

Darnum Battery Energy Storage System (BESS)

Landscape and Visual Impact Assessment

FINAL

13 August 2026

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1. Introduction

Darnum BESS Pty Ltd (ACN 694 489 828) as trustee of the Darnum BESS Trust (ABN 84 694 489 828) (the Applicant), owned by Samsung C&T Renewable Energy Australia (SREA) (ABN 74 661 046 331), is proposing the development of the Darnum Battery Energy Storage System (the Project) at 875 Darnum Shady-Creek Road, Shady Creek, Victoria (the Project Site). The Project would involve the construction, operation, and decommissioning of a Battery Energy Storage System (BESS) with a delivery capacity of up to approximately 200 Megawatts (MW) / 800 MWh (4 hr).

The Project would comprise the following key components:

- A 200 MW / 800 MWh BESS compound, including 196 battery modules, 49 x 6.36 MVA step-up transformers and associated cabling.
- An onsite 33/220 kV Project substation, including a 240 MVA HV transformer, switchgear / control rooms, harmonic filters, and associated infrastructure.
- A switchyard to facilitate Project connection into the National Electricity Market (NEM) via the existing 220 kV overhead transmission line (Yallourn Power Station to Rowville Terminal Station) that runs across the southern portion of the Project Site.
- Ancillary infrastructure and works including site access, internal access roads and parking, operations and maintenance facilities, stormwater infrastructure, noise walls and radiant heat walls, fire water tanks and systems, asset protection zones, lightning protection, lighting, signage, security devices and fencing, landscaping/screening.

The Project would have a total development footprint of approximately 7 ha, inclusive of approximately 2.5 ha for the BESS compound and approximately 3.0 ha for the Project substation, switchyard and grid connection including asset protection zones, along with approximately 1.5 ha for ancillary infrastructure external to the main infrastructure compounds.

Access to the Project is planned directly from Darnum-Shady Creek Road via a modified version of the existing crossover which currently provides access to the host dwelling and associated farm infrastructure and operations. A secondary access is also proposed off Darnum-Shady Creek Road near the southern site boundary and would function primarily as an emergency access.

This Landscape and Visual Impact Assessment has been prepared as part of the Planning Permit Application for the Project which will be assessed by the Minister for Planning as the responsible authority. Alexandra Elliott Landscape Architecture (AELA) has been engaged to prepare the Landscape and Visual Impact Assessment.

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2. Summary of findings

The following summarises the findings of the LVIA report.

Existing Conditions

The Project Site is located at 875 Darnum-Shady Creek Road, Shady Creek within the Gippsland region of Victoria approximately 7 km north of Darnum and 8 km north-east of Warragul. The Project Site falls from a high point in the north-east corner to the south-west. The topography within the study area is gently undulating.

The Project Site primarily comprises an open, agricultural landscape which has been largely cleared of native vegetation and is used for grazing. Patches of native vegetation and some scattered trees are present in the north-west, north-east, and south-east parts of the site. There are three shelterbelts of planted trees (Monterrey Cypress) within the central parts of the Project Site and two water bodies (farm dams) near the northern and western site boundaries.

The study area includes several pieces of infrastructure including the Yallourn-Rowville 220kV transmission line which runs across the southern part of the Project Site and through the middle of the study area.

Publicly Accessible Locations

There are limited publicly accessible locations from which the Project would be visible. Existing roadside vegetation, plantations and topography filter or screen views to the proposed Project infrastructure. There are no formal viewing locations or lookouts within the study area.

The Project will be visible from a small portion of Tripp McDonald Road approximately 1.3km south and a short section of Darnum-Shady Creek Road to the south-east. Although potentially visible it would not be a dominant element in the view.

The views assessed within Section 9 have demonstrated that the Project would be largely screened or filtered by existing vegetation and topography surrounding the Project. There are no views that were assessed as having a higher visual impact than Low.

Residential Visual Impacts

As outlined in Section 10, the potential visual impacts of the Project would be limited to the closest neighbouring dwellings to the Project, which include one dwelling at 935 Darnum-Shady Creek Road to the north, one dwelling at 72 Baldwins Road to the west and a potential future dwelling at 74 Baldwins Road to the west of the Project (which has yet to submit a planning application).

At the time of writing this report, access and permission to include imagery from one of these dwellings was provided. Views from the dwelling to the west of the Project showed the proposed noise wall and BESS compound would be filtered or screened from views at the dwellings. There is a potential for the tops of the gantry and monopole structures approximately 675m south-east that connect the Project into the existing 220kV transmission line will likely be visible above existing vegetation location within the subject site.

Without access to the dwelling to the north, it is unclear of the potential visual impacts from the dwelling and if mitigation would be required. It is understood that the applicant is committed to working with the neighbouring dwellings to reduce visual impacts from their dwellings.

Landscape mitigation

Section 9 has demonstrated that the Project would be largely screened or filtered by existing vegetation surrounding the Project. There are no views that were assessed as having a higher visual impact than Low. For these reasons, landscape mitigation of the Project would not be required for the purposes of mitigating public viewpoints.

Two areas of landscape screen planting are proposed for the Project, including:

- An approximately 10 m x 100 m strip of landscape screen planting proposed east of the Project substation and switchyard compound as an extension of an existing shelterbelt of mature Monterrey Cypress.
- An approximately 10 m x 220 m strip of landscape screen planting proposed along the northern Project Site boundary north of the BESS compound – this would involve supplementary planting (if required) within an existing area of revegetation utilising a mix of native species undertaken by the host landowner to achieve landscape screening objectives.

A potential third area of landscape mitigation could include a band of planting along the western edge of the subject site, adjacent to the neighbouring driveway.

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3. Methodology

There are no Australian or Victorian legislation, methodology or policies specifically relevant to landscape and visual impacts. The methodology used within this LVIA has been developed based on previous Landscape and Visual Assessment reports for similar projects and guidelines prepared in Australia and overseas, which include the Guidelines for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and Institute of Environmental Management and Assessment (2013) (UK Guidelines) and Guidance Note for Landscape and Visual Assessment, AILA Queensland, June 2018. The methodology used within this LVIA prepared for the Project includes the following steps.

3.1 Project Description

Describing the key visual components of the Project. These include, but are not limited to the battery modules, inverters, on site substation and site facilities.

3.2 Study Area

The study area is the area that may be visually affect by Project features. Defining the visual study area of the Project based on the proposed height of the tallest Project component, the parameters of human vision and the Project layout.

3.2.1 Zones of Visual Influence (ZVI)

Recognising that visual scale diminishes as distance increases, defining and mapping the Zones of Visual Influence (ZVI) (through radial distance bands) provides guidance on the potential visual scale of key Project infrastructure over distance, for the consideration of likely or potential visual impact.

3.3 Policy review

The review examined relevant legislation and policy to identify significant landscapes and landforms that are recognised by policy, including residential areas and communities, prominent lookouts, roads, and tourist attractions. This review has assisted in developing an objective understanding of landscape character, features, and values through schedules to planning overlays that recognise landscapes and areas for the contributions to the environment, landscape and heritage values that are added to local planning schemes.

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3.4 Landscape character units and sensitivity

Landscape Character Units are based on physical and natural attributes within the study area. Characteristics that assist in defining the landscape units include geology, topography, vegetation, and drainage patterns as well as modifications to areas from a natural setting, land-use, and policy considerations.

Landscape sensitivity for each landscape unit is determined through consideration of the existing use of the area and the degree to which the particular landscape can accommodate change.

Typically, the greater the extent of modifications the lesser the landscape's sensitivity to further change.

3.5 Cumulative considerations

The LVIA also considers the potential cumulative visual impacts of the Project in addition to other similar projects that are approved or constructed in the area.

3.6 Viewpoint selection and assessment of publicly accessible viewpoints

Assessing the potential visual impact of the Project from representative and key viewing locations within the public domain assists to consider the range of views and likely visual impacts of the Project.

The assessment considers key criteria for each location: visibility, distance, landscape character, sensitivity and viewer numbers to arrive at an overall visual impact from each location. Time or likely duration to stop and dwell at the viewpoint is also considered. This last consideration is not always easily quantified as it may vary from fleeting or transitory views to stationary views of varying duration depending on the individual, purpose of the stop, and the setting. The scale of visual impact ranges from Negligible to High and recognises that a visual change may have a Nil impact.

A more detailed description of the criteria and their influence in determining the assessment of the overall visual impact from the public domain are set out below.

- **Visibility:** The visibility of the Project elements can be affected by topography, vegetation, built form and infrastructure.
- **Distance:** Infrastructure visibility and dominance will decrease with distance.
- **Landscape character and sensitivity:** Landscape character of an area is based upon visual features such as topography, vegetation and the use of the land, the naturalness of the area and planning provisions. Sensitivity may also be influenced by specific landscape studies and assessments within the study area. Typically, a modified landscape that is prevalent within the study area or the region is less sensitive than one that is ostensibly natural.
- **Viewer numbers:** The overall visual impact level will decrease when there are fewer people who can view the Project. Conversely, the level of visual impact may also increase where the viewing location is a recognised key vantage point or tourist route where a greater number of people may view the change.
- **Duration:** The duration of a view is also relevant and must be considered in the overall analysis of views. The impact of a static viewing location, where people may see the Project for an extended period, such as a reserve, roadside stop, or patio; as opposed to a momentary view such as a roadway or between uses, then this duration needs to be considered in the overall examination.

The overall visual impact is not numerically based alone, rather it is the outcome of the above quantitative criteria (that can be measured) balanced by a discussion of the qualitative aspects from each viewpoint. Qualitative considerations are discussed at each viewpoint. This approach, which is the basis of the qualitative discussion rather than the quantitative metric-based approach and table, is considered to be a more meaningful and useful assessment.

The key considerations are discussed and described within the qualitative assessment at each viewpoint which are partly supported by quantitative criteria to arrive at an overall visual impact. The overall visual impact will range from Nil to High. The definition for each ranking is discussed below.

3.7 Scale of effects

The following scale of effects provides a planning system for the management of change:

- **Nil** – The Project will be screened by topography, vegetation, or buildings and structures.
- **Negligible Visual Impact** – A minute level of impact that is barely discernible over ordinary day-to-day effects. The assessment of a negligible level of visual impact is usually based on distance. That is, the Project will be at such a distance that, when visible in good weather, it would be a minute element in the view within a modified landscape or will be predominantly screened by intervening topography, vegetation, or buildings and structures.
- **Low Visual Impact** – The visual impacts are noticeable but that will not cause any significant adverse impacts. The assessment of a low level of visual impact can be derived where several of the four criteria, which includes visibility, distance, viewer numbers, and landscape sensitivity, are classified as Low.
- **Medium Visual Impact** – A medium visual impact occurs when several of the four assessment criteria are considered as higher than low or the visual effects can be mitigated/remedied from an initial rating of High. This will be moderated by the context of the existing view and the modifications to the landscape.
- **High Visual Impact** – Significant adverse effects that cannot be avoided, remedied, or mitigated. The assessment of a high effect from a publicly accessible viewpoint requires the assessment of all criteria to be high. For example, a highly sensitive landscape, viewed by many people, with the Project in close proximity and visible to those people, would lead to an assessment of a high adverse effect.

3.8 Residential Impacts

Assessment of the visual impact from residential locations is different from that undertaken from publicly accessible viewpoints in that visitor numbers are not applicable, and the sensitivity is always rated as 'high'. It is recognised that people feel strongly about the view from their home and attached outdoor living spaces.

3.9 Photomontages and wireframe views

Wireframes and photomontages can assist in the assessment by illustrating the scale of the Project.

The change in views is based upon a 60° horizontal field of view, which provides a consistent reference for Project visibility and prominence over varying distances. The horizontal field of view also represents the central cone of view in which symbol recognition and colour discrimination can occur. The vertical field of view is between 10 to 15°.

