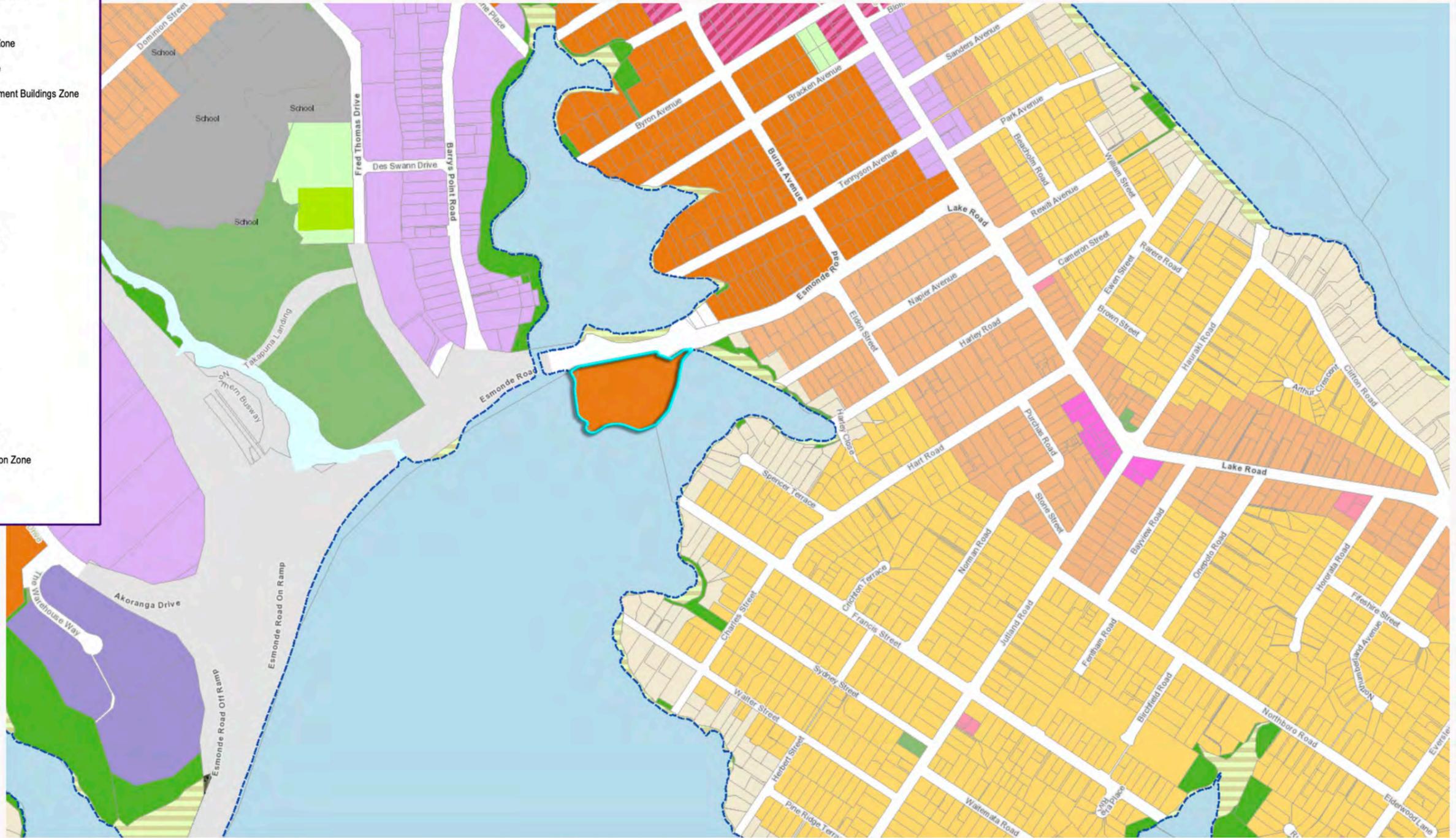


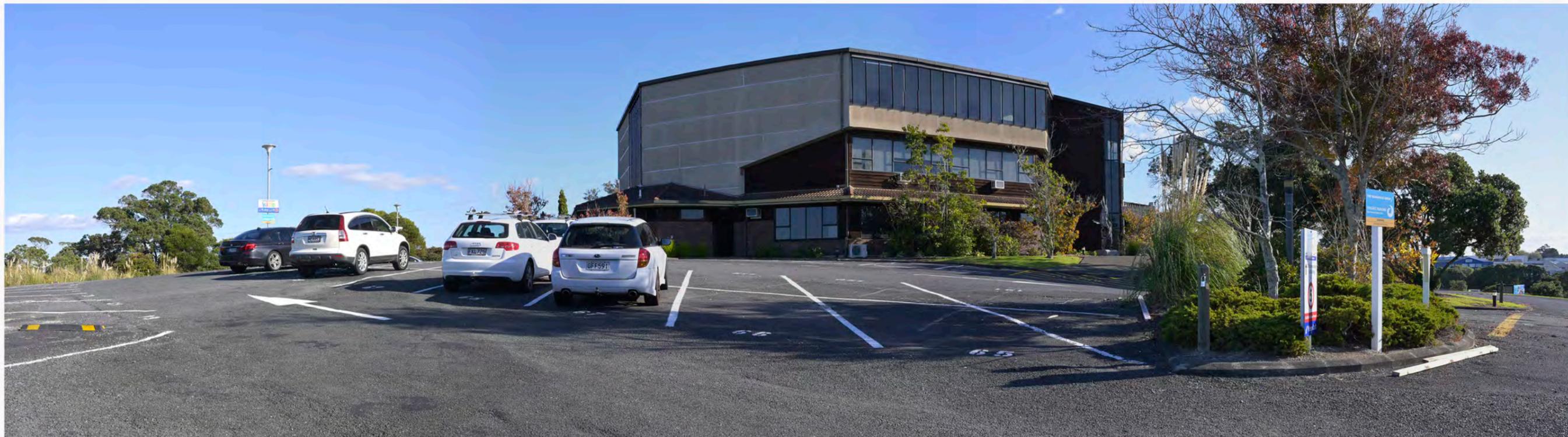
- Residential**
- Residential - Large Lot Zone
  - Residential - Rural and Coastal Settlement Zone
  - Residential - Single House Zone
  - Residential - Mixed Housing Suburban Zone
  - Residential - Mixed Housing Urban Zone
  - Residential - Terrace Housing and Apartment Buildings Zone
- Business**
- Business - City Centre Zone
  - Business - Metropolitan Centre Zone
  - Business - Town Centre Zone
  - Business - Local Centre Zone
  - Business - Neighbourhood Centre Zone
  - Business - Mixed Use Zone
  - Business - General Business Zone
  - Business - Business Park Zone
  - Business - Heavy Industry Zone
  - Business - Light Industry Zone
- Open space**
- Open Space - Conservation Zone
  - Open Space - Informal Recreation Zone
  - Open Space - Sport and Active Recreation Zone
  - Open Space - Civic Spaces Zone
  - Open Space - Community Zone

