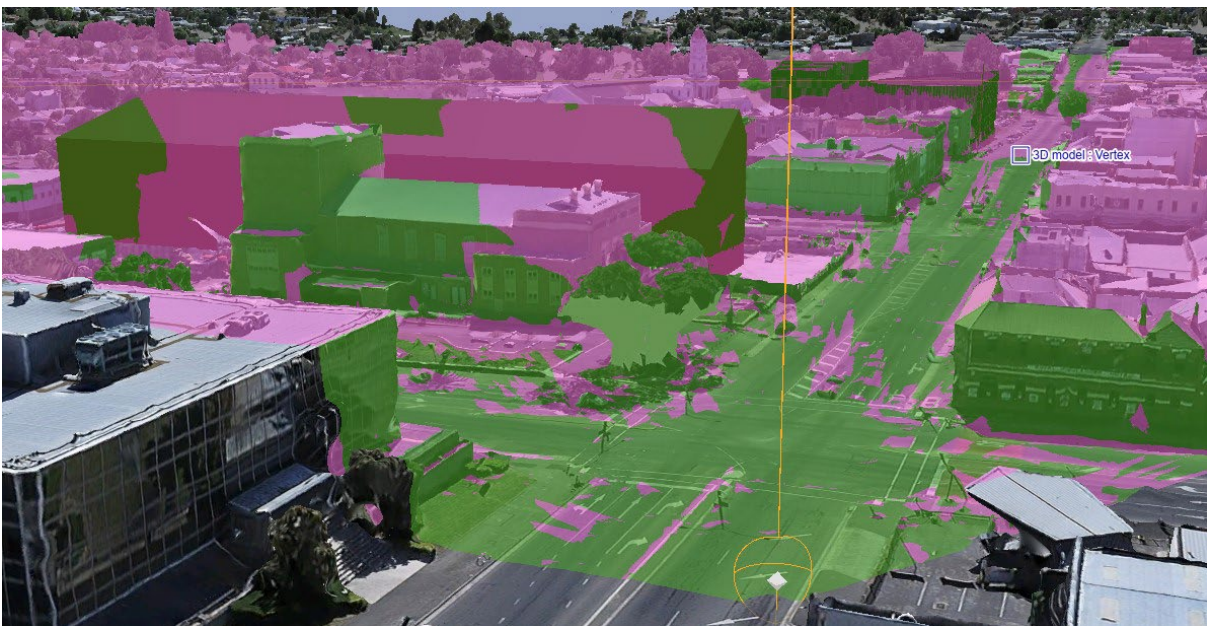
Source: Urbis

**Comment:** Neither the station clocktower nor the development are visible from this location.

Figure 10 – View east from Mair Street & Doveton Street  
(pre development)



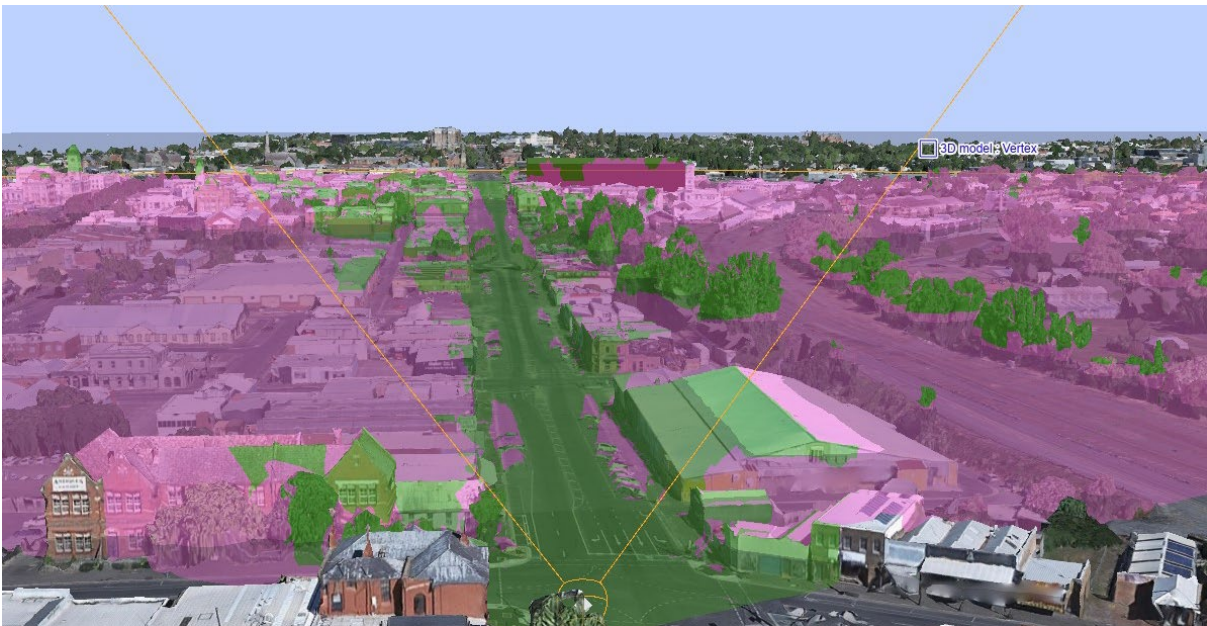
(post development)



