



Photo Location 4 Existing view north east from Bevendale Street, Dalton

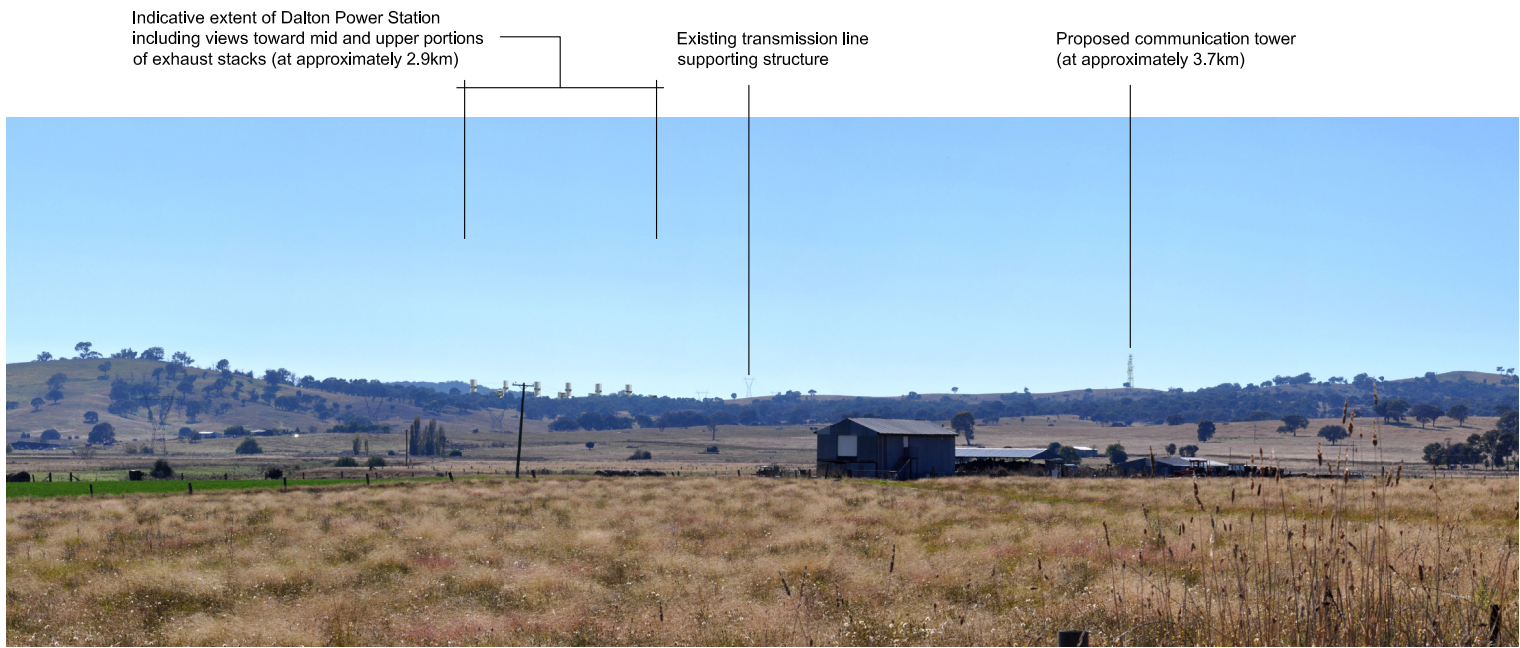


Photo Location 4 Proposed view north east from Bevendale Street, Dalton

FINAL	AMENDED REPORT ISSUE	27.06.11
FINAL	REPORT ISSUE	09.05.11
ISSUE	REVISION/AMENDMENT	DATE

GREEN BEAN DESIGN
landscape architects

PO BOX 3178,
AUSTRAL, NSW 2179

MOB: 0430 589 995

PROJECT
AGL Dalton
Environmental Assessment

TITLE
PHOTOMONTAGE (Photo Location 4)

