



NGH



Visual Impact Assessment

Anakie Solar Farm –1435-1475 Ballan Road Anakie

October 2022

Project Number: 21-425



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

NSW • ACT • QLD • VIC
W. www.nghconsulting.com.au

Document verification

Project Title:	Anakie Solar Farm –1435-1475 Ballan Road Anakie
Project Number:	21-425
Project File Name:	"\\10.0.19.1\Active\Projects\2021\21-425 Anakie Solar Farm Planning Study"

Revision	Date	Prepared by	Reviewed by	Approved by
Draft V1.0	2/06/2022	Johanna Duck	Fi Cotter/Lizzie Olesen-Jensen	Johanna Duck
Final V1.0	2/08/2022	Johanna Duck	Lizzie Olesen - Jensen	Johanna Duck
Final V1.1	11/10/2022	Johanna Duck – minor map update only (Fig 1-3)		Johanna Duck

NGH Pty Ltd is committed to environmentally sustainable practices, including fostering a digital culture and minimising printing. Where printing is unavoidable, NGH prints on 100% recycled paper.

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



W. www.nghconsulting.com.au

BEGA - ACT & SOUTH EAST NSW

Suite 11, 89-91 Auckland Street
(PO Box 470) Bega NSW 2550
T. (02) 6492 8333

BRISBANE

T3, Level 7, 348 Edward Street
Brisbane QLD 4000
T. (07) 3129 7633

CANBERRA - NSW SE & ACT

Unit 8, 27 Yallourn Street
(PO Box 62) Fyshwick ACT 2609
T. (02) 6280 5053

GOLD COAST

19a Phillipine Parade
Palm Beach QLD 4221
(PO Box 466 Tugun QLD 4224)
T. (07) 3129 7633

E. ngh@nghconsulting.com.au

NEWCASTLE - HUNTER & NORTH COAST

Unit 2, 54 Hudson Street
Hamilton NSW 2303
T. (02) 4929 2301

SYDNEY REGION

Unit 17, 21 Mary Street
Surry Hills NSW 2010
T. (02) 8202 8333

WAGGA WAGGA - RIVERINA & WESTERN NSW

35 Kincaid Street (PO Box 5464)
Wagga Wagga NSW 2650
T. (02) 6971 9696

WODONGA

Unit 2, 83 Hume Street
(PO Box 506) Wodonga VIC 3690
T. (02) 6067 2533

NSW • ACT • QLD • VIC

W. www.nghconsulting.com.au

ABN 31 124 444 622 ACN 124 444 622

Table of contents

1.	Introduction.....	1
1.1	Overview.....	1
1.1.1	Approach.....	2
1.1.2	Terrain	3
1.1.3	Engagement.....	5
1.1.4	Landscape character and representative viewpoints	5
1.1.5	Visual sensitivity.....	7
1.1.6	Definition of landscape management zones (visual effect).....	7
2.	Potential impacts	9
2.1	Evaluation criteria	9
2.1.1	Evaluation results (resultant visual impact).....	9
3.	Results summary	15
3.1	Moderate and Low residual (mitigated) impact	15
3.1.1	Potential cumulative impacts.....	15
3.1.2	Safeguards and mitigation measures.....	15
4.	Conclusion	18

Figures	
Figure 1-1	Location map – Proximity of the subject land to Anakie (Source: Vic Plan, 2022) 1
Figure 1-2	View towards the proposal site when travelling south towards Geelong (NGH, 2022)... 1
Figure 1-3	Proposal layout (Source: BNRG, 2022)..... 2
Figure 1-4	Views of the panel area and background landscape from the northeast corner of the site showing potential views and existing boundary plantings (Source: NGH 2022) 4
Figure 1-5	Topography of the locality (Source: Vic Plan, State of Victoria, 2022)..... 4
Figure 1-6	Views from the ridgeline located approximately 4-5km to the west of the proposal site, showing potential for distant (background) views of the proposal site (NGH, 2022) 5
Figure 1-7	Rural dwellings within 2km of the development site and viewpoints (Source: NGH Adapted from Vic Plan, State of Victoria, 2022) 6

Tables	
Table 1-1	Visual Landscape Management Zone decision matrix..... 7
Table 1-2	Visual Landscape Management Zone management objectives..... 8
Table 2-1	Visual impacts at representative viewpoints and their associated receivers. 10
Table 3-1	Safeguards and mitigation measures for visual impacts..... 15

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. Introduction

ADVERTISED PLAN

1.1 Overview

This Visual Impact Assessment (VIA) has been prepared by NGH on behalf of BNRG Leeson, to assess the potential impacts of the Anakie Solar Farm and Battery Energy Storage System (BESS) at 1435-1475 Ballan Road Anakie (the proposal). The Anakie Solar Farm (the proposal) is located on the Ballan Road 22 km north of the Geelong CBD and 6km south of the rural town of Anakie, Victoria, see Figure 1-1 and Figure 1-2.

