

17 December 2024

SLR Ref No.: 630.031823.00008-M1-v1.0-ProTen-Rushes Creek MOD 6 SE-VIA Statement-20241217.docx

Attention: Hugh Jones
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10 Kings Road New
Lambton NSW 2299

SLR Project No.: 630.031823.00008

**RE: Modification 6 to SSD7704
Stage 2 Reconfiguration – Visual Impact Analysis Statement**

Executive summary

This Visual Impact Analysis (VIA) assesses the potential effects of Modification 6 (MOD 6) of SSD-7704 for the Rushes Creek Poultry Farm on the visual amenity of the surrounding area. The analysis conducted in accordance with the Environmental Assessment Requirements, emphasises the retention of visual qualities experienced by nearby residents and road users by addressing impacts on sensitive receptors, maintaining vegetative screening, and ensuring compliance with local planning policies. MOD 6 involves reconfiguring farm infrastructure to improve operational efficiency and environmental compliance. Key changes include reducing the number of poultry sheds from 36 to 34 while increasing their dimensions, introducing ancillary upgrades such as enhanced water recycling systems and fire safety measures, and redistributing bird populations to optimise operations. Visual setbacks are retained, and vegetative screening is maintained to integrate the development within the rural landscape.

The VIA used GIS-based modelling to compare visibility between the approved and proposed developments, focusing on sensitive receptors within a 3 km radius. Findings indicate minimal and localised increases in visibility confined to the northern sections of the site, with no significant impact on private receptor locations or public viewpoints. The proposed vegetative screening measures effectively mitigate residual visual impacts, ensuring the development aligns with its rural surroundings. Mitigation measures include establishing and maintaining vegetative environmental buffers with a minimum width of 40 meters around production units. These buffers are designed with multi-row plantings of trees, shrubs, and grasses to enhance visual screening, while providing additional environmental benefits. Long-term maintenance is planned to ensure the sustained effectiveness of these measures.

In conclusion, MOD 6 demonstrates a well-balanced approach to improving operational efficiency and environmental compliance while safeguarding visual amenity values in the locality. The proposed changes do not introduce any new substantial visibility impacts when compared with the approved development. Any potential residual impacts will be effectively mitigated through vegetative buffers. This ensures the development integrates with the surrounding rural landscape, preserving its visual character and meeting planning requirements.

1.0 Introduction

This Visual Impact Analysis evaluates the potential effects of Modification 6 of SSD-7704 on the visual amenity of the surrounding area, as required by the Environmental Assessment Requirements. Visual amenity considerations focus on preserving the quality and character of views experienced by nearby residents and road users. Key provisions include implementing and maintaining vegetative screening, assessing impacts on sensitive receptors, and ensuring alignment with local planning policies. This analysis addresses the identified visual management measures to mitigate impacts arising from the proposed reconfiguration of farm infrastructure and associated developments.

2.0 Background

The Rushes Creek Poultry Farm, located at 1582 Rushes Creek Road, Rushes Creek, within the Tamworth Local Government Area (LGA), is currently undergoing a proposed modification (MOD 6) to its Stage 2 development. The project aims to improve operational efficiency and water management practices through infrastructure reconfiguration. Originally designed with 36 poultry sheds, the revised plan consolidates the layout to 34 sheds with increased dimensions to optimise efficiency. The modification also incorporates adjustments to farm configurations, including the removal of the approved Farm 3 and the reallocation of bird populations to balance operations across the remaining farms. Ancillary upgrades include enhanced water recycling systems, increased water storage and fire safety measures, and additional facilities to streamline internal operations. The project emphasises environmental compliance, particularly with respect to visual impact management, by maintaining vegetation screens and preserving existing visual buffer zones, ensuring integration with the surrounding rural landscape.

3.0 Project description

On review of (SLR 2024a) Modification Scoping Letter, The Rushes Creek Poultry Farm, is undergoing a proposed modification (MOD 6) to enhance operational efficiency and water management in Stage 2 of its development. The modification focuses on reconfiguring infrastructure to better align with environmental and operational goals, with particular attention to visual impact considerations.

Infrastructure and visual impact elements

Key changes to infrastructure components proposed within Mod 6 related to the bulk, height, scale, and built form include:

- 1 Poultry shed adjustments:
 - Shed dimensions increased to 176m x 18.7m x 4.7m, adding approximately 411 m² per shed; and
 - Consolidation of sheds from 36 to 34, with revised layouts to optimise efficiency.
- 2 Farm reconfiguration:
 - Removal of approved Farm 3, with remaining Farms 1 and 4 (renamed Farm 3) adjusted to balance the bird population; and
 - Total disturbance footprint increased by 8,214 m², ensuring visual setbacks are retained.
- 3 Ancillary structures:
 - Installation of additional tanks for water storage and fire safety;



- Increased capacity for standby generators with associated generator sheds; and
 - Addition of a bedding shed centrally located to reduce internal travel distances.
- 4 Water management upgrades:
- New water recycling system leveraging detention basins connected to approved water storage dams; and
 - Installation of a spillway at the detention basin to mitigate flood risks and enhance water discharge safely.
- 5 Landscape integration:
- Vegetation screens to be maintained around the production units to minimise visual intrusion; and
 - No further vegetation removal required, preserving the existing visual buffer zones.
- 6 Access and connectivity:
- Realignment of internal roads for better farm connectivity; and
 - Minimal visual disruption to existing pathways.