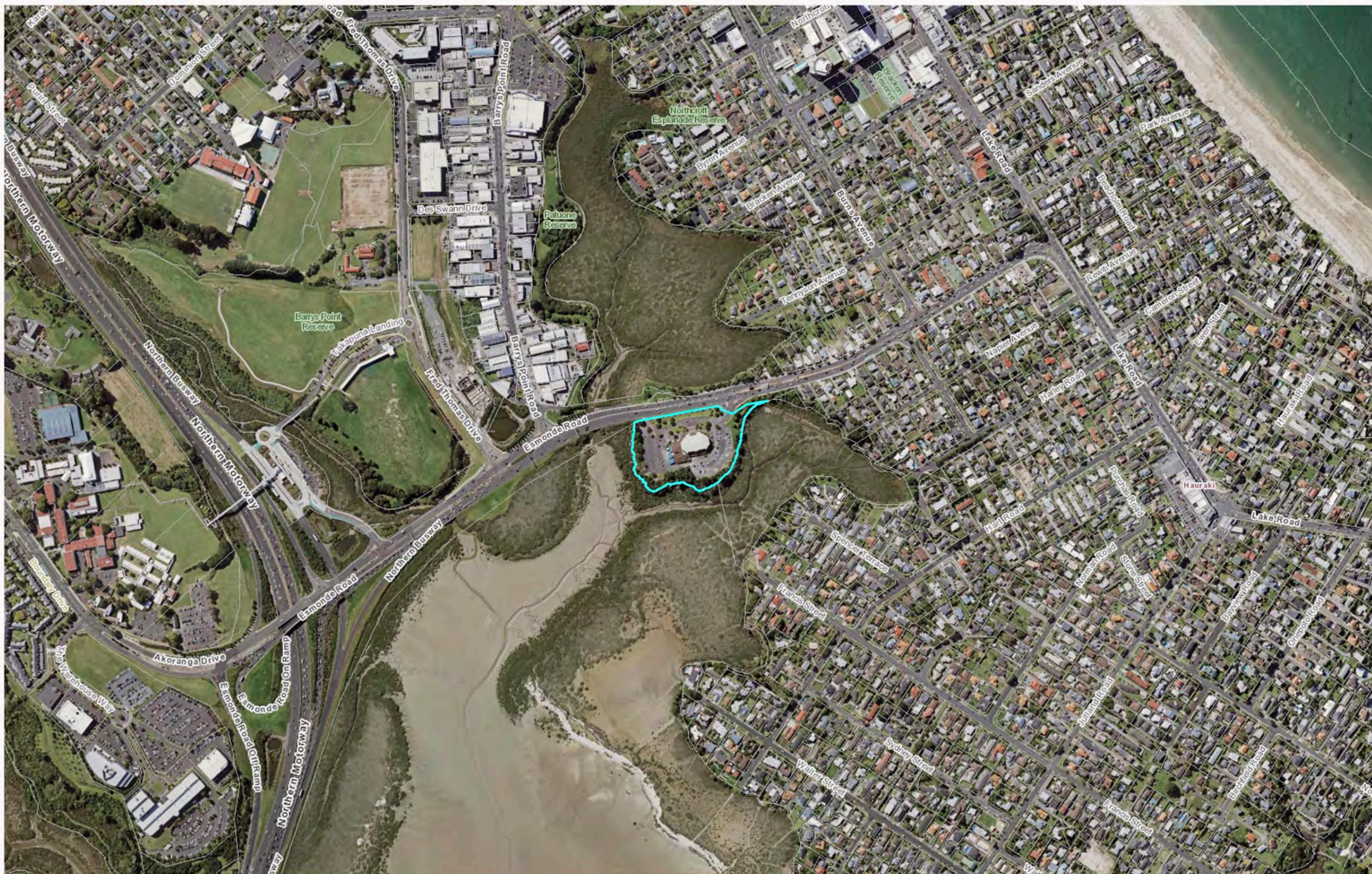












# 48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT THE APPLICATION SITE'S CONTEXT

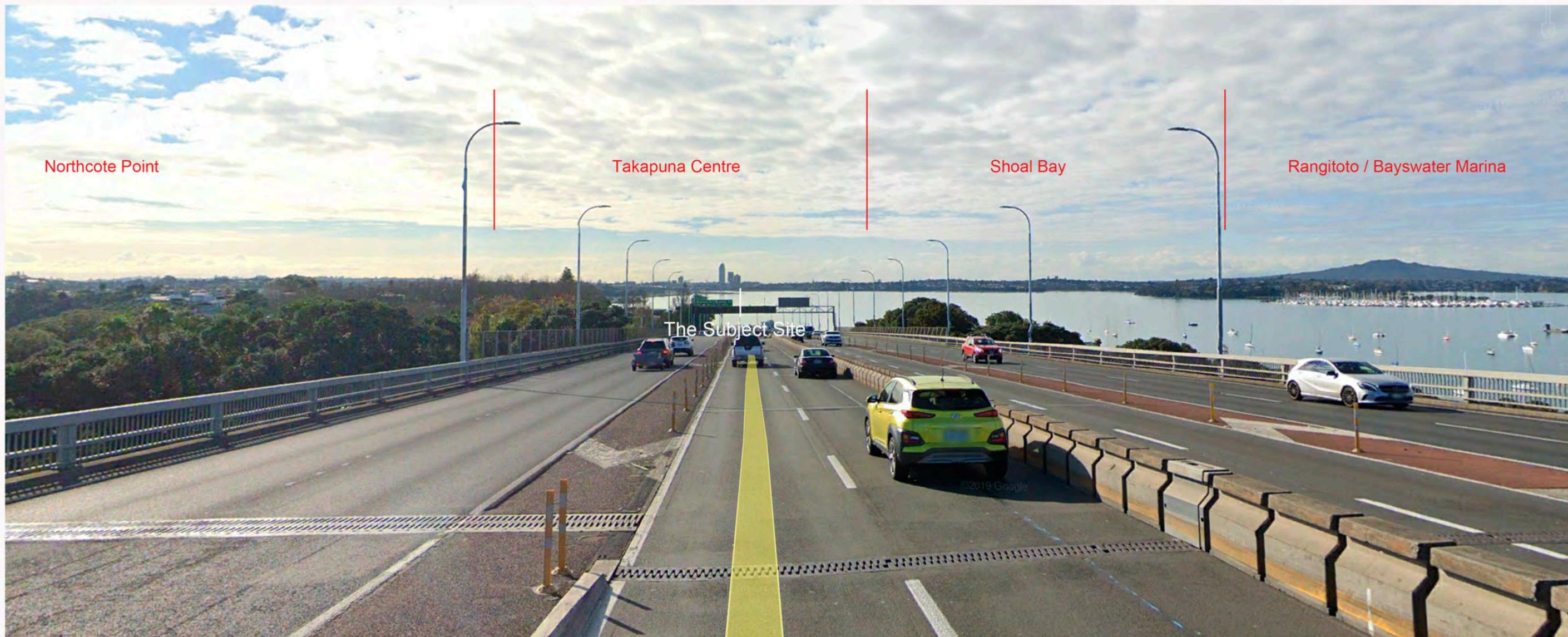
