

# Visual Impact Assessment Report

Lot 101, Jarrick Way, Jindera, NSW

## 1. Introduction

This Visual Impact Assessment (VIA) has been prepared for Lot 101, Jarrick Way, Jindera, New South Wales. The assessment evaluates the potential visual effects of the proposed development by Green Earth Material Co., a business focused on sustainable bulk landscape and material supplies.

## 2. Project Description

The proposed operation will include:

- Bulk landscape supply products
- Bulk gypsum and bulk lime
- Bulk glass powder aggregates
- Asphalt blends and sand blends

The site will be managed to a high standard with all materials stored in clearly labelled and segregated bins. The layout will be designed for functionality, cleanliness, and minimal visual disruption.

## 3. Site Context & Surroundings

Lot 101 is situated in an industrial precinct in Jindera with similar surrounding land uses. The site has a 15,000 sqm hardstand area, secure perimeter fencing, and access via Jarrick Way.

Vegetation and industrial buffers reduce visual exposure from nearby residential or rural properties. The flat terrain and site access support unobtrusive design and low-profile infrastructure.

## 4. Visual Mitigation Measures

To minimise any visual impact:

- All stockpiles and bins will be fully segregated and kept neat and organised.
- Permanent signage and clearly marked zones will prevent material scatter.

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- Screening vegetation may be planted along boundaries if required by council.
- No unsightly waste or debris will be stored externally.
- Minimal-height infrastructure to retain open sky views.

Trucks and machinery will be parked in designated areas out of view from the main road when not in use.

## **5. Conclusion**

The proposed development at Lot 101, Jarrick Way, Jindera, will have minimal visual impact on the surrounding environment. With effective management, clear layout, and visual screening practices, the site will remain tidy, functional, and well-integrated into the industrial setting.

This report is submitted on 23 June 2025 for consideration in planning approvals and community consultation.