Figure 11

DATE: 09/05/11
DRAWN/CHECKED: AH



Photo Location 7 Existing view east to south east from Bevendale Street, Dalton

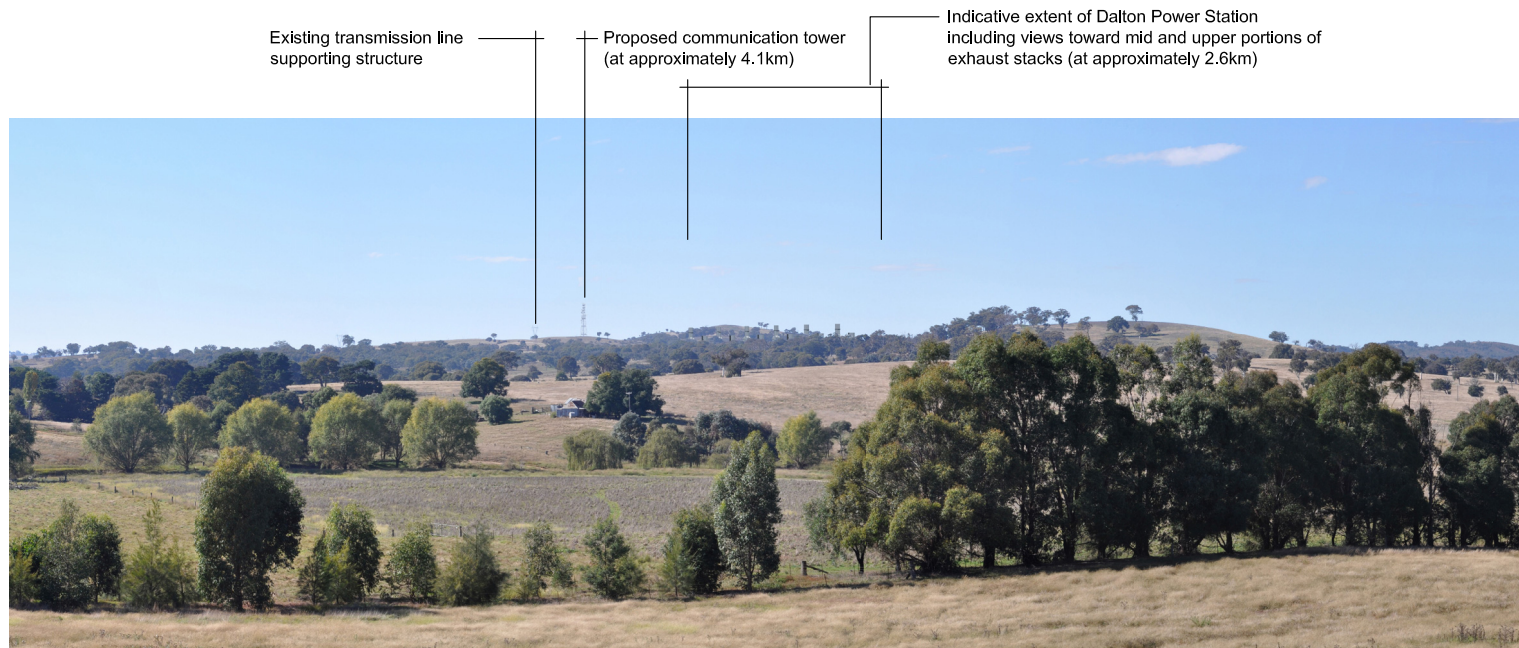


Photo Location 7 Proposed view east to south east from Bevendale Street, Dalton

FINAL	AMENDED REPORT ISSUE	27.06.11
FINAL	REPORT ISSUE	09.05.11
ISSUE	REVISION/AMENDMENT	DATE

GREEN BEAN DESIGN
landscape architects

PO BOX 3176
AUSTRAL NSW 2179

MOB: 0430 599 995

PROJECT
AGL Dalton
Environmental Assessment
TITLE

PHOTOMONTAGE (Photo Location 7)