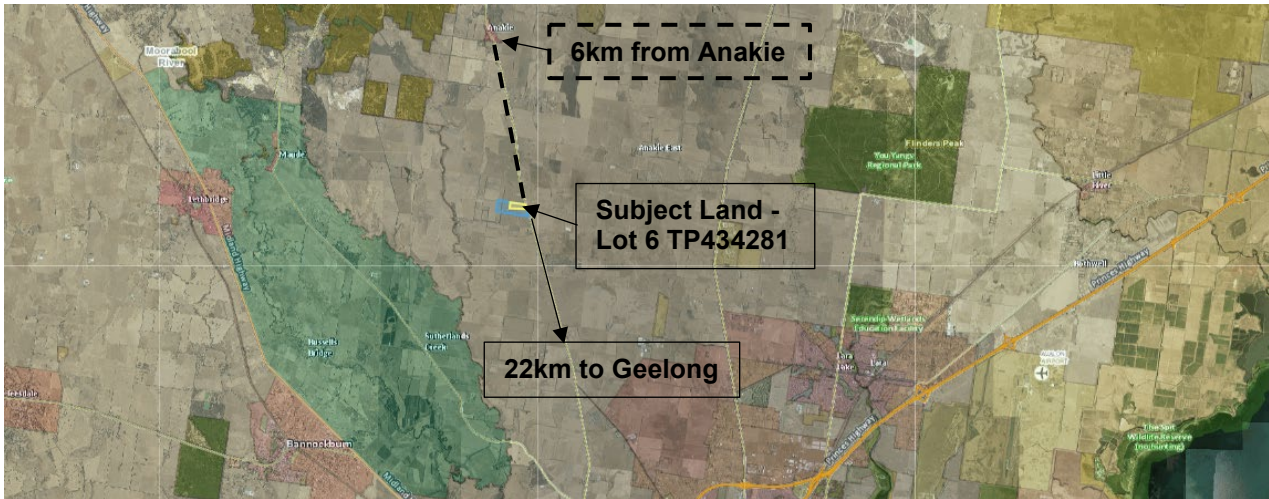


Figure 1-1 Location map – Proximity of the subject land to Anakie (Source: Vic Plan, 2022)

The proposal, see Figure 1-3, includes the installation solar infrastructure and associated works and has the following key features:

- 11.7 hectares (ha) of single axis (tracking) solar array.
- Inverter/switch station.
- BESS.
- Overhead transmission line connection.
- Site entry (new crossover) (construction/operation access).
- Perimeter roads, and security measures such as fencing, lighting and CCTV.

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



Figure 1-2 View towards the proposal site when travelling south towards Geelong (NGH, 2022)



Figure 1-3 Proposal layout (Source: BNRG, 2022)

This VIA identifies and assesses the potential visual impacts associated with the construction, operation, and decommissioning of the proposal. The construction and decommissioning would result in temporary impacts, whereas the operation of the proposal having a minimum 30-year life span has potential to result in longer term impacts, specifically for near neighbours. This assessment considers the design of the proposal in relation to the near neighbours, local road users and distant views.

The land is subject to the planning provisions of the Greater Geelong Planning Scheme and is located on land zoned Farming Zone (FZ). This VIA considers the proposal against the purpose of the FZ and associated decision guideline Clause 35.07-6.

1.1.1 Approach

The Solar Energy Facilities Design and Development Guideline (DELWP, 2019) requires assessment of the visual impact of a solar energy facility, including:

- The sensitivity of the landscape and its ability to absorb change.
- The size, height, scale, spacing, colour and surface reflectivity of the facility’s components.
- The number of solar energy facilities located close to each other another within the same landscape.
- The excessive removal, or planting of inappropriate species of vegetation.
- The location and scale of other ancillary uses, buildings and works including transmission lines, battery storage units and associated access roads.

- The proximity to environmentally sensitive areas such as public land, water courses and low-lying areas.

To address the requirements of the guideline, a visual impact assessment (VIA) was completed by NGH in the following stages:

1. Background investigations and mapping, defining where the proposal may be visible in the landscape, and identifying key viewpoints such as local and main roads and dwellings within proximity of the proposal.
2. Photography of the landscape in the area near the proposal site.
3. Consideration of outcomes of the community engagement undertaken by the proponent.
4. Impact assessment, describing the potential impact on visual amenity during construction and operation of the Proposal, including potential for light spill and dust impacts.
5. Consideration of the any required visual impact mitigation measures.

The impact assessment methodology used in this VIA for operational impacts is based around the Bureau of Land Management (BLM) Visual Resource Management System, developed by the BLM, US Department of the Interior (n.d.) and is consistent with similar VIA methods used by Australian State departments/agencies and is therefore considered a best practice visual impact analysis method and acceptable for the purpose of this VIA. The BLM developed a systematic process to analyse the visual impact of proposed developments. The basic philosophy states that the degree to which a development affects the visual landscape depends on the visual contrast imposed by the project. Key steps undertaken to assess the visual impact are as follows:

- Define the landscape:
 - The scenic quality
 - The expected sensitivity at viewpoints.
 - The proximity of viewpoints.
- Evaluate the degree of visual effect.
- Determine the acceptability of the visual effect and sensitivity (landscape management zones); this is the resultant visual impact, rated as high, medium, or low.

For the purpose of this VIA, visual elements of the proposal include the site access and internal roads, fencing, lighting, substation, inverter, solar panel array areas, operations and maintenance building, battery system, and landscaping.

1.1.2 Terrain

The site of the proposal, as shown in Figure 1-4 below (and Figure 1-2 above), is located in a gently undulating/sloping landscape with hills in the distance roughly 5km from the proposal site up to a level of approximately 160m AHD to the west and 230m AHD to the northwest. The proposal site has an elevation of approximately 106 to 100m AHD falling to the rear (west) of the site. Dwellings to the south are approximately the same level as the proposal site. Dwellings to the west are located on an elevation of approximately 93-90m AHD.

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

Figure 1-4 Views of the panel area and background landscape from the northeast corner of the site showing potential views and existing boundary plantings (Source: NGH 2022)

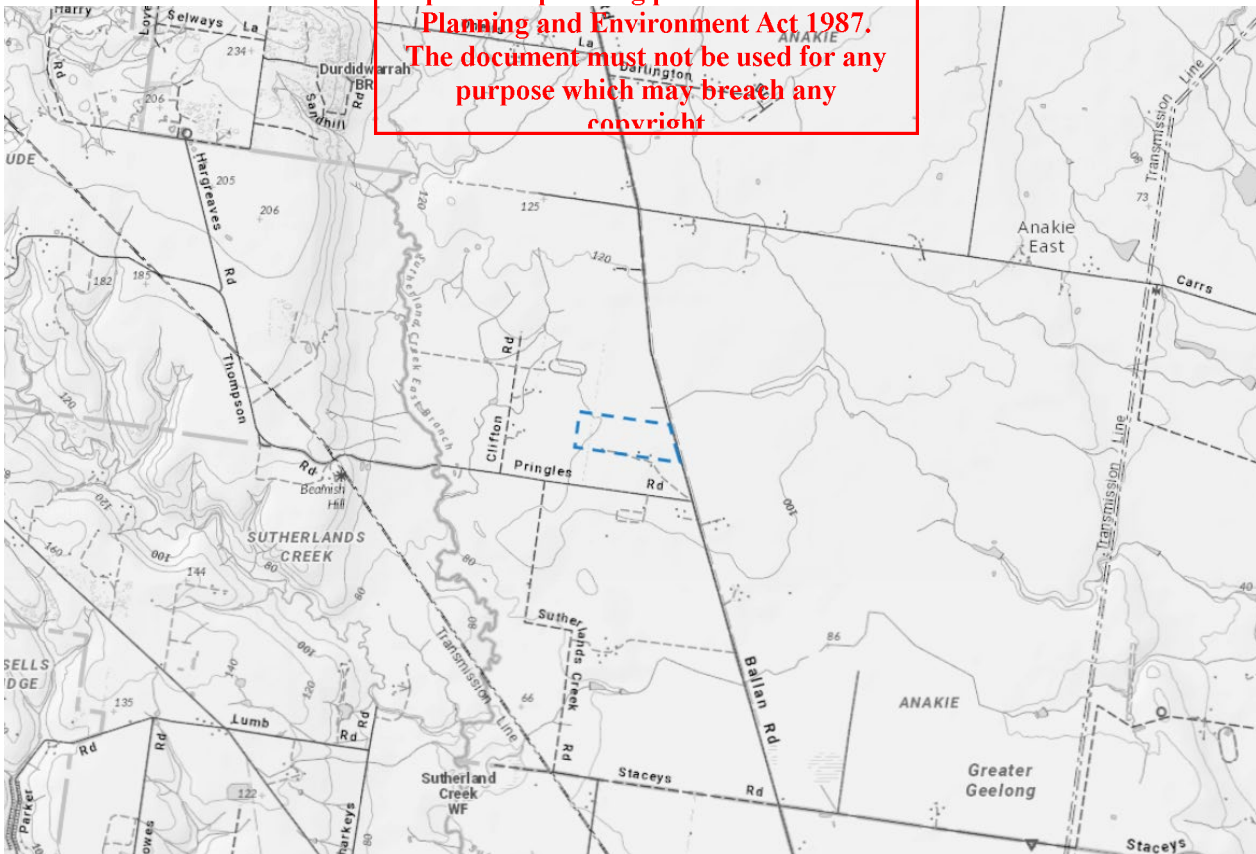


Figure 1-5 Topography of the locality (Source: Vic Plan, State of Victoria, 2022)



Figure 1-6 Views from the ridgeline located approximately 4-5km to the west of the proposal site, showing potential for distant (background) views of the proposal site (NGH, 2022)

1.1.3 Engagement

Consultation for the proposal was conducted for near neighbours by the proponent.

Landowners within 2km were directly engaged and the wider community and the near landowners were invited to a drop-in session at a local hall. Landowners within 2km of the proposal site (development site) are shown in Figure 17. Aspects of the proposal were discussed with the residents of each dwelling including the opportunity to raise concerns about visual impacts.

Questions about potential visual impacts were raised at the community drop-in session. After viewing the aerial photos and plans, the community members present indicated they were satisfied there would be no unacceptable impact.

1.1.4 Landscape character and representative viewpoints

Considering topography, vegetation, land use, and other distinct landscape features, the surrounding land is described as an undulating rural landscape with low scale woodland areas and a modified landscape surrounding the rural township of Anakie and towards Geelong.

The scenic quality was identified as follows:

- A high scenic quality for natural landscapes (national parks, woodland, along creek lines).
- A moderate scenic quality for historic areas, modified landscapes, general agricultural areas, grazing and cropped land etc, and areas of quality roadside vegetation.
- Lower scenic quality in areas of rural industry, general urban areas.

The BLM methodology requires identification of representative viewpoints in the study area. These may be along travel routes, near waterways and recreational areas, residential areas, tourist facilities, houses, and farmland.

