



Appendix N:

Landscape Character and Visual Impact Assessment

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

**ADVERTISED
PLAN**



Landscape Character Visual Impact Assessment

Camperdown Battery Energy Storage System (BESS)

Camperdown BESS Pty Ltd

Level 11, 88 Tribune Street,
South Brisbane QLD 4101

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 620.041535.00031

11 June 2026

Revision: 3.0

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

**ADVERTISED
PLAN**

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	25 May 2026	Adam Parsons	Dean Butcher & Katie Yang	Dean Butcher
2.0	05 June 2026	Adam Parsons	Katie Yang, Mitch Williams & Jonny Steele	Dean Butcher
3.0	11 June 2026	Adam Parsons	Katie Yang, Mitch Williams & Jonny Steele	Dean Butcher

Basis of Report

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

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

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

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

Professional Qualifications and Expertise

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

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

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

Acknowledgement of Country

The Project is located on the traditional lands of the Djargurd Wurrung people. The Camperdown district was historically inhabited by the Leehuura gundidj language group of the Djargurd Wurrung people. We acknowledge the Traditional Owners and recognise their ongoing cultural and spiritual connection to land and waters, and pay our respects to Elders past and present.



Executive Summary

SLR Consulting Australia Pty Ltd has prepared this Landscape Character and Visual Impact Assessment (LVIA) on behalf of Camperdown BESS Pty Ltd for the proposed Camperdown Battery Energy Storage System (BESS) located east of Camperdown, Victoria. The assessment supports the planning approval process for the Project and evaluates the potential effects of the Project on landscape character and visual amenity within the surrounding rural environment.

The Project comprises the development, operation and eventual decommissioning of a utility installation (Battery Energy Storage System) with an operational capacity of 60 megawatts (MW) and approximately 240 megawatt hours (MWh) at the point of connection. The proposed infrastructure includes battery containers, power conversion equipment, an onsite substation, operation and maintenance facilities, internal access roads, fencing, firefighting infrastructure and associated ancillary works located within a consolidated Project Area adjacent to the Warrnambool railway corridor.

The Subject Site is situated within the broader Western Victorian Volcanic Plain landscape, characterised by expansive pastoral land use, open agricultural plains, scattered shelterbelt vegetation and dispersed rural infrastructure. The surrounding landscape exhibits a modified rural and agricultural character influenced by transport infrastructure, utility corridors and productive grazing land. Prominent volcanic landforms, including Mount Leura and Mount Sugarloaf, contribute significantly to regional landscape identity and visual orientation.

The LVIA has been undertaken in accordance with established industry practice and applies the methodology outlined within the *Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)*. The assessment has been informed through desktop analysis, geospatial visibility modelling, field verification and viewpoint assessment. The assessment considers the sensitivity of visual receptors, the magnitude of visual change and the resulting significance of visual effects.

Viewshed modelling and field assessment indicate that potential visibility of the Project is generally limited to localised sections of nearby rural roads, surrounding agricultural land and a limited number of private receptors near the Camperdown township edge. Visual exposure is predominantly associated with transient road users travelling along Wiridgil Road and Wire Lane. Existing vegetation, setback distances, local topography and the consolidated siting of infrastructure adjacent to the existing rail corridor substantially limit broader visual exposure.

Assessment of representative viewpoints identified that the Project would generally result in low magnitude visual change and **minor** visual effects prior to mitigation. Following implementation of proposed perimeter vegetation screening and landscape mitigation measures, visual effects are expected to reduce to **minor-negligible**. The assessment concludes that the Project would not materially alter the broader landscape character of the Camperdown volcanic plains landscape and would remain visually subordinate within the wider pastoral setting.

The LVIA also concludes that the Project is generally consistent with the relevant provisions of the Corangamite Planning Scheme relating to landscape character, visual amenity, rural character and renewable energy infrastructure. Proposed mitigation measures, including consolidated infrastructure siting, vegetation screening, setbacks and use of low-profile infrastructure, would assist in integrating the Project within the surrounding rural landscape context.

Overall, the assessment concludes that the Camperdown BESS can be accommodated within the receiving environment without resulting in significant adverse effects on landscape character or visual amenity.



Table of Contents

Revision Record.....	i
Basis of Report	i
Professional Qualifications and Expertise.....	i
Acknowledgement of Country	i
Executive Summary	ii
Table of Contents.....	iii
Tables	vi
Figures.....	vi
Photos	vii
Appendices	vii
Key Assessment Terminology	viii
Abbreviations	ix
Acronyms and Initialisms.....	ix
1.0 Introduction	1
1.1 Terminology	1
1.2 Structure of Report	1
2.0 Project Description	2
2.1 Overview	2
2.2 Subject Site	2
2.3 Project Program	3
2.3.1 Construction Phase	3
2.3.2 Operational and Decommissioning Phase	3
2.4 Construction Phase	3
2.4.1 Construction Activities	3
2.4.2 Construction Workforce	4
2.4.3 Construction Workforce Accommodation.....	4
2.5 Operational Phase.....	4
2.5.1 Operational Activities.....	4
2.5.2 Operational Workforce.....	4
2.6 Built Form and Infrastructure Components	5
2.7 Landscape Interface and External Visibility	5
2.8 Access, Circulation and Servicing	5
3.0 Statutory Framework.....	10
Clause 02.03-2 - Environmental and Landscape Values	10



Clause 02.03-3 - Environmental Risks and Amenity.....	10
Clause 02.03-5 - Built Environment and Heritage (Urban Design).....	10
Clause 12.05 - Significant Environments and Landscapes	10
Clause 13.07-1S - Land Use Compatibility.....	10
Clause 15.01-1L - Urban Design (Local Policy).....	11
Clause 15.01-1S - Urban Design	11
Clause 15.01-6S - Design for Rural Areas	11
Clause 19.01-2S - Renewable Energy	11
Clause 53.22 - Energy Generation Facility	11
Clause 65.01 - Approval of an Application or Plan	11
4.0 Planning Practice Notes (PPNs).....	12
PPN36 - Implementing a Municipal Planning Strategy	12
PPN42 - Applying the Rural Zone	12
PPN84 - Renewable Energy Facilities.....	13
5.0 Relevant Guidelines and Technical Documents	14
5.1 Guidelines for Landscape Visual Impact Assessment.....	14
5.2 Visual Representation for Development Proposals.....	15
5.3 Solar Energy Facility Design and Development Guidelines	15
CFA Guidelines for Renewable Energy Facilities.....	16
6.0 Baseline Landscape Conditions.....	17
6.1 Study Area and Baseline Approach.....	17
6.2 Regional Landscape Context	17
6.3 Local Landscape Context.....	17
6.4 Subject Site Context and Immediate Setting.....	19
6.5 Landscape Character Components	19
6.5.1 Landform and Drainage.....	19
6.5.2 Vegetation.....	21
6.5.3 Settlement and Land Use Context.....	25
6.5.4 Transport and Utility Infrastructure	27
6.5.5 Landscape Scale, Enclosure and Openness	27
7.0 Visual Impact Assessment	28
7.1 Methodology.....	28
7.2 Visual Receptor and Viewing Context.....	28
7.3 Regionally Significant Viewing locations	28
7.4 Visibility and Zone of Theoretical Visibility (ZTV)	29
7.5 Assessment Criteria and Rating System	32



7.5.1 Receptor Sensitivity.....	32
7.5.2 Magnitude of Change	35
7.5.3 Significance of Visual Effect	37
7.6 Identifying Public Viewing Locations.....	37
7.6.1 Overview	37
7.6.2 Identification Criteria.....	38
7.6.3 Description of the Viewing Location Types	38
7.6.4 Summary of Selected Public Viewing Locations	39
7.7 Identifying Private Receptors.....	40
7.7.1 Private Receptor Visibility Evaluation Findings	41
7.8 Assessing Visual Impacts from Public Viewpoint Locations.....	44
7.8.1 Key Viewpoint Locations	44
7.9 Summary of Potential Visual Impact to Landscape Character	46
7.9.1 VP1 - Public Receptor Location.....	46
7.9.2 VP1 - Visual Baseline Conditions	47
7.9.3 VP2 - Public Receptor Location.....	49
7.9.4 VP2 - Visual Baseline Conditions.....	50
7.9.5 VP3 - Public Receptor Location.....	52
7.9.6 VP3 - Visual Baseline Conditions.....	53
7.9.7 VP4 - Public Receptor Location.....	55
7.9.8 VP4 - Visual Baseline Conditions	56
8.0 Summary and Evaluation of Visual Effects	58
8.1 Summary of Assessment.....	58
8.2 Landscape Character Evaluation.....	59
8.3 Evaluation of Visual Effects from Key Viewpoints	60
8.3.1 VP1 - Wire Lane, Camperdown (Northwest Orientation).....	60
8.3.2 VP2 - Wire Lane (Western Orientation)	60
8.3.3 VP3 - Wiridgil Road (Southern Orientation)	60
8.3.4 VP4 - Wiridgil Road (Southwest Orientation).....	60
8.4 Overall Visual Effects Conclusion	61
9.0 Mitigation Measures	61
9.1.1 Perimeter Vegetation Screening	61
10.0 Cumulative and Residual Effects	62
10.1 Cumulative Effects	62
10.2 Residual Effects	62
11.0 Corangamite Shire Council Compliance.....	63



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

ADVERTISED PLAN

Tables

Table 1	LVIA Report Structure.....	1
Table 2	Visually Perceived Infrastructure Components.....	6
Table 3	Receptor Sensitivity Rating.....	32
Table 4	Visual Sensitivity Rating.....	32
Table 5	Receptor Sensitivity Criteria - Subject Site.....	33
Table 6	Receptor Sensitivity Criteria - View Corridor	34
Table 7	Receptor Sensitivity Criteria - Receptor	35
Table 8	Magnitude of Change	36
Table 9	Effect Significance.....	37
Table 10	Private Residential Receptors nearest to Subject Site	40
Table 11	Key Viewpoint Locations.....	44
Table 12	VP1 - Summary of Visual Impact	48
Table 13	VP2 - Summary of Visual Impact	51
Table 14	VP3 - Summary of Visual Impact	54
Table 15	VP4 - Summary of Visual Impact	57
Table 16	Corangamite Shire Council - Scenic Quality and Visual Amenity Compliance....	63

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

Figures

Figure 1	Site Layout - Battery Area.....	9
Figure 2	Regional Context	18
Figure 3	Topography	20
Figure 4	Vegetation (Preclearing)	22
Figure 5	Vegetation (Existing).....	24
Figure 6	Land Use Zoning	26
Figure 7	Visibility Analysis (no mitigation).....	30
Figure 8	Viewshed with Proposed Screening.....	31
Figure 9	Private Receptor Evaluation	43
Figure 10	Viewpoint Locality	45
Figure 11	Proposed Infrastructure Heights	B-1



Photos

Photo 1	Subject Site and its Surrounding Landscape Character	2
Photo 2	Camperdown Township	25
Photo 3	Warrnambool railway line adjacent the Subject Site.....	27
Photo 4	Panoramic views at Mount Leura.....	29
Photo 5	VP1 - Wire Lane (Northwest Orientation).....	46
Photo 6	VP2 - Wire Lane (Western Orientation).....	49
Photo 7	VP3 - Wiridgil Road (Southern Orientation).....	52
Photo 8	VP4 - Wiridgil Road (Southeast Orientation).....	55
Photo 9	Aerial views of Mount Leura and the Camperdown Region.....	59
Photo 10	Views of the Subject Site from Wiridgil Road	61

Appendices

Appendix A Key Viewpoint Locations

- A.1.1 Photo 1 VP1 - Wire Lane (Northwest Orientation)
- A.1.2 Photo 2 - VP2 - Wire Lane (Northwest Orientation)
- A.1.3 Photo 3 - VP3 - Wiridgil Road (Southern Orientation)
- A.1.4 Photo 4 - VP4 - Wiridgil Road (Southwest Orientation)

Appendix B Geospatial Mapping

- B.1 Viewshed Analysis Methodology

Appendix C Landscape Concept Plan

**ADVERTISED
PLAN**

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



Key Assessment Terminology

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



Abbreviations

°	Degrees
AC	Alternating current
approx.	Approximately
DC	Direct current
fig.	Figure
ha	Hectare
hr	Hour
km	Kilometre
kL	Kilolitre
m	Metre
m ²	Square metre
mm	Millimetre
RL	Relative Level
sq m	Square metres
temp.	Temporary
Typ.	Typical
Ver.	Version
Vol.	Volume
yr	Year

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

Acronyms and Initialisms

AHD	Australian Height Datum
AILA	Australian Institute of Landscape Architects
AKA	Also Known As
BESS	Battery Energy Storage System
CFA	Country Fire Authority
CSC	Corangamite Shire Council
DEM	Digital Elevation Model
DELWP	Department of Environment, Land, Water and Planning
DEECA	Department of Energy, Environment and Climate Action
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DTP	Department of Transport and Planning
FZ1	Farming Zone
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, Third Addition
GRZ1	General Residential Zone
HFoV	Horizontal Field of View
LDRZ1	Low Density Residential Zone
LVIA	Landscape Character and Visual Impact Assessment



MPS	Municipal Planning Strategy
MW	Megawatt
MWh	Megawatt Hour
O&M	Operation and Maintenance
PPN	Planning Practice Note
RLA	Visual Impact Assessment
SLR	SLR Consulting Australia Pty Ltd
VCAT	Victorian Civil and Administrative Tribunal
VFoV	Vertical Field of View
VPP	Victorian Planning Provisions
ZTV	Zone of Theoretical Visibility

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

**ADVERTISED
PLAN**



1.0 Introduction

1.1 Terminology

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

- *Project* – the proposed Camperdown BESS;
- *Subject Site* – consisting of Lot 2 of LP34716 and Lot 2 of PS817143;
- *Project Area* – the area as marked in Figure 1 associated with the Project within the Subject Site. This consists of all compounds and equipment within the Project boundary fence including the BESS compound, substation compound, O&M buildings, control room, switch room, and internal roads. It also includes temporary laydown area, vegetation screening, and the Project access road outside of the Project boundary fence.

Refer above to comprehensive list of Key Assessment Terminology.

1.2 Structure of Report

Table 1 LVIA Report Structure

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

**ADVERTISED
PLAN**



2.0 Project Description

ADVERTISED PLAN

2.1 Overview

The Project comprises the development, construction, operation and eventual decommissioning of a Battery Energy Storage System (BESS) with an operational capacity of 60 megawatts (MW) and 240 approximately megawatt hours (MWh) at the point of connection.

Refer to Figure 1 Project Area.

The Subject Site is located at Wire Lane, Camperdown, Victoria, approximately 2 kilometres east of the Camperdown township within a predominantly rural agricultural landscape. The Subject Site comprises approximately 49 hectares (ha), with the Project occupying approximately 2.45 ha within the southern portion of the site adjacent to the Warrnambool Line railway corridor (aka Dennington Line).

The Project includes the establishment of battery storage infrastructure, power conversion equipment, a 66/33 kilovolt (kV) onsite substation, operation and maintenance (O&M) facilities, internal access roads, perimeter fencing, firefighting infrastructure, underground electrical reticulation and associated ancillary infrastructure.

The Project will connect to the existing 66 kV sub-transmission line between the Camperdown Zone Substation and Colac Zone Substation in a in-line-out configuration. Electricity will be transferred between the BESS and the existing electricity network via underground 33 kV cabling and the proposed onsite substation.

The Project has been arranged as a consolidated Project Area within the southern portion of the Subject Site to reduce fragmentation across the broader rural landscape and maintain the existing agricultural land use across the balance of the Subject Site.

2.2 Subject Site

The Subject Site is located within a rural agricultural landscape characterised by open grazing land, scattered rural dwellings, shelterbelt vegetation, transport infrastructure and intermittent utility infrastructure. The surrounding landscape exhibits a broad and open visual character with generally low relief landform and expansive views across the agricultural plains.

Photo 1 Subject Site and its Surrounding Landscape Character



Image Reference: SLR Consulting Date: 13 April 2026



The Project Area is positioned adjacent to the Warrnambool Line railway corridor and is setback from surrounding road reserves and adjoining rural properties. Existing vegetation within and surrounding the Subject Site comprises scattered shelterbelt planting, isolated trees and intermittent roadside vegetation.

Primary access to the Subject Site will be provided from Wiridgil Road via Camperdown-Lismore Road. A new crossover and gated access point will be established at the northern interface of the Subject Site, with internal roads extending south toward the Project Area.

The broader landscape setting includes agricultural land uses, rural infrastructure, overhead electricity infrastructure and dispersed rural built form. Existing visual exposure is generally associated with local road corridors, surrounding rural properties and sections of the adjoining rail corridor.

2.3 Project Program

2.3.1 Construction Phase

**ADVERTISED
PLAN**

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

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

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

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

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

2.3.2 Operational and Decommissioning Phase

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

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

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

2.4 Construction Phase

2.4.1 Construction Activities

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

- Battery container units;
- Power conversion systems including inverters and transformers;



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

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

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

2.4.2 Construction Workforce

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

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

2.4.3 Construction Workforce Accommodation

Construction workforce accommodation is not proposed within the Subject Site.

2.5 Operational Phase

2.5.1 Operational Activities

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

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

2.5.2 Operational Workforce

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

Operational access will occur via the established access arrangement from Wiridgil Road and internal access tracks within the Project Area.



2.6 Built Form and Infrastructure Components

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

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

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

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

2.7 Landscape Interface and External Visibility

The Project is located within an open rural landscape characterised by expansive agricultural land use patterns and generally low-density built form. Potential visibility of the Project will primarily occur from sections of Wiridgil Road, Wire Lane, Princess Highway, and surrounding rural properties and portions of the adjoining rail corridor. Visibility will be influenced by the low-relief local topography, existing vegetation patterns, shelterbelts, setback distances and the consolidated siting of infrastructure within the southern portion of the Subject Site.

The Project layout has been arranged to consolidate built form within a defined infrastructure area adjacent to existing linear infrastructure corridors and away from the primary northern road frontage. Existing and proposed vegetation associated with the Subject Site perimeter will contribute to filtering and partial screening of views from surrounding viewing locations.