Key design outcomes

The proposed modification ensures:

- Improved operational efficiency while retaining alignment with sustainability goals;
- Visual integration within the surrounding agricultural and rural landscape; and
- Minimal changes to the external appearance of the facility, with bulk and scale alterations balanced against functionality.

In summary, the proposed MOD 6 modification for the Rushes Creek Poultry Farm includes infrastructure reconfigurations to enhance operational efficiency, water management, and compliance with visual impact requirements. Key changes involve adjustments to shed dimensions and layout, consolidation of farm areas, and upgrades to ancillary structures and water systems. The modifications integrate vegetative screening and minimise external appearance changes while increasing functionality. These updates are to align with operational objectives, sustainability targets, and state and local planning conditions.

(SLR 2024a pages 16-20)

4.0 Planning context

The requirement to address visual amenity is identified in the following advisory recommendations and development conditions. The reference documents below outline the provisions and conditions related to visual amenity for MOD-6.

Mod 1 – Mod 5 development consent (DPE)

- The Rushes Creek Poultry Production Farm consent includes specific conditions under "Visual Amenity" requiring that the development does not unduly impact the visual character of the surrounding area. It mandates:
 - Screening measures, such as vegetation buffers around the poultry sheds, to reduce the visual impact on surrounding properties and road users; and



- Regular monitoring and maintenance of visual screening measures to ensure their effectiveness over the development's operational life.

Environmental Assessment Requirements (DPHI)

- In the Environmental Assessment Requirements for Rushes Creek MOD-6, visual amenity is highlighted as a key consideration. The modification proposal requires:
 - An assessment of visual impacts on the amenity of the surrounding area, focusing on sensitive receptors and the proposed reconfiguration of farm infrastructure; and
 - Updated mitigation measures, including landscaping and vegetative buffers, tailored to reduce the visual impact of new structures.

Government Authority Advice

- Feedback from government authorities emphasises the need for comprehensive visual impact assessments. The Environmental Assessment must demonstrate how proposed changes align with visual management plans, ensuring no adverse effects on the scenic quality of the area. Authorities also recommend aligning vegetation screening with local planning policies to protect visual character.
- Draft SEARs recommends that the landscaped buffer is implemented to meet the design guidelines as outlined in

These references collectively underscore the importance of incorporating visual impact mitigation measures into project planning and operational strategies to safeguard community and environmental values.

5.0 Baseline visual environment

The existing landscape is characterised by gently undulating agricultural land interspersed with sparse vegetation. The site is dominated by traditional agricultural production activities, including livestock grazing and cropping, with minimal built forms such as poultry sheds and scattered homesteads set back from access roads. Key natural features include the Namoi River to the north, and Lake Keepit to the west, with surrounding low hills and scattered eucalyptus stands contributing to the rural character. Vegetation on-site is largely modified due to historical clearing, with remnant patches of native plant community types identified along property boundaries.

Key viewpoints and receptors include local residents, commuters along Rushes Creek Road and Ski Gardens Road, recreational users near Lake Keepit, and visitors to nearby facilities such as caravan parks and recreation centres. The site is visible from selected public vantage points within a 3 km radius, with panoramic images and GIS modeling used to map these zones.

6.0 Visual Impact Analysis Methodology

The visual impact analysis methodology is designed to compare the visibility of the approved development against the proposed development and assess changes in visual exposure. This process includes the generation of GIS-based visibility models and detailed analysis using a series of mapped outputs. The steps are as follows:

Step 1: Mapping Private Receptor Locations (Figure 1)

- Identify private receptor locations (e.g., residential properties, recreational areas, or other sensitive viewing points) surrounding the development site within a 3 km radius;



- Map these locations, ensuring they are categorised by receptor type; and
- This map establishes the baseline distribution of viewers likely to experience visual impacts.

Step 2: Comparing Visibility of Approved and Proposed Developments (Figure 2)

- Develop visibility models for both the approved development and the proposed development using viewshed analysis tools. These models consider topography, elevation of the Farm PPU Structures, and potential visual barriers such as existing vegetation or terrain;
- Map the visibility extents of both developments up to a 3 km radius, focusing on areas of overlap and new visibility introduced by the proposed changes; and
- Highlight zones where the proposed development visibility extends beyond that of the approved development, emphasising areas of increased visual exposure.

Step 3: Visibility from the Proposed Development (Figure 3)

- Generate a standalone visibility model for the proposed development, displaying its visibility extent within a 3 km radius;
- This map provides a clear representation of all areas potentially affected by the proposed changes, serving as the basis for mitigation assessment; and
- The figure identifies critical receptors with views of the proposed development.

Step 4: Mitigation Through Vegetation Screening (Figure 4)

- Model the impact of proposed vegetation screening measures on the visibility of the proposed development within the same 3 km radius.
- Develop a visibility map that overlays the mitigated visibility of the proposed development, showing areas where vegetation reduces or eliminates visual exposure.
- This figure demonstrates the effectiveness of mitigation measures and supports design adjustments to optimise screening.

Additional Analysis

- Evaluate the significance of changes in visibility for private receptors, focusing on highly sensitive locations.
- Summarise findings for each figure to provide a comprehensive understanding of visual impacts, including areas where mitigation has succeeded or where further measures may be required.

