Appendix L:

Landscape Character and Visual Impact Assessment

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Landscape Character Visual Impact Assessment

Cobden Battery Energy Storage System (BESS)

Cobden BESS Pty Ltd

Level 11, 88 Tribune Street,
South Brisbane QLD 4101

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 620.041534.00028

10 June 2026

Revision: 2.0

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	5 June 2026	Adam Parsons	Dean Butcher & Katie Yang	Dean Butcher
2.0	10 June 2026	Adam Parsons	Dean Butcher, Katie Yang, Jonny Steele & Mitch Williams	Dean Butcher

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (**SLR**) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Cobden BESS Pty Ltd (the **Applicant**). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid. AI-assisted tools were used to support editing and formatting, with all technical review and professional judgement undertaken by suitably qualified practitioners.

This report is for the exclusive use of the Applicant. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Professional Qualifications and Expertise

Adam Parsons is a Registered Landscape Architect (RLA 3104) with the Australian Institute of Landscape Architects (AILA). He specialises in landscape character and visual impact assessment, with experience in the preparation of LVIA and VIA for infrastructure, energy, waste, and industrial developments.

Adam is part of SLR Consulting Australia's Landscape Architecture and Urban Design team. SLR is a multidisciplinary consultancy providing services in environmental assessment, planning, and geospatial analysis. This includes the preparation of landscape character assessments, visual impact assessments, and supporting technical studies for statutory planning and environmental approval processes.

The assessment has been prepared with reference to established LVIA methodology and relevant State and local planning frameworks, supported by integrated spatial analysis and site-based evaluation.

Acknowledgement of Country

The Project is located on the traditional lands of the Eastern Maar peoples, including the Djargurd Wurrung people of the Dhauwurd Wurrung language group, who are the Traditional Custodians of the Cobden district and surrounding Western Victorian volcanic plains. We acknowledge the Traditional Owners and recognise their ongoing cultural and spiritual connection to land and waters, and pay our respects to Elders past and present.

ADVERTISED PLAN

Executive Summary

SLR Consulting Australia Pty Ltd has prepared this Landscape Character and Visual Impact Assessment (LVIA) on behalf of Cobden BESS Pty Ltd for the proposed Cobden Battery Energy Storage System (BESS) located at 89 Cobden-Port Campbell Road, Cobden, within the Corangamite Shire, Victoria. The Project comprises the development, operation and eventual decommissioning of a utility installation (Battery Energy Storage System) with an operational capacity of 75 megawatts (MW) and approximately 300 megawatt hours (MWh) at the point of connection. The assessment supports the planning approval process for the Project and considers the potential effects of the Project on landscape character and visual amenity.

The Project is proposed within a modified rural agricultural landscape characterised by open pastoral land, gently undulating volcanic plains, dispersed rural infrastructure, scattered vegetation and established utility infrastructure. The Project Area occupies approximately 2.4 hectares and includes battery storage infrastructure, a substation compound, ancillary operational buildings, internal access roads, security fencing and perimeter landscape screening. The Project is located adjacent to existing electricity infrastructure and transport corridors, which contributes to the existing modified rural character of the locality.

The LVIA has been undertaken in accordance with recognised industry practice and relevant Victorian planning policy, including the Corangamite Planning Scheme and the *Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3).* The assessment methodology incorporated desktop review, site inspection, viewshed modelling, field verification and professional judgement to evaluate landscape character, visibility, receptor sensitivity, magnitude of visual change and significance of visual effects.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The assessment identified that visual exposure to the Project is generally limited and localised. Visibility is primarily associated with sections of Cobden-Port Campbell Road and a limited number of nearby rural residential receptors. Existing topography, vegetation structure, shelterbelt planting and the contained siting of the Project substantially moderate visibility throughout the wider landscape. The surrounding landscape already contains agricultural infrastructure, overhead electricity infrastructure and dispersed rural development, which collectively contribute to an established working rural environment.

Representative viewpoint assessments identified that visual effects are predominantly assessed as **minor-moderate** to **minor**, reducing further following implementation of proposed perimeter vegetation screening to **minor** to **minor - negligible**. The Project would remain visually subordinate within the broader pastoral landscape and would not become a dominant or defining visual element within the locality. The assessment concluded that the Project would not materially alter the established valued rural landscape character of Cobden or diminish the broader scenic qualities associated with the Victorian Volcanic Plains.

Landscape mitigation measures, including perimeter vegetation screening and landscape integration planting, form an integral component of the Project design. These measures are intended to reduce visual prominence, soften views of the utility installation and reinforce vegetation patterns characteristic of the surrounding rural landscape. Residual visual effects following mitigation are assessed as acceptable and are not anticipated to result in significant adverse landscape or visual outcomes.

Overall, the LVIA concludes that the Project can be accommodated within the existing rural setting without resulting in significant adverse effects on landscape character or visual amenity. The Project is considered visually acceptable within its receiving environment and consistent with the relevant planning and landscape assessment framework.

ADVERTISED PLAN

Table of Contents

Revision Record i
Basis of Report ..... **i**
Professional Qualifications and Expertise ..... **i**
Acknowledgement of Country ..... **i**
Executive Summary ..... **ii**
Table of Contents ..... **iii**
Tables ..... **vi**
Figures ..... **vi**
Photos ..... **vii**
Appendices ..... **vii**
Key Assessment Terminology ..... **viii**
Abbreviations ..... **ix**
Acronyms and Initialisms ..... **ix**
1.0 Introduction **1**
1.1 Terminology 1
1.2 Structure of Report 1
2.0 Project Description **2**
2.1 Overview 2
2.2 Subject Site 2
2.3 Broader Visual Context 3
2.4 Project Program 5
2.4.1 Construction Phase 5
2.4.2 Operational and Decommissioning Phase 5
2.5 Construction Phase 5
2.5.1 Construction Activities 5
2.5.2 Construction Workforce 6
2.5.3 Construction Workforce Accommodation 6
2.6 Operational Phase 6
2.6.1 Operational Activities 6
2.6.2 Operational Workforce 6
2.7 Built Form and Infrastructure Components 6
2.8 Landscape Interface and External Visibility 7
2.9 Access, Circulation and Servicing 7
3.0 Statutory Framework **12**
Clause 02.03-2 - Environmental and Landscape Values 12

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Clause 02.03-3 - Environmental Risks and Amenity 12
Clause 02.03-5 - Built Environment and Heritage (Urban Design) 12
Clause 12.05 - Significant Environments and Landscapes 12
Clause 13.07-1S - Land Use Compatibility 12
Clause 15.01-1L - Urban Design (Local Policy) 13
Clause 15.01-1S - Urban Design 13
Clause 15.01-6S - Design for Rural Areas 13
Clause 19.01-2S - Renewable Energy 13
Clause 53.22 - Energy Generation Facility 13
Clause 65.01 - Approval of an Application or Plan 13
4.0 Planning Practice Notes (PPNs) 14
PPN36 - Implementing a Municipal Planning Strategy 14
PPN42 - Applying the Rural Zone 14
PPN84 - Renewable Energy Facilities 15
5.0 Relevant Guidelines and Technical Documents 16
5.1 Guidelines for Landscape Visual Impact Assessment 16
5.2 Visual Representation for Development Proposals 17
5.3 Solar Energy Facility Design and Development Guidelines 17
CFA Guidelines for Renewable Energy Facilities 18
6.0 Baseline Landscape Conditions 19
6.1 Study Area and Baseline Approach 19
6.2 Regional Landscape Context 19
6.3 Local Landscape Context 19
6.4 Subject Site Context and Immediate Setting 21
6.5 Landscape Character Components 21
6.5.1 Landform and Drainage 21
6.5.2 Vegetation 23
6.5.3 Settlement and Land Use Context 27
6.5.4 Transport and Utility Infrastructure 29
6.5.5 Landscape Scale, Enclosure and Openness 29
7.0 Visual Impact Assessment 30
7.1 Visibility Methodology 30
7.2 Visual Receptor and Viewing Context 30
7.3 Regionally Significant Viewing Locations 30
7.4 Visibility and Zone of Theoretical Visibility (ZTV) 32
7.5 Assessment Criteria and Rating System 35

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

7.5.1 Receptor Sensitivity 35
7.5.2 Magnitude of Change 38
7.5.3 Significance of Visual Effect 40
7.6 Identifying Public Viewing Locations 40
7.6.1 Overview 40
7.6.2 Identification Criteria 41
7.6.3 Description of the Viewing Location Types 41
7.6.4 Summary of Selected Public Viewing Locations 41
7.7 Identifying Private Receptors 42
7.7.1 Private Receptor Visibility Evaluation Findings 43
7.8 Assessing Visual Impacts from Public Viewpoint Locations 45
7.8.1 Key Viewpoint Locations 45
7.9 Summary of Potential Visual Impact to Landscape Character 47
7.9.1 VP1 - Public Receptor Location 47
7.9.2 VP1 - Visual Baseline Conditions 48
7.9.3 VP2 - Public Receptor Location 50
7.9.4 VP2 - Visual Baseline Conditions 51
7.9.5 VP3 - Public Receptor Location 53
7.9.6 VP3 - Visual Baseline Conditions 54
7.9.7 VP4 - Public Receptor Location 56
7.9.8 VP4 - Visual Baseline Conditions 57
8.0 Summary and Evaluation of Visual Effects 59
8.1 Summary of Assessment 59
8.2 Landscape Character Evaluation 60
8.3 Evaluation of Visual Effects from Key Viewpoints 60
8.3.1 VP1 - Cobden - Port Campbell Road (Northeast Orientation) 60
8.3.2 VP2 - Cobden - Port Campbell Road (Eastern Orientation) 60
8.3.3 VP3 - Cobden - Port Campbell Road (Southern Orientation) 61
8.3.4 VP4 - 89 Cobden - Port Campbell Road, Cobden 61
8.4 Overall Visual Effects Conclusion 61
9.0 Mitigation Measures 62
9.1.1 Perimeter Vegetation Screening 62
10.0 Cumulative and Residual Effects 62
10.1 Cumulative Effects 62
10.2 Residual Effects 63
11.0 Corangamite Shire Council Compliance 64

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

12.0 Limitations and Assumptions 66
13.0 Conclusion 67
14.0 References 68
15.0 Closure 70

ADVERTISED PLAN

Tables

Table 1 LVIA Report Structure 1
Table 2 Visually Perceived Infrastructure Components 8
Table 3 Receptor Sensitivity Rating 35
Table 4 Visual Sensitivity Rating 35
Table 5 Receptor Sensitivity Criteria - Subject Site 36
Table 6 Receptor Sensitivity Criteria - View Corridor 37
Table 7 Receptor Sensitivity Criteria - Receptor 38
Table 8 Magnitude of Change 39
Table 9 Effect Significance Matrix 40
Table 10 Private Residential Receptors nearest to Subject Site 43
Table 11 Key Viewpoint Locations 45
Table 12 VP1 - Summary of Visual Impact 49
Table 13 VP2 - Summary of Visual Impact 52
Table 14 VP3 - Summary of Visual Impact 55
Table 15 VP4 - Summary of Visual Impact 58
Table 16 Corangamite Shire Council - Scenic Quality and Visual Amenity Compliance 64

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Figures

Figure 1 Project Area 11
Figure 2 Regional Context 20
Figure 3 Topography 22
Figure 4 Vegetation (Preclearing) 24
Figure 5 Existing Vegetation (Native Vegetation Classes) 26
Figure 6 Land Zoning 28
Figure 7 Visibility Analysis (no mitigation) 33
Figure 8 Viewshed with Proposed Screening 34
Figure 9 Private Receptor Evaluation 44
Figure 10 Viewpoint Locality 46
Figure 11 Proposed Infrastructure Heights B-4

Photos

Photo 1 Subject Site 2
Photo 2 Cobden - Port Campbell Road Context - Adjacent Host Address 3
Photo 3 Landscape Character of the Cobden Region 3
Photo 4 Cobden - Port Campbell Road Context - CopRice Cobden 4
Photo 5 Cobden - Warrnambool Road - Roadside Vegetation 4
Photo 6 Cobden Township 27
Photo 7 Rail Trail at Cobden 31
Photo 8 Lake Elingamite at Cobden 32
Photo 9 VP1 - Cobden - Port Campbell Road (Northeast Orientation) 47
Photo 10 VP2 - Cobden - Port Campbell Road (Eastern Orientation) 50
Photo 11 VP3 - Cobden - Port Campbell Road (Southern Orientation) 53
Photo 12 VP4 - 89 Cobden - Port Campbell Road, Cobden 56

Appendices

Appendix A Key Viewpoint Locations

A.1.1 Photo 1 - VP1 - Cobden - Port Campbell Road (Northeast Orientation)

A.1.2 Photo 2 - VP2 - Cobden - Port Campbell Road (Eastern Orientation)

A.1.3 Photo 3 - VP3 - Cobden - Port Campbell Road (Southern Orientation)

A.1.4 Photo 4 - VP4 - 89 Cobden - Port Campbell Road, Cobden

Appendix B Geospatial Mapping

B.1 Viewshed Analysis Methodology

Appendix C Landscape Concept Plan

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Key Assessment Terminology

Amenity	The quality and character of an area experienced by people.
Baseline Conditions	Existing landscape and visual characteristics prior to the Project.
Compliance Assessment	Evaluation of the Project against relevant statutory or policy requirements.
Cumulative Effects	Combined visual or landscape effects arising from multiple existing or proposed developments.
Desktop Analysis	Preliminary assessment undertaken using mapping, aerial imagery and spatial data.
Effect Significance	The assessed importance of a visual or landscape effect based on sensitivity and magnitude.
Field Verification	Subject Site inspection undertaken to confirm visibility and landscape conditions.
Landscape Character	The distinct and recognisable pattern of landscape elements and features.
Landscape Character Evaluation	Assessment of the degree to which the Project alters existing landscape character.
Landscape Character and Visual Impact Assessment	A structured assessment of potential effects on landscape character and visual amenity.
Magnitude of Change	The scale or extent of visual alteration resulting from the Project.
Mitigation Measures	Action responses intended to reduce adverse visual or landscape effects.
Planning Practice Notes	Victorian Government guidance documents supporting interpretation of planning policy.
Project Extent	Full spatial extent of the Project Area as observed from a viewpoint.
Proportionate Assessment	An assessment approach scaled appropriately to the nature and extent of the proposal.
Receptor Sensitivity	The susceptibility of receptors to visual or landscape change.
Residual Effects	Remaining effects following implementation of mitigation measures.
Scenic Quality	The visual attractiveness or perceived landscape value of an area.
Sensitive Receptors	People or locations likely to be affected by visual or landscape change.
Site-based Observations	Direct observations undertaken during fieldwork to assess existing conditions.
Study Area	The geographic extent surrounding the Subject Site, encompassing the broader Camperdown rural landscape, nearby road corridors, sensitive receptors, landforms, township and areas of potential visibility associated with the Project.
Utility Installation	Land use defined under Clause 73.03 and assessed under Clause 35.07-1 of the CSC Planning Scheme relating to infrastructure for the transmission, distribution or storage of power.
Visual Amenity	The quality of visual experience available from a location.
Visual Contrast	The degree to which the Project visually differs from the surrounding landscape.
Visual Effect	The change experienced by sensitive receptors resulting from the Project.
Visual Integration	The degree to which the Project blends with the surrounding landscape.
Visual Permeability	The extent to which views through a landscape are available or uninterrupted.
Visual Prominence	The degree to which infrastructure stands out within a view.
Viewshed Analysis	Spatial assessment identifying areas of theoretical visibility.
Viewing Corridor	A route or area from which views are experienced.
Zone of Theoretical Visibility	Mapping identifying areas where the Project may theoretically be visible based on terrain.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Abbreviations

°	Degrees
AC	Alternating current
approx.	Approximately
DC	Direct current
fig.	Figure
ha	Hectare
hr	Hour
km	Kilometre
kL	Kilolitre
m	Metre
m²	Square metre
mm	Millimetre
RL	Relative Level
sq m	Square metres
temp.	Temporary
Typ.	Typical
Ver.	Version
Vol.	Volume
yr	Year

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Acronyms and Initialisms

AHD	Australian Height Datum
AILA	Australian Institute of Landscape Architects
AKA	Also Known As
BESS	Battery Energy Storage System
CFA	Country Fire Authority
CSC	Corangamite Shire Council
C1Z	Commercial Zone 1
DEM	Digital Elevation Model
DELWP	Department of Environment, Land, Water and Planning
DEECA	Department of Energy, Environment and Climate Action
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DTP	Department of Transport and Planning
FZ1	Farming Zone
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, Third Addition
GRZ1	General Residential Zone
HFoV	Horizontal Field of View
IN1Z	Industrial Zone 1

ADVERTISED PLAN

LDRZ1	Low Density Residential Zone
LVIA	Landscape Character and Visual Impact Assessment
MPS	Municipal Planning Strategy
MW	Megawatt
MWh	Megawatt Hour
O&M	Operation and Maintenance
PPN	Planning Practice Note
PPRZ	Public Park and Recreation Zone
PUZ2	Public Use Zone - Education
PUZ3	Public Use Zone - Health and Community
PUZ6	Public Use Zone - Local Government
PUZ7	Public Use Zone - Other Public Use
RDZ1	Road Zone - Category 1
RDZ2	Road Zone - Category 2
RLA	Visual Impact Assessment
SLR	SLR Consulting Australia Pty Ltd
VCAT	Victorian Civil and Administrative Tribunal
VFoV	Vertical Field of View
VPP	Victorian Planning Provisions
ZTV	Zone of Theoretical Visibility

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

1.0 Introduction

1.1 Terminology

The areas of investigation and assessment discussed within this report are as follows:

- *Project* – the proposed Cobden BESS;
- *Subject Site* – consisting of Lot 1 of TP863659 and Lot 2 of TP863659;
- *Project Area* – the area as marked in Figure 1 associated with the Project within the Subject Site. This consists of all compounds and equipment within the Project boundary fence including the BESS compound, substation compound, O&M buildings, control room, switch room, and internal roads. It also includes temporary laydown area, vegetation screening, and the Project access road outside of the Project boundary fence.

Refer above to comprehensive list of Key Assessment Terminology.

1.2 Structure of Report

Table 1 LVIA Report Structure

Section	Title	Description
1	Introduction	Introduces the Project, assessment purpose, terminology and overall structure of the LVIA.
2	Project Description	Describes the Project, Subject Site, infrastructure components, operational characteristics and landscape interface.
3	Statutory Framework	Identifies the relevant planning policy, Victorian Planning Provisions and Corangamite Planning Scheme.
4	Planning Practice Notes (PPNs)	Summarises relevant Victorian Planning Practice Notes informing the assessment methodology and design response.
5	Relevant Guidelines and Technical Documents	Outlines the technical guidance, assessment methodology and industry standards informing the LVIA.
6	Baseline Landscape Conditions	Describes the existing landscape character, landform, vegetation, land use and visual context surrounding the Subject Site.
7	Visual Impact Assessment	Assesses potential visual effects of the Project, including visibility analysis, receptor sensitivity, viewpoint assessment and visual effect significance.
8	Summary and Evaluation of Visual Effects	Summarises the overall landscape and visual assessment findings and evaluates effects from representative viewpoints.
9	Mitigation Measures	Identifies mitigation measures and landscape screening strategies.
10	Cumulative and Residual Effects	Assesses the cumulative and residual landscape and visual effects of the Project, including effects remaining following mitigation.
11	Corangamite Shire Council Compliance	Assesses the Project against the planning policy requirements of the Corangamite Planning Scheme.
12	Limitations and Assumptions	Outlines the key limitations, assumptions and qualifications relevant to the preparation of the LVIA.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ADVERTISED PLAN

2.0 Project Description

ADVERTISED PLAN

2.1 Overview

The Project comprises the development, construction, operation and eventual decommissioning of a Battery Energy Storage System (BESS) with an operational capacity of 75 megawatts (MW) and approximately 300 megawatt hours (MWh) at the point of connection. The Project is proposed on land at 89 Cobden-Port Campbell Road, Cobden, within the Corangamite Shire municipal area. Refer to Figure 1 Project Area.

The Project is located within a rural agricultural landscape and would establish a utility installation within the southern portion of the Subject Site. The Project Area occupies approximately 2.4 hectares and incorporates battery storage infrastructure, a substation compound, internal access roads, ancillary buildings, firefighting infrastructure, fencing, lighting and landscape screening. The Project will connect to the existing 66 kilovolt (kV) sub-transmission line extending between the Cobden Zone Substation and Camperdown Zone Substation via a line-in-line-out configuration. Electrical infrastructure associated with the grid connection includes a proposed onsite 66/33 kilovolt (kV) substation, overhead gantry structures, underground reticulated cabling and associated switching infrastructure.

The Project layout has been designed as a contained utility installation with development concentrated adjacent to existing utility infrastructure and transport corridors. Key built form elements include battery container units, power conversion systems, transformers, switchrooms, operation and maintenance (O&M) facilities, water storage tanks and associated electrical infrastructure. The Project also incorporates perimeter fencing, vegetation screening, stormwater infrastructure and internal circulation roads.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

2.2 Subject Site

The Subject Site is located approximately 5 kilometres south of the Cobden township and approximately 200 kilometres south-west of Melbourne within the Western District volcanic plains landscape. The Subject site is accessed from Cobden-Port Campbell Road and is surrounded predominantly by rural farming land characterised by broad grazing paddocks, scattered rural dwellings, shelterbelt planting and utility infrastructure. The Subject Site is zoned Farming Zone (FZ1) under the Corangamite Planning Scheme and comprises two rural allotments currently utilised for agricultural purposes. Existing site features include cleared pasture, farm fencing, localised vegetation and a rural dwelling situated toward the road frontage.

Photo 1 Subject Site

Image Reference: SLR Consulting Date: 13 April 2026

Photo 2 Cobden - Port Campbell Road Context - Adjacent Host Address

Image Reference: Google Street View 2024 Access Date: 10 June 2026

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

2.3 Broader Visual Context

The surrounding landscape is characterised by expansive pastoral landscapes with a diverse range of uses, and demonstrating an equally diverse range of landscape types including open, flat landscapes through to gently undulating terrain. Existing transport and utility infrastructure, including the adjacent 66kV sub-transmission corridor and rural road network, contribute to the modified rural character of the immediate locality. The Project Area is positioned within the southern portion of the Subject Site and is set back from surrounding property boundaries and public roads. The location of the Project is in proximity to existing transmission infrastructure and reduces the dispersal of built elements across the broader rural landscape. Photo 3, which illustrates the range of visual landscape types within the immediate and broader context of the Subject Site.

Photo 3 Landscape Character of the Cobden Region

Image Reference: SLR Consulting Date: 13 April 2026

ADVERTISED PLAN

Photo 4 Cobden - Port Campbell Road Context - CopRice Cobden

Image Reference: Google Street View 2024 Access Date: 10 June 2026

Photo 5 Cobden - Warrnambool Road - Roadside Vegetation

Image Reference: Google Street View 2024 Access Date: 10 June 2026

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

ADVERTISED PLAN

2.4 Project Program

2.4.1 Construction Phase

The Project will commence mid-2027, with phases to occur as follows:

- Pre-construction – 6 months;
- Construction – 12 months; and
- Commissioning and Energisation – 6 months.

Construction activities will involve site establishment, earthworks, civil works, infrastructure installation and commissioning.

Construction activities will include ground preparation within the Project Area, establishment of temporary construction areas, grading, installation of foundations, hardstand areas, construction of internal access roads, installation of battery containers and power conversion equipment, establishment of the onsite substation, underground cabling works and installation of perimeter fencing and ancillary infrastructure.

Temporary construction activities will include the use of heavy vehicles, cranes, construction plant, laydown areas and temporary workforce facilities associated with infrastructure delivery and installation.