ADVERTISED PLAN

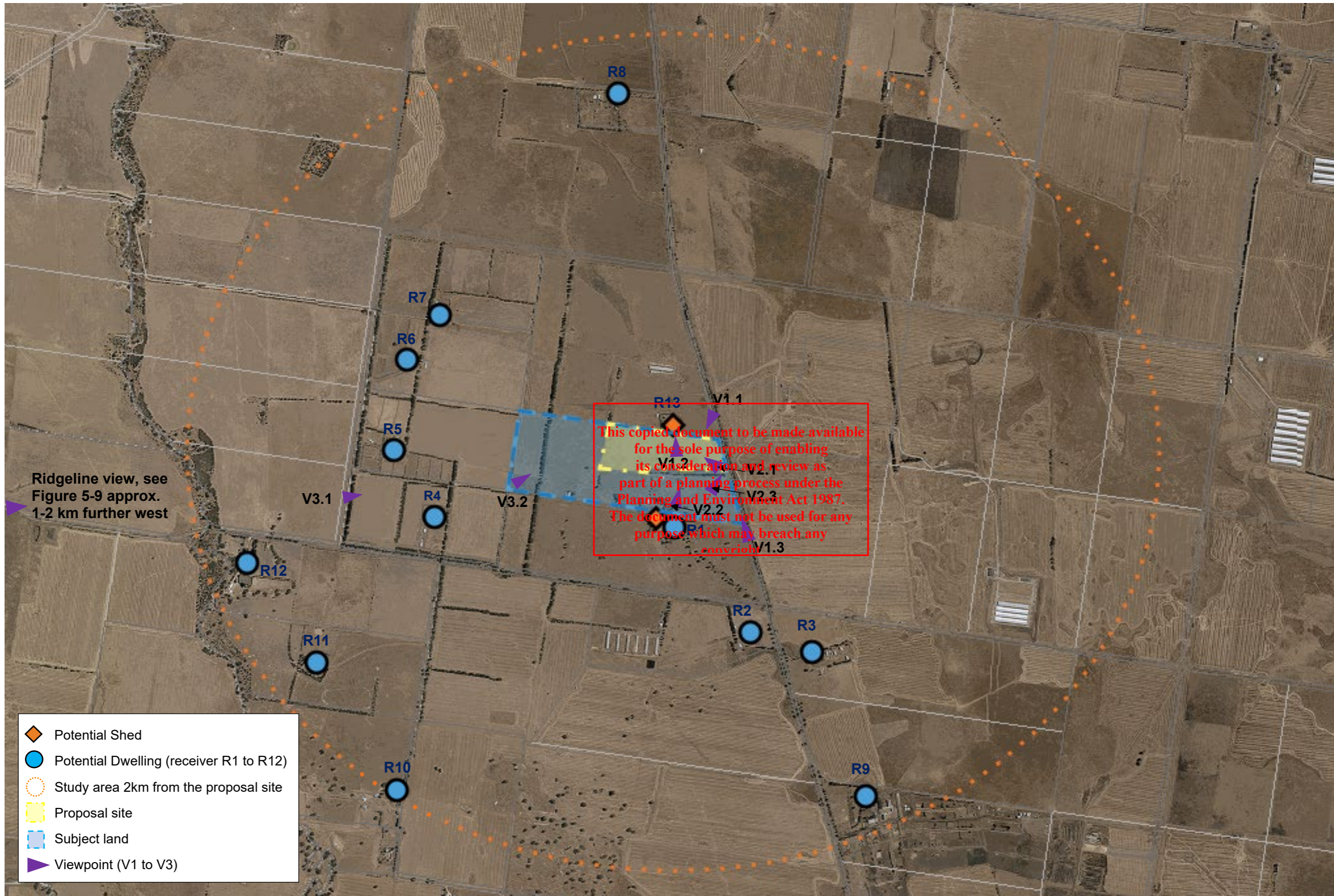


Figure 1-7 Rural dwellings within 2km of the development site and viewpoints (Source: NGH Adapted from Vic Plan, State of Victoria, 2022)

ADVERTISED PLAN

1.1.5 Visual sensitivity

The predicted sensitivity of each viewpoint can be determined considering its proximity to the development site and factors such as use, scenic quality and regional significance.

Criteria for proximity are as follows:

- Foreground, 0 – 1km.
- Middle ground, 1 – 2km.
- Background, more than 2km.

ADVERTISED PLAN

Criteria for scenic quality are as follows:

- High sensitivity:
 - High use routes or areas.
 - Routes or areas of national or state significance.
 - Areas with high scenic quality (i.e., land subject to significant landscape overlay under the planning scheme).
- Moderate sensitivity:
 - Moderate use routes or areas.
 - Routes or areas of regional or local significance.
 - Areas with moderate scenic quality.
- Low sensitivity:
 - Low use routes or areas.
 - Routes or areas of low local significance.
 - Areas with low scenic quality.

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

1.1.6 Definition of landscape management zones (visual effect)

Visual landscape management zones (LMZs) were assigned to each representative viewpoint. The zones were derived by combining scenic quality, viewer sensitivity and the distance to the proposal. Combined they produce a three-tiered management hierarchy: A – C, as shown in Table 1-1.

Table 1-1 Visual Landscape Management Zone decision matrix.

Proximity / sensitivity								
Scenic quality		Fore-ground High	Middle ground High	Back-ground High	Fore-ground Moderate	Middle ground Moderate	Back-ground Moderate	Fore-ground Low
	High	A	A	A	A	B	B	B
	Moderate	A	B	B	B	B	C	C
	Low	B	B	B	B	C	C	C

Each zone has associated objectives to guide management of visual change and to help evaluate proposed project impacts. These are shown in Table 1-2 below. Table 1-2.

Table 1-2 Visual Landscape Management Zone management objectives.

Management priority	Management objectives
A	Maximise retention of existing visual amenity. Landscapes are least able to absorb change. Developments may lead to a major change.
B	Maintain existing visual amenity, where possible. Protect dominant visual features. Developments may be allowed to be visually apparent.
C	Less importance for retaining existing visual amenity. Landscapes can absorb change. Developments may be allowed to dominate but should reflect existing forms and colours where possible.

The management priority for each viewpoint is listed in Table 2-1.

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**

2. Potential impacts

A VIA for the operation stage of the proposal has been conducted considering:

- The specific elements of the proposal including the site access and internal roads, fencing, lighting, substation, inverter, solar panel array areas, operations and maintenance building, battery system, and landscaping. Associated effects of light spill and dust impacts (that can also result in air quality impacts).
- The potential for the proposal to be viewed from representative viewpoints.
- The degree of contrast the proposal would have within the identified LMZ. LMZs were assigned to viewpoints based on the results of the field work, and the contrast at that viewpoint was evaluated, as described below.
- The findings of the Glint and Glare Assessment (MOIR, 2022). There are no potential glare impacts to dwellings from the proposal.

2.1 Evaluation criteria

The ratings for the degree of contrast created by the mine at each viewpoint have the following definitions:

- High contrast: the proposal would be dominant within the landscape and generally not overlooked by the observer; the visual change would not be absorbed.
- Medium contrast: the proposed activity would be moderately dominant and noticed; the visual change would be partially absorbed.
- Low contrast: the proposed activity would be seen but would not attract attention; the visual change would be well absorbed.
- Indistinct: contrast would not be seen or would not attract attention; the visual change would be imperceptible.

To determine if the objectives for the visual LMZ's are met, the contrast rating for the viewpoint is compared with the relevant management objectives to give a visual impact level. The visual impact level is consequently defined as:

- High impact: contrast is greater than what is acceptable.
- Medium impact: contrast is acceptable.
- Low impact: visual contrast is little or not perceived and is acceptable.

For high impact viewpoints, mitigation must be considered. Mitigation for moderately impacted receivers is considered on a case-by-case basis. No mitigation is warranted for low impacts.

