Attachment 6

GGI Visual Assessment Reporting

Visual Assessment Report

Proposed Trades and Service Precinct
Lot 2 on SP106972, Redlynch Intake Road Redlynch

Revision	Date	Approved by
A	12/07/2024	GG
B	6/08/2024	GG
C	08/08/2024	GG

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I. Landscape Buffer Recommendations 30

A. Setting Map

16°54'17"S 145°38'57"E

16°54'17"S 145°42'47"E

16°58'5"S 145°38'57"E

16°58'5"S 145°42'47"E

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SUBJECT SITE
LOT 2 on SP106972

N

0 500 metres

Scale: 1:25000

Printed at: A3

Print date: 11/7/2024

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html

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B. Character Description

Pic 1 Redlynch Intake Road - Residential buffered vegetation.

Pic 2 Redlynch Intake Road – Continual stretches of dense vegetation.

Pic 3 Lot 2 on SP106972 – open view to mountain range looking west.

The subject site, Lot 2 on SP106972 on The Redlynch Intake Road sits on a generally flat, straight stretch that is typical between the Rocks Road through to Crystal Cascades.

The streetscape is a tunnel of green provided by continual stretches of densely vegetated verges. Residential development is typically not visible from the Redlynch Intake Road.

The existing quarry site adjoining Lot 2 on SP106972 is not visible in its operation from the Redlynch Intake Road.

The subject site exists with an open view to the western mountain range, which is atypical of the remainder of the roadscape.

C. View Sheds

The low, flat topography of the Redlynch Intake Road, generally densely vegetated to both sides, provides very limited view sheds of the subject site from both the north & south approaches.
The subject site in view is highlighted in orange in the following Pics.

The subject site first comes into view approaching from the south along the Redlynch Intake Road at the Currunda Creek crossing where the fence on the property boundary can be sighted.

Pic 4 In the distance crossing Curranda Creek heading north the site is distant and indistinguishable.
Approximately 150m to property boundary.

Pic 5 Approaching, from the south, the driveway into 646 – Northern Outlook,
the corner of the site opens the view in.
Approximately 35m to property boundary.

Pic 6 Approaching, from the south, at the driveway into 646 – Northern Outlook,
the corner of the site opens the view to the mountain range backdrop to the west.

Pic 7 Central view looking west takes in the entire site.
The vegetated Currunda Creek buffers the middle ground.

Approaching from the north travelling in a southerly direction on the Redlynch Intake Road, the site frontage comes into view at the turn into the Quarry.

Pic 8 Boral Quarry on the right. Site frontage becomes visible.
Approximately 60m to property boundary.

Pic 9 Approaching the northern property boundary, a view into the site & its structures is visible.
Approximately 20m to property boundary.

Pic 10 Open view up the northern boundary, through to the western mountain range.

Approaching from the east travelling to the end of Crystal Close the site is screened by street trees and residences.

Pic 11 View west from Crystal Close, Redlynch.
Approximately 150m to property boundary.

Pic 12 View west from pedestrian connection Crystal Close – Redlynch Intake Road.
Approximately 45m to property boundary.

Pic 13 Approaching the bus stop on The Redlynch Intake Road, facing west on the connection path from Crystal Close. Approximately 30m to property boundary.

At the request of the Client, the additional viewing points below were investigated to ascertain any visual impact. The site was not visible from any of the locations.

Pic 14 Top of Mt William Close looking south

Pic 15 End of Arthur Lyons Drive looking south

Pic 16 Top of Mackerras Street looking west

Pic 17 Top of Lum Jim Street looking west

Pic 18 End of Watervale close looking north.