2.4.2 Operational and Decommissioning Phase

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

During operation, the BESS will store and discharge electricity to support the electricity network and provide grid stability services.

Operational activities will primarily occur within the Project Area and will include routine maintenance, infrastructure inspection, equipment servicing and periodic replacement of electrical components.

At the end of the operational life of the Project, infrastructure would be decommissioned and removed where required, with disturbed areas rehabilitated in accordance with relevant approval requirements applicable at the time of decommissioning.

2.5 Construction Phase

2.5.1 Construction Activities

The construction phase will involve establishment of the Project Area and associated electrical and ancillary infrastructure within the defined Project Area. The Project will include:

- Battery container units;
- Power conversion systems including inverters and transformers;
- A 66/33 kV onsite substation;
- A switchroom and associated electrical infrastructure;
- An operation and maintenance building;
- Firefighting water tanks and associated fire management infrastructure;
- Internal access roads and turning areas;
- Underground electrical reticulation;
- Perimeter security fencing and access gates; and
- Ancillary infrastructure and temporary construction areas.

The Project will comprise a series of low-profile utility structures and equipment arranged in a consolidated layout across the southern portion of the Subject Site. The Project will incorporate hardstand surfaces, internal circulation areas and perimeter fencing defining the Project Area.

Earthworks associated with the Project will include localised grading, foundation preparation and establishment of internal access tracks and hardstand areas. The final landform will remain generally consistent with the existing rural topography, with earthworks primarily associated with achieving operational platform levels and drainage requirements. Vegetation screening is proposed along sections of the perimeter interface to assist integration of the Project within the surrounding rural landscape setting.

2.5.2 Construction Workforce

Construction activities will involve a temporary workforce associated with civil works, electrical installation, equipment delivery and commissioning activities.

Construction workforce activities will be concentrated within the designated Project Area and temporary construction compounds.

2.5.3 Construction Workforce Accommodation

Construction workforce accommodation is not proposed within the Subject Site.

2.6 Operational Phase

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

2.6.1 Operational Activities

The Project will operate as a utility installation connected to the electricity network. The battery units will store electricity during periods of lower demand and discharge electricity back into the network during periods of higher demand. Electricity transferred to and from the battery units will be converted between alternating current (AC) and direct current (DC) through the onsite power conversion systems and associated electrical infrastructure.

Operational activities will generally comprise routine maintenance, inspection and servicing of battery units, electrical infrastructure, internal access areas and perimeter security infrastructure. The operational layout will remain fixed within the defined Project Area, with no expansion beyond the Project Area anticipated as part of normal operation.

2.6.2 Operational Workforce

The operational phase will involve a limited maintenance and inspection workforce attending the Subject Site periodically for routine servicing and operational management activities.

Operational access will occur via the established access arrangement from Cobden - Port Campbell Road and internal access tracks within the Project Area.

2.7 Built Form and Infrastructure Components

The Project will introduce a consolidated utility installation within the rural landscape setting. Built form elements will comprise battery container units, inverters, transformers, switchroom infrastructure, an onsite substation, water tanks, security fencing, lighting, internal access roads and associated utility infrastructure.

The battery and electrical infrastructure will be arranged in a regular and functional layout consistent with utility installation. Infrastructure elements will generally exhibit an industrial and utilitarian character comprising rectilinear forms, engineered surfaces and electrical equipment compounds. The onsite substation and associated electrical infrastructure will form the most visually prominent infrastructure components within the Project Area due to their vertical form and utility character.

Perimeter fencing, internal circulation areas and ancillary infrastructure will define the operational extent of the facility, while proposed perimeter vegetation screening will contribute to integration with the surrounding rural landscape context.

Refer to Table 2 for a schedule of visually perceived built form infrastructure components.

2.8 Landscape Interface and External Visibility

The Project interfaces primarily with surrounding agricultural land, rural road corridors and existing utility infrastructure. The Project Area is positioned within an open pastoral landscape characterised by expansive views, scattered vegetation and broad agricultural land use patterns. External visibility of the Project would be influenced by the open nature of the surrounding rural landscape, localised topography, roadside vegetation and existing shelterbelt planting. Visibility is anticipated to be most pronounced from sections of Cobden - Port Campbell Road and nearby rural properties with views toward the Project Area.

The Project introduces a concentrated cluster of utility installation elements within an otherwise agricultural landscape context. Built form visibility would vary across the Subject Site, with low-profile battery containers generally screened by fencing and proposed vegetation, while taller infrastructure components such as lightning masts, substation elements and overhead structures may remain partially visible above surrounding vegetation and fencing.

Landscape treatment associated with the Project includes perimeter vegetation screening and rehabilitation of disturbed areas to integrate within the surrounding context.

2.9 Access, Circulation and Servicing

Primary vehicular access to the Subject Site will be provided via a new access point from Cobden-Port Campbell Road. Internal access roads will provide circulation throughout the Project Area and facilitate operational access to battery units, electrical infrastructure and maintenance areas. Turning areas and hardstand surfaces will be incorporated within the Project Area to accommodate maintenance and service vehicles.

Construction access arrangements will temporarily include widened access provisions and laydown areas associated with delivery of oversized electrical infrastructure and construction equipment adjacent to the Project Area within the Subject Site. All access, circulation, and servicing infrastructure will remain contained within the defined Project Area and associated internal road network.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Table 2 Visually Perceived Infrastructure Components

Category	Infrastructure Component	Dimensions / Quantity	Image
Battery System	Battery Containers	66 units 6m (L) × 2.4m (W) × 2.9m (H)	
Power Conversion System (PCS)	Inverters	22 units 6.0m (L) × 2.4m (W) × 3.0 m (H)	
	MV Transformers	22 units 2.7m (L) × 2.4m (W) × 2.1m (H)	
Substation	Busbar and Conductor Support Structures	6 - 7 Units 6 - 8 m (H)	
	Harmonic Filters	2 - 3 Units 5 m (L) × 3 m (W) × 3 m (H)	
	Lightning Protection Masts	2 - 4 units (typically) 20m (H)	

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Category	Infrastructure Component	Dimensions / Quantity	Image
	Main Transformer (66/33 kV)	1 unit 10m (L) × 5m (W) × 6m (H)	
	Outdoor Switchgear (66kv)	Structures typically 6 - 8 m (H), individual bays approx. 3 - 5 m (W)	
Ancillary Infrastructure	Access Gates	Minimum 2 site entry gate	
	O&M Building	2 x Buildings (inc. rainwater & site septic tank) 1 x Warehouse Dimensions: 18.8 m (L) x 12.6 m (W) x 3 m (H) 35.3 m (L) x 16.2 m (W) x 3 m (H)	
	Fencing (Security Fence)	Chain-mesh fence approx. 2.4 - 2.7 m (H)	
	Water Tanks	2 x 150kL Firefighting tanks 12.5m (D) × 2.1m (H) (Substation) 1 x Rainwater tank beside O&M building	

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Category	Infrastructure Component	Dimensions / Quantity	Image
	Hardstand Areas	Gravel hardstand areas within ~2.6ha Project Area	
	Internal Access Roads	Gravel internal road network within Project Area	
	Laydown Area	Temporary construction laydown area (100 m x 50 m)	
	Parking Area	Small onsite staff parking area	
	Switch Room	1 x building	
	Stormwater Basin	Bio-retention basin for stormwater treatment	
	Vegetation Screening / Landscaping	5 - 6m (W) Perimeter vegetation screening along fence line	
	Wash-down Bay	1 x facility located near the Subject Site access, proposed as a temporary ancillary component for use during construction. This element will not form part of the assessment, as it is not a permanent component.	

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

COBDEN BESS

PROJECT AREA - BATTERY AREA

FIGURE 2

LEGEND

- VIC Road
- Fence
- Noise Wall
- Proposed Access Route
- Indicative Sub-Transmission Line Route
- Battery Area
- Fire Hydrant
- MV Switchroom
- O+M Building
- Road
- Screening 5m from fence, no planting within 1m of fence
- Stormwater Management
- Substation Area
- Tank
- Cadastre

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 25 50 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:2,000 at A4
Project Number:	620.041534
Date Drawn:	02-Jun-2026
Drawn by:	RB

SLR

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden.aprx\620041534_BESSCobden_F02_Project Area - Battery Area

3.0 Statutory Framework

The Project is assessed within the framework of the Corangamite Planning Scheme, which incorporates the Victorian Planning Provisions (VPP) and the Planning Practice Notes (PPNs). The planning scheme establishes the strategic policy context and decision-making framework for assessing potential impacts on landscape character, visual amenity and the broader built and natural environment.

The following provisions are particularly relevant to the assessment of landscape character and visual amenity for the Project.

Clause 02.03-2 - Environmental and Landscape Values

Clause 02.03-2 establishes the need to recognise and protect the rural landscape character of the municipality, including landform, vegetation patterns and open agricultural settings. The Project is sited and designed to respond to the existing landscape so that it does not appear out of character or visually dominant. The assessment of landscape character and the development of appropriate mitigation measures directly address this requirement (CSC 2024).

Clause 02.03-3 - Environmental Risks and Amenity

Clause 02.03-3 ensures that development does not adversely affect the amenity of surrounding areas. In practical terms for this project, it requires consideration of how visible the BESS facility may be from nearby dwellings, roads and public locations, and whether this visibility could affect visual amenity. The visual impact assessment and proposed mitigation measures are undertaken to manage these potential effects.

This copied document is to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Clause 02.03-5 - Built Environment and Heritage (Urban Design)

Clause 02.03-5 promotes development that is well designed and responsive to its surrounding context. Although primarily focused on settlements, it is relevant to the Project as it introduces built infrastructure into a rural setting. The clause requires that the scale, layout and appearance of the Project are considered so that they integrate with the landscape rather than appearing visually intrusive (CSC 2024).

Clause 12.05 - Significant Environments and Landscapes

Clause 12.05 provides state-level direction to protect landscapes of visual and environmental value. It requires that the Project respects landscape character, maintains scenic quality and avoids disruption to important views. For the Project, it reinforces the need to assess visibility, consider key viewing locations and ensure the design responds appropriately to areas of significant landscapes (CSC 2024).

Clause 13.07-1S - Land Use Compatibility

Clause 13.07-1S ensures that new development is compatible with surrounding land uses and does not create unreasonable amenity impacts. This includes consideration of how the Project is perceived in the landscape, particularly in relation to nearby rural dwellings and transport corridors. The assessment considers whether visual impacts can be managed to maintain compatibility with the surrounding environment (CSC 2024).

Refer to Figure 6 where FZ1 Farming Zone overlay demonstrates the predominant land use, and Figure 9 for nearby sensitive receptors.

ADVERTISED PLAN

Clause 15.01-1L - Urban Design (Local Policy)

Clause 15.01-1L sets out local urban design objectives to ensure that the Project contributes positively to the visual quality and character of the municipality. It requires that the Project is designed and arranged to respect the existing rural landscape context and avoid unnecessary visual intrusion. Although primarily intended for settlement areas, the clause is relevant as the Project introduces built form into a rural setting, requiring careful consideration of scale, layout and visual integration. The landscape and visual assessment supports this by identifying how the proposal can be designed and screened to align with local character expectations (CSC 2024).

Clause 15.01-1S - Urban Design

Clause 15.01-1S requires development to respond to its context and contribute positively to the surrounding environment. For the Project it reinforces the importance of coordinated siting, layout and design of infrastructure to minimise visual prominence. The visual assessment and design recommendations support this requirement by identifying ways to better integrate the Project into the landscape (CSC 2024).

Clause 15.01-6S - Design for Rural Areas

Clause 15.01-6S provides specific guidance for development in rural areas, emphasising the need to minimise visual intrusion and protect open landscape character. For the Project, it requires that infrastructure within the Project Area is located and designed to reduce visibility where possible and maintain the broader rural setting. This is addressed through consideration of topography, setbacks and vegetation screening (CSC 2024).

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Clause 19.01-2S - Renewable Energy

Clause 19.01-2S supports renewable energy development while requiring that environmental and amenity impacts are appropriately managed. For the Project, this is supported in principle, provided that visual impacts are minimised through appropriate siting, design and mitigation. The landscape and visual assessment forms a key part of demonstrating this (CSC 2024).

Clause 53.22 - Energy Generation Facility

Clause 53.22 sets out the planning requirements for energy-related infrastructure, including the need to assess visual impacts. It requires consideration of visibility from public viewpoints and nearby dwellings, and how well the Project integrates with the surrounding landscape. The LVIA responds directly to this by identifying key viewpoints, assessing visibility and recommending mitigation measures (CSC 2024).

Clause 65.01 - Approval of an Application or Plan

Clause 65.01 outlines the matters that must be considered when determining a planning application, including amenity, environmental impacts and compatibility with surrounding uses. It highlights the importance of understanding how the Project may affect visual amenity and landscape character. The assessment provides the information needed to support decision-making in this regard (CSC 2024).

ADVERTISED PLAN

4.0 Planning Practice Notes (PPNs)

Planning Practice Notes (PPNs) published by the Victorian Government provide a non-statutory guidance to assist in the interpretation and application of the Victorian Planning Provisions (VPP) and local planning schemes. While PPNs do not carry statutory weight, they are important supporting resource that informs best practice planning, design and assessment processes.

In the context of the LVIA, PPNs assist in:

- Interpreting relevant planning policy;
- Guiding siting and design responses;
- Informing the assessment of landscape character and visual amenity; and
- Supporting consistency in decision-making.

The following PPNs are considered relevant to the Project.

PPN36 - Implementing a Municipal Planning Strategy

PPN36 provides guidance on the role and implementation of the Municipal Planning Strategy (MPS) within local planning schemes (DTP 2024).

The note assists in understanding how local policy directions, including those relating to landscape values and amenity (e.g. Clause 02.03), should be interpreted and applied in decision-making.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

For this assessment, PPN36 supports the interpretation of:

- Clause 02.03-2 (Environmental and Landscape Values); and
- Clause 02.03-3 (Environmental Risks and Amenity).

It reinforces the importance of aligning development outcomes with the strategic vision and local landscape objectives of the municipality.

PPN42 - Applying the Rural Zone

PPN42 provides guidance on the application of rural zones within the Victorian Planning Provisions and emphasises the importance of protecting character, productivity and environmental values or rural areas. (DTP 2024).

The note highlights that the Project within rural areas should:

- Respond to the existing landscape character;
- Be sited to minimise visual intrusion within open landscapes;
- Avoid adverse impacts on scenic quality and rural amenity; and
- Maintain the broader landscape setting and openness of rural environments.

For the Project, which is located within a rural landscape context, PPN42 is directly relevant. It reinforces the need for careful siting, design and landscape integration to ensure that the Project does not detract from the visual character of the surrounding area.

ADVERTISED PLAN

PPN84 - Renewable Energy Facilities

PPN84 provides guidance on the planning and assessment of renewable energy facilities, including considerations relevant to siting, design and amenity impacts (DTP 2024).

While primarily focused on wind and solar energy developments, the principles outlined in PPN84 are applicable to the Project as an associated energy infrastructure. The note emphasises:

- The importance of appropriate site selection;
- Consideration of amenity impacts, including visual effects;
- The need to respond to landscape character and context; and
- The integration of infrastructure within the surrounding environment.

In relation to landscape and visual impact, PPN84 supports the need to assess:

- Visibility from surrounding roads and sensitive receptors;
- The scale and visual prominence of infrastructure; and
- Opportunities to mitigate visual impacts through design and landscaping.

This guidance is directly relevant to the LVIA and informs the assessment of the Project.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

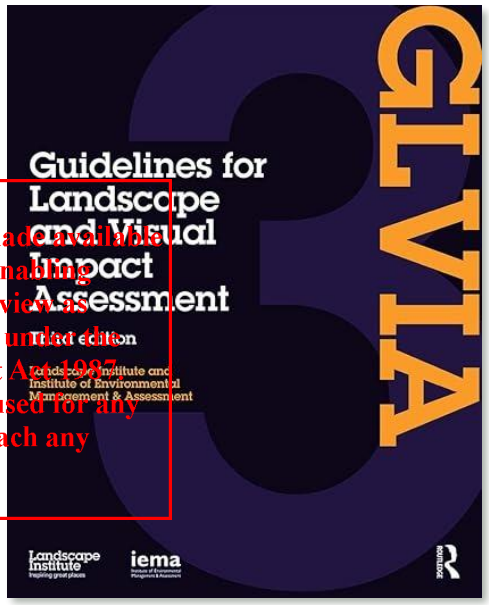
5.0 Relevant Guidelines and Technical Documents

In addition to the statutory planning framework and Planning Practice Notes, a number of non-statutory guidelines and technical documents are relevant to the assessment of the Project.

These documents do not form part of the planning scheme; however, they provide best practice guidance relating to the siting, design and assessment of renewable energy infrastructure. They assist in demonstrating how the Project responds to the objectives and decision guidelines of the Victorian Planning Provisions (VPP) and the Corangamite Planning Scheme, particularly in relation to landscape character, visual amenity and risk management.

In the absence of a prescribed Victorian methodology for LVIA, the assessment has been informed by a combination of state guidance documents and established internation best practice, as outlined below.

5.1 Guidelines for Landscape Visual Impact Assessment



The *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA3) provide a comprehensive and widely recognised methodology for assessing landscape and visual impacts, and form the primary methodological basis for this assessment (LI & IEMA 2013).

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

GLVIA3 establishes a structured approach for:

- Defining landscape character and visual receptors;
- Assessing sensitivity and magnitude of change;
- Evaluating the significance of landscape and visual effects; and
- Identifying appropriate mitigation measures.

While GLVIA3 is based in the United Kingdom, its application in the Victorian context is considered appropriate for the following reasons:

- There is no prescribed LVIA methodology within the Victorian Planning Provisions;
- The methodology is consistent with the intent of Victorian planning policy, particularly Clauses 12.05, 15.01 and 65.01, which require assessment of landscape character and visual amenity.
- It is commonly relied upon in Planning Panels Victoria, VCAT proceedings and expert evidence.

Accordingly, GLVIA3 provides the methodological basis for this assessment, with appropriate adaptation to reflect a proportionate assessment and reflect the Victorian statutory and landscape context.

ADVERTISED PLAN

5.2 Visual Representation for Development Proposals

Landscape Institute Technical Guidance Note

Visual Representation of Development Proposals

Technical Guidance Note 06/19

17 September 2019

This guidance aims to help landscape professionals, planning officers and other stakeholders to select types of visualisations which are appropriate to the circumstances in which they will be used. It provides guidance as to appropriate techniques to capture site photography and produce appropriate visualisations.

The *Visual Representation of Development Proposals Technical Guidance Note* provides industry best practice for the preparation and presentation of visualisations used in LVIAs (LI 2019).

The guidance establishes a structured approach to producing visual material including annotated photographs, wirelines, and photomontages to accurately communicate how the Project may appear within its landscape context. It emphasises that visualisations must be objective, transparent, and fit-for-purpose, enabling decision-makers to understand the likely visual change arising from the Project.

The guidance aligns with the principles of GLVIA3 and adopts a proportionate approach, whereby the type and level of visualisation (Types 1 - 4) are selected based on the sensitivity of the receiving environment, the magnitude of change, and the needs of the planning process (LI 2019).

5.3 Solar Energy Facility Design and Development Guidelines

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The Solar Energy Facility Design and Development Guidelines (DELWP) provides guidance on the planning, siting and design of large-scale energy development in Victoria (DELWP 2022).

While primarily prepared for solar energy facilities, the principles contained within the guideline are directly applicable to associated infrastructure, including battery storage systems, and are commonly applied to BESS developments as comparable energy infrastructure.

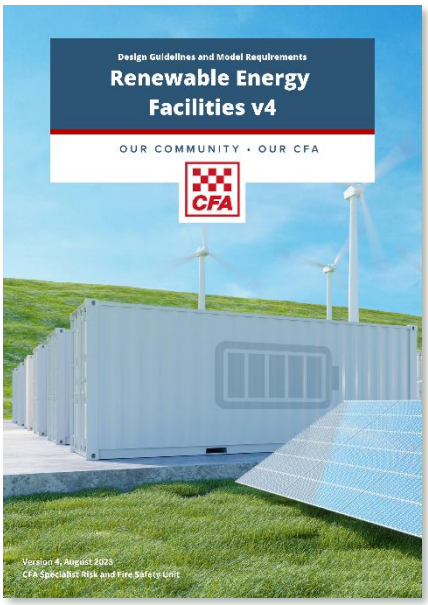
The guideline provides direction on:

- Subject Site selection and layout, including the clustering of infrastructure and avoidance of visually sensitive locations;
- Landscape and visual impact considerations, including visibility from key viewing locations and public vantage points;
- Design responses and mitigation measures, such as setbacks and vegetation screening; and
- The integration of infrastructure within the existing landscape character.

In relation to landscape character and visual amenity, the guideline emphasises minimising visual intrusion and ensuring that infrastructure is designed and sited to reduce visibility where practicable. The guideline has informed both the assessment methodology and the Project of mitigation measures for the Project.

ADVERTISED PLAN

CFA Guidelines for Renewable Energy Facilities



The CFA Guideline for Renewable Energy Facilities v4 (the Guideline) provides guidance on fire risk management, emergency access and infrastructure layout for renewable energy developments, including facilities incorporating battery storage (CFA 2024).

The guideline addresses:

- Fire separation distances and defendable space requirements;
- Emergency vehicle access and internal circulation;
- Water supply and firefighting infrastructure; and
- Vegetation management and fuel load reduction.

While primarily focused on fire safety, the guideline has direct implications for landscape character and visual amenity. In particular:

- Vegetation clearing required for defendable space may influence the visual exposure of infrastructure;
- Layout and spacing requirements may affect the distribution and extent of built form within the landscape; and
- Emergency access tracks and cleared areas may introduce additional visual elements within rural settings.

The guideline therefore informs both the design of the Project and the assessment of visual impacts, particularly in balancing vegetation screening objectives with safety requirements.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

6.0 Baseline Landscape Conditions

6.1 Study Area and Baseline Approach

The Baseline Landscape and Visual Environment establish the existing conditions of the Study Area[1] surrounding Camperdown within the Corangamite region. This section provides an objective description of the physical, perceptual and visual characteristics of the landscape and forms the reference point against which potential changes arising from the Project can be assessed.

The Study Area encompasses the Subject Site and its surrounding rural landscape context, including areas from which the Project may be experienced visually. The extent of the Study Area reflects the scale of the Project and the likely zone of theoretical visibility, consistent with established LVIA practice (LI & IEMA, 2013).

The baseline has been informed by a combination of desktop review, including mapping and aerial imagery, and site-based observations, including photography. The approach aligns with GLVIA3 principles, which require a clear and transparent description of the existing landscape resource and visual context prior to any assessment of effects (LI & IEMA, 2013).

6.2 Regional Landscape Context

The Study Area is located within the Corangamite region of south-western Victoria, a landscape broadly characterised by expansive rural land use, undulating terrain and a strong agricultural identity. The regional landscape reflects a long-established pattern of pastoral and cropping activities, interspersed with remnant vegetation and small rural settlements.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

At a regional scale, the landscape is defined by its openness, relatively low settlement density and a mosaic of agricultural land uses. The spatial arrangement of paddocks, shelterbelts, scattered farmsteads and local road networks contributes to a coherent and recognisable rural landscape character. The regional landscape also reflects the interaction between natural systems and human land management over time, resulting in a landscape that is both productive and visually consistent in its broad characteristics. This regional context provides an important framework for understanding how local landscape character is experienced.

Refer to Figure 2 for the regional context surrounding the Project Area.

6.3 Local Landscape Context

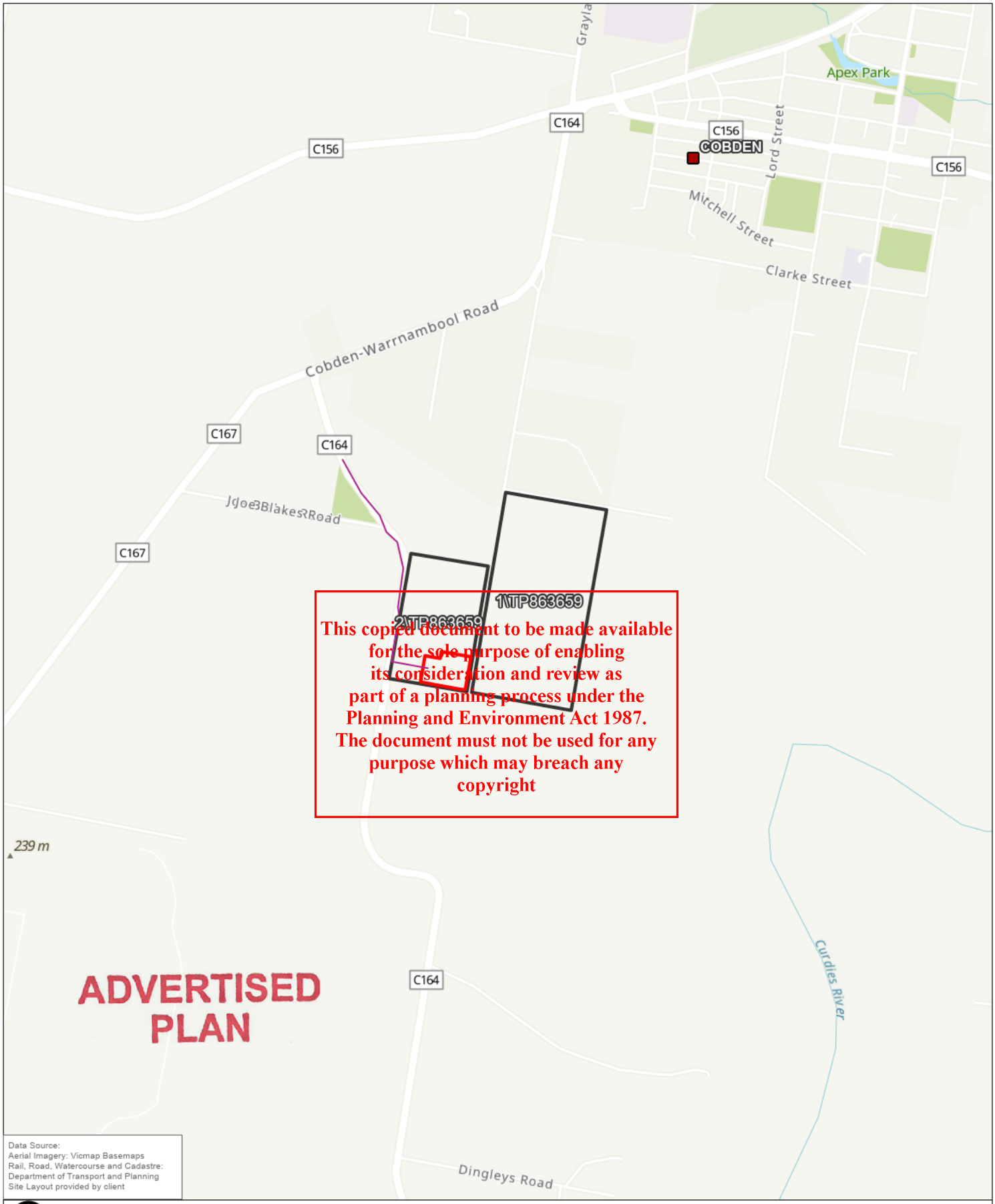
At a local scale, the landscape surrounding Cobden is characterised by a predominantly rural setting with a mix of agricultural land uses and dispersed rural dwellings. The local landscape exhibits a pattern of open paddocks, pasture and cropping areas, typically defined by fencing, vegetation lines and access tracks.

Local roads traverse the landscape and provide the primary means of movement and visual experience. These routes contribute to the perception of the landscape through a sequence of views that are generally open, with intermittent filtering or enclosure provided by vegetation or subtle changes in landform.

The local context reflects a working rural environment, where land use, vegetation patterns access and utility infrastructure combine to create a landscape that is functional, legible and consistent with the broader regional character. The absence of large-scale urban development reinforces the rural quality of the area and contributes to a relatively low level of visual complexity.

[1] The extent surrounding the Subject Site encompassing nearby receptors, road corridors and areas of visibility.

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Data Source:
Aerial Imagery: Vicmap Basemaps
Rail, Road, Watercourse and Cadastre: Department of Transport and Planning
Site Layout provided by client

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:20,000 at A4
Project Number:	620.041534
Date Drawn:	5/27/2026
Drawn by:	RB

LEGEND

- Town
- Indicative Sub-Transmission Line
- Project Area
- Cadastre (Subject Site)

COBDEN BESS

REGIONAL CONTEXT

SLR

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

FIGURE 2

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden.aprx\620041534_BESSCobden_Landscape_FXX_Regional Context

6.4 Subject Site Context and Immediate Setting

The Subject Site is situated within this broader rural landscape and forms part of an existing agricultural setting. The immediate context is defined by adjoining rural land uses, including pasture or cropping areas, and the presence of agricultural infrastructure such as fencing, access tracks and farm buildings.

The Subject Site is experienced as part of a wider landscape rather than as a distinct or isolated feature. Its boundaries are typically defined by land use transitions or vegetation, which may provide varying degrees of visual containment depending on their extent and density.

The immediate setting is influenced by the relationship between the Subject Site and surrounding land uses, as well as its proximity to local roads and nearby dwellings. These factors contribute to how the Subject Site is perceived within the landscape and establish the baseline conditions for both landscape character and visual amenity.

6.5 Landscape Character Components

6.5.1 Landform and Drainage

The Subject Site is located within the undulating volcanic plains landscape surrounding Cobden and occupies an elevated landform positioned west of the Curdies River valley system. The Subject Site is situated on a relatively broad plateau and upper slope landform at approximately 135 - 137 metres AHD, with surrounding terrain generally falling eastward toward the lower-lying valley plains associated with the Curdies River corridor.

The broader landscape is characterised by gently undulating pastoral plains interspersed with more pronounced incised drainage corridors and escarpment landforms. Steeper slopes occur immediately east of the Subject Site where the landform transitions sharply into the Curdies River valley. Elevation within the wider landscape decreases to approximately 35 - 50 metres AHD within the valley floor before rising again toward elevated volcanic landforms further east. This topographic variation contributes to a layered rural landscape structure and influences the extent of visibility within the local landscape.

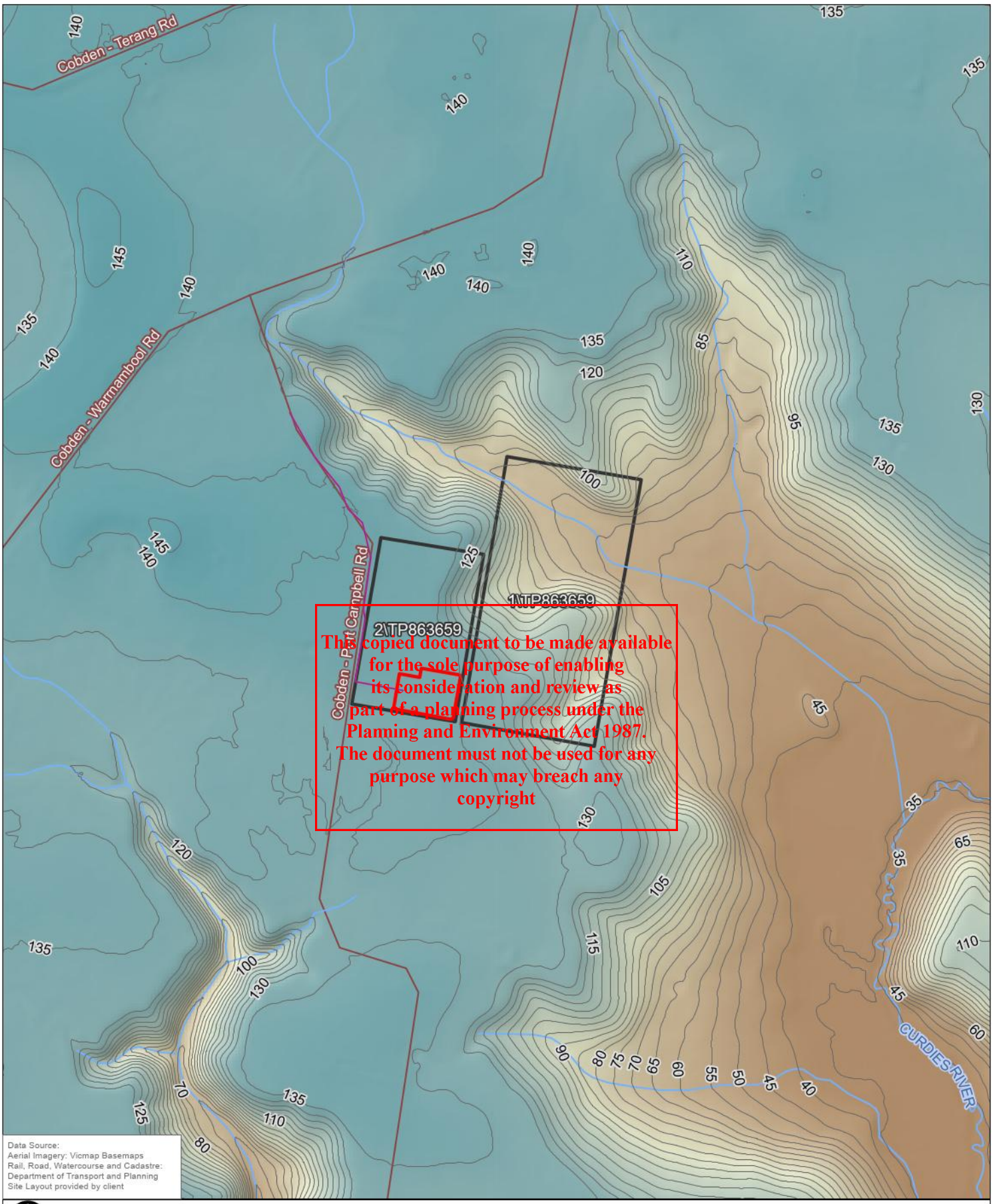
Local drainage patterns generally follow the natural fall of the land toward the east and south-east. Minor ephemeral drainage lines and shallow gullies occur within and adjacent to the Subject Site and connect to the broader Curdies River catchment system. These drainage features are expressed within the landscape as subtle depressions and vegetated corridors associated with localised changes in slope and hydrology.

The combination of elevated open pasture, descending valley slopes and intermittent drainage corridors forms a defining component of the local rural landscape character surrounding the Subject Site (CMA 2013; DEECA 2024).

Refer to Figure 3, which demonstrates the topography surrounding the Subject Site.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Data Source:
Aerial Imagery: Vicmap Basemaps
Rail, Road, Watercourse and Cadastre: Department of Transport and Planning
Site Layout provided by client

0 100 200 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:15,000 at A4
Project Number:	620.041534
Date Drawn:	5/27/2026
Drawn by:	DC

LEGEND

- Topographic Contour (5m AHD)
- Indicative Sub-Transmission Line Route
- Line Watercourse
- Road
- Project Area
- Cadastre (Subject Site)

Elevation

146.863

32.967

COBDEN BESS

TOPOGRAPHY

ADVERTISED PLAN

SLR

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

FIGURE 3

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden.aprx\620041534_BESSCobden_Landscape_FXX_Topography

6.5.2 Vegetation

Vegetation within the Study Area reflects a highly modified rural landscape of the Victorian Volcanic Plain that has been extensively cleared for agricultural use, while retaining fragmented remnant vegetation associated with drainage corridors, scattered paddock vegetation, shelterbelts and low-lying wetland environments. Historic pre-clearing vegetation patterns and existing native vegetation classes collectively contribute to the visual character, spatial structure and open pastoral identity of the Cobden landscape.

Pre-clearing Vegetation (Major Vegetation Groups)

Pre-clearing vegetation mapping indicates that the broader landscape surrounding the Subject Site was historically characterised predominantly by Eucalypt Open Forests, with smaller areas of Eucalypt Open Woodlands and Other Grasslands, Herblands, Sedgelands and Rushlands occurring within the wider volcanic plains landscape.

- **Eucalyptus Open Forest**

  Eucalypt Open Forests historically formed the dominant vegetated character of the Victorian Volcanic Plains, commonly occurring across undulating basalt plains and stony rises surrounding the Subject Site (DCCEEW 2011; RBGV 2022). These vegetation communities typically comprised a relatively continuous eucalypt canopy with an open understorey structure, contributing to broader landscape enclosure and vegetation continuity across the rural landscape.

- **Eucalypt Open Woodlands**

  Mapped Eucalypt Open Woodlands occurred in more localised areas surrounding the Subject Site and were generally associated with more open canopy structures interspersed with grassy ground layers. These woodland communities contributed to a more open and transitional vegetation pattern between denser forested areas and open plains vegetation, reflecting the characteristic grassy woodland formations historically associated with the Victorian Volcanic Plain landscape (DCCEEW 2011; RBGV 2022).

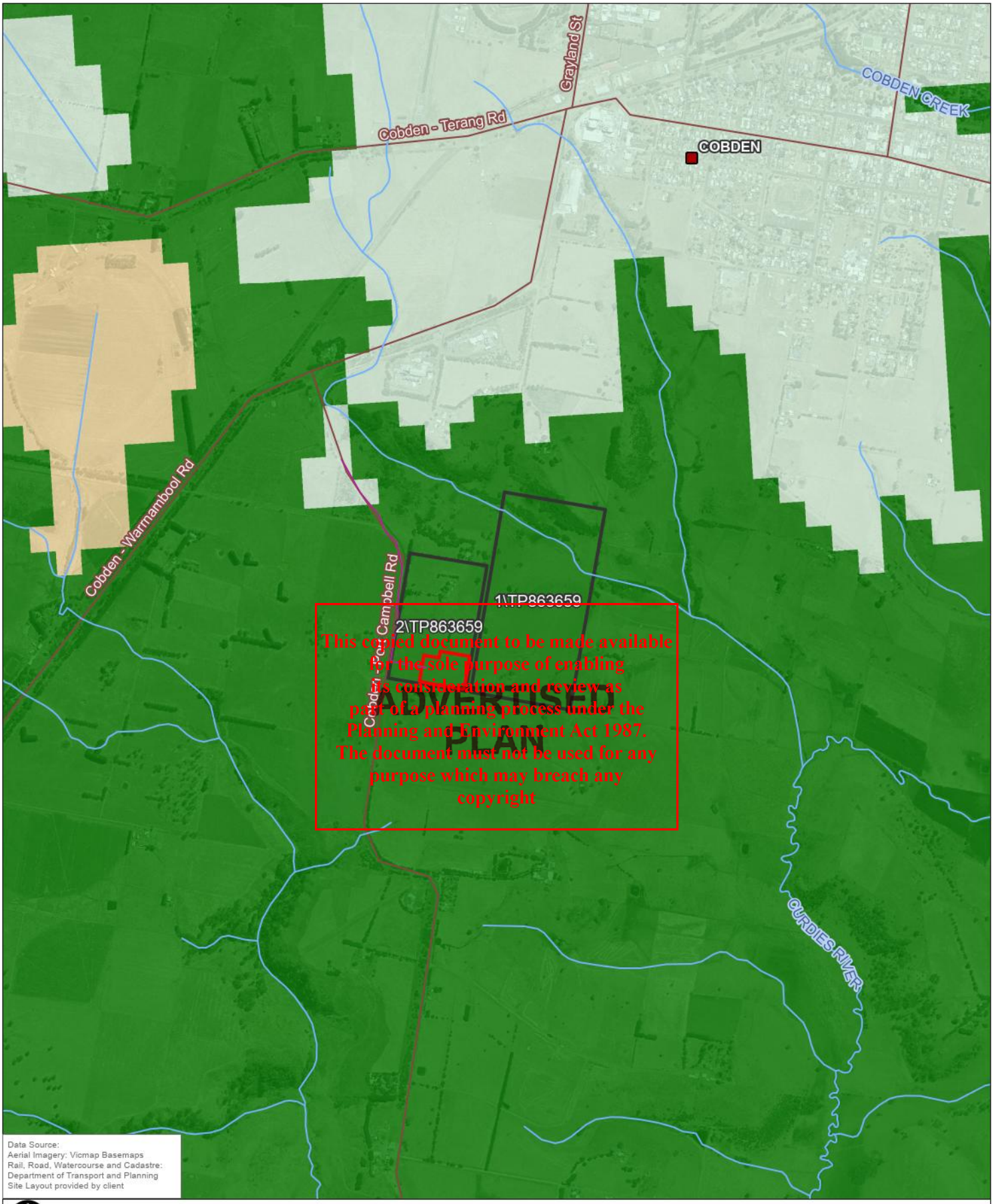
- **Other Grasslands, Herblands, Sedgelands and Rushlands**

  Other Grasslands, Herblands, Sedgelands and Rushlands historically occurred in more localised low-lying areas surrounding the Subject Site and were generally associated with seasonally wet plains, drainage depressions and wetter ground conditions. These vegetation communities contributed to a more open landscape character and introduced variation in vegetation texture and spatial pattern across the broader Victorian Volcanic Plain landscape (DCCEEW 2011; RBGV 2022).

Refer to Figure 4 for the mapped distribution of historic vegetation communities surrounding the Subject Site.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Data Source:
Aerial Imagery: Vicmap Basemaps
Rail, Road, Watercourse and Cadastre: Department of Transport and Planning
Site Layout provided by client

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:20,000 at A4
Project Number:	620.041534
Date Drawn:	5/27/2026
Drawn by:	DC

LEGEND

- Town
- Indicative Sub-Transmission Line Route
- Watercourse
- Road
- Project Area
- Cadastre (Subject Site)

Major Vegetation Group

- Eucalypt Open Forests
- Eucalypt Open Woodlands
- Other Grasslands, Herblands, Sedgelands and Rushlands

COBDEN BESS

EXISITNG VEGETATION (PRECLEARING)

SLR

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

FIGURE 4

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden.aprx\620041534_BESSCobden_Landscape_FXX_Existing Vegetation (Preclearing)

Existing Vegetation (Native Vegetation Classes)

Existing vegetation mapping identifies the broader landscape surrounding the Subject Site as being dominated by Herb-rich Foothill Forest vegetation classes, with smaller and more localised areas of Plains Grassy Woodland, Riparian Forest, Lowland Forest, Sedgy Wetland Mosaic and Aquatic Herbland / Plains occurring throughout the wider landscape setting.

- **Herb-rich Foothill Forest**

  Forms the predominant mapped vegetation class across the Subject Site and surrounding rural landscape. This vegetation class is generally associated with fertile volcanic soils and undulating terrain and is characterised by open forest or woodland vegetation with herbaceous ground layers (Vic. Gov. 2024). The mapped distribution indicates that these vegetation patterns occur broadly across the elevated volcanic plains surrounding Cobden, although existing vegetation within the Study Area is generally fragmented and interspersed with cleared agricultural land.

- **Plains Grassy Woodland and Lowland Forest**

  Vegetation classes occur in smaller and more isolated patches within the wider landscape. These vegetation communities contribute localised areas of vegetation cover and variation in landscape texture within the broader pastoral setting.

- **Riparian Forest, Sedgy Wetland Mosaic / Plains**

  Vegetation classes occur primarily along watercourses and drainage corridors, including areas associated with Curdies River and Cobden Creek. These vegetation patterns form linear and clustered vegetated elements within the broader agricultural landscape and reinforce the visibility of drainage corridors and low-lying terrain features.

Refer to Figure 5 for the mapped distribution of existing native vegetation classes surrounding the Subject Site.

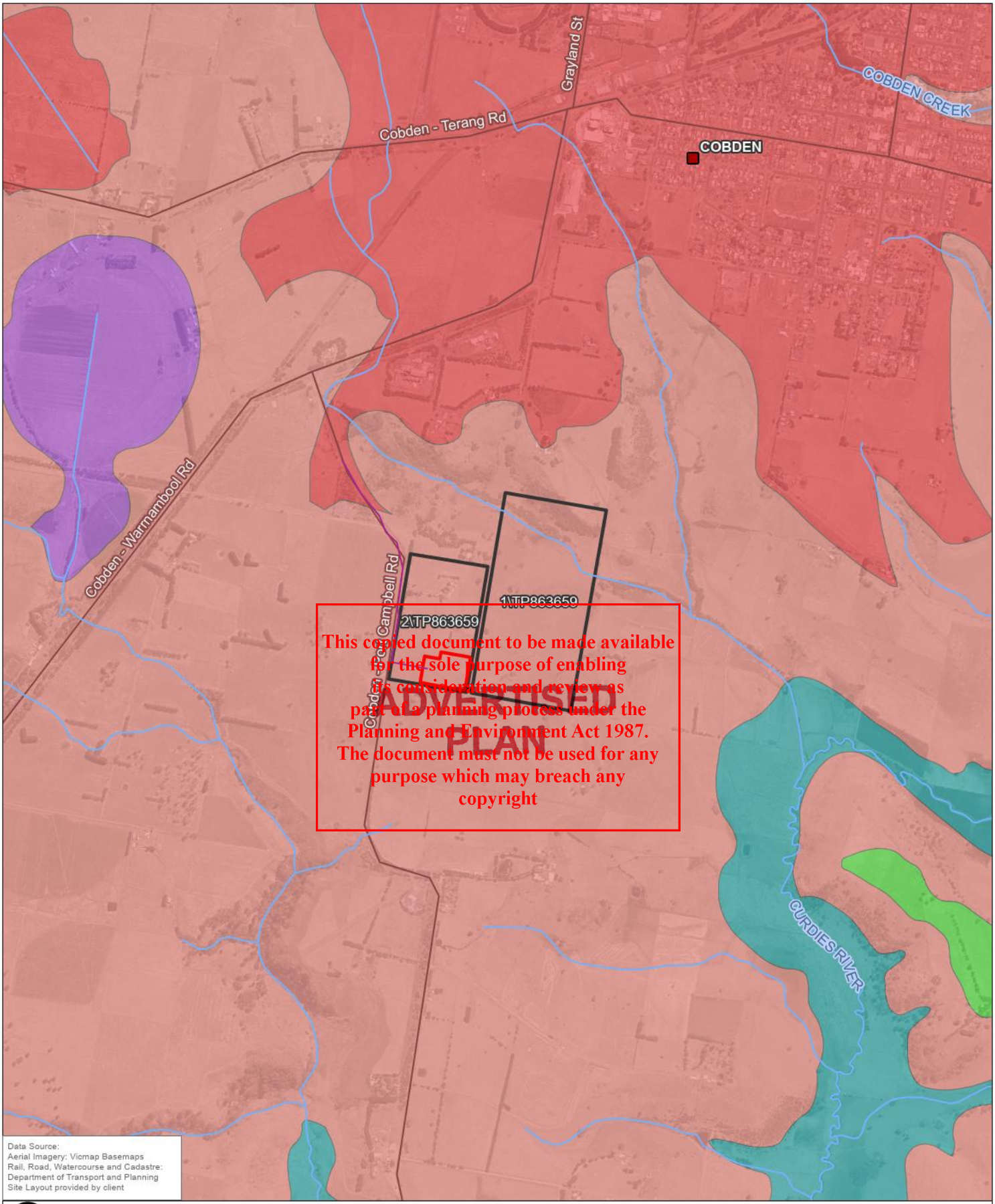
Landscape Character Interpretation

Historic and existing vegetation patterns contribute to the broader rural landscape character surrounding the Subject Site through a combination of open agricultural land, intermittent remnant vegetation and vegetated drainage / waterway corridors. While pre-clearing mapping indicates a historically more vegetated landscape structure, existing vegetation patterns are now generally fragmented and strongly influenced by agricultural land use and rural land management practices.

The resulting landscape character is defined predominantly by visual openness across expansive grazing land interspersed with scattered vegetation, shelterbelts and localised remnant vegetation patches. Vegetation associated with drainage corridors and watercourses introduces localised enclosure and variation in landscape texture while reinforcing the underlying landform and drainage structure of the volcanic plains landscape. This pattern of open pastoral land and intermittent vegetation is characteristic of the modified rural landscapes of the Victorian Volcanic Plain.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Data Source:
Aerial Imagery: Vicmap Basemaps
Rail, Road, Watercourse and Cadastre: Department of Transport and Planning
Site Layout provided by client

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:20,000 at A4
Project Number:	620.041534
Date Drawn:	5/27/2026
Drawn by:	DC

LEGEND

- Town
- Indicative Sub-Transmission Line Route
- Watercourse
- Road
- Project Area
- Cadastre (Subject Site)

Native Vegetation Class

- Aquatic Herbland/Plains Sedgy Wetland Mosaic
- Herb-rich Foothill Forest
- Lowland Forest
- Plains Grassy Woodland
- Riparian Forest

COBDEN BESS

EXISTING VEGETATION

SLR

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

FIGURE 5

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden.aprx\620041534_BESSCobden_Landscape_FXX_Existing Vegetation (Current Day)

6.5.3 Settlement and Land Use Context

Cobden exhibits a compact rural township structure characterised by a clearly defined urban centre surrounded by an extensive agricultural landscape. Urban development is concentrated north of the Subject Site within the established township area generally focused on the intersection of Cobden - Terang Road, Cobden - Port Campbell Road and the local township grid. The township contains a mix of commercial, civic, industrial, community and residential land uses supported by local road infrastructure and utility services (CSC 2024).

Residential development is predominantly contained within the General Residential Zone (GRZ1), while commercial and retail activities are concentrated within the Commercial 1 Zone (C1Z) surrounding the township centre. Industrial and service-related land uses occur primarily within the Industrial 1 Zone (IN1Z) located adjacent to transport corridors and utility infrastructure. Public and community facilities, including educational, recreation and local government land uses, are distributed throughout the township within various Public Use Zones (PUZ) and Public Park and Recreation Zones (PPRZ).

Refer to Figure 6 Land Zoning.

Concentration of Built Form

Built form within Cobden is concentrated within the established township core, where development generally comprises detached residential dwellings, commercial premises, community facilities and associated township infrastructure. Development is generally low-scale in character and consists predominantly of single-storey built form arranged within a regular township grid pattern.

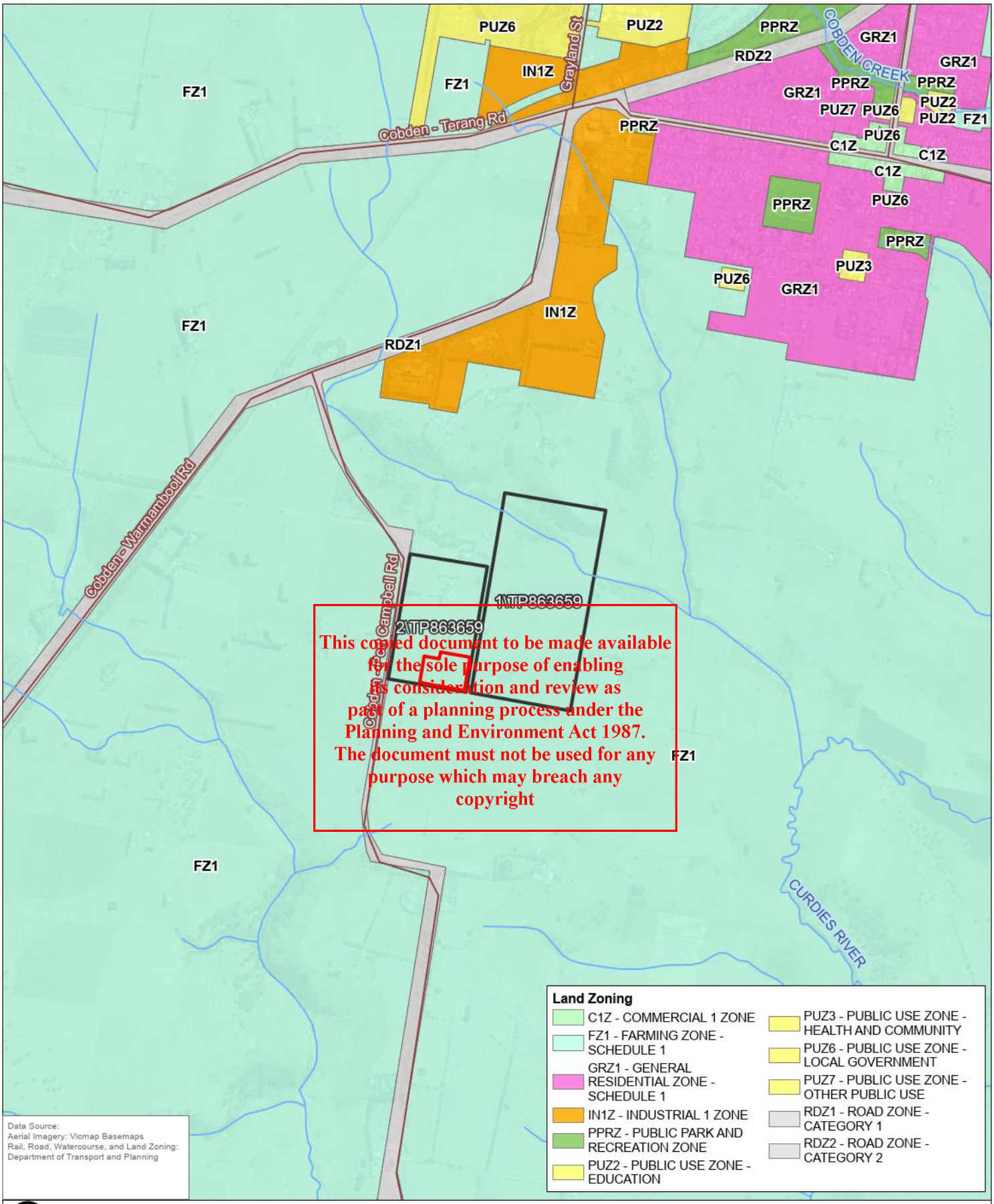
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Toward the township edge, development becomes increasingly dispersed and transitions into rural residential and agricultural land uses characterised by larger allotments, increased setbacks and reduced built density. This transitional settlement pattern reinforces the distinction between the urban settlement area and the surrounding agricultural landscape.

Photo 6 Cobden Township

Image Reference: Domain 2026 Accessed date: 11 May 2026

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:20,000 at A4
Project Number:	620.041534
Date Drawn:	29-Jan-2026
Drawn by:	RB

LEGEND

- Road
- Watercourse
- Cadastre (Subject Site)
- Project Area

ADVERTISED PLAN

COBDEN BESS

LAND ZONING

SLR

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

FIGURE 6

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden.aprx\620041534_BESSCobden_DA_F04_Land Zoning

6.5.4 Transport and Utility Infrastructure

Transport infrastructure within the Study Area includes Cobden - Port Campbell Road, Cobden - Terang Road, Cobden - Warrnambool Road and surrounding rural roads servicing agricultural landholdings and regional settlements. These corridors contribute to landscape accessibility and provide sequential views across the open pastoral plains. Cobden - Port Campbell Road forms a key regional rural road linking Cobden with Port Campbell and the Great Ocean Road coastal region, including scenic coastal tourism destinations associated with the Shipwreck Coast (Visit Vic. 2026).

The surrounding road network is characterised by sealed two-lane rural roads, local access routes and agricultural driveways distributed throughout the broader farming landscape. Road corridors are generally defined by fencing, shelterbelts, roadside vegetation and open grazing land, contributing to the linear structure and movement patterns of the rural landscape.

Cobden - Port Campbell Road forms the primary public viewing corridor surrounding the Subject Site, where road users experience sequential views across the open rural landscape and toward the surrounding volcanic plains and coastal hinterland.

Utility infrastructure within the Study Area includes overhead electricity transmission and distribution lines, rural service infrastructure, agricultural fencing and local drainage crossings typically located along road corridors and property boundaries. Existing electricity infrastructure associated with the nearby transmission network, including the Cobden Terminal Substation located along Joe Blakers Road, forms an established utility element within the local landscape and contributes to the modified rural character surrounding the Subject Site (CSC 2024; DTP n.d.).

This copied document has been made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

6.5.5 Landscape Scale, Enclosure and Openness

The Study Area is characterised by a moderate to large-scale pastoral landscape comprising broad grazing paddocks and expansive agricultural land across the surrounding volcanic plains. The elevated plateau landform surrounding the Subject Site and the descending slopes toward the Curdies River valley contribute to the perception of landscape scale and visual depth within the local landscape setting.

The landscape is generally open in character due to extensive vegetation clearing associated with agricultural land use, allowing broad and often uninterrupted views across the surrounding rural plains. Open paddock patterns, limited settlement density and dispersed rural built form reinforce the expansive visual character of the locality.

Localised enclosure is provided intermittently by shelterbelt planting, scattered paddock trees, roadside vegetation, drainage corridors and remnant vegetation patches associated with watercourses and low-lying terrain. These vegetated elements introduce variation in landscape texture and contribute to localised filtering of views along road corridors and around rural properties.

The interaction between broad visual openness and intermittent vegetation enclosure contributes to landscape legibility and influences the extent of visibility within the surrounding rural landscape. Cobden - Port Campbell Road forms the primary viewing corridor surrounding the Subject Site, where road users experience sequential views across the open pastoral landscape and surrounding volcanic plains.

ADVERTISED
PLAN

7.0 Visual Impact Assessment

The purpose of this Visual Impact Assessment (VIA) is to evaluate the potential effects of the Project on landscape character and sensitive receptors surrounding the Subject Site. Building on the baseline conditions established in Section 6.0 the assessment focuses on the visual dimension of the proposal; specifically how it may be perceived from representative public and private viewpoints. Visual receptors include nearby residents, road users, and people accessing publicly available locations such as transport corridors and recreational areas.

7.1 Visibility Methodology

The VIA has been undertaken in a manner consistent with the relevant guidelines outlined in Section 5.0. Building on the baseline landscape conditions described in Section 6.0 the assessment first establishes the visual receptor and viewing context (Section 7.2) identifying representative public and private receptors within the Study Area. A Zone of Theoretical Visibility (ZTV) is then prepared and interpreted (Section 7.4) to define the extent of potential visibility and inform the selection of assessment locations. This is followed by the identification of significant public viewing locations and private receptors (Section 7.6) based on visibility, accessibility, and receptor sensitivity. Key viewpoint locations are then selected (Section 7.8.1) to represent a range of viewing conditions, from which the proposal is assessed. For each viewpoint, receptor sensitivity with the magnitude of visual change is evaluated and combined with to determine the significance of visual effects, forming the basis of the assessment outcomes summarised in Section 7.9.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

7.2 Visual Receptor and Viewing Context

The VIA considers the potential effects of the Project on identified visual receptors within the surrounding area. Visual receptors include people who may experience views of the Project from both private and public locations, such as residents, road users, and individuals accessing publicly available spaces including transport corridors and recreational areas.

The Study Area has been defined having regard to the extent of potential visibility of the Project and the distribution of sensitive receptors. Within this context, representative viewing locations have been identified to reflect a range of viewing experiences, distances, and directions from which the Project may be perceived. The identification of these locations has been informed by a combination of desktop analysis and field verification. This includes the review of topography and built form, supported by site inspection to confirm the availability and nature of views in the field. The selected viewpoints are considered to provide a reasonable representation of the primary visual receptors and viewing conditions within the Study Area. These viewpoints form the basis for the detailed assessment of visual effects presented in the following subsections.

7.3 Regionally Significant Viewing Locations

Regionally significant viewing locations are publicly accessible landscapes of recognised environmental, recreational, cultural or scenic value that provide sustained or repeated views across the broader landscape setting. Local visitor attractions such as the Camperdown to Timboon Rail Trail, Lake Elingamite and the volcanic landforms characteristic of the Victorian Volcanic Plains are located through the broader region. Visibility from major roads such as Cobden-Port Campbell Road varies significantly however, with most having a low level of visibility and prominence within the surrounding rural landscapes . These destinations contribute to regional identity, support tourism and recreation, and are relevant to the assessment of visual exposure and viewer sensitivity due to their elevated scenic and experiential value (Vic. Flora, 2024; GORR Tourism, 2025).

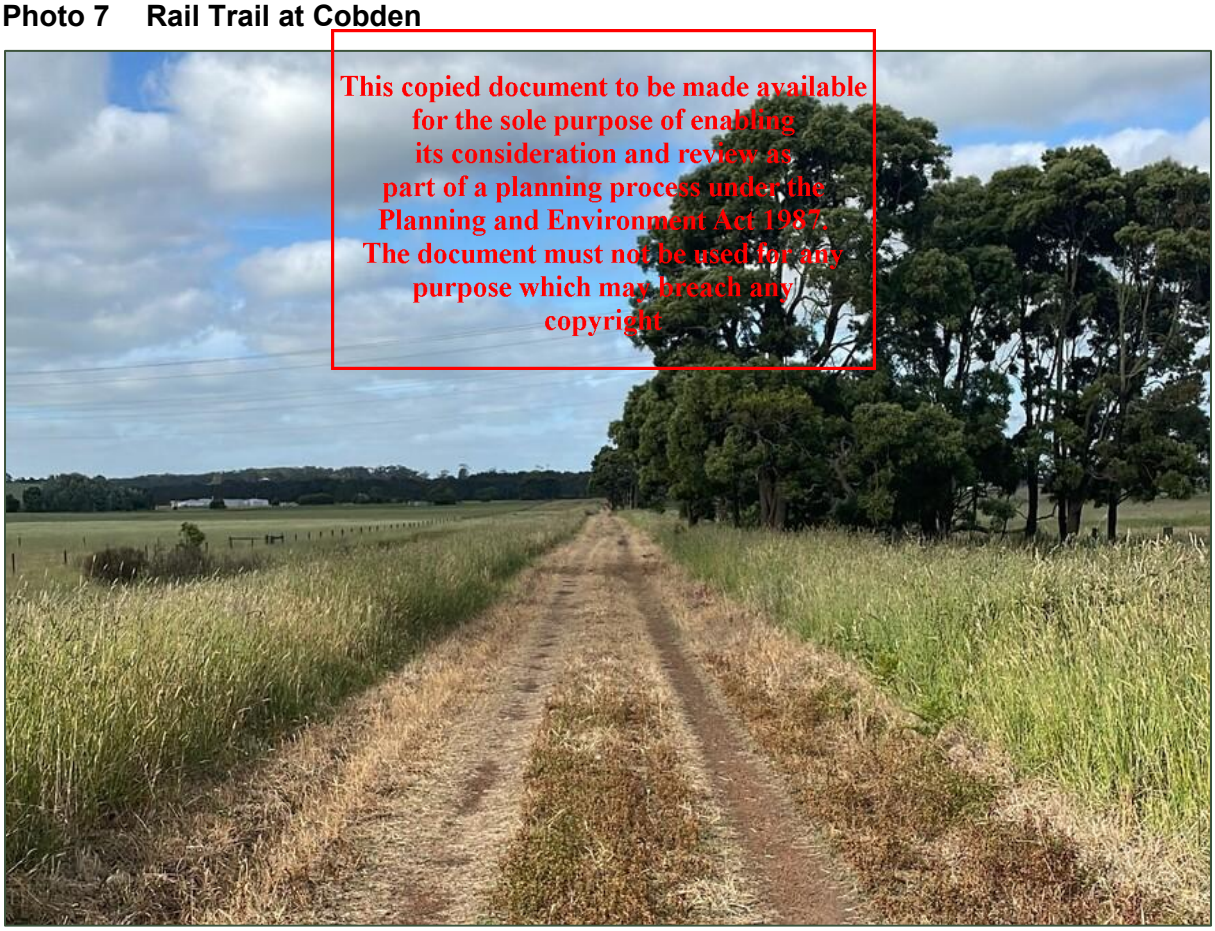
ADVERTISED PLAN

Viewshed analysis indicate that the Project is not visible from the above significant features. Site inspections also confirmed that visibility of these significant features from major roads such as Cobden-Warrnambool Road varies significantly with most having a very low to negligible level of visibility and prominence within the surrounding rural landscapes. This would likely result in a very low level of discernible visual change from these locations due to distance, intervening landform, vegetation. Consequently, the Project is not anticipated to adversely affect the visual character, scenic qualities or recreational experience associated with these regionally significant viewing locations.

Camperdown to Timboon Rail Trail

The Camperdown to Timboon Rail Trail is a regionally significant recreational corridor following the former railway alignment between Camperdown, Cobden and Timboon. The trail traverses pastoral farmland, remnant vegetation and volcanic landforms, providing intermittent open views across the surrounding rural landscape. Elevated sections of the former railway infrastructure, including trestle bridge crossings and embankments, create locally elevated viewing opportunities along the corridor. The trail also forms part of the broader “Crater to Coast” recreational network and is recognised for its heritage, tourism and recreational value within the region (RT Aust 2026; CSC 2024).

Photo 7 Rail Trail at Cobden



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Image Reference: VGOR 2026 accessed date: 8 May 2026

Lake Elingamite

Lake Elingamite is a regionally significant volcanic lake formed within a maar crater of the Newer Volcanic Province and contributes to the distinctive landscape character of the Victorian Volcanic Plains. The lake is characterised by a broad open water body contained

ADVERTISED PLAN

within a gently elevated volcanic crater landform, with the surrounding topography and crater edge providing a circular enclosure and geomorphological definition within the otherwise open pastoral plains landscape. The contrast between the expansive water surface, remnant vegetation, rolling grazing land and volcanic landform features contributes to the scenic and experiential qualities of the locality. Views from sections of the crater edge, surrounding reserve areas and adjoining road corridors provide intermittent panoramic outlooks across the lake and wider rural landscape, reinforcing the visual prominence and recognisable character of the landform within the regional landscape setting. The lake is also associated with passive recreation activities including camping, fishing, birdwatching and nature-based tourism and forms part of the broader network of volcanic lakes and plains attractions within south-western Victoria. These attributes contribute to its sensitivity as a valued regional viewing location within the visual impact assessment (VGOR 2025; Vic. Flora, 2024; SEANA 2023).

Photo 8 Lake Elingamite at Cobden

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Image Reference: CBN 2026 accessed date: 8 May 2026

7.4 Visibility and Zone of Theoretical Visibility (ZTV)

The potential visibility of the Project has been assessed through preparation of a Zone of Theoretical Visibility (ZTV). The ZTV identifies areas from which the Project may theoretically be visible based on terrain and available elevation data, providing a broad indication of visibility across the Study Area. Surrounding vegetation data was unavailable and has therefore not been incorporated into the ZTV modelling. Infrastructure includes batteries, water tanks O&M buildings and switchroom within the model (Refer to Figure 11).

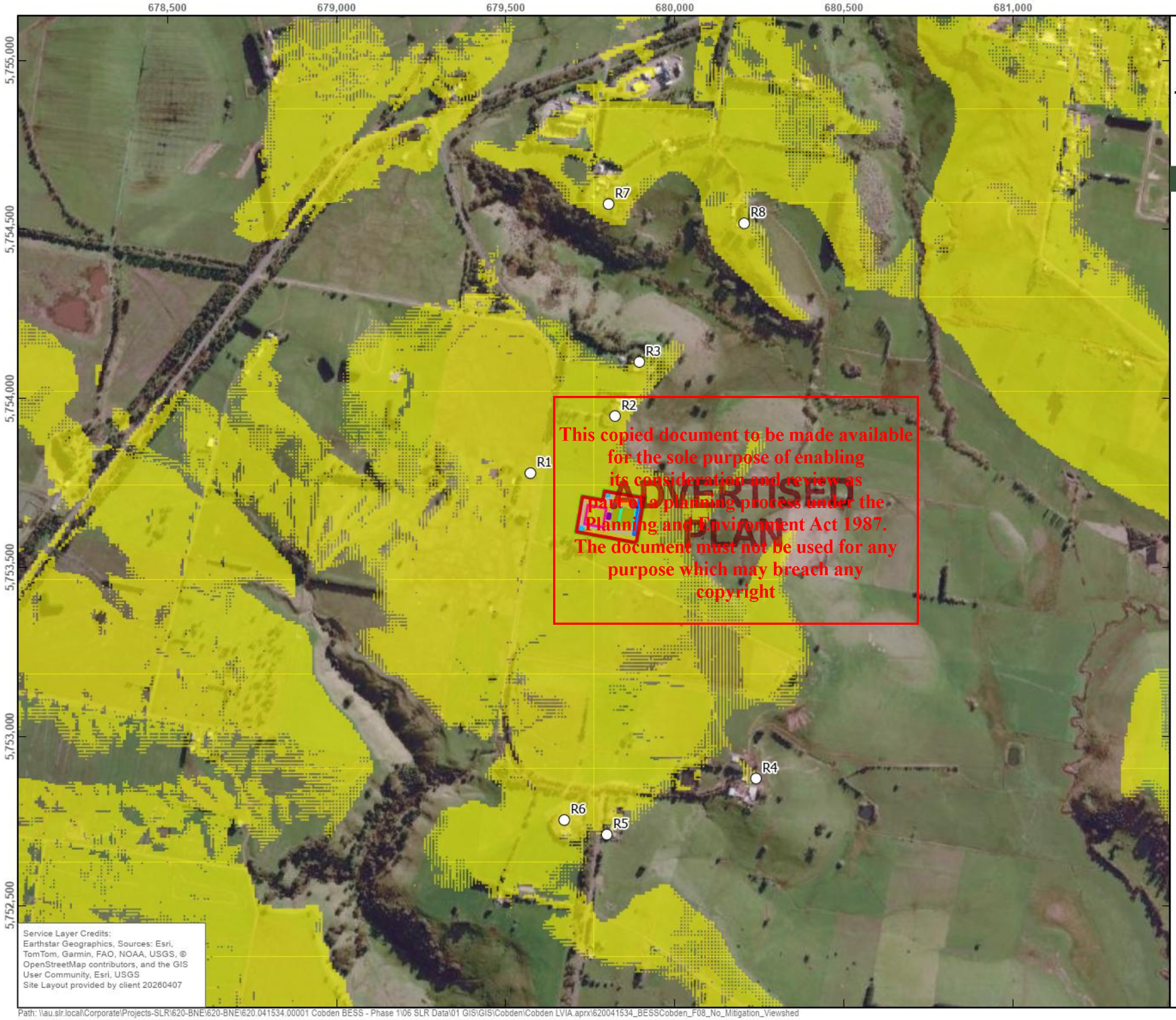
The analysis accounts for generalised terrain features that may partially or fully filter views. Accordingly, the ZTV is used as an initial analytical tool rather than a definitive representation of actual visibility. The ZTV has been used to:

- Identify areas where visual receptors may potentially experience views of the Project;
- Assist in defining the Study Area; and
- Inform the selection of representative viewpoints for detailed assessment.

The visibility analysis is illustrated in Figure 7 and Figure 8 where viewshed modelling has been undertaken to demonstrate the visibility of the Project with and without perimeter screen planting. The ZTV and associated field verification informed the selection of representative viewpoints described in the following subsection.

Refer to Appendix B for details of the viewshed mapping methodology.

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

COBDEN BESS

THEORETICAL ZONE OF VISIBILITY

FIGURE 7

LEGEND

- Battery Container
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening 5m from fence, no planting within 1m of fence
- Stormwater Management
- Substation Area
- Tank
- Project Area
- Zone of Theoretical Visibility
- Private Residential Receptors

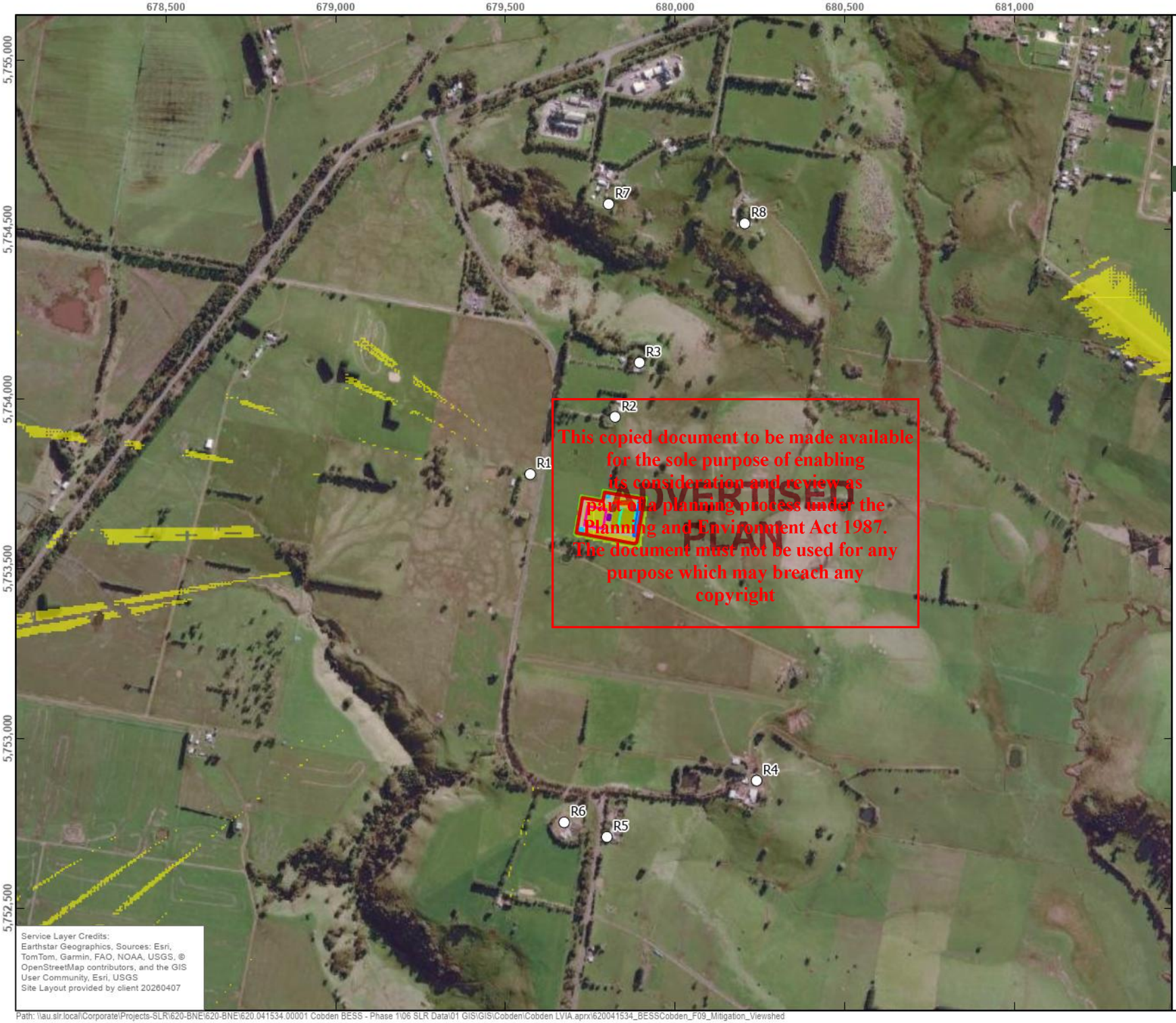
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:15,000 at A4
Project Number:	620.041534
Date Drawn:	13-May-2026
Drawn by:	PM

SLR

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden LVIA.aprx\620041534_BESSCobden_F08_No_Mitigation_Viewshed



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

COBDEN BESS

THEORETICAL ZONE OF VISIBILITY WITH VEGETATION SCREENING

FIGURE 8

LEGEND

- Battery Container
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening 5m from fence, no planting within 1m of fence
- Stormwater Management
- Substation Area
- Tank
- Project Area
- Zone of Theoretical Visibility
- Private Residential Receptors (no change with mitigation)

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:15,000 at A4
Project Number:	620.041534
Date Drawn:	13-May-2026
Drawn by:	PM

SLR

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden LVIA.aprx\620041534_BESSCobden_F09_Mitigation_Viewshed

7.5 Assessment Criteria and Rating System

The assessment of visual effects is based on a structured evaluation of receptor sensitivity and magnitude of visual change, which are combined to determine the significance of visual effects. This approach is consistent with recognised LVIA practice and provides a transparent and comparable framework for assessing visual impacts across the Study Area.

7.5.1 Receptor Sensitivity

Sensitivity has been assessed having regard to three key components:

- Subject Site characteristics, including landscape value and the visual prominence of the Project within its setting;
- View corridor characteristics, including visibility, elevation, and duration of views; and
- Receptor characteristics, including receptor type, sensitivity to change, and the number of viewers.

These factors are considered collectively to assign an overall sensitivity rating for each viewpoint, classified on a scale from Very High to Very Low, as defined in Table 3. Higher sensitivity is typically associated with residential and recreational receptors, while lower sensitivity is generally associated with transient users such as road users.

Table 3 Receptor Sensitivity Rating

Criteria		Rating				
SUBJECT SITE	VALUES	Very High 5	High 4	Medium 3	Low 2	Very low 1
	VISUAL PROMINENCE					
VIEWCORRIDOR	PROMINENCE & VISIBILITY					
RECEPTOR	TYPE AND SENSITIVITY					
	NUMBERS					
		OVERALL SENSITIVITY RATING (AVERAGE)				

Table 4 Visual Sensitivity Rating

Rating	Bracketing
Very High	5 – 4.1
High	4 - 3.1
Medium	3 – 2.1
Low	2 – 1.1
Very Low	1 - 0

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Table 5 Receptor Sensitivity Criteria - Subject Site

Rating	Description
Subject Site	
Values	
Very High (rating of 5)	• Subject Site has visual, cultural, historical or landscape values, which are identified as being of international / national significance • Subject Site is in a unique location • Subject Site is a highly prominent element within its surrounds • Subject Site is highly significant that define local and regional character of its surrounds • Adjacent uses are highly sensitive, have equally high visual, cultural, historical or landscape values as those of the Subject Site • Adjacent uses are highly dependent on character of the Subject Site
High (rating of 4)	• Subject Site has visual, cultural, historical or landscape values of state significance • Subject Site makes a significant contribution to local character • Subject Site is a prominent element within its surrounds • Adjacent uses are highly sensitive and have high visual or landscape values in their own right • Adjacent uses are visually influenced by the character of the Subject Site
Medium (rating of 3)	• Subject Site has visual, cultural, historical or landscape values which are of local significance / relevance • Subject Site is not distinguished from, nor prominent within its surrounds • Subject Site contributes to the local character of its immediate surrounds • Adjacent uses are moderately sensitive and have moderate visual and landscape local values • Adjacent uses are not visually dependent on character of the Subject Site
Low (rating of 2)	• Subject Site has visual, or landscape values of minimal local significance • Adjacent uses are not sensitive and generally have low visual or landscape values • Adjacent uses are visually independent of the character of the Subject Site
Very Low (rating of 1)	• Subject Site has no local significance and has very low visual landscape values • Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas • Subject Site reinforces the low visual values of its surrounds • Adjacent uses detract from the character of the Subject Site
Visual prominence	
Very High (rating of 5)	• The Subject Site is highly visible from a wide range of surrounding vantage points and constitutes the primary element within the overall view
High (rating of 4)	• The Subject Site is very visible from a number of surrounding vantage points and constitutes a major element within the overall view
Medium (rating of 3)	• The Subject Site is visible from surrounding vantage points and sits within the context of a number of other elements within the overall view
Low (rating of 2)	• The Subject Site has low level of visibility and is a minor element within the overall view
Very Low (rating of 1)	• The Subject Site is barely perceptible / not visible and is not distinguishable within the overall view

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Table 6 Receptor Sensitivity Criteria - View Corridor

Rating	Description
View Corridor	
Prominence and Visibility	
Very High (rating of 5)	• View corridor is highly elevated • View corridor has unobstructed panoramic views of the Subject Site and surrounding landscape • Offers long duration views • Framed views to significant landscape or built form features e.g. scenic route, regionally significant lookout
High (rating of 4)	• View corridor is elevated • View corridor has clear unobstructed views of the Subject Site and surrounding landscape • Offers medium duration views e.g. local lookout, road or path • Framed views to landscape or built form features
Medium (rating of 3)	• View corridor has views to Subject Site and surrounding area • Offers short duration views • Local road, path or local vantage point
Low (rating of 2)	• View corridor has low visibility or short-term views to Subject Site and surrounding area • Local road, path or vantage point
Very Low (rating of 1)	• View corridor has no local significance and has very low visual landscape values • Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas • Subject Site reinforces the low visual values of its surrounds • Adjacent uses detract from the character of the Subject Site

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Table 7 Receptor Sensitivity Criteria - Receptor

Rating	Description
Receptor	
Type And Sensitivity	
Very High (rating of 5)	• Receptors that have a very high site-specific interest in the Subject Site due to unique landscape, visual, cultural or historical elements or views • Receptors are highly sensitive to any change on the Subject Site or its immediate surrounds e.g. tourists, local visitors and residents
High (rating of 4)	• Receptors have a high interest in the broader contextual views of the Subject Site • Receptors are sensitive to change e.g. tourists, local visitors and residents
Medium (rating of 3)	• Receptors have a moderate interest in the Subject Site and the local area • Receptors are aware of change e.g. local resident, local recreational user
Low (rating of 2)	• Receptors have a low interest in the Subject Site • Receptors have a low sensitivity to change e.g. local resident, local recreational user, commuter
Very Low (rating of 1)	• Receptors have a very low / negligible interest in the Subject Site or its context due to nature of their intended use • Receptors are unaware of any change e.g. commuters
Numbers	
Very High (rating of 5)	• Very High number of users, viewers or visitations e.g. motorway, major tourist destination or national community destination
High (rating of 4)	• High number of users, viewers or visitations e.g. major road, popular tourist destination or regional level community facility, regional lookout
Medium (rating of 3)	• Moderate number of users, viewers or visitations e.g. road, local tourist destination, district level community facility, local lookout
Low (rating of 2)	• Low number of users, viewers or visitations e.g. local road or local community destination
Very Low (rating of 1)	• Very low number of users, viewers or visitations e.g. rural road or rural community facility

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

7.5.2 Magnitude of Change

Magnitude of visual change describes the extent to which the proposed development alters the existing view and is assessed independently of receptor sensitivity.

The assessment considers:

- The scale, form, and height of visible development;
- The extent and degree of visibility within the view;
- The distance and orientation of the viewpoint; and
- The duration and permanence of the change.

ADVERTISED PLAN

Magnitude of change is classified on a scale from Very High (dominant change) to Very Low (barely perceptible change), as defined in Table 8.

Table 8 Magnitude of Change

Magnitude	Description
Very High (rating of 5)	Dominant and Permanent Change • Significant change in view, affecting substantial parts of the view continuously visible for long durations • Obstruction of a significant part of, or primary elements of the view • Overwhelming loss of key features or introduction of additional features in the view, resulting in the character of the view or landscape to fundamentally change • Views to key landscape features are significantly impacted, affected or diminished • Visual contrast of any new feature(s) in the view such that the nature of the view or local character is changed • Visual amenity of local residents or sensitive receivers is substantially diminished • Substantial change to the landscape due to loss of and / or change to elements, features or characteristics of the landscape, creating an overall worsening of landscape quality
High (rating of 4)	Considerable Change • Change in view, affecting part of the view continuously visible for a moderate duration or obstructing a substantial part or important elements of the view • Loss of key features or introduction of additional features in the view, resulting in a change of character of the view or landscape • Views to key landscape features are impacted, affected or diminished • Visual contrast of any new feature(s) in the view that represents change, but character remains the same • Visual amenity of local residents or sensitive receivers is impacted or diminished • Change to the landscape due to loss of and / or change to elements, features or characteristics of the landscape, creating a worsening of landscape quality of specific elements
Medium (rating of 3)	Moderate Change • Perceptible change impacting parts of the view or a moderate change across a specific area • Minor Loss of key features or introduction of additional features in the view, resulting in a minor change to the overall character view • Visually contrasted with existing site and surrounding features but the character of the view does not fundamentally change • Views to key landscapes partially obstructed but views remain intact
Low (rating of 2)	Minimal Change • Minor change to the landscape or views • Temporary or reversible impact • Existing elements are retained as dominant within the view and the Project is either well integrated within it or does not significantly diminish them • Minimal contrast of any new elements such that the nature of the view or local character remains relatively unchanged • Little permanent change or no fundamental change to local character
Very Low (rating of 1)	Barely perceptible change or not evident • No memorable or rarely perceptible change to local character or key views

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

7.5.3 Significance of Visual Effect

The significance of visual effect is determined by combining receptor sensitivity and magnitude of visual change. A matrix-based approach (Table 9) is used to guide consistency in the assessment, with significance levels ranging from Negligible to Very High.

The matrix provides a structured framework; however, the final determination of significance is based on professional judgement, having regard to the specific characteristics of each viewpoint and the broader landscape context.

Table 9 Effect Significance Matrix

Receptor Sensitivity	Magnitude of change in the landscape					
		Very High (Dominant Change)	High (Considerable Change)	Medium (Noticeable Change)	Low (Limited Change)	Very Low (Barely Perceptible Change)
	Very high	V High	V High - High	High	Moderate - High	Moderate
	High	V High - High	High	Moderate - High	Moderate	Minor-Moderate
	Medium	High	Moderate - High	Moderate	Minor-Moderate	Minor
	Low	Moderate - High	Moderate	Minor-Moderate	Minor	Minor - Negligible
	Very low	Moderate	Minor-Moderate	Minor	Minor - Negligible	Negligible

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Application of Visual Effect

This framework is applied consistently across all identified viewpoints (Section 7.9), enabling a comparative assessment of visual effects across the Study Area.

7.6 Identifying Public Viewing Locations

7.6.1 Overview

Public viewing locations form a critical component of the VIA by identifying where the Project may be experienced by the wider community. These locations represent points from which sensitive receptors may observe valued rural landscapes[2], character areas and views towards the Project, and are used to assess potential changes in visual amenity.

Public viewing locations were identified through desktop analysis, including aerial mapping and viewshed modelling, together with field observations. Selected locations are publicly accessible, have potential visibility of the Subject Site, and represent how the Project may be experienced across the Study Area. The resulting viewpoints provide a representative sample of viewing conditions to support assessment of visual effects.

[2] Valued rural landscapes refer to areas recognised for their rural character, including notable landforms, open pastoral settings and visually sensitive routes or township approaches See CSC 2026; 15.01-6s - Design for rural areas.

ADVERTISED PLAN

7.6.2 Identification Criteria

Public viewing locations were defined where they met one or more of the following criteria:

- **Public accessibility and use**
  Locations that are freely accessible to the public, including roads, trails, public open space, and recreational areas, and which are likely to experience regular or consistent use.
- **Viewer exposure and duration of view**
  Locations where views are experienced either as transient (e.g. road users) or stationary (e.g. recreational areas), influencing the duration and nature of visual exposure.
- **Proximity to receptor groups**
  Locations that represent broader categories of public sensitive receptors within the Study Area, such as commuters, recreational users, and visitors to local destinations.
- **Potential for visibility of the proposal**
  Locations identified through viewshed modelling and field verification as having potential or actual visibility of the Project.
- **Orientation and proximity to the site**
  Locations with a direct or partial line of sight towards the Subject Site, including those within the primary visual catchment and along key viewing corridors.
- **Relevance to local context**
  Locations that contribute to the understanding of the visual setting of the Project, including those associated with valued landscape features such as Lake Elingamite.

This report document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

These criteria ensure that the selected public viewing locations capture a range of viewing conditions and receptor sensitivities relevant to the assessment.

7.6.3 Description of the Viewing Location Types

The assessment identifies public viewing locations within the Study Area, contributing to an understanding of public visual exposure:

- **Road corridors**
  Roads, including transport routes such as Cobden - Port Campbell Road, represent locations where views are typically transient and experienced by a number of users. These corridors provide linear viewing opportunities and are often aligned with key sightlines towards the Subject Site.

7.6.4 Summary of Selected Public Viewing Locations

A set of representative public viewing locations has been selected to inform the VIA. These locations are illustrated in Figure 10 and Table 11.

The selected locations include road-based viewpoints, reflecting the primary ways in which the public may experience views of the Subject Site. Each location has been chosen to represent a distinct viewing condition, including variations in distance, orientation, and degree of visual exposure. Relevantly a number of local tourist attractions (Section 7.3), were not selected as valid public viewing locations due to the highly obstructed views to the Subject Site.

Detailed descriptions and visual assessments for each selected location are provided in subsequent sections of this report.

ADVERTISED PLAN

Road Corridors

Cobden - Port Campbell Road

Cobden - Port Campbell Road is a regional rural road traversing the undulating pastoral landscape surrounding Cobden. The road corridor passes through expansive grazing land characterised by open paddocks, scattered shelterbelts, remnant roadside vegetation and dispersed agricultural built form. The corridor exhibits a strongly rural character with broad roadside verges, limited roadside infrastructure and intermittent elevated views across the surrounding volcanic plains landscape.

Key Viewing Point Observations

- Expansive views across open grazing land and pastoral farmland;
- Undulating landform and volcanic plains topography influence local viewing conditions;
- Intermittent roadside vegetation and shelterbelts provide partial enclosure in sections;
- Scattered farm buildings, rural dwellings and agricultural infrastructure visible throughout the landscape; and
- The road corridor exhibits a predominantly rural and low density landscape character with limited urban influence.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

7.7 Identifying Private Receptors

Private receptors[3] were identified through desktop analysis combining aerial photography, geospatial mapping, and viewshed modelling to define the extent of potential visual exposure to the Project. The assessment focuses on residential dwellings within approximately 1000 m of the Subject Site, representing a Study Area where partial visibility is most likely, while recognising that actual visibility is influenced by orientation, intervening built form, vegetation, and local topography (LI & IEMA 2013).

As with all viewshed analyses, the visibility results represent theoretical visibility based on the available terrain model and do not necessarily reflect actual views experienced on the ground. Consequently, positive visibility results should be interpreted as an indication of potential visibility and verified through consideration of local viewing conditions and field observations.

Within this Study Area, the primary private receptors comprise residential dwellings surrounding rural access roads forming the closest and most relevant residential interface with the Subject Site. These are considered representative of private sensitive receptors in the local context.

Table 10 identifies the residential receptors nearest to the Subject Site. Visibility results are listed from the findings of Figure 9 Private Receptor Evaluation.

ADVERTISED PLAN

[3] Private receptor identification numbers (IDs) used within this LVIA are specific to this assessment and are not coordinated with, or intended to correspond to, receptor numbering adopted in other technical studies.

Table 10 Private Residential Receptors nearest to Subject Site

ID	Address	Easting	Northing	Distance (m)	Visibility
R1	120 Cobden-Port Campbell Road	679573	5753779	165	Visible
R2	89 Cobden-Port Campbell Road	679823	5753948	250	Not visible
R3	69 Cobden-Port Campbell Road	679895	5754108	430	Not visible
R4	229 Cobden-Port Campbell Road	680240	5752876	800	Not visible
R5	239 Cobden-Port Campbell Road	679799	5752710	860	Not visible
R6	260 Cobden-Port Campbell Road	679673	5752753	840	Not visible
R7	39 L Graylands Road	679804	5754575	830	Not visible
R8	55 N Graylands Road	680205	5754518	850	Not visible

7.7.1 Private Receptor Visibility Evaluation Findings

The Private Receptor Evaluation indicates that private residential receptors surrounding the Project Area generally experience limited and localised visibility of the Project. The distribution of receptors demonstrates that visibility is influenced by the undulating volcanic plains landform, existing rural vegetation patterns, shelterbelts, scattered paddock trees and perimeter vegetation screening. Modelled visibility is concentrated primarily within close proximity to the Subject Site where the Project occupies elevated and relatively open grazing land, As receptors located beyond the local ridgelines, drainage depressions or established vegetation exhibited substantially reduced or absent visibility of the Subject Site, viewpoints such as those to the east were excluded from the assessment.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

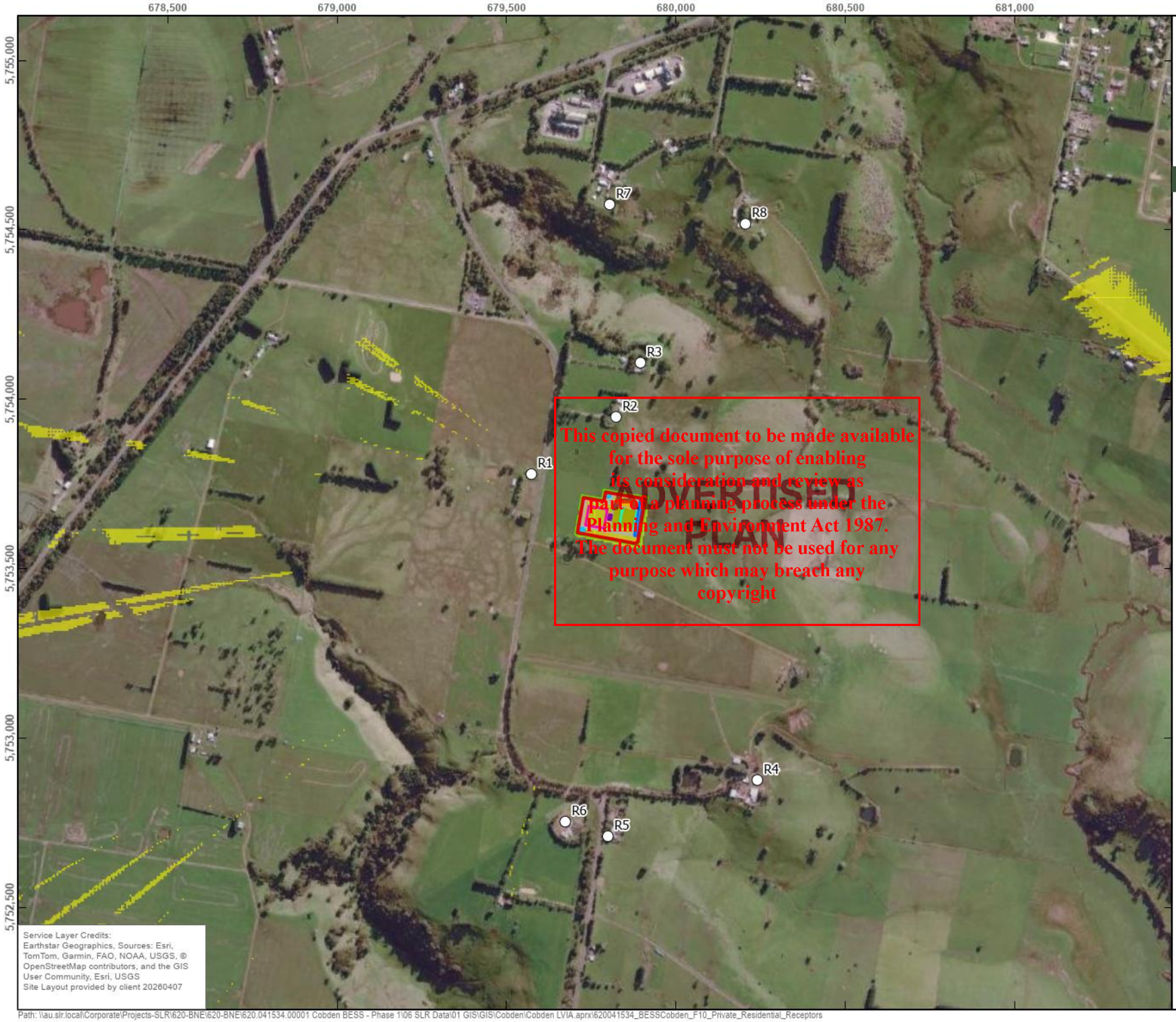
Private receptors located immediately surrounding the Project Area may experience partial or filtered views toward components of the Project, particularly where open viewing corridors occur across grazing paddocks or along local access roads. Visibility of the Project, including the proposed perimeter landscape screening, would be limited from these locations. Prior to the establishment of the screening vegetation, the project would be visible from localised viewpoints such as adjacent R1. However, once the landscape planting matures, it is anticipated that views of the BESS components would be substantially filtered or screened.