The aim of this methodology is to ensure a robust, data-driven assessment highlights differences between the approved and proposed developments while demonstrating the effectiveness of mitigation strategies. The analysis is presented in a clear, visual format, to demonstrate the changes and their implications.



7.0 Visibility mapping methodology

A detailed visibility mapping methodology was undertaken to compare the Approved and Proposed Developments. A Digital Surface Model (DSM) was developed to represent the project site's surface conditions for both scenarios. The DSM was created by integrating elevation data from ELVIS (Elevation Information System) and client-provided data. As the client-supplied elevation data for the Approved Development did not account for levelled surfaces at the poultry shed locations, adjustments were made using ELVIS elevation data and zonal statistics to approximate the shed surface levels.

The poultry sheds were incorporated into the surface model at a height of 4.075 metres, based on the provided design drawings. For the Proposed Development, vegetation screening was included in the analysis as per the guidelines, which specify a vegetation height of 20 metres in the outer screening area (Zone 2) and 4 metres in the inner area (Zone 1). The screening buffer was modelled with an approximate width of 40 metres around the farms.

Three viewshed analyses were conducted to evaluate visibility:

Approved Development – baseline visibility of the existing approved infrastructure;

Proposed Development – visibility of the modified sheds without vegetative screening; and

Proposed Development with Vegetation – visibility mitigated by specified vegetation heights.

Observer points were strategically placed on the high point at each end of the poultry sheds to simulate the primary built form exposure points. The analysis allowed for a comprehensive comparison of visibility extents across the three scenarios, assessing the impacts on key sensitive receptors within the study area. Results demonstrated that the vegetative screening in the Proposed Development effectively reduced visibility compared to both the Approved and unmitigated Proposed scenarios, ensuring alignment with visual amenity objectives and minimising visual impacts on the surrounding receptors.

8.0 Mitigation measures

The visual mitigation measures for the Rushes Creek Poultry Production Farm are outlined in **Condition B53** of the consent document. The condition specifies:

- **Vegetation Screens:** *"The Applicant must:*
 - (a) *establish a vegetation screen around the perimeter of each PPU [Poultry Production Unit] a minimum width of 40 metres prior to the commencement of operation; and*
 - (b) *maintain the vegetation screens on the site for the life of the development."*

(DPIE 2024) page 21.

As stated within the Draft SEARs letter comment response prepared by the Department of Primary Industries and Regional Development (DPIRD), landscape buffer requirements are outlined in the document as follows:

Guidance on vegetative buffers can be obtained from Vegetative Environmental Buffers for Australian Meat Chicken Farm: A Guide for Growers" (DPIRD 2024) page 2.

These measures are aimed at mitigating potential in impacts, in particular visual by screening the built form when viewed from the surrounding private and public viewing locations.

On review of the Rushes Creek Broiler Farms Tender Documentation Dated November 2024 (M.A. 2024), Drawing C9000, C9010 & C9020 clearly indicate vegetative screening to the perimeter of Farm 1 and Farm 3 with a minimum width of 40m. Although no documentation was



available at the time of the preparation of this VIA, it is understood that Existing Farm 2 will have an equivalent vegetative screening installed to the perimeter of the Farm.

Vegetative Environmental Buffers Guideline

Vegetative Environmental Buffers (VEBs) play a critical role in mitigating visual impacts while addressing air quality issues on meat chicken farms. These multi-row plantings of trees, shrubs, and grasses are positioned strategically to screen farms from view, enhancing public perception by reducing the visibility of farm infrastructure from nearby receptors and public roads.

VEBs also intercept and filter particulates and aerosols from exhaust emissions, mitigating off-site impacts of dust and odours. By incorporating diverse plant species with varying heights and densities, VEBs enhance visual integration with its surroundings, while contributing to noise reduction, windbreak effects, and nutrient capture, reinforcing both environmental and community benefits.

Visual mitigation attributes are identified in Zone 2 of the VEB. It states its role in reducing the visual impact of the proposed development. Zone 2 by incorporating a vegetative buffer designed with a specific height range up to 20 metres to effectively screen and soften the visual appearance of the PPU. The layout of the buffer includes taller vegetation positioned at the perimeter, with shorter plantings closer to the operational areas, creating a layered screening effect. This strategic arrangement minimises visual exposure and enhances integration of the development into the surrounding landscape. (M.A. 2024) p. 8-9, 14-15.

9.0 Assessment of visual impacts

The visual impact assessment comparing the proposed development to the approved development indicates that the visibility results are comparative, with minimal additional exposure introduced by the proposed changes. As demonstrated in Figure 2, the visibility extents of the approved and proposed developments overlap significantly within the 3 km radius, with only minor increases in visual exposure noted in localised areas. These areas of additional visibility are confined to portions of the site and do not substantially alter the overall visual impact on the surrounding landscape.

When considering the visibility without vegetative mitigation measures, the proposed development's infrastructure components are visible in a limited number of viewpoints; however, these views are primarily restricted to the northern sections within the development site itself. Importantly, there is no significant increase in visibility from private receptor locations, indicating that the proposed amendments do not introduce substantial new visual impacts.

Overall, the comparative analysis confirms that the visual impacts of the proposed development align closely with those of the approved development, and any incremental changes in exposure are minimal and localised. These findings support the conclusion that the proposed development can maintain the visual integrity of the surrounding area, even prior to the implementation of vegetative screening measures.