D. Visual Influence Plan

14

16°55'24"S 145°40'40"E

16°55'24"S 145°42'1"E

16°56'24"S 145°40'40"E

16°56'24"S 145°42'1"E

17

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Legend located on next page

2 PIC LOCATION & PIC NO. REFERENCE AS REFERRED TO IN THE VISUAL ASSESSMENT REPORT

SUBJECT SITE BOUNDARY
LOT 2 on SP106972

N

0 100 metres

Scale: 1:7500

Printed at: A3

Print date: 11/7/2024

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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E. Photo Montage Key Plan

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16°55'33"S 145°40'47"E

16°55'33"S 145°41'41"E

Legend located on next page

N

0 100 metres

Scale: 1:5000

Printed at: A3

Print date: 11/7/2024

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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16°56'13"S 145°40'47"E

16°56'13"S 145°41'41"E

PHOTO MONTAGE VIEW 1 – ANTICIPATED VEGETATION ESTABLISHMENT, +1 YEAR

REFERENCE KEY PLAN - PAGE 13

PHOTO MONTAGE VIEW 1 – ANTICIPATED VEGETATION ESTABLISHMENT, + 2-3 YEARS

REFERENCE KEY PLAN - PAGE 13

PHOTO MONTAGE VIEW 1 – ANTICIPATED VEGETATION ESTABLISHMENT, +5 YEARS

REFERENCE KEY PLAN - PAGE 13

PHOTO MONTAGE VIEW 2 – ANTICIPATED VEGETATION ESTABLISHMENT, +1 YEAR

REFERENCE KEY PLAN - PAGE 13

PHOTO MONTAGE VIEW 2 – ANTICIPATED VEGETATION ESTABLISHMENT, +2-3 YEARS

REFERENCE KEY PLAN - PAGE 13

PHOTO MONTAGE VIEW 2 – ANTICIPATED VEGETATION ESTABLISHMENT, +5 YEAR PLANTING

REFERENCE KEY PLAN - PAGE 13

PHOTO MONTAGE VIEW 3 – ANTICIPATED VEGETATION ESTABLISHMENT, +1 YEAR

REFERENCE KEY PLAN - PAGE 13

PHOTO MONTAGE VIEW 3 – ANTICIPATED VEGETATION ESTABLISHMENT, +2-3 YEARS

REFERENCE KEY PLAN - PAGE 13

PHOTO MONTAGE VIEW 3 – ANTICIPATED VEGETATION ESTABLISHMENT, +5 YEAR

REFERENCE KEY PLAN - PAGE 13

F. Landscape Concept Plan

9
SP749301

PROPOSED
LOT 21

2
2.106 Ha

1
1.671Ha

DRAINAGE
RESERVE
0.836Ha

CURRUNDA
CREEK

21m ROAD RESERVE

485m

168m

EXISTING
STRUCTURE

PROPOSED
LOT 22

DRAINAGE
RESERVE
1.971Ha

4
3.469Ha

3
0.794Ha

23m ROAD RESERVE

20m WIDE VEGETATED BUFFER

30m WIDE DRAINAGE EASEMENT

10m WIDE DRAINAGE
EASEMENT

10m LANDSCAPE BUFFER

10m DRAINAGE RESERVE

REDLYNCH INTAKE ROAD

1
SP734827

69
SP114404

LEGEND

PROPOSED STREET TREE
TO FNQROC REQUIREMENTS,
SUBJECT TO SERVICES .

PROPOSED VEGETATED SCREENING BUFFER
REFER PLANTING PLAN + SPECIES SCHEDULE ON
L2407_LPP1_240710 .