The modelling indicates that visibility is generally intermittent and constrained by existing topographic variation and fragmented vegetation structure characteristic of the surrounding rural landscape. Existing farm infrastructure, vegetation and localised landform screening further reduce the extent and continuity of available views from many residential properties. Receptors situated at greater separation distances or within lower-lying portions of the landscape are generally screened from direct views of the Project or experience only distant and limited visibility.

Overall, the visibility modelling demonstrates that potential visual exposure for private receptors is geographically contained and reflects the dispersed rural settlement pattern surrounding the Project Area. Visibility is not uniform across the receptor catchment and is reduced by the existing landform containment, vegetation screening and the fragmented nature of available viewing opportunities. The findings indicate that visual effects experienced by private is either limited, filtered or no direct visibility of the Project.

Refer to Figure 9 for the spatial distribution of private receptors and the corresponding extent of modelled Project visibility across the surrounding rural landscape with views mitigated by vegetation screening.

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

COBDEN BESS

PRIVATE RECEPTOR EVALUATION

FIGURE 9

LEGEND

- Private Residential Receptors (no change with mitigation)
- Battery Container
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening 5m from fence, no planting within 1m of fence
- Stormwater Management
- Substation Area
- Tank
- Project Area
- Zone of Theoretical Visibility

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:15,000 at A4
Project Number:	620.041534
Date Drawn:	13-May-2026
Drawn by:	PM

SLR

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden LVIA.aprx\620041534_BESSCobden_F10_Private_Residential_Receptors

7.8 Assessing Visual Impacts from Public Viewpoint Locations

Viewpoints identified in Section 7.9 form the basis for assessing potential visual effects of the Project on representative public receptors and potential views for adjacent private receptors. At each viewpoint, the assessment considers the nature of the viewing experience, the type and sensitivity of the receptor, and the extent to which the Project is visible within the existing landscape context. Public viewing locations are commonly selected as representative assessment viewpoints because they are publicly accessible and reflect the primary ways in which the wider community may experience the Project.

Sensitive receptors assessed include road users experiencing transient views from Cobden - Port Campbell Road, a regional rural arterial road that functions as a key transport and tourism connector within the surrounding rural landscape. These receptors are represented across the selected viewpoints, along this rural road that interfaces with the Subject Site.

For each viewpoint (e.g. VP1 - VP4), the assessment evaluates the magnitude of visual change arising from the introduction of the Project, having regard to factors including viewing distance, orientation, extent of visibility, and the scale and prominence of built form elements of the Project. This is combined with the sensitivity of the receptor to determine the overall significance of visual effect, in accordance with the methodology outlined in Section 7.1.

The resulting assessment provides a consistent and comparative evaluation of visual impacts across all representative viewpoints, reflecting the typical viewing conditions and receptor types within the Study Area.

7.8.1 Key Viewpoint Locations

Key viewpoint locations have been selected to provide a representative basis for assessing visual effects. In accordance with GLVIA3, viewpoints illustrate the views available to the view corridor receptor group and support the assessment of visual exposure, magnitude of change, and resulting effects.

Viewpoints were identified through desktop analysis, including viewshed modelling, and Subject Site inspection of accessible locations. Selections reflect viewing conditions typical to public viewing locations surrounding the Subject Site.

The selected viewpoints provide examples of key directions of view towards the Subject Site. Table 11 identifies the viewpoint locations and forms the basis for the assessment presented in subsequent sections.

Table 11 Key Viewpoint Locations

ID	Viewing Locations	Coordinates	Orientation	Distance
VP1	Cobden-Port Campbell Road (NE. Orient.)	-38.347960, 143.055010	Northeast	132m
VP2	Cobden-Port Campbell Road (E. Orient.)	-38.346230, 143.055160	East	145m
VP3	Cobden-Port Campbell Road (S. Orient.)	-38.344440, 143.055700	Southeast	267m
VP4	89 Cobden-Port Campbell Road	-38.344950, 143.057370	South-southeast	171m

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

COBDEN BESS

VIEWPOINT LOCALITY

FIGURE 10

LEGEND

Viewpoints

Project Area

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 125 250 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:7,500 at A4
Project Number:	620.041534
Date Drawn:	13-May-2026
Drawn by:	PM

SLR

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden LVIA.aprx\620041534_BESSCobden_F11_Viewpoint_Locality

7.9 Summary of Potential Visual Impact to Landscape Character

7.9.1 VP1 - Public Receptor Location

Photo 9 VP1 - Cobden - Port Campbell Road (Northeast Orientation)

Image Reference: SLR Consulting Date: 13 April 2026

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

7.9.2 VP1 - Visual Baseline Conditions

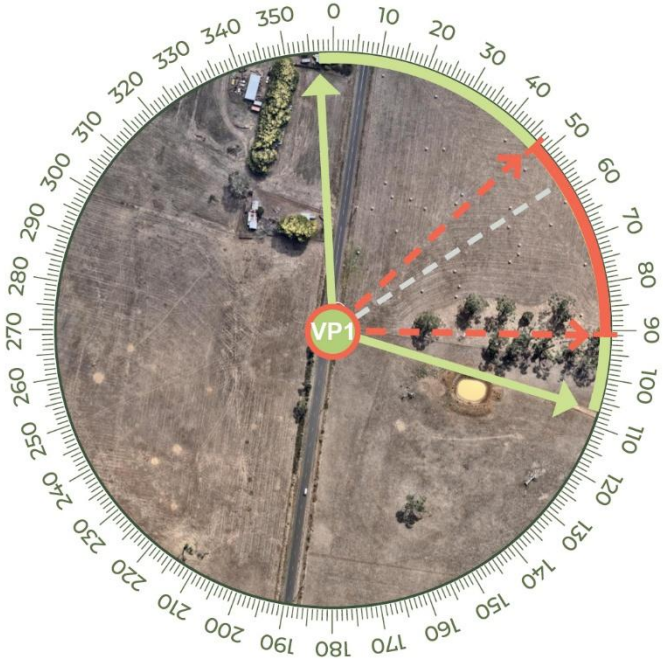
VP1 is located on Cobden - Port Campbell regional rural arterial road corridor traversing an open agricultural landscape characterised by broad pastoral paddocks and gently undulating terrain. The surrounding landform appears relatively low relief to slightly elevated, allowing expansive outward views across the adjoining farmland. The foreground contains roadside grasses, drainage swales and fencing infrastructure associated with the road reserve and adjoining grazing land.

Vegetation within the view is sparse and dispersed, comprising isolated shelterbelt planting and clusters of mature eucalyptus trees positioned throughout the agricultural landscape. These vegetation groupings provide intermittent vertical structure within an otherwise open visual setting and contribute to localised enclosure at the horizon line. The skyline is generally low and uninterrupted, defined predominantly by distant vegetation and open sky conditions.

Built elements are limited and consist primarily of the sealed road surface, roadside utility poles and overhead powerlines extending linearly through the corridor. Agricultural fencing and minor rural infrastructure reinforce the working rural character of the landscape. The visual environment exhibits a moderate degree of modification associated with long-term agricultural land use, while retaining a simple and expansive rural visual character with broad viewing distances and limited built form presence.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



Legend

- View extent
- Project extent
- Centre line

Table 12 VP1 - Summary of Visual Impact

Viewpoint– VP1	Summary of visual impact assessment		
Representative image location	Cobden-Port Campbell Road (Northeastern Orientation)		
Viewpoint coordinates	-38.347960, 143.055010		
Date of image capture	13 April 2026 12:16 pm		
Camera (make and model)	Canon EOS 6D Mark II		
Camera lens	50 mm (EF50mm f/1.8 STM)		
Image HFoV & VFoV	110° (HFoV) & 39.6° (VFoV)		
Direction of View	57° (Northeast)		
Elevation (approximate)	135 m AHD (approximate)		
Distance from development	132 m (to Property Area)		
Viewer motion	At speed (100km/h)		
Visibility duration	**(passenger vehicle) northbound 18 seconds & southbound 14 seconds**		
Accessibility	Vehicle		
Visual baseline description	Open pastoral agricultural landscape with dispersed shelterbelt vegetation, roadside utility infrastructure and expansive views across a low-relief rural setting.		
Receptor sensitivity rating	Subject Site	Values	**Very low** *Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas*
		Visual Prominence	**Medium** *Subject Site contributes to the local character of its immediate surrounds*
	View Corridor	Prominence & visibility	**Low** *View corridor has low visibility or short-term views to Subject Site and surrounding area*
	Receptors	Type & sensitivity	**Low** *Receptors have a low interest in the Subject Site*
		Numbers	**Medium** *Moderate number of users, viewers or visitations e.g. road, local tourist destination, district level community facility, local lookout*
	Overall sensitivity	**Medium** (Rating 2.2 refer Table 3 & Table 4)	
Magnitude of change rating	**Low** (Rating 2 refer to Table 8) *(Minor change to the landscape or views)*		
Effect significance rating	**Minor-Moderate** (refer to Table 9) *(Limited Change)*		
Implementation of mitigation (Refer Section 8.0)	**Minor** *(Barely Perceptible Change)*		

This special document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

7.9.3 VP2 - Public Receptor Location

Photo 10 VP2 - Cobden - Port Campbell Road (Eastern Orientation)

Image Reference: SLR Consulting Date: 13 April 2026

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

7.9.4 VP2 - Visual Baseline Conditions

VP2 is located along Cobden - Port Campbell regional rural arterial road corridor within an open pastoral landscape characterised by broad agricultural paddocks and expansive views across gently undulating volcanic plains. The foreground is defined by the sealed two-lane roadway, grassed verges and roadside fencing, with timber utility poles and overhead powerlines forming prominent linear infrastructure elements within the view. The surrounding landform exhibits low relief, allowing extended visibility across the wider rural landscape.

Vegetation within the view is sparse and fragmented, consisting primarily of isolated paddock trees, small shelterbelt groupings and intermittent roadside vegetation. Vegetation structure is generally low and dispersed, resulting in limited spatial enclosure and a predominantly open visual environment. Distant tree lines and subtle topographic variation define the horizon, while the skyline remains generally low and uninterrupted.

The visual character is rural and highly modified, reflecting an actively managed agricultural setting with limited built development visible within the landscape. Large paddock patterns, simple fencing arrangements and dispersed utility infrastructure contribute to a broad visual catchment and reinforce the expansive and open character of the surrounding volcanic plains landscape.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Legend

- View extent
- Project extent
- Centre line

Table 13 VP2 - Summary of Visual Impact

Viewpoint– VP2	Summary of Visual Impact Assessment		
Representative image location	Cobden-Port Campbell Road (Eastern Orientation)		
Viewpoint coordinates	-38.346230, 143.055160		
Date of image capture	13 April 2026 11:22 pm		
Camera (make and model)	Canon EOS 6D Mark II		
Camera lens	50 mm (EF50mm f/1.8 STM)		
Image HFoV & VFoV	110° (HFoV) & 39.6° (VFoV)		
Direction of View	87° (East)		
Elevation (approximate)	135 m AHD (approximate)		
Distance from the Project	145 m (to Property Area)		
Viewer motion	At speed (100km/h)		
Visibility duration	**(passenger vehicle) northbound 16 seconds & southbound 16 seconds**		
Accessibility	Vehicle		
Visual baseline description	Open pastoral agricultural landscape with dispersed shelterbelt vegetation, roadside utility infrastructure and expansive views across a low-relief rural setting.		
Receptor sensitivity rating	Subject Site	Values	**Very low** *Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas*
		Visual Prominence	**Medium** *Subject Site contributes to the local character of its immediate surrounds*
	View Corridor	Prominence & visibility	**Low** *View corridor has low visibility or short-term views to Subject Site and surrounding area*
	Receptors	Type & sensitivity	**Low** *Receptors have a low interest in the Subject Site*
		Numbers	**Medium** *Moderate number of users, viewers or visitations e.g. road, local tourist destination, district level community facility, local lookout*
	Overall sensitivity	**Medium** (Rating 2.2 refer Table 3 & Table 4)	
Magnitude of change rating	**Low** (Rating 2 refer to Table 8) *(Minor change to the landscape or views)*		
Effect significance rating	**Minor-Moderate** (refer to Table 9) *(Limited Change)*		
Implementation of mitigation (Refer Section 8.0)	**Minor** *(Barely Perceptible Change)*		

This special document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

7.9.5 VP3 - Public Receptor Location

Photo 11 VP3 - Cobden - Port Campbell Road (Southern Orientation)

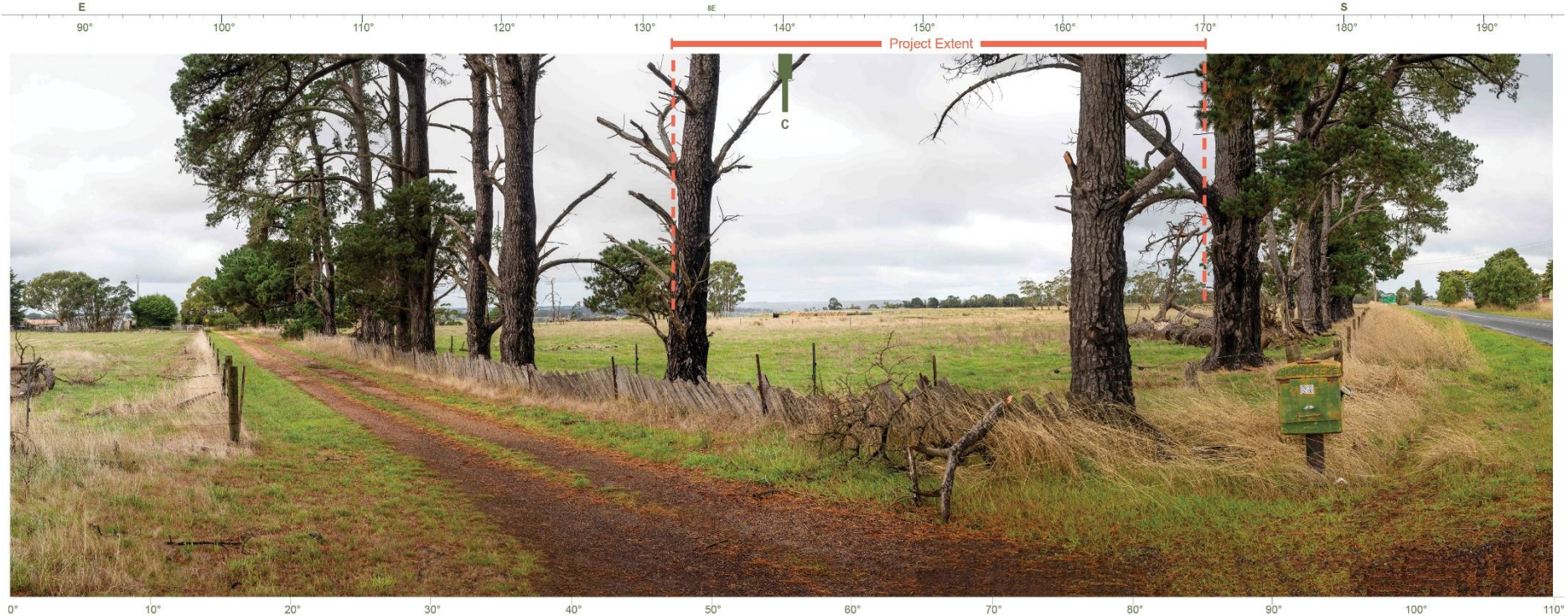


Image Reference: SLR Consulting Date: 13 April 2026

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

7.9.6 VP3 - Visual Baseline Conditions

VP3 is located within a rural agricultural setting characterised by open grazing paddocks, scattered rural vegetation and a Cobden - Port Campbell regional rural arterial road corridor. The foreground comprises an unsealed farm access track bordered by post-and-wire fencing, grassed verges and mature roadside tree planting. A sealed roadway extends along the eastern edge of the view, contributing a linear transport element within the broader pastoral landscape.

Vegetation structure is more pronounced than surrounding open paddocks, with mature coniferous trees forming a semi-enclosed avenue along the access track and roadside interface. Scattered remnant trees and shelterbelt vegetation are distributed throughout the midground, while open pasture areas maintain filtered views toward the distant landscape. The skyline remains generally low, with vegetation and subtle topographic variation defining the horizon.

The visual character is rural and modified, reflecting an actively managed farming landscape with established shelter planting and simple agricultural infrastructure. The combination of mature tree rows, fencing, open paddocks and roadside infrastructure creates a layered visual composition with alternating areas of enclosure and openness across the viewing environment.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Legend

- View extent
- Project extent
- Centre line

Table 14 VP3 - Summary of Visual Impact

Viewpoint– VP3	Summary of Visual Impact Assessment		
Representative image location	Cobden-Port Campbell Road (Southern Orientation)		
Viewpoint coordinates	-38.344440, 143.055700		
Date of image capture	13 April 2026 12:28pm		
Camera (make and model)	Canon EOS 6D Mark II		
Camera lens	50 mm (EF50mm f/1.8 STM)		
Image HFoV & VFoV	110° (HFoV) & 39.6° (VFoV)		
Direction of View	135° (Southeast)		
Elevation (approximate)	139 m AHD (approximate)		
Distance from the Project	267 m (to Property Area)		
Viewer motion	At speed (100km/h)		
Visibility duration	**(passenger vehicle) southbound10 seconds**		
Accessibility	Vehicle		
Visual baseline description	Open pastoral landscape with mature roadside tree planting, scattered paddock vegetation and property access road and regional rural road.		
Receptor sensitivity rating	Subject Site	Values	**Very low** *Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas*
		Visual Prominence	**Low** *The Subject Site has low level of visibility and is a minor element within the overall view*
	View Corridor	Prominence & visibility	**Low** *View corridor has low visibility or short-term views to Subject Site and surrounding area*
	Receptors	Type & sensitivity	**Low** *Receptors have a low interest in the Subject Site*
		Numbers	**Medium** *Moderate number of users, viewers or visitations e.g. road, local tourist destination, district level community facility, local lookout*
	Overall sensitivity	**Low** (Rating 2.0 refer Table 3 & Table 4)	
Magnitude of change rating	**Low** (Rating 2 refer to Table 8) *(Minimal contrast of any new elements such that the nature of the view or local character remains relatively unchanged)*		
Effect significance rating	**Minor** (refer to Table 9) *(Limited Change)*		
Implementation of mitigation (Refer Section 1.0)	**Minor - Negligible** *(Barely Perceptible Change)*		

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

7.9.7 VP4 - Public Receptor Location

Photo 12 VP4 - 89 Cobden - Port Campbell Road, Cobden

Image Reference: SLR Consulting Date: 13 April 2026

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

7.9.8 VP4 - Visual Baseline Conditions

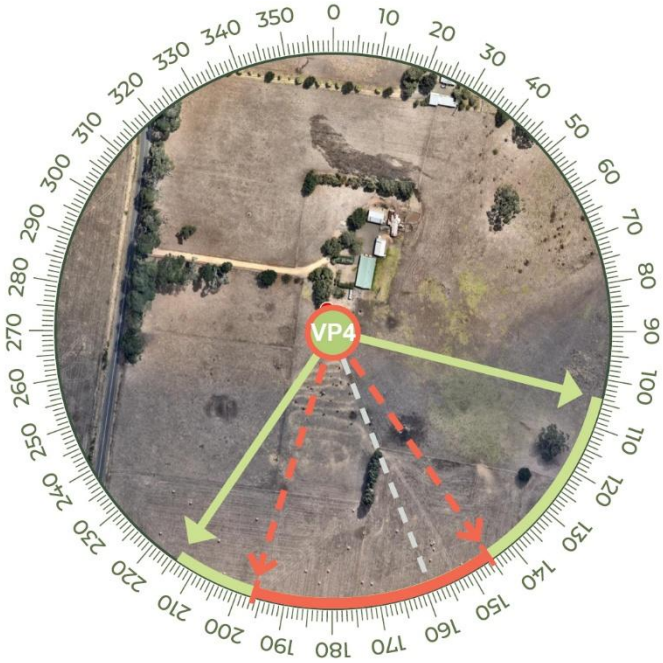
VP4 is situated within an open rural grazing landscape characterised by gently undulating terrain and expansive pastoral land use. The foreground comprises managed pasture, informal farm access tracks and post-and-wire fencing, with broader views extending across rolling agricultural paddocks and shallow valley landforms in the middle distance. The landform provides a generally open viewing environment with long-range visibility across the surrounding rural landscape.

Vegetation within the view is sparse and fragmented, consisting primarily of isolated mature trees, scattered paddock vegetation and clustered shelterbelt planting associated with property boundaries and farm infrastructure. A small stand of eucalyptus trees forms a prominent vertical element near the centre of the view, while scattered remnant trees contribute to landscape patterning and horizon definition. The skyline remains predominantly open and low, interrupted intermittently by vegetation clusters and isolated tree forms.