The wireframe view illustrates the technical proposed project and registration of the model in views. In these views, registration markers such as poles, cylinders, boxes, or fences align points of reference in the landscape, such as a group of trees, existing structures, or edges of features such as planted hedgerows. The wireline showing topography demonstrates the vertical alignment of the model in view. These reference points allow the computer model and the photograph to be accurately aligned and ensure that Project features are accurately located within the photograph prior to compositing the Project into the image.

Two photomontages and one wireframe view have been prepared to assist in the assessment of the visual impact of the Project. These are discussed later in Section 9 and 10 of this report and is appended to this report (Refer to Appendix A for A3 size photomontages and wireframe).

3.10 Landscape Mitigation

This LVIA will consider the ability for landscape screening to be effective at filtering or screening views towards the Project.

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4. Project Description

This section will describe and locate the Project relative to nearby features and identify key elements of the Project relevant to landscape and visual impacts.

4.1 Site location

The Project Site is located at 875 Darnum-Shady Creek Road, Shady Creek within the Gippsland region of Victoria approximately 7 km north of Darnum and 8 km north-east of Warragul. Figure 4-1 shows the Project location in a regional context, including nearby townships.



Figure 4-1 Project Location – Regional context

4.2 Project site and layout

The Project Site comprises a single parcel of privately owned freehold land having a total area of approximately 51.2 ha and is located in the Baw Baw Shire Local Government Area (LGA).

The Project Site primarily comprises an open, agricultural landscape which has been largely cleared of native vegetation and is used for grazing. Patches of native vegetation and some scattered trees are present in the north-west, north-east, and south-east parts of the site. There are three shelterbelts of planted trees (Monterrey Cypress) within the central parts of the Project Site and two water bodies (farm dams) near the northern and western site boundaries.

The Project Site currently contains a dwelling, large shed and cattle yard which are located on the eastern part of the site and are accessed off Darnum-Shady Creek Road. The existing dwelling, large shed and cattle yard will remain on site during the operation of the BESS. The closest dwelling to the proposed Project is the host dwelling located approximately 160 m east of the BESS compound, with the closest neighbour dwellings located approximately 450 m west and approximately 480 m north of the BESS compound.

The existing 220 kV overhead transmission line (Yallourn Power Station to Rowville Terminal Station) into which the Project would connect, runs across the southern part of the Project Site within an easement held by Ausnet.

Figure 4-2 shows the site location and proposed access.

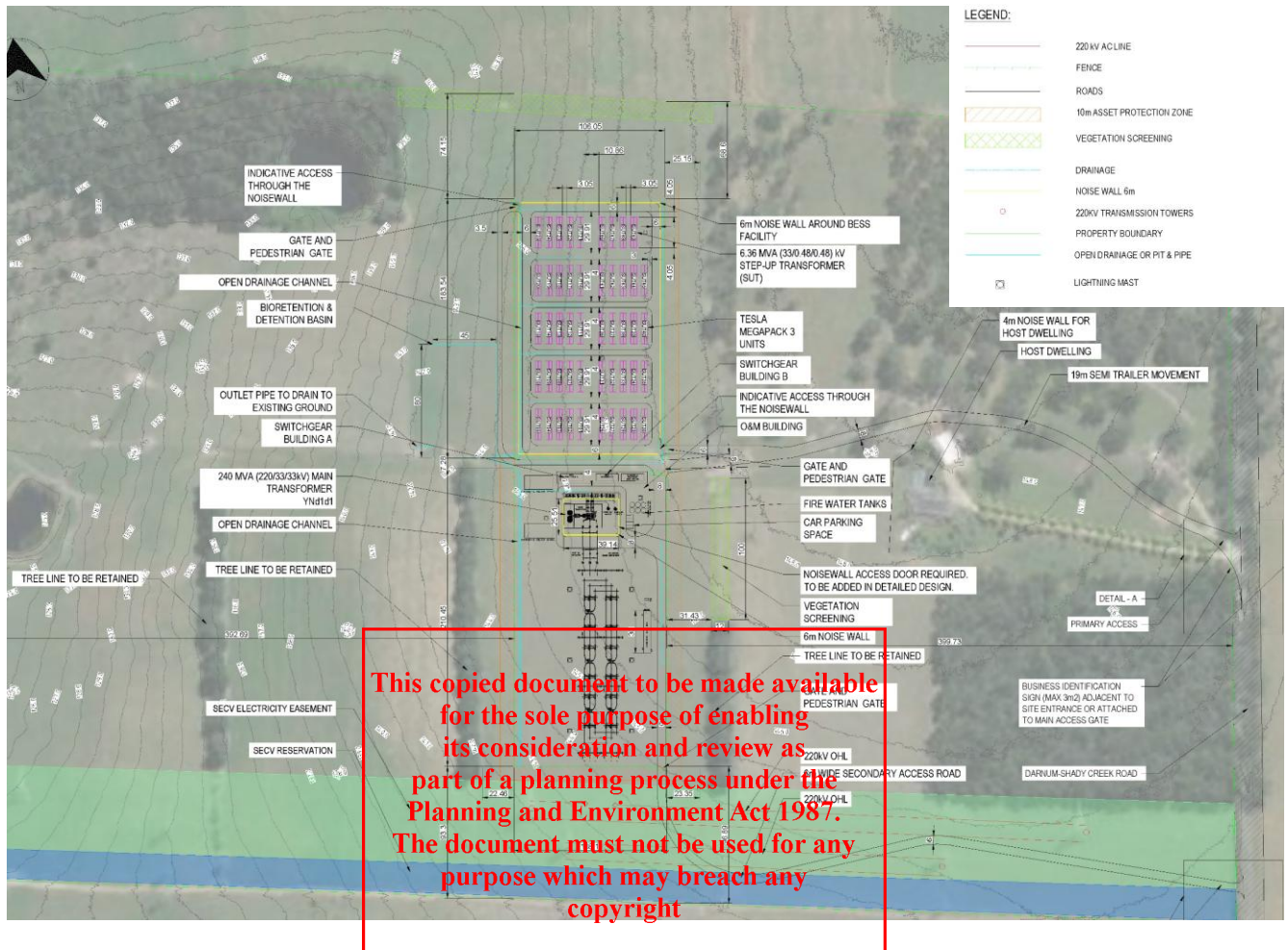


Figure 4-2 Darnum BESS Site Layout Concept Design (Source: Middleton Group Drawing 25055-E-DRG-005 Rev I 10.06.2026)

The Project proposes to have two access points from Darnum-Shady Creek Road. The northern, primary access point would utilise the existing access to the host dwelling and would veer to the north around the large farm shed to meet the perimeter road at the southern end of the BESS compound. This access would be approximately 430 m in length and would require some modification of the existing crossover to accommodate construction vehicles, in particular any over-sized over-mass (OSOM) vehicles, which would be required to deliver components for the BESS and Project substation.

A secondary access point is proposed near the southern boundary within the existing AusNet easement and would function primarily as an emergency access. The final alignment, design, construction and clearances associated with this secondary emergency access would be confirmed with AusNet. However, consultation with AusNet to date has indicated that the provision of access for emergency vehicles as per the CFA Guidelines would be acceptable within the easement.

The fenced BESS compound area (not including the asset protection zone) would have a total area of approximately 1.9 ha (i.e. 105.6 m x 183.5 m) and would include:

- 196 Tesla Megapack 3 units, measuring 8.55 m x 2.1 m x 2.8 m
- 49 x 6.36 MVA step-up transformers
- Cabling, underground cable pits and conduits.

The Tesla Megapack 3 units utilise lithium-iron phosphate cells, arranged in rows of 18/20 cells with the inverter in between rows. Multiple units will be held together in a Mega block enclosure with multiple racks of modules, as well as monitoring and communications equipment, a cooling system, and a fire detection system. Examples of the Tesla Megapack BESS layout and internal configuration of the modules are shown in Figure 4-3 and Figure 4-4.



Figure 4-3 Example BESS Layout (Source: Tesla website)

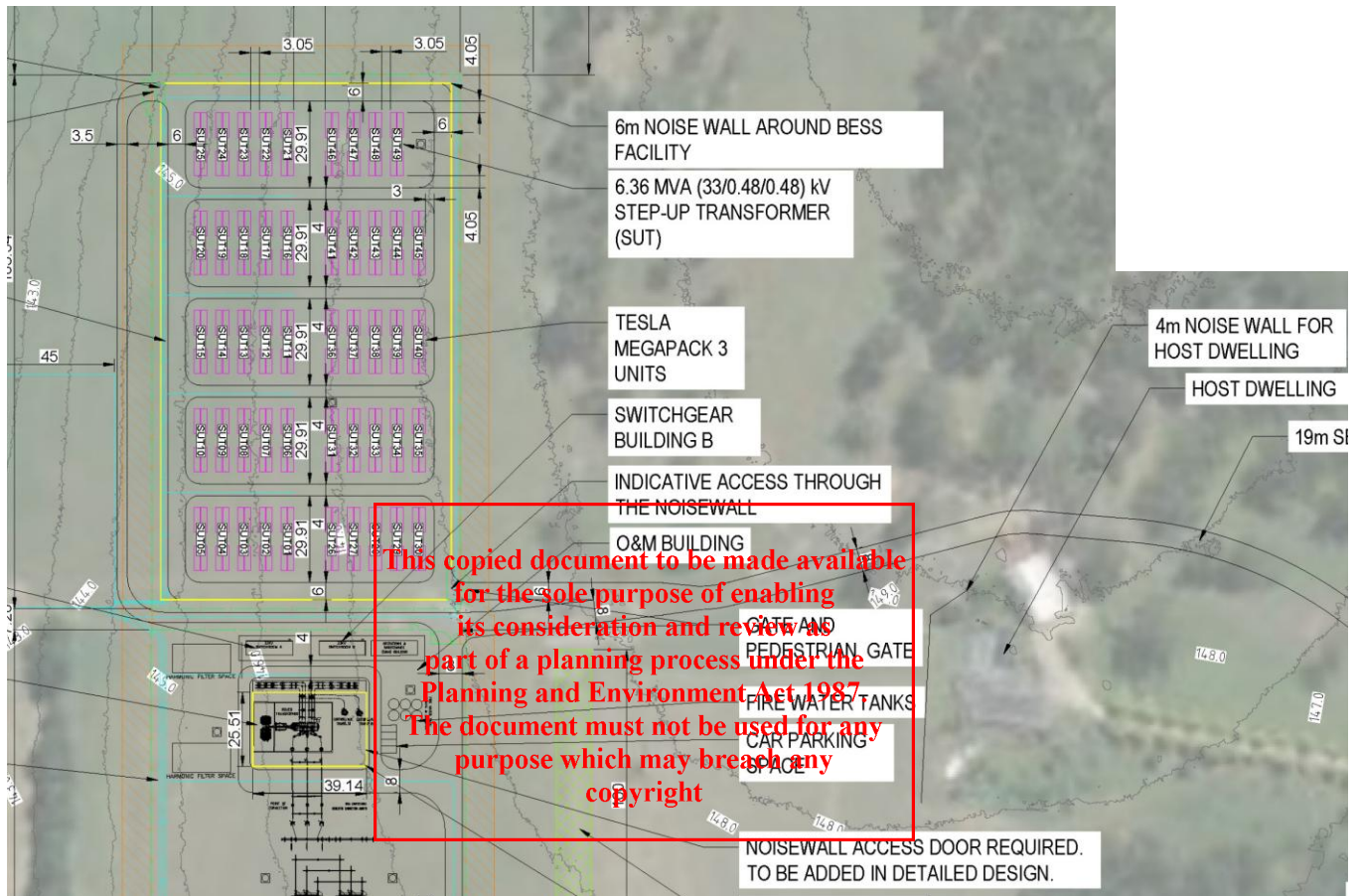


Figure 4-4 Example battery module and inverter (Source: Tesla website)

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The proposed noise walls are shown on the Concept Layout, an enlargement of which is shown below in Figure 4-5.