10.0 Residual visual impacts

The residual visual impact assessment demonstrates that the proposed development's visibility has been significantly reduced through the implementation of vegetation screening measures, as shown in Figure 4. The results indicate that infrastructure components are visible only in select locations to the north within the development site itself, with no visibility evident from any identified private receptor locations within the 3 km study area. This reduction in visibility ensures that the proposed development has minimal visual intrusion on surrounding sensitive receptors, effectively mitigating potential impacts and aligning with visual amenity objectives.



The proposed screening measures are therefore considered highly effective in preserving the visual character of the surrounding landscape.

11.0 Limitations and assumptions

This section outlines the **limitations** and **assumptions** that frame the scope and methodology of this report. Identifying limitations ensures transparency about factors that may influence the analysis, while clearly stating assumptions provides a basis for understanding the context and constraints within which this report was prepared. These considerations are critical for accurately interpreting the findings and recommendations presented herein.

Limitations

- **Lack of Documentation on Perimeter Screen Planting Species:** At the time of this report, no information was provided regarding the specific species proposed for the perimeter screen planting (AKA VEBs). This limitation restricts the ability to:
 - Evaluate the suitability of the proposed species for local environmental conditions, including soil type, climate, and biodiversity compatibility.
 - Assess the visual and ecological effectiveness of the planting to achieve screening outcomes.
 - Consider potential impacts on surrounding land uses or existing vegetation.
 - Compliance requirements for vegetation management and screening.

Assumptions

- **Assumption on vegetation height for visibility modelling:** For the purposes of visibility modelling, it has been assumed that the vegetation proposed for the perimeter screen planting could provide an effective natural screen that combined a range of tree, shrub and ground cover planting and which could attain a height of 20 metres if a range of appropriately sized tree species were utilised within the planting mix. This assumption impacts the modelling and interpretation as follows:
 - Visual screening effectiveness has been based on the assumed height, which may not reflect actual growth rates or maximum heights achievable by the selected species.
 - The timeline for achieving the assumed height has not been considered, which may affect short-term visibility outcomes.
 - The density and canopy coverage associated with a 20 metres height may influence present filtered views which were not explicitly modelled.
 - Variations in vegetation health, maintenance practices, or species-specific characteristics that could impact ultimate height or form have not been factored into the analysis.
- **Vegetative Screening Alignment with Guidelines**
 - **Design Principles:** Vegetative screening will be planned and implemented according to the design principles outlined in the guide, including the strategic placement of multiple plant rows to intercept and filter emissions (dust, odour, and ammonia) and provide visual screening.
 - **Plant Selection:** Plant species will be chosen based on their suitability for the site conditions, including tolerance to dust, wind, and emissions, as well as their



compatibility with the recommended Zone 1 and Zone 2 configurations for tunnel-ventilated and naturally ventilated sheds.

- **Buffer Zones:** Screening will include distinct functional zones:
 - **Zone 1 (Fan Impact Area):** Dense plantings of hardy grasses, shrubs, and trees will be established to directly intercept exhaust emissions.
 - **Zone 2 (Screening Area):** Rows of evergreen and deciduous trees/shrubs will be used to enhance visual screening, provide windbreaks, and ensure compatibility with aesthetic and functional goals.
- **Site-Specific Adaptations:** Screening designs will consider operational constraints, such as shed orientation, ventilation requirements, and proximity to critical infrastructure, while incorporating bushfire management and biosecurity measures.
- **Maintenance and Longevity:** Assumes ongoing maintenance, including weed control, irrigation during establishment, and replacement of plants as needed, to ensure long-term viability and compliance with guideline specifications.

Conclusion

The proposed MOD 6 modification for the Rushes Creek Poultry Farm demonstrates the mitigation of visual impacts while enhancing operational efficiency and environmental compliance. Visibility modeling results indicate that the proposed changes introduce minimal and localised increases in visibility, confined primarily to the site's northern sections, with no significant visual impact on sensitive receptors within the 3 km study area.

Compared to the approved development, the overlap in visibility extents is substantial, with only minor areas of additional exposure, none of which significantly affect private receptor locations or public viewpoints. Key measures, including maintaining vegetative screening and preserving existing visual buffers, ensure alignment with local planning requirements and visual amenity objectives.

The implementation of comprehensive vegetative environmental buffers further reduces residual visual impacts, effectively screening infrastructure from sensitive receptors and public viewpoints within the 3 km radius. These findings confirm that the proposed development integrates into the rural landscape, safeguarding its visual integrity and character.



12.0 References

Bielefeld, E.N., McGahan, E.J. & Prentice, E., (BMEP 2015). *Vegetative Environmental Buffers for Australian Meat Chicken Farms: A Guide for Growers*. RIRDC Publication No. 14/063. Rural Industries Research and Development Corporation, Barton, ACT. ISBN: 978-1-74254-679-7.

EME Advisory, (EME 2021), *Rushes Creek Poultry Production Farm, SSD 7704, Section 4.55(1A) Modification Report*, prepared for ProTen Tamworth Pty Limited, 6 May 2021, EME Advisory, Greenwich, NSW.