External lighting associated with the Project will comprise operational and security lighting required for safe operation and maintenance activities within the Project Area. Lighting infrastructure will be associated with the internal operational areas, access points and electrical infrastructure components.

2.8 Access, Circulation and Servicing

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

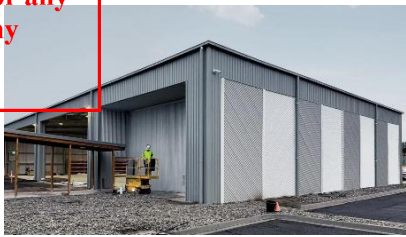
Construction access arrangements will temporarily include widened access provisions and laydown areas associated with delivery of oversized electrical infrastructure and construction equipment adjacent to the Project Area within the Subject Site. All access, circulation, and servicing infrastructure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

**ADVERTISED
PLAN**



Table 2 Visually Perceived Infrastructure Components

Category	Component	Dimensions / Quantity	Image
Battery System	Battery Containers	54 units 6m (L) × 2.4m (W) × 2.9m (H)	
Power Conversion System (PCS)	Inverters	18 units 6.0m (L) × 2.4m (W) × 3.0 m (H)	
	MV Transformers	18 units 2.7m (L) × 2.4m (W) × 2.1m (H)	
Substation	Busbar and Conductor Support Structures	6 - 7 Units 6 - 8 m (H) This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright	
	Harmonic Filters	2 - 3 Units 5 m (L) × 3 m (W) × 3 m (H)	
	Lightning Protection Masts	2 - 4 units (typically) 20m (H)	

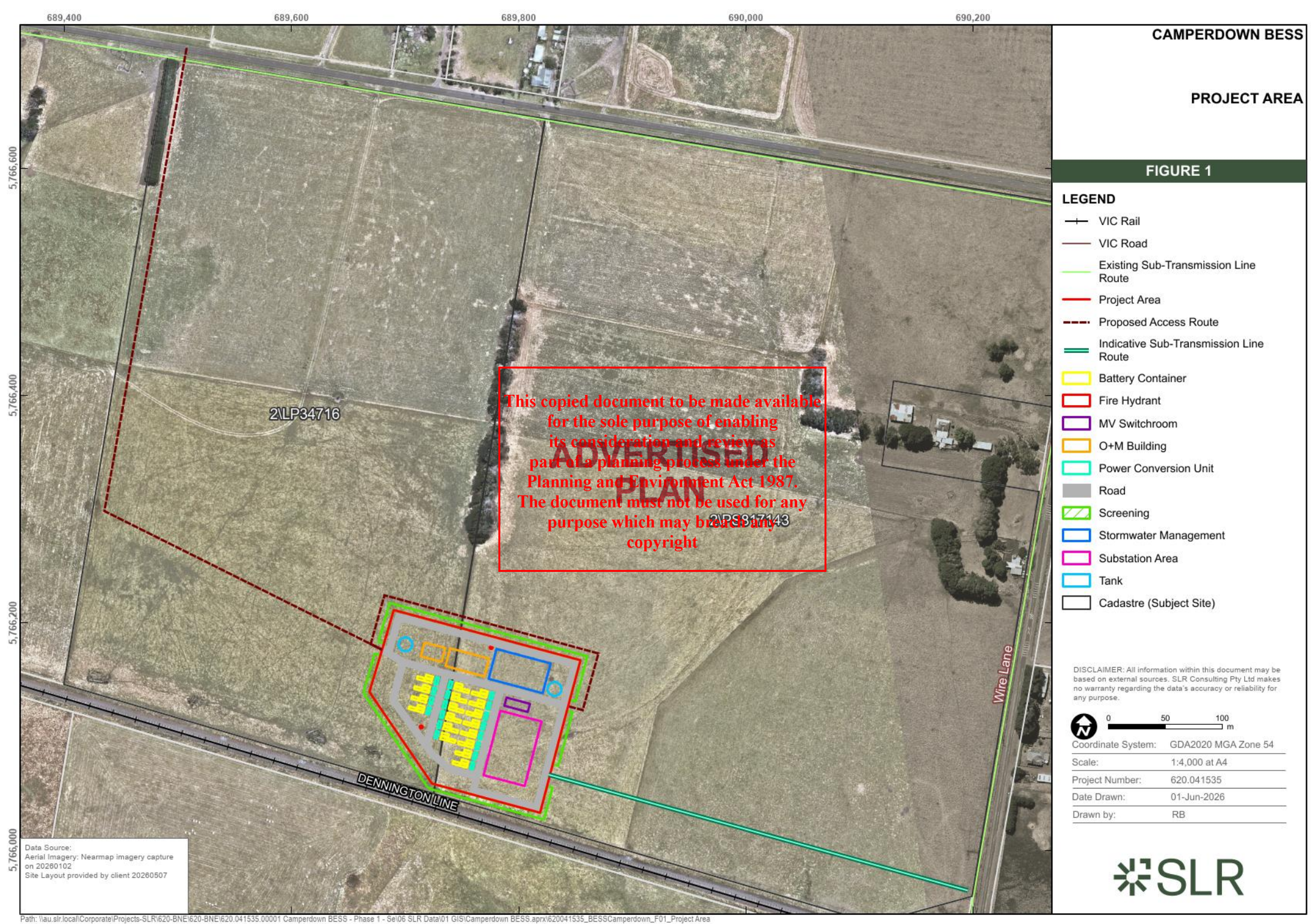
Category	Component	Dimensions / Quantity	Image
	Main Transformer (66/33 kV)	1 unit 10m (L) × 5m (W) × 6m (H)	
	Outdoor Switchgear (66kv)	Structures typically 6 - 8 m (H), individual bays approx. 3 - 5 m (W)	
Ancillary Infrastructure	Access Gates	Minimum 2 site entry gate	
	O&M Building	2 x Buildings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

Category	Component	Dimensions / Quantity	Image
	Hardstand Areas	Gravel hardstand areas within ~2.45 ha Project Area	
	Internal Access Roads	Gravel internal road network within Project Area	
	Laydown Area	Temporary construction laydown area (100 m x 50 m)	
	Parking Area	Small onsite staff parking area	
	Switch Room	1 x building	
	Stormwater Basin	Bio-retention basin for stormwater treatment	
	Vegetation Screening / Landscaping	5 - 6m (W) Perimeter vegetation screening along fence line	
	Wash-down Bay	1 x facility located near the Subject Site access, proposed as a temporary ancillary component for use during construction. This element will not form part of the assessment, as it is not a permanent component.	

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

**ADVERTISED
PLAN**





3.0 Statutory Framework

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

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

Clause 02.03-2 - Environmental and Landscape Values

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

Clause 02.03-3 - Environmental Risks and Amenity

Clause 02.03-3 ensures that development does not adversely affect the amenity of surrounding areas. In practical terms for this project, it requires consideration of how visible the Project may be from nearby dwellings, roads and public locations, and whether this visibility could affect visual amenity. The VIA and proposed mitigation measures are undertaken to manage these potential effects (CSC 2024).

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

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

Clause 12.05 - Significant Environments and Landscapes

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

Clause 13.07-1S - Land Use Compatibility

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

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



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

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

Clause 15.01-1S - Urban Design

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

Clause 15.01-6S - Design for Rural Areas

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

Clause 19.01-2S - Renewable Energy

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

Clause 53.22 - Energy Generation Facility

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

Clause 65.01 - Approval of an Application or Plan

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

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

**ADVERTISED
PLAN**



4.0 Planning Practice Notes (PPNs)

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

In the context of the LVIA, PPNs assist in:

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

The following PPNs are considered relevant to the Project.

PPN36 - Implementing a Municipal Planning Strategy

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

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

For this assessment, PPN36 supports the interpretation of:

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

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

PPN42 - Applying the Rural Zone

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

The note highlights that the Project within rural areas should:

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

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

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

ADVERTISED
PLAN



PPN84 - Renewable Energy Facilities

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

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

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

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

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

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

ADVERTISED PLAN

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



5.0 Relevant Guidelines and Technical Documents

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

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

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

5.1 Guidelines for Landscape Visual Impact Assessment

The *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA3) provide a

comprehensive and widely recognised methodology for assessing landscape and visual impacts, and form the primary methodological basis for this assessment (LI & IEMA 2013).

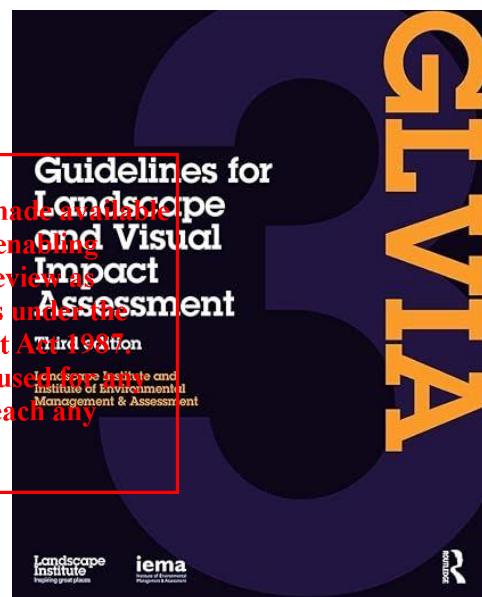
GLVIA3 establishes a structured approach to:

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

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

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

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



**ADVERTISED
PLAN**



5.2 Visual Representation for Development Proposals

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

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

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



5.3 Solar Energy Facility Design and Development Guidelines

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

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

The guideline provides direction on:

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

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



CFA Guidelines for Renewable Energy Facilities

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

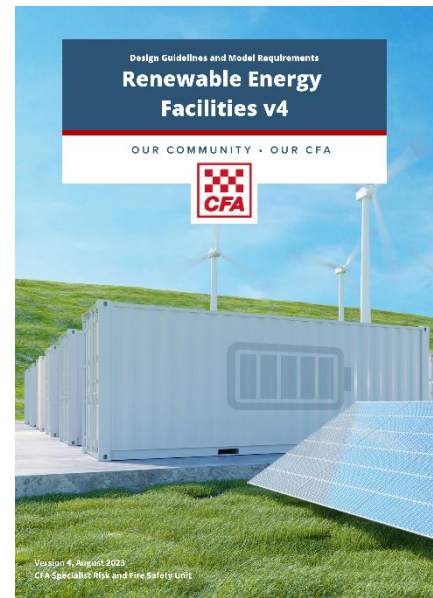
The guideline addresses:

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

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

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

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



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

**ADVERTISED
PLAN**



6.0 Baseline Landscape Conditions

6.1 Study Area and Baseline Approach

The Baseline Landscape and Visual Environment establishes the existing conditions of the Study Area¹ surrounding Camperdown within the Corangamite region. This section provides an objective description of the physical, perceptual and visual characteristics of the landscape and forms the reference point against which potential changes arising from the Project can be assessed.

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

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

6.2 Regional Landscape Context

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

At a regional scale, the landscape is defined by its openness, relatively low settlement density and a mosaic of agricultural land uses. The spatial arrangement of paddocks, shelterbelts, scattered farmsteads and local road networks contributes to a coherent and recognisable rural landscape character. The regional landscape also reflects the interaction between natural systems and human land management over time, resulting in a landscape that is both productive and visually consistent in its broad characteristics. This regional context provides an important framework for understanding how local landscape character is experienced. Refer to Figure 2 for the regional context surrounding the Project Area.

6.3 Local Landscape Context

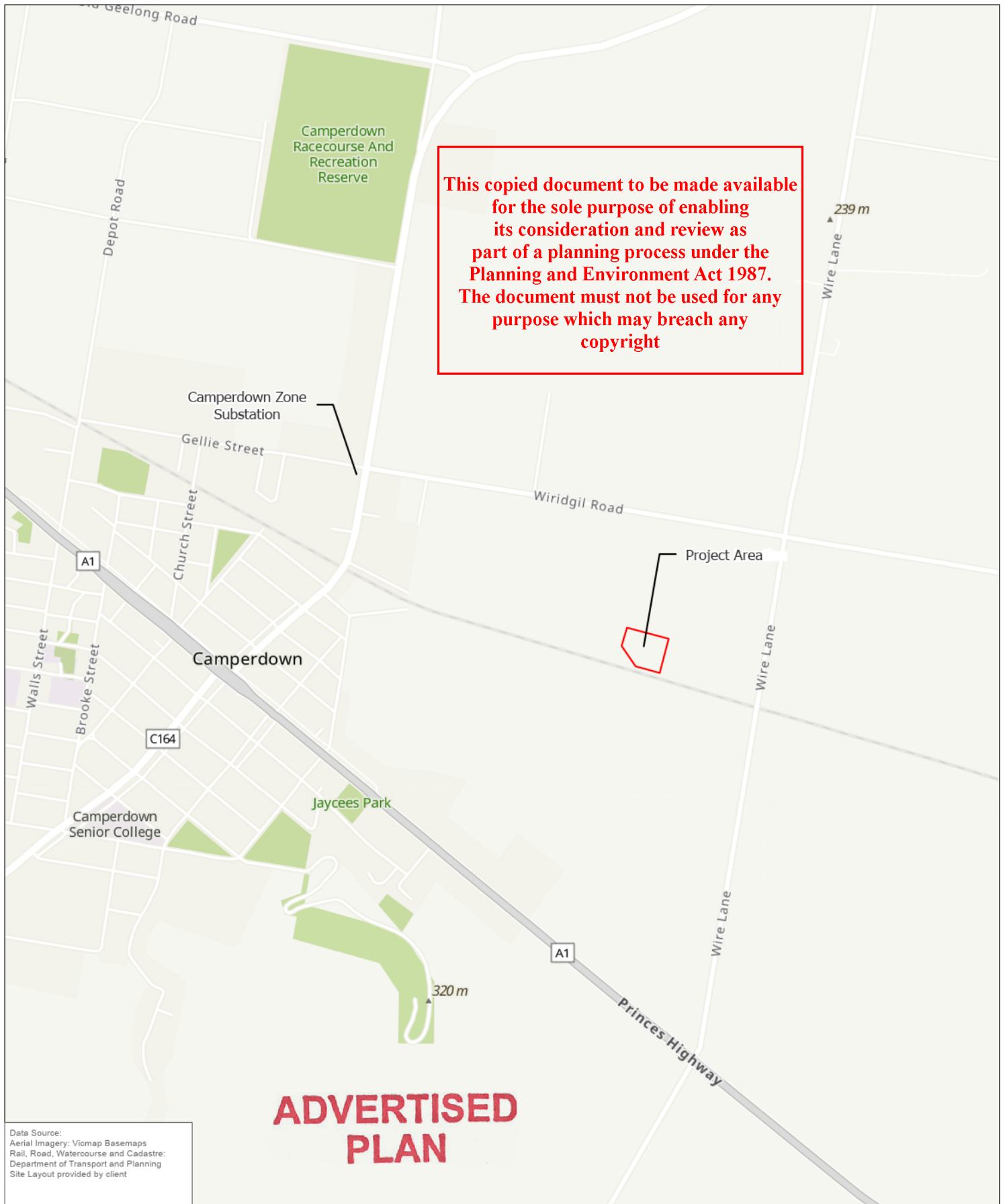
At a local scale, the landscape surrounding Camperdown is characterised by a predominantly rural setting comprising agricultural land uses and dispersed rural dwellings. The landscape is defined by open paddocks used for grazing and cropping, with fencing, vegetation lines and access tracks contributing to the underlying pattern of land use. Transport infrastructure, including the Warrnambool Railway Line and the Princes Highway, is evident within the broader setting, while utility infrastructure such as powerlines and supporting poles occurs within surrounding corridors.

Local roads traverse the area and provide the primary means through which the landscape is experienced, offering generally open views with occasional filtering provided by vegetation and subtle variations in landform. The landscape reflects a functional working rural environment where agricultural activities, infrastructure and vegetation patterns combine to create a coherent and legible character consistent with the broader regional landscape.

The absence of significant urban development reinforces the rural character of the area and contributes to a relatively low level of visual complexity.

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





	0 250 500 m
Coordinate System:	GDA2020 MGA Zone 54
Scale:	1:20,000 at A4
Project Number:	620.041535
Date Drawn:	08-May-2026
Drawn by:	RB

LEGEND
 Project Area



CAMPERDOWN BESS

REGIONAL CONTEXT



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

FIGURE 2

6.4 Subject Site Context and Immediate Setting

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

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

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

6.5 Landscape Character Components

6.5.1 Landform and Drainage

The landform within the Study Area is characterised by the ancient volcanic processes of the Western Victorian Volcanic Plain, which has shaped the broader Camperdown district through successive phases of basaltic lava flows, volcanic eruptions and associated geological activity (Geo Vic 2020, Parks Vic 2024). The landscape is characterised by gently undulating basalt plains interspersed with volcanic rises, scoria cones, crater landforms and low ridgelines that collectively contribute to the distinctive visual identity and landscape character of the region. Variations in elevation are generally moderate; however, isolated volcanic features create focal points within an otherwise expansive and open rural landscape setting.