2.1.1 Evaluation results (resultant visual impact)

Table 2-1 evaluates the expected level of visual impact from the 3 representative viewpoints (V1-V3), representing the rural dwellings and public viewpoints (roads) within 2km of the proposal site.

This evaluation considers the views of the proposal without any mitigation measures and then with proposed mitigation measures.

Following changes to the proposal design to reduce visual impacts with mitigation measures, no high impact viewpoints were identified. Moderate and low impacts were found to be possible. Relevant

mitigation measures have been identified and included in the summary of mitigation measures in section 3.1.2. Mitigated outcomes are considered to result in low impacts for adjoining landowners and road users.

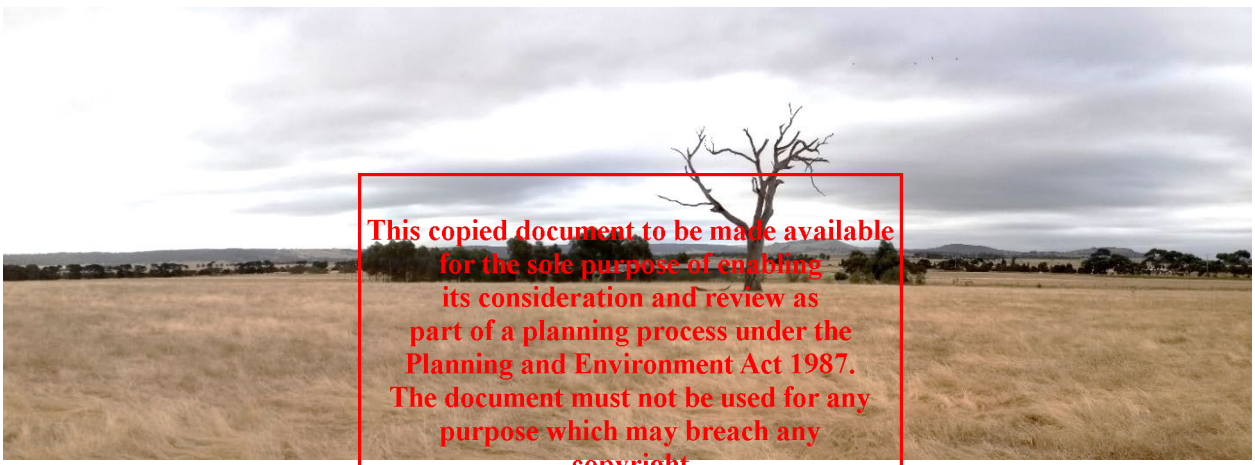
Table 2-1 Visual impacts at representative viewpoints and their associated receivers.

VIEWPOINT 1 (V1) (representing R3 and R9/ Ballan Road traffic)		
Summary of viewpoint		Viewpoint description / impact
Landscape	Rural and associated dwellings	<p>V1 is located on Ballan Road (refer to representative photos provided below for V1.1 and V1.3 and as identified on Figure 1-7), just north and south of the proposal site. The representative photos are taken on the east (V1.1) and west (V1.3) side of the road and show areas for improvements to vegetation where views from traffic are possible (typically glance views from vehicles travelling south) and where recent plantings provide quality screening from the road (when directly opposite the site and for north travelling vehicles approaching the site).</p> <p>In addition to road traffic this viewpoint represents the shed at R13 to the north and dwellings R2, R3 and R9 to the south. The main visual change would be a new site access, increased heavy vehicle</p>
Scenic quality	Moderate	
Proximity	Foreground (road traffic) and Middle ground (dwellings)	
Sensitivity	Moderate	
LMZ objective	B	<p>predominantly limited to the construction phase trees in the area (including vegetation screening around R13, as seen in photo V1.2 below) and flat landscape generally provide effective screening or minimal to no view from the representative dwellings.</p>
Contrast	Low due to vegetation screening	<p>Anakie is a rural town with minor tourism attractions and is within driving distance from the major centre of Geelong. Regional and local significance of the site is low, with scenic quality of the locality being moderate. Ballan Road viewpoints range from distant to foreground views. Views were assessed as generally having a moderate sensitivity given the travel speed and surrounding agricultural activities. View durations are generally short as vehicle speeds are up to 100km/hr, and the expected number of local vehicles on these local roads is considered to be low to moderate. The established front boundary tree line provides reasonable screening for the level of potential impact from V1.</p>
Inherent visual impact	Moderate	<p>No mitigations are considered to be required for this viewpoint in addition measures recommended for dust management, materials used, control of light spill, and traffic management. Traffic management measures included in this PR and supporting TIA (Amber, 2022) would minimise construction traffic impacts and would be temporary (short term). Traffic impacts during operation are minimal due to very low numbers of vehicles visiting the site during operation as shown in the TIA (Amber 2022).</p>
Mitigated visual impact	Low	

ADVERTISED PLAN



V1.1 view from the northeast of the proposal site on Ballan Road, looking southwest across the proposal site representing views from road users.



**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**

V1.2 from south side of the proposal site looking north showing R13 (shed) showing there is some vegetation screening around the shed.



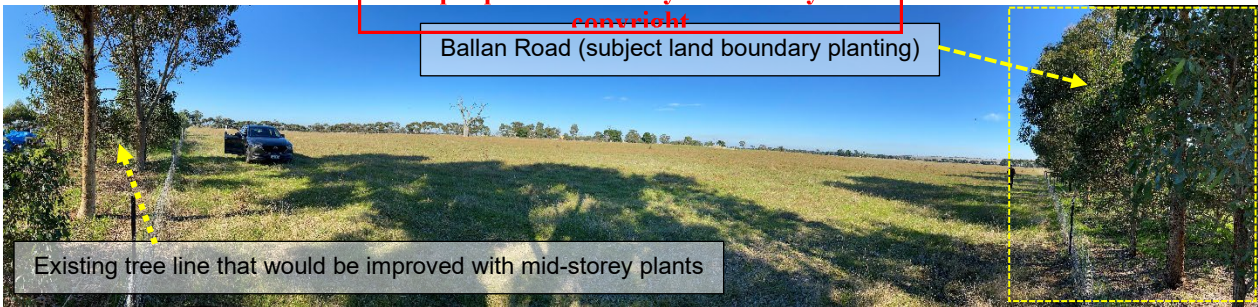
V1.3 Existing planted tree line on front boundary providing quality screening (representing views from R3 and R9).

ADVERTISED PLAN

VIEWPOINT 2 (V2) (representing dwelling R2)

Summary of viewpoint		Viewpoint description / impact
Landscape	Rural	<p>V2 (photos below V2.1 and V2.2) representing views from dwelling R2 (and any building in close proximity to R2) located to the south of the subject land. This viewpoint is located 118m to the south of the proposal site. There are trees and structures on the subject land that would screen some views to the proposed solar farm. The proposal would contrast with the colour of the grasses on the land from this viewpoint, particularly when dried out in hotter weather, the shade created by existing trees and colour of bark would be a similar colour to the solar infrastructure providing for some integration and ability of the landscape to absorb impacts.</p> <p>This agricultural and rural dwelling viewpoint was assessed as generally having a moderate sensitivity due to being the highest potential for views from this site. If there is a view of the proposal, the view duration could be expected to be longer due to the closer proximity to the site, but existing vegetation and 100m separation would provide effective screening for agricultural activities.</p> <p>Additional screen planting within the tree line to the south of the proposal would minimise any potential visual impacts for the dwelling at R2. In addition, the measures proposed for dust control, colours of materials used, control of light spill and traffic management would minimise construction and operational impacts.</p>
Scenic quality	Moderate	
Proximity	Foreground	
Sensitivity	Moderate	
LMZ objective	B	
Contrast	Moderate	
Inherent visual impact	Moderate	
Mitigated visual impact	Low	

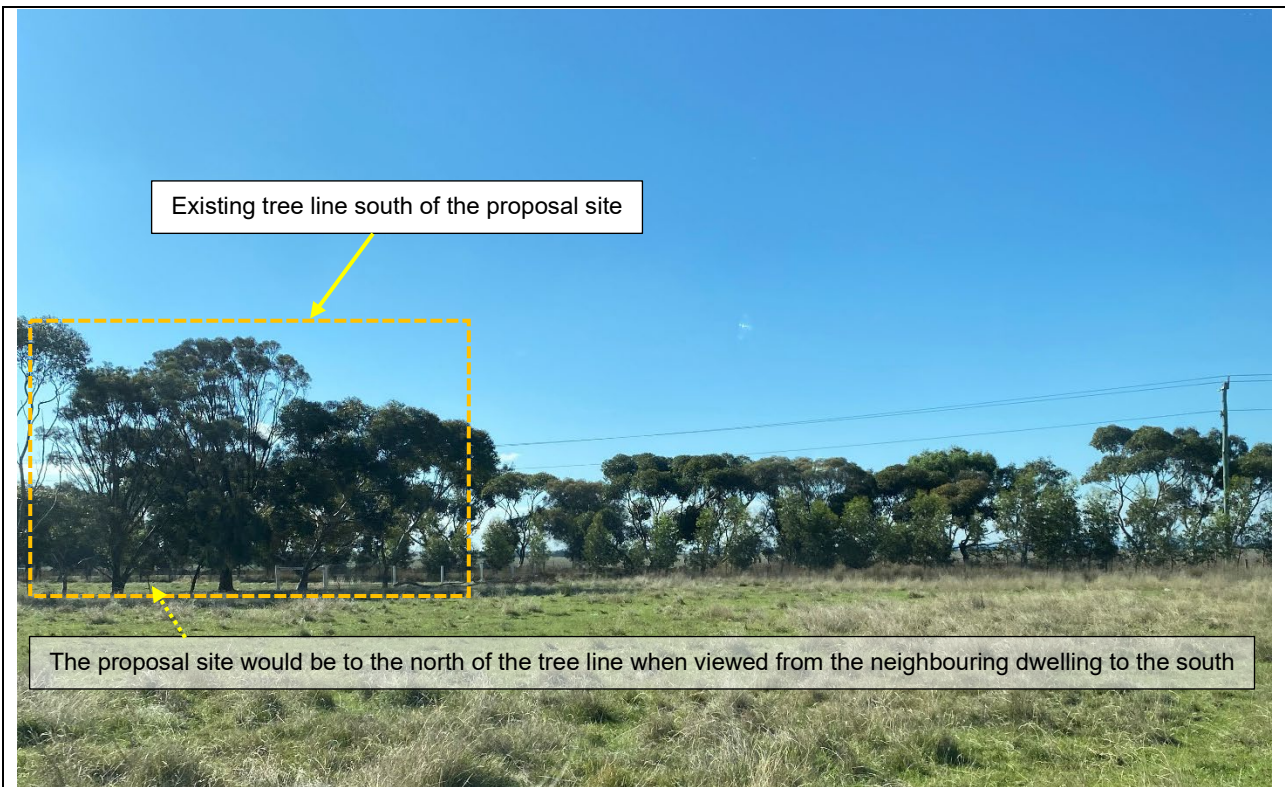
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



V2.1 taken from inside proposal site looking northwest towards the location of the shed (R13) and Ballan Road screening vegetation.



V2.2 taken from inside the subject land looking north, adjacent to the dwelling located on the property to the south.