Maven Australia. (M.A. 2024). *Rushes Creek Broiler Farms: Design Plans for ProTen Tamworth Ltd*. Prepared for ProTen Tamworth Ltd. November 2024. J00576 - For Tender - Rev A.

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NSW Government Department of Planning, Industry and Environment. (DPIE 2024). Development consent: Rushes Creek Poultry Production Farm (SSD 7704) Page 21. Consolidated version including modifications Determination Date: 22 March 2024. Retrieved from:
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachmentRef=SSD-7704-MOD-5%2120240322T050646.536%20GMT>

Ryan-Ryte Enterprises. (RRE 2023). *Proposed Shed Design for ProTen Pty. Ltd., Lethbridge, VIC*. Job No. 499, Issue A. October 2023. Prepared for ProTen Pty. Ltd.

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SLR Consulting Australia Pty Ltd. (SLR 2023b). *Rushes Creek Poultry Farm: Visual Amenity Report, Modification 4, SSD 7704*. Report prepared for ProTen Pty Limited. Version 1.4. SLR Ref: 631.30877.00701-R01. Available at [document location].

Tamworth Regional Council. (TRC 2024). *Government Authority Advice for Rushes Creek Poultry Production Farm: Modification 6 – Environmental Assessment Requirements*. Correspondence addressed to the Department of Planning, Housing, and Infrastructure. 30 September 2024.

GIS References

LiDAR, (NSW 2011, 2012, 2019) New South Wales Government, <https://elevation.fsdf.org.au/>
Esri Imagery, 2023, Maxar Earthstar Geographics



Summary statement

Modification 6 (MOD 6) achieves compliance with visual amenity requirements by incorporating strategic design adjustments and comprehensive mitigation measures that align with the approved development's visual management objectives. The proposed modifications maintain vegetative screening buffers, minimise visual impacts on sensitive receptors, and ensure the integration of infrastructure within the rural landscape. Visibility modeling confirms that any incremental changes in visual exposure are minimal and localised, with no significant impact on private receptors or public viewpoints. The establishment of vegetative environmental buffers effectively mitigates residual visual impacts, preserving the scenic quality and character of the surrounding area. These measures demonstrate the project's commitment to meeting environmental and planning conditions, ensuring that MOD 6 upholds the visual amenity standards set forth in local and state guidelines.