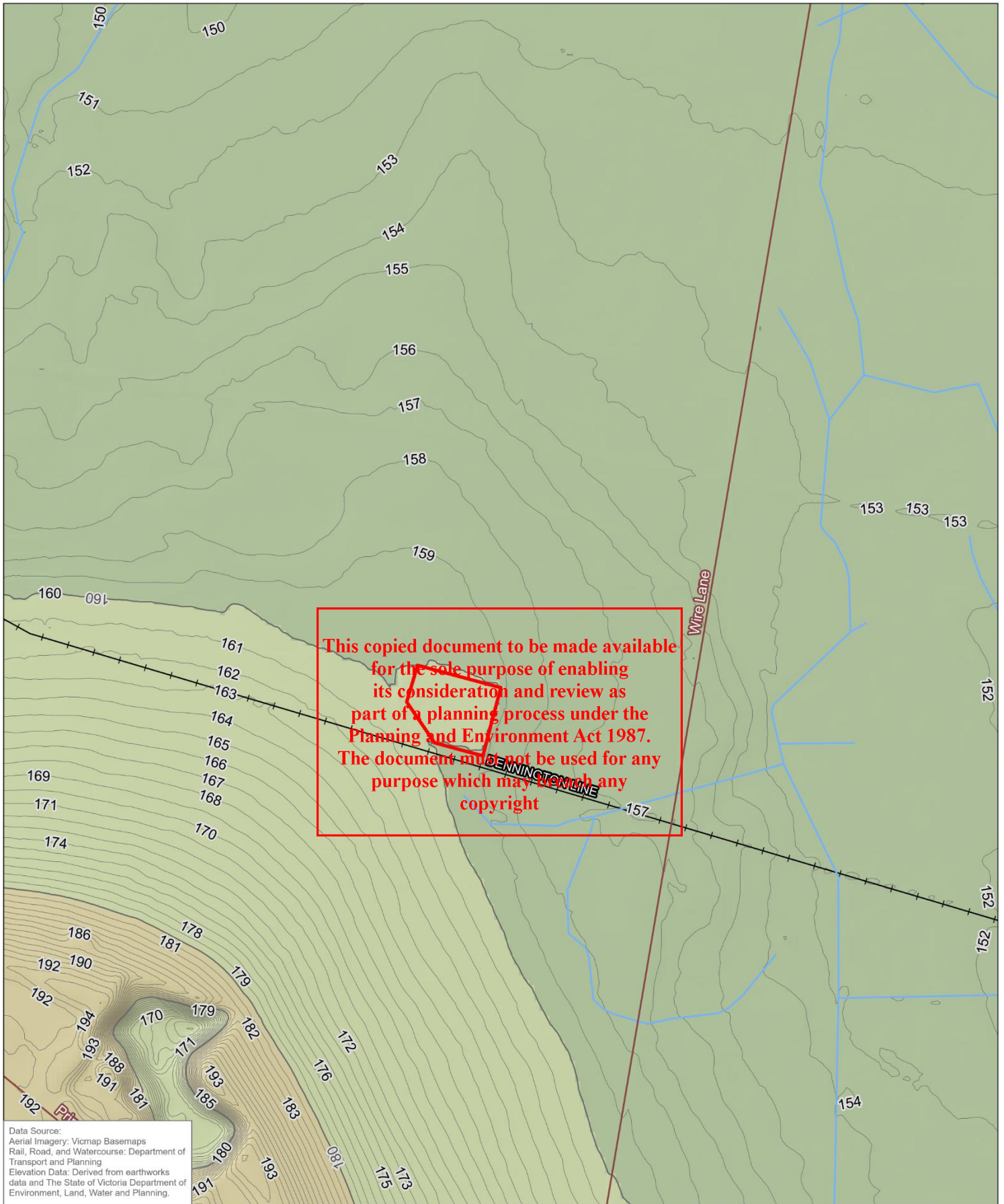
A defining landform within the local landscape is Mount Leura, a prominent scoria cone formed through historic volcanic activity associated with the Newer Volcanics Province (Parks Vic 2024). Mount Leura rises distinctly above the surrounding basalt plains and forms a visually dominant landmark within the Camperdown district. The elevated volcanic cone contributes substantially to local landscape character through its recognisable conical form, elevated ridgeline profile and visual prominence from surrounding road corridors, rural properties and public viewing locations.

The broader terrain surrounding the Study Area comprises expansive pastoral plains underlain by basalt geology, with fertile volcanic soils supporting productive agricultural land uses (Ag Vic 2023). Subtle topographic undulations, low volcanic rises and remnant lava flow formations contribute to variations in enclosure, openness and viewing extent across the landscape. In some locations, shallow crater depressions and lower-lying basalt plains create broad drainage basins and localised areas of seasonal ponding or water retention, particularly following periods of rainfall. These features contribute to the visual texture and spatial structure of the landscape and may influence vegetation distribution, pasture condition and patterns of rural land use.

Drainage patterns across the Study Area are generally subdued and reflect the low-relief volcanic terrain. Surface water movement typically occurs through shallow drainage lines, ephemeral flow paths and low-lying depressions rather than deeply incised creek systems. The underlying volcanic geology and relatively impermeable clay-rich basalt soils contribute to localised waterlogging and seasonal inundation in flatter areas of the landscape (CMA 2021).

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





Data Source:
Aerial Imagery: Vicmap Basemaps
Rail, Road, and Watercourse: Department of Transport and Planning
Elevation Data: Derived from earthworks data and The State of Victoria Department of Environment, Land, Water and Planning.

Coordinate System: GDA2020 MGA Zone 54
Scale: 1:10,000 at A4
Project Number: 620.041535
Date Drawn: 08-May-2026
Drawn by: RB

LEGEND

- Rail
- Road
- Watercourse
- Topographic Contour (1m AHD)
- Topographic Contour (20m AHD)
- Project Area

Elevation (mAHD)

203.072
149.821

CAMPERDOWN BESS

TOPOGRAPHY

**ADVERTISED
PLAN**



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

FIGURE 3

6.5.2 Vegetation

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

Pre-clearing Vegetation (Major Vegetation Groups)

Pre-clearing vegetation mapping indicates that the Study Area and surrounding landscape were historically characterised as a mosaic of grassland, woodland and wetland vegetation communities associated with the Western Victorian Volcanic Plain (DCCEEW 2024).

- **Eucalypt Open Woodlands**

Characterised by a relatively open canopy of scattered eucalyptus over a grassy understorey. These communities generally occurred across gently undulating volcanic plains and transitional slopes, contributing to an open rural landscape with intermittent tree cover and broad visual permeability (DCCEEW 2024).

- **Eucalypt Woodlands**

Comprised denser woodland vegetation with a more continuous tree canopy and grassy ground layer. These communities were generally associated with more sheltered areas and localised drainage environments, contributing greater enclosure and visual contrast within the broader plains landscape (DCCEEW 2024).

- **Low Closed Forests and Tall Closed Shrublands**

Represented denser vegetation assemblages associated with drainage corridors, wetter depressions and protected topographic locations. These vegetation communities historically formed visually enclosed landscape elements and provided contrast to the surrounding open grassland plains (DCCEEW 2024).

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

Associated with poorly drained volcanic depressions, ephemeral wetlands and low-lying plains. These vegetation types contributed to the expansive and open character of the volcanic plain landscape, with seasonal variation in colour, texture and surface moisture conditions (DCCEEW 2024).

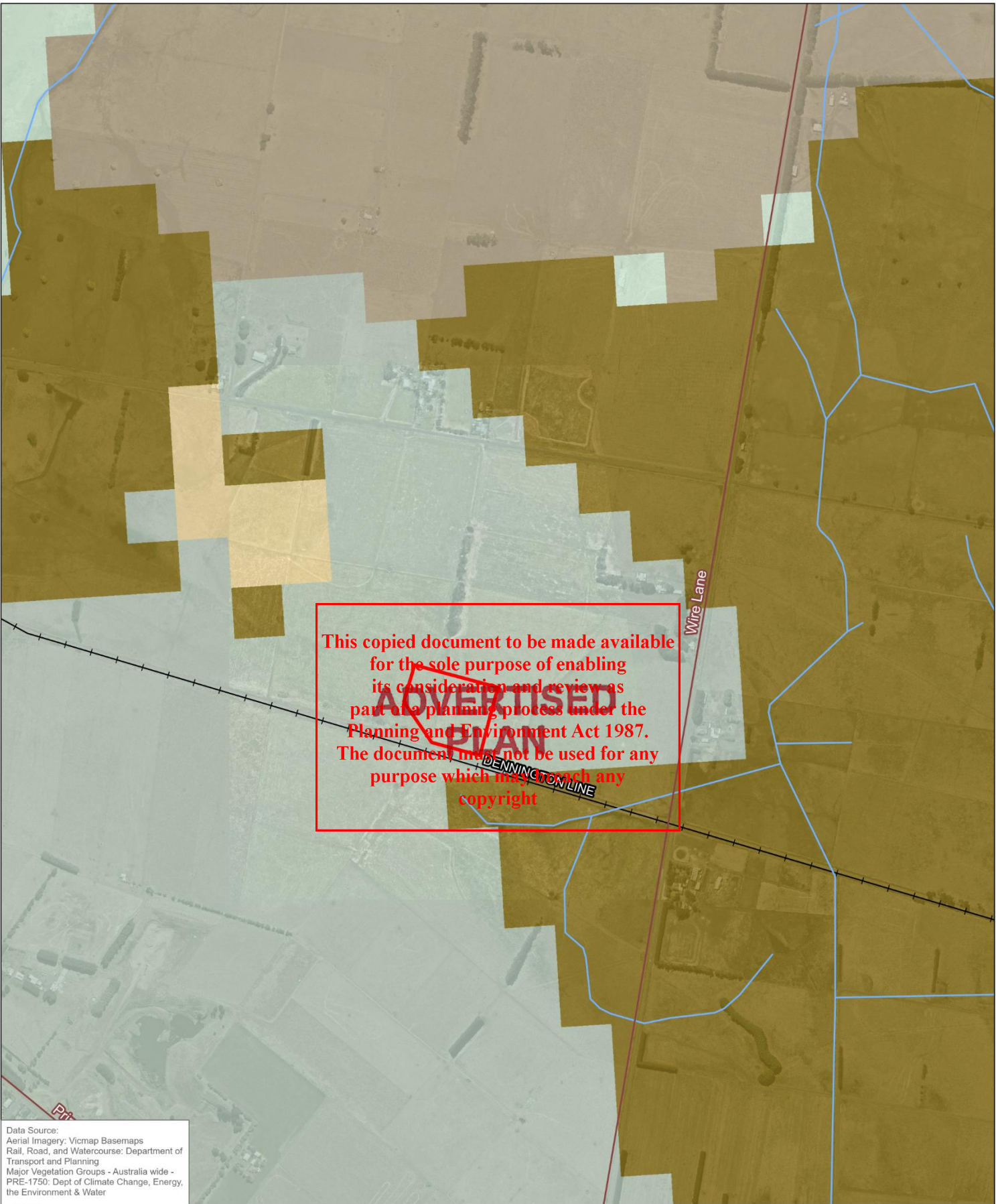
- **Tussock Grasslands**

Dominated by native tussock grasses across the open basalt plains. These communities formed the dominant historic vegetation pattern surrounding the Subject Site and contributed to the broad, open and sparsely vegetated character typical of the Camperdown volcanic plains landscape (DCCEEW 2024).

Figure 4 illustrates the pre-clearing vegetation extents surrounding the Subject Site, highlighting the historically open volcanic plains landscape characterised by extensive tussock grasslands, woodland communities and localised wetland and drainage-associated vegetation systems.

**ADVERTISED
PLAN**





0 100 200 m

Coordinate System: GDA2020 MGA Zone 54

Scale: 1:10,000 at A4

Project Number: 620.041535

Date Drawn: 08-May-2026

Drawn by: RB

LEGEND

—+— Rail

— Road

— Watercourse

□ Project Area

Major Vegetation Group

□ Eucalypt Open Woodlands

□ Eucalypt Woodlands

□ Low Closed Forests and Tall Closed Shrublands

□ Other Grasslands, Herblands, Sedgeland and Rushlands

□ Tussock Grasslands

CAMPERDOWN BESS

EXISTING VEGETATION (PRECLEARING)



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

FIGURE 4

Existing Vegetation (Native Vegetation Classes)

Existing vegetation mapping demonstrates that native vegetation within the Study Area is now fragmented and largely confined to remanent patches associated with drainage corridors, low-lying areas and isolated paddock vegetation (DEECA 2025).

- **Plains Grassland**

Open grassland vegetation occurring across the relatively flat volcanic plains surrounding the Subject Site. Much of this vegetation has been modified through agricultural land use, resulting in a simplified and visually open pastoral landscape with limited canopy vegetation (DEECA 2025).

- **Plains Grassy Woodland**

Scattered woodland vegetation characterised by intermittent eucalypt canopy cover over a grassy understorey. These areas generally occur as fragmented remnants within agricultural land and contribute localised vertical structure and visual relief within the border open plains landscape (DEECA 2025).

- **Plains Creek Woodland**

Woodland vegetation associated with drainage lines and ephemeral watercourse traversing the plains landscape. These linear vegetation corridors provide visual definition to drainage features (DEECA 2025).

- **Scoria Cone Woodland**

Woodland vegetation associated with volcanic landforms and elevated terrain, including the broader volcanic landscape surrounding the Subject Site. Restoration of these woodlands are present within the Mount Laura and Mount Sugarloaf Reserves.

- **Swamp Scrub**

Dense shrubland vegetation associated with seasonally wet depressions, low-lying drainage areas and wetland environments. These communities form locally enclosed landscape pockets.

Refer to Figure 5 for the existing native vegetation surrounding the Subject Site.

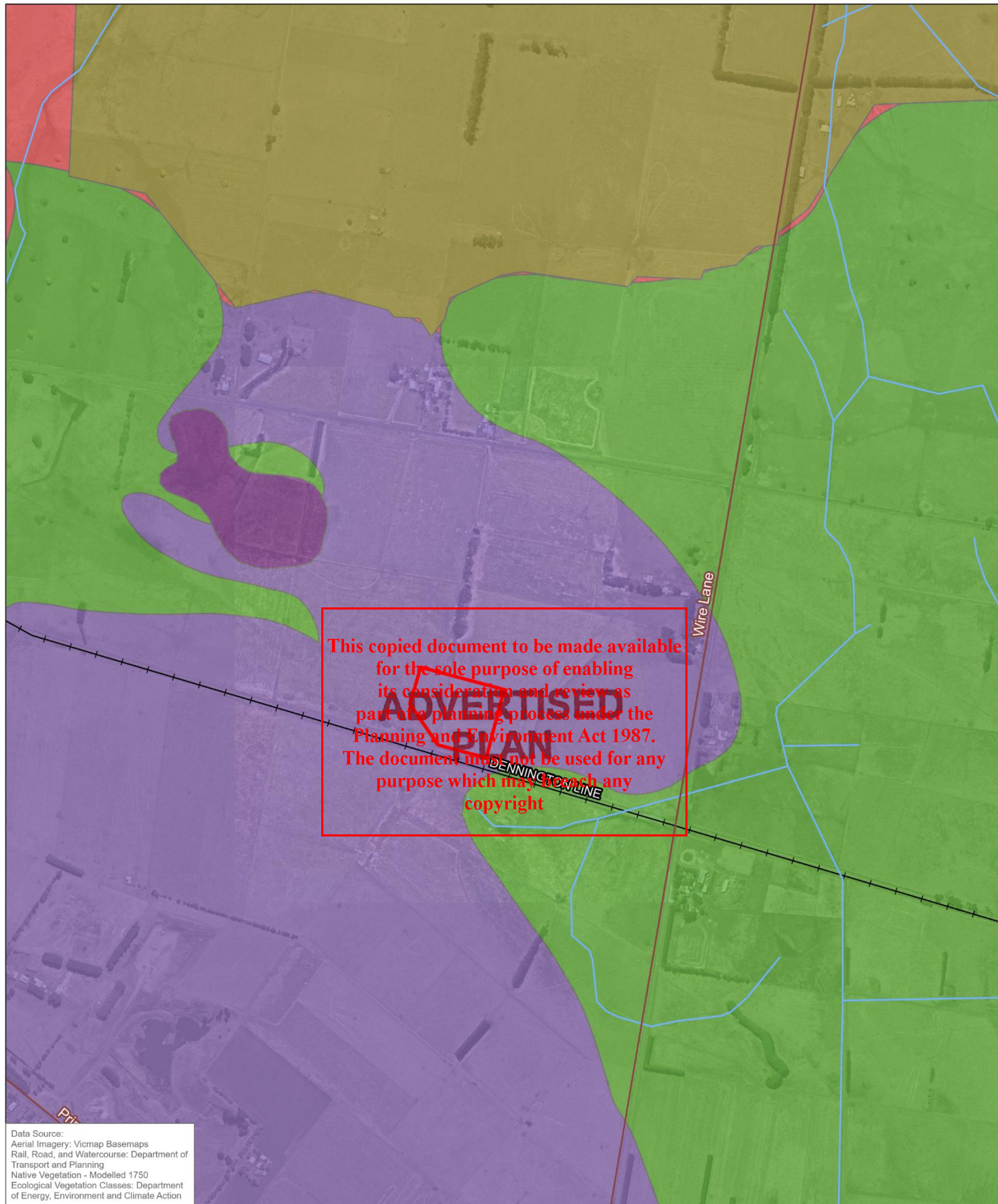
Landscape Character Interpretation

The contemporary landscape surrounding the Subject Site reflects a substantial transition from the historically diverse volcanic plains vegetation mosaic to a highly modified pastoral and agricultural landscape. Extensive clearing of native grasslands and woodlands has increased landscape openness, reduced vegetation and reinforced the vast Camperdown plains landscape character (DCCEEW 2024; DEECA 2025).

Despite widespread modification, remnant vegetation associated with drainage corridors, scattered woodland patches, planted shelterbelts and wetland systems continue to be present. However, shelterbelts within the Camperdown and broader Western Victorian Volcanic Plain are the most prominent vegetation and typically comprise planted rows of Monterey Cypress, Radiata Pine and Sugar Gum species. These linear windbreaks provide paddock definition and visual contrast within the otherwise open pastoral setting (DEECA 2025).

The predominance of open plains grassland, fragmented woodland vegetation and expansive agricultural land uses contributes strongly to the rural and pastoral identity of the Camperdown area, where broad grazing paddocks, intermittent tree cover and distant volcanic landforms collectively define landscape character. Within the immediate context of the Subject Site, vegetation is open and exposed farmland.





Data Source:
Aerial Imagery: Vicmap Basemaps
Rail, Road, and Watercourse: Department of
Transport and Planning
Native Vegetation - Modelled 1750
Ecological Vegetation Classes: Department
of Energy, Environment and Climate Action



Coordinate System: GDA2020 MGA Zone 54

Scale: 1:10,000 at A4

Project Number: 620.041535

Date Drawn: 08-May-2026

Drawn by: RB

LEGEND

- Rail
- Road
- Watercourse
- Project Area

Native Vegetation Class

- Plains Grassland
- Plains Grassy Wetland
- Plains Grassy Woodland
- Scoria Cone Woodland
- Swamp Scrub

CAMPERDOWN BESS

EXISTING VEGETATION



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

FIGURE 5

6.5.3 Settlement and Land Use Context

Camperdown exhibits a compact regional township structure characterised by a clearly defined urban core surrounded by extensive agricultural land. Urban development is concentrated within the commercial centre and adjoining residential areas located west of the Subject Site, generally focused on the Princes Highway and the established township grid. The township contains a mix of commercial, civic, industrial, community and residential land uses supported by local road and rail infrastructure (Corangamite Shire Council, 2025).

