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Yangery BESS

Landscape and Visual Impact Assessment

Yangery BESS Development Pty Ltd

Reference: 527059

Revision: 2

2026-02-03

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Document control record

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Document control		aurecon				
Report title		Landscape and Visual Impact Assessment				
Document code		527059-W00001-REP-EN-0005	Project number		527059	
File path		https://aurecongroup.sharepoint.com/sites/527059/3_Develop/For Delivery/527059-W00001-REP-EN-0005.docx				
Client		Yangery BESS Development Pty Ltd				
Client contact		Tarek Osman	Client reference		-	
Rev	Date	Revision details/status	Author	Reviewer	Verifier (if required)	Approver
0	2024-11-13	First draft for client review	N.Lamb-Egar	D.J. Bennett		G Thraves
1	2026-01-30	Updated layout changes	S.Homaeifar	N.Lamb-Egar		B Hasenfratz
2	2026-02-03	Updated in response to SE Comments	N.Lamb-Egar	N.Lamb-Egar		B Hasenfratz
Current revision		2				

Approval			
Author signature		Approver signature	
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Abbreviations

Term	Definition
Aurecon	Aurecon Australasia Pty Ltd
BESS	Battery Energy Storage System
CHMP	Cultural Heritage Management Plan
DEECA	Department of Energy, Environment and Climate Action (formerly DELWP: Department of Land, Water and Planning)
ESO	Environmental Significance Overlay
EVC	Ecological Vegetation Class
Foreground	The area that immediately surrounds the project up to a distance of 0.5 kilometres.
HO	Heritage Overlay
HV	High Voltage
Km	kilometres
FZ	Farming Zone
LVIA	Landscape and visual impact assessment: The assessment of the impacts of the proposal on landscape and visual values.
Landscape	Its constituent elements, its character and the way this varies spatially, its geographic extent, its condition, the way the landscape is experienced, and the value attached to it.
LCT	Landscape Character Types
LPPF	Local planning policy framework: Local planning policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement.
M	metre
Study Area	The area designated relevant for assessment of the project, determined by viewshed analysis
the Project	Yangery Battery Energy Storage System
the Proponent	South Energy
P&E Act	Planning and Environment Act 1987
The Site	Proposed location for the Project
Viewpoint	Moderate or high sensitivity location from which views to the construction process or components of the project may be possible.
Viewshed	The area visible from a particular viewing location.
Visual amenity	The qualities of a landscape setting that are appreciated and valued by a viewer.
Visual catchment	The area over which an object can be seen within the landscape based on the line of sight.
Visual impact	The result of assessing the sensitivity level of a viewer and the modification level of a development.
Visual sensitivity	The degree to which various user groups would respond to change based on their expectation of a particular experience in a given setting, for example the expectation of a high level of visual amenity in a national park.

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Executive summary

Project overview

The purpose of the Landscape and Visual Impact Assessment (LVIA) is to support the planning approval process, identifying potential adverse impacts with recommended mitigation measures to limit long-term adverse impacts.

The Yangery BESS project (the Project) proposes a battery energy storage system (BESS) located adjacent the existing Kororoit zone substation. The site is currently zoned Farming (FZ). The Project proposes electrical infrastructure, ancillary buildings and operational access. The most noticeable elements of the Project include ancillary buildings, substation and a harmonic filter, which collectively are up to 6.5m in height.

For the assessment of landscape and visual impacts, the Yangery BESS Plant General Layout concept design (rev D 5-01-2026, South Energy) has been used (refer Figure 2-2).

The landscape and visual baseline

This assessment examines the existing landscape and visual conditions of the Study Area (both physical and statutory) to establish a baseline against which potential impacts of the Project can be assessed.

The LVIA Study Area has been defined within a radius of two kilometres from the location of the proposed site. The Study Area captures where the Yangery BESS will be observable based upon the topographical characteristics and intervening elements in the surrounding area.

The Project is located in an area subject to the planning scheme of Warrnambool City Council. There are no specific planning designations attributing any specific landscape or visual value within the Study Area.

The baseline assessment identified 'Pastoral Plains' Landscape Character Area (LCA) within the Study Area. The LCA is defined in the Coastal Spaces Landscape Assessment Study (2006) and has a high ability to absorb the change as proposed by the Project.

There were six representative public viewpoints identified within the study area that were assessed. These viewpoints were representative of rural residential dwellings and included views from adjacent roads.

Landscape and visual assessment findings

The level of visual modification due to the Project is a combination of the degree of change and the ability of the landscape setting to absorb the change. The prominence and level of intrusion of the development within a landscape setting is a key determinant of the level of visual modification.

The Project proposes a low level of modification to LCA 1 Pastoral Plains, resulting in a very low impact to the landscape character.

There are six viewpoints identified within the Study Area, representative of private receivers and public viewpoints. The representative viewpoints were selected at different distances and viewing angles, to get a preliminary understanding of impact of the current Project layout. Two additional nearby rural residential dwellings have also been assessed. The assessment determines the modification proposed by the Project during construction, at day one of operation and residual impacts if recommended mitigation measures are applied. A summary of the visual impacts are outlined in Table 0-1 below.

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Table 0-1 Summary of visual impacts

Viewpoint no. and location	Description	Potential Construction impacts	Potential Operational impacts	Potential Residual impacts
VP1 759 Tower Hill Road	The Project is mostly screened by intervening topography.	Very Low	Very Low	Very Low
VP2 651 Tower Hill Road	Existing vegetation screening which will partially screen the Project.	Moderate	Moderate	Low
VP3 550 Tower Hill Road	The Project will be barely noticeable due to the distance over 1,000m.	Negligible	Negligible	Negligible
VP4 9 Storey Road	The Project will be noticeable, however is not dominant over 500m away.	Low	Low	Very Low
VP5 280 Conns Lane	The Project is mostly screened by intervening vegetation and other residential dwellings.	Very Low	Negligible	Negligible
VP6 332-334 Conns Lane	The Project will be partially visible through existing vegetation, though is in close proximity to the residential dwelling	Moderate	Moderate	Low
641 Tower Hill Road	The Project will be partially visible through existing vegetation, though is in close proximity to the residential dwelling	Moderate	Moderate	Low
623 Tower Hill Road	The Project will be noticeable, however is not dominant over 500m away.	Moderate	Moderate	Low

The Project has potential for localised cumulative impacts as a result of the increased large-scale electrical infrastructure, which includes ancillary electrical elements and noise walls adjacent to the existing Kororoit zone substation.

Mitigation / recommendations

Mitigation measures have been recommended to reduce the moderate visual impacts, which would be applied within the Construction Environmental Management Plan (CEMP) and to the development of a detailed design. The key measures to reduce visual impacts to nearby receivers involves providing a vegetated screening buffer to the perimeter of of key Project components and noise walls to soften and screen the built form, or intervening vegetation to moderately impacted receivers to the east and south. Vegetation screening is subject to minimum fire separation distances as per regulatory requirements.

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1 Introduction

Aurecon Pty Ltd (Aurecon) was commissioned by South Energy on behalf of Yangery BESS Development Pty Ltd ('the Proponent') to undertake a Landscape and Visual Impact Assessment (LVIA) to inform the development of a Battery Energy Storage System (BESS) in Yangery, Victoria called Yangery BESS (herein referred to as 'the Project'). The Project Area is located in Yangery, Victoria and is subject to the Warrnambool Planning Scheme.

1.1 Project overview

The Project would include the construction and operation of a BESS, spread over an area of about 23 hectares about 10 kilometres northwest of Warrnambool in south-western Victoria (the Project area). The Project would be located within the Warrnambool Local Government Area (LGA) on land acquired by the Proponent for the purpose of the Project. See Figure 1-1 for the location of the Project.

The BESS is proposed to have a capacity of 120 megawatts (MW)/ 480 megawatt hours (MWh) and includes a connection to the existing adjacent Powercor Koroit zone substation. The primary project components proposed, that will be confirmed with the progress of the detail design, are to consist of:

- a 120 MW/480 MWh BESS facility including inverters and transformers
- construction of internal access roads and access (and egress) points
- underground cabling (33kV) to provide a connection between the battery modules and inverters and on-site collector substation
- underground or overhead cabling (66kV) to connect to the adjoining Koroit zone substation
- Temporary construction facilities including site offices and stores, laydown and hardstand area and construction carpark
- Water storage (including two water supply tanks and pump house associated with each of the two BESS areas)
- Fencing around the perimeter of the BESS facility
- Car parking
- Installation of a noise wall up to 8m in height surrounding the BESS area
- Construction of two (2) lightning masts up to 21.4m in height adjacent to the collector substation
- Construction of two (2) light poles up to 10.6m in height adjacent to the collector substation
- Construction of two (2) stormwater detention basins

Refer to Section 2.2 for the Project description.

1.2 Purpose

The purpose of this LVIA is to provide an assessment of landscape character and visual amenity at the project site, including an assessment of any potential impacts to public and private viewpoints.

The scope of the assessment was to:

- Understand the natural and built landscape and visual attributes and characteristics in the vicinity of the project, including their relationship to use patterns and history.
- Identify areas of sensitivity to landscape and visual change associated with the project.
- Identify opportunities to improve and enhance the visual environment from a precinct perspective and for the project's components.
- Assess the landscape and visual impacts associated with the project.

- Satisfy regulatory requirements under the *Planning and Environment Act 1987* (Vic).



Legend

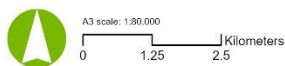
- Project area
- Project area 10km buffer
- ✈ Airport

Basemap: Vicmap, Esri, TomTom, Garmin, FAO, NOAA, USGS, Earthstar Geographics, Vicmap, Esri, TomTom, Garmin, FourSquare, METUNASA, USGS

Other data: DELWP, Aurecon

Draw: 23/05/2022

Version: 1



Job No: P527059
Coordinate System: GDA2020 MGA Zone 54

Figure 1-1 Yangery BESS site context plan

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2 The Project

2.1 The Project Area

The Project is proposed to be located at 689 Tower Hill Road, Yangery, approximately 6 km east of Koroit and 9 km northwest of Warrnambool in south western Victoria. The Project Area sits within the Warrnambool City Council area. Moyne Shire Council is directly adjacent to the Project Area to the north and west.

The Project area is privately owned agricultural land which is devoid of native vegetation. It is intersected by a degraded and eroded drainage line that adjoins one isolated waterbody in the southern paddock.

The Project covers a 5-10-hectare (ha) footprint in a site area of 23 ha, with frontages onto Tower Hill Road and Conns Lane. It adjoins Powercor's existing Koroit zone substation at 703 Tower Hill Road, and a 66kV transmission line connects to the substation, diagonally through the northeast of the site.

Vehicle access to the site is proposed from both Tower Hill Road and Conns Lane.