A 4 m high acoustic barrier is proposed in the vicinity of the host landowner dwelling as a potential noise mitigation measure identified through the Environmental Noise Assessment. The barrier would supplement the proposed 6 m high acoustic wall surrounding the BESS compound and substation. The final location, dimensions and design of the barrier would be confirmed during detailed design.

4.2.2 Onsite substation

Key electrical infrastructure within the Project substation (not including the asset protection zone) and switchyard include:

- Two switchgear / control rooms with a height of approximately 5 m
- One 240 MVA high voltage main power transformer with a height of approximately 6 m
- Harmonic filter (if required)
- Overhead line gantry structures of up to 24 m height
- High voltage switchgear including busbars, conductors, circuit breakers, and disconnectors, with a height of approximately 6 m

- Associated cabling and communications infrastructure.

Lightning protection would be provided as per the requirements of Australian Standard AS 2067: Substations and high voltage installations exceeding 1 kV AC to prevent lightning strikes impacting transformers. A 26 m high lightning protection mast is currently proposed as part of the Project's concept design.

In addition to the onsite substation, the grid connection infrastructure would include two steel monopoles located within the AusNet easement to facilitate connection between the Project's on-site gantry and the existing 220kV transmission line. AusNet has indicated the monopoles would be approximately 33m to allow connection to the existing 220kV OHL.

4.2.3 Lighting, fencing and signage

A security fence would be constructed around the perimeter of the BESS compound and the perimeter of the Project substation and switchyard.

Maintenance lighting would be installed for emergency operations. However, the BESS compound, Project substation and switchyard would normally be unlit, apart from low-level motion-sensored security lighting. All lighting would be designed, maintained and operated in accordance with Australian Standard AS 4282: Control of Obtrusive Effects of Outdoor Lighting.

While detailed signage plans are yet to be designed, it is anticipated that any street facing signage would be limited. During operations, this would include a business identification sign installed at the main site entry. Internal signage would also be required for compliance with various safety standards.

4.2.4 Operations and Maintenance Facilities

While the Project would largely be operated remotely and without the need for dedicated onsite staff, an Operation and Maintenance (O&M) Building is proposed to be located in the north-eastern part of the Project substation compound adjacent to the main site access road entry points. The O&M Building would provide office facilities, storage and amenities.

4.3 Decommissioning

The Project components have an estimated lifespan of approximately 25 years. At the end of asset's lifespan, the following options would be assessed for viability:

- Replace and repower the BESS facilities with existing or 'best practice' technologies available at the time; or
- Decommission the Project and remove the Project components and associated infrastructure in accordance with a decommissioning and rehabilitation plan that is to be developed 5 years prior to the end of Project component lifespan.

In accordance with any planning permit conditions, the applicant (or a future owner/operator of the site) would fund and execute the decommissioning and rehabilitation plan. Project components would be reused and recycled where possible.

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5. Study Area and Zones of Visual Influence (ZVI)

The zones of visual influence outlined below establish that the distance at which the tallest project structure would occupy 0.5° in the vertical field of view and may be recognisable where visible. The study area is different to the extent of visibility, as it may be possible to see the tallest Project element from locations outside the study area.

Section 3 outlined the tallest structure for the Project would be the proposed 33m high monopoles required to connect the Project to the existing 220kV transmission line south of the onsite substation. The ZVI for the tallest element being the 33m monopoles have been applied to the two monopole structures.

5.1 Zones of visual influence

The prominence or visual scale of Project features will decrease with increasing distance. This is referred to in this assessment as Zones of Visual Influence (ZVI), which is one of several criteria considered when evaluating the overall visual impact from selected viewing locations. The Zones of Visual Influence is also based on the parameters of the Human Vision. The ZVIs will form part of the visual impact assessment, are set out in Table 5-1 below. Distances have been rounded to the next (greater) 5m interval.

Table 5-1 Zones of Visual Influence

Vertical View Angle	Distance to 33m Monopole Structures	Zones of Visual Influence
<0.5	3.8km	Visually insignificant – Extent of Visual Study Area The Project will be a small element in views, difficult to discern, and not visible in some lighting or weather conditions.
0.5-1.0	1.9km to 3.8km	Discernable but will not be dominant in views The Project will be visible, however will not be a dominant feature in views or the landscape.
1.0-2.5	760m to 1.9km	Potentially noticeable and can dominate the landscape Where visible, the Project has the potential to be noticeable in the view.
2.5-5.0	380m to 760m	Highly visible and will usually dominate the landscape The Project has the potential to be a dominant visual element in the view. The degree of visual intrusion will depend on the placement of the Project in the landscape and the ameliorating effects of screening provided by existing features in views.
>5.0	<380m	Will be visually dominant in the landscape – Where visible Dominates the landscape in which the Project is sited and where visible in full.

Figure 5-1 shows the visual study area (black) and the Zones of Visual Influence established in Table 5-1. It is recognised that the apparent visual scale will not change dramatically when a viewer moves from one distance band to another, for example from 350m to 400m. For this reason, the Zones of Visual Influence is considered a guide only and is one of several criteria in assessing each viewpoint.

Based on the above calculations, the extent of the study area for a 33m high monopole would extend to a distance of approximately 3.8km from the monopole. Following the site visit, which included an observation of the existing topography and vegetation in the surrounding area, the study area has been reduced to 2.0km from the Project footprint (excluding access roads).



Figure 5-1 Zones of Visual Influence

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6. Legislation, guidelines, policy, and planning review

The Baw Baw Planning Scheme provides guidance and support for determining the landscape character within the study area, particularly with regards to identifying landscapes and places of significance, land use within the study area, and statutory protections relevant to landscapes. The characterisation of the existing landscape conditions will consider these planning and strategic documents alongside landscape features described in Section 6 to determine the landscape character units.

It is not the intention of this section to undertake a full and thorough review of the Baw Baw Planning Scheme. Rather, this review seeks to consider those sections that are relevant to landscape and visual impacts arising from the Project.

6.1 Planning Policy Framework (PPF)

The PPF is the policy content of the Planning Scheme and is supported by the Municipal Planning Strategy. The PPF is present in a three-tiered integrated policy structure; state-wide, regional and local. The following identified the PPF clauses of relevance to this LVIA.

6.1.1 Clause 12.05-2S Landscapes

The objective of Clause 12.05-2S (Landscapes) is to protect and enhance significant landscapes and open spaces that contribute to the character, identity, and sustainable environments. Key strategies include:

- Ensure significant landscape areas such as (native) forests, the bays and coastlines are protected.
- Ensure development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
- Recognise the natural landscape for its planning value and as a functioning system; and
- Ensure important natural features are protected and enhanced.

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6.2 Municipal Planning Strategy (MPS)

The following clauses of the MPS are described within the Baw Baw Planning Scheme and are of relevance to this LVIA of the Project.

6.2.1 Clause 02.03-2 Environmental and landscape values

The native biodiversity assets of Baw Baw include threatened flora and fauna, habitats and vegetation communities protected by Commonwealth and State legislation. Several assets are located within the relatively pristine, vegetated mountain areas of the Shire. There are also considerable biodiversity habitats and values within landscapes that have been extensively cleared for agriculture and urban development. Key biodiversity values requiring protection and maintenance include:

- Flora and fauna within mountainous vegetated areas including the Baw Baw Frog, Leadbeaters Possum, Sooty Owl, Tall Astelia, Cool Temperate Rainforest, Sub-alpine Wet Heathland.
- Fauna that reside in cleared and developed areas including Giant Gippsland Earthworm, Southern Brown Bandicoot, Growling Grass Frog, Dwarf Galaxias, and Australian Grayling.
- The Strzelecki Gum that has been extensively cleared for agriculture and urban development, with 90 per cent of the remaining flora now comprised of scattered trees on freehold land.

The strategic directions for 'Environmental and landscape values' in Baw Baw are to:

- Protect the Shire's natural attributes including its tall Ash forests, alpine herb fields, reserves and parks and its native animal species.
- Protect the attractive rural landscape of Baw Baw of forested mountains, cleared hills and river flats.

6.3 Zones and overlays

Planning zones and overlays describe permissible uses and permit triggers, identify areas of sensitivity, and protection of features that are special or unique to an area.

Landscapes that exhibit special or unique features are typically found within a Significant Landscape Overlay (SLO) or Environmental Significance Overlay (ESO) and include guidance on how these areas might be protected. Sensitive uses, such as residential areas or National Parks are often protected against adverse impacts that may be detrimental to the use and enjoyment of these areas from incompatible uses.

Figure 6-1 shows the zoning of the Project Site and surrounding study area.

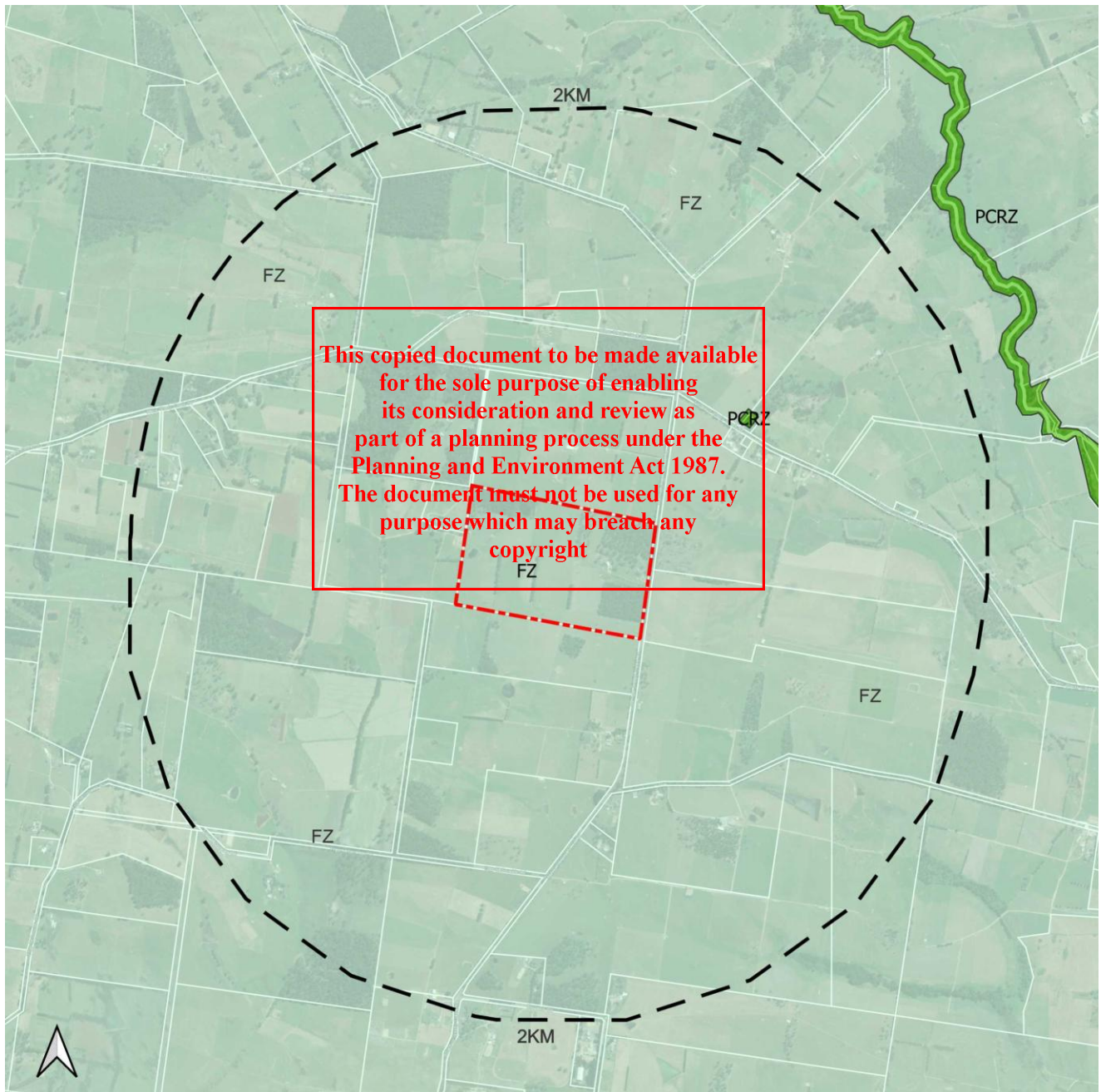


Figure 6-1 Zoning

The majority of the Project Site and surrounding study area are within the Farming Zone with the exception of a small parcel of land zoned Public Conservation and Resource Zone (PCRZ) at the Shady Creek Hall.