Residential development is predominantly contained within the General Residential Zone (GRZ1) and Low Density Residential Zone (LDRZ1), with larger lot residential development occurring along the eastern township edge. Industrial and service-based land uses are concentrated in proximity to transport infrastructure and the rail corridor, while public and community uses occur within and adjacent to the township centre.

Beyond the urban settlement boundary, the landscape transitions rapidly into a broad rural and pastoral setting dominated by agricultural production and open grazing land consistent with the wider volcanic plains landscape of western Victoria.

Concentration of Built Form

Built form within Camperdown is concentrated within the established township core, where development generally comprises single and two-storey commercial buildings, detached residential dwellings, community facilities and associated urban infrastructure. Residential areas surrounding the town centre are characterised by conventional suburban lot patterns with detached housing, street tree planting and local road networks.

Towards the township edge, development becomes increasingly dispersed and transitions into low-density residential and rural living areas characterised by larger allotments, increased building setbacks and reduced built density. This transitional pattern reinforces the distinction between the urban settlement area and the surrounding agricultural landscape.

Outside the township boundary, built form becomes limited and highly dispersed, with development generally associated with rural land use activities.

Photo 2 Camperdown Township

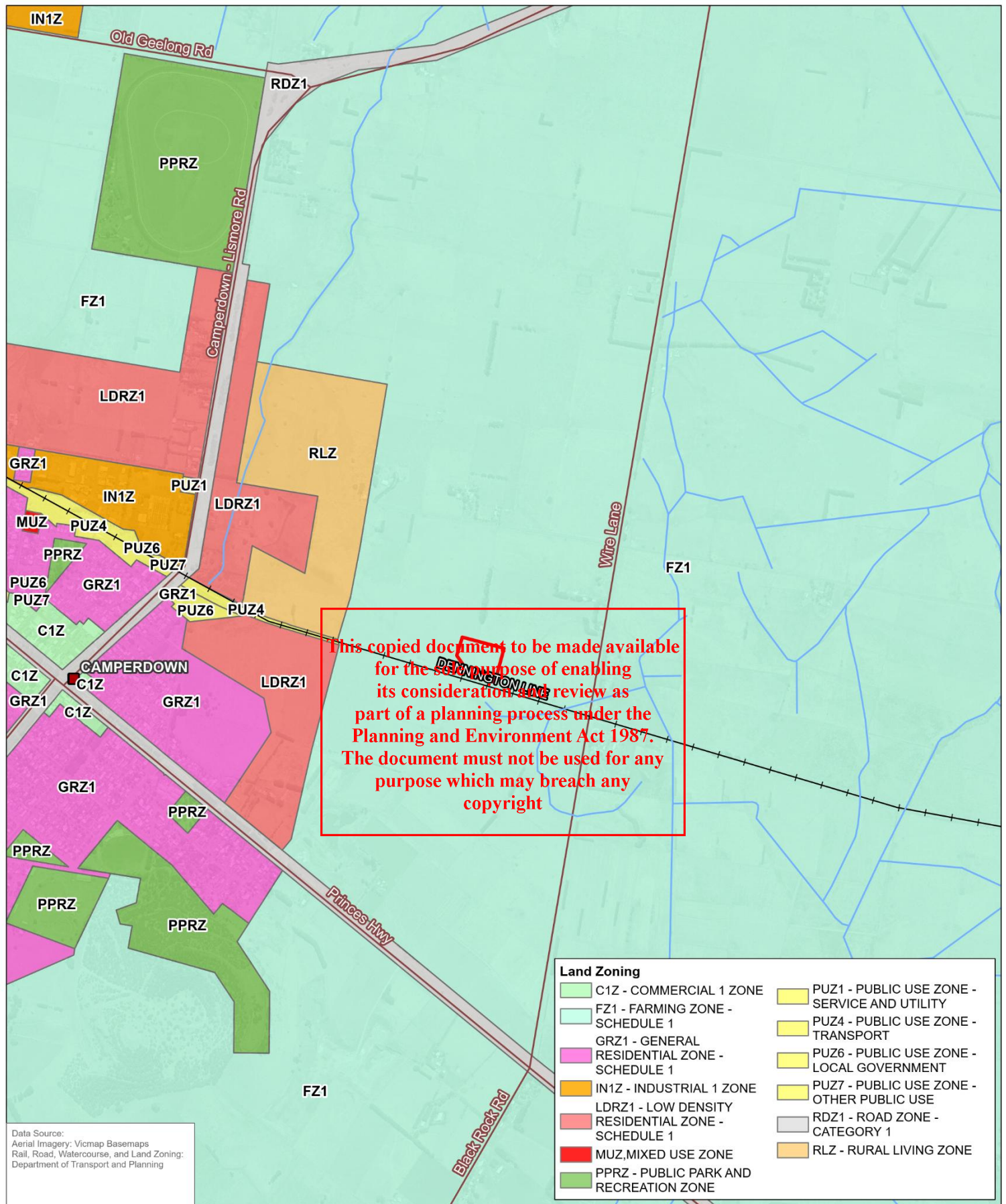


Image Reference: VGOR accessed date: 8 May 2026

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

**ADVERTISED
PLAN**





Data Source:
Aerial Imagery: Vicmap Basemaps
Rail, Road, Watercourse, and Land Zoning:
Department of Transport and Planning

0 250 500 m

Coordinate System: GDA2020 MGA Zone 54

Scale: 1:20,000 at A4

Project Number: 620.041535

Date Drawn: 08-May-2026

Drawn by: RB

LEGEND

■ Town

—+— Rail

— Road

— Watercourse

□ Project Area

CAMPERDOWN BESS

**ADVERTISED
PLAN**

LAND ZONING



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

FIGURE 6

6.5.4 Transport and Utility Infrastructure

Transport infrastructure within the Study Area includes the Wiridgil Road, Wire Lane, Princes Highway, Camperdown -Lismore Road, and surrounding rural roads servicing agricultural landholdings and regional settlements. These corridors contribute to landscape accessibility and provide sequential views across the open pastoral plains.

The Warrnambool railway line traverses the Study Area immediately adjacent to the Subject Site and forms a prominent linear infrastructure element within the local landscape. The active rail corridor extends east - west across the rural plains and includes the rail formation, fencing and associated rail infrastructure. The openness of the surrounding landscape allowed views toward the corridor from surrounding roads and rural properties and contributes to the character of the township edge.

Utility infrastructure includes overhead electricity lines and rural service infrastructure typically located along road corridors and property boundaries. These elements are dispersed throughout the landscape and are generally perceived as established components of the rural setting.

Photo 3 Warrnambool railway line adjacent the Subject Site

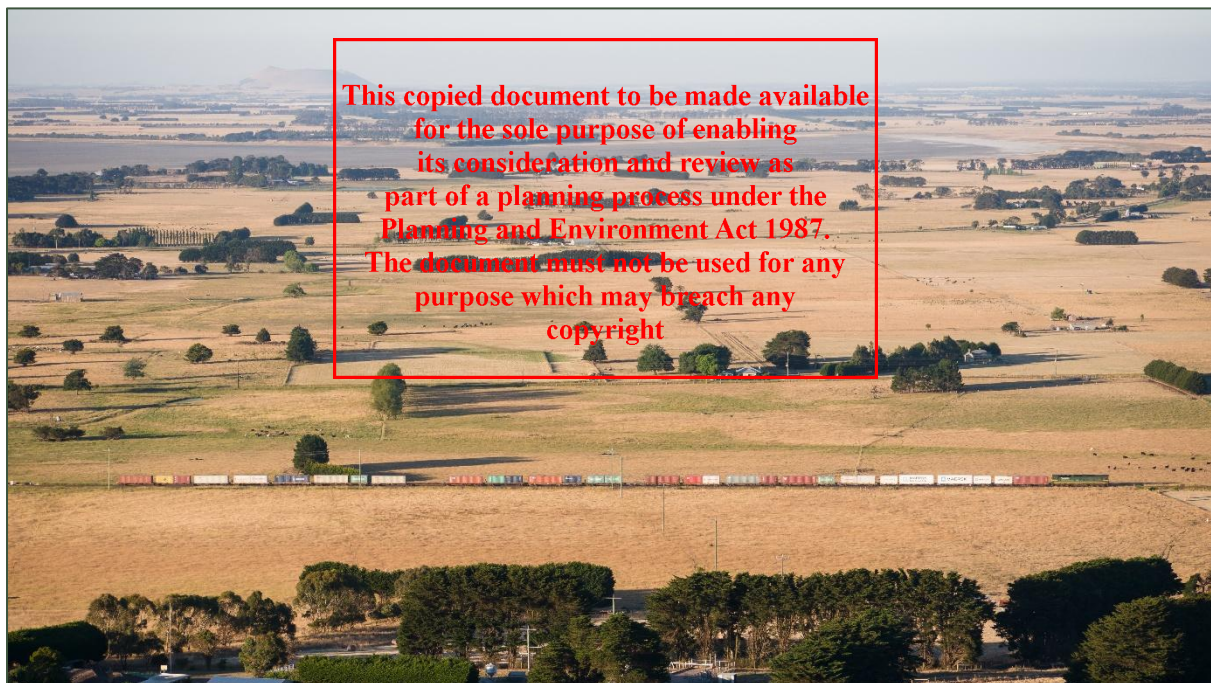


Image Reference: Flickr accessed date: 8 May 2026

6.5.5 Landscape Scale, Enclosure and Openness

The Study Area is characterised by a moderate to large-scale pastoral landscape comprising broad grazing paddocks and expansive agricultural land across the surrounding volcanic plains. Mount Leura and Mount Sugarloaf form prominent volcanic landforms that contribute to landscape orientation, visual containment and local landscape identity.

While the landscape is generally open due to extensive clearing, localised enclosure is provided by shelterbelts, scattered trees, roadside vegetation and drainage corridors. This interplay between openness and intermittent enclosure contributes to landscape legibility and influences the visibility within the surrounding rural landscape.

7.0 Visual Impact Assessment

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

7.1 Methodology

The VIA has been undertaken in a manner consistent with the relevant guidelines outlined in Section 5.0. Building on the baseline landscape conditions described in Section 6.0, the assessment first establishes the visual receptor and viewing context (Section 7.2), identifying representative public and private receptors within the Study Area. A Zone of Theoretical Visibility (ZTV) is then prepared and interpreted (Section 7.4.7.3) to define the extent of potential visibility and inform the selection of assessment locations. This is followed by the identification of significant public viewing locations and private receptors (Section 7.6), based on visibility, accessibility, and receptor sensitivity. Key viewpoint locations are then selected (Section 7.8.1) to represent a range of viewing conditions, from which the proposal is assessed. For each viewpoint, receptor sensitivity with the magnitude of visual change is evaluated and combined with the potential magnitude of visual effects, forming the basis of the assessment outcomes summarised in Section 7.9.

7.2 Visual Receptor and Viewing Context

The VIA considers the potential effects of the Project on identified visual receptors within the surrounding area. Visual receptors include people who may experience views of the Project from both private and public locations, such as residents, road users, and individuals accessing publicly available spaces including transport corridors and recreational areas. The Study Area has been defined having regard to the extent of potential visibility of the Project and the distribution of sensitive receptors. Within this context, representative viewing locations have been identified to reflect a range of viewing experiences, distances, and directions from which the Project may be perceived.

The identification of these locations has been informed by a combination of desktop analysis and field verification. This includes the review of topography and built form, supported by site inspection to confirm the availability and nature of views in the field. The selected viewpoints are considered to provide a reasonable representation of the primary visual receptors and viewing conditions within the Study Area. These viewpoints form the basis for the detailed assessment of visual effects presented in the following subsections.

7.3 Regionally Significant Viewing locations

The principal regionally significant viewing location within the Study Area is the Mount Leura and Mount Sugarloaf volcanic complex, located south of the Subject Site. These landforms comprise prominent scoria cones associated with the Western Victorian Volcanic Plain (CSC 2025; Parks Vic 2025). Mount Leura, with an elevation of 298 m AHD, provides elevated panoramic views across the surrounding rural plains.

Views from Mount Leura and Mount Sugarloaf include residential areas of Camperdown occur in the foreground, while the midground is characterised by expansive pastoral plains with scattered shelterbelts, which form the dominant visual element within the landscape (DEECA 2024). Lake Colongulac is also visible in the distance and contributes to the broader regional landscape setting.



Although road access to the lookout was closed during the field survey, it was evident that the Subject Site is visible. Elevated viewpoints of this nature generally possess a high visual absorption capacity, which reduce the visual prominence of individual elements within the wider viewed landscape.

In this context, the Project would represent a minor component within the broader landscape and is unlikely to materially alter the overall viewing experience. Proposed vegetation screening would further assist in integrating the Project with the surrounding pastoral character.

Photo 4 Panoramic views at Mount Leura

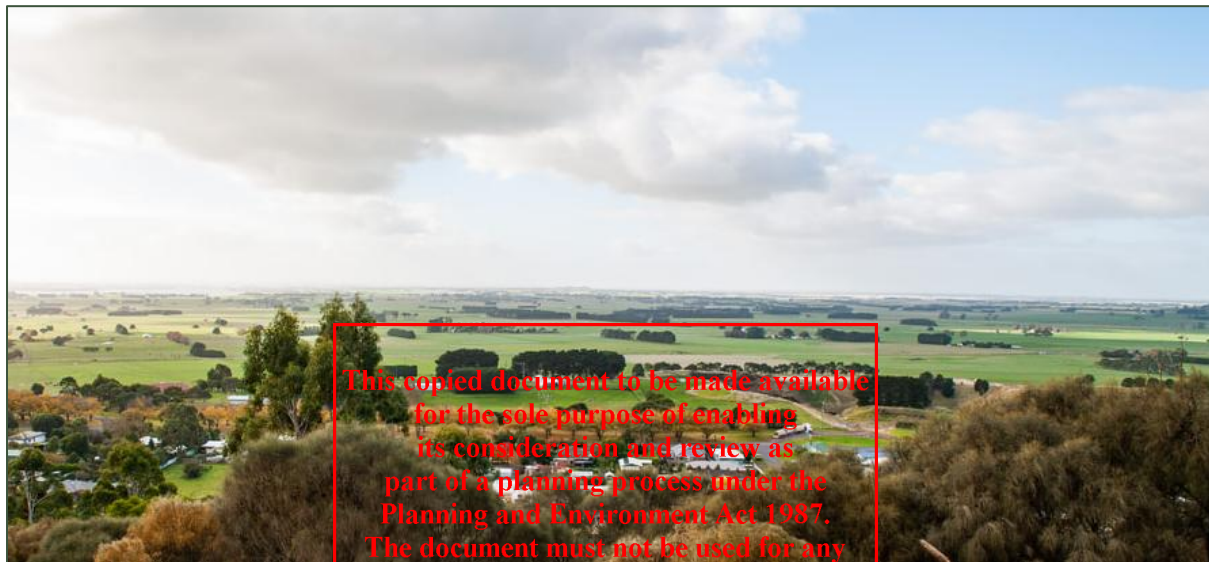


Image Reference: Thorley 2026 accessed date: 8 May 2026

7.4 Visibility and Zone of Theoretical Visibility (ZTV)

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

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

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

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

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



690,000

CAMPERDOWN BESS**THEORETICAL ZONE OF VISIBILITY****FIGURE 7****LEGEND**

- Receptor Group 1 - Wire Lane
- Receptor Group 2 - Wiridgil Road
- Receptor Group 3 - Cressy, Green, Ower, Tait, Fergusson and Clarke Street
- Receptor Group 4 - Manifold Street, Princes Highway and Clarke Street
- Project Area
- Battery Area
- Battery Container
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Screening
- Stormwater Management
- Substation Area
- Tank
- Zone of Thoretical Visibility

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



Coordinate System: GDA2020 MGA Zone 54

Scale: 1:15,000 at A4

Project Number: 620.041535

Date Drawn: 13-May-2026

Drawn by: PM



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

Data Source:
Aerial Imagery: Nearmap imagery capture on 20260102
Site Layout provided by client 20260407

690,000

CAMPERDOWN BESS**THEORETICAL ZONE OF VISIBILITY
WITH VEGETATION SCREENING****FIGURE 8****LEGEND**

- Receptor Group 1 - Wire Lane
- Receptor Group 2 - Wiridgil Road
- Receptor Group 3 - Cressy, Green, Ower, Tait, Fergusson and Clarke Street
- Receptor Group 4 - Manifold Street, Princes Highway and Clarke Street
- Battery Container
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening
- Stormwater Management
- Substation Area
- Tank
- Zone of Theoretical Visibility
- Project Area

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



0 250 500 Metres

Coordinate System: GDA2020 MGA Zone 54

Scale: 1:15,000 at A4

Project Number: 620.041535

Date Drawn: 13-May-2026

Drawn by: PM



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

Data Source:
Aerial Imagery: Nearmap imagery capture on 20260102
Site Layout provided by client 20260407

7.5 Assessment Criteria and Rating System

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

7.5.1 Receptor Sensitivity

Sensitivity has been assessed having regard to three key components:

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

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

Table 3 Receptor Sensitivity Rating

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

Table 4 Visual Sensitivity Rating

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

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

**ADVERTISED
PLAN**



Table 5 Receptor Sensitivity Criteria - Subject Site

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

**ADVERTISED
PLAN**



Table 6 Receptor Sensitivity Criteria - View Corridor

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

**ADVERTISED
PLAN**

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



Table 7 Receptor Sensitivity Criteria - Receptor

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

7.5.2 Magnitude of Change

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

The assessment considers:

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

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

**ADVERTISED
PLAN**



Table 8 Magnitude of Change

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

**ADVERTISED
PLAN**



7.5.3 Significance of Visual Effect

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

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

Table 9 Effect Significance Matrix

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

Application of Visual Effect

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

7.6 Identifying Public Viewing Locations

7.6.1 Overview

Public viewing locations form a critical component of the VIA by identifying where the Project may be experienced by the wider community. These locations represent points from which sensitive receptors may observe valued rural landscapes², character areas and views towards the Project, and are used to assess potential changes in visual amenity.