The Project, classified as a 'utility installation' under the Victorian Planning Provisions (VPPs), is located in the Farming zone (FZ). Parts of the site are also covered by the Design and Development Overlay (DDO) associated with the Warrnambool airport, which is located two kilometres to the north.

The entire project site is covered by an area of Aboriginal cultural heritage sensitivity. The Registered Aboriginal Party (RAP) for this area is the Eastern Maar Aboriginal Corporation.

The location of the BESS infrastructure will be determined through detailed design, once a BESS supplier has been selected and will be in accordance with commitments made in this planning application. The Project area and indicative layout is shown in Figure 2-2 below.

2.2 Project description

The Project proposes a Battery Energy Storage System (BESS) with a nominal installed capacity of 120MW / 480 MWh.

The Project works include:

- BESS modules, inverters and transformers
- Construction of internal access roads and access (and egress) points
- Underground cabling (33kV) to provide a connection between the battery modules and inverters and on-site substation
- On-site substation including transformer to step up from 33 kV to the connection voltage
- Underground or overhead cabling (66kV) to connect the onsite substation to the adjoining Koroit zone substation
- Temporary construction facilities including site offices and stores, laydown and hardstand area and construction carpark
- Water storage (including two water supply tanks and pump house associated with each of the two BESS areas)
- Fencing around the perimeter of the BESS facility
- Car parking
- Installation of a noise wall up to 8m in height surrounding the BESS area
- Construction of two (2) lightning masts up to 21.4m in height adjacent to the collector substation
- Construction of two (2) light poles up to 10.6m in height adjacent to the collector substation

- Construction of two (2) stormwater detention basins
- Business identification signage, at both site entries.

The Project works may require the realignment of the water course within the southern half of the Project Area. It is understood that this may be an option to be assessed at this stage, but may not be required as part of this Project.

The Project may also include acoustic and visual mitigation measures, as required.

Table 2-1 outlines the key project components of the Project as relevant to potential for landscape and visual changes.

Table 2-1 Project components

Component	Description	Quantity	Indicative scale (l x w x h)
O&M storage building	Simple building	1	25m x 6m x 3.5-4m
Switch room and control building	Simple building	1	25m x 6m x 5.5-6.5m
Storage container			20m x 15m x 3-4m
BESS	Battery Pack Containers	110	6.06m x 2.44m x 2.8m
	Inverters	44	5.22m x 1.65m x 2.46m
	transformers & ringmain unit	22	5.51m x 2.45m
	Power station	22	14.7m x 7.4m x 2.7m
Noise walls		867 lin. m	Up to 8m height
Substation	66/33 kV 150MVA	1	40m x 20m x 6.2m approximately
Harmonic filter		1	30m x 25m x 6.5m approximately
Lightening mast	Masts adjacent to the collector substation	2	21.4m height
Light poles	Poles adjacent to the collector substation	2	10.6m height
Fire water tank	335kL	2	3m height approximately
Retention pond	580kL	1	1m depth approximately
Car parking	Permanent carparking for operational use	3	4.9m x 3.2m

The figure below provides indicative illustrations of battery storage units, inverter and MV transformer station. This application is supported by a concept plan, which identifies the maximum footprint of the proposal. This will provide flexibility in accommodating minor design and layout changes.

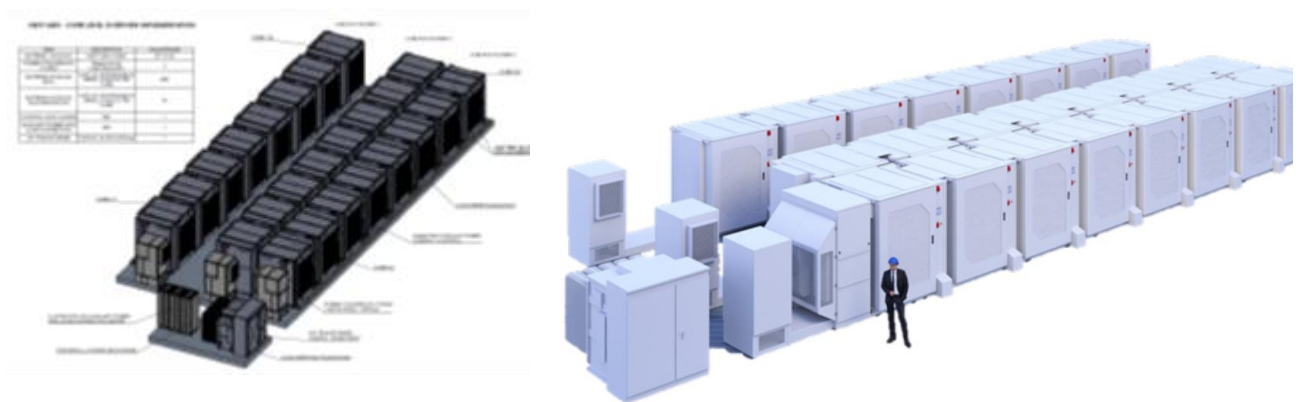


Figure 2-1 Example of battery storage units, inverter and transformer station

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2.3 Construction method

Methodology, program and timing of the construction works are currently indicative and dependent upon planning approvals. It is anticipated that the construction activities will take place over a 15-18-month timeframe and occur over two main phases:

- Site pioneering and civil works:
 - Site clearing, fencing and establishment of laydown area
 - General earthworks, storage and removal of spoil (including the treatment of contaminated soil, where required).
 - site benching, access roads and drainage
- BESS installation and other works:
 - Construction of batteries, inverters and associated infrastructure
 - Construction of transmission connection
 - Testing and commissioning

Site access for construction and operation is proposed to occur via Tower Hill Road.

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 5. MAPPING SYSTEM IS MGA/2802-55 (ZONE 55, MGA 2820).
 6. THE FIRE HYDRANT SYSTEM TO BE CONFIRMED WITH THE PROGRESS OF THE DESIGN.
 7. THE ROAD DESIGN TO BE CONFIRMED WITH THE PROGRESS OF THE DESIGN.
 8. REFER TO DRAWING EHV-PGB-EL-DR-001 FOR DETAILS.
 9. FINAL FIRE SERVICE ARRANGEMENT TO BE CONFIRMED WITH THE PROGRESS OF DETAILED DESIGN WITH THE BELOW POTENTIAL ASSIGNMENT FOR WATER TANKS:
 - OPTION 1**
 - A PRIMUM STOK FIRE WATER SUPPLY IN 2 INTERCONNECTED 200M³ TANKS IN A SINGLE LOCATION, IN ACCORDANCE WITH AS2181-1 AND
 - A SINGLE FIRE HYDRANT SYSTEM IN ACCORDANCE WITH AS2181-1:2021 THE PROVIDES COVERAGE TO THE ENTIRETY OF BOTH NORTH AND SOUTH BESS AREAS.
 - OPTION 2**
 - A PRIMUM STOK FIRE WATER SUPPLY, ACROSS TWO PRM 200M³ LOCATIONS (IE 2x200M³ INTERCONNECTED TANKS AT EACH OF THE NORTH AND SOUTH BESS AREAS) IN ACCORDANCE WITH AS2181-1:2021, ONE FOR EACH OF THE NORTH AND SOUTH BESS AREAS, PROVIDING FULL COVERAGE TO EACH AREA.

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- LEGEND**
- HOLDING POND
 - SOUND WALL UP TO 1.5m
 - PUMP HOUSE
 - WATER TANK
 - BESS OR PES
 - FENCE
 - ARTIFACT SCATTER

PRELIMINARY ISSUE

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Figure 2-2 Concept Plan (rev D 5-01-2026, South Energy)

2.4 Limitation and assumptions

The following limitations apply to this report:

- The LVIA aims to be objective and, as such, seeks to describe any changes factually. Potential changes resulting from the Proposal have been defined. However, the significance of these changes requires qualitative (subjective) judgements to be made. Therefore, the conclusions to this LVIA combine both objective measurement and subjective professional interpretation.
- This LVIA has attempted to be objective, however it is recognised that visual impact assessment can be highly subjective, and individuals are likely to associate different visual experiences to the study area.
- The LVIA is based on Yangery BESS Plant General Layout concept design (rev D 5-01-2026, South Energy).
- The LVIA is focused on the current land uses and zoning.
- Access to sensitive viewpoints on private land, such as residences or accommodation, were not undertaken for this LVIA. However, impacts from these locations were considered in the assessment.
- Methodology, program and timing of the construction works are currently indicative and dependent upon planning approvals. Consequently, construction impacts have not been assessed in this report. However, it would be acceptable to predict that there would be impacts during construction and would be similar degree of visual impact to the operational phase assessment findings.

This LVIA has been developed based on the following assumptions:

- Desktop and field investigations were undertaken to inform the findings of this report.
- The preliminary environmental assessments were undertaken based on the Project investigation area mapped in each specialist assessment. Any additional Project area has not been considered by these reports and therefore has not been considered to date.
- The environmental assessments are based on the Project Description as outlined in Section 2.2. As the design of the Project is not yet finalised, our advice provides a point in time reference that is subject to change.
- The methodology adopted for this landscape and visual impact assessment assumes that if the works would not be seen, there is no impact.
- For the purpose of the LVIA, an unobstructed viewpoint from a publicly accessible location has been used as a worst-case scenario of potential visual impacts.

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3 Methodology

3.1 Approach to the assessment

The following industry accepted guidelines are used as a basis for the methodology of this LVIA:

- The Guidance for Landscape and Visual Impact Assessment (GLVIA), Third Edition (2013), prepared by Landscape Institute and Institute of Environmental Management & Assessment (IEMA, UK);
- Guidance Note for Landscape and Visual Assessment (June 2018), Australian Institute of Landscape Architects.

The LVIA comprises a desktop evaluation of the Project and its various components, identifying sensitive viewpoints with potential for high adverse impacts. A field visit was conducted by a consultant ecologist in July 2024, guided by a Registered Landscape Architect (the assessor), to photographically document and ground truth the desktop analysis.

A determination of the prominence of the proposed development within a landscape setting is treated as being of a lower relevance to assess the visual impact than the sensitivity or perception of a viewer. The LVIA's key focus therefore is on the visual sensitivity being the tolerance of the viewer and the landscape setting to change as a result of the proposed development. The visual impact of the Project is determined by evaluating the degree of its visual fit in the context of the visual sensitivity of the surrounding land uses (based on the land use zones of the applicable planning scheme).

The LVIA makes consideration of the potential impact of the proposed Yangery BESS on private and key public viewpoints.

3.2 Defining the Study Area

The Study Area is initially defined through the production of a Zone of Theoretical Visibility (ZTV), which illustrates the theoretical area from which the Project could be visible, based on the height of proposed elements and lidar geometry. This is a helpful tool for providing an overview as the extent to which the proposal elements, would be visible. It is important to note that the ZTV is, by its nature, approximate only and generated to represent a worst-case scenario.