The site shown in the context of its wider surrounds

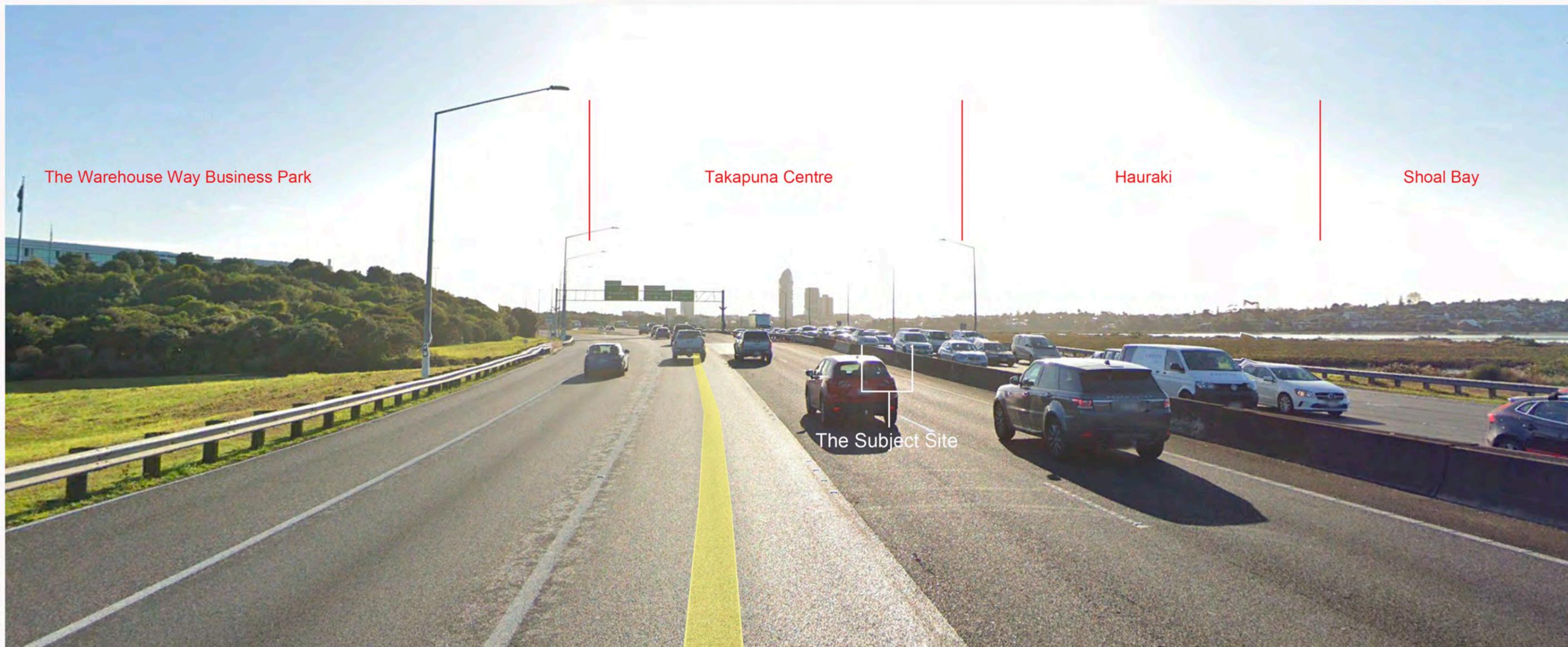
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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWS TO THE APPLICATION SITE**