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

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



7.6.2 Identification Criteria

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

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

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

7.6.3 Description of the Viewing Location Types

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

- **Road corridors**
Roads, including transport routes such as Wiridgil Road and Wire Lane, represent locations where views are typically transient and experienced by a number of users. These corridors provide linear viewing opportunities and are often aligned with key sightlines towards the Subject Site.
- **Commuter railway corridors**
The Warrnambool Line³ servicing Camperdown Railway Station accommodates approximately ten weekday V/Line passenger services in both directions. Rail passengers represent a comparatively limited receptor group relative to surrounding road users and the broader Study Area population. Views from the rail corridor are typically linear, transient and short in duration as trains approach, pass through and depart Camperdown Railway Station. Rail passengers are therefore considered a low sensitivity visual receptor group (V/Line 2026).

³ In addition to V/Line regional passenger services, the Warrnambool Line also accommodates freight rail movements associated with containerised agricultural and regional freight between Melbourne and the WestVic freight terminal at Warrnambool. Freight services are generally less frequent than passenger operations and primarily occur as through-movements along the corridor (V/Line 2026; RailGallery 2026).



7.6.4 Summary of Selected Public Viewing Locations

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

The selected locations include road-based viewpoints, reflecting the primary ways in which the public may experience views of the Subject Site. Each location has been chosen to represent a distinct viewing condition, including variations in distance, orientation, and degree of visual exposure.

Regionally significant views from Mount Leura and Mount Sugarloaf were also considered during the assessment. While access constraints prevented a detailed viewpoint assessment, a qualitative assessment was undertaken based on available observations and viewshed modelling. Given the elevated position, expansive viewing catchment and high visual absorption capacity of this viewpoint, the Project would comprise a minor component within the broader panoramic landscape (Refer to Section 7.3)

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

Road Corridors

Wiridgil Road

Wiridgil Road is a rural local access road located within the open pastoral landscape surrounding Camperdown. The road traverses agricultural land characterised by broad grazing paddocks, scattered farm infrastructure, intermittent shelterbelt planting and dispersed rural dwellings. The road corridor exhibits simple rural character with grassed verges; swale drains and limited roadside infrastructure.

Key Viewing Point Observations

- Broad views across open grazing land and agricultural paddocks;
- Intermittent roadside vegetation and shelterbelts provide semi-enclosure;
- Scattered rural dwellings and farm infrastructure visible throughout the landscape;
- Distant volcanic landforms contribute to landscape and visual character; and
- Limited urban infrastructure reinforces the rural and low-intensity road character.

Wire Lane

Wire Lane is a minor rural lane situated within the pastoral landscape surrounding Camperdown. The lane primarily services adjoining rural properties and agricultural land uses and presents a narrow, informal rural character. Surrounding land uses comprise open farmland, grazing paddocks and occasional farm buildings with sparse roadside vegetation and simple drainage treatments. The lane contributes to the quiet and agricultural character of the locality through its modest scale, limited infrastructure and integration within the surrounding farming landscape.

Key Viewing Point Observations

- Open views across expansive pastoral farmland;
- Narrow rural road corridor with informal verge conditions;
- Sparse roadside vegetation and scattered paddock trees;
- Agricultural infrastructure and fencing visible within the surrounding landscape; and
- Long-distance views towards elevated volcanic landforms and open plains.

**ADVERTISED
PLAN**



7.7 Identifying Private Receptors

Private receptors⁴ were identified through desktop analysis combining aerial photography, geospatial mapping, and viewshed modelling to define the extent of potential visual exposure to the Project. The assessment focuses on residential dwellings within approximately 1000 m of the Subject Site, representing a Study Area where partial visibility is most likely, while recognising that actual visibility is influenced by orientation, intervening built form, vegetation, and local topography (LI & IEMA 2013).

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

Within this Study Area, the primary private receptors comprise residential dwellings surrounding rural access roads forming the closest and most relevant residential interface with the Subject Site. These are considered representative of private sensitive receptors in the local context. Table 10 identifies the residential receptors nearest to the Subject Site. Visibility results are listed from the findings of Figure 9 Private Receptor Evaluation.

Table 10 Private Residential Receptors nearest to Subject Site

ID	Address	Easting	Northing	Distance (m)	Visibility
Receptor Group 1 - Wire Lane					
R1	185 Wire Lane Camperdown	690176	5766362	440	Not visible
R2	160 Wire Lane, Camperdown	690254	5766077	440	Not visible
R3	126 Wire Lane Camperdown	690207	5765767	520	Not visible
Receptor Group 2 - Wiridgil Road					
R4	121 Wiridgil Road Camperdown	689820	5766679	560	Not visible
R5	111 Wiridgil Road Camperdown	689721	5766759	650	Not visible
R6	95 Wiridgil Road Camperdown	689671	5766766	560	Not visible
R7	71 Wiridgil Road Camperdown	689454	5766832	790	Not visible
R8	69 Wiridgil Road Camperdown	689304	5766763	810	Not visible
R9	45 Wiridgil Road Camperdown	689110	5766842	950	Not visible
R10	18 Wiridgil Road Camperdown	688814	5766657	1100	Not visible
Receptor Group 3 - Cressy, Green, Ower, Tait, Fergusson and Clarke Street					
R11	54 Cressy Street Camperdown	688703	5766676	1080	Not visible
R12	52 Cressy Street Camperdown	688672	5766514	1040	Not visible
R13	50 Cressy Street Camperdown	688671	5766489	1030	Not visible
R14	3 Green Street Camperdown	688783	5766414	1050	Not visible
R15	48 Cressy Street Camperdown	688566	5766386	1190	Visible
R16	44 Cressy Street Camperdown	688533	5766357	1100	Not visible
R17	42 Cressy Street Camperdown	688501	5766330	1160	Not visible
R18	8-10 Ower Street Camperdown	688513	5766252	1141	Not visible
R19	19 Clarke Street Camperdown	688559	5766132	1090	Not visible

⁴ Private receptor identification numbers (IDs) used within this LVIA are specific to this assessment and are not coordinated with, or intended to correspond to, receptor numbering adopted in other technical studies.



ID	Address	Easting	Northing	Distance (m)	Visibility
R20	2 Tait Street Camperdown	688551	5766054	1090	Not visible
R21	11 Clarke Street Camperdown	688539	5765986	1121	Not visible
R22	9 Clarke Street Camperdown	688533	5765949	1134	Not visible
R23	2 Fergusson Street Camperdown	688528	5765920	1148	Not visible
R24	1 Fergusson Street Camperdown	688520	5765868	1160	Not visible
R25	7 Clarke Street Camperdown	688510	5765836	1180	Not visible
R26	8 Clarke Street Camperdown	688559	5765805	1280	Visible
R27	6 Clarke Street Camperdown	688554	5765776	1144	Visible
R28	4 Clarke Street Camperdown	688553	5765755	1160	Not visible
R29	2 Clarke Street Camperdown	688544	5765738	1184	Not visible
Receptor Group 4 - Manifold Street, Princes Highway and Clarke Street					
R30	56 Manifold Street Camperdown	688576	5765724	1158	Visible
R31	54 Manifold Street Camperdown	688596	5765709	1143	Visible
R32	52 Manifold Street Camperdown	688612	5765698	1137	Visible
R33	50 Manifold Street Camperdown	688625	5765687	1128	Visible
R34	48 Manifold Street Camperdown	688641	5765674	1117	Visible
R35	46 Manifold Street Camperdown	688656	5765665	1109	Visible
R36	44 Manifold Street Camperdown	688671	5765652	1102	Visible
R37	42 Manifold Street Camperdown	688690	5765639	1109	Visible
R38	40 Manifold Street Camperdown	688705	5765629	1083	Visible
R39	10 Clarke Street Camperdown	688811	5765613	1130	Visible
R40	18 Clarke Street Camperdown	688881	5765608	1050	Visible
R41	4218 Princes Highway Camperdown	689357	65241	950	Visible

7.7.1 Private Receptor Visibility Evaluation Findings

Figure 9 identifies the assessed private residential receptors surrounding the Subject Site and illustrates the extent of theoretical visibility associated with the Project. The assessment indicates that visibility is generally constrained by proposed vegetation screening and the relatively low-scale nature of the proposed infrastructure. Visibility outcomes vary depending on receptor proximity, orientation, intervening screening and localised topographic conditions. Note surface elements such as existing shelterbelts do not form part of the baseline visibility conditions. Refer to Appendix B.1 for viewshed methodology. The private residential receptors identified in Table 10 are be grouped into four (4) receptor groups based on locality and viewing context.

Receptor Group 1 - Wire Lane

Receptors located along Wire Lane represent the closest rural residential receptors to the Subject Site, occurring approximately 440 m to 520 m from the Project. Despite their close proximity, Figure 9 indicates that all assessed receptors within this group are not visible. The absence of visibility is likely attributable to existing shelters belts, similar low relief topography and proposed vegetation screening of dwellings. Consequently, the Project is not anticipated to result in material visual change to the existing residential outlook experienced from the Wire Lane receptor group.

**ADVERTISED
PLAN**



Receptor Group 2 - Wiridgil Road

The Wiridgil Road receptor group comprises rural residential dwellings located north of the Subject Site at distances ranging from approximately 560 m to 1.1 km. Figure 9 identifies all assessed receptors within this group as not visible. Visibility is likely restricted by the proposed vegetation screening, and the relatively contained viewing orientation between the dwellings and the Subject Site. As a result, the Project is not anticipated to introduce discernible visual change from the Wiridgil Road receptor group.

Receptor Group 3 - Cressy, Green, Ower, Tait, Fergusson and Clarke Street

This receptor group comprises residential dwellings situated along the western edge of the Subject Site at distances generally between approximately 1.0 km and 1.3 km. Figure 9 indicates that the majority of receptors within this group are not visible, with only a limited number of dwellings identified as theoretically visible, including receptors R15, R26 and R27.

Receptor Group 4 - Manifold Street, Princes Highway and Clarke Street

Receptor Group 4 comprises residential dwellings located along Manifold Street, Clarke Street and the Princes Highway corridor to the southwest of the Subject Site. These receptors occur at distances of approximately 950 m to 1.2 km and represent the receptor group with a concentration of theoretical visibility identified within Figure 9. Most receptors within this group are identified as receiving likely views, particularly properties along the Manifold Street corridor where views are partially oriented toward the more open rural landscape surrounding the Subject Site.

Receptor Group 4 comprises residential dwellings located along Manifold Street, Clarke Street and the Princes Highway corridor to the southwest of the Subject Site. These receptors occur at distances of approximately 950 m to 1.2 km and represent the receptor group with the concentration of theoretical visibility identified within Figure 9. Most receptors within this group are identified as receiving likely views, particularly properties along the Manifold Street corridor where views are partially oriented toward the more open rural landscape surrounding the Subject Site.

While positive visibility results were identified through the ZTV analysis, the potential affected viewing locations occur within private properties that were inaccessible during the photographic survey. Notwithstanding the identified theoretical visibility, views would be experienced at substantial distances within the broader pastoral and peri-urban landscape context, which exhibits a high visual absorption capacity. In this setting, the Project would comprise a minor component within the wider landscape and would not materially alter the overall viewing experience.

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

**ADVERTISED
PLAN**



SENSITIVE RECEPTORS
EVALUATION

FIGURE 9

LEGEND

- Not Visible
- Visible
- Project Area
- Battery Container
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening
- Stormwater Management
- Substation Area
- Tank
- Zone of Theoretical Visibility

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



Coordinate System: GDA2020 MGA Zone 54

Scale: 1:15,000 at A4

Project Number: 620.041535

Date Drawn: 13-May-2026

Drawn by: PM



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



Data Source:
Aerial Imagery: Nearmap imagery capture
on 20260102
Site Layout provided by client 20260407

7.8 Assessing Visual Impacts from Public Viewpoint Locations

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

Sensitive receptors assessed include road users experiencing transient views from Wiridgil Road and Wire Lane, both of which function as local rural access roads surrounding the Subject Site. These receptors are represented across the selected viewpoints, including rural road corridors and nearby residential interfaces within proximity to the Subject Site.

Receptor Group 4 was identified through the viewshed analysis as having areas of potential theoretical visibility. However, the locations where visibility may occur are situated within private properties that were inaccessible during the photographic survey. Consequently, these receptors were not included within the detailed viewpoint assessment. Notwithstanding the theoretical visibility identified by the viewshed modelling, any views of the Project would occur at distances of approximately 950 m to 1.2 km and would be experienced within the broader pastoral landscape, where the Project would comprise a minor component of the overall view.

For each viewpoint (e.g. VP1 - VP4), the assessment evaluates the magnitude of visual change arising from the introduction of the Project having regard to factors including viewing distance, orientation, extent of visibility, and the scales and prominence of built form elements of the Project. This is combined with the sensitivity of the receptor to determine the overall significance of visual effect, in accordance with the methodology outlined in Section 7.1. The resulting assessment provides a consistent and comparative evaluation of visual impacts across all representative viewpoints, reflecting the typical viewing conditions and receptor types within the Study Area.

7.8.1 Key Viewpoint Locations

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

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

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

Table 11 Key Viewpoint Locations

ID	Viewing Locations	Coordinates	Orientation	Distance
VP1	Wire Lane, Camperdown (Northwest Orientation)	-38.237000, 143.172710	Northwest	478m
VP2	Wire Lane (Western Orientation)	-38.232730, 143.173550	West	354m
VP3	Wiridgil Road (Southern Orientation)	-38.228610, 143.172860	South-southwest	513m
VP4	Wiridgil Road (Southwest Orientation)	-38.227720, 143.165030	Southeast	505m



VIEWPOINT LOCALITY MAP

FIGURE 10

LEGEND

 Project Area

 Viewpoints

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

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

 0 125 250 Metres

Coordinate System: GDA2020 MGA Zone 54

Scale: 1:10,000 at A4

Project Number: 620.041535

Date Drawn: 12-May-2026

Drawn by: PM



7.9 Summary of Potential Visual Impact to Landscape Character

7.9.1 VP1 - Public Receptor Location

Photo 5 VP1 - Wire Lane (Northwest Orientation)



Image Reference: SLR Consulting Date: 13 April 2026

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

**ADVERTISED
PLAN**



7.9.2 VP1 - Visual Baseline Conditions

The view comprises an expansive rural grazing landscape within a flat agricultural setting, characterised by broad open paddocks occupying the foreground and middle distance, with intermittent shelterbelt vegetation and roadside infrastructure defining the lateral extents of the view. The surrounding context reflects a modified pastoral landscape typology, where agricultural land uses dominate and vegetation occurs intermittently across the horizon and field boundaries.

Vegetation within the view is generally sparse and dispersed, comprising low grasses and shelterbelts that provide limited visual containment and reinforce the openness of the landscape. Linear utility infrastructure, including overhead powerlines and timber poles, extends along the roadside corridor to the east of the viewpoint and forms a consistent built element within the scene. Fencing and informal rural access points are visible in the foreground, reinforcing the working agricultural character of the locality.

The topography appears uniformly flat with minimal vertical relief, contributing to long-range visibility and an open visual envelope across the landscape. Visual permeability is high, with uninterrupted sightlines extending across the paddocks toward distant tree lines and scattered vegetation clusters along the horizon.

The viewer position is located adjacent to a rural roadside corridor, affording panoramic mid - to - long - range views across the agricultural landscape. The overall visual character is defined by openness, pastoral land use, dispersed vegetation, and linear roadside infrastructure within a low - relief rural setting.

ADVERTISED PLAN

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

Legend

- View extent
- - - Project extent
- - - Centre line

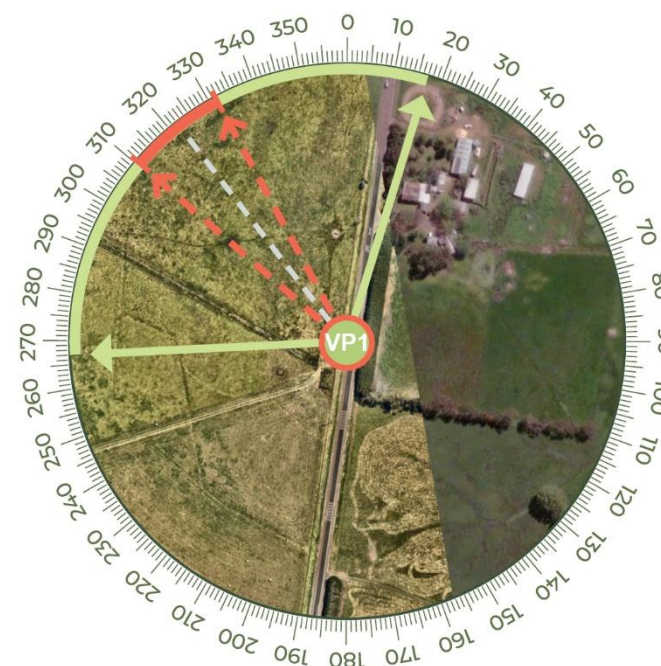


Table 12 VP1 - Summary of Visual Impact

Viewpoint– VP1	Summary of Visual Impact Assessment		
Representative image location	Wire Lane, Camperdown (Northwest Orientation)		
Viewpoint coordinates	-38.237000, 143.172710		
Date of image capture	13 April 2026 10:57am		
Camera (make and model)	Canon EOS 6D Mark II		
Camera lens	50mm (EF50mm f/1.8 STM)		
Image HFoV & VFoV	110° (HFoV) & 39.6° (VFoV) [Digital multi-frame cylindrical panorama]		
Direction of View	322° (Northwest)		
Elevation (approximate)	177.0 m		
Distance from the Project	478 metres (to Project Area)		
Viewer motion	At speed (60km/h) [approximate]		
Visibility duration	1 minute 27 seconds (passenger vehicle)		
Accessibility	Predominantly vehicle		
Visual baseline description	Open rural grazing landscape with expansive pastoral paddocks, shelterbelt vegetation and roadside infrastructure visible within a flat agricultural setting.		
Receptor sensitivity rating	Subject Site values		Very low Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas
	Visual Prominence		Very low The Subject Site is barely perceptible / not visible and is not distinguishable within the overall view
	View Corridor	Prominence & visibility	Medium View corridor has views to Subject Site and surrounding area
	Receptors	Type & sensitivity	Low Receptors have a low interest in the Subject Site
		Numbers	Very low Very low number of users, viewers or visitations e.g. rural road or rural community facility
	Overall sensitivity	Low (Rating 1.6 refer Table 3 & Table 4)	
Magnitude of change rating	Low (Rating 2 refer Table 8) (Minimal contrast of any new elements such that the nature of the view or local character remains relatively unchanged)		
Effect significance rating	Minor (refer Table 9) (Limited Change)		
Implementation of mitigation (Refer Section 9.0)	Minor-Negligible (Barely Perceptible Change)		

**ADVERTISED
PLAN**



7.9.3 VP2 - Public Receptor Location

Photo 6 VP2 - Wire Lane (Western Orientation)



Image Reference: SLR Consulting Date: 13 April 2026

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

**ADVERTISED
PLAN**



7.9.4 VP2 - Visual Baseline Conditions

The view comprises an expansive rural agricultural landscape within a broad volcanic plains setting, characterised by open cultivated paddocks in the foreground and middle distance, with scattered shelterbelt vegetation and isolated rural landscape elements along the horizon. The surrounding context reflects a highly modified pastoral and cropping landscape dominated by agricultural land uses and intermittent remnant vegetation.

Vegetation within the view is sparse and linear in arrangement, comprising roadside grasses, shelterbelts that provide limited visual enclosure while reinforcing the openness of the landscape. Fencing and paddock divisions in the foreground further contribute to the functional agricultural character of the locality.

Mount Leura forms a prominent topographical landmark on the western horizon, introducing visual relief and acting as a defining natural feature within the otherwise low-relief plains landscape. The broader landscape exhibits expansive horizontal sightlines, minimal built form and high visual permeability across the view.

The viewer position is located adjacent to a rural roadside corridor, affording panoramic mid - to - long - range views across the agricultural plains toward Mount Leura and surrounding rural landholdings.

The overall visual character is defined by openness, agricultural land use, distant scoria cone landforms and dispersed vegetation within a broad rural setting.

ADVERTISED PLAN

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

Legend

- View extent
- Project extent
- Centre line

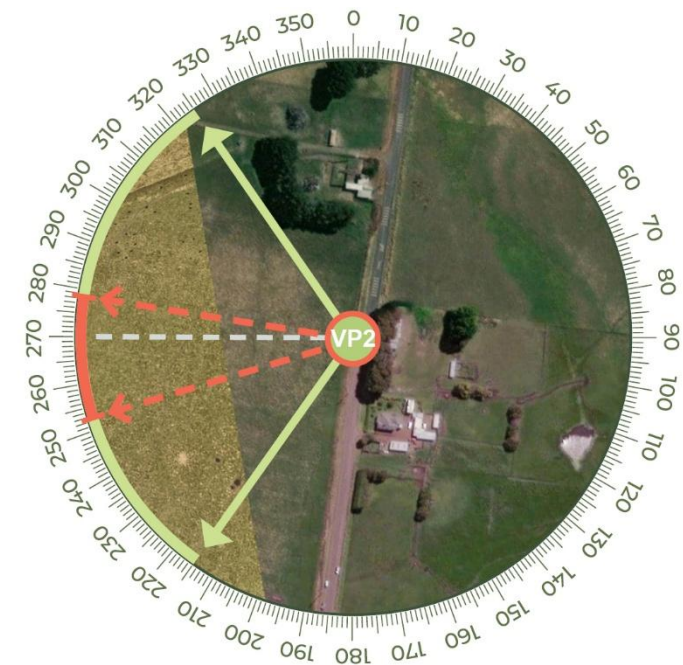


Table 13 VP2 - Summary of Visual Impact

Viewpoint– VP2	Summary of Visual Impact Assessment		
Representative image location	Wire Lane (Western Orientation)		
Viewpoint coordinates	-38.232730, 143.173550		
Date of image capture	13 April 2026 11:11am		
Camera (make and model)	Canon EOS 6D Mark II		
Camera lens	50mm (EF50mm f/1.8 STM)		
Image HFoV & VFoV	110° (HFoV) & 39.6° (VFoV) [Digital multi-frame cylindrical panorama]		
Direction of View	270° (West)		
Elevation (approximate)	170.8 m		
Distance from the Project	354 metres (to Project Area)		
Viewer motion	At speed (60km/h) [approximate]		
Visibility duration	1 minute 27 seconds (passenger vehicle)		
Accessibility	Predominantly vehicle		
Visual baseline description	Open rural grazing landscape with expansive pastoral paddocks, shelterbelt vegetation and views of Mt Leura in the background.		
Receptor sensitivity rating	Subject Site		Very low Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas
	Visual Prominence		Very low The Subject Site is barely perceptible / not visible and is not distinguishable within the overall view
	View Corridor	Prominence & visibility	High View corridor has clear unobstructed views of the Subject Site and surrounding landscape
	Receptors	Type & sensitivity	Low Receptors have a low interest in the Subject Site
		Numbers	Very low Very low number of users, viewers or visitations e.g. rural road or rural community facility
	Overall sensitivity	Low (Rating 1.6 refer Table 3 & Table 4)	
Magnitude of change rating	Low (Rating 2 refer Table 8Error! Reference source not found.) (Minimal contrast of any new elements such that the nature of the view or local character remains relatively unchanged)		
Effect significance rating	Minor (refer Table 9) (Limited Change)		
Implementation of mitigation (Refer Section 9.0)	Minor-Negligible (Barely Perceptible Change)		

**ADVERTISED
PLAN**



7.9.5 VP3 - Public Receptor Location

Photo 7 VP3 - Wiridgil Road (Southern Orientation)



Image Reference: SLR Consulting Date: 13 April 2026

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

**ADVERTISED
PLAN**



7.9.6 VP3 - Visual Baseline Conditions

The view comprises a rural agricultural landscape within a broad volcanic plains setting, characterised by open grazing paddocks occupying the foreground and middle distance, with scattered shelterbelt vegetation, rural buildings and agricultural infrastructure distributed throughout the scene. The surrounding context reflects a modified pastoral landscape typology dominated by agricultural land uses and intermittent remnant vegetation.

Vegetation within the view is dispersed and generally associated with property boundaries, windbreak planting and the established homestead curtilage. Mature trees surrounding the homestead at 185 Wire Lane provide partial visual enclosure and contribute to the established rural character of the locality. Fencing and pasture grasses in the foreground reinforce the functional agricultural use of the landscape.

A rural homestead and associated outbuildings are visible within the middle distance, forming a prominent built element within the otherwise open landscape setting. Beyond the homestead, gently undulating volcanic landforms and scattered vegetation bands contribute visual relief and assist in defining the broader landscape character. Partial views of Mount Leura are visible in the background, with the landform partially obscured by shelterbelt vegetation and tree groupings distributed across the horizon. Built form within the wider landscape remains sparse and visually dispersed.

The topography is predominantly flat to gently undulating, allowing for mid - to - long - range visibility across the agricultural landscape while maintaining a generally open visual envelope. Visual permeability is high, with expansive sightlines extending across the paddocks toward distant vegetation and landform features.

The viewer position is located adjacent to a rural roadside corridor, affording panoramic views across the agricultural plains toward the homestead and surrounding rural landholdings. The overall visual character is defined by openness, agricultural land use, dispersed rural development and distant volcanic landforms within a broad rural setting.

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

Legend

- View extent
- - - Project extent
- - - Centre line

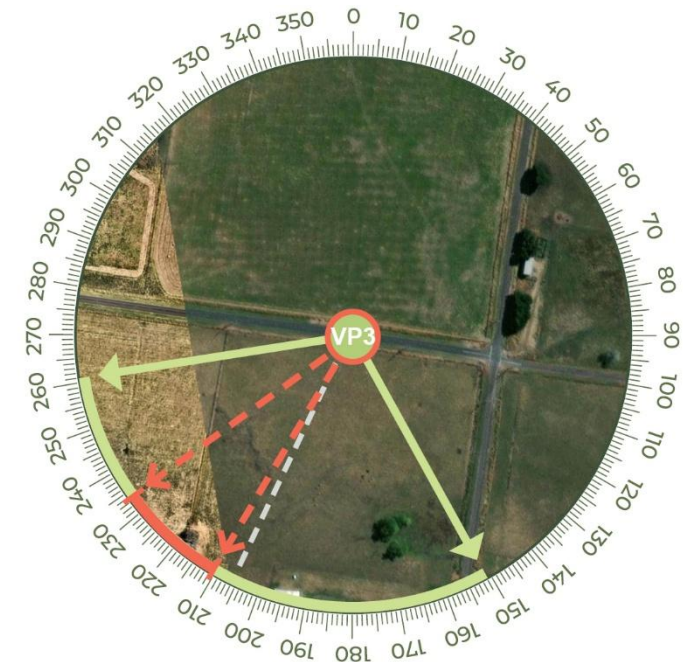


Table 14 VP3 - Summary of Visual Impact

Viewpoint– VP3	Summary of Visual Impact Assessment		
Representative image location	Wiridgil Road (Southern Orientation)		
Viewpoint coordinates	-38.228610, 143.172860		
Date of image capture	13 April 2026 11:23am		
Camera (make and model)	Canon EOS 6D Mark II		
Camera lens	50mm (EF50mm f/1.8 STM)		
Image HFoV & VFoV	110° (HFoV) & 39.6° (VFoV) [Digital multi-frame cylindrical panorama]		
Direction of View	206° (South-southwest)		
Elevation (approximate)	168.2 m		
Distance from the Project	513 metres (to Project Area)		
Viewer motion	At speed (60km/h)		
Visibility duration	47 seconds (passenger vehicle) [intermittent views]		
Accessibility	Predominantly vehicle		
Visual baseline description	Open rural grazing landscape with shelterbelt vegetation, intermittent rural built form and distant volcanic landforms visible across the agricultural plains.		
Receptor sensitivity rating	Subject Site	Visual Prominence	Very low Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas
	Visual Prominence		Very low The Subject Site is barely perceptible / not visible and is not distinguishable within the overall view
	View Corridor	Prominence & visibility	Very low Character of the Subject Site is typical of the surrounding area and cannot be distinguished
	Receptors	Type & sensitivity	Low Receptors have a low interest in the Subject Site
		Numbers	Very low Very low number of users, viewers or visitations e.g. rural road or rural community facility
	Overall sensitivity	Low (Rating 1.2 refer Table 3 & Table 4)	
Magnitude of change rating	Low (Rating 2 refer Table 8) (Minor change to the landscape or views)		
Effect significance rating	Minor (refer Table 9) (Limited Change)		
Implementation of mitigation (Refer Section 9.0)	Minor-Negligible (Barely Perceptible Change)		

**ADVERTISED
PLAN**



7.9.7 VP4 - Public Receptor Location

Photo 8 VP4 - Wiridgil Road (Southeast Orientation)



Image Reference: SLR Consulting Date: 13 April 2026

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

**ADVERTISED
PLAN**



7.9.8 VP4 - Visual Baseline Conditions

The view comprises an open rural agricultural landscape within a broad volcanic plains setting, characterised by expansive grazing paddocks extending across the foreground and middle distance, with intermittent shelterbelt vegetation and roadside infrastructure defining the view corridor. The surrounding context reflects a modified pastoral landscape dominated by agricultural land uses and scattered vegetation.

Vegetation within the view is sparse and dispersed, generally associated with paddock boundaries, roadside grasses and shelterbelt planting. Linear utility infrastructure, including overhead powerlines and timber poles, extends along the roadside corridor and forms a consistent built element within the landscape. Scattered tree groupings and windbreak vegetation provide limited visual enclosure while reinforcing the rural character of the locality.

The topography is predominantly flat to gently undulating, contributing to long range visibility and an open visual envelope across the broader agricultural plains. Visual permeability is high, with expansive sightlines extending toward distant vegetation bands and foothill landforms visible along the horizon.

The viewer position is located adjacent to a rural roadside corridor, affording panoramic mid - to - long - range views across the surrounding agricultural landscape. The overall visual character is defined by openness, pastoral land use, dispersed vegetation and linear roadside infrastructure within a low relief rural setting.

ADVERTISED PLAN

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

Legend

-  View extent
-  Project extent
-  Centre line

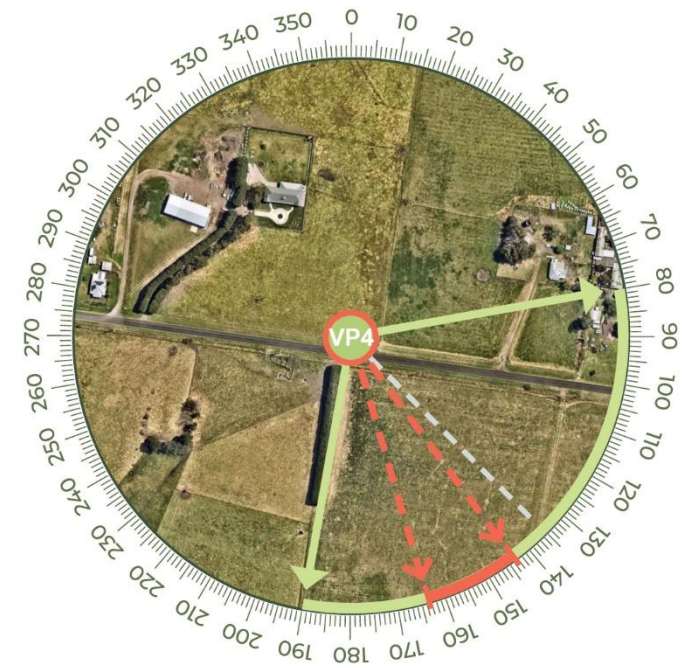


Table 15 VP4 - Summary of Visual Impact

Viewpoint– VP4	Summary of Visual Impact Assessment		
Representative image location	Wiridgil Road (Southwest Orientation)		
Viewpoint coordinates	-38.227720, 143.165030		
Date of image capture	13 April 2026 11:34am		
Camera (make and model)	Canon EOS 6D Mark II		
Camera lens	50mm (EF50mm f/1.8 STM)		
Image HFoV & VFoV	110° (HFoV) & 39.6° (VFoV) [Digital multi-frame cylindrical panorama]		
Direction of View	135° (Southeast)		
Elevation (approximate)	171.2 m		
Distance from the Project	505 metres (to Project Area)		
Viewer motion	At speed (60km/h)		
Visibility duration	47 seconds (passenger vehicle) [intermittent views]		
Accessibility	Predominantly vehicle		
Visual baseline description	Open agricultural plains landscape with shelterbelt vegetation, linear roadside infrastructure and distant volcanic landforms visible across the rural setting.		
Receptor sensitivity rating	Subject Site	Visual Prominence	Very low Character of the Subject Site is typical of the surrounding area and cannot be distinguished between adjoining areas
		Visual Prominence	Medium The Subject Site is visible from surrounding vantage points and sits within the context of a number of other elements within the overall view
	View Corridor	Prominence & visibility	Very low Character of the Subject Site is typical of the surrounding area and cannot be distinguished
	Receptors	Type & sensitivity	Low Receptors have a low interest in the Subject Site
		Numbers	Very low Very low number of users, viewers or visitations e.g. rural road or rural community facility
	Overall sensitivity	Low (Rating 1.6 refer Table 3 & Table 4)	
	Magnitude of change rating	Low (Rating 2 refer Table 8) (Minor change to the landscape or views)	
Effect significance rating	Minor (refer Table 9) (Limited Change)		
Implementation of mitigation (Refer Section 9.0)	Minor-Negligible (Barely Perceptible Change)		



8.0 Summary and Evaluation of Visual Effects

The LVIA identifies that the Project would introduce a utility installation within an established rural and agricultural landscape characterised by open pastoral land, dispersed vegetation, transport infrastructure and broad volcanic plains. The assessment demonstrates that visual effects are generally constrained by the relatively low-profile nature of the infrastructure, the consolidated siting of the Project adjacent to the existing rail corridor, setback distances, intervening vegetation and proposed perimeter screening.

Viewshed modelling and field verification indicate that visibility is generally limited to localised sections of surrounding rural road corridors and a small number of private receptors within the broader township edge. Visual exposure is predominantly associated with transient road users experiencing short-duration views from Wiridgil Road and Wire Lane. From these locations, the Project would be perceived within an already modified rural landscape containing agricultural infrastructure, utility elements and transport corridors.

Assessment of representative viewpoints indicates that the Project would result in predominantly low magnitude visual change and minor visual effects prior to mitigation, reducing to minor-negligible following implementation of perimeter vegetation screening. The Project would not materially alter the broader landscape character of the Camperdown volcanic plains landscape and would remain visually subordinate within the wider pastoral setting.

8.1 Summary of Assessment

The receiving environment is characterised by a generally open rural and pastoral landscape with moderate landscape value associated with the broader volcanic plains setting and the visual presence of Mount Leura and Mount Sugarloaf. However, the immediate Project context is highly modified and agriculturally dominated, with low-density built form, existing transport infrastructure and dispersed utility elements contributing to an established working rural landscape character.

Overall receptor sensitivity associated with the assessed viewpoints is considered low due to the transient nature of road-based receptors, limited viewer numbers and the existing modified landscape context. Magnitude of visual change is generally assessed as low, reflecting the relatively contained scale of the Project footprint, low-profile built form, setback distances and limited visibility within the broader landscape.

