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Appendix G

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Landscape Plans and Landscape Early Works Strategies

Early Works Strategy

Landscape Architecture

13-Jun-2024
West Mokoan Solar Farm

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Early Works Strategy

Landscape Architecture

Client: Lightsource bp

ABN: 83623300792

Prepared by

AECOM Australia Pty Ltd

11-June-2025

Job No.: 60597809

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1.0 Introduction

1.1 Site Context

In September 2019, AECOM Australia Pty Ltd (AECOM) was engaged by South Energy to prepare the planning permit application for on behