

Appendix 4 Mount Cottrell Terminal Station Landscape Plan

125-0010-00 Mount Cottrell Terminal Station

Landscape Plan - Revision 01

Prepared for Powercor

The Landscape Plan has been prepared based on the MCTS
General Arrangement Plans (provided 15/12/2025)

1 Mount Cottrell Terminal Station Landscape Plan

1.1 Landscape Plan Design Intent

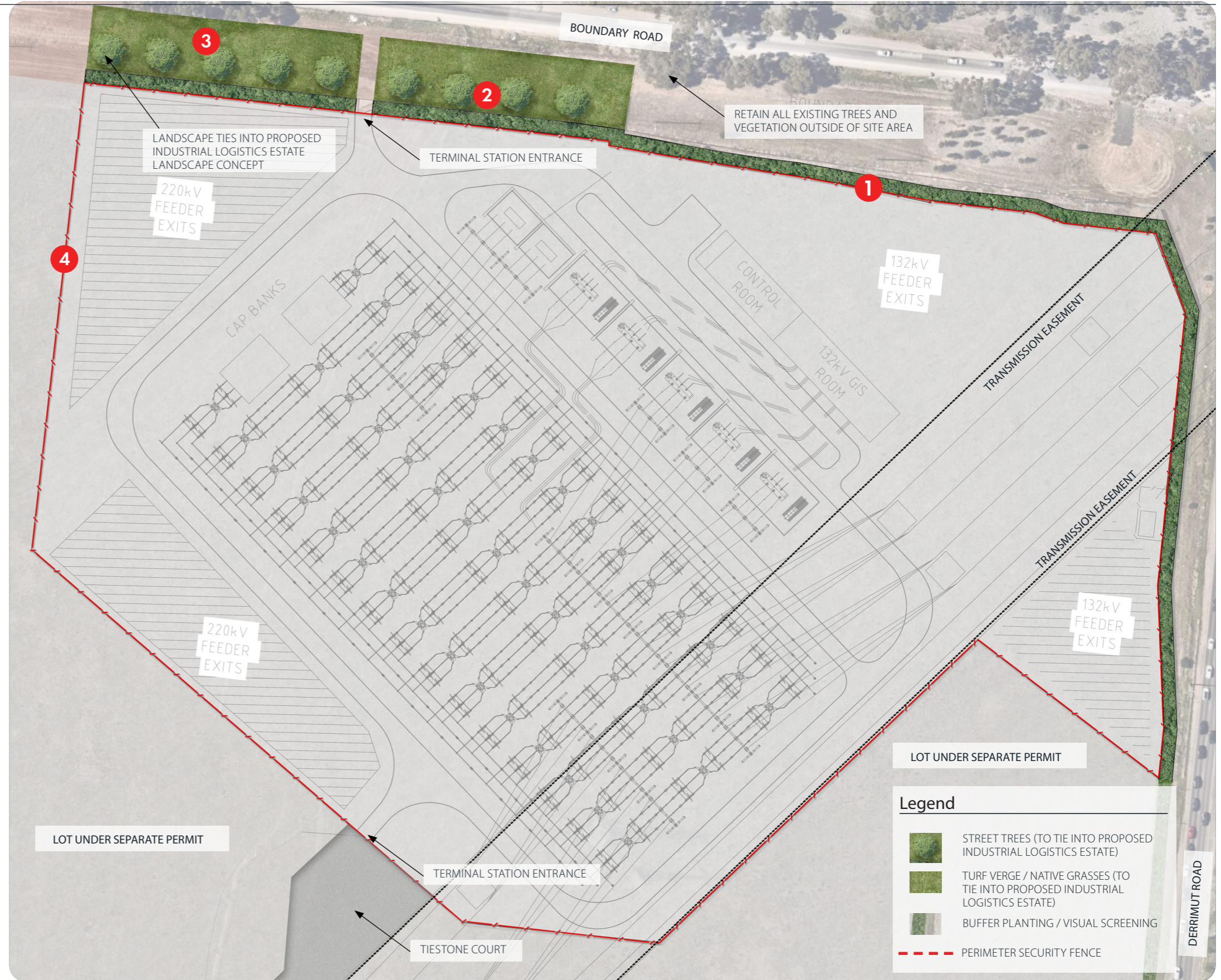
A Landscape and Visual Impact Assessment (LVIA) has been prepared by Tract Consultants Pty Ltd for Powercor to provide a technical evaluation of the potential landscape and visual effects associated with the proposed development of a Terminal Station (the Proposal). The findings of the LVIA have informed the preparation of this Landscape Plan, which presents a high-level concept response to address and mitigate the identified visual impacts, with particular regard to known views of concern.