6.3.1 Clause 35.07 - Farming Zone

The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Decision Guidelines

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*
- *How the use and development makes use of existing infrastructure and services.*

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 location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use and development will require traffic management measures.*
- *The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:*
 - *A permit for a wind energy facility; or*
 - *An application for a permit for a wind energy facility; or*
 - *An incorporated document approving a wind energy facility; or*
 - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

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6.3.2 Overlays

The Project Site is not affected by any overlays relevant to landscape and visual considerations. There are not Significant Landscape Overlays (SLOs), Environmental Significance Overlays (ESOs), or Vegetation Protection Overlays (VPOs) within the study area. The Project Site is however affected (in part) by a Bushfire Management Overlay (BMO), which should be taken into consideration if any landscape mitigation is proposed for the Project. Figure 6-2 shows the location of the Project Site with relation to the overlays relevant to landscape and visual.



Figure 6-2 Overlays

6.4 Summary of planning implications

The majority of the site and surrounding study area are located within the Farming Zone. The Farming Zone decision guidelines require the Project to consider 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” and 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”. There are no national parks or other reserves protected for their scenic values within the study area, nor any other significant landscapes identified within the study area.

7. Landscape Character and Sensitivity

This section examines the existing landscape and visual conditions within the visual study that are relevant to landscape and visual impacts. This review adds to the findings of the policy review undertaken in the preceding chapter, which has identified sensitive areas and landscapes through policy to help inform the definition of landscape character areas and sensitivity, which is supported by physical and natural attributes of areas.

People's perceptions of landscape character and values vary significantly for local community members and individuals. The weights that have been assigned based upon protections in the planning scheme, land use and the commensurate expectations on amenity and projects in similar landscapes. Impacts on local values have been considered and assessed by viewing locations selected within the study area from sensitive locations, key features or landmarks identified through community consultation and stakeholder engagement or views representative of the landscape characters units defined in this report chapter.

Landscape Character Units can be defined partly through areas with similar visual characteristics, land use, and planning provisions. Geophysical features include topography, which can influence views, creeks and drainage lines that may define a character or support recreational activities. Soils influence vegetation types, land use, and vegetation that may screen or filter views or contribute to seasonal change.

Features that have informed landscape character and sensitivity include geology, topography, vegetation, waterways and drainage patterns, and land use.

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7.1 Topography

The Project Site falls from a high point in the north-east corner to the south-west. The topography within the study area is gently undulating. Topography in the south-eastern portion of the study area is flatter, with the study area rising to the east and north.

Figure 7-1 shows the topography at a regional scale within the study area.



Figure 7-1 Topography

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7.2 Vegetation

Vegetation within the study area includes extensive roadside vegetation, wind break planting and larger plantation and revegetation lots. Figure 7-2 shows the vegetation patterns within the study area and Ecological Vegetation Class mapping for the area.

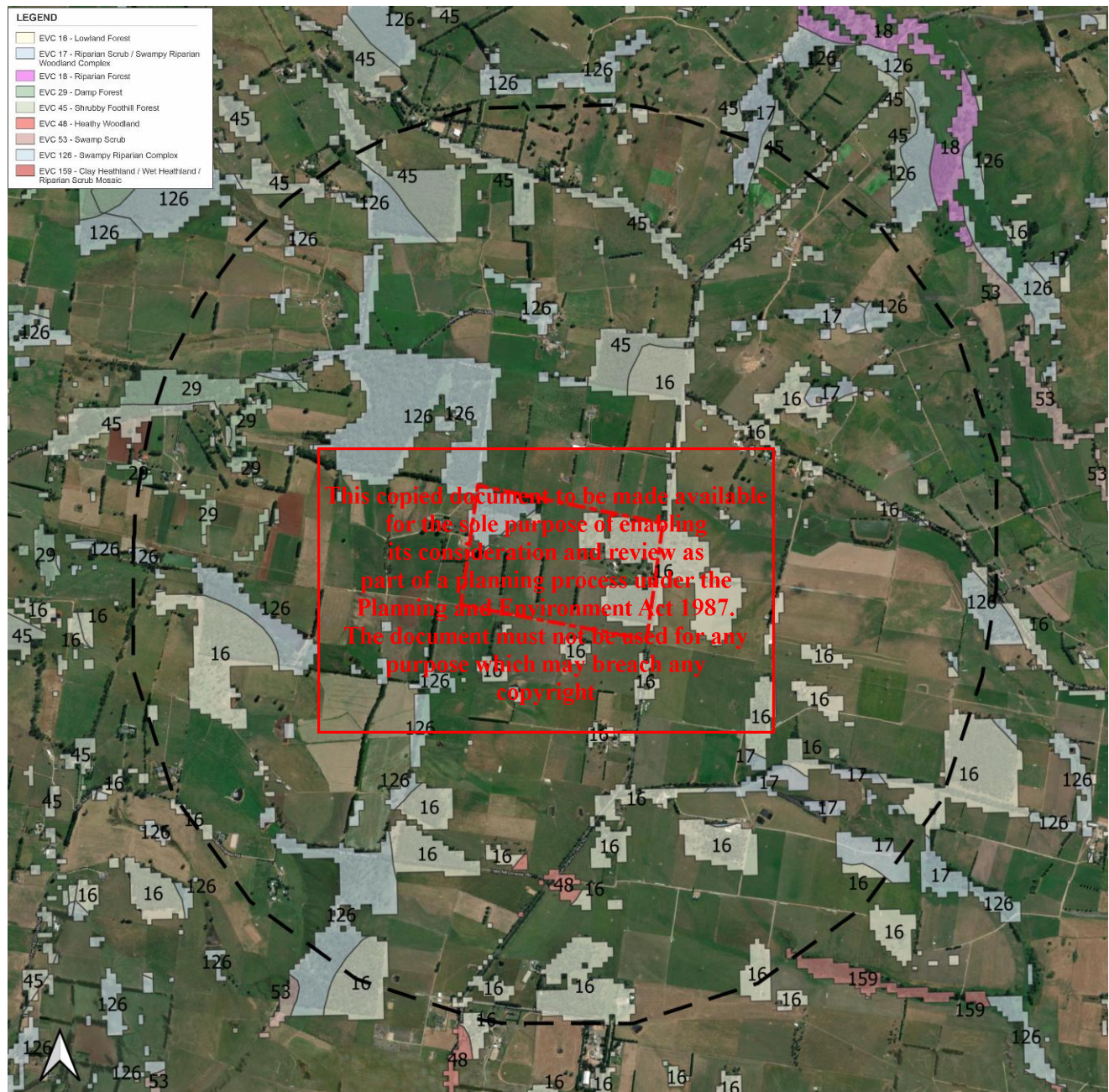


Figure 7-2 Vegetation within the study area

Native vegetation within the study area is limited and mostly confined to along roadsides and waterways surrounded by cleared farmland, with some larger patches dispersed across the study area often in managed plantations or revegetation areas. Other vegetation in the study area includes planted exotic species and some native species around dwellings and along shelterbelts.

The Project Site primarily comprises an open, agricultural landscape which has been largely cleared of native vegetation and is used for grazing. Patches of native vegetation and some scattered trees are present in the north-west, north-east, and south-east parts of the site. There are three shelterbelts of planted trees (Monterrey Cypress) within the central parts of the Project Site and two water bodies (farm dams) near the northern and western site boundaries.

These patches of vegetation will be largely retained, with the exception of a small number of trees along the edges or in small isolated patches which may require removal for large construction vehicles (refer to the Ecological Impact Assessment, Umwelt (2026)). Some scattered trees around the existing driveway will also require removal for the access.

7.3 Watercourse and waterbodies

Watercourses and waterbodies within the study area are limited to an un-named creek line to the west of the Project Site and several smaller tributaries and dams. The majority of the waterbodies in the study area are small made farm dams. Shady Creek is located outside the study area to the north-east.

Figure 7-3 shows the location of the creek lines and dams within the study area.



Figure 7-3 Watercourses and waterbodies within the study area

7.4 Land Use

The primary use of the study area is grazing (dairy and beef) and cropping, noting the majority of the study area is within the Farming Zone as shown in Figure 6-1.

7.5 Landscape Character and viewer sensitivity

Landscape sensitivity is in part a measure of the ability of a landscape to absorb visual change based on attributes of a particular landscape. The sensitivity of the previously described landscape units will depend upon several attributes, such as:

- **Location.** The sensitivity of a potential viewer varies according to location. For example, visitors to a National Park where the landscape appears untouched or pristine will be more sensitive to the imposition of new or artificial elements within that landscape. The same viewer travelling along a rural highway, which contains existing examples of modifications and artificial elements, will be less sensitive to the presence of new elements. Modifications or artificial elements are not confined to vertical structures or built form, they also include removal of native vegetation; and visibility of roads, tracks, fences, and other rural infrastructure, all of which decrease the sensitivity of a landscape to further change.
- **The rarity of a particular landscape.** Landscapes that are considered rare or threatened are valued more highly by viewers.
- **The scenic qualities of a particular landscape.** Landscapes that are considered scenic are also those that are considered sensitive. They often contain dramatic topographical changes, the presence of water, coastlines, and other comparable features. The presence of modifications or artificial elements (including built form, roads, tracks, fences, and silos), as well as farming practices including land clearing, cropping, and burning, can decrease the sensitivity of a landscape's scenic qualities.

The following four landscape units have been derived following the study of landscape features, character, and land use in the study area:

- Landscape Character Unit 1 – Flat Farmland
- Landscape Character Unit 2 – Undulating Farmland
- Landscape Character Unit 3 – Plantation / Forests
- Landscape Character Unit 4 – Infrastructure

The following section describes the key characteristics and sensitivity of the four landscape character types within the study area.

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7.5.1 Landscape Character Unit 1 – Flat farmland

Landscape Character Unit 1 – Flat farmland comprises large areas of cleared land within the Farming Zone. The primary purpose and use of these areas are cropping and grazing. The vegetation comprises broad areas of low-level crops subject to seasonal change, with taller vegetation located along property boundaries, fence lines, road reserves and water courses. Views across these landscapes are often expansive and take in a considerable distance.

There are many instances of constructed elements within this landscape type including machinery, hay sheds, irrigation plant and equipment, and dwellings.

Figure 7-4 shows a view of flat farmland within the study area.



Figure 7-4 Landscape Character Unit 1 –Flat Farmland example

7.5.2 Landscape Character Unit 2 –Undulating Farmland

Undulating Farmland is highly modified, by way of clearing of native vegetation. The intersection of rolling hills and valleys provides for a diversity of framing of views that are either closed and confined or reveal longer views across the landscape to the features in the distance.

Similar to Landscape Character Unit 1, this landscape unit is also subject to seasonal change. Constructed elements include machinery and hay sheds, irrigation plant and equipment and attached dwellings.