Existing tree line south of the proposal site

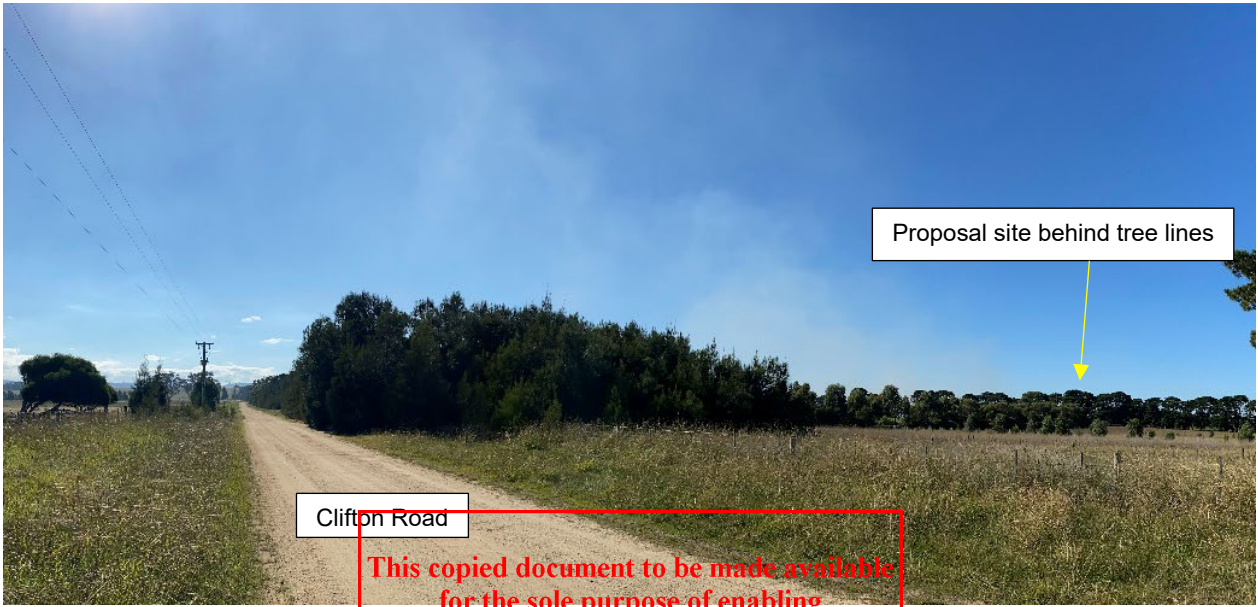
The proposal site would be to the north of the tree line when viewed from the neighbouring dwelling to the south

V2.3 taken from near the dwelling on the subject land looking northeast showing the established screening vegetation and opportunities for improved screening of the tree line vegetation (mid-storey plantings – providing hedge style 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

VIEWPOINT 3 (V3) (representing R4 to R7, Pringles Road and Clifton Road)		
Summary of viewpoint		
Landscape	Rural	<p>Viewpoint 3 (V3 – photos below V3.1 and V3.2), representing views from agricultural land and dwellings identified as R4-R8 located to the west of the subject land and local road use. This viewpoint is located 600m plus from the proposal site. R4 to R8 are on an elevation approximately 10m below the proposal site.</p> <p>The proposal has low contrast from this viewpoint due to the dark greens of the pine trees (and other boundary vegetation) present on the subject land and surrounding properties providing high ability to absorb the proposal into the background.</p> <p>Local roads, agricultural (including rural dwellings) viewpoints were assessed as generally having a low to moderate sensitivity due to low use of roads and topography and vegetation screening the majority of views maintaining the rural character. If there is a view of the proposal, the view duration could be expected to be longer due to the closer proximity to the site, activities undertaken on adjoining land (agricultural and rural residential uses), lower travel speeds and potential for increased interaction for local residents with heavy vehicles during construction when entering Ballan Road.</p>
Scenic quality	Moderate	
Proximity	Foreground	
Sensitivity	Moderate	
LMZ objective	B	
Contrast	Low	
Inherent visual impact	Low	
Mitigated visual impact	N/A	

		<p>There are limited to no views of the proposal site from this viewpoint.</p> <p>No mitigations are considered to be required for this viewpoint in addition to the measures proposed for dust control, colour of materials used, control of light spill and traffic management.</p>
--	--	--



V3.1 View from Clifton Road looking northeast towards the proposal site confirming topography (land rising to the east) and layering of existing vegetation providing screening of the proposal 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



V3.2 View from the southwest corner of the subject land to the northeast – topography and established tree lines limiting views of array area from properties to the west and southwest

ADVERTISED PLAN

3. Results summary

3.1 Moderate and Low residual (mitigated) impact

Many sites have established mid-sized trees planted along site boundaries. The subject site has trees located along its frontage and some other tree lines around the proposal site. Undulating topography to the west prevents some views into the site, until you get higher on the ridge where you can see down. When driving down from the ridge east you may get some views into the project.

The impacts, post mitigation, are assessed as Low. The proposal would be generally completely screened by existing vegetation and topography except for:

- The shed (R13) immediately to the north. There are some established trees at the location of the shed along part of the property boundary.
- Some local traffic moving out of driveways entering directly onto Ballan Road and high speed glance views from vehicles, primarily when travelling north to south along Ballan Road with a speed of 100km/hr.

Potential views from the dwelling (R2) and associated buildings to the south would be further screened by improved existing tree lines. The mitigation measures committed to by the proponent in this PR relating to management of traffic, control of light spill and dust minimisation would avoid and minimise associated impacts. The materials and colour of onsite infrastructure would, where practical, be non-reflective and in keeping with the materials and colouring of existing infrastructure or of a colour that would blend with the landscape. Mitigation measures for the proposal are listed in Table 3-1.

This copied document to be made available
 for the sole purpose of enabling
 the Landscape Mitigation 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

3.1.1 Potential cumulative impacts

Adverse cumulative impacts occur when the infrastructure or activities at the proposal site exacerbate the negative impacts of other activities occurring nearby. Due to the undulating and flatter nature of the land in direct proximity to the site, it is unlikely that the proposal would contribute to cumulative visual impacts for residents within 2km of the development site as combined views of the solar infrastructure and industrial scale rural (poultry) sheds would not be common.