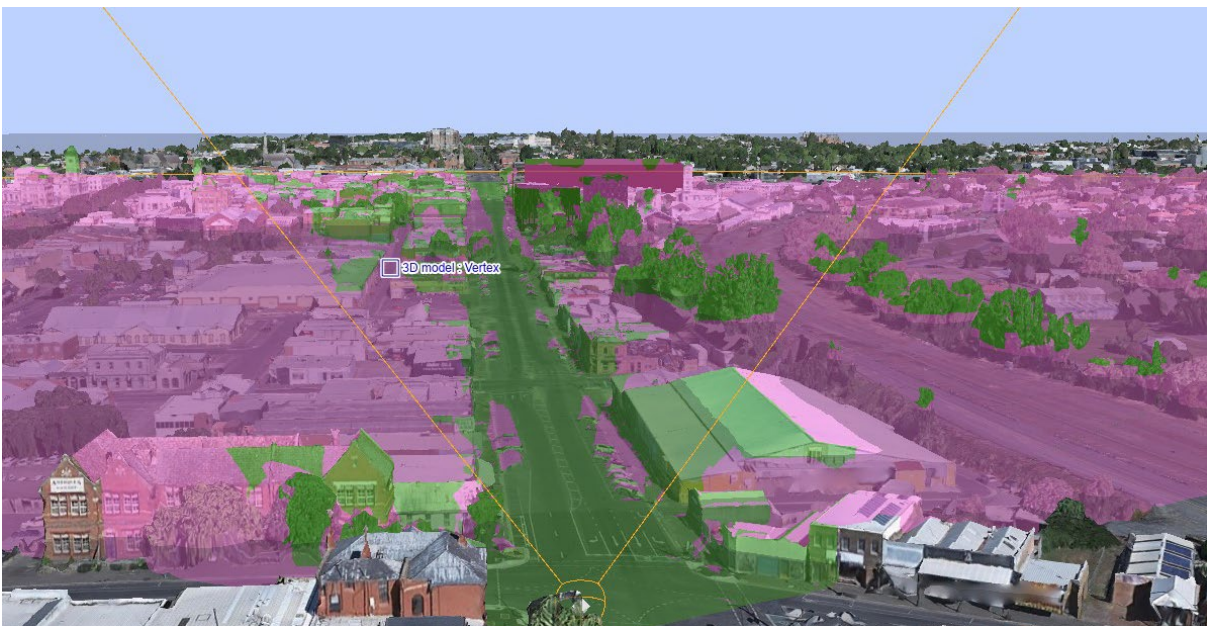
Source: Urbis

**Comment:** The GovHub blocks views to the station clocktower. The development is visible from this location.

Figure 11 – View west from Mair Street & Peel Street North  
(pre development)