Regards,

SLR Consulting Australia



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Attachments

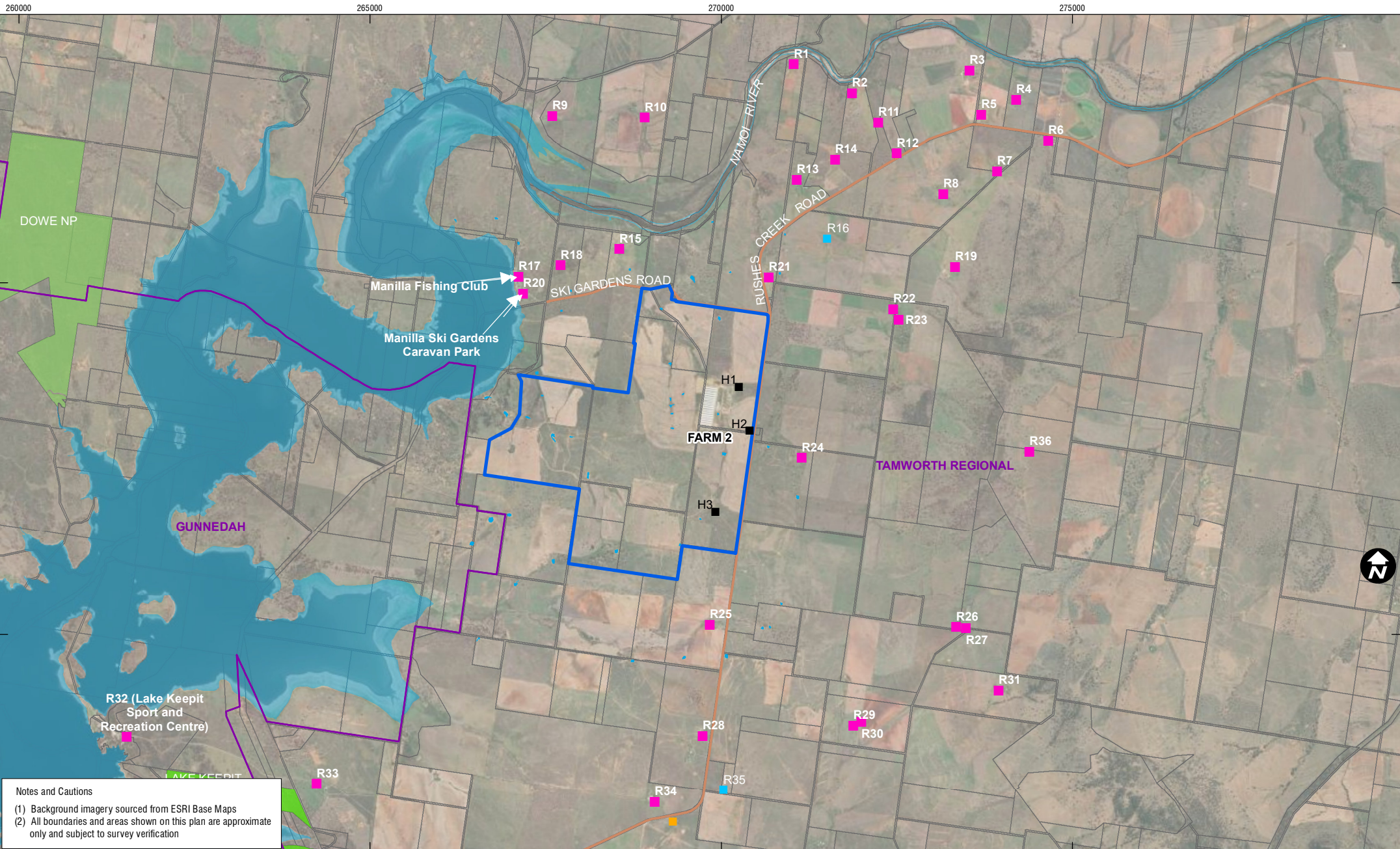
SLR630031823_F01_LU_Receptors_01.pdf

SLR630031823_F02_ApprovedandProposedDevelopmentVisibility_01.pdf

SLR630031823_F03_ProposedAdditionalVisibility_01.pdf

SLR630031823_F04_ProposedAdditionalVisibility_VegetationScreen_01.pdf





Notes and Cautions
 (1) Background imagery sourced from ESRI Base Maps
 (2) All boundaries and areas shown on this plan are approximate only and subject to survey verification



Scale: 1:70,000 at A4
 Coordinate System: GDA2020 MGA Zone 56

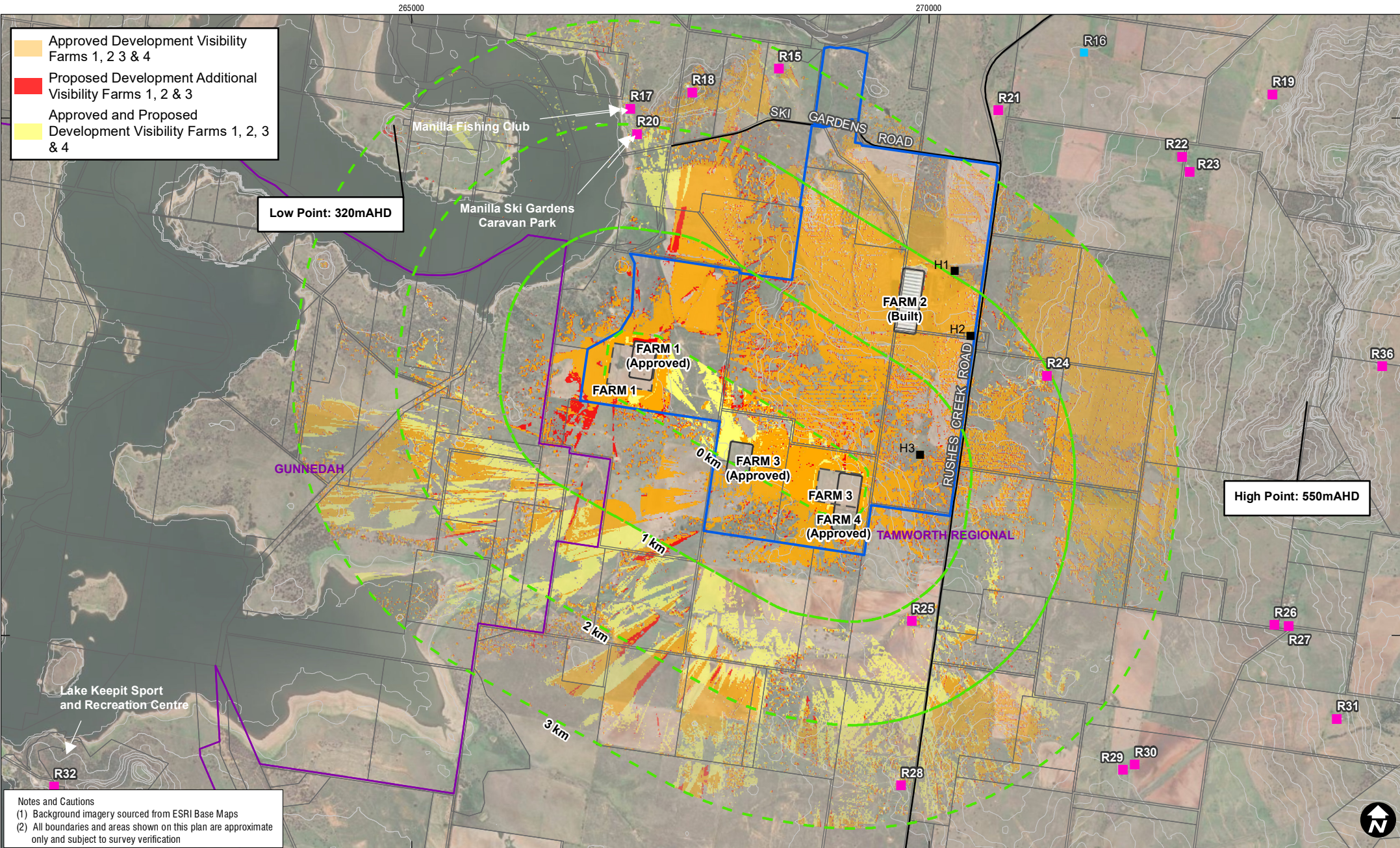
Date Drawn: 17-Dec-2024
 Project Number: 630.031823