LANDSCAPE CONCEPT PLAN

REDLYNCH INTAKE ROAD, REDLYNCH
Lot 2 on SP106972, PROPOSED SUBDIVISION

LANDSCAPE PLANTING CONCEPT PROPOSAL
SCALE 1:2000 @ A3
L2407_LCP1_240710

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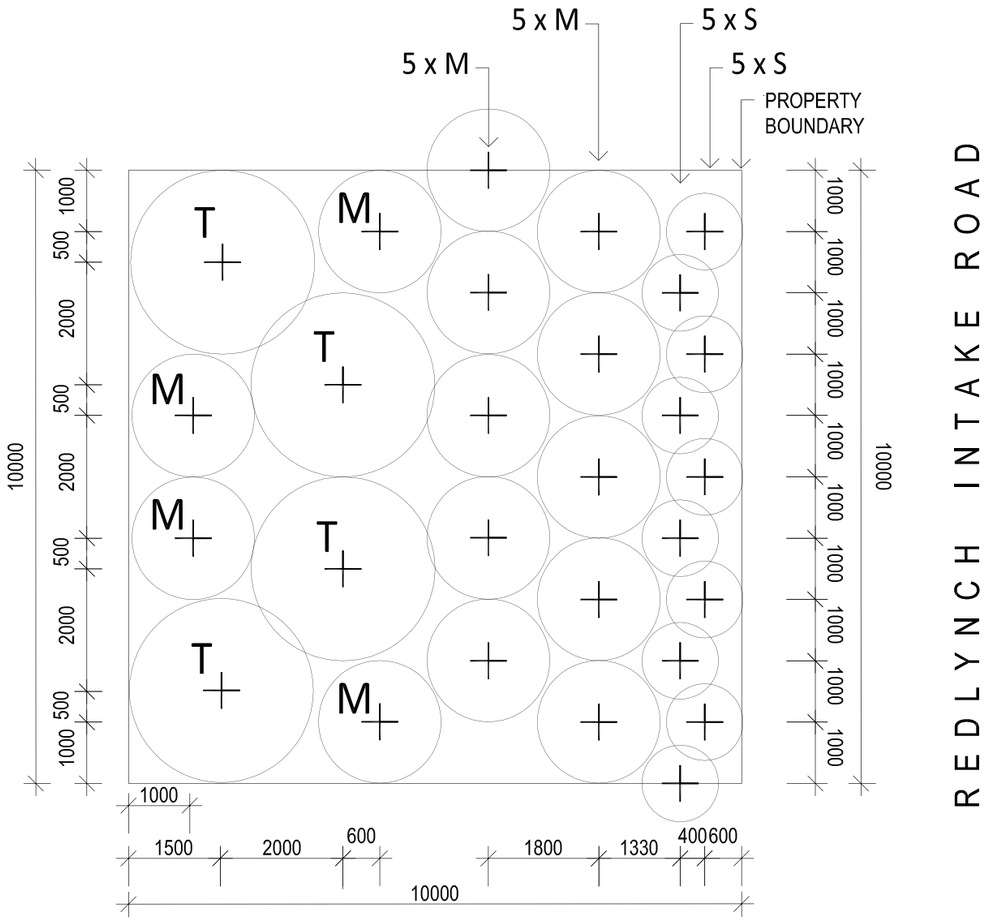

BUFFER MODULE PLAN - 10m2

REDLYNCH INTAKE ROAD

BUFFER SPECIES SCHEDULE

CODE PER MODULE	No.	Botanical Species	Common Name	Pot Size min. 140mm
S	5	***Gardenia scabrella***	**Star Flower**	
SMALL SHRUBS 1-2m	5	***Lomandra hystrix 'Katie Belles' PBR***	**Green Mat Rush**	
		Alternative / additional native:		
		Melaleuca linarifolia 'Claret Tops'		
		Xanthostemon verticillatus	Bloomfield Penda	
		Zamia furfuracea	Cardboard Cycad	
		Hardy Dense Exotic:		
		Ixora Kampons Pride	White Flower Ixora	
		Ficus macrocarpa 'Green Island'		
		Phyllanthus multiflorus		

CODE PER MODULE	No.	Botanical Species	Common Name	Pot Size min. 200mm
M	7	***Phyllanthus cuscutiflorus***	**Pink Phyllanthus**	
MEDIUM SHRUBS 4-5m	7	***Syzygium aqueum***	**Water Apple**	
		Alternative/ additional Native:		
		Attractocarpus fitzalanni	Native Gardenia	
		Flacoutia sp. 'Shipton's Flat'	Cape Plum	
		Hardy Dense Exotic:		
		Radermachera 'Summerscent'		

CODE PER MODULE	No.	Botanical Species	Common Name	Pot Size min. 300 - 400mm
T	2	***Backhousia citriodora***	**Lemon Scented Myrtle**	
TREE 5-10m	2	***Waterhousia floribunda 'Sweeper' PBR***		
		Alternative/ additional Native:		
		Acmena smithii 'Sublime' PBR		
		Hibiscus tiliaceus 'Rubra'	Bronze Cottonwood	
		Maniltoa lenticellata	Cascading Bean	
		Xanthostemon chrysanthus	Golden Penda	