Looking towards the application site from Esmonde Road West & the Motorway Interchange

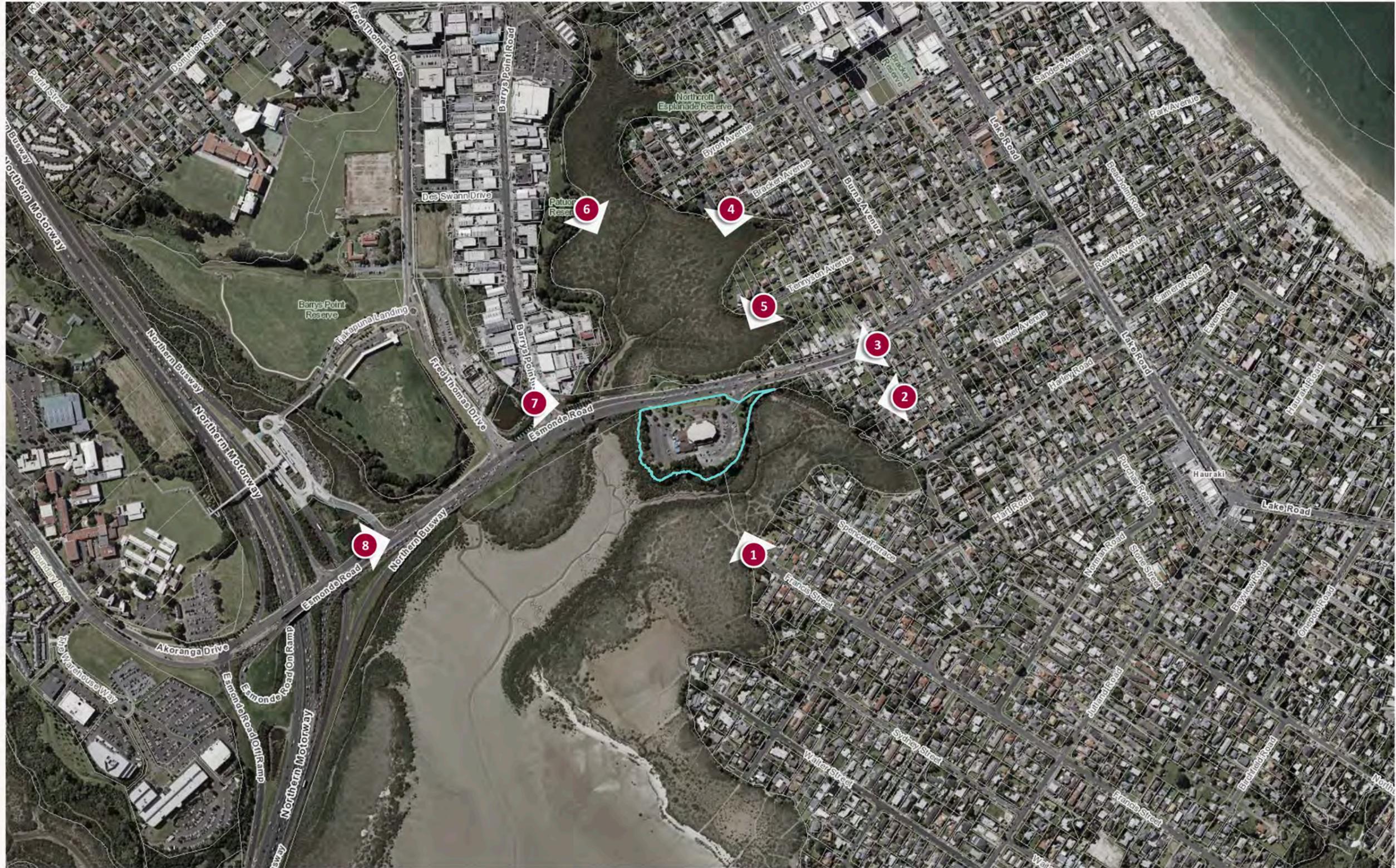
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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **EFFECTS EVALUATION VIEWPOINTS 1-9**  
 Representative Viewpoint locations