The visual assessment identifies those dwellings or key public viewpoints that are within the visual magnitude threshold at five degrees of the vertical field of view, and therefore more likely to experience a higher magnitude of change in foreground and middle ground views. The visual magnitude threshold is based on the height of the proposed elements and distance from dwellings or key public viewpoints.

For this LVIA, the Study Area has been concentrated within a two-kilometre radius of the Project area.

3.3 Impact Assessment Criteria

The potential level of impacts associated with the proposed development on landscape character and visual amenity have been assessed based on themes of magnitude and sensitivity. The assessment method is demonstrated in Figure 3-1.

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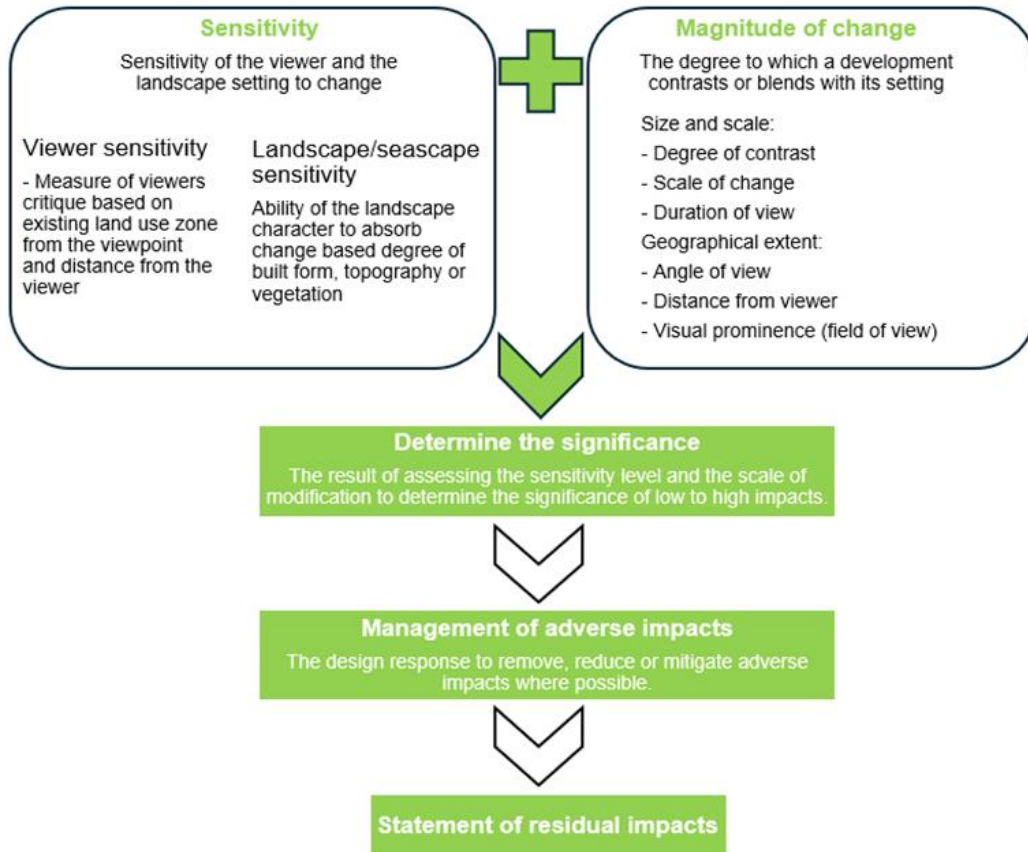


Figure 3-1 LVIA assessment method

3.3.1 Sensitivity

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Landscape sensitivity

The sensitivity of a landscape is judged based on the extent to which it is considered able to accept change of a particular type and scale without adverse effects on its character. Sensitivity varies according to the type of development and the nature of the landscape, including:

- Its inherent landscape value (its condition, perceptual qualities, cultural importance, and any specific values that may apply, such as landscape planning designations); and
- The likely congruency of the proposed change (i.e. the extent to which the proposal may fit or be ‘visually absorbed’ into the scale, landform, land use, pattern, texture of the existing landscape).

The attributes which influence the sensitivity of landscape character are outlined in Table 3-1.

Table 3-1 Landscape sensitivity criteria

Landscape sensitivity rating	Description
High	Landscapes which by nature of their character would be unable to accommodate change of the proposed type. Typically, these would be: <ul style="list-style-type: none"> • Of high value with distinct elements and features making a positive contribution to character and sense of place • Likely to be designated, but the aspects which underpin such value may also be present outside designated areas, especially at the local scale • Areas of special recognised value, through use, perception or historic and cultural associations. • The extent of alteration would result in the landscape losing significant natural landscape features, its character and/or sense of place. • The viewer is highly sensitive to changes in their immediate surroundings such as residents or ‘natural’ areas such as National Parks.

Moderate	<p>Landscapes which by nature of their character would be able to partly accommodate change of the type proposed. Typically, these would be;</p> <ul style="list-style-type: none"> • Comprised of commonplace elements and features creating generally unremarkable character but with some sense of place • Locally designated, or their value may be expressed through non-statutory local publications • Containing some features of value through use, perception of historic and cultural associations. • Likely to contain some features and elements that could not be replaced <p>The extent of alteration would result in the landscape partially losing some natural or designed landscape features, its character and/or sense of place.</p> <ul style="list-style-type: none"> • Open, expansive and moderately vegetated landscapes including canopy trees. • Elevated and vegetation landscape including canopy trees. • The viewer is moderately sensitive to changes in their immediate surroundings such as users of regional and local reserves.
Low	<p>Landscapes which by nature of their characteristics would be able to accommodate change of the type proposed. Typically, these would be;</p> <ul style="list-style-type: none"> • Containing few, if any, features of value through use, perception or historic and cultural associations • Likely to contain few, if any, features and elements that could not be replaced. • Built-up landscapes typically interspersed with canopy trees. • The viewer is aware of the change but not overly sensitive to changes in their immediate surroundings such as users of commercial areas and farming land.
Very Low	<p>Landscapes which by nature of their characteristics would be able to accommodate change of the type proposed. Typically, these would be;</p> <ul style="list-style-type: none"> • Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place • Modified landscapes with an abundance of built form and limited natural characteristics. • The viewer is aware of the change but not overly sensitive to changes in their immediate surroundings such as users of industrial areas.

Visual sensitivity

The sensitivity of the viewers at the viewpoints is considered to be dependent upon factors including:

- The importance (scenic quality) of the view;
- Viewer exposure, typically assessed by measuring the number of viewers exposed to the resource change and the type and duration of viewer activity; and
- The nature of the visual receptor (type and volume of sensitive receptors or viewers) experiencing the view.
- Distance of the proposal from the identified land use area

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Table 3-2 Evaluating level of visual sensitivity

Visual sensitivity rating	Description
High	<p>Large numbers of viewers or those with proprietary interest and prolonged viewing opportunities such as residents and users of attractive and/or well-used recreational facilities.</p> <p>Views from a regionally important location such as a scenic lookout whose interest is specifically focussed on the landscape.</p> <ul style="list-style-type: none"> • Residential areas and rural villages • Recreation, cultural or scenic sites and viewpoints of National or State significance. • Any buildings, historic rural homesteads/residences on the State or local Government Heritage List
Moderate	<p>Medium numbers of residents and moderate numbers of visitors with an interest in their environment. Larger numbers of travellers with an interest in their surroundings.</p> <ul style="list-style-type: none"> • Schools and other institutional buildings, and their outdoor areas • Rural dwellings • Tourist and visitor accommodation • Recreation, cultural or scenic sites and viewpoints of regional significance

Low	<p>Small numbers of visitors with a passing interest in their surroundings. Viewers whose interest is not specifically focussed on the landscape.</p> <ul style="list-style-type: none"> • Indoor workers • Users of main roads or arterial roads • Rural dwelling • Tourist and visitor accommodation • Recreation, cultural or scenic sites and viewpoints of regional significance • Users of recreational facilities where the purpose of that recreation is not related to the views
Very Low	<p>Small numbers of viewers with little interest in their surrounds</p> <ul style="list-style-type: none"> • Industrial workers • Road users, farm workers with proposal in middleground or background views

The next critical component to rating the viewer sensitivity is the distance of the Project element from the identified viewpoint as provided in Table 3-3

Table 3-3 Visibility distance zones

Distance zone	Distance of view
Near foreground	0 – 500 m
Mid foreground	500 m – 1 km
Far foreground	1 – 2 km
Near middleground	2 – 4 km

3.3.2 Magnitude of change

The magnitude of change affecting a landscape or visual receptor depends on the nature, scale and duration of the particular change that is expected to occur. It describes the extent of change and identifies elements which are removed or added, changed in colour or texture, and the compatibility of new elements with the existing landscape. Visual modification can result in an improvement or reduction in visual amenity.

Table 3-4 outlines the four categories of modification used for determining the degree of visual modification potentially resulting from the Project which include:

- Scale - with respect to the loss of addition of features in the view and changes in its composition.
- Degree of contrast or integration - form, scale and mass, line, height, colour, texture.
- Nature of view in relation to the proposal - angle, distance and extent.
- Mitigation - the degree to which mitigation would reduce the effect.

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Table 3-4 Criteria for determining the visual modification level

Modification level	Description
High	The proposal is highly visible and intrusive in regard to the size, scale and geographical extent, and would disrupt views currently experienced from sensitive land use areas and/or strongly contrasts with the existing landscape setting which has limited capacity for change and/or the extent of area over which the changes would be visible from sensitive land use areas is significant.
Moderate	The proposal partially intrudes in regard to the size, scale and geographical extent or somewhat obstructs current views from sensitive land use areas and/or a noticeable compositional change to the existing landscape setting in which there is moderate capacity for change and/or the extent of area over which the changes would be visible from sensitive land use areas is moderate.
Low	The proposal is barely perceptible resulting in minor deterioration to the view currently experienced from sensitive land use areas; and/or results in a small change to the existing landscape setting in which change is possible without harm and/or the extent of area over which the changes would be visible from sensitive land use areas is limited.
Very low	There is minimal compositional contrast and a high level of integration of form, line, shape, pattern, colour or texture values between the proposal and the environment in which it sits. In this situation, the proposal may be noticeable but does not markedly contrast with the existing landscape setting and/or the extent of area over which the changes would be visible from sensitive land use areas is negligible.
Negligible	There are no views of the proposal components and as such, there is no impact.

3.4 Assigning a level of impact

The impact significance ratings have been determined through a combination of the sensitivity and magnitude of change assessments, in accordance with the scale defined within Table 3-5.