REDLYNCH INTAKE ROAD, REDLYNCH
Lot 2 on SP106972, PROPOSED SUBDIVISION

BUFFER MODULE PLANTING PLAN + SPECIES SCHEDULE
SCALE 1:100 @ A3
L2407_LPP1_240710

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G. Impact on View Corridors

The viewing points and the rendered images above demonstrate that any future development on the site will be heavily screened by the proposed 10m deep vegetation buffer proposed along the Redlynch Intake Road frontage, once that vegetation has reached full maturity ranging between 5 and 10 years from establishment. The proposed vegetation buffer itself creates a road frontage appearance closely in keeping with the existing roadscape.

Views into the site only exist currently from directly in front of it, not from any vantage points further afield.

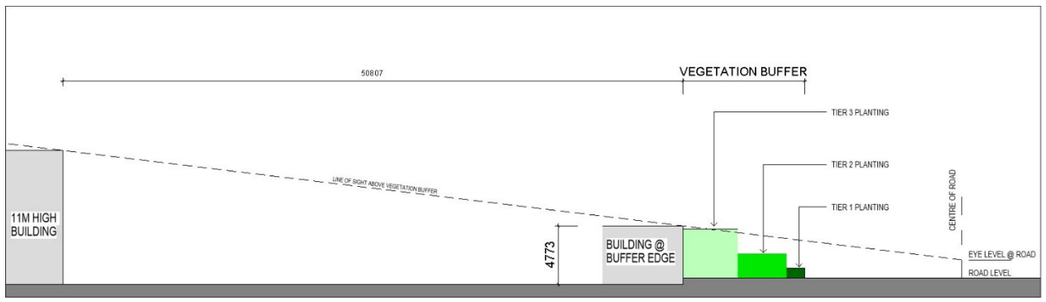
The proposed development suggests a maximum height of future buildings of 11m, and these will be either largely or entirely screened by the proposed landscape buffer.

The single biggest impact on views, which exist only from directly in front of the site, is the likely shielding of the existing Lamb Range peaks directly to the west.

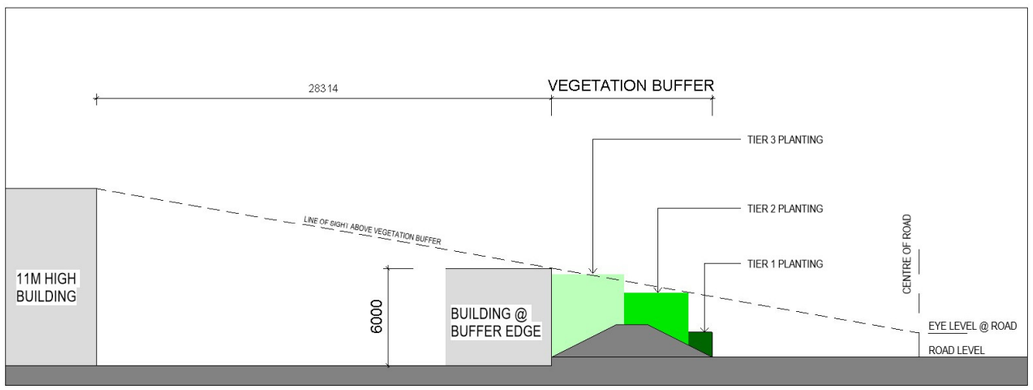
H. Additional Landscape Buffering Study

In addition to the visual assessment undertaken of the potential development as proposed, the landscape buffering effectiveness has been assessed further in section view both with and without a 2 metre high earth mound to ascertain its effectiveness over a range of landscape establishment periods being 2 year, 3 years, and 5 years.