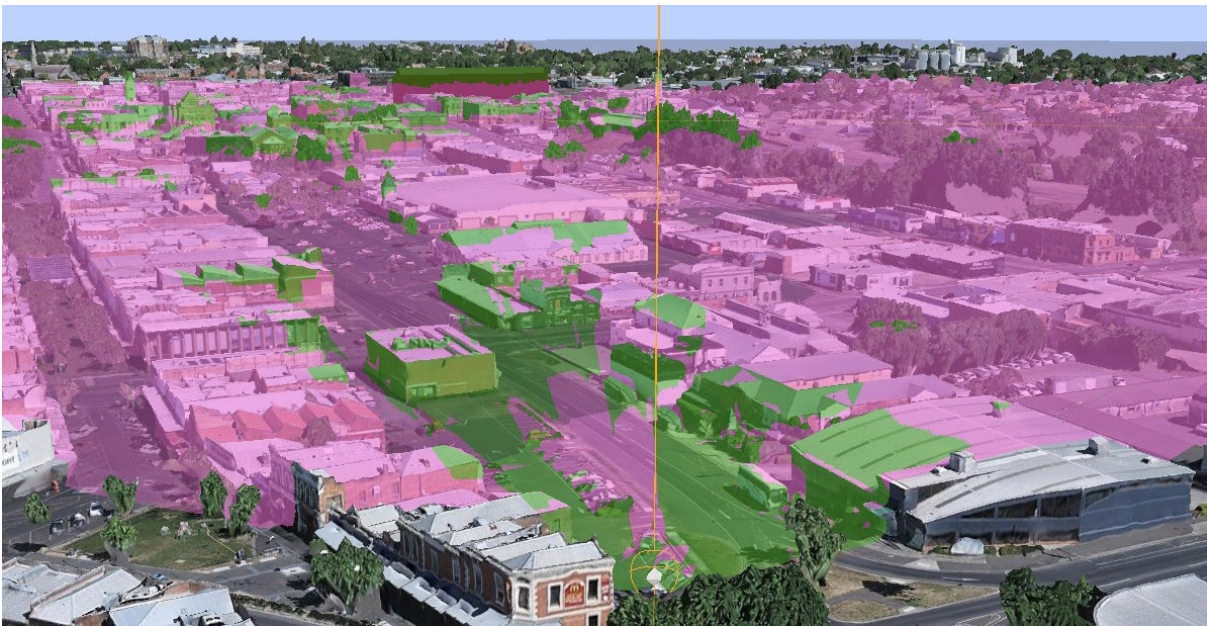
(post development)



Source: Urbis

**Comment:** The development sits within (lower than) the visible envelope of the GovHub.

Figure 12 – View northwest from Bakery Hill (rear of McDonalds, carpark)  
(pre development)



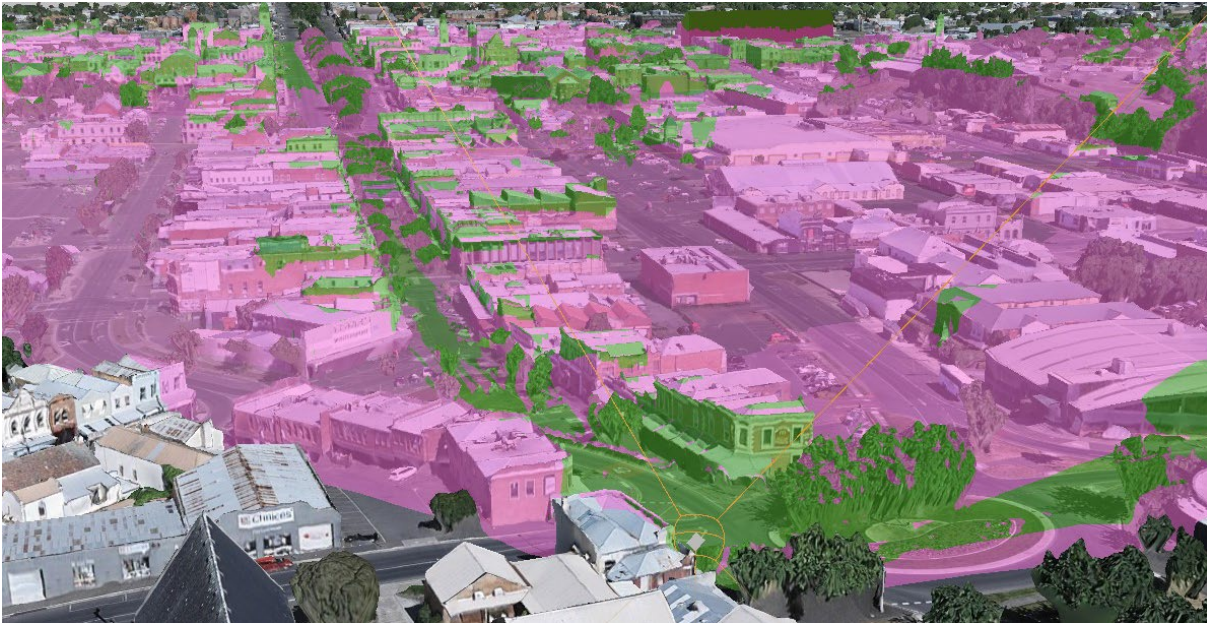
(post development)