The consequence of the application of the matrix is that (except where there are no visible works) the Project would have low, moderate or high impacts, depending on the level of visual modification and viewer sensitivity from the location at which the project can be viewed. If the Project is not visible, the impact is negligible.

Table 3-5 Impact determination matrix

		Sensitivity			
		H	M	L	VL
Degree of modification	H	H	H	M	L
	M	H	M	L	VL
	L	M	L	L	VL
	VL	L	VL	VL	VL

VL = Very low
L = Low
M = Moderate
H = High
Level of Landscape or Visual impact*

*Adverse, Neutral or Beneficial

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4 Existing environment

4.1 Legislation and Policy

The following section provides a brief overview of the statutory context within the Study Area, which will likely influence planning requirements in the existing environment.

Commonwealth legislation

Commonwealth legislation applicable to the Project includes:

- *Environment Protection and Biodiversity Conservation Act 1999*
- *Native Title Act 1993*

State legislation

Victorian legislation contains several Acts that are relevant to the Yangery BESS project, including:

- *Planning and Environment Act 1987*
- *Environment Effects Act 1978* and the *Environment Protection Act 1970*
- *Flora and Fauna Guarantee Act 1988* and *Flora and Fauna Guarantee Amendment Bill 2019*
- *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulation 2018*
- *Heritage Act 2017*
- *Environment Protection Act 1970 / Environment Protection Act 2018*

Municipal planning scheme

The *Planning and Environment Act 1987* (P&E Act) provides the framework for land-use and development in Victoria. Planning schemes prepared under the provisions of the Act apply to each municipal area in Victoria.

The project is located in an area subject to the planning scheme of Warrnambool City Council. The relevant planning scheme controls the use and development of land and is structured to include:

- State Planning Policy Framework
- Local Planning Policy Framework
- Zones and overlays
- Particular and general provisions
- Definitions and incorporated documents

4.1.1 State Planning Policy Framework

The State Planning Policy Framework (SPPF) provides a context for spatial planning and decision making in Victoria. Table 4-1 below is a summary of the key documents assessed.

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Table 4-1 State Planning Policy Framework documents

Legislation/Policy reference	Brief description legislation, salient parts and intent	How legislation/policy is relevant to the study
Warrnambool PS Ordinance	<p>53.13 Renewable energy facility (other than Wind energy facility)</p> <ul style="list-style-type: none"> To facilitate the establishment and expansion of renewable energy facilities, in appropriate locations, with minimal impact on the amenity of the area. 	<p>The LVIA meets the application requirements including this written report and assessment comprising:</p> <ul style="list-style-type: none"> Site and context analysis – Section 3 Existing environment Detailed plans of the proposal – Section 4 Accurate visual simulations – Appendix A
Victoria Planning Provisions (VPP) Clause 12 Environmental and landscape values	<p>Conserve areas with identified environmental and landscape values.</p> <p>12.05-2S Landscapes objectives:</p> <ul style="list-style-type: none"> To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. 	<p>The LVIA identifies significant landscapes in Section 4.3</p> <p>Project is not located in restricted locations (National Park or Ramsar wetlands)</p>
Solar Energy Facilities Design and Development Guideline (DELWP October 2022)	<p>Minimising impacts on landscape values.</p> <p>The visual impact of a solar energy facility relates to:</p> <ol style="list-style-type: none"> 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. 	<p>The LVIA identifies the potential visual impacts as outlined in the guideline.</p>

4.1.2 Local Planning Policy Framework (LPPF)

Warrnambool prioritises its agricultural industry, aiming to maximise the use of productive land. This focus is evident in the region's strategic plans and local planning provisions for farming zones. Therefore, justifying the site's suitability for a renewable energy project requires considering its current agricultural use and potential productivity in accordance with regional statutory and strategic provisions.

4.1.3 Zones and overlays

Land Use zones

The Project is located entirely in the farming zone (FZ) as shown in Figure 4-1 and described in Table 4-2 below. The area surrounding the Site is also zoned farming, with some other land uses including residential and utilities as described in section 4.2.1.

The proposed BESS and related transmission infrastructure is defined as a Utility Installation pursuant to Clause 73.03 (Land Use Terms) of the Planning Scheme. Utility Installation includes “

'Land used to transmit, distribute or store power'.

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Table 4-2 Land use zones

PLANNING ZONES	Land Use Features / Requirements	Relevance to LVIA
FZ1: FARMING ZONE	<p>Under the FZ, a planning permit is required for:</p> <ul style="list-style-type: none"> Use of land for a Utility Installation pursuant to Clause 35.07-1 (Table of uses). To construct a building or carry out works for a Utility Installation pursuant to Clause 35.07-4 (Buildings and works). To construct a building within 100 metres from a waterway. For earthworks that change the rate of flow or the discharge point of water across a property boundary, or which increase the discharge of saline groundwater pursuant to Clause 35.07-4 (Buildings and works). 	<ul style="list-style-type: none"> The impact of the proposal on significant views, including visual corridors and sightlines – refer section 5.2 Visual impacts. The impact of the proposal on strategically important agricultural land – refer section 5.1 Landscape Character impacts The impact of the proposal on the natural environment and natural systems – refer section 5.1 Landscape Character impacts
SUZ3: SPECIAL USE ZONE	<p>Zone applies to Warrnambool Regional Airport</p> <ul style="list-style-type: none"> There are no landscape or visual related requirements within the Warrnambool Regional Airport Development Plan (October 2021) 	<ul style="list-style-type: none"> The Project does not encroach on this zone.
TRZ2: TRANSPORT ZONE	<p>Zone applies to Tower Hill Road</p>	<ul style="list-style-type: none"> The Project does not encroach on this zone.

Overlays

There is only one overlay applicable to the project site, being the Design and Development Overlay (DDO), located in the northern portion of the site (see Figure 4-2). This overlay pertains to the Warrnambool Regional Airport (Warrnambool PS schedule 16 and Moyne PS schedule 23).

Pursuant to Clause 43.02-2, a permit is required to construct a building or carry out works for greater than 7.5m in height (Section 2, Schedule 16). As the proposed BESS includes the construction of elements that would exceed 7.5m in height (specifically two (2) lightning masts measuring 21.4m, two light poles measuring 10.6m in height, and a noise wall measuring 8m in height), a permit is required under DDO16. An assessment against the decision guidelines of DDO16 is found in Table 4-3.

Table 4-3 Assessment of the Proposal against Schedule 16 of DDO Decision Guidelines

Decision Guideline	Proposal Response
The approved Obstacle Limitation Surface plan for the airport.	N/A
The location and height of the proposed development.	<p>The Proposal is located approximately 2.4 kilometres south west of Warrnambool airport. The highest element of the Proposal would be two (2) lightning masts associated with the collector substation, measuring a maximum height of 21.4m. Other elements of the Proposal exceeding 7.5m in height include two lighting poles at 10.6m, and a noise wall at 8m.</p> <p>The final design and siting of these Project elements will consider the height of existing structures at the adjoining Koroit Zone Substation as per the advice of Warrnambool Regional Airport during previous discussions. Detailed design will be carried out in consultation with Warrnambool Regional Airport to ensure compliance with aviation safety requirements and to prevent any interference with aircraft operations.</p>
The need to prevent the development of buildings or structures that could interfere with and cause a safety hazard to aircraft operations.	
The effect of the proposed development, including construction materials, on the clear flight path of aircraft.	

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There are no other planning overlays that apply to the proposed development location however some other regulatory provisions apply such as the area of Aboriginal Cultural Heritage (shown in Figure 4-2 and discussed in Section 4.2.4).

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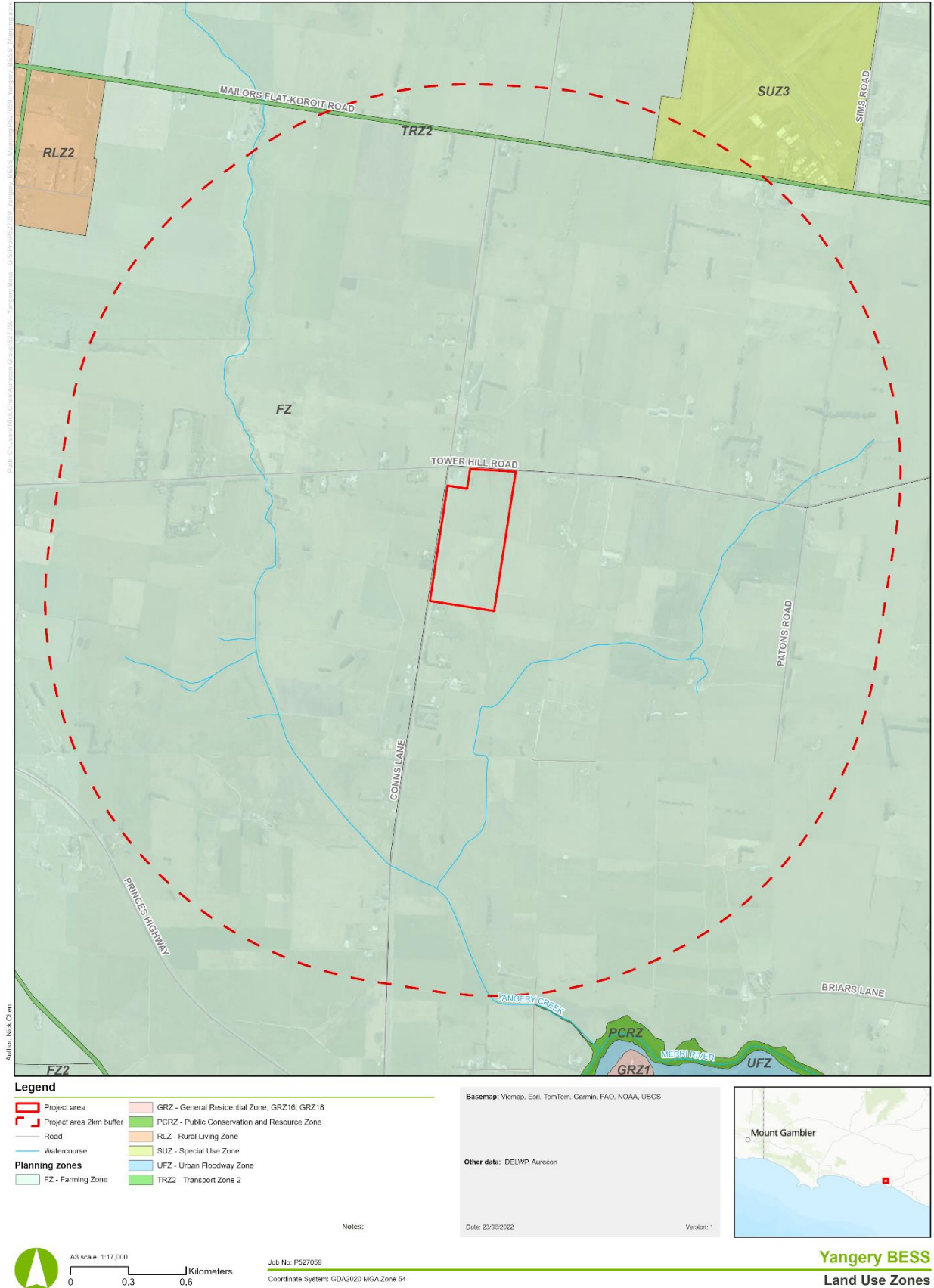