The Landscape Plan has been developed in reference to the General Arrangement Plan and seeks to align with the intent and principles established in the previously prepared Landscape Concept Report for the broader Industrial Logistics Estate (Habit8, 2025). The proposed landscape strategy has assumed no planting within the internal substation due to limited maintenance access, safety clearances and electrical hazards (conductive material). The landscape strategy has therefore focused on the provision of buffer planting designed to reduce the visibility of the Terminal Station over time, particularly when viewed from Boundary Road and Derrimut Road.

Planting within the buffer zones is based on the indicative planting palette developed for the Industrial Logistics Estate and incorporates Ecological Vegetation Class (EVC)-based species to support optimal establishment and long-term performance within the site's environmental context.

Notes

1. 5m BUFFER PLANTING MITIGATION MEASURE (TO BE VESTED TO COUNCIL)
2. STREET TREES TO TIE INTO PROPOSED INDUSTRIAL LOGISTICS ESTATE LANDSCAPE CONCEPT
3. TURF VERGE / NATIVE GRASSES
4. PERIMETER SECURITY FENCE (CHAIN MESH FENCE)



2 Mount Cottrell Terminal Station Landscape Plan - Indicative Planting

2.1 Planting Palette Species Selection

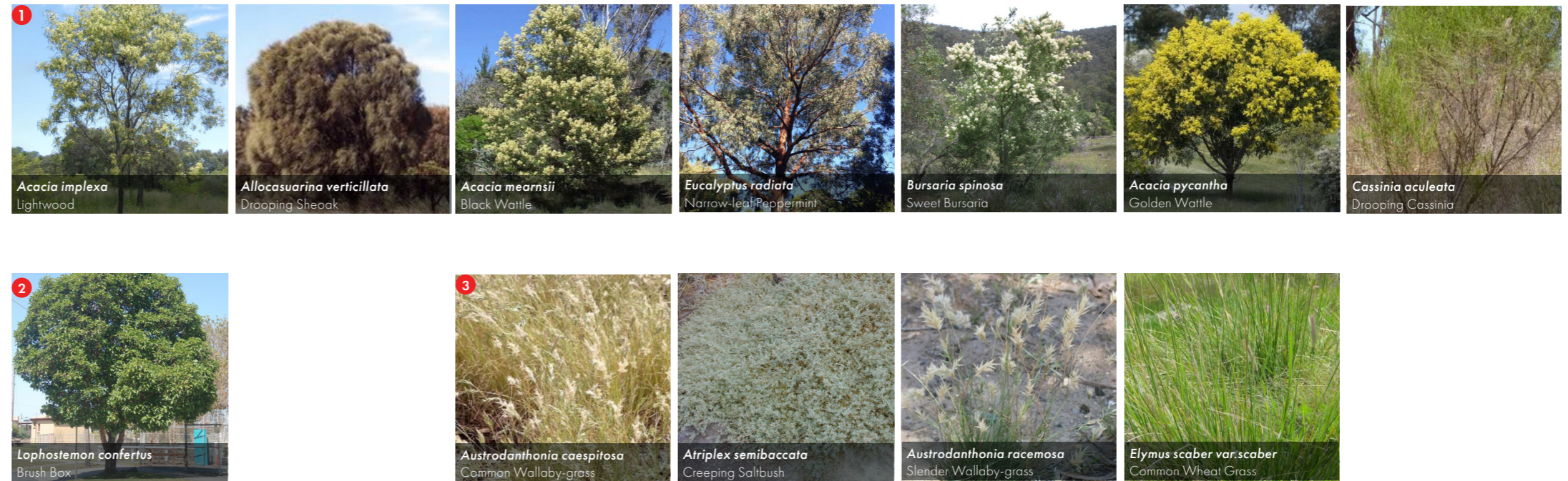
The site is located within the Victorian Volcanic Plains bioregion and the limited remnant EVC surrounding the site includes:

- Plains Grassland (EVC 132)

There are some scattered remnant native vegetation around the site and surrounding the Site area, within a mostly cleared agricultural landscape with various shelter-belts dominant in the landscape.