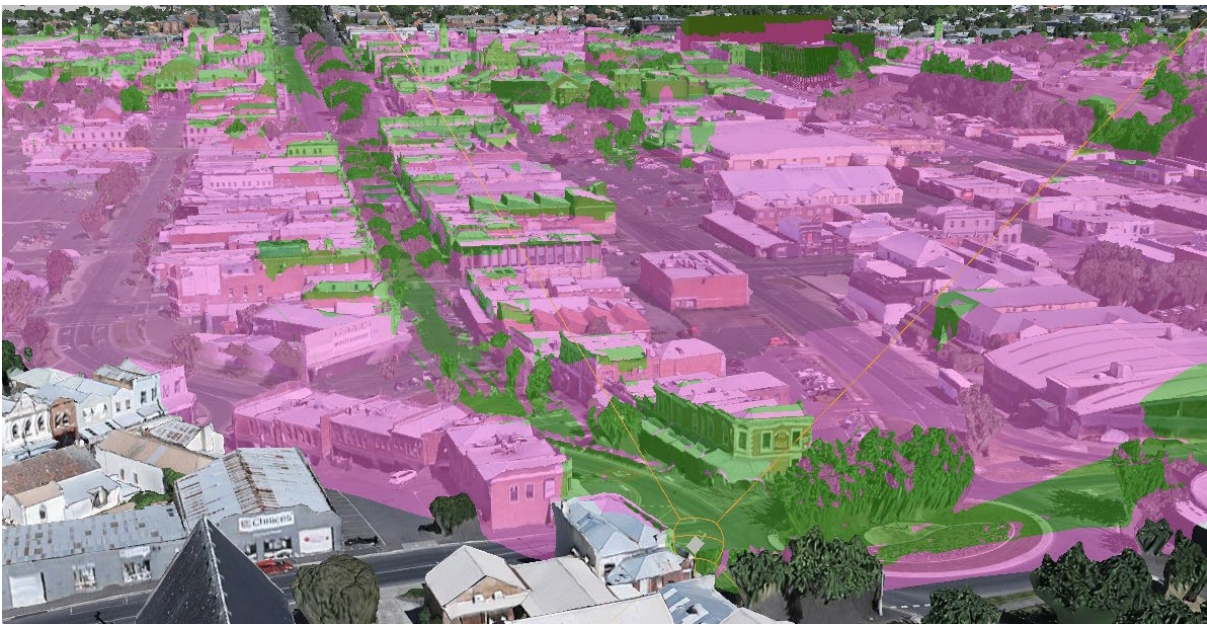
Source: Urbis

**Comment:** The development sits lower than the visible GovHub. The partial view of the clocktower is unaffected.

Figure 13 – View northwest from Bakery Hill (Humffray Street & Victoria Street)  
(pre development)



(post development)



Source: Urbis

**Comment:** The development primarily sits within (lower than) the visible GovHub. The partial view of the clocktower is unaffected.