Built elements are limited to rural fencing, agricultural infrastructure, hay bales and remnants of utility infrastructure within the paddock setting. The landscape exhibits modification associated with long-term agricultural activity, while retaining a broad rural visual character defined by open pasture, dispersed vegetation structure and expansive viewing distances.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Legend

- View extent
- Project extent
- Centre line

Table 15 VP4 - Summary of Visual Impact

Viewpoint– VP4	Summary of Visual Impact Assessment		
Representative image location	89 Cobden-Port Campbell Road		
Viewpoint coordinates	-38.344950, 143.057370		
Date of image capture	13 April 2026 12:45am		
Camera (make and model)	Canon EOS 6D Mark II		
Camera lens	50 mm (EF50mm f/1.8 STM)		
Image HFoV & VFoV	110° (HFoV) & 39.6° (VFoV)		
Direction of View	159° (South - Southeast)		
Elevation (approximate)	137 m AHD (approximate)		
Distance from the Project	170 m (to Property Area)		
Viewer motion	Casual walking (4km/h)		
Visibility duration	**2.55 minutes toward Project Area**		
Accessibility	Exclusive access via private property		
Visual baseline description	Open grazing landscape with scattered vegetation, valley landforms and expansive rural views.		
Receptor sensitivity rating	Subject Site	Values	**Medium** *Subject Site contributes to the local character of its immediate surrounds*
		Visual Prominence	**Low** *The Subject Site has low level of visibility and is a minor element within the overall view*
	View Corridor	Prominence & visibility	**Medium** *View corridor has views to Subject Site and surrounding area*
	Receptors	Type & sensitivity	**Low** *Receptors have a low sensitivity to change e.g. local resident*
		Numbers	**Very Low** *Very low number of users, viewers or visitations e.g. rural road or rural community facility*
	Overall sensitivity	**Medium** (Rating 2.2 refer Table 3 & Table 4)	
Magnitude of change rating	**Low** (Rating 2 refer to Table 8) *(Minor change to the landscape or views)*		
Effect significance rating	**Minor-Moderate** (refer to Table 9) *(Limited Change)*		
Implementation of mitigation (Refer Section 8.0)	**Minor** *(Barely Perceptible Change)*		

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

8.0 Summary and Evaluation of Visual Effects

The LVIA identifies that the Project would introduce a utility installation within an established rural and agricultural landscape characterised by open pastoral land, dispersed vegetation, rural road corridors and existing utility infrastructure. The assessment demonstrates that visual effects are generally constrained by the contained siting of the Project, setback distances, intervening landform, vegetation patterns and the existing modified rural landscape context surrounding the Subject Site.

Viewshed modelling and field verification indicate that public visibility is generally limited to localised sections of Cobden - Port Campbell Road. A Small number of nearby private receptors surrounding have limited visibility of the development including the landscape perimeter screening. With regard to the infrastructure elements, before establishment of the landscape screening, these would be visible, however it is anticipated that once established the landscape would screen views of the Project.

Visual exposure is predominantly associated with transient road users experiencing short-duration views across the surrounding pastoral landscape. From these locations, the Project would be perceived within an already modified rural environment containing agricultural infrastructure, utility elements and dispersed rural development.

Assessment of representative viewpoints indicates that the Project would result in predominantly minor-moderate to minor-negligible visual effects, with visual change reducing with distance, vegetation filtering and landscape integration over time. The Project would not materially alter the established landscape character of the Cobden rural landscape and would remain visually subordinate within the broader pastoral and infrastructural setting.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

8.1 Summary of Assessment

The receiving environment is characterised by an open rural and pastoral landscape associated with the Victorian Volcanic Plains, containing gently undulating agricultural landform, scattered vegetation patterns and dispersed rural infrastructure. The immediate Project context is agriculturally dominated and highly modified, with existing road corridors, farm infrastructure, utility elements and shelterbelt vegetation contributing to an established working rural landscape character.

Overall receptor sensitivity associated with the assessed viewpoints is considered medium to low due to the predominately transient nature of road-based receptors, the existing modified landscape context and the contained extent of available views. Magnitude of visual change is generally assessed as low, reflecting the consolidated Project Area, low-profile infrastructure, setback distances and the limited extent of direct visibility within the broader landscape.

Principal factors influencing visual effects include:

- The open and expansive nature of the surrounding pastoral landscape;
- The proximity of sections of Cobden - Port Campbell Road to the Subject Site;
- Existing roadside vegetation, shelterbelts and scattered vegetation patterns;
- The established presence of rural and utility infrastructure within the locality;
- The relatively low-profile and utilitarian character of the utility installation; and
- The integration of the Project within the existing modified agricultural landscape context with vegetation screening.

ADVERTISED PLAN

8.2 Landscape Character Evaluation

The assessment of landscape character effects determined that the Project would not fundamentally alter the rural landscape character of the Study Area. The existing landscape is defined by broad agricultural land uses, dispersed farm infrastructure, linear transport and utility corridors, and scattered vegetation patterns associated with drainage lines and shelterbelts. The Project would be experienced within this already modified rural landscape context and would not introduce land uses or built forms that are inconsistent with the prevailing character of the locality.

As identified in Section 7.9, the Project would result in a contained and localised change to the visual composition of the Subject Site and its immediate surrounds; however, the key defining characteristics of the landscape would remain intact. The broader landscape structure, openness of the pastoral setting, volcanic plains landform patterns and existing vegetation framework would continue to define the character of the area. Existing viewing patterns and the predominantly rural visual context surrounding the Subject Site would also remain evident following implementation of the Project.

The assessment further determined that the proposed changes are limited in geographic extent and do not redefine the landscape character of the wider area. Visual changes would be experienced within an already modified agricultural setting containing existing infrastructure and working rural land uses. The Project would therefore remain visually and functionally integrated within the established landscape pattern and would not result in significant or unacceptable landscape character effects.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

8.3 Evaluation of Visual Effects from Key Viewpoints

8.3.1 VP1 - Cobden - Port Campbell Road (Northeast Orientation)

VP1 represents transient views experienced from Cobden - Port Campbell Road within an expansive pastoral landscape characterised by open agricultural land, scattered vegetation and dispersed rural infrastructure. The Project would be viewed in the context of existing agricultural infrastructure, roadside utility elements and scattered vegetation patterns. The magnitude of visual change is assessed as **low** due to the limited prominence of infrastructure within the broader landscape setting, short viewing duration and **low** receptor sensitivity. The Project would not interrupt key landscape features or materially alter the openness and rural character of the surrounding landscape.

Overall visual effect is assessed as **minor - moderate**, reducing to **minor** following establishment of perimeter vegetation screening.

8.3.2 VP2 - Cobden - Port Campbell Road (Eastern Orientation)

VP2 represents transient views experienced from a rural road corridor characterised by open pastoral land, roadside vegetation and dispersed agricultural infrastructure. The Project would be experienced within the context of an existing modified rural landscape containing infrastructure and utility elements associated with surrounding agricultural land use. The magnitude of visual change is assessed as **low** due to the contained extent of visibility, partial vegetation filtering and the broad spatial scale of the surrounding landscape. The Project would remain visually integrated within the existing rural setting and would not materially alter the established landscape character of the locality.

Overall visual effect is assessed as **minor - moderate**, reducing to **minor** following establishment of perimeter vegetation screening.

ADVERTISED PLAN

8.3.3 VP3 - Cobden - Port Campbell Road (Southern Orientation)

VP3 represents expansive views across an open rural landscape characterised by pastoral land use, scattered vegetation and dispersed infrastructure elements. The Project would be viewed at distance within a broad visual catchment and in the context of an already modified agricultural landscape. The magnitude of visual change is assessed as **low** due to viewing distance, intervening vegetation and the visually subordinate nature of the proposed infrastructure within the wider landscape setting. The Project would not materially alter the perceived openness or pastoral character of the surrounding landscape.

Overall visual effect is assessed as **minor**, reducing to **minor - negligible** following establishment of perimeter vegetation screening.

8.3.4 VP4 - 89 Cobden - Port Campbell Road, Cobden

VP4 represents views experienced from a nearby private rural receptor (host dwelling) characterised by open pastoral land, scattered vegetation and dispersed agricultural infrastructure. The Project would be viewed within the context of an existing working rural landscape containing established infrastructure and modified land use patterns. The magnitude of visual change is assessed as **low** despite its closer viewing proximity within the residential context. Existing vegetation, setback distances and proposed screening would assist in filtering and softening views toward the Project and reducing visual prominence over time.

Overall visual effect is assessed as **minor - moderate**, reducing to **minor** following establishment of perimeter vegetation screening.

8.4 Overall Visual Effects Conclusion

The LVIA concludes that the Project would result in **minor** to **minor - negligible** effect significance to its broader and localised context. While the Project would introduce elements into the local rural landscape, the Project remains consistent with the existing agricultural of the area and does not alter the defining characteristics of the broader landscape setting.

Visual effects are localised, reduced by existing landform and vegetation, and reduce with distance considerably from the Subject Site. The Project would be experienced within an already modified rural environment containing dispersed infrastructure and working agricultural land uses, and would not become a dominant or defining visual feature within the wider landscape.

Consistent with the findings of Section 7.9, the LVIA confirms that the existing landscape character of the Study Area would remain intact following implementation of the Project. The resulting visual effects are considered acceptable to the receiving landscape context and consistent with those anticipated within a productive rural landscape setting.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

9.0 Mitigation Measures

The Project incorporates a range of embedded mitigation measures intended to reduce visual exposure and improve integration with the surrounding rural landscape. Key mitigation measures include:

- Consolidated siting of infrastructure within the southern portion of the Subject Site approximately 100 metres from Cobden - Port Campbell Road;
- Retention of the broader agricultural land use across the balance of the Subject Site to retain consistency with the broader rural landscapes;
- Use of low-profile infrastructure elements where practicable to minimise potential visibility;
- General setback distances from surrounding roads and nearby receptors;
- Proposed perimeter vegetation screening; and
- Consolidation of internal infrastructure within a contained Project Area.

These measures collectively reduce visual prominence, minimise landscape fragmentation and assist in integrating the Project within the existing pastoral landscape context.

9.1.1 Perimeter Vegetation Screening

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Perimeter vegetation screening is expected to materially reduce visual exposure from surrounding rural roads and nearby private receptors over time. Proposed planting would assist in filtering and softening views of the Project, particularly lower-profile battery containers, security fencing and associated infrastructure elements within the Project Area.

The proposed vegetation would reduce visual contrast between the Project and the surrounding agricultural landscape by introducing additional vegetation structure consistent with existing shelterbelt planting characteristic of the wider rural setting. Screening would also assist in visually integrating the Project Area with existing paddock boundaries, vegetation corridors and established rural landscape patterns surrounding the Subject Site.

While upper infrastructure elements, including lightning protection masts and portions of the substation infrastructure, may remain partially visible from some locations, the overall effectiveness of the proposed screening is considered high in reducing perceived visual prominence and supporting long-term landscape integration outcomes. Consistent with the findings of the LVIA, perimeter vegetation screening would assist in ensuring that visual effects remain localised and that the established rural landscape character of the area is not materially altered.

Refer to Appendix C Landscape Concept Plan for proposed vegetation screening.

10.0 Cumulative and Residual Effects

10.1 Cumulative Effects

The surrounding landscape is characterised by an established pattern of agricultural land use, dispersed rural development, road infrastructure, overhead electricity infrastructure and farm-related built form associated with the broader working rural environment. Existing infrastructure and modified land use patterns contribute to an already altered rural landscape character in which utility and agricultural infrastructure form recognisable components of the visual setting.

ADVERTISED PLAN

Within this context, the Project would result in a minor utility installation within the surrounding landscape. The consolidated siting, contained footprint and relatively low-profile nature of the Project limit the extent to which the Project contributes to broader cumulative visual change.

Where visibility with existing utility or agricultural infrastructure occurs, the Project would generally be perceived as part of the broader working rural landscape rather than as a visually distinct or dominant element. The Project would not alter the underlying character of the volcanic plains landscape or introduce built form elements inconsistent with the existing rural landscape context.

Overall, no substantial cumulative visual effects are identified in relation to surrounding road corridors, nearby receptors or the broader rural landscape character of the locality.

10.2 Residual Effects

Following implementation and establishment of the proposed vegetation screening mitigation measures, residual visual effects associated with the Project are expected to remain negligible. Residual visibility would generally be associated with partial or filtered views of from isolated locations.

Residual visual exposure is anticipated to primarily relate to upper infrastructure elements, including portions of the substation infrastructure and lightning protection masts, which may remain partially visible from selected viewpoints. Notwithstanding this, the majority of lower-profile infrastructure would remain filtered or visually reduced by intervening vegetation, setback distances and the surrounding landscape structure.

The Project would continue to be experienced within the context of an established agricultural landscape and would remain visually subordinate within the broader rural and volcanic plains setting. Residual visual effects are considered acceptable in LVIA terms and are not anticipated to result in significant adverse visual outcomes or material alteration to the established landscape character of the locality.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

11.0 Corangamite Shire Council Compliance

Table 16 Corangamite Shire Council - Scenic Quality and Visual Amenity Compliance

Clause	Objective / Control	Compliance Response	Outcome
Clause 02.03-2 - Environmental and Landscape Values	Recognise and protect the rural landscape character of the municipality, including landform, vegetation patterns and open agricultural landscapes.	The Project has been sited within an established rural landscape context and designed to respond to the existing landform and surrounding agricultural setting. The LVIA considers landscape character, visibility and visual integration of the Project. Mitigation measures including setbacks, vegetation screening and low-profile built form assist in reducing visual prominence and maintaining the broader rural character of the locality.	Complies
Clause 02.03-3 - Environmental Risks and Amenity	Ensure development does not adversely affect the amenity of surrounding areas, including visual amenity experienced from nearby dwellings, roads and public locations.	The Project has considered potential visual amenity impacts on surrounding sensitive receptors, including nearby rural dwellings and transport corridors. The LVIA assesses visibility and visual exposure and identifies mitigation measures to minimise adverse visual effects. Vegetation screening are proposed to assist in reducing views of infrastructure and maintaining acceptable visual amenity outcomes.	Complies
Clause 02.03-5 - Built Environment and Heritage (Urban Design)	Promote development that is responsive to surrounding context and integrates appropriately with the existing landscape setting.	Although located within a rural setting, the Project has considered the scale, siting and arrangement of infrastructure to minimise visual intrusion. Infrastructure is proposed in a coordinated layout with consideration of visual integration, vegetation screening and reduced visual contrast with the surrounding environment. The Project responds to the existing rural character through careful siting and design mitigation measures.	Complies
Clause 12.05 - Significant Environments and Landscapes	Protect landscapes of visual and environmental significance and maintain scenic quality and important views.	The LVIA assesses landscape character, visual exposure and key viewing locations to understand potential effects on scenic quality and visual amenity. The Project design responds to the surrounding landscape context through appropriate siting, setbacks and screening measures intended to minimise disruption to important views and reduce visual prominence within the rural landscape.	Complies

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Clause	Objective / Control	Compliance Response	Outcome
Clause 13.07-1S - Land Use Compatibility	Ensure development is compatible with surrounding land uses and does not create unreasonable amenity impacts.	The Project is located within a predominantly rural landscape setting and has been assessed in relation to nearby sensitive receptors and transport corridors. The LVIA considers the compatibility of the Project within the surrounding agricultural context and identifies mitigation measures to manage visual amenity impacts and maintain compatibility with surrounding rural land uses.	Complies
Clause 15.01-1L - Urban Design (Local Policy)	Ensure development contributes positively to the visual quality and character of the municipality and responds appropriately to local context.	The Project incorporates design measures intended to minimise visual intrusion and improve integration with the surrounding rural landscape. The coordinated arrangement of infrastructure, vegetation screening and consideration of visual character support consistency with the local urban design objectives relevant to visual quality and landscape character.	Complies
Clause 15.01-1S - Urban Design	Require development to respond to surrounding context and contribute positively to the environment through appropriate siting and design.	The Project has considered the siting, scale and layout of infrastructure within the Project Area to reduce visual prominence and integrate with the surrounding landscape context. The LVIA and associated mitigation measures support a design response that minimises visual impacts and contributes to an orderly and visually coherent development outcome.	Complies
Clause 15.01-6S - Design for Rural Areas	Minimise visual intrusion and protect the open character and landscape qualities of rural areas.	The Project has considered the valued rural landscape setting in the design and siting of infrastructure within the Project Area. Existing topography, setbacks and vegetation screening are used to reduce visibility and visual contrast. The Project maintains the broader open rural character while limiting the visual prominence of built infrastructure where practicable	Complies
Clause 19.01-2S - Renewable Energy	Support renewable energy development while ensuring environmental and amenity impacts are appropriately managed.	The Project is consistent with the strategic support for renewable energy infrastructure within Victoria. The LVIA demonstrates that potential landscape and visual impacts have been assessed and can be appropriately managed through design mitigation measures including setbacks, screening vegetation, recessive finishes and consideration of sensitive receptors and public viewpoints.	Complies

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

12.0 Limitations and Assumptions

Limitations

The LVIA is subject to the following limitations:

- The assessment is based on the level of design information available at the time of reporting;
- ZTV modelling is theoretical and may not fully account for localised screening by vegetation, buildings or farm infrastructure;
- Not all potential viewpoints or private viewing locations can be assessed;
- Construction methodologies and temporary works may change during detailed design and construction planning;
- The effectiveness of landscape mitigation measures may vary depending on establishment success and long-term maintenance;
- The assessment relies on professional judgement and qualitative interpretation consistent with recognised LVIA practice; and
- The assessment does not account for unforeseen future development or land use change within the surrounding landscape.

Assumptions

The LVIA has been prepared based on the following key assumptions:

- The Project comprises typical utility installation, including battery containers, transformers, inverters, access tracks, fencing and ancillary infrastructure;
- Infrastructure heights and dimensions are consistent with the current design envelope and visual simulations;
- Materials and finishes will comprise muted, non-reflective colours to minimise visual contrast;
- The assessed Project Area represents the full extent of the Project;
- Landscape mitigation measures and perimeter planting will be implemented and maintained as proposed;
- Construction activities will generally remain within the approved disturbance footprint; and
- Existing planning controls, mapping and publicly available landscape data adequately represent the broader receiving environment.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

13.0 Conclusion

The LVIA concludes that the Cobden Battery Energy Storage System (BESS) can be accommodated within the existing rural and infrastructure setting without resulting in significant adverse effects on landscape character or visual amenity.

The Project is located within a modified pastoral landscape influenced by agricultural land use, transport infrastructure and utility corridors associated with the broader volcanic plains. While the Project introduces additional utility installation, the Project remains generally consistent with the functional character of the surrounding environment and does not fundamentally alter the defining characteristics of the wider landscape.

The assessment identifies that visual effects are generally localised and reduced by existing vegetation, landform variation, viewing distance and the contained nature of the Project adjacent to Cobden - Port Campbell Road. The low-profile form of the battery infrastructure further reduces visual prominence within the broader open rural landscape.

Representative viewpoints indicate that visual effects would predominantly range from **minor** to **minor** - **negligible**, with some localised effects possible at closer viewing distances. These effects are not considered visually dominant and would reduce over time with the establishment of proposed landscape mitigation measures.

Importantly, the Project would not diminish the broader scenic qualities associated with the volcanic plains landscape, including expansive pastoral views, agricultural land use patterns and the valued rural landscape character observed within the Cobden locality. The wider landscape character would remain legible and intact following development of the Project.

Overall, the LVIA concludes that the Project is visually acceptable within its receiving environment and consistent with the relevant planning and landscape assessment framework.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

14.0 References

Cobden Business Network (CBN 2026), *The Cobden Rail Trail is Calling Your Name*, Accessed: 13.03.2026., https://www.cobdenbusinessnetwork.org.au/blog/the-cobden-rail-trail-is-calling-your-name.

Cobden Progress Association 2024, *First Nations – The First People of Cobden and District*, Progressing Cobden Inc, Accessed: 11.05.2026, <https://cobden.org.au/first-nations/

Corangamite Catchment Management Authority (CMA 2013), *Corangamite Regional Catchment Strategy 2013–2019*, Colac.

Corangamite Shire Council (CSC 2024), *Corangamite Planning Scheme*, Department of Transport and Planning, Victorian Government, Melbourne. Available online: https://planningschemes.app.planning.vic.gov.au/Corangamite/ordinance?f.Scheme%7CplanningSchemeName= Accessed: 13.03.2026.

Country Fire Authority (CFA 2024), *Guideline for Renewable Energy Facilities*, Victorian Government, Melbourne.

Department of Climate Change, Energy, the Environment and Water (DCCEEW 2011), *Nationally Threatened Ecological Communities of the Victorian Volcanic Plain: Natural Temperate Grassland and Grassy Eucalypt Woodland*, Australian Government, Canberra

Department of Energy, Environment and Climate Action (DEECA 2024), *Victorian Biodiversity Atlas and Landscape Mapping*, Victorian Government, Melbourne.

Department of Environment, Land, Water and Planning (DELWP 2022), *Solar Energy Facilities Design and Development Guideline*, Victorian Government, Melbourne.

Department of Transport and Planning 2026 (DTP 2026), *Application for Planning Permit PA2604197: Cobden BESS, 89 Cobden-Scotts Creek Road Cobden VIC 3266*, letter to Mitchell Kennedy, 16.02.2026, Melbourne.

Department of Transport and Planning (DTP 2024a), *Planning Practice Notes*, Victorian Government, Melbourne. Available online: https://www.planning.vic.gov.au/guides-and-resources/practice-notes Accessed: 18.03.2026.

Department of Transport and Planning (DTP n.d.), *VicPlan*, Victorian Government, viewed Accessed 16.04.2026, https://mapshare.vic.gov.au/vicplan/

Department of Transport and Planning (DTP 2024b), *Victoria Planning Provisions*, Victorian Government, Melbourne. Available online: https://www.planning.vic.gov.au/planning-+schemes Accessed: 13.03.2026.

Domain 56 Curdie Street, Cobden VIC 3266 (Domain 2026), *56 Curdie Street, Cobden VIC 3266*, Accessed: 11.05.2026, https://www.domain.com.au/56-curdie-street-cobden-vic-3266-2020662253.

Eastern Maar Aboriginal Corporation 2024, *Eastern Maar Aboriginal Corporation*, Accessed: 11.05.2026, <https://easternmaar.com.au/>.

Great Ocean Road Regional Tourism (GORR Tourism 2025), *Volcanic Lakes and Plains Region*, Great Ocean Road Regional Tourism, Accessed: 11.05.2026, https://visitgreatoceanroad.org.au/volcaniclakesandplains/.

Greening Australia 2015 (Greening Aust. 2015), *Grasslands and Grassy Woodlands of the Victorian Volcanic Plain*, Greening Australia, Melbourne.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Heytesbury House (HH 2026), *Heytesbury House*, Accessed: 11.05.2026, https://www.heytesburyhouse.com.au/.

Landscape Institute (LI 2019) *Visual representation of development proposals: Technical Guidance Note 06/19*. London: Landscape Institute.

Landscape Institute and Institute of Environmental Management and Assessment (LI & IEMA 2013), *Guidelines for* Landscape *and Visual Impact Assessment*, 3rd edn, Routledge, London.

Mercy Regional College 2024, *Traditional Owners*, Accessed: 11.05.2026, <https://www.mercy.vic.edu.au/our-college/traditional-owners/

Rail Trails Australia 2026 (RT Aust 2026), *Camperdown to Timboon Rail Trail*, Rail Trails Australia, Accessed: 11.05.2026, https://www.railtrails.org.au/trails/camperdown-to-timboon-rail-trail/.

Royal Botanic Gardens Victoria (RBGV 2022), *Victorian Volcanic Plain – Character Descriptions*, Melbourne.

South Eastern Australia Natural Attractions (SEANA 2023), *Lake Elingamite*, South Eastern Australia Natural Attractions, Accessed: 11.05.2026, https://www.seana.org.au/lake-elingamite.

VicFlora (Vic. Flora 2024), *Victorian Volcanic Plains Bioregion*, Royal Botanic Gardens Victoria, Accessed: 11.05.2026, https://vicflora.rbg.vic.gov.au/flora/bioregion/Victorian%20Volcanic%20Plain.

Victorian Government (Vic, Gov. 2024), *Bioregions and EVC Benchmarks*, Department of Energy, Environment and Climate Action, Melbourne

Visit Great Ocean Road (VGOR 2026), *Lake Elingamite*, Accessed: 11.05.2026, https://visitgreatoceanroad.org.au/volcaniclakesandplains/lake-elingamite/.

Visit Victoria (Visit Vic. 2026), *Shipwreck Coast and Great Ocean Road Region*, Visit Victoria, Accessed: 11.05.2026, https://www.visitvictoria.com/regions/great-ocean-road.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

15.0 Closure

This Landscape Character and Visual Impact Assessment (LVIA) has been prepared by SLR Consulting Australia Pty Ltd to support the planning approval process for the proposed Cobden Battery Energy Storage System (BESS). The assessment has been undertaken in accordance with the agreed scope of works and is based on the information available at the time of preparation, including Project documentation, site inspection, desktop review, viewshed analysis and supporting technical investigations.