Principal factors influencing visual effects include:

- The open and expansive nature of the volcanic plains landscape;
- The proximity of local rural roads to the Subject Site;
- Existing shelterbelts and roadside vegetation;
- Consolidated siting adjacent to the Warrnambool railway corridor;
- The low-profile and utilitarian character of the proposed infrastructure; and
- Proposed perimeter vegetation screening and landscape mitigation.

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

**ADVERTISED
PLAN**



8.2 Landscape Character Evaluation

The Project would introduce a consolidated utility installation within an established rural landscape characterised by agricultural land use, transport infrastructure and dispersed utility elements. The Project Area is contained adjacent to the existing rail corridor, limiting fragmentation and broader visual spread across the landscape.

The relatively low-profile nature of the battery infrastructure reduces visual dominance within the expansive pastoral setting. While the substation and lightning protection masts represent the tallest elements, these would be experienced within an already modified rural landscape containing existing utility and agricultural infrastructure.

The defining characteristics of the Camperdown volcanic plains landscape, including expansive pastoral land use, open rural views and prominent volcanic landforms, would remain evident following development of the Project. Overall effects on landscape character are therefore assessed as limited and not significant in GLVIA3 terms. The following subsection evaluates visual effects from representative viewpoints surrounding the Subject Site.

Photo 9 Aerial views of Mount Leura and the Camperdown Region



Image Reference: Parks Vic 2024 accessed date: 8 May 2026

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

**ADVERTISED
PLAN**



8.3 Evaluation of Visual Effects from Key Viewpoints

8.3.1 VP1 - Wire Lane, Camperdown (Northwest Orientation)

VP1 represents transient views experienced from a local rural road corridor within an expansive pastoral landscape. The Project would be viewed in the context of existing agricultural infrastructure, roadside utility elements and shelterbelt vegetation. The magnitude of visual change is assessed as low due to the limited prominence of infrastructure within the broader view, short viewing duration and low receptor sensitivity. The Project would not interrupt key landscape features or materially alter the openness and pastoral character of the surrounding landscape.

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

8.3.2 VP2 - Wire Lane (Western Orientation)

VP2 represents open views across the volcanic plains landscape with Mount Leura forming a dominant landscape feature in the background. The Project would introduce additional infrastructure elements within the foreground and middle-distance rural setting. Although visibility at this viewpoint is relatively open, the Project would remain visually subordinate to the broader landscape composition and would not compete with the visual prominence of Mount Leura or the wider volcanic plains setting. The consolidated siting and relatively low infrastructure profile limit visual dominance.

The magnitude of change is assessed as low and the resulting visual effect is assessed as **minor**, reducing to **minor-negligible** following mitigation planting.

8.3.3 VP3 - Wiridgil Road (Southern Orientation)

VP3 represents intermittent rural road views characterised by open grazing land, scattered rural dwellings and shelterbelt vegetation. Existing vegetation and homestead planting contribute partial visual containment and reduce direct visual exposure toward the Subject Site. The Project would be experienced as a limited and secondary visual element within the broader agricultural setting. Existing rural built form and vegetation patterns would remain dominant within the view.

The magnitude of visual change is assessed as low, with the resulting visual effect assessed as **minor** prior to mitigation and **minor-negligible** following establishment of vegetation screening.

8.3.4 VP4 - Wiridgil Road (Southwest Orientation)

VP4 represents an open rural road corridor with expansive views across agricultural plains and dispersed utility infrastructure. The Project would introduce a utility installation within an already modified rural setting. Despite relatively open viewing conditions, the Project would remain visually contained within the broader landscape and would not fundamentally alter the existing viewing experience or landscape character. Existing roadside infrastructure and agricultural elements reduce visual contrast associated with the Project.

The magnitude of visual change is assessed as low and the resulting visual effect is assessed as **minor**, reducing to **minor-negligible** following mitigation planting.

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

ADVERTISED
PLAN



8.4 Overall Visual Effects Conclusion

The LVIA concludes that the Project would result in generally low magnitude visual change and limited visual effects within the surrounding rural landscape. Visual effects are primarily associated with localised and transient views from nearby rural road corridors and a limited number of surrounding receptors. The broader landscape character of the Camperdown volcanic plains landscape would remain substantially unchanged. Key defining characteristics, including expansive pastoral land use, volcanic landforms, open rural views and dispersed agricultural infrastructure, would continue to dominate the visual landscape following development of the Project.

Overall, the assessed visual effects are considered predominantly **minor** prior to mitigation and **minor-negligible** following implementation of proposed landscape screening measures. No significant adverse visual effects are identified.

Photo 10 Views of the Subject Site from Wiridgil Road

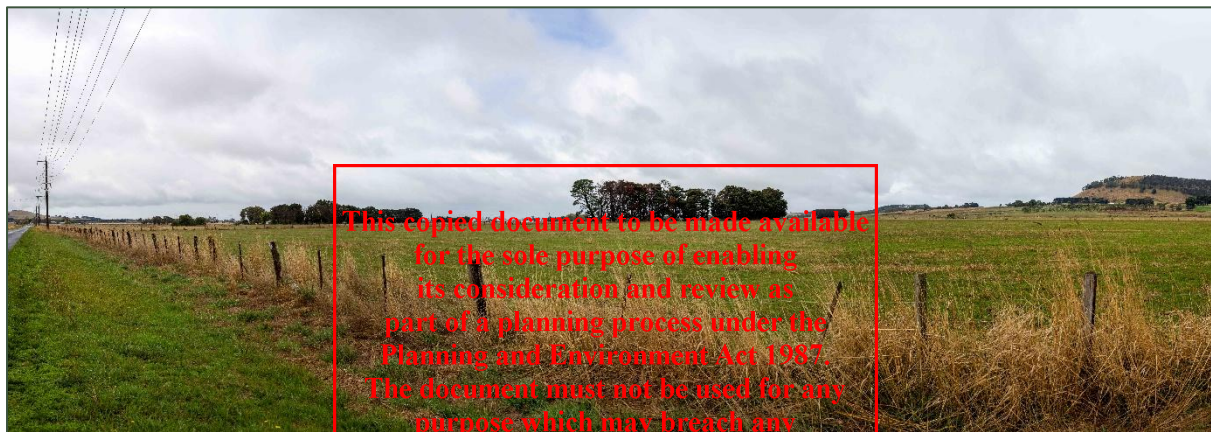


Image Reference: SLR Consulting Date: 13 April 2026

9.0 Mitigation Measures

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

- Consolidated siting of infrastructure within the southern portion of the Subject Site;
- Location adjacent to the existing Warrnambool railway corridor;
- Retention of the broader agricultural land use across the balance of the Subject Site;
- Use of low-profile infrastructure elements where practicable;
- Setback distances from surrounding roads and nearby receptors;
- Proposed perimeter vegetation screening; and
- Consolidation of internal infrastructure within a contained Project Area.

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

9.1.1 Perimeter Vegetation Screening

Perimeter vegetation screening is expected to materially reduce visual exposure from surrounding rural roads and nearby receptors over time. Proposed planting would assist in

filtering and softening views of infrastructure, particularly lower-profile battery containers, fencing within the Project Area.

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

While upper infrastructure elements, including lightning protection masts and portions of the substation infrastructure, may remain partially visible from some locations, the overall effectiveness of screening is considered high in reducing perceived visual prominence and assisting long-term landscape integration outcomes.

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

10.0 Cumulative and Residual Effects

10.1 Cumulative Effects

The surrounding landscape currently contains a range of existing rural and utility infrastructure elements including transport corridors, overhead electricity infrastructure, agricultural buildings and dispersed rural development. These existing elements contribute to an established modified rural landscape character.

The Project would marginally increase the presence of utility infrastructure within the local landscape; however, cumulative visual effects are considered very limited due to the contained scale of the Project, the absence of other concentrated energy infrastructure elements within immediate surrounding views and the relatively low visibility identified through viewshed modelling.

Where overlapping visibility may occur with existing infrastructure corridors or rural built form, the Project would generally be perceived as an extension of the broader working rural and utility landscape rather than introducing a substantially new or incompatible visual character.

No substantial cumulative visual effects are identified in relation to key viewpoints, surrounding road corridors or the broader volcanic plains landscape character.

10.2 Residual Effects

Following implementation of proposed mitigation measures, residual visual effects are expected to remain limited, localised and generally associated with partial or filtered views from nearby rural road corridors and a small number of surrounding receptors.

Residual effects would primarily comprise the continued visibility of selected infrastructure components, including portions of the substation and lightning protection masts, from isolated viewpoints where screening and topography do not fully obscure views.

Notwithstanding these residual effects, the Project would remain visually subordinate within the broader rural and volcanic plains landscape setting. Residual visual effects are therefore considered acceptable in LVIA terms and are not assessed as resulting in significant adverse visual outcomes.

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

**ADVERTISED
PLAN**



11.0 Corangamite Shire Council Compliance

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

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

**ADVERTISED
PLAN**



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

**ADVERTISED
PLAN**



Clause	Objective / Control	Compliance Response	Outcome
Clause 53.22 - Energy Generation Facility	Require assessment of visual impacts, visibility from public viewpoints and integration of energy infrastructure within the surrounding landscape.	The LVIA directly addresses the requirements of Clause 53.22 through identification of sensitive viewing locations, assessment of visual exposure and evaluation of potential visual impacts. The Project incorporates mitigation measures intended to reduce visual prominence and improve integration with the surrounding rural landscape setting.	Complies
Clause 65.01 - Approval of an Application or Plan	Consider amenity, environmental impacts and compatibility with surrounding land uses when determining a planning application.	The Project has been assessed having regard to landscape character, visual amenity and compatibility with surrounding rural land uses. The LVIA provides a framework for understanding visual impacts, identifying sensitive receptors and recommending mitigation measures to support informed decision-making and minimise adverse visual effects.	Complies

ADVERTISED PLAN

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



12.0 Limitations and Assumptions

Limitations

The LVIA is subject to the following limitations:

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

Assumptions

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

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

**ADVERTISED
PLAN**

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

13.0 Conclusion

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

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

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

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

Importantly, the Project would not diminish the broader scenic qualities associated with the volcanic plains landscape, including expansive pastoral views, agricultural land use patterns and the visual prominence of Mount Leura and Mount Sugarloaf. The wider landscape character would remain legible and intact following development of the Project.

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

**ADVERTISED
PLAN**

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



14.0 References

- Agriculture Victoria (Ag Vic 2023), *Victorian Resources Online: Soil and Land Information*, Victorian Government, Melbourne.
- Corangamite Catchment Management Authority (CMA 2021), *Corangamite Regional Catchment Strategy 2021–2027*, Corangamite CMA, Colac.
- Corangamite Shire Council (CSC 2024), *Corangamite Planning Scheme*, Department of Transport and Planning, Victorian Government, Melbourne. Available online: <https://planningschemes.app.planning.vic.gov.au/Corangamite/ordinance?f.Scheme%7CplanningSchemeName=> Accessed: 13.03.2026.
- Corangamite Shire Council (CSC 2025), *Mt Leura and Mt Sugarloaf Reserves*, Corangamite Shire Council, viewed 22 May 2026, <https://www.corangamite.vic.gov.au/Places-and-Events/Parks-sport-recreation/Mt-Leura-Mt-Sugarloaf-Reserves>.
- Country Fire Authority (CFA 2024), *Guideline for Renewable Energy Facilities*, Victorian Government, Melbourne.
- Department of Climate Change, Energy, the Environment and Water (DCCEEW 2024), *National Vegetation Information System (NVIS) Major Vegetation Groups – Version 6.0*, Australian Government, Canberra.
- Department of Energy, Environment and Climate Action (DEECA 2024), *NatureKit Map Viewer*, Victorian Government, viewed 22 May 2026, <https://maps.environment.vic.gov.au/naturekit/>.
- Department of Energy, Environment and Climate Action (DEECA 2025), *Native Vegetation Modelled 1750 Ecological Vegetation Classes*, Victorian Government, Melbourne.
- Department of Environment, Land, Water and Planning (DELWP 2022), *Solar Energy Facilities Design and Development Guideline*, Victorian Government, Melbourne.
- Department of Transport and Planning 2026 (DTP 2026), *Application for Planning Permit PA2604198: Camperdown BESS, Wire Lane Camperdown VIC 3260*, letter to Mitchell Kennedy, 16 February, Melbourne.
- Department of Transport and Planning (DTP 2024a), *Planning Practice Notes*, Victorian Government, Melbourne. Available online: <https://www.planning.vic.gov.au/guides-and-resources/practice-notes> Accessed: 18.03.2026.
- Department of Transport and Planning Victoria. (n.d.) *Speed Signs*. Available at: [Speed Signs Dataset](#) Accessed: 11 May 2026.
- Department of Transport and Planning (DTP 2025), *Vicmap Basemaps and Watercourse Spatial Data*, Victorian Government, Melbourne.
- Department of Transport and Planning (DTP n.d.), *VicPlan*, Victorian Government, viewed 27 April 2026, <https://mapshare.vic.gov.au/vicplan/>
- Department of Transport and Planning (DTP 2024b), *Victoria Planning Provisions*, Victorian Government, Melbourne. Available online: <https://www.planning.vic.gov.au/planning-schemes> Accessed: 13.03.2026.
- Flickr (Flickr 2026), *Camperdown railway line* [photograph], Flickr, viewed 8 May 2026, <https://www.flickr.com/photos/96813358@N05/47935244893/>.
- Geological Survey of Victoria (Geo Vic 2020), *Geology and Geomorphology of the Victorian Volcanic Plains*, Department of Jobs, Precincts and Regions, Victorian Government, Melbourne.



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

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

Parks Victoria (Parks Vic 2024), *Mount Leura and Mount Sugarloaf Reserve*, Parks Victoria, Melbourne.

RailGallery 2026, *Pacific National Warrnambool freight*, viewed 25 May 2026, <<https://railgallery.wongm.com/warrnambool-freight/>>.

Thorley, N. (Thorley 2026), *Mount Leura: Victoria's Makeshift Hillclimb*, Noah Thorley Images, viewed 22 May 2026, <https://www.noahthorleyimages.com/motorsport/mount-leura-victorias-makeshift-hillclimb>.

V/Line (V/Line 2026), *Warrnambool – Melbourne (via Geelong) timetable*, viewed 25 May 2026, <<https://www.vline.com.au/getattachment/dbfa352e-a583-4326-929f-d45f2d2970cd/Warrnambool-Melbourne-%28via-Geelong%29-%281%29>>

Visit Great Ocean Road (VGOR 2026), *The Courthouse Camperdown*, viewed 21 May 2026, <https://visitgreatoceanroad.org.au/attractions/the-courthouse-camperdown/>.

ADVERTISED PLAN

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



15.0 Closure

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

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

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

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

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

Sincerely,

SLR Consulting Australia Pty Ltd

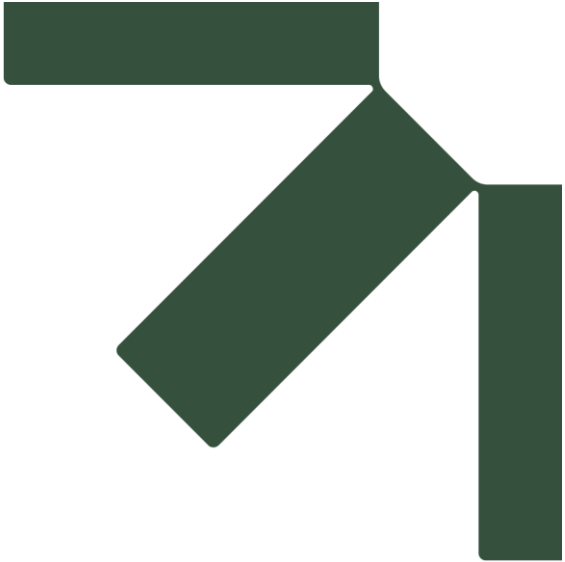


Adam Parsons, RLA3104
Principal

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

**ADVERTISED
PLAN**





Appendix A Key Viewpoint Locations

Landscape Character Visual Impact Assessment

Camperdown Battery Energy Storage System (BESS)

Camperdown BESS Pty Ltd

SLR Project No.: 620.041535.00031

11 June 2026

**ADVERTISED
PLAN**

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

A.1.1 Photo 1 VP1 - Wire Lane (Northwest Orientation)



**ADVERTISED
PLAN**

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



A.1.2 Photo 2 - VP2 - Wire Lane (Northwest Orientation)



**ADVERTISED
PLAN**

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



A.1.3 Photo 3 - VP3 - Wiridgil Road (Southern Orientation)



**ADVERTISED
PLAN**

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



A.1.4 Photo 4 - VP4 - Wiridgil Road (Southwest Orientation)



**ADVERTISED
PLAN**

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



**ADVERTISED
PLAN**

Appendix B Geospatial Mapping

Landscape Character Visual Impact Assessment

Camperdown Battery Energy Storage System (BESS)

Camperdown BESS Pty Ltd

SLR Project No.: 620.041535.00031

11 June 2026

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

690,000

CAMPERDOWN BESS**THEORETICAL ZONE OF VISIBILITY****FIGURE 7****LEGEND**

- Receptor Group 1 - Wire Lane
- Receptor Group 2 - Wiridgil Road
- Receptor Group 3 - Cressy, Green, Ower, Tait, Fergusson and Clarke Street
- Receptor Group 4 - Manifold Street, Princes Highway and Clarke Street
- Project Area
- Battery Area
- Battery Container
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Screening
- Stormwater Management
- Substation Area
- Tank
- Zone of Thoretical Visibility

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



0 250 500 Metres

Coordinate System: GDA2020 MGA Zone 54

Scale: 1:15,000 at A4

Project Number: 620.041535

Date Drawn: 13-May-2026

Drawn by: PM



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

Data Source:
Aerial Imagery: Nearmap imagery capture on 20260102
Site Layout provided by client 20260407

THEORETICAL ZONE OF VISIBILITY
WITH VEGETATION SCREENING

FIGURE 8

LEGEND

- Receptor Group 1 - Wire Lane
- Receptor Group 2 - Wiridgil Road
- Receptor Group 3 - Cressy, Green, Ower, Tait, Fergusson and Clarke Street
- Receptor Group 4 - Manifold Street, Princes Highway and Clarke Street
- Battery Container
- Fire Hydrant
- MV Switchroom
- O+M Building
- Power Conversion Unit
- Road
- Screening
- Stormwater Management
- Substation Area
- Tank
- Zone of Thoretical Visibility
- Project Area