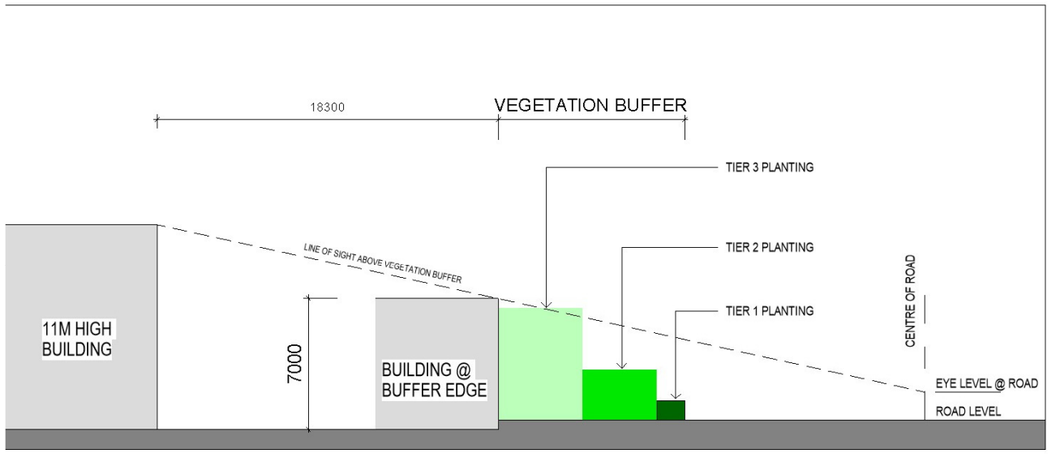
The purpose of this sectional study was to ascertain at what setback distance an 11m high building would be screened, and what height a building located at the edge of the landscape buffer could screened, depending on different landscape establishment periods.



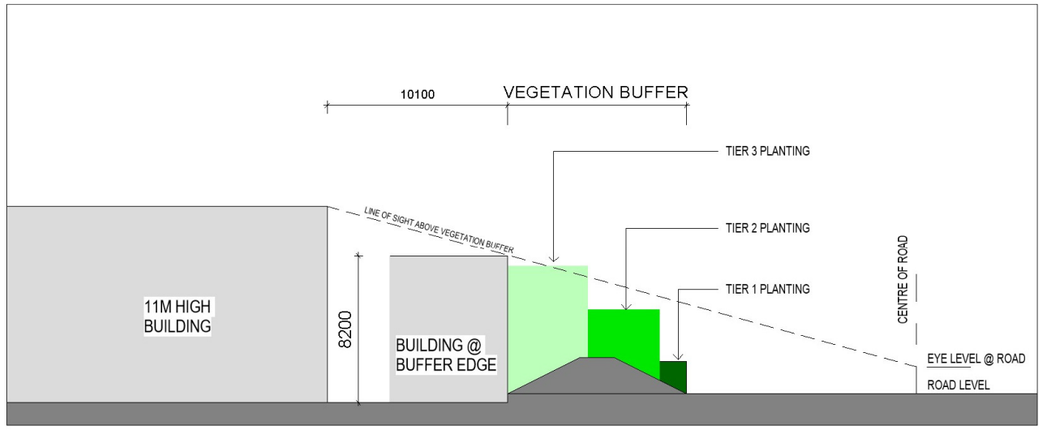
2 YEAR VEGETATION ESTABLISHMENT, NO MOUNDING



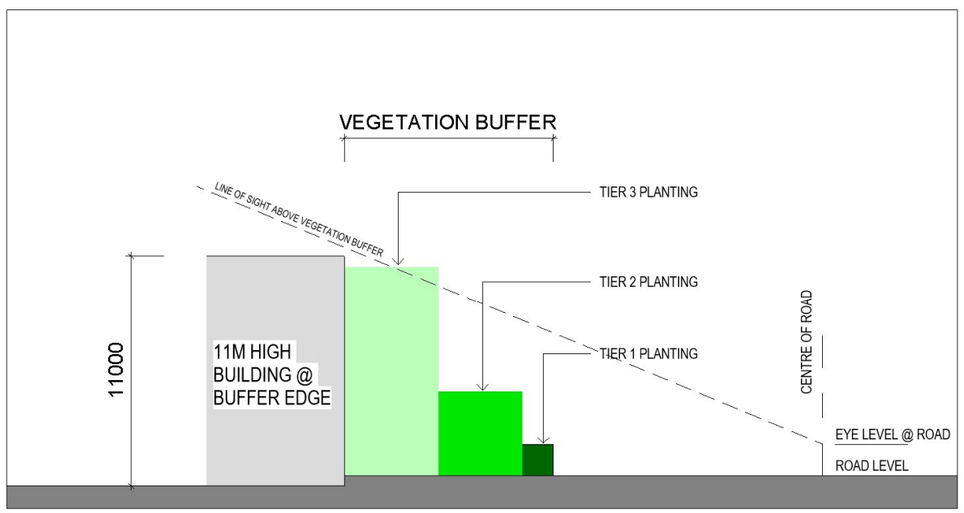
2 YEAR VEGETATION ESTABLISHMENT, MOUNDED