The assessment has applied recognised and established landscape and visual assessment principles consistent with *the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)*, relevant Victorian planning policy and the Corangamite Planning Scheme. The methodology adopts a systematic and transparent approach to the assessment of landscape character, visual receptors, receptor sensitivity, magnitude of visual change and significance of visual effect. The assessment has been informed through a combination of desk-based analysis, field verification, visibility modelling and professional judgement.

The findings of the LVIA indicate that the Project is situated within a highly modified rural agricultural landscape characterised by existing infrastructure elements, scattered vegetation patterns, rural road corridors and vast pastural landscapes. The assessment concludes that visual effects associated with the Project are generally localised and moderated by existing landform, vegetation structure, viewing orientation and the contained nature of available viewing opportunities. While some visual change would occur in proximity to the Subject Site, the assessment identifies that the Project would not result in widespread or character-altering landscape or visual effects within the broader Study Area.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The findings and conclusions presented in this report represent the professional opinion of the author based on the available information and the application of accepted LVIA practice. Where professional judgement has been required, it has been exercised impartially, consistently and in accordance with the standards expected of a suitably qualified and experienced Landscape Architect. The assessment has been undertaken objectively and without bias and does not advocate for or against the Project.

This report is limited to matters relating to landscape character and visual impact and does not address other environmental or technical disciplines except where they directly influence landscape or visual outcomes. The conclusions of the LVIA should therefore be read in conjunction with the broader planning and technical documentation prepared for the Project.

Subject to the stated limitations and assumptions identified within this report, it is considered that the LVIA provides a robust, proportionate and reliable assessment of the potential landscape and visual effects associated with the Project.

Sincerely,

SLR Consulting Australia Pty Ltd

ADVERTISED PLAN

Adam Parsons, RLA3104
Principal

Appendix A Key Viewpoint Locations

Landscape Character Visual Impact Assessment

Cobden Battery Energy Storage System (BESS)

Cobden BESS Pty Ltd

SLR Project No.: 620.041534.00028

10 June 2026

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

SLR

A.1.1 Photo 1 - VP1 - Cobden - Port Campbell Road (Northeast Orientation)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

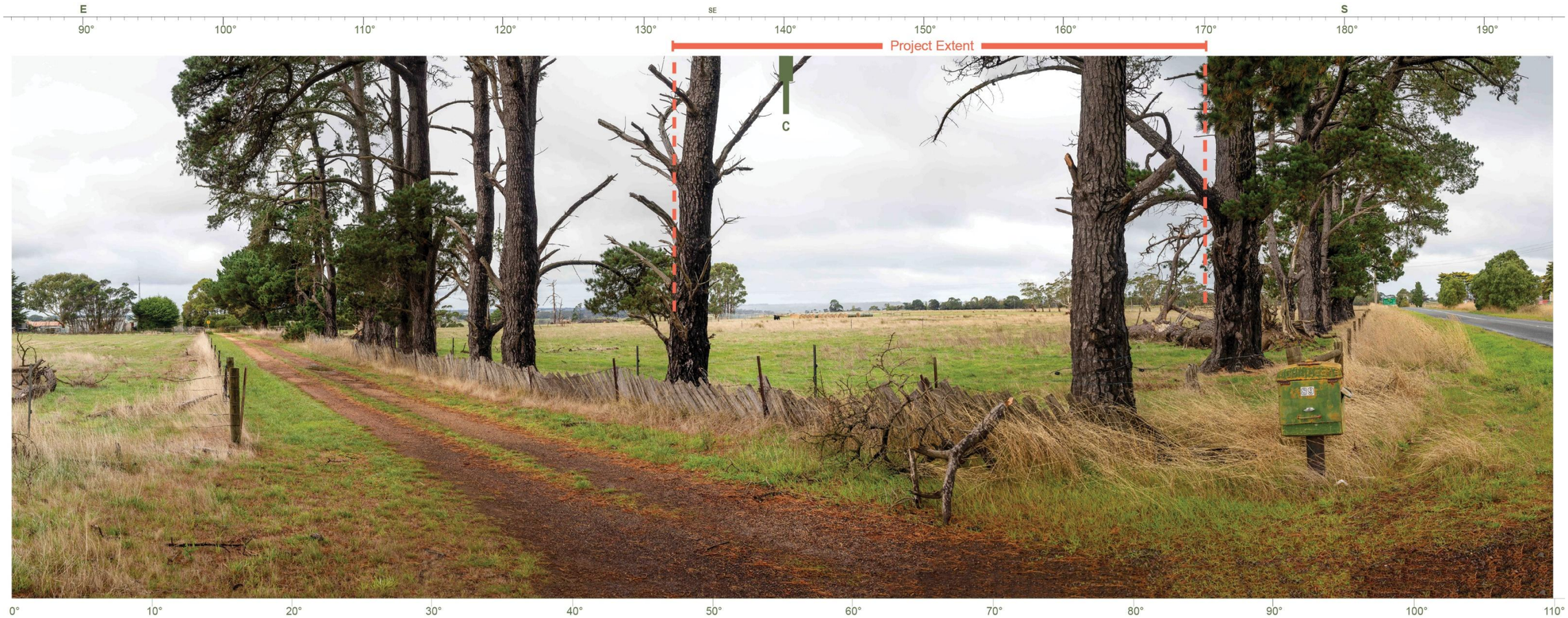
ADVERTISED PLAN

A.1.2 Photo 2 - VP2 - Cobden - Port Campbell Road (Eastern Orientation)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

A.1.3 Photo 3 - VP3 - Cobden - Port Campbell Road (Southern Orientation)



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

A.1.4 Photo 4 - VP4 - 89 Cobden - Port Campbell Road, Cobden

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Appendix B Geospatial Mapping

Landscape Character Visual Impact Assessment

Cobden Battery Energy Storage System (BESS)

Cobden BESS Pty Ltd

SLR Project No.: 620.041534.00028

10 June 2026

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

SLR

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Service Layer Credits: Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, USGS
Site Layout provided by client 20260407

COBDEN BESS

THEORETICAL ZONE OF VISIBILITY

FIGURE 7

LEGEND

- Battery Container
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening 5m from fence, no planting within 1m of fence
- Stormwater Management
- Substation Area
- Tank
- Project Area
- Zone of Theoretical Visibility
- Private Residential Receptors

ADVERTISED PLAN

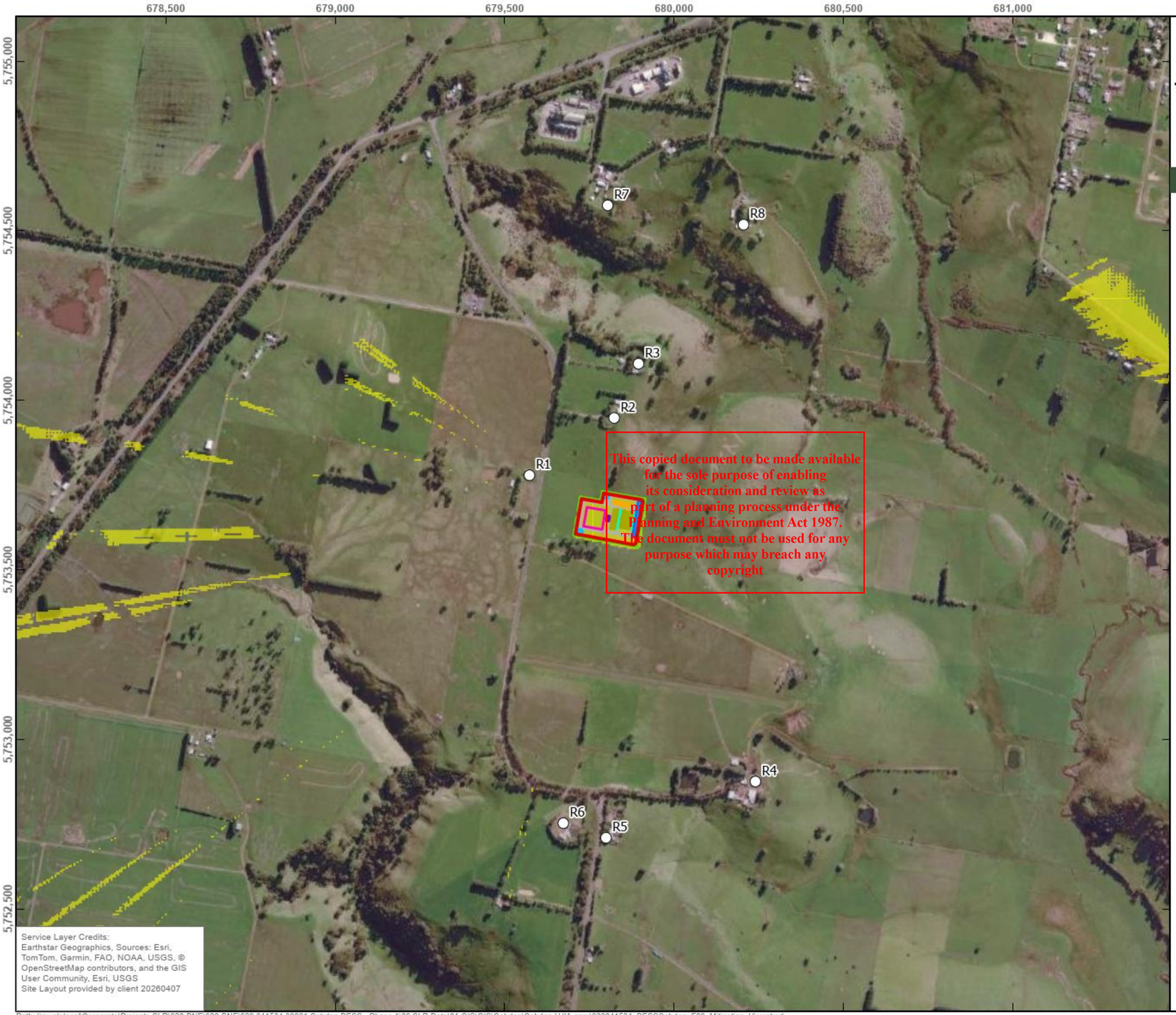
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:15,000 at A4
Project Number:	620.041534
Date Drawn:	13-May-2026
Drawn by:	PM

SLR

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden LVIA.aprx\620041534_BESSCobden_F08_No_Mitigation_Viewshed



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

COBDEN BESS

THEORETICAL ZONE OF VISIBILITY WITH VEGETATION SCREENING

FIGURE 8

LEGEND

- Battery Container
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening 5m from fence, no planting within 1m of fence
- Stormwater Management
- Substation Area
- Tank
- Project Area
- Zone of Theoretical Visibility
- Private Residential Receptors (no change with mitigation)

ADVERTISED PLAN

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 250 500 m

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:15,000 at A4
Project Number:	620.041534
Date Drawn:	13-May-2026
Drawn by:	PM

SLR

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden LVIA.aprx\620041534_BESSCobden_F09_Mitigation_Viewshed

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

COBDEN BESS

PROPOSED INFRASTRUCTURE HEIGHTS

FIGURE 11

LEGEND

- Indicative Sub-Transmission Line Route
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening 5m from fence, no planting within 1m of fence
- Stormwater Management
- Substation Area
- Tank
- Battery Container
- Project Area
- Cadastre (Subject Site)

ADVERTISED PLAN

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 15 30 Meters

Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:1,500 at A4
Project Number:	620.041534
Date Drawn:	5/27/2026
Drawn by:	DC

SLR

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041534.00001 Cobden BESS - Phase 1\06 SLR Data\01 GIS\GIS\Cobden\Cobden.aprx\620041534_BESSCobden_Landscape_FXX_Proposed Infrastructure Heights

B.1 Viewshed Analysis Methodology

The viewshed analysis undertaken for the Project was prepared to identify the theoretical extent of visibility associated with the proposed infrastructure under both unmitigated and mitigated scenarios. The analysis was undertaken using the following methodology:

1. Elevation data for the broader Study Area (approximately 3 km radius) was sourced from Victorian Government contour mapping datasets comprising 10 m contour intervals. The contour data was used to generate a Digital Elevation Model (DEM) with a 10 m cell resolution;
2. Proposed earthworks associated with site benching and operational platform levels were incorporated into the DEM to reflect the anticipated post-construction landform conditions;
3. The Project Area, including indicative infrastructure heights, was incorporated into the DEM to establish the unmitigated visibility model;
4. Proposed perimeter mitigation planting and landscape screening measures were incorporated into the DEM to establish the mitigated visibility model;
5. Viewshed analysis was then undertaken for both the unmitigated and mitigated DEM scenarios to identify the theoretical extent of visibility across the surrounding landscape;
6. The resulting visibility outputs were reviewed against available aerial imagery, topographic conditions and field observations, with model inputs refined where required;
7. Final visibility outputs and mapping figures were subsequently prepared for inclusion within the assessment; and
8. Residential receptor visibility assessment was undertaken to identify nearby dwellings with potential theoretical visibility of the Project, with results indicating generally limited and localised visibility.

Notes

- The viewshed analysis is based on a ‘bare earth’ terrain model and does not incorporate existing vegetation, buildings or other above-ground structures within the broader landscape.
- The available 10 m contour data is intended for broad-scale regional mapping purposes and does not provide the level of detail typically achievable through high-resolution LiDAR point cloud datasets commonly preferred for detailed visual assessment. The resulting viewshed outputs therefore reflect the limitations and resolution of the available input data.
- Existing vegetation has not been incorporated into the visibility modelling due to the absence of detailed aerial survey data or reliable topographic feature datasets capable of accurately representing vegetation height, density and extent.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Appendix C Landscape Concept Plan

Landscape Character Visual Impact Assessment

Cobden Battery Energy Storage System (BESS)

Cobden BESS Pty Ltd

SLR Project No.: 620.041534.00028

10 June 2026

ADVERTISED
PLAN

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

Cobden BESS

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

89 Cobden-Port Campbell Road, Cobden VIC 3266

Landscape Concept Plan - Development Approval

Cobden BESS Pty Ltd

Address	89 Cobden-Port Campbell Road, Cobden VIC, 3266
RPD	Lot 1 and 2 of TP863659
Client	Cobden BESS Pty Ltd
Landscape Architect	SLR Consulting Australia Pty Ltd

DRAWING REGISTER

620.041534.00028 - 001	Coversheet, Drawing Register and Locality Plan
620.041534.00028 - 002	Landscape Concept Plan
620.041534.00028 - 003	Planting Schedule and Landscape Module Concept Detail

REVISION HISTORY

001	03 June 2026	For Client Review	Adam Parsons
002	05 June 2026	For Client Review	Adam Parsons
003	10 June 2026	For Submission	Adam Parsons

LOCALITY PLAN

- Subject Site
- Project Area Access Route
- Indicative Sub-Transmission Line Route

0 100 200 500m
SCALE 1:10,000 @ A3

SLR

COBDEN BESS PTY LTD **COVERSHEET, DRAWING REGISTER AND LOCALITY PLAN**

NOT FOR CONSTRUCTION **Date** 10.06.2026 **Drawing No** 620.041534.00028 - 001 **Issue** 003

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

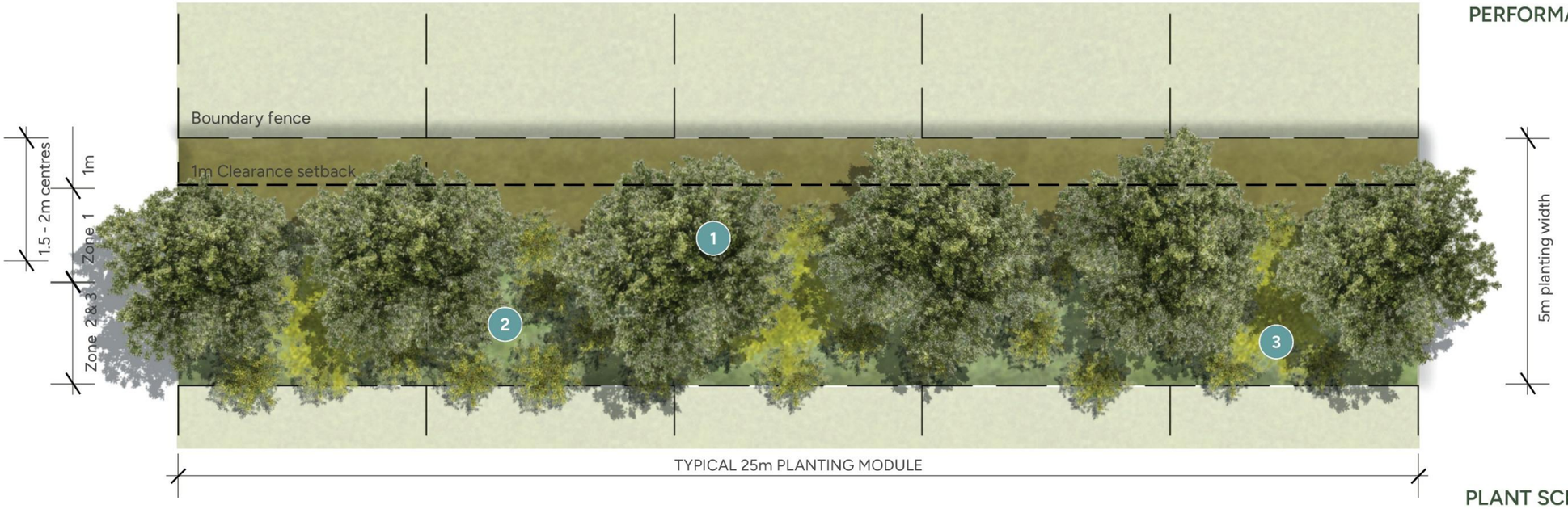
0 10 20 50m
SCALE 1:1000 @ A3

SLR

COBDEN BESS PTY LTD **LANDSCAPE CONCEPT PLAN**

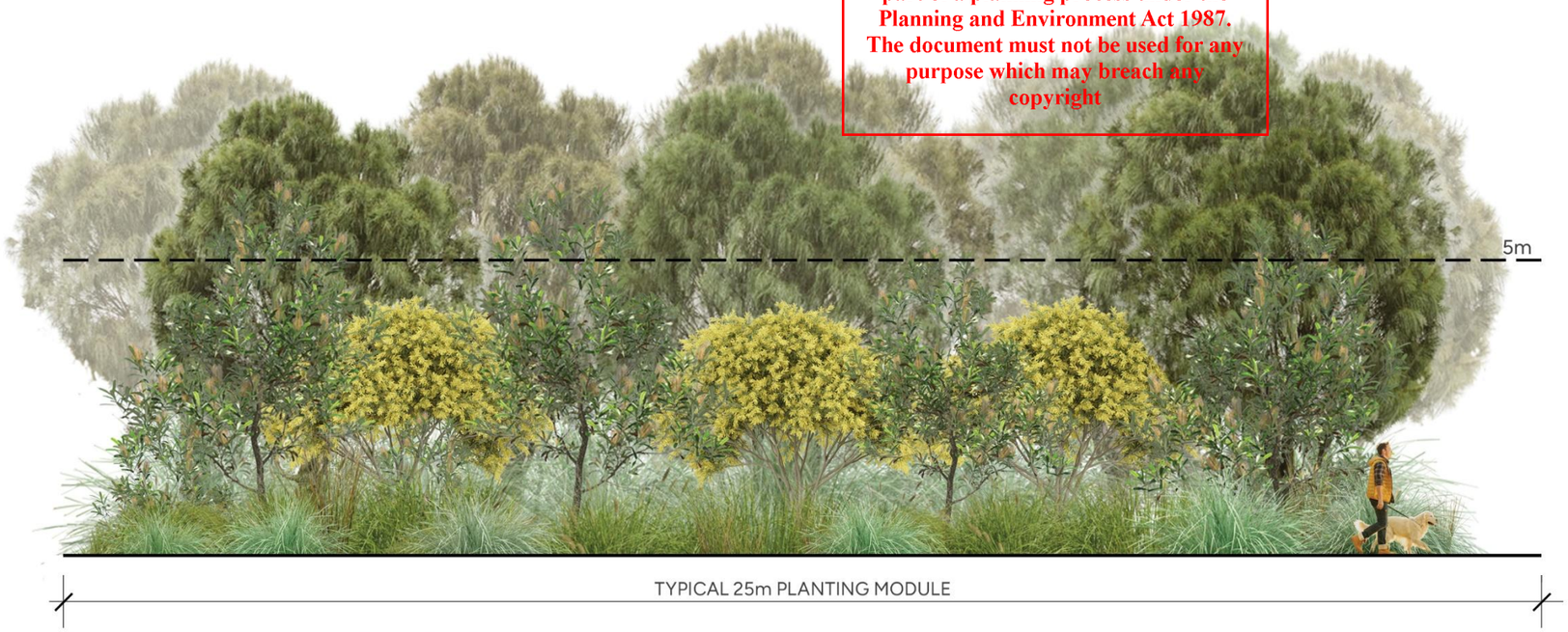
NOT FOR CONSTRUCTION

Date 10.06.2026 **Drawing No** 620.041534.00028 - 002 **Issue** 003



PLAN - TYPICAL PLANTING SCREEN MODULE
1:100 @ A3

ADVERTISED PLAN
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



ELEVATION - TYPICAL PLANTING SCREEN HEIGHT AT 4 - 7 YEARS GROWTH
1:100 @ A3

PERFORMANCE OUTCOMES

SCREENING

Achieves effective screening at a height of at least 4m within 4 years, Multi-layered planting reduces visual gaps.

CLIMATE ADAPTION

Species selected for drought tolerance, wind resistance, and adaptability Suitable for projected hotter and drier conditions in South West Victoria.

BIODIVERSITY

Provides nectar, pollen, seed, and shelter resources, Supports birds, pollinators, and small mammals.

FIRE CONSIDERATIONS

Dominated by lower flammability species, Mixed structure reduces continuous fuel loads, Outer grass layer can be managed seasonally.

PLANT SCHEDULE
Native Shelterbelt

SPECIES	COMMON NAME	HEIGHT	QUANTITY
ZONE 1	SHEOAK CANOPY ROW		P/100 L m
Allocasuarina verticillata	Drooping Sheoak	6–10 m	40
ZONE 2	MIXED SHRUB LAYER		
Acacia dealbata	Silver Wattle	6–10 m	111
Acacia myrtifolia	Myrtle Wattle	1–3 m	
Acacia pycnantha	Golden Wattle	4–8 m	
Acacia retinodes	Wirilda	3–6 m	
Acacia stricta	Hop Wattle	2–5 m	
Acacia verticillata	Prickly Moses	2–5 m	
Allocasuarina paludosa	Scrub Sheoak	2–5 m	
Banksia integrifolia	Coast Banksia	6–10 m	
Banksia marginata	Silver Banksia	4–8 m	
Banksia praemorsa	Cut-leaf Banksia	2–4 m	
Bursaria spinosa	Sweet Bursaria	3–8 m	
Melaleuca decussata	Totem Poles	2–4 m	
Myoporum insulare	Common Boobialla	2–6 m	
Myoporum petiolatum	Sticky Boobialla	2–4 m	
Olearia lirata	Snowy Daisy Bush	2–4 m	
ZONE 3	DENSE GROUND LAYER		
Poa labillardierei	Common Tussock	0.5–1 m	200
Pultenaea stricta	Rigid Bush-pea	1–2 m	
Themeda triandra	Kangaroo Grass	0.5–1 m	

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

ADVERTISED
PLAN

Making Sustainability Happen