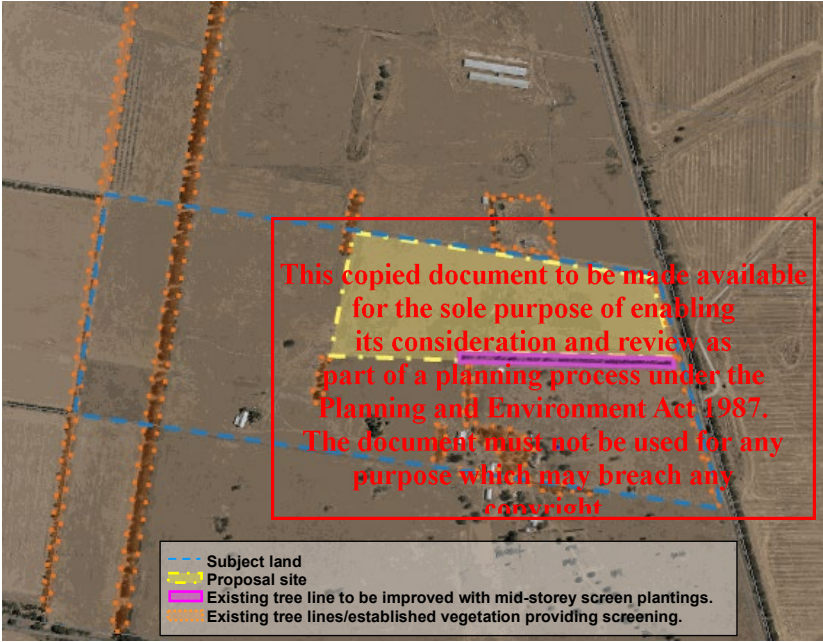
Distant views of a number of agricultural structures and the proposal site (from 4-5km away) may be possible due to the rising ridgelines to the west and north, however would only form a minor component of the entire field of view.

Views from most if not all viewpoints would remain dominated by agricultural land use and existing vegetation.

3.1.2 Safeguards and mitigation measures

Table 3-1 Safeguards and mitigation measures for visual impacts

No.	Safeguards and mitigation measures	C	O	D
V1	A construction and operational Landscape Management Plan	C	O	

No.	Safeguards and mitigation measures	C	O	D
	<p>would be prepared and would include, but not limited to:</p> <ul style="list-style-type: none"> • A Landscape Plan. The plan would be consistent with the provisions of any Landscape Management Plan. The plan would include planting lists for the site. Any planted vegetation (screen planting) would be fire resistant and retardant plants as the priority. • Management and regular maintenance plans for screen plantings, specifically to the south and east. 			
V2	<p>The Landscape Plan would include improved screening vegetation would be planted within the existing fenced tree line immediately to the south of the proposal site (as shown and described below):</p>  <p>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</p> <ul style="list-style-type: none"> • Plantings would be at least two rows deep to break up views of infrastructure including the fencing and minimising any lighting impacts. The fenced tree-line area would be increased in width where necessary to accommodate the screen plantings. • The plant species to be used in the screen would be native and derived from the naturally occurring vegetation community in the area. They should be fast growing and comprise a mixture of mid-storey plants capable of reaching a height of 2m within 2 years and up to 3m within 8 years. • Planting would be completed as part of early works, or during winter/spring to increase the chance of plant survival, or as agreed with DELWP. <p>All screen plantings (including tree lines within the subject land, particularly to the south and east) would be maintained during construction and for the operational life of the proposal. Dead plants would be replaced. Pruning and weeding would be undertaken as required to maintain the screen’s visual amenity</p>			

No.	Safeguards and mitigation measures	C	O	D
	and effectiveness in screening views.			
V3	The materials and colour of onsite infrastructure would, where practical, be non-reflective and in keeping with the materials and colouring of existing infrastructure or of a colour that would blend with the landscape.	C	O	
V4	During construction, dust would be controlled in response to visual cues. Areas of soil disturbed by the project would be rehabilitated progressively or immediately post-construction. Dust management measures for all stages would be incorporated into the EMP.	C	O	D
V5	If considered necessary for safety during winter or low light, lighting would be minimal and limited to the substation/BESS area. Wherever possible, safety lighting would be directed downwards to minimise light spill. Lighting would comply with the relevant Australian standards for the control of obtrusive effects of outdoor lighting.	C	O	D

C: Construction (prior to and/or during); O: Operation; D: Decommissioning

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

4. Conclusion

The proposed Anakie Solar Farm would meet the relevant provisions of the Greater Geelong Planning Scheme, specifically the provisions of clause 53.13 as it relates to protection of amenity and visual impacts associated with the design of the proposal. The proposal would be consistent with the FZ purpose, as they relate to visual impacts, specifically:

- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
 - The proposal would not have adverse visual impacts that affect the use of the land for agriculture (including changes to the landscape, views, light spill, and dust), dwellings associated with agricultural use would also have reasonable amenity protected, provided the mitigation measures recommended in this VIA are implemented.
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*
 - Solar energy facilities are a land use identified in the schedule.

The proposal would also be consistent with the farming zone decision guideline Clause 35.07-6

- *General issues - Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*
 - The proposal would be compatible with adjoining agricultural land use and associated rural dwellings with agricultural use. Dwellings would also have reasonable amenity protected, provided the mitigation measures recommended in this VIA are implemented.
- *Design and siting issues - The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land. The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts. The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
 - The proposal is sited to be as far as practicable from adjoining dwellings and avoids impacts to high quality vegetation on the site and makes best use of existing screening vegetation and topography. The proposal is compatible with surrounding developments when considering height and scale, specifically height of dwellings, and height and scale of poultry farms buildings. The additional mitigation measures provide for further integration with the landscape when viewed from the dwelling to the south. The view of the proposal would be most prominent from Ballan Road, but as the speed is 100km/hr, views would generally be quick glance views and predominately when travelling from the north to south. Views would also be possible from the property to the north, however existing trees surround the shed on the land and the remaining land is currently cropped and is a lower use area. Views would generally be end views of the array rows as the panels would track east to west.

The proposal has been designed to minimise visual impacts consistent with the DELWP guidelines for solar facilities. Appropriate management plans would need to be prepared prior to construction to manage visual impacts of the proposal. To avoid and minimise impacts the recommended screening vegetation would need to be planted as part of early works and maintained for the life of the proposal.