Figure 4-1 Land use zones

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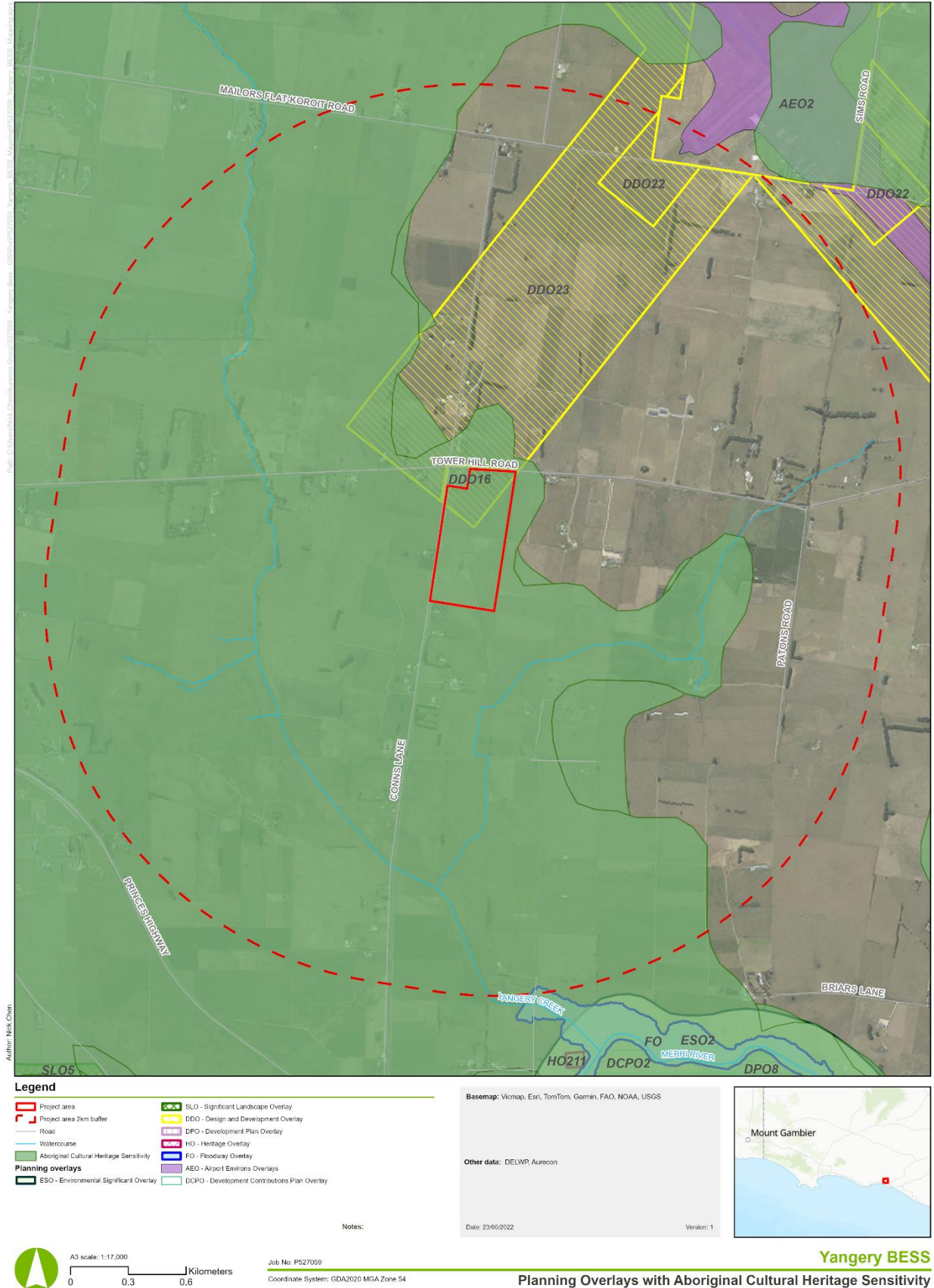


Figure 4-2 Planning overlays and area of Aboriginal Cultural Heritage Sensitivity

4.2 Site context

The Project is located approximately 10 kilometres northwest of Warrnambool in south western Victoria. Key markers and studies relevant to this study, are:

- The Project is located approximately 5 km from the coast and 2 km from the Princes Highway
- The Project is within the South Coast Landscape Character Area (CSLAS)
- The Project is within the South West Victorian (V4) Renewable Energy Zone (REZ) - areas identified as being suitable for the development of renewable energy infrastructure.

The following sections outline the existing biophysical and cultural aspects of the Study Area.

4.2.1 Land use

As identified in 3.1.3 Zones and overlays, the Study Area is land zoned for farming. The type of farming that occurs includes grazing cattle and sheep, with some paddocks used for crops. The land cover of the Site and surrounding area is largely exotic pasture or grassland, with some small areas of horticulture or irrigated pasture.

There are approximately 31 rural residential dwellings within one kilometre of the Site. Some of these are associated with adjacent farms, with newer development comprising houses on lifestyle blocks. Residents are likely to commute a short distance (10 km) to Warrnambool for services (schools, businesses, shopping etc).

Tower Hill Road to the north of the Site is a sealed two-way rural road, traversing between Tower Hill (4.5 km west) and continuing on Bridge Road to Woodford and Bushfield (6km to east). Conns Lane runs north-south to the east of the Site, is a narrow sealed rural road with wide gravel verges and grass strips.

Kororoit zone substation is located to the northwest of the Project, connecting with overhead power lines at Tower Hill Road (to the north), and the southeast. The Kororoit zone substation comprises electrical infrastructure on a sealed surface and driveway, grassed strip to the boundary and approximately 2 m high wire mesh boundary fences.



Figure 4-3 View towards Project area and Kororoit substation, from Tower Hill Road

4.2.2 Topography, landform and waterways

The Study Area is a flat to slightly undulating landform, rising gently towards the north and falling south to the coast. There is an apparent rise to the north side of the Site and location of the Kororoit zone substation. The relative level (RL) of the Site is approximately 20 m AHD to the south and up to 35 m AHD to the north.

Small creeks are to the west and east of the Study Area. Within the Site is a human-made channel that leads to a stock dam. This water course is a tributary to Yangery Creek that shall be protected and any works on the waterway requires a permit from Glenelg-Hopkins CMA.

No Flood information is available for the Site.

4.2.3 Ecology

The Project site is located within the Victorian Volcanic Plain (VVP) bioregion.

The Project site and surrounding area is highly modified due to a history of pastoral use, and there is little remaining native vegetation. There is an area near the stock dam within the site, and two small patches within the Study Area, that is classified as containing indigenous species of Ecological Vegetation Class (EVC) 55 – Plains Grassy Woodland (refer to Figure 4-7). Small patches of EVC 53 – Swamp scrub and EVC 68 - Creek line Grassy Woodland are also present within the vegetation mapping.

There are regular occurrences of planted native and exotic windrows to the fence line of paddocks and property boundaries (see Figure 4-4 and 4-5). Planted Eucalypts and Acacia species form a vegetation screen along the boundary of the Kororoit zone substation.



Figure 4-4 Planted native windrow to property boundary



Figure 4-5 Planted exotic windrows at paddock boundaries

4.2.4 Cultural heritage

Aboriginal heritage

The Project site has is an area of Aboriginal Cultural Heritage sensitivity (shown in Figure 4-2).

The relevant Registered Aboriginal Party (RAP) for the project area is the Eastern Maar Aboriginal Corporation.

An Aboriginal Cultural Heritage Management Plan (CHMP) is currently in preparation for the Project.

Non-Aboriginal heritage

There are no places of historical significance within the Study Area, including listings within the Victorian Heritage Register (VHR) and Victoria Heritage Inventory (VHI).

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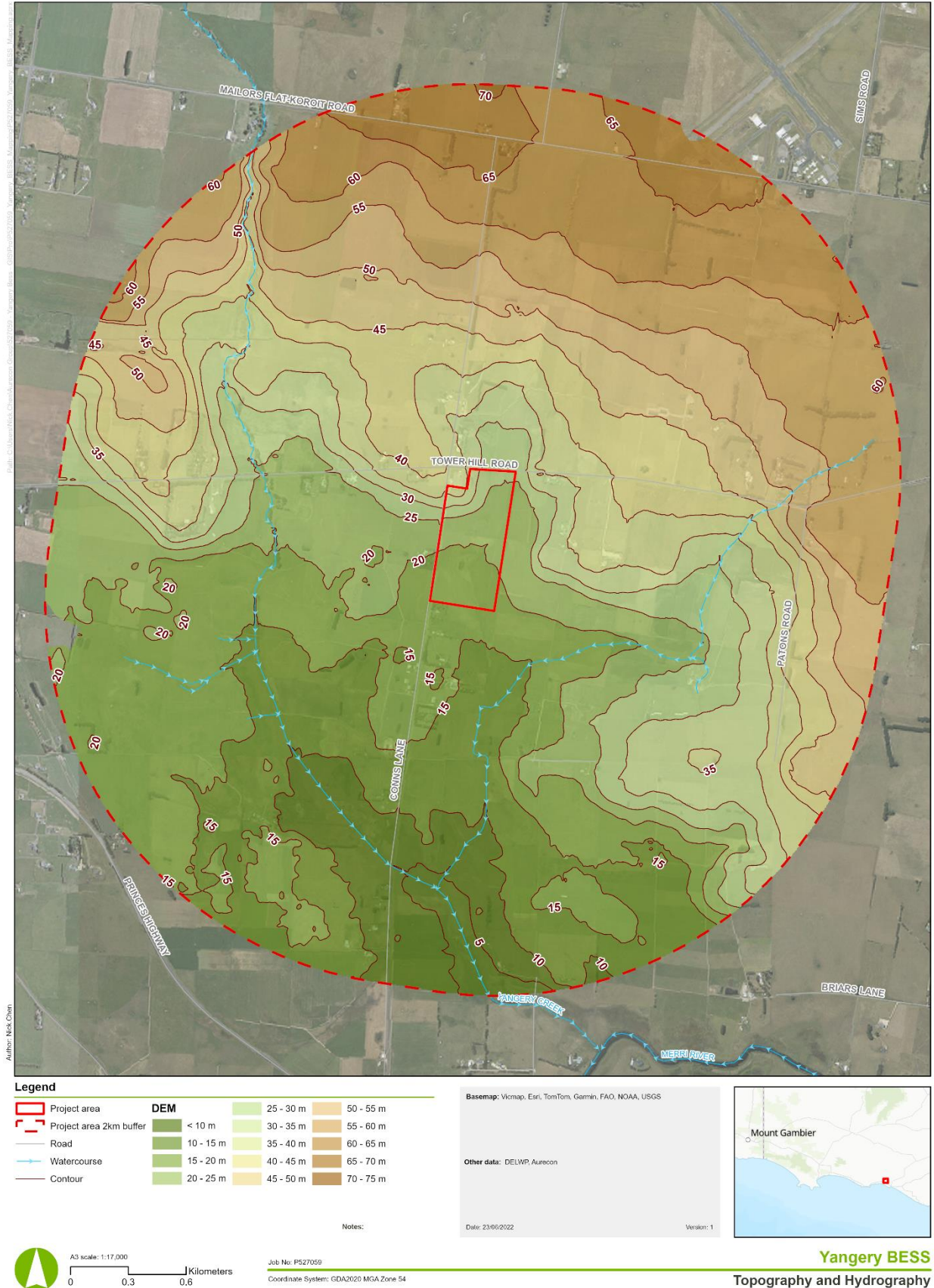