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



Coordinate System: GDA2020 MGA Zone 54

Scale: 1:15,000 at A4

Project Number: 620.041535

Date Drawn: 13-May-2026

Drawn by: PM



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



Data Source:
Aerial Imagery: Nearmap imagery capture on 20260102
Site Layout provided by client 20260407



CAMPERDOWN BESS

PROPOSED INFRASTRUCTURE HEIGHTS

FIGURE 11

LEGEND

- Rail
- Project Area
- ▨ Battery Area
- Fire Hydrant
- MV Switchroom
- O+M Building
- Road
- Stormwater Management
- Substation Area
- Tank
- ▨ Screening
- Cadastre (Subject Site)

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

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

	0	25	50
	m		
Coordinate System:	GDA2020 MGA Zone 54		
Scale:	1:2,000 at A4		
Project Number:	620.041535		
Date Drawn:	08-May-2026		
Drawn by:	RB		



Data Source:
Aerial Imagery: Nearmap imagery capture on 20260102
Site Layout provided by client 20260407

B.1 Viewshed Analysis Methodology

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

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

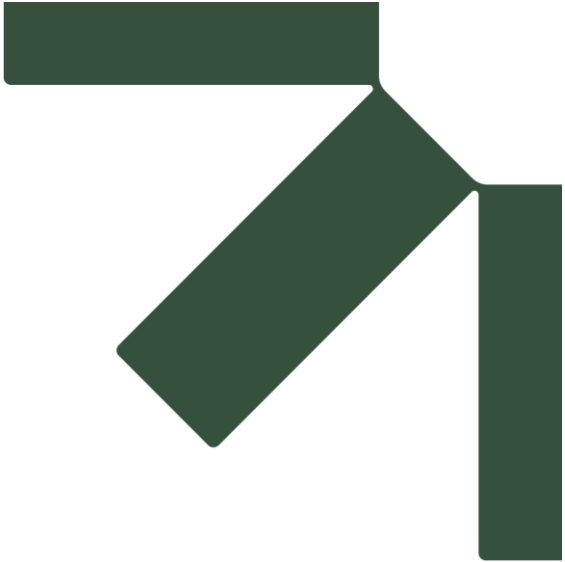
Notes

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

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

**ADVERTISED
PLAN**





Appendix C Landscape Concept Plan

Landscape Character Visual Impact Assessment

Camperdown Battery Energy Storage System (BESS)

Camperdown BESS Pty Ltd

SLR Project No.: 620.041535.00031

11 June 2026

**ADVERTISED
PLAN**

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

Camperdown BESS

Wire Lane, Camperdown VIC 3260

Landscape Concept Plan - Development Approval

Camperdown BESS Pty Ltd

Address Wire Lane Camperdown VIC, 3260
RPD Lot 2 of LP34716 and Lot 2 of PS817143
Client Camperdown BESS Pty Ltd
Landscape Architect SLR Consulting Australia Pty Ltd

DRAWING REGISTER	
620.041535.00031 - 001	Coversheet, Drawing Register and Locality Plan
620.041535.00031 - 002	Landscape Concept Plan
620.041535.00031 - 003	Planting Schedule and Landscape Module Concept Detail

ADVERTISED
PLAN

REVISION HISTORY			
001	03 June 2026	For Client Review	Adam Parsons
002	05 June 2026	For Client Review	Adam Parsons
003	11 June 2026	For Submission	Adam Parsons

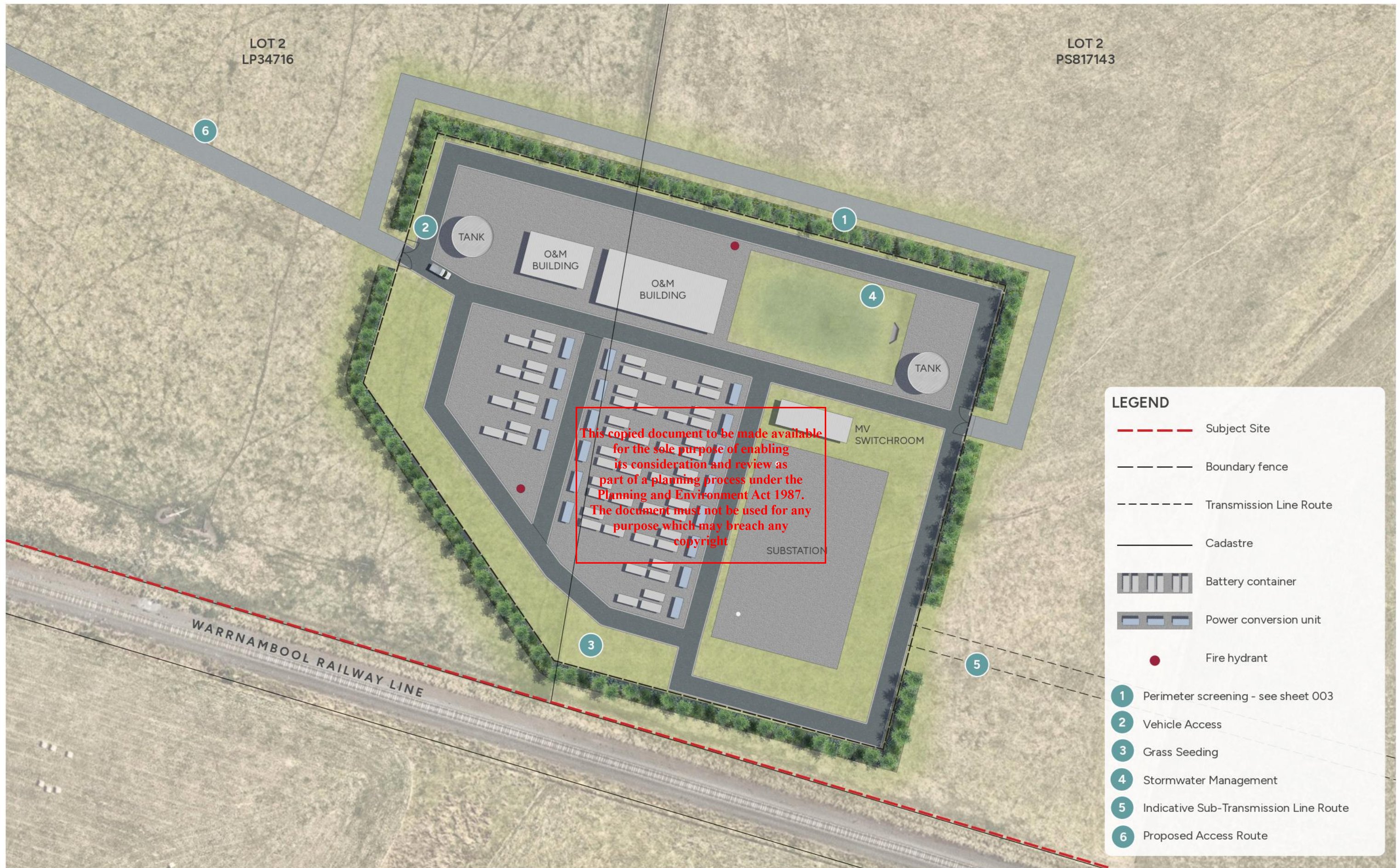
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



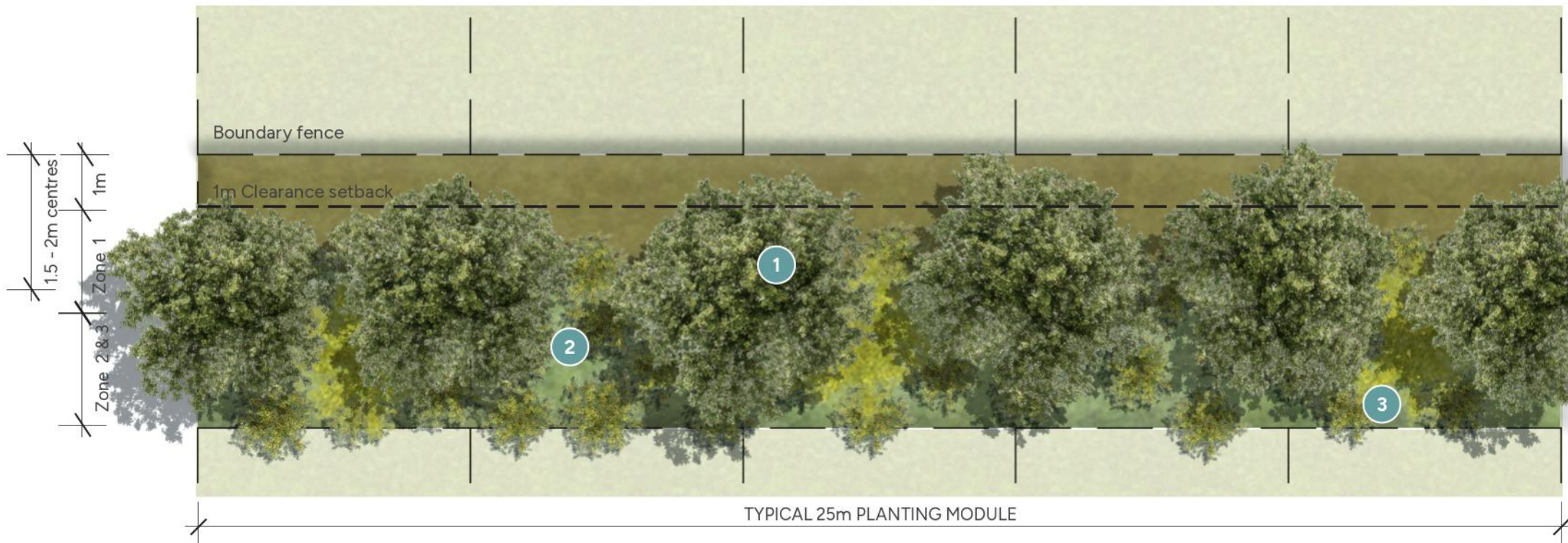
LOCALITY PLAN

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





ADVERTISED
PLAN



PLAN - TYPICAL PLANTING SCREEN MODULE
1:100 @ A3

ADVERTISED PLAN

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

PERFORMANCE OUTCOMES

SCREENING

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

CLIMATE ADAPTION

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

BIODIVERSITY

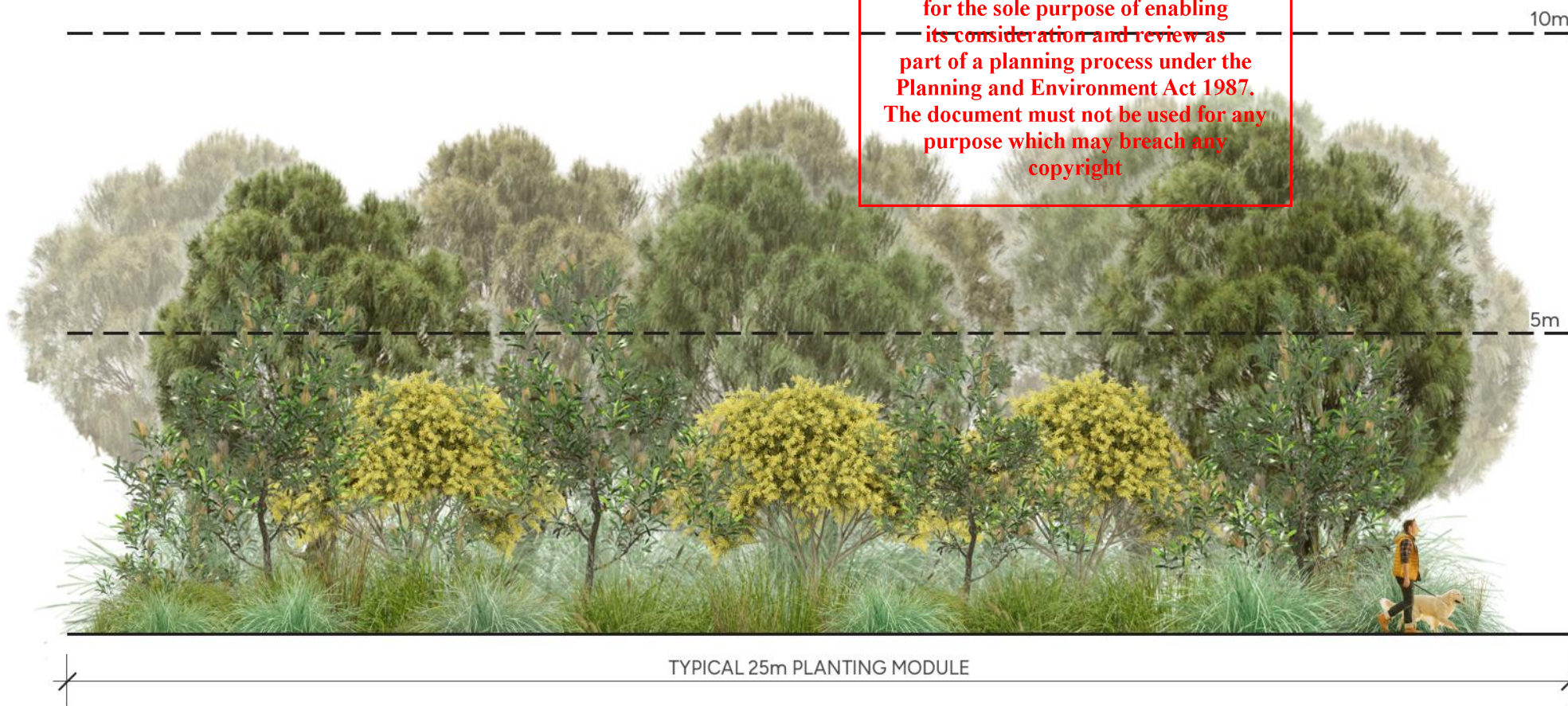
Provides nectar, pollen, seed, and shelter resources, Supports birds, pollinators, and small mammals.

FIRE CONSIDERATIONS

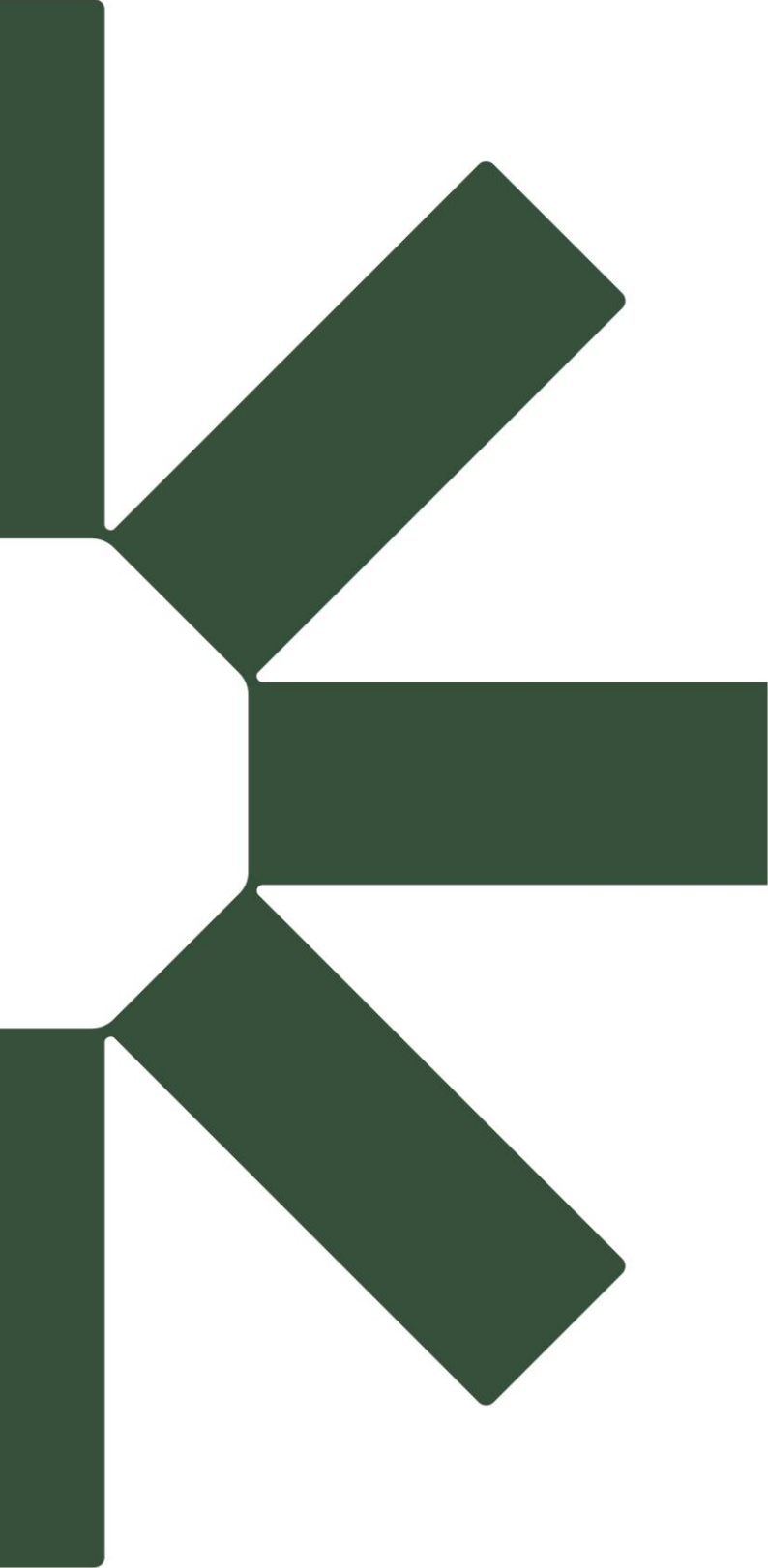
Dominated by lower flammability species, Mixed structure reduces continuous fuel loads, Outer grass layer can be managed seasonally.

PLANT SCHEDULE Native Shelterbelt

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



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



ADVERTISED PLAN

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