Figure 7-5 shows an example of undulating farmland within the study area.



Figure 7-5 Landscape Character Unit 2 –Undulating Farmland example

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7.5.3 Landscape Character Unit 3 – Plantation / Forests

Landscape Character Unit 3 – Plantation / forests, describes areas of managed timber plantations, forests and revegetation plantings. These areas are typically located within the Farming Zone.

Nonetheless, these landscapes may be valued for their appearance in the otherwise cleared landscape. These plantation forests often undergo modification by way of timber harvesting as seen in the figure below a section of the forest has recently been harvested.

Figure 7-6 shows an example of plantation forests on the edge of the study area.

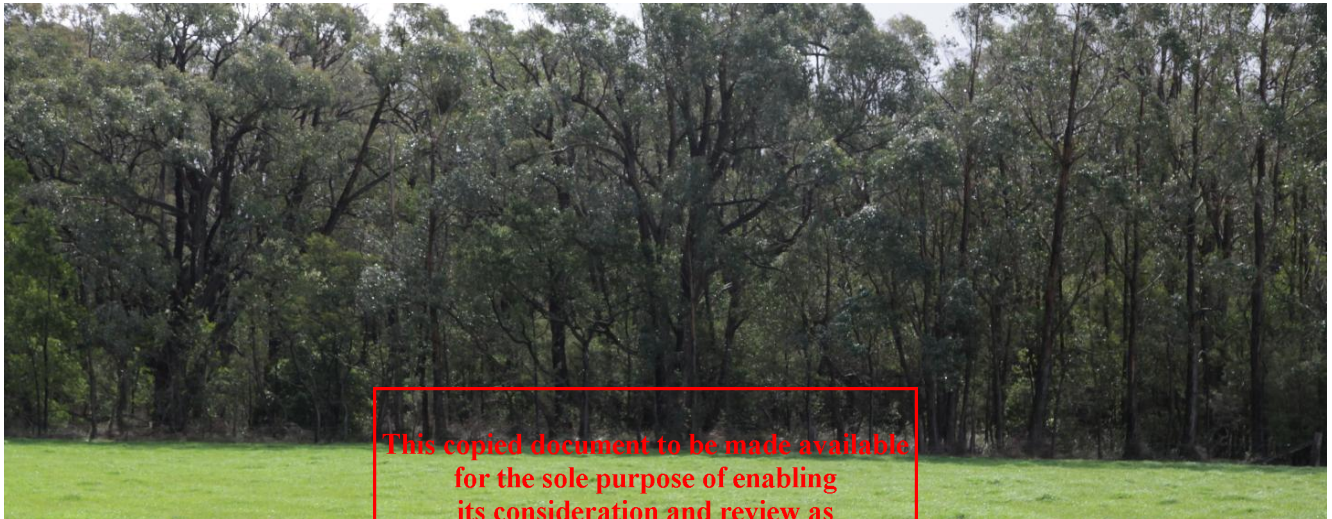


Figure 7-6 Landscape Character Unit 5 – Plantation Forests example

7.5.4 Landscape Character Unit 4 – Infrastructure

The study area includes several pieces of infrastructure including the Yallourn-Rowville 220kV transmission line which runs across the southern part of the Project Site and through the middle of the study area. The Hazelwood-Rowville 220kV transmission line is located in the southern part of the study area near Tripp McDonalds Road and the Hazelwood-South Morang 500kV transmission line is located in the northern portion of the study area.

Figure 7-7 shows a view along the existing Yallourn-Rowville 220kV transmission easement.



Figure 7-7 Landscape Character Unit 4 – Infrastructure example

7.6 Landscape Sensitivity

The landscape units and sensitivity ratings will form the basis of the visual impact of views from publicly accessible locations.

There are no townships located within the study area. Residential dwellings are located within the Farming Zone.

Landscape sensitivity from individual residential properties will always be assessed as ‘high’, as for a resident, their home will always be a highly sensitive location and disturbances to a resident’s views must always be considered to have the highest degree of sensitivity.

Table 7-1 summarises the six landscape character units and sensitivity identified in the study area. These units will be referred to in the assessment of views and visual impact from publicly accessible viewpoints.

Table 7-1: Landscape Character Unit and Sensitivity rating

Landscape Unit	Sensitivity
Landscape Unit 1 –Flat Farmland	Low – These areas are highly modified, are not rare, and are not topographically dramatic. These areas are extensively modified and include regular visual changes. Provisions within the planning scheme often provide greater protections for the use of these areas and the potential for offsite amenity impacts and impacts to these uses through encroachment from sensitive residential uses. It is recognised that these areas are often highly regarded in a local context.
Landscape Unit 2 –Undulating Farmland	Low to Moderate – Highly modified by way of clearing of native vegetation. The intersection of rolling hills provides for a diversity of framing of views that are either closed and confined or reveal longer views across the valley floor and to the elevated hills in the distance. These areas are also highly modified, albeit less prevalent than flat farmland. Provisions within the planning scheme often provide greater protections for the use of these areas and the potential for offsite amenity impacts and impacts to these uses through encroachment from sensitive residential uses. It is recognised that these areas are often highly regarded in a local context.
Landscape Unit 3 –Plantation / Forests	Low to Moderate – These areas may be considered attractive for some viewers when vegetation is established and mature. Plantings are often uniform in height and planting spacings, with vegetation appearing regular and in rows. These areas constantly change through growth cycles culminating in rapid change through harvesting.
Landscape Unit 4 – Infrastructure	Low – These areas are highly modified landscapes. Although rare in terms of use and land cover, they are recognised as being intensively modified areas that can contribute to offsite impacts, including noise, dust, and visual amenity.

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8. Cumulative Considerations

Cumulative visual impact can be defined as the combined effect of changes brought about by the proposed development in conjunction with other similar developments in the area.

Cumulative visual impact can occur either by:

- Sequential views
- Simultaneous views

Figure 8-1 shows the other constructed or approved projects within and surrounding the study area.



Figure 8-1 Constructed and approved projects in the study area

Existing and approved energy projects within and surrounding the study area include:

- Yallourn-Rowville 220kV Transmission Line (Existing)
- Hazelwood-Rowville 220kV Transmission Line (Existing)
- Hazelwood-South Morang 500kV Transmission Line (Existing)
- Shady Creek Solar Farm (Approved not yet constructed)

A planning application was lodged in February 2026 for a proposed BESS on land at 713 Yarragon-Shady Creek Road, Yarragon, approximately 2.5km south-east of the Project Site.

Two additional BESS's have also recently lodged planning permit applications (not yet exhibited) however are too far removed to be considered in this cumulative discussion these include Bunyip BESS approximately 27km north-west and Giddi BESS approximately 14km east.

9. Publicly Accessible Viewpoints

Eight publicly accessible viewing locations have been chosen to represent views from locations of theoretical project visibility and from where people are likely to view the Project to consider the range of views that are likely to be affected by the Project.

The location of the viewpoints in relation to the Project are shown in Figure 9-1 below.



Figure 9-1 Viewpoint Location Map

A summary of the quantitative criteria such as distance, viewer numbers and landscape sensitivity are set out in a summary table at each viewpoint. This is not to be relied upon for the determination of the overall visual impact as the qualitative criteria such as landscape sensitivity, features in the view and mutable factors such as screening provided by local topography, vegetation and buildings which cannot be captured or summarized through metrics are not accounted for. For this reason, the key considerations which have contributed to the overall visual impact arrived at for each viewpoint are described in the qualitative assessment above the summary table.

9.1 VP1 – Tripp McDonalds Road

Viewpoint 1 is located on Tripp McDonald Road approximately 25m west of the Darnum-Shady Creek Road intersection.

The closest Project development boundary is approximately 1.3km north.

Figure 9-2 shows the existing view looking west through north-west towards the Project.

Cumulative Considerations

- Yallourn-Rowville 220kV Transmission Line (Existing)
- Hazelwood-Rowville 220kV Transmission Line (Existing)



Figure 9-2 Viewpoint 1 - Existing view looking west through north-east

Views to the north are across cleared flat farmland. The existing Yallourn-Rowville 220kV transmission line is visible central to the view. The existing Hazelwood-Rowville 220kV transmission line is visible to the left of the image. The Project would be located central to the view.

Figure 9-3 shows a photomontage of the same view with the proposed Project superimposed into the view.



Figure 9-3 Viewpoint 1 - Photomontage

Figure 9-4 shows an enlargement of the existing view looking north towards the Project.

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Figure 9-4 Viewpoint 1 – Enlargement of the existing view looking north

Figure 9-5 shows the same enlargement view with the proposed Project superimposed in the view.

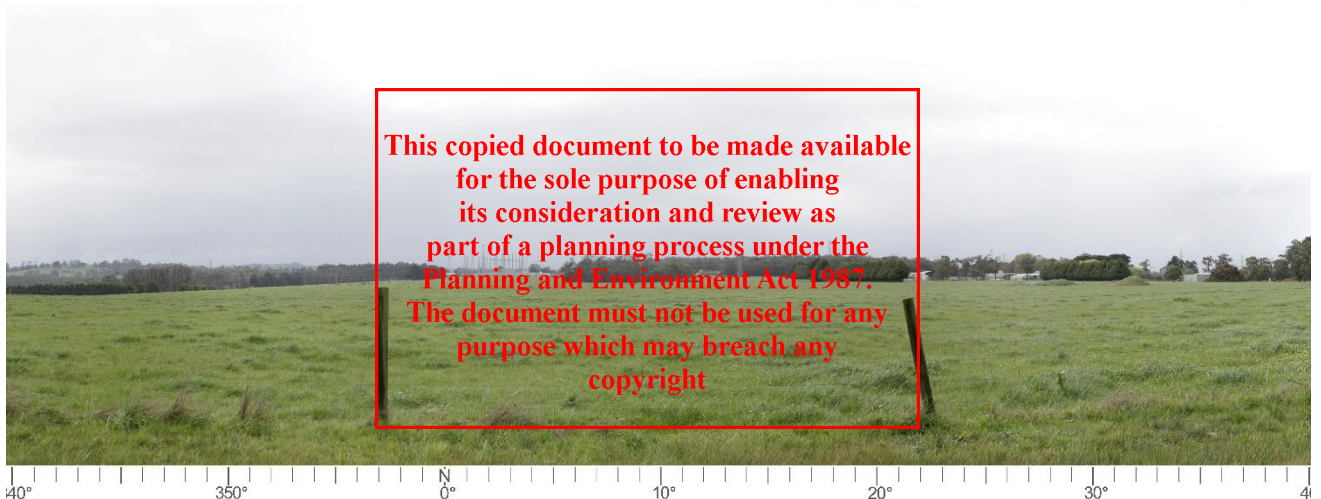


Figure 9-5 Viewpoint 1 – Photomontage enlargement

The proposed Project would be located central to the view to the right of the existing transmission structures. The most noticeable proposed feature from this location would be the proposed on-site substation and the two required steel monopoles located within the AusNet easement to facilitate connection between the Project's on-site gantry and the existing 220kV transmission line. These two new monopole structures are to be located within an existing transmission easement.

Although visible from this location, the Project would not be a dominant element in the view, perpendicular to the direction of travel and from a local dirt road with few road users.

For these reasons, the overall visual impact would be **Low-Negligible**.

Table 9-1: Viewpoint 1 summary table

VIEWPOINT 1 – Tripp McDonalds Road (GPS 55H 416435, 5778292)			
Distance	1.3km North	Viewer type and numbers	Local Road - Low
Landscape Unit	LCU 1 – Flat Farmland	Sensitivity	Low
OVERALL VISUAL IMPACT	Low-Negligible		

9.2 VP2 – Darnum-Shady Creek Road #1

Viewpoint 2 is located on Darnum-Shady Creek Road approximately 960m north-east of the Tripp McDonald Road intersection.