Figure 4-6 Topography and Hydrology



Figure 4-7 Vegetation cover

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4.3 Landscape Character Types

Landscape Character Types (LCT) help to identify unifying aspects of the landscape and distinguish why one landscape is visually distinct from another. The character zones have been determined through a desktop assessment and confirmed through a site visit. The character type identified is based on the consideration of those identified within the Coastal Spaces Landscape Assessment Study.

The Coastal Spaces landscape assessment study

The CSVLAS (2006) was produced by the Department of Sustainability and Environment (DSE) to better understand, assess and protect the visual character and significance of the wide range of landscape types along the coast of south-west Victoria. The study is intended to ensure landscapes of importance are adequately protected by informing planning policy and decision making.

The Project lies in the Western Volcanic Plains (LCT) and the Pastoral Plains Landscape Character Area (LCA), as identified in in the CSLAS and shown in Figure 3-2.

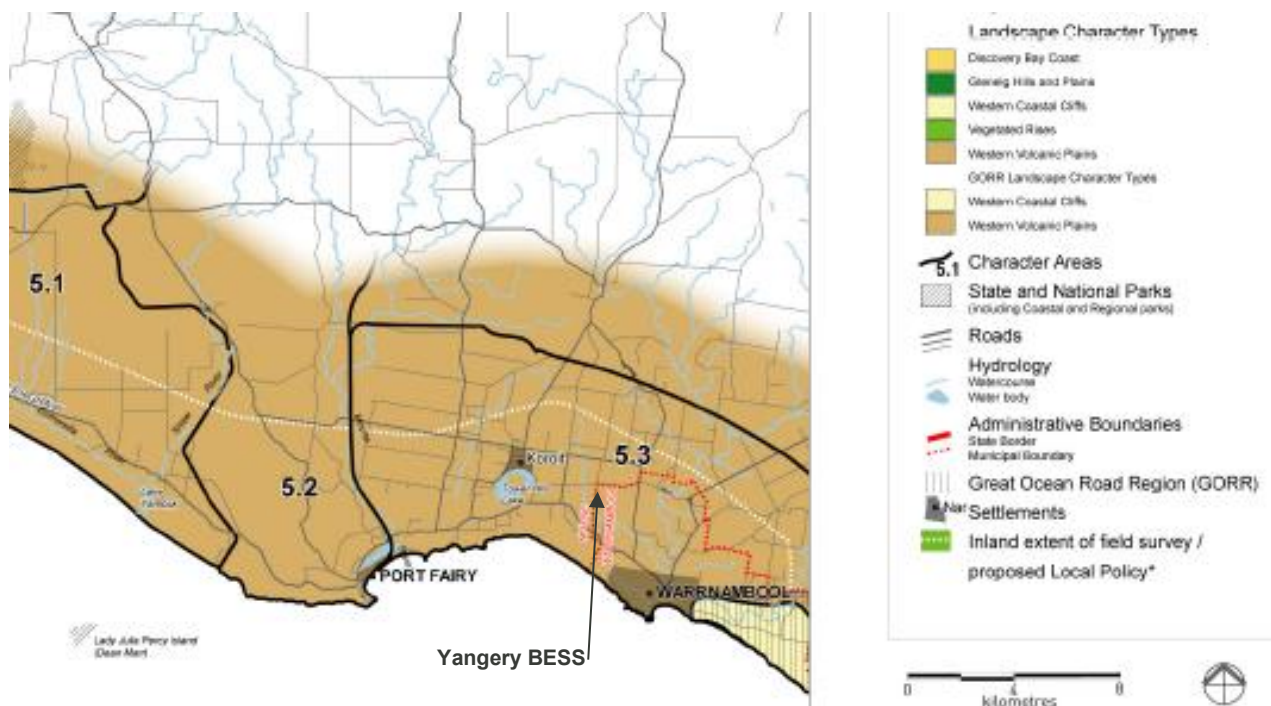


Figure 4-8 CSLAS Landscape Character Type areas (image: from CSLAS, 2006)

Significant Landscapes

Significant Landscape Character Areas (LCAs) are located near to the Project Area with the features discussed in relation to landscape character patterns of the region, however these areas of significance are not impacted by the Project.

- Tower Hill (State significance)
 - Visually significant as a volcanic landscape with geological features
 - Characterised by a distinct volcanic form in an otherwise flat and featureless lava plain
 - Valued by the community for the natural character and views to the coast from the crater rim.
- Port Fairy to Warrnambool Coast (Regional significance)
 - Visually significant for its landscape of coastal dunes and rocky outcrops with inland waterways
 - Characterised by an uncluttered landscape where volcanic plains run into the sea
 - Valued by the community for the diverse and rugged landscape, and for Aboriginal significance.

Tower Hill is 4.5 km to the west of the Project and is outside of the Project's viewshed. The significance of the geological site is predominantly visual and does not influence the character of the site's rural setting. Similarly, the coast is 5.0 km to the south the Project and has no influence on the landscape or visual amenity of the Site.

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4.3.1 Landscape character

The Study Area comprises one Landscape Character Area - **LCT 1: Pastoral Plains**.

It is a rural landscape within and surrounding the Study Area with a gently rolling to flat topography. There are large paddocks used for sheep and cattle grazing. Supporting farm infrastructure includes fencing, sheds and machinery. There are residential dwellings spotted around the area. See Figure 4-9 to Figure 4-12 for reference photographs from within the Study Area.

There are no natural character features within the Study Area, such as rivers, streams or topographical features. There is a human-made dam and water channel within the Project area, that has been used for farming irrigation or stock feed. This water course is a tributary to Yangery Creek that shall be protected.

The rural landscape within the Study Area is influenced by powerlines which traverse fields and connect to the adjacent Kororoit substation.

The following is the CSLAS description of the LCA.

- This open pastoral hinterland Character Area is part of the extensive volcanic plains that extend west of Geelong. Landform is consistently flat to gently undulating, with the unique and dramatic topographic feature of Tower Hill a product of the area's volcanic origins. Flat topography provides long-range views across rural pastures bounded by shelterbelts and native vegetation towards the east of the LCA (CSLAS 2006: Landscape Character Types and Areas – Section 1).

Key characteristics:

- Includes scattered residential dwellings and ancillary farm buildings at low densities.
- Vegetation occurs throughout the area sporadically in agricultural paddocks and as windrows. Species are both native and exotic, with windrows mostly made up of dense planting of pine and macrocarpa.
- Small streams, creeks and occasional man-made dams.
- Open sky views due to limited topographic features.



Figure 4-9 Livestock grazing



Figure 4-10 Pastoral plains



Figure 4-11 Farm sheds, Conns Lane north



Figure 4-12 Rural residential properties, Conns Lane

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5 Assessment of Landscape and Visual Impacts

5.1 Assessment of Landscape character impacts

The level of modification to the existing landscape character has been assessed based on the broad effects of the Project as outlined in Table 5-1 below.

The Project area lies within LCA 1 Pastoral Plains. Due to the visual influence dictated by the height of key Project components, the landscape character impacts are unlikely to impact adjacent LCAs. The potential for impacts arising on these LCAs have been considered during construction and Day 1 of operation.

Table 5-1 Impacts to landscape character

Landscape Character Area	Sensitivity	Construction impacts	Operational impacts
		Magnitude of change	
LCA 1 Pastoral Plains	Moderate <ul style="list-style-type: none"> The rural landscape is modified, containing and surrounded by bulky elements that lessen the sensitivity and provide capacity to absorb further changes 	Very Low <ul style="list-style-type: none"> Construction activity including earthworks and installation of electrical elements, present a very low magnitude of change to the LCA, which is widely dispersed. 	Very Low <ul style="list-style-type: none"> The introduction of the BESS and ancillary structures is commensurate with the adjacent Kororoit zone substation. It presents a very low magnitude of change to the LCA, which is widely dispersed.

5.2 Assessment of Visual impacts

Six viewpoints were identified for visual assessment of the Project based on the design, viewing distance, aspect and sensitivity of receptors. The viewpoints are located within a 1,000m radius of the Project boundary, with the exception of VP3 (within 2,000m Study Area). Beyond this distance, views of the Project are likely to diminish, with intervening topography, vegetation and built form obscuring the Project site. Therefore, these viewpoints are considered *worst-case* scenarios for potential visual impacts of the Project. The locations of the assessed viewpoints are shown in Figure 5-1.

Photos (16th July 2024) in the direction of the Project are included from each of the viewpoints, demonstrating the existing visual conditions. The photos have been taken from publicly accessible positions and are representative of views from adjacent private dwellings.

Table 5-2 identifies the viewpoints within the Study Area which have been assessed.