The selected **plant species** within the plant palette have been based on species typical within the Plains Grassland and because the Plains Grassland (EVC 132) does not naturally provide tall screening, nearby Plains Grassy Woodland EVC has also been used for buffer planting.

The **plant density** proposed is based on typical calculations from VicRoad standards and suggested guidance notes for planting along major linear reserves.



1 5M BUFFER PLANTING

2 STREET TREES TO TIE INTO PROPOSED INDUSTRIAL LOGISTICS ESTATE LANDSCAPE CONCEPT

3 TURF VERGE / NATIVE GRASSES

INDICATIVE PLANTING SCHEDULE - Buffer Planting Mix

EVC	BOTANICAL NAME	COMMON NAME	POT SIZE	SIZE (H x W)	DENSITY (per m ²)
TREES (50% Cover)					
175	<i>Acacia implexa</i>	Lightwood	Tubestock	12m x 6m	0.1/m ²
175	<i>Allocasuarina verticillata</i>	Drooping Sheoak	Tubestock	9m x 5m	0.1/m ²
175	<i>Acacia mearnsii</i>	Black Wattle	Tubestock	15m x 8m	0.1/m ²
175	<i>Eucalyptus radiata</i>	Narrow-leaf Peppermint	Tubestock	15 x 8m	0.1/m ²
SHRUBS & GRASSES (50% Cover)					
175	<i>Acacia pycnantha</i>	Golden Wattle	Tubestock	6m x 3m	0.2/m ²
175	<i>Bursaria spinosa</i>	Sweet Bursaria	Tubestock	4m X 3m	0.2/m ²
175	<i>Cassinia arcuata</i>	Drooping Cassinia	Tubestock	3m x 2m	0.2/m ²
175	<i>Atriplex semibaccata</i>	Berry Saltbush	Tubestock	0.3m x 3m	3/m ²
132	<i>Austrodanthonia caespitosa</i>	Common Wallaby-grass	Tubestock	0.4m x 1.2m	3/m ²

INDICATIVE PLANTING SCHEDULE - Trees

Native / Exotic	BOTANICAL NAME	COMMON NAME	POT SIZE	SIZE (H x W)	DENSITY (per m ²)
SHRUBS & GRASSES					
Native	<i>Lophostemon confertus</i>	Brush Box	45L pots, 2m height	10 -20 x 8m	As shown

INDICATIVE PLANTING SCHEDULE - Verge / Native Grass Mix

EVC	BOTANICAL NAME	COMMON NAME	POT SIZE	SIZE (H x W)	DENSITY (per m ²)
SHRUBS & GRASSES					
132	<i>Austrodanthonia caespitosa</i>	Common Wallaby grass	Tubestock	0.3-0.6 m	3/m ²
175	<i>Atriplex semibaccata</i>	Berry Saltbush	Tubestock	0.3m x 3m	3/m ²
132	<i>Austrodanthonia racemosa</i>	Slender Wallaby grass	Tubestock	0.3-0.6 m	3/m ²
175	<i>Cassinia arcuata</i>	Drooping Cassinia	Tubestock	3m x 2m	3/m ²
132	<i>Dichelachne crinita</i>	Long hair Plume grass	Tubestock	0.6-1.0 m	3/m ²
125	<i>Elymus scaber var. scaber</i>	Common Wheat grass	Tubestock	0.6-1.0 m	3/m ²

Notes:

For **plant species** refer to the Victorian Volcanic Plain bioregion and surrounding Ecological Vegetation Classes (EVC132 and EVC175). Other exotic species could be included from the adjacent proposed Industrial Logistic Estate for a consistent treatment.

For **Plant Density** refer to plant schedule. The buffer planting mix should be a combination of trees/shrubs in a multiple width planting (not single rows), with low- level shrubs, giving a natural planting of both height and density. It is recommended a layering of the above mix or similar species suited to the local area are used.

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