The closest Project development boundary is approximately 575m north-west.

Figure 9-6 shows the existing view looking west through north towards the Project.

Cumulative Considerations

- Yallourn-Rowville 220kV Transmission Line (Existing)



Figure 9-6 Viewpoint 2 - Existing view looking west through north

Viewpoint 2 is taken from a narrow stretch of Darnum-Shady Creek Road where a break in roadside vegetation allows for views in the direction of the Project.

Figure 9-7 shows a photomontage of the same view with the proposed Project superimposed into the view.



Figure 9-7 Viewpoint 2 – Photomontage

Figure 9-8 shows an enlargement of the view looking north-west through north.

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Figure 9-8 Viewpoint 2 – Enlargement of the existing view looking north-west through north

Figure 9-9 shows the same enlargement view with the proposed Project superimposed in the view.

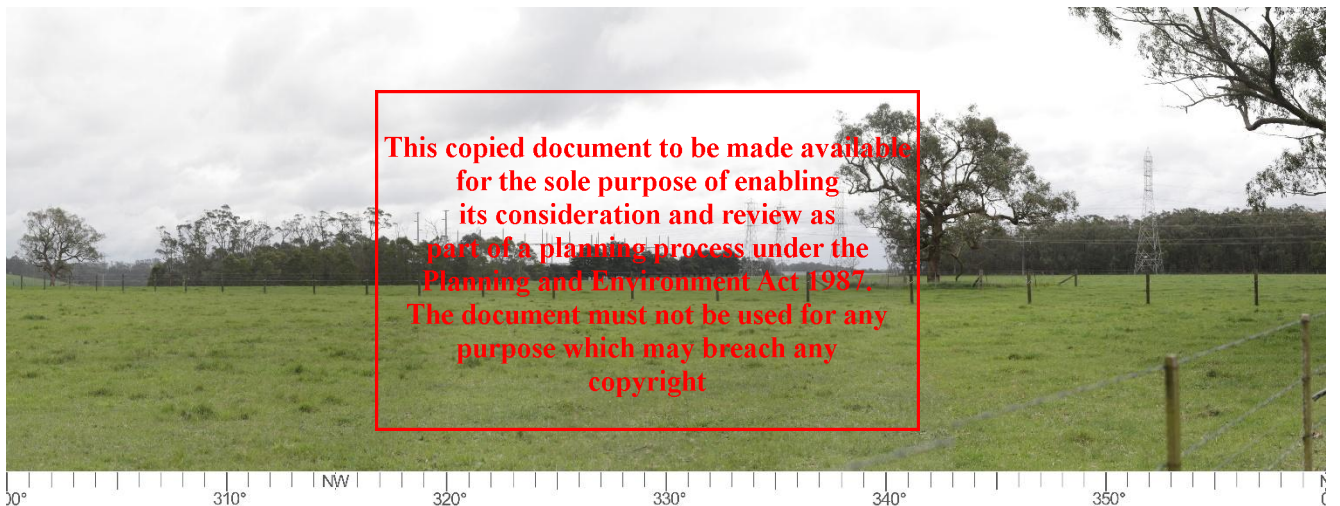


Figure 9-9 – Viewpoint 2 – Photomontage enlargement

The proposed BESS facility would be located to the left of the existing transmission structures seen central to the view. Existing vegetation south of the easement filters and screens the majority of the base infrastructure and BESS components of the Project. The main visible elements are the tops of the two new proposed monopoles, located within the existing transmission easement to be visible above the canopy central to the view and the upper portion of the onsite substation and proposed lighting rods.

Although visible, it would not be a dominant element in the view and would be short in duration where a break in vegetation allows. For these reasons, the overall visual impact would be **Low**.

Table 9-2: Viewpoint 2 summary table

VIEWPOINT 2 – Darnum-Shady Creek Road #1 (GPS 55H 416872, 5779134)			
Distance	575m north-west	Viewer type and numbers	Local Road - Low
Landscape Unit	LCU1 – Flat Farmland	Sensitivity	Low
OVERALL VISUAL IMPACT	Low		

9.3 VP3 – Darnum-Shady Creek Road #2

Viewpoint 3 is located on Darnum-Shady Creek Road approximately 1.2km north-east of the Tripp McDonald Road intersection.

This viewpoint is approximately 20m south of the secondary (southern) access road. The closest Project structure is approximately 450m north-west.

Figure 9-10 shows the view looking north-west towards the Project.

Cumulative Considerations

- Yallourn-Rowville 220kV Transmission Line (Existing)

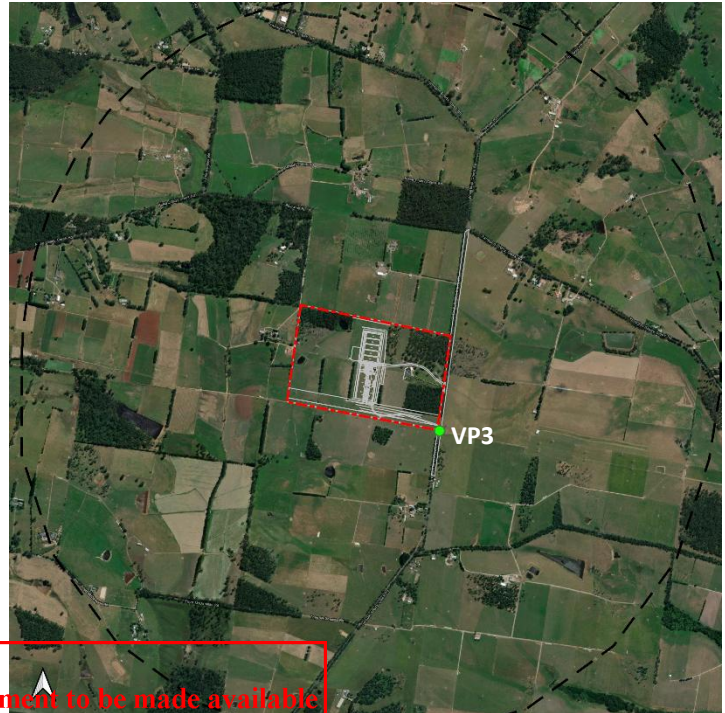


Figure 9-10 Viewpoint 3 - Existing view looking west through north-west

Viewpoint 3 is taken at the existing Yallourn-Rowville 220kV easement where it crosses Darnum-Shady Creek Road. The easement allows for a break in roadside vegetation and views in the direction of the Project. The southern portion of the Project and connection into the existing transmission line would be visible central to the view. The proposed two new steel monopoles connecting to the existing 220kv would be the most noticeable Project element. The main BESS infrastructure would be located behind the existing vegetation and not visible. This would be the location of the secondary access road. The access track would be similar to tracks seen in the area. This view is perpendicular to the direction of travel along Darnum-Shady Creek Road and would be short in duration. For these reasons, the overall visual impact would be **Low-Negligible**.

Table 9-3: Viewpoint 3 summary table

VIEWPOINT 3 – Darnum-Shady Creek Road #2 (GPS 55H 416927, 5779433)			
Distance	420m north-west	Viewer type and numbers	Local Road - Low
Landscape Unit	LCU4 – Infrastructure / LCU 1 – Flat Farmland	Sensitivity	Low
OVERALL VISUAL IMPACT	Low - Negligible		

9.4 VP4 – Darnum-Shady Creek Road #3

Viewpoint 4 is located on Darnum-Shady Creek Road approximately 935m south of the Yarragon-Shady Creek Road intersection.

The closest Project development boundary is approximately 395m west.

This is the location of the access entry gate.

Figure 9-11 shows the view looking west towards the Project.

Cumulative Considerations

None



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Figure 9-11 Viewpoint 4 - Existing view looking west

Viewpoint 4 is located at the proposed entry point and new access road to the Project. The new access would be consistent with the existing view and gate structure, albeit slightly larger. The existing dwelling access and driveway seen central to the view will be retained. There may be a requirement to remove or lop some of the vegetation seen adjacent to the gate. While initially noticeable, it would be consistent with other cleared roadside vegetation sections seen further north and south on Darnum-Shady Creek Road. The proposed BESS infrastructure and connection to the existing transmission line would be screened by existing vegetation.

For these reasons, the overall visual impact would be **Negligible-Nil**.

Table 9-4: Viewpoint 4 summary table

VIEWPOINT 4 – Darnum-Shady Creek Road #3 (GPS 55H 416964, 5779691)			
Distance	395m west	Viewer type and numbers	Local Road - Low
Landscape Unit	LCU 3- Plantation/Forested	Sensitivity	Low-Moderate
OVERALL VISUAL IMPACT	Negligible-Nil		

9.5 VP5 – Darnum-Shady Creek Road #4

Viewpoint 5 is located on Darnum-Shady Creek Road approximately 330m south of the Yarragon-Shady Creek Road intersection.

The closest Project development boundary is approximately 530m south-west.

Figure 9-12 shows the view looking west through south-west towards the Project.

Cumulative Considerations

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Figure 9-12 Viewpoint 5 - Existing view looking south through south-west

Viewpoint 5 is located at a narrow break in roadside vegetation along Darnum-Shady Creek Road where the driveway and access to the neighbouring dwelling to the north is located. The proposed BESS features would be located to the left of the image. Existing topography and vegetation within the neighbouring property would filter and screen views to the Project. For these reasons, the overall visual impact would be **Nil**.

Table 9-5: Viewpoint 5 summary table

VIEWPOINT 5 – Darnum-Shady Creek Road #4 (GPS 55H 417054, 5780320)			
Distance	530m south-west	Viewer type and numbers	Local Road - Low
Landscape Unit	LCU1 –Flat Farmland	Sensitivity	Low
OVERALL VISUAL IMPACT	Nil		

9.6 VP6 – Intersection Darnum-Shady Creek Road and Yarragon-Shady Creek Road

Viewpoint 6 is located at the intersection of Darnum-Shady Creek Road and Yarragon-Shady Creek Road.

The closest Project development boundary is approximately 810m south-west.

Figure 9-13 shows the view looking south through south-west towards the Project.

Cumulative Considerations

- None

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Figure 9-13 Viewpoint 6 - Existing view looking south through south-west

Viewpoint 6 is located at the intersection of Darnum-Shady Creek Road and Yarragon-Shady Creek Road to the north-west of the Project. Although theoretically visible from this location, existing plantation and revegetation areas located on the western side of Darnum-Shady Creek Road would screen views in the direction of the Project.

For these reasons, the overall visual impact would be **Nil**.

Table 9-6: Viewpoint 6 summary table

VIEWPOINT 6 – Intersection Darnum-Shady Creek Rd & Yarragon-Shady Creek Rd (GPS 55H 417105, 5780633)			
Distance	810m south-west	Viewer type and numbers	Local Road - Low
Landscape Unit	LCU 3- Plantation/Forested	Sensitivity	Low-Moderate
OVERALL VISUAL IMPACT	Nil		

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9.7 VP7 – Yarragon-Shady Creek Road

Viewpoint 7 is located on Yarragon-Shady Creek Road approximately 475m north-west of the Thurlows Road intersection.

The closest Project development boundary is approximately 1.5km south.

Figure 9-14 shows the view looking south towards the Project.

Cumulative Considerations

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Figure 9-14 Viewpoint 7 - Existing view looking south

Viewpoint 7 is taken from a narrow break in vegetation which allows for a view in the direction of the Project. Existing topography and vegetation would filter or screen views to the Project. If visible, it would not be a dominant element in the view and would be perpendicular to the direction of travel and for a very short duration. For these reasons, the overall visual impact would be **Negligible-Nil**.

