



A southern landscaping area is to be established inside the property boundary (behind the existing rural fence) along Broughans Road for a distance of approximately 700 metres. The intention of this buffer is to screen the development from traffic along Broughans Road and dwellings to the south of the facility. The location inside the property boundary also ensures that the placement of landscaping does not form an impediment to ongoing rural function of the land, including beyond the operational life of the facility. It is proposed that this buffer be established having width of approximately 3 metres and incorporate existing mature trees along the property boundary along with a mix of new trees and shrubs, with species endemic to the area. The southern boundary is to include a landscape buffer area to mitigate visual impacts to sensitive receivers to the east of the site towards Dales Road. This buffer would include new trees and shrubs

The eastern boundary of the site will also have a landscape buffer area applied to mitigate visual impacts to sensitive receivers to the east of the site towards Dales Road. The concentration of dwellings at the south west fringe of the town is noted and the intention of this buffer is to screen the development from these locations, in addition to the scattered vegetation located to the east of the site. The landscaping is to be applied along the lot boundaries so that this does not form an impediment to ongoing rural function of the land, including beyond the operational life of the facility. It is proposed that this buffer be established having width of approximately 3 metres and incorporate existing mature trees along the property boundary along with a mix of new trees and shrubs, with species endemic to the area.