



VISUAL ASSESSMENT FOR PROPOSED BOLGER QUARRY EXPANSION PROJECT AT 809 Oakey Creek Road, Piallaway Being Lot 139 in DP751012

Registered Landscape Architect Kathryn Stewart of Stewart Surveys Pty Ltd has undertaken a photo point visual analysis of the proposed Bolger Quarry at 809 Oakey Creek Road, Piallaway. This review has included the taking of photos at three (3) residential holdings and the road frontage 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.

The proposed development is the expansion of the existing Bolger quarry footprint with extended excavation and a stepped highwall profile as shown in the project EIS prepared by Outline Planning Consultants Pty Ltd. The information presented in these photomontages has been derived this report.

All photographs were taken on the 23rd of February 2023.

The visual assessment demonstrates that the proposed development will have a low visual impact from surrounding residences and the road. This conclusion is based on the limited visibility from the surrounding properties with the hill landscape behind the quarry extending to the north beyond the proposed expansion footprint. Oakey Creek Road is a local road servicing the properties which are located along its extent. The road has a low level of usage and the visual corridor, from which the quarry is visible is only 1.07 kilometres in length. While the quarry is highly visible from the road immediately in front of the quarry, this is a productive rural landscape in which a quarry is not highly intrusive. Visual impacts are limited to this 1.07 kilometre stretch of Oakey Creek Road and from residential receiver "Yarralee" located south east of the quarry. Existing scattered trees and landscaping around the residence aid to reduce the visual impact of the quarry from these locations.

As the visual impact is considered to be low, no mitigation measures are deemed necessary for this development.

Yours faithfully

STEWART SURVEYS PTY LTD

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BOLGERS PIT VISUAL ASSESSMENT

Overview Plan showing Point Points



SCHEDULE OF RESIDENTIAL RECEIVERS

Point Ref.	Address	Visual Assessment Comment
P1	"Yarralee" 808 Oakey Creek Road, Piallaway	Photo Point: E. 266376 N. 6553240 from Oakey Creek Road looking towards Quarry. Moderate Visibility to the quarry. Residence has alot of landscape hedging and trees which would further reduce visibility from within residence. Distance from residence to quarry is 620 meters.
P2	"Coppins" 696 Oakey Creek Road, Piallaway	Photo Point: E. 266486 N. 6554015 No visual impact, quarry not visible from this residence due to topography.
P3	"Wyalla" 691 Oakey Creek Road, Piallaway	Photo Point E. 266532 N. 6554304 No visual impact, quarry not visible from this residence due to topography.
P4	View from Oakey Creek Road	The quarry is visible for 1.07 kilometers along Oakey Creek Road beginning at E. 266475, N. 6553927, which is 130 meters north of Quarry entrance and ending at E. 266322, N. 6552869. Photo Point: E. 266431 N. 6553619 The quarry is highly visible from the road, with some scattered trees providing some intermittent screening. While Highly visibility Oakey Creek Road is a back road, only used by residents front this road. Due to the nature of the road, with low vehicle use and the limited visibility of the quarry from the surrounding properties the overall visual impact of this development is considered to be low.

OVERALL VISUAL IMPACT OF BOLGERS QUARRY ON RECEIVERS AND LANDSCAPE IS CONSIDERED TO HAVE A LOW IMPACT DUE TO THE LIMITED VISIBILITY FROM SURROUNDING PROPERTIES, LOCATION AND LOW USE OF OAKEY CREEK ROAD AND SURROUNDING TOPOGRAPHY AND LANDSCAPE VEGETATION.

P1 “YARRALEE” 808 OAKEY CREEK ROAD, PIALLOWAY
Current view from Oakey Creek Road - Photo Point: E. 266376 N. 6553240



View from photo point
back to residence
(view filtered by
landscape shrubs &
trees)



P1 “YARRALEE” 808 OAKEY CREEK ROAD, PIALLOWAY

Photomontage view of expanded quarry from Oakey Creek Road - Photo Point: E. 266376 N. 6553240



P2 "COPPINS" 696 OAKEY CREEK ROAD, PIALLOWAY
Current view from Oakey Creek Road - Photo Point: E. 266486 N. 6554015

