



VISUAL ASSESSMENT FOR PROPOSED RESOURCE RECOVERY FACILITY AT 16 TORRENS ROAD, GUNNEDAH – LOTS 1 & 2 IN DP1226992

Registered Landscape Architect Kathryn Stewart of Stewart Surveys Pty Ltd has undertaken a photo point visual analysis of the proposed resource recovery facility at 16 Torrens Road, Gunnedah. This review has included the taking of photos at six (6) residential holdings around the subject site and superimposing the proposed development onto these photos to provide a visual representation of what the proposed development could look like from each of these receivers. Where applicable we have prepared a short term photomontage which represents the visual impact immediately following construction and a medium term impact which represents the visual impact in 2-3 years.

The proposed development includes an enclosed outbuilding for processing, unloading and storing waste materials. The outbuilding is 10.5 metres high. Adjoining the shed along the northern elevation is a row of covered waste storage bays. A 4.5 metre high continuous concrete tilt up panel wall provides an acoustic buffer between the waste storage bays and processing shed along the entire length of the site. This wall is setback 6 metres from the northern boundary and Eucalyptus trees provide a landscape buffer along the northern boundary. A lapped and capped timber fence will provide an acoustic barrier along the western boundary this fence will be 3.2 metres high and will be located at the rear of the building allowing the existing landscape buffer long this boundary to be retained and to screen the development.

The information presented in these plans has been derived from the Martens and Associates Consulting Engineers Plans, reference PS01-A300, revision L.

All photographs were taken on the 21st July 2022.

The visual assessment demonstrates that the proposed development will have a low visual impact from surrounding residences, except from R2 where the impact is low to moderate in the short-term immediately after construction. The medium-term impact, once vegetation buffers establish are low to negligible and considered to be consistent with the typical character of an industrial estate.

Yours faithfully

STEWART SURVEYS PTY LTD

Kathryn Stewart
BLArch (UNSW), MEnvMgmt (UNSW)
Registered Landscape Architect #001493

Development Consultants – Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

109 Conadilly Street
PO Box 592
Gunnedah NSW 2380
T 02 6742 2966
F 02 6742 0684
cstewart@stewartsurveys.com

PROPOSED WASTE TRANSFER STATION 16 TORRENS ROAD GUNNEDAH

Overview showing Point Points



SCHEDULE OF RESIDENTIAL RECEIVERS

Receiver	Address	Comment
R1	10193 Kamilaroi Highway, Gunnedah	Low Visual Impact. Likely to be negligible & further screened with industrial development of Lots 3 and 4 in DP1226992 which are between the site and this residential receivers.
R2	10221 Kamilaroi Highway, Gunnedah	Moderate Visual Impact in the short to medium term and low in medium term with the development well screen with landscape trees.
R3	10176 Kamilaroi Highway, Gunnedah	Negligible View Impact as development hardly visible from residence and orientation of residence is angled away from the development.
R4	211 Mathias Road, Gunnedah	Low Visual Impact. Likely to be negligible & further screened with industrial development of Lots 8 DP1226992 which are between the site and this residential receivers.
R11	28 Torrens Road, Gunnedah (Whitehaven Residence)	Low Visual Impact is similar to other industrial development in this area.
R19	10152 Kamilaroi Highway, Gunnedah	No Impact as the development is not visible from this property

PROPOSED MATERIALS

Colourbond Pale Eucalyptus
to match existing buildings on site



Acoustic Barrier - Lapped and Capped Fence



Acoustic Barrier - Concrete Tilt Up Panels

R1 NO. 10193 KAMILAROI HIGHWAY GUNNEDAH
Current view from northern boundary looking south towards the development



R1 NO. 10193 KAMILAROI HIGHWAY GUNNEDAH

Short Term Photomontage of view from northern boundary looking south towards the development



R1 NO. 10193 KAMILAROI HIGHWAY GUNNEDAH

Medium Term Photomontage of view from northern boundary looking south towards the development



R2 NO. 10221 KAMILAROI HIGHWAY GUNNEDAH
Current View from northern boundary looking southeast towards the development



R2 NO. 10221 KAMILAROI HIGHWAY GUNNEDAH

Short Term Photomontage of view from northern boundary looking southeast towards the development



R2 NO. 10221 KAMILAROI HIGHWAY GUNNEDAH

Medium Term Photomontage of view from northern boundary looking southeast towards the development



R3 NO. 10193 KAMILAROI HIGHWAY GUNNEDAH

Current view from southern (Highway) boundary looking south towards the development



R3 NO. 10193 KAMILAROI HIGHWAY GUNNEDAH

Short Term Photomontage from southern (Highway) boundary looking south towards the development



R4 NO. 211 MATHIAS ROAD GUNNEDAH

Current View south west looking south towards the development



R4 NO. 211 MATHIAS ROAD GUNNEDAH

Photomontage View south west looking south towards the development



R11 NO. 28 TORRENS ROAD GUNNEDAH

Current view from southern (Torrens Road) boundary looking south towards the development



R11 NO. 28 TORRENS ROAD GUNNEDAH

Short Term Photomontage view from southern (Torrens Road) boundary looking south towards the development



R11 NO. 28 TORRENS ROAD GUNNEDAH

Medium Term Photomontage view from southern (Torrens Road) boundary looking south towards the development



R19 NO. 10193 KAMILAROI HIGHWAY GUNNEDAH
Current view from southern (Highway) boundary looking south towards the development