- Receptor
- Host Receptor
- Potential Receptor
- Derelict House
- Development Site
- Lot Boundary
- Local Government Area (LGA) Boundary
- Lake Keepit (Dam Full Supply Level)
- State Park
- National Park



SURROUNDING LAND USES AND RECEPTORS

FIGURE 1

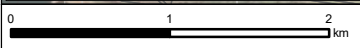


- Approved Development Visibility Farms 1, 2 3 & 4
- Proposed Development Additional Visibility Farms 1, 2 & 3
- Approved and Proposed Development Visibility Farms 1, 2, 3 & 4

Low Point: 320mAHD

High Point: 550mAHD

Notes and Cautions
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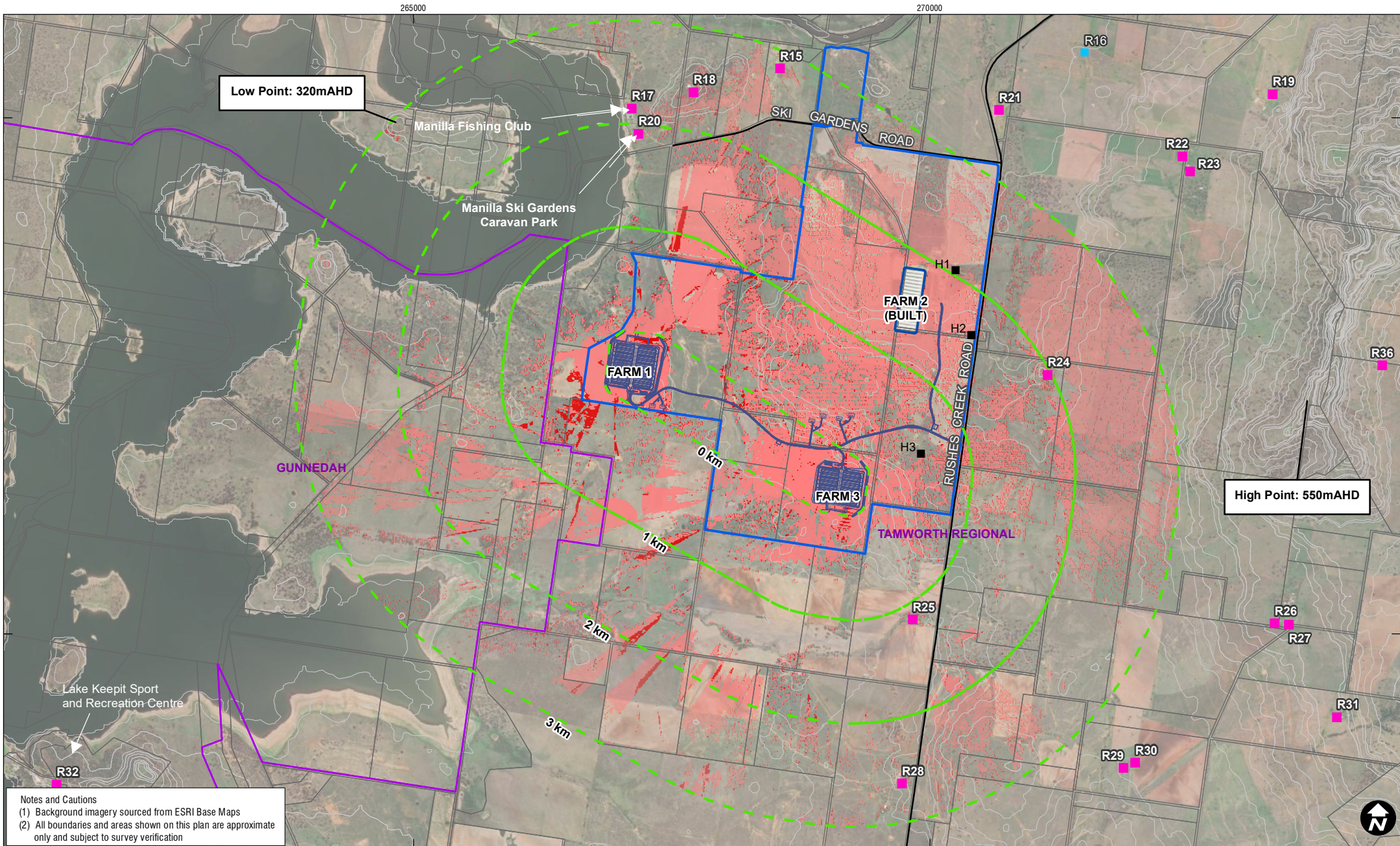
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Date Drawn: 17-Dec-2024
 Project Number: 630.031823

- | | | |
|--|--|--|
| ■ Receptor | Development Site | Proposed Development |
| ■ Host Receptor | Local Government Area (LGA) Boundary | Approved Development |
| ■ Potential Receptor | Lot Boundary | |
| — Contour (10m Interval) | Distant Extent Marker | |

APPROVED AND PROPOSED DEVELOPMENT VISIBILITY

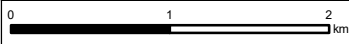
FIGURE 2



Low Point: 320mAH

High Point: 550mAH

Notes and Cautions
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Scale: 1:47,500 at A4
 Coordinate System: GDA2020 MGA Zone 56

