

BarnHill Corporate Trustee Ltd



STAGE 3B RURAL VISITOR ZONE SUMMARY OF EVIDENCE

Susan Cleaver | Bunn Family | 28 July 2020

1. I have read Ms Mellsop's statement of evidence, second rebuttal evidence and summary evidence, and listened to the Hearing recordings on the 2nd July, which I will reference below.
2. I refer now to my evidence dated 29th May 2020.
3. Viewpoints – In order to provide a representative range of views, I carefully selected a set of photographic positions with respect to their significance for, and representativeness of, views from public places and private properties. I refer to Ms Mellsop's comments in her report: Statement of Evidence on Behalf of the QLDC, dated 18 March 2020, page 27/28: *"8.12 If a smaller RVZ was to be considered, ... the following detailed landscape analysis would need to be provided: (a) Visibility analysis for Zones A and B from public roads, public places (including the lookouts on Crown Range Road) and adjoining private properties and easements;"*
4. All the viewpoints were clearly identified and located on an aerial photo with accompanying relevant viewpoint data descriptions under the photographs. I.e: lens focal length, time and date of photograph and whether it was a panorama, single photo or photo composite. I am happy to provide copies of the original photos which each have their own data-embedded information.
5. Photo Composites or Visual Simulations (and too photographs), are not "real life views" – they are, however, very useful tools to assist in the assessment and decision making processes. That is to say, visual simulations illustrate a two dimensional view of a proposed activity from a particular location – not as it would appear as a three dimensional image as seen in the field with the human eye.
6. During the Hearing recording, Ms Mellsop commented on Focal length and Viewing distance. The printed size of an image (and it's viewing distance), is independent of the focal length of the camera lens. Focal length does not alter the perspective of the image. The main difference that various focal lengths make is to change the extent of the image captured on the camera's digital sensor. Also for printed material, the viewing distance can be altered (closer or further away from your eye) and then compared with the actual view while visiting the site.
7. My photographs show the current baseline conditions, from the viewpoints that would be visible (albeit with variable visibility) from both public places and nearby private properties.

8. The photo composite visual simulations show the proposed situation and attempt to portray one of many potential development possibilities of the proposed buildings in scale with its surroundings.
9. A Southerly viewing direction at Position B towards Ben Cruachan shows the ridgeline of the paddock is partially broken by buildings (ref: photo 2b).
10. Below is a zoom of Photo 2a. For reference, two haybales stacked are 2.4m high; the tractor is 3m high and the poles are 5.5m high. The paddock ridgeline would variably be broken at a range of between 2.5m to 3m height range. The colour difference of the paddock (dark (mown) through to light (unmown), please refer to yellow line indicator as the boundary) is the mown section showing the boundary of the RVZ area within the paddock.