Table 9-7: Viewpoint 7 summary table

VIEWPOINT 7 – Yarragon-Shady Creek Road (GPS 55H 416823, 5781505)			
Distance	1.5km south	Viewer type and numbers	Local Road - Low
Landscape Unit	LCU 2 – Undulating Farmland	Sensitivity	Low-Moderate
OVERALL VISUAL IMPACT	Negligible-Nil		

9.8 VP8 – Shorthouses Road

Viewpoint 8 is located on Shorthouses Road approximately 545m north of the Nilma-Shady Creek Road intersection.

The closest Project development boundary is approximately 1.6km south-east.

Figure 9-15 shows the view looking south-east towards the Project.

Cumulative Considerations

None

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Figure 9-15 Viewpoint 8 - Existing view looking south through south-east

Viewpoint 8 is taken from a break in roadside vegetation along Shorthouses Road that allows views in the direction of the Project. Views further north are screened by roadside vegetation. Existing vegetation and topography on the southern side of Nilma-Shady Creek Road would filter or screen views to the proposed Project infrastructure. If visible, it would not be a dominant element in the view and would be short in duration.

For these reasons, the overall visual impact would be **Negligible-Nil**.

Table 9-8: Viewpoint 8 summary table

VIEWPOINT 8 – Shorthouses Road (GPS 55H 415620, 5781371)			
Distance	1.6km south-east	Viewer type and numbers	Local Road - Low
Landscape Unit	LCU 2 – Undulating Farmland	Sensitivity	Low-Moderate
OVERALL VISUAL IMPACT	Negligible-Nil		

10. Residential Visual Impacts

The previous section has outlined that there are limited publicly accessible locations in which the Project would be visible. The potential Project visual impacts are therefore likely to be limited to the residential dwellings in close proximity to the Project. Figure 10-1 shows the location of dwellings within the study area.

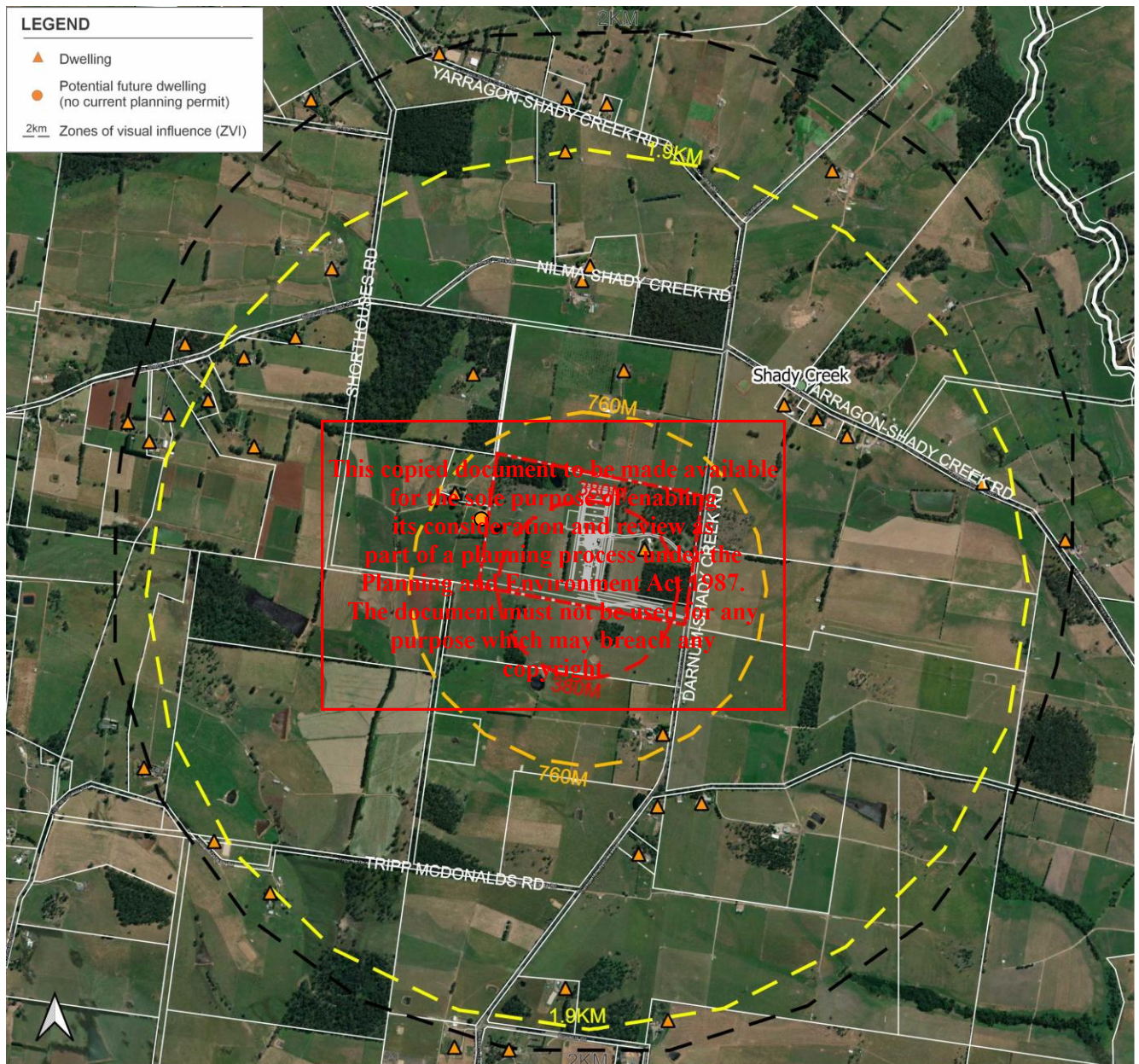


Figure 10-1 Neighbouring dwellings

There are approximately 33 dwellings within the 2km study area. There is one dwelling within 380m and two dwellings between 380m and 760m of the proposed monopole structures. This is the area where “the Project has the potential to be a dominant visual element in the view”. The closest dwelling is located at 875 Darnum-Shady Road, which comprises the Project Site. This dwelling is owned by the host landowner with whom the Project has an agreement.

The closest dwelling to the north is 935 Darnum-Shady Creek Road, the closest dwelling to the west is 72 Baldwins Road and there is a potential future dwelling at 74 Baldwins Road. At the time of writing this report, access and permission was only granted to include imagery from one of these dwellings.

Views and visual impacts from residential dwellings have the greatest potential for visual impacts to be brought about by the Project. The visual impact is in part one that can be assessed by discussing the amount and scale of project

infrastructure in particular views, although the perceived visual impact is one that is influenced by the individual viewer. For this reason, the assessment of visual impact from residential properties differs from that undertaken from publicly accessible viewpoints.

For residential occupiers, the view to the Project infrastructure may not be just a glimpse or a 5-minute experience as they drive around the local road network, but potentially a permanent view from living areas or outside entertainment spaces of their homes. Landholders that farm the land may also be impacted as they work on their property. These areas, like other places of work, are not considered as sensitive as views from places of residence or attached private open space. The analysis of visual impact from residential properties is based on the following assumptions:

- An occupant of a residential dwelling will have a high degree of sensitivity to the change in their immediate landscape;
- Visitor numbers are not applicable to residences;
- Farmers may be able to see the Project elements as they move around their property. These areas may be used as much in daylight hours as the living areas of their residences; and
- Landscape can be designed to mitigate the visual impact when located near a fixed viewpoint, such as a residence, with far greater ease than that can be achieved along the road network.

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10.1 Dwelling A – Baldwins Road

Dwelling A is located on Baldwins Road to the west of the Project. The closest Project element is the noise wall approximately 560m east.

Figure 10-2 shows the location of the dwelling in relation to the Project and the arrangement of the dwelling and any existing vegetation or structures within close proximity to the dwelling.



Figure 10-2 – Dwelling A context map

The outdoor entertaining areas of the dwelling are on the western side of the dwelling, with views away from the Project. The main entrance to the house and master bedroom are located on the eastern side of the dwelling. Figure 10-3 shows the existing view looking north-east through south from the edge of the dwelling, underneath the master bedroom window.

Noting that the view from the bedroom window is slightly more elevated.



Figure 10-3 – Dwelling A existing view looking north-east through south

Figure 10-4 shows the same view with the wireframe view of the Project features shown.



Figure 10-4 – Dwelling A wireframe view

Figure 10-5 below shows an enlargement of the wireframe view.

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Figure 10-5 – Enlargement of wireframe view

Views to the south-east include the existing 220kV structures south of the Project.

The proposed BESS modules and noise wall surrounding the BESS located approximately 560m east would be filtered and screened from view by existing vegetation. The tops of the gantry and monopole structures approximately 675m south-east that connect the Project into the existing 220kV transmission line will likely be visible above existing vegetation location within the subject site. The proposed lightning rods would also likely be visible through a break in vegetation.

Although visible they would not be a dominant element in the view. For these reasons, the overall visual impact would be **Low**.

Existing vegetation within the property seen in Figure 10-3, shows the ability of landscape mitigation to assist in filtering views to Project structures. Strategic planting of a feature trees or taller growing shrub within the garden can assist to further filter views to the proposed structures.

10.2 Baldwins Road – Future dwelling

There is the potential for a future dwelling on the lot south of the dwelling on Baldwins Road assessed above. There is currently no plan for a dwelling. A large shed was built on the block towards the end of 2023. As there is no dwelling or plan for a dwelling provided, therefore an assessment of views from the dwelling is unable to be undertaken.

It is noted that views from the driveway would include the noise walls surrounding the BESS compound and potential for filtered views through vegetation to the substation and connecting infrastructure.

At the time of finalising the LVIA report, permission has not been given to include imagery from the driveway.

A potential mitigation of views from the driveway could include a band of planting along the western edge of the subject site, adjacent to the driveway. This landscape mitigation would also assist to filter views from around the wider neighbouring property.

10.3 Dwelling - Darnum-Shady Creek Road

The closest dwelling to the north of the Project is 935 Darnum-Shady Creek Road. At the time of writing this report, access and permission has not been granted to include imagery from this dwelling, therefore an impact assessment from this dwelling is unable to be included in this assessment. It is unclear of the potential visual impacts from the dwelling and if mitigation would be required. It is understood that the applicant is committed to working with the neighbouring dwelling to reduce visual impacts from their dwelling.

To be conservative the Project proposes to include landscaping along the northern boundary shown in Figure 10-6 below.

10.4 Landscape Mitigation

The previous section has demonstrated that the Project would be largely screened or filtered by existing vegetation surrounding the Project. There are no views that were assessed as having a higher visual impact than Low. For these reasons, landscape mitigation of the Project would not be required for the purposes of mitigating public viewpoints.

To be conservative the Project proposes to include landscaping on the northern boundary as shown in Figure 10-6 below.