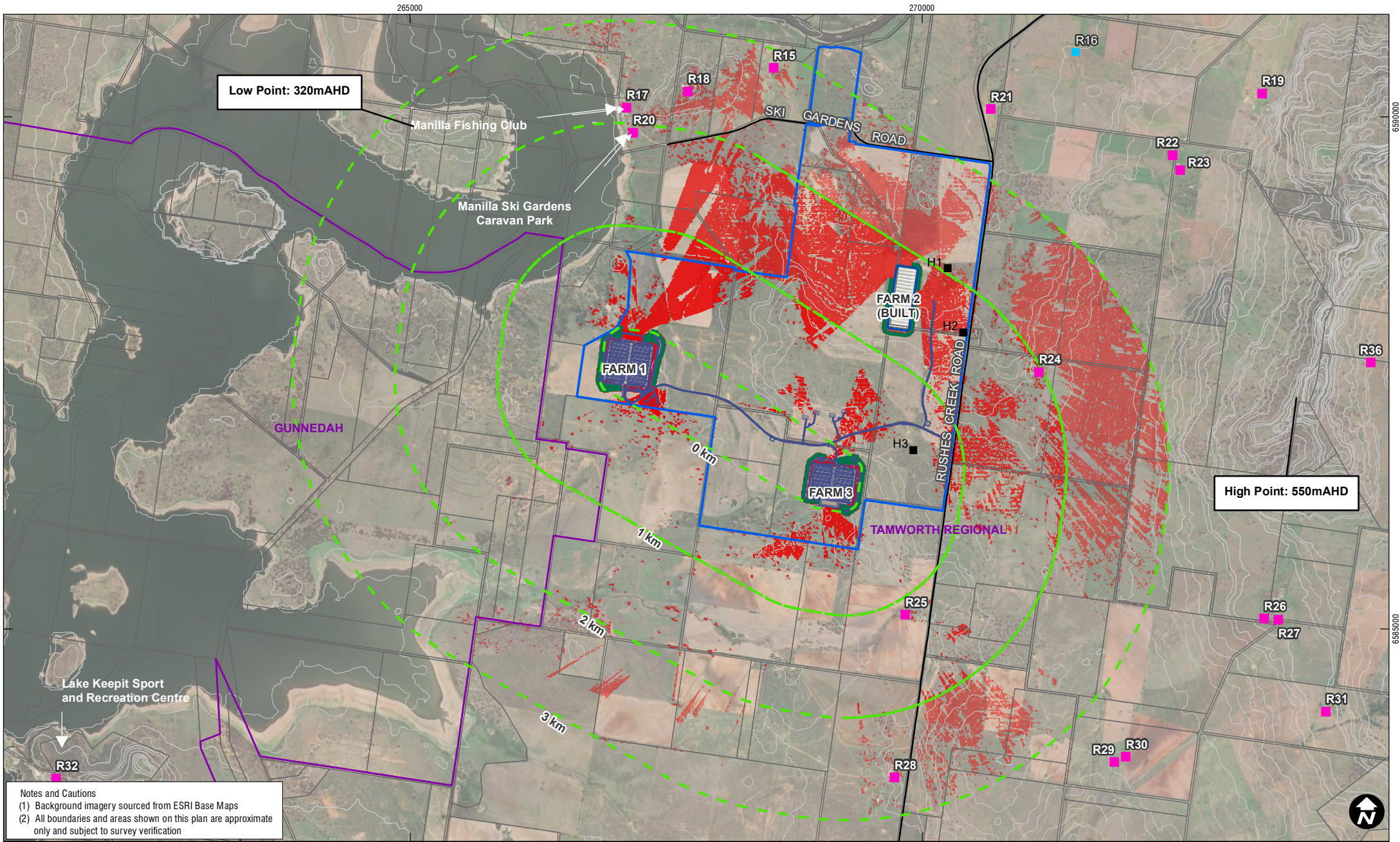
Date Drawn: 17-Dec-2024
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Receptor	Site Design	Distant Extent Marker
Host Receptor	Development Site	Proposed Development Visibility Farms 1, 2 & 3
Potential Receptor	Lot Boundary	Proposed Development Additional Visibility Farms 1, 2 & 3
Contour (10m Interval)	Local Government Area (LGA) Boundary	

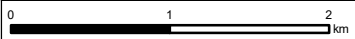
**PROPOSED DEVELOPMENT
 FARM 1, 2 & 3 VISIBILITY**

FIGURE 3

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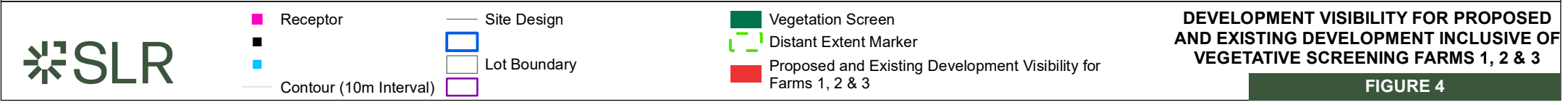


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DEVELOPMENT VISIBILITY FOR PROPOSED AND EXISTING DEVELOPMENT INCLUSIVE OF VEGETATIVE SCREENING FARMS 1, 2 & 3

FIGURE 4