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## 48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**

### **VIEWPOINT 1. Francis Street - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 35mm; June 5th 2020 @ 9.30am  
For realistic viewing an A3 print should be viewed at a distance of 215mm from the viewer's eye

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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
**VIEWPOINT 1. Francis Street - the consented Stages 1 & 2 development**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 35mm; June 5th 2020 @ 9.30am; simulation prepared by JASMAX Architects  
 For realistic viewing an A3 print should be viewed at a distance of 215mm from the viewer's eye

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## 48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**

### **VIEWPOINT 1. Francis Street - conceptual building 'blocks' within the PPC envelopes**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 35mm; June 5th 2020 @ 9.30am; simulation prepared by JASMAX Architects  
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## 48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**

### **VIEWPOINT 2. Napier Avenue - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 50mm; June 5th 2020 @ 10.00am  
For realistic viewing an A3 print should be viewed at a distance of 260mm from the viewer's eye

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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
**VIEWPOINT 3. Esmonde Road East - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 50mm; June 5th 2020 @ 10.20am  
For realistic viewing an A3 print should be viewed at a distance of 260mm from the viewer's eye

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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
**VIEWPOINT 4. Bracken Avenue - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 50mm; June 5th 2020 @ 10.40am  
For realistic viewing an A3 print should be viewed at a distance of 260mm from the viewer's eye

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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
**VIEWPOINT 5. Tennyson Avenue - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 50mm; June 5th 2020 @ 10.55am  
 For realistic viewing an A3 print should be viewed at a distance of 260mm from the viewer's eye;

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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
**VIEWPOINT 5. Tennyson Avenue - the consented Stages 1 & 2 development**

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## 48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**

### **VIEWPOINT 5. Tennyson Avenue - conceptual building 'blocks' within the PPC envelopes**

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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
**VIEWPOINT 6. Patuone Walkway - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 50mm; June 5th 2020 @ 11.20pm  
For realistic viewing an A3 print should be viewed at a distance of 260mm from the viewer's eye

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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
**VIEWPOINT 7. Barrys Point Road Interchange - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 35mm; June 12th 2020 @ 11.50am  
For realistic viewing an A3 print should be viewed at a distance of 215mm from the viewer's eye

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## 48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**

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## 48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**

### **VIEWPOINT 8. Esmonde Road West - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 50mm; June 12th 2020 @ 11.35am  
For realistic viewing an A3 print should be viewed at a distance of 260mm from the viewer's eye

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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
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48 ESMONDE ROAD PRIVATE PLAN CHANGE ASSESSMENT **VIEWPOINT PHOTOS & PHOTO SIMULATIONS**  
**VIEWPOINT 9. Northern Motorway Pedestrian Overbridge - the current view towards the subject site**

Panorama comprises 3 Photos taken with a Nikon Z7 lens & Nikkor 24-70mm lense at 50mm; June 12th 2020 @ 12.30am  
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