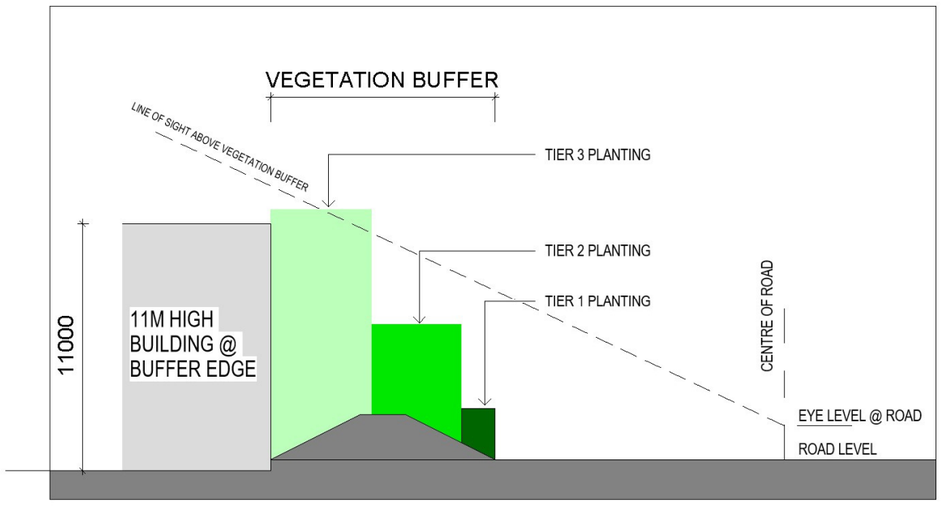
3 YEAR VEGETATION ESTABLISHMENT, NO MOUNDING



3 YEAR VEGETATION ESTABLISHMENT, MOUNDED



5 YEAR VEGETATION ESTABLISHMENT, NO MOUNDING



5 YEAR VEGETATION ESTABLISHMENT, MOUNDED

Additional landscape buffering, 5M wide, has also been investigated along the southern boundary in the proposed 10m wide drainage easement, and this is represented in the view point 1 images. The purpose of this additional buffering is to screen any buildings located on the Lot 3 southern boundary from Redlynch Intake Road.

I. Landscape Buffer Recommendations

At 5 years' landscape establishment, and with no earth mound incorporated, it is very likely that an 11m high building constructed at the western edge of the landscape buffer will be primarily, if not entirely, screened from view from the road.

Given that it is possible the landscape buffering could be established greater than one year in advance of a building being completed construction (noting the likely time frames for approvals), in our view it would be reasonable to adopt the 5 year establishment time frame for determination of appropriate building setback dimensions. Lower building heights and/ or greater building setback distance requirements could be considered if a building is likely to be completed construction prior to at least one year landscape establishment.

It is also recommended to incorporate the additional 5m wide landscape buffering, described in Section J above, along the southern boundary drainage easement to provide a more complete screening solution.

Note that the growth and effectiveness of landscape screening is dependant on numerous factors other than the length of time. These factors include soil type and preparation, plant species, early replacement of any failed plants, irrigation schedule, weather conditions, and establishment/ maintenance plan including mulching and fertilisation. The graphics in this report have assumed a reasonable quality of workmanship and ongoing maintenance is employed in the establishment of the landscaping.

It is also noted that this assessment and report *does not* address landscape design internal to the subdivision itself. This landscape would be in two parts:

1. The street landscaping for the proposed internal road, the design of which will be required as part of the subdivision approval works, and
2. Site specific landscaping for development of each individual lot, which will be the responsibility of the building developers.