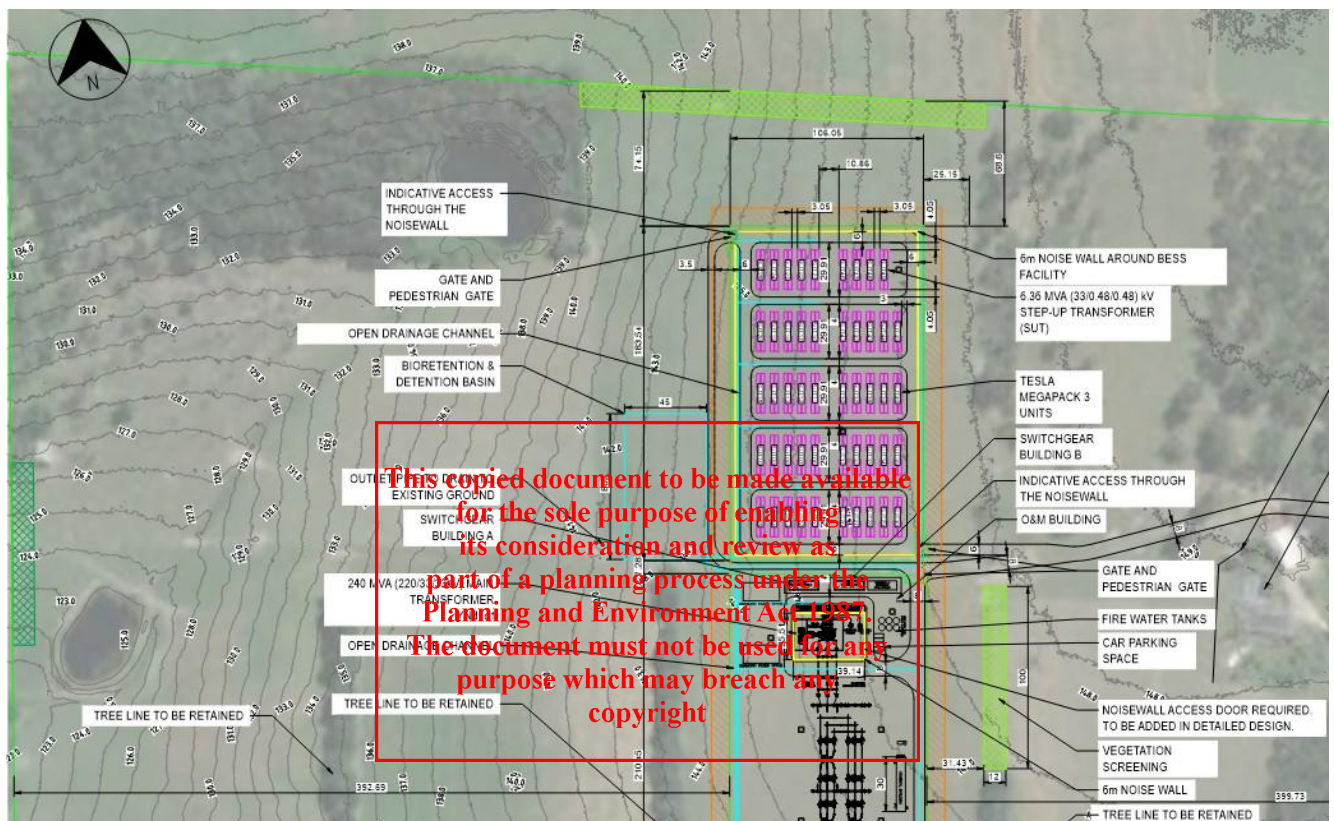


Figure 10-6 Proposed Project Landscaping (Source: Middleton Group Drawing 25055-E-DRG-005 Rev I 10.06.2026)

Two areas of landscape screen planting are currently proposed for the Project, including:

- An approximately 10 m x 100 m strip of landscape screen planting proposed east of the Project substation and switchyard compound as an extension of an existing shelterbelt of mature Monterey Cypress.
- An approximately 10 m x 220 m strip of landscape screen planting proposed along the northern Project Site boundary north of the BESS compound – this would involve supplementary planting (if required) within an existing area of revegetation utilising a mix of native species undertaken by the host landowner to achieve landscape screening objectives.

As part of developing a landscape plan for the Project, which is expected to be required as a condition of the planning permit, the status of the current revegetation plantings and their effectiveness in screening the Project will be assessed, and if necessary, supplementary planting will be proposed to achieve an effective mix of species, heights and density.

A potential third area of landscape mitigation could include a band of planting along the western edge of the subject site, adjacent to the neighbouring driveway (shown in dark green on Figure 10-6).

The proposed landscape design would be refined during post approval, in ongoing consultation with the near neighbours.

11. Conclusion

There are limited publicly accessible locations from which the Project would be visible. Existing roadside vegetation, plantations and topography filter or screen views to the proposed Project infrastructure. There are no formal viewing locations or lookouts within the study area.

The Project will be visible from a small portion of Tripp McDonald Road approximately 1.3km south and a short section of Darnum-Shady Creek Road to the south-east. Although potentially visible it would not be a dominant element in the view.

The views assessed within Section 9 have demonstrated that the Project would be largely screened or filtered by existing vegetation and topography surrounding the Project. There are no views that were assessed as having a higher visual impact than Low. For these reasons, landscape mitigation of the Project would not be required from publicly accessible locations.

As outlined in Section 10, the potential visual impacts of the Project would be limited to one dwelling at 935 Darnum-Shady Creek Road to the north, one dwelling at 72 Baldwins Road to the west and a potential future dwelling at 74 Baldwins Road to the west of the Project (which has yet to submit a planning application).

At the time of writing this report, access and permission to include imagery from only one of these dwellings was provided. Views from the dwelling to the west of the Project showed the proposed noise wall and BESS compound would be filtered or screened from views at the dwellings. There is a potential for the tops of the gantry and monopole structures approximately 675m south-east that connect the Project into the existing 220kV transmission line will likely be visible above existing vegetation location within the subject site.

Without access to the dwelling to the north, the potential visual impacts from the dwelling are unable to be assessed and it is unknown if mitigation would be required. To be conservative landscape screening is proposed on the northern boundary of the site. The landscape design will be continued to be refined during detail design and in consultation. It is understood that the applicant is committed to working with the neighbouring dwellings to reduce visual impacts from their dwellings.

Based on the above review, there appears to be no landscape or visual reasons that would preclude the establishment of the Project on this site.

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Appendix A. – Photomontages and Wireframe View

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Existing view



Photomontage

See Sheet 2

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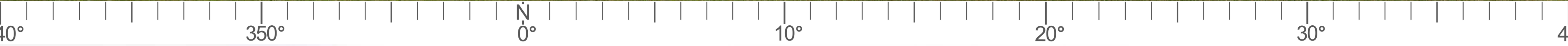
Viewpoint Map

View looking north

(GPS 55H 416435, 5778292)



Existing view



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Wireframe

View looking west though north-east

(GPS 55H 416435, 5778292)

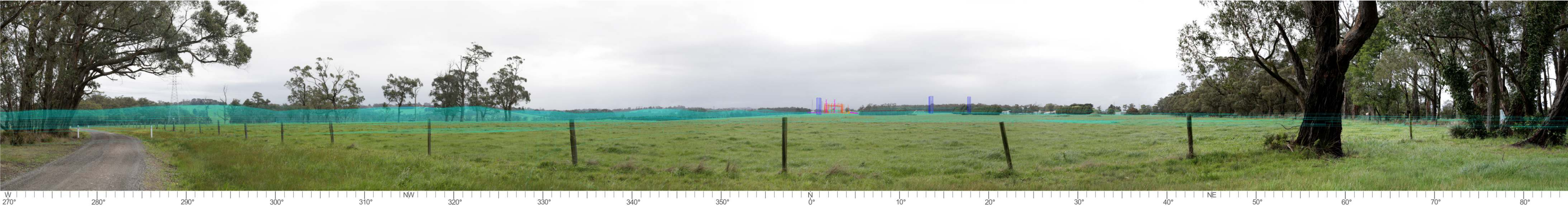


Existing view



Photomontage

← See Sheet 2 →



Wireframe - with verification points

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Viewpoint Map

View looking west though north

(GPS 55H 416872, 5779134)



Existing view



Photomontage

← See Sheet 2 →

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Viewpoint Map

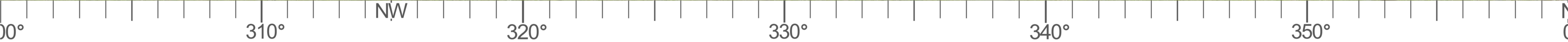
View looking north-west through north

(GPS 55H 416872, 5779134)

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Existing view



Wireframe

View looking west though north

(GPS 55H 416872, 5779134)



Existing view



Photomontage



Wireframe - with verification points

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View looking north-east though south

(GPS 55H 415936, 5779998)



Existing view



Wireframe

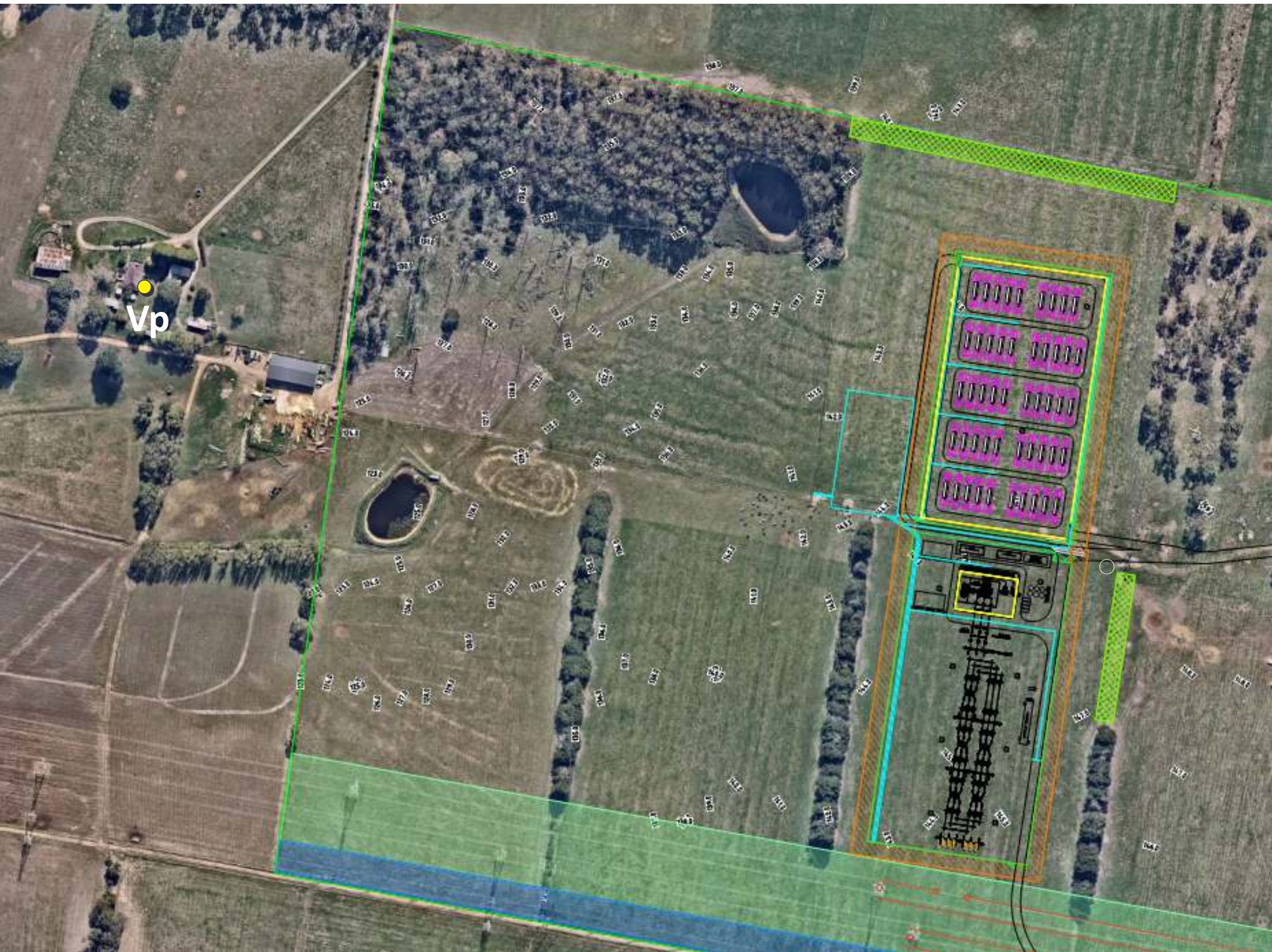
See Sheet 2



Wireframe - with verification points

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Viewpoint Map

View looking east though south-east

(GPS 55H 415936, 5779998)



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Existing view



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Wireframe