Figure 12

DATE: 09/05/11	DRAWN/CHECKED: AH
-------------------	----------------------



Photo Location 16 Existing view west to north west from Alton Lane

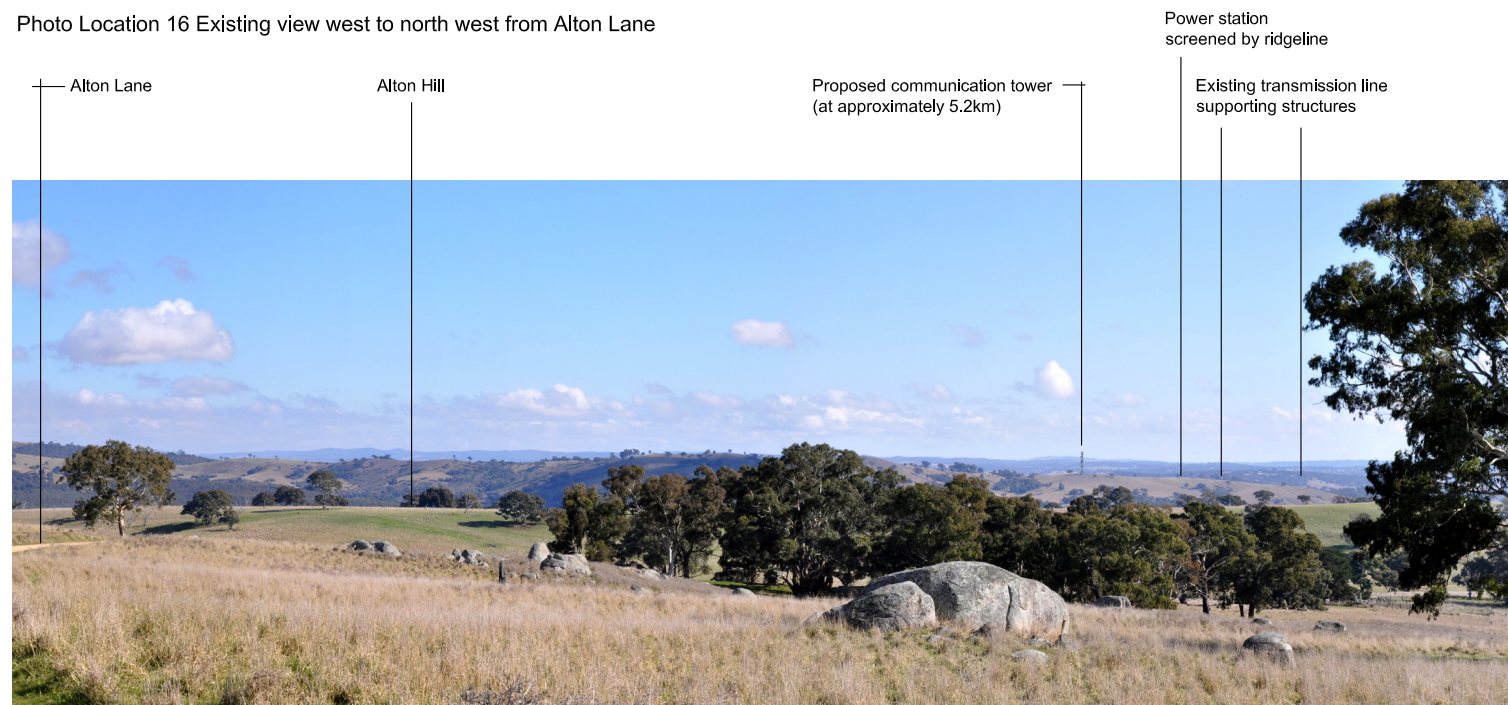


Photo Location 16 Proposed view west to north west from Alton Lane

FINAL	AMENDED REPORT ISSUE	27.06.11
FINAL	REPORT ISSUE	09.05.11
ISSUE	REVISION/AMENDMENT	DATE

GREEN BEAN DESIGN
landscape architects

PO BOX 3178,
AUSTRAL, NSW 2179

MOB: 0430 589 995

PROJECT
AGL Dalton
Environmental Assessment

TITLE
PHOTOMONTAGE (Photo Location 16)

Figure 13

DATE: 09/05/11	DRAWN/CHECKED: AH
-------------------	----------------------

Mitigation Measures

SECTION 8

8.1 Mitigation Measures

While the overall potential visual impact of the power station, communication tower and valve station has been assessed as low, the following mitigation measures would potentially help to minimise the level of visual impact. The mitigation measures generally involve reducing the extent of visual contrast between the visible portions of the Project structures and the surrounding landscape.