Table 5-2 Viewpoints representative of private receivers and public viewpoints

ID	Location	Receiver type	Distance/ direction from Project site
VP1	759 Tower Hill Road, Yangery	Rural residential	505m - Mid foreground, northwest
VP2	651 Tower Hill Road, Yangery	Rural residential + motorists	150m – Near foreground, east
VP3	550 Tower Hill Road, Yangery	Rural residential	1,150m – Far foreground, northeast
VP4	9 Storey Road, Yangery	Rural residential	520m – Mid foreground, southeast
VP5	280 Conns Lane, Yangery	Rural residential	590m - Mid foreground, southwest
VP6	332-334 Conns Lane, Yangery	Rural residential	70m - Near foreground, south

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Legend

- Project area
- Study area (2km buffer from project area)
- Visibility envelope
- Viewpoint
- Residential dwelling location
- Road

Basemap: Vicmap, Esri, TomTom, Garmin, FAO, NOAA, USGS

Other data: DELWP, Aurecon

Date: 23/06/2022

Version: 1



A3 scale: 1:17,000
0 0.3 0.6
Kilometers

Job No: P527059
Coordinate System: GDA2020 MGA Zone 54

Notes:

Yangery BESS
Viewpoint Location

Figure 5-1 Viewpoint locations

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Viewpoint 1: 759 Tower Hill Road



Viewpoint 1: View east from 759 Tower Hill Road

Viewpoint description	<p>Representative of views from adjacent residential dwellings, to the northwest of the Project.</p> <p>The view is directed east towards the Project along Tower Hill Road. This is a two-way local road, mostly used by locals, workers and occasional visitors.</p> <p>The view from this location captures the rise in the terrain which peaks at Conns Lane approximately 400m east. This rise partially obscures background views; however, these are visible to the southeast (right of image), comprising open paddocks and occasional trees. Trees in the middleground are trees to the south of the Project site, along Conns Lane.</p> <p>Foreground views along Tower Hill Road comprise a wide grassed verge, power poles to the north side of the road and farm fencing. There are two rural-residential properties behind this viewpoint to the south side of the road and one house to the north, which this viewpoint is representative of. These properties have open views to their surrounds due to little surrounding vegetation, with undulating hills screening views towards Kororoit zone substation.</p>		
Viewing distance (m)	Mid foreground - 505m		
Land use	Farm zone	Landscape Type	LCA 1 Pastoral Plains
Visual sensitivity	Moderate - Experienced predominantly by adjacent residents and rural workers, with some visitors travelling on local road.		
Magnitude of change - Construction	Construction works within the Project site would be barely visible from this viewpoint, obscured by intervening topography. There is potential to see part of the works from the residence, presenting a very low magnitude of change .		
Magnitude of change - Day 1 of operation	There is potential for partial views of the O&M building and some of the taller infrastructure such as the lightning masts and light poles, to the top of the intervening topography. The Projects elements are commensurate with farm sheds and existing electrical infrastructure, presenting a low contrast to the existing setting. The magnitude of change at operation is very low .		
Visual Impact - Construction	Very Low	Moderate sensitivity + Very Low magnitude of change = Very Low Visual Impact	
Visual Impact - Day 1 of operation	Very Low	Moderate sensitivity + Very Low magnitude of change = Very Low Visual Impact	

Viewpoint 2: 651 Tower Hill Road



Viewpoint 2: View west from Tower Hill Road

Viewpoint selection	<p>Representative of views near residential dwelling, to the northeast of the Project.</p> <p>The view is directed west along Tower Hill Road (right of photo) and comprises fenced grassed paddocks which dominate the scene. Kororoit substation is visible in the distance, partially screened by vegetation, with power poles and overhead lines to both sides of Tower Hill Road.</p> <p>The rural scene extends into the background, with occasional groups of trees and some houses or other built structures scattered. The terrain is gently sloping towards the south, with a slight rise noticeable at the position of the substation.</p> <p>The rural-residential property is behind-left of the viewpoint, with screening vegetation surrounding the property which allows partial views of the surrounding environment.</p>		
Viewing distance (m)	Near foreground – 150 m from Project area		
Land use	Farm zone	Landscape Type	LCA 1 Pastoral Plains
Visual sensitivity	Moderate: Experienced predominantly by adjacent residents and rural workers, with some visitors travelling on local road.		

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Viewpoint 2: Indicative photomontage of the proposed BESS structures

<p>Magnitude of change - Construction</p>	<p>Project works would be partially visible in foreground views, though perimeter screening vegetation to the boundary of the residential property would lessen any impact. The construction is more intensive than farm works that occur, presenting a Moderate magnitude of change.</p>
<p>Magnitude of change - Day 1 of operation</p>	<p>There is potential for partial views of the Project in foreground views, which are partially screened. The Projects elements are commensurate with farm sheds and existing electrical infrastructure, expanding on the industrial-electrical presences of the existing view. Passing motorists would have clear views of the Project, experienced temporarily. The magnitude of change at operation is considered Moderate. Refer to Appendix A for the indicative view of the Project at day 1 of operation.</p>
<p>Visual Impact - Construction</p>	<p>Moderate Moderate sensitivity + Moderate magnitude of change = Moderate Visual Impact</p>
<p>Visual Impact - Day 1 of operation</p>	<p>Moderate Moderate sensitivity + Moderate magnitude of change = Moderate Visual Impact</p>

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Viewpoint 3: 550 Tower Hill Road



Viewpoint 3: View west from Tower Hill Road

Viewpoint selection	<p>Representative of views near residential dwelling at 550 Tower Hill Road, to the northeast of the Project area.</p> <p>The view is directed west along Tower Hill Road (right of photo) and comprises fenced grassed paddocks which dominant at the scene. Kororoit substation is barely visible in the distance. There are power poles and overhead lines parallel to Tower Hill Road and diagonally crossing the paddock in the foreground.</p> <p>The rural scene extends into the background, with occasional groups of trees and some houses or other built structures scattered within the distance. The terrain appears flat to gently sloping, allowing distant views.</p> <p>The rural-residential property is behind-right of the viewpoint, with a tall windrow along Tower Hill Road, though having open views towards the Project.</p>		
Viewing distance (m)	Far foreground 1,150m from Project area		
Land use	Farm zone	Landscape Type	LCA 1 Pastoral Plains
Visual sensitivity	Moderate: Experienced predominantly by adjacent residents and rural workers, with some visitors travelling on local road.		
Magnitude of change - Construction	<p>The Project works may be partially visible, though at a distance that the viewer will not be able to distinguish works. Kororoit substation is visible due to the distance, appears as a minor element that blends in with the background.</p> <p>The magnitude of change during construction is negligible.</p>		
Magnitude of change - Day 1 of operation	<p>Projects elements including a large shed, electrical infrastructure, lightening masts and light poles, will not be distinguishable from existing farm sheds or electrical infrastructure, at this distance.</p> <p>The magnitude of change during day 1 of operation is negligible.</p>		
Visual Impact - Construction	Negligible	Moderate sensitivity + Negligible magnitude of change = Negligible Visual Impact	
Visual Impact - Day 1 of operation	Negligible	Moderate sensitivity + Negligible magnitude of change = Negligible Visual Impact	

Viewpoint 4: 9 Storey Road



Viewpoint 4: View south from Storey Road, looking northwest

Viewpoint selection	Representative of views near rural-residential dwellings, to the southeast of the Project area. There are two houses on Storey Road with little to no intervening vegetation. The scene comprises an open view of grassed paddocks used for animal grazing and farm fencing. There are groups of trees in the middleground view with scattered dwelling are farm sheds. Kororoit substation is noticeable at a highpoint, in an otherwise flat to gently sloping terrain. There are low hills in the background.		
Viewing distance (m)	Mid foreground 520m from Project area		
Land use	Farm zone	Landscape Type	LCA 1 Pastoral Plains
Visual sensitivity	Moderate - Experienced by adjacent residents or rural workers		
Magnitude of change - Construction	Project works would be visible in mid-foreground views. The construction is more intensive than farm works that occur within this scene, though these will not be dominant in the view at this distance. The construction works present a very low magnitude of change .		
Magnitude of change - Day 1 of operation	The Projects elements are commensurate with farm sheds at higher concentration and existing electrical infrastructure, expanding on the industrial-electrical presence of the existing substation. The Project will be noticeable from this viewpoint, however, will not be dominant with the Project area covering a narrow horizontal and vertical field of view. The magnitude of change at operation is considered low .		
Visual Impact - Construction	Very Low	Moderate sensitivity + Very Low magnitude of change = Very Low Visual Impact	
Visual Impact - Day 1 of operation	Low	Moderate sensitivity + Low magnitude of change = Low Visual Impact	

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Viewpoint 5: 280 Conns Lane



Viewpoint 5: View north from Conns Lane

Viewpoint selection	Representative of views near residential dwellings, to the southwest of the Project site. Conns Lane in the center of the viewpoint, is a narrow two-laned sealed rural road which accesses a few houses, some of which are in the foreground of the image. Kororoit substation, located to the top of the rise, is mostly obscured from view in the background due to an intervening group of trees/windrow. These trees also obscure the rural dwellings and sheds.		
Viewing distance (m)	Mid foreground 590m from Project area		
Land use	Farm zone	Landscape Type	LCA 1 Pastoral Plains
Visual sensitivity	Moderate: Experienced predominantly by adjacent residents and rural workers		
Magnitude of change - Construction	The Project works are mostly screened by intervening vegetation, with a glimpse of the Project site access from Conns Lane. The access road will require some road works and warning signs which present a very low magnitude of change during construction .		
Magnitude of change - Day 1 of operation	Projects elements including a large shed and electrical infrastructure, will be screened by intervening vegetation; including taller lightening masts (2) and light poles (2). The magnitude of change at day 1 of operation is negligible.		
Visual Impact - Construction	Very Low	Moderate sensitivity + Very Low magnitude of change = Very Low Visual Impact	
Visual Impact - Day 1 of operation	Negligible	Moderate sensitivity + Negligible magnitude of change = Negligible Visual Impact	

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Viewpoint 6: 332-334 Conns Lane



Viewpoint 6: View north from Conns Lane

Viewpoint selection	<p>Representative of views near residential dwelling, to the south of the Project area. The view is directed north, with the Project area boundary following the fence line to the right of the road in the foreground, up to Kororoit substation in the distance.</p> <p>There is an open view from this location with wide open plains and paddocks for animal grazing in the foreground to either side of the road. The vegetation visible in the middleground to background comprises windrows which are typically to the edges of paddocks in the area. There is also some scattered vegetation. Vegetation around Kororoit zone substation, screens components at ground to lower level, with taller component including power poles, noticeable in the distance. Power poles to the left of Conns Lane are visible in the foreground view.</p> <p>The rural-residential property nearest this viewpoint (332-334 Conns Lane), has trees to the north of the house that are likely to partially screen views towards the Project. Additionally, the house at 363 Conns Lane (located amongst trees visible within the left of the image), is unlikely to have views towards the Project due to heavy screening vegetation surrounding the property.</p>		
Viewing distance (m)	Near foreground 70m from Project area		
Land use	Farm zone	Landscape Type	LCA 1 Pastoral Plains
Visual sensitivity	Moderate: Experienced predominantly by adjacent residents and rural workers, with some visitors travelling on local road.		