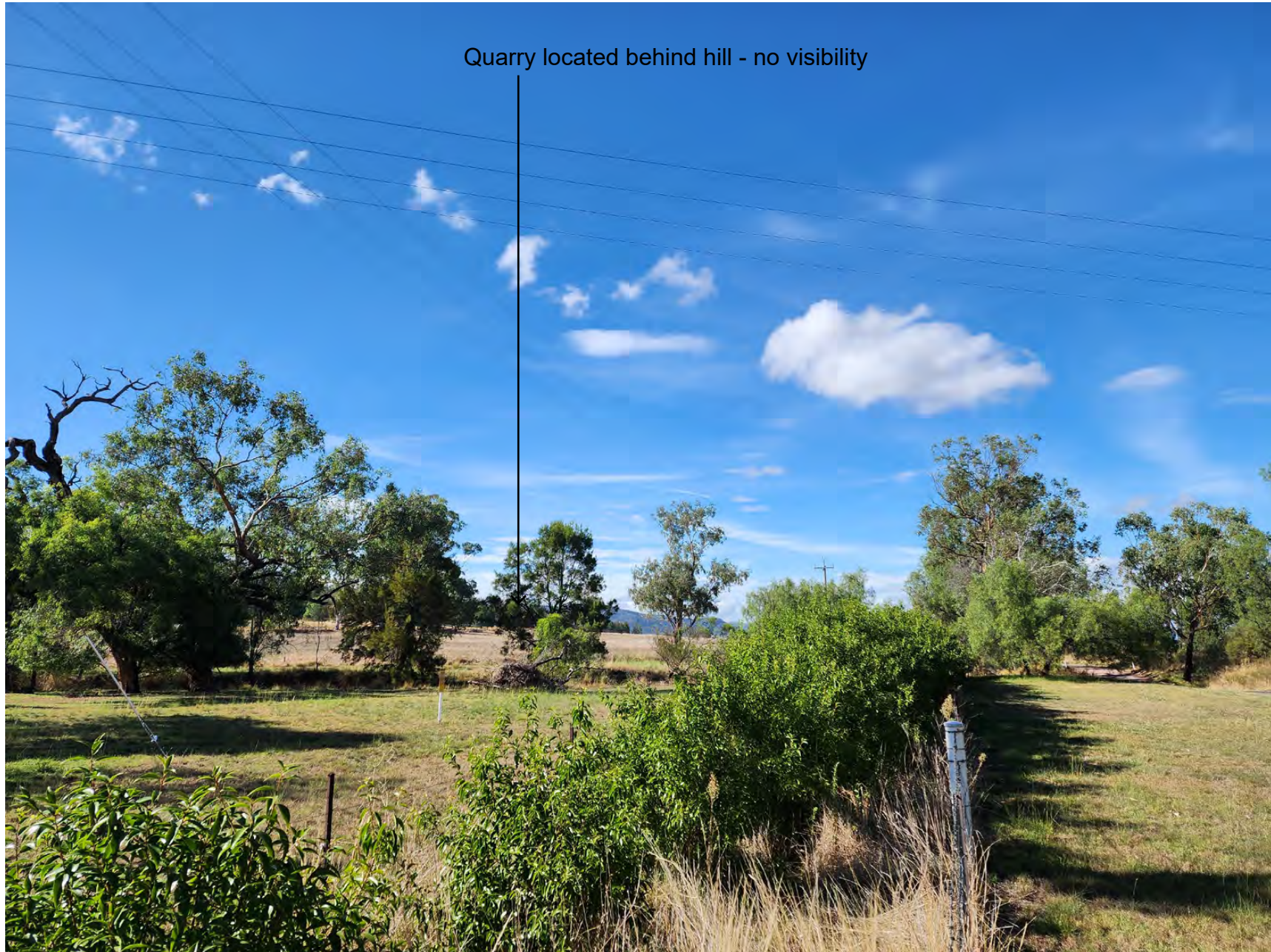
Quarry located behind hill - no visibility



View from photo point
back to residence
(view filtered by trees)



P3 “WYALLA” 691 OAKY CREEK ROAD, PIALLOWAY
Current view from Oaky Creek Road - Photo Point E. 266532 N. 6554304



P4 OAKEY CREEK ROAD, PIALLOWAY

Current view from Oakey Creek Road - Photo Point: E. 266431 N. 6553619



P4 OAKEY CREEK ROAD, PIALLOWAY

Photomontage view of expanded quarry from Oakey Creek Road - Photo Point: E. 266431 N. 6553619