Structures

- The colour and texture of structures in the Project should be dark in tone and utilise non-reflective materials. This would potentially minimise the visual contrast between the structures and denser timbered areas that form a background to a number of views locations surrounding the site.

Lighting

- Lighting associated with the power station would be designed to avoid direct line of sight from areas surrounding the site from which the mid to upper portions of power station stacks may be visible at night.
- The top of the stacks would not have lighting.
- Large floodlights would generally not be used, although it is likely that some lights may be required for emergency lighting to allow emergency maintenance.
- Security lighting would be designed not to spill light onto neighbouring residences.

A summary of the visual mitigation measures is presented in **Table 6**.

Table 6 Summary of visual Mitigation Measures

Mitigation Measures	Planning & Design	Operation
Materials utilised in the construction of the power station would be generally dark in tone and where possible non reflective.	✓	✓
Lighting would avoid direct line of sight toward homesteads beyond the site.	✓	✓
Top of the stacks would not have lighting.	✓	✓
Large floodlights not to be used other than for emergency lighting.	✓	✓
Security lighting would not spill onto neighbouring residences. This would be achieved through the use of down lights and motion sensor lighting.	✓	✓

Conclusions

SECTION 9

9.1 Summary

The GBD visual assessment concludes that overall the Project would have a low visual impact on people living in or travelling through areas surrounding the Project site. The low visual impact would be due to a combination of the following factors:

- The majority of view locations surrounding the Project, including sensitive residential locations, would experience a low visual impact in relation to the power station, communication tower and valve station infrastructure.
- Existing trees and more dense timbered areas combine with natural undulating landform to screen the majority of views toward the power station site from surrounding areas including views from rural residential dwellings.
- There are no significant views toward the power station site from surrounding local roads or property access tracks.
- The majority of ancillary structures associated with the power station including control building, workshop and electrical infrastructure would be largely screened by existing tree and timbered areas within the AGL site boundary as well as the undulating topography surrounding the site.
- The exhaust stacks, which are the tallest structures associated with the power station, would be visible from a number of surrounding rural residential properties as well as some surrounding local roads and private access tracks. The exhaust stacks may also be visible above the skyline from some view locations surrounding the power station site. Given the generally narrow profile of the exhaust stacks and taking into account the proposed mitigation measures, it is unlikely that the exhaust stacks would result in a significant visual impact on people at surrounding view locations.
- It is understood that during operation there is unlikely to be a visible emissions plume above the power station exhaust stacks.
- Views toward the exhaust stacks from the majority of rural residential properties would generally be restricted to mid or upper portions of the exhaust stacks, with views to the lower sections and associated power station infrastructure blocked by existing trees and undulating landform.
- There are no known existing developments of a similar nature within the local or surrounding area, therefore it is considered that no cumulative visual impacts are likely to occur.
- The valve station is unlikely to result in significant visual impacts due to its location within an area of low density population as well as the small number of motorists travelling along Walshs Road on a daily basis.

- Distant views toward the tower are likely to be influenced by atmospheric conditions which will tend to reduce the visibility of the tower.
- The use of dark colours and non-reflective materials would help to minimise the potential for visual contrast between the power station and tree canopy background when viewed from some view locations beyond the AGL site boundary or valve station location.
- The used of appropriate colours and finishes to elements within the valve station would help to minimise the visibility of the valve station from surrounding view locations.

Limitations

Green Bean Design has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of URS Australia Pty Ltd and only those third parties who have been authorised in writing by Green Bean Design to rely on the report. It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The methodology adopted and sources of information used are outlined in this report. Green Bean Design has made no independent verification of this information beyond the agreed scope of works and Green Bean Design assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained in this report as provided to Green Bean Design was false.

This report was prepared between October 2009 and July 2011 and is based on the conditions encountered and information reviewed at the time of preparation. Green Bean Design disclaims responsibility for any changes that may have occurred after this time.

This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners.

© Green Bean Design 2011. This report is subject to copyright. Other than for the purposes and subject to conditions prescribed under the Copyright Act, or unless authorised by Green Bean Design in writing, no part of it may, in any form nor by any means (electronic, mechanical, micro copying, photocopying, recording or otherwise), be reproduced, stored in a retrieval system or transmitted without prior written permission. Inquiries should be addressed to Green Bean Design in writing.