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Viewpoint 6: Indicative photomontage of the proposed BESS structures

<p>Magnitude of change - Construction</p>	<p>Project works would be visible in foreground views, though perimeter screening vegetation to the boundary of the residential property. The construction is more intensive than farm works that occur, presenting a Moderate magnitude of change.</p>	
<p>Magnitude of change - Day 1 of operation</p>	<p>The Project will be visible from the rural dwelling in foreground views, which are partially screened. The Project elements are commensurate with farm sheds and existing electrical substation and power poles/lines, expanding on the industrial-electrical presences of the existing view. The magnitude of change at operation is considered Moderate.</p> <p>Refer to Appendix A for the indicative view of the Project at day 1 of operation.</p>	
<p>Visual Impact - Construction</p>	<p>Moderate</p>	<p>Moderate sensitivity + Moderate magnitude of change = Moderate Visual Impact</p>
<p>Visual Impact - Day 1 of operation</p>	<p>Moderate</p>	<p>Moderate sensitivity + Moderate magnitude of change = Moderate Visual Impact</p>

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5.3 Assessment of Cumulative impacts

Cumulative landscape and visual effects result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it) or actions that occurred in the past, present or are likely to occur in the foreseeable future (Landscape Institute et al, 2002).

The potential cumulative visual impact is considered in relation to the potential visual impact when viewed sequentially. If a number of electrical infrastructure sites are viewed in succession as a traveller moves through the landscape (i.e. roads or walking tracks) this may result in a change in the overall perception of the landscape character.

Scottish Natural Heritage (2005) describes a range of potential cumulative landscape impacts, including:

- Combined visibility (whether two or more projects will be visible from one location).
- Sequential visibility (e.g. the effect of seeing two or more projects along a single journey, e.g. road or walking trail).
- The visual compatibility of different projects in the same vicinity.
- Perceived or actual change in land use across a character type or region.
- Loss of a characteristic element (e.g. viewing type or feature) across a character type caused by developments across that character type.

A desktop search of infrastructure projects within Warrnambool and Moyne Shire Council areas, identified no planned or approved projects. Therefore, it is only the existing Kororoit zone substation to which the Project is likely to contribute cumulative impacts.

The visual receivers of the existing Kororoit zone substation are likely to have views of the Project, which is confined to a small area (adjacent each other). There is potential for localised cumulative landscape impacts of the Project introducing increased large-scale electrical infrastructure and ancillary electrical elements experienced by a low number of receivers and temporarily for passersby.

5.4 Recommended mitigation and residual impacts

The purpose of mitigation is to avoid, reduce or where possible remedy or offset any significant adverse effects on the environment arising from the proposed development. This Section outlines mitigation and management measures for the Project to reduce potential landscape and visual effects during construction and operation.

5.4.1 Construction phase recommendations

There are potential moderate visual impacts during the construction phase of the Project which occur to a low number of rural dwellings located adjacent the Project.

The following mitigation measures are recommended to be included in a Construction Environmental Management Plan (CEMP).

- Site lighting is to be designed to minimise glare issues and light spillage into adjacent areas and generally consistent with the requirements of Australian Standard 4282.2023 - Control of the obtrusive effects of outdoor lighting.
- Existing trees adjacent to the works, to the boundary of the existing substation, will be retained and protected where possible to screen construction support sites, minimising clearing where possible.
- All areas disturbed by construction and not required for operation of the project are to be restored to existing condition.
- Early planting works are to be considered to provide a screening buffer that has time to mature before the project is fully operational.

5.4.2 Operational phase recommendations

There are potential moderate visual impacts of the Project which occur to the closest rural residential dwellings without intervening screening (332-334 Conns Lane and 641 Tower Hill Road). The key modification factors include the introduction of Project infrastructure, contrasting from the existing paddock.

The following mitigation measures are recommended to minimise and reduce the landscape and visual impacts during operation.

Built form

- Architectural materials - cladding, materials and colour used to mitigate appearance of bulky structures. An environmental/soft green colouring adopted for structures visible beneath the horizon, to blend with vegetation and ground surfaces, including noise walls.
- Signage to place on proposed fencing, within site entranceway to limit visual distraction of passing motorists.

Vegetation

- Planting a row of trees to the east and south sides of noise walls; or at a further distance intervening views from dwellings with moderate impacts at 641, 651 Tower Hill Road and 332-334 Conns Lane. Vegetation screening is subject to minimum fire separation distances, minimum of 3 m from electrical components, as per regulatory requirements.
- Planting of retention basins.
- Earthworks – use of landform to integrate the facility components into the surrounding landscape, including planted embankments for additional visual screening. This is subject to operational requirements and fire hazard offsets.

Application of these mitigation measures has the potential to reduce the visual impacts of the Project from all assessed viewpoints.

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5.5 Summary of findings

The following section provides a summary of the landscape and visual impact assessment at construction, operation and the resulting residual impacts.

Table 5-3 Summary of landscape character impacts

Landscape Character Type	Description	Potential Construction impacts	Potential Operational impacts	Potential Residual impacts
LCA 1 Pastoral Plains	The introduction of the BESS and ancillary structures is commensurate with adjacent Kororoit zone substation. It presents a very low magnitude of change to the LCA, which is widely dispersed.	Very Low	Very Low	Very Low

The viewpoint assessments are representative of views from publicly accessible locations. In addition to the six representative viewpoints, there are two residential dwellings to the east of the Project that are set back from the Tower Hill Road and were not able to be accessed.

Viewpoint 2 (651 Tower Hill Road) is representative of these dwellings, however desktop analysis and the field visit identified that both of these dwellings have less intervening vegetation and are more likely to have views towards the Project.

The additional analysis and impact ratings are:

- 641 Tower Hill Road, approximately 260 m east of the Project area
 - Partial vegetation screening, with the dwelling partially elevated. The level of modification during construction and day 1 of operation is considered moderate, resulting in moderate visual impact.
- 623 Tower Hill Road, approximately 510 m east of the Project area

- The dwelling has negligible vegetation screening. The level of modification is likely to be low, similar to VP4 which is a similar distance from the Project. The visual impact is therefore low.

Table 5-4 Summary of visual impacts

Viewpoint no. and location	Description	Potential Construction impacts	Potential Operational impacts	Potential Residual impacts
VP1 759 Tower Hill Road	Project is mostly screened by intervening topography.	Very Low	Very Low	Very Low
VP2 651 Tower Hill Road	Existing vegetation screening which will partially screen the Project. Additional screening vegetation will limit visibility of the Project.	Moderate	Moderate	Low
VP3 550 Tower Hill Road	The Project will be barely noticeable due to the distance over 1,000m.	Negligible	Negligible	Negligible
VP4 9 Storey Road	The Project will be noticeable, however is not dominant over 500m away. Additional screening vegetation will limit visibility of the Project to the tallest components.	Low	Low	Very Low
VP5 280 Conns Lane	The Project is mostly screened by intervening vegetation and other residential dwellings.	Very Low	Negligible	Negligible
VP6 332-334 Conns Lane	The Project will be partially visible through existing vegetation, though is in close proximity to the residential dwelling Additional screening vegetation will limit visibility of the Project to the tallest components.	Moderate	Moderate	Low
641 Tower Hill Road	The Project will be partially visible through existing vegetation, though is in close proximity to the residential dwelling Additional screening vegetation will limit visibility of the Project to the tallest components.	Moderate	Moderate	Low
623 Tower Hill Road	The Project will be noticeable, however is not dominant over 500m away. Additional screening vegetation will limit visibility of the Project to the tallest components.	Low	Low	Very Low

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6 Conclusion and Recommendations

The purpose of this report is to offer an initial evaluation of the potential effects on landscape and visual quality that may arise from the Project. The preliminary LVIA considers both the degree of modification compared to the existing conditions and the susceptibility of a landscape or view to change.

The Project is located in land zoned Farming Zone, adjacent to an existing substation and with limited legislative, environmental or receiver sensitivity constraints.

6.1 Conclusions

Landscape Character impacts

Preliminary impact assessment to the Landscape Character (LCA 1 Pastoral Plains), indicate that the Project will have very low impacts to landscape character as it is adjacent to an existing substation within land that is modified by farming.

Visual impacts

There were six viewpoints assessed within the Study Area, representative of sensitive receivers and different aspects and distances, to determine the extent of impact.

In addition to the six representative viewpoints, there are two residential dwellings to the east of the Project that are set back from the Tower Hill Road and were not able to be accessed.

Viewpoint 2 (651 Tower Hill Road) is representative of these dwellings, however desktop analysis and the field visit identified that both of these dwellings have less intervening vegetation and are more likely to have views towards the Project.

The visual impact ratings during construction are up to moderate, as would be experienced temporarily by the nearest receivers and passing motorists.

The visual impact ratings during operational phase include:

- **Moderate** visual impacts are experienced by residents at 332-334 Conns Lane (VP6), with views partially screened by vegetation, though in close proximity to the Project.
- **Moderate** visual impacts are experienced by residents at 641 Tower Hill Road (VP2), 623 Tower Hill Road and 641 Tower Hill Road, with views partially screened by vegetation, though in close proximity to the Project.
- **Low to negligible** visual impacts for other sensitive viewpoints within the Study Area including rural dwellings or motorists on Tower Hill Road.

Residual impacts

There is sufficient space for a vegetation screening buffer to the perimeter of the Project. Trees and understorey shrubs would screen views of key elements from those rural residential receivers and passing motorists, with the exception of some of the tallest electrical infrastructure that connects to the adjacent Kororoit zone substation, which are commensurate with existing views.

The implementation of vegetation screening south and east of noise walls, would result in residual visual impacts decreased from moderate and low at day 1, to **low visual impacts** at year 10 once vegetation matures and screening is effective.

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Cumulative impacts

The Project has potential for localised cumulative impacts as a result of increased large-scale electrical infrastructure and ancillary electrical elements, adjacent to the existing Kororoit substation, experienced by a low number of receivers and temporarily for passersby.

6.2 Recommendations

The LVIA has considered potential impacts based on the draft design.

It is recommended that the detailed design incorporates mitigation measures with a key focus to reduce the residual visual impacts, including:

- Develop a landscape plan to detail mitigation measures including planting areas and species.
- Provide a vegetation screening to the perimeter of key Project components and noise walls, or intervening vegetation to moderately impacted receivers to the east and south.
- Consider early planting to allow vegetation screening to be effective sooner.
- Finishes to ancillary buildings and noise walls to include a colour palette selection to blend in with the surrounding environment.
- If necessary, undertake community consultation with visual receivers that are likely to have moderate visual impacts and communicate the mitigation strategy.

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Appendix A: Indicative photomontages

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Viewpoint 2: 651 Tower Hill Road



Viewpoint 2: View west from Tower Hill Road



Viewpoint 2: Indicative photomontage of the proposed BESS structures

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Viewpoint 6: 332-334 Conns Lane



Viewpoint 6: View north from Conns Lane



Viewpoint 6: Indicative photomontage of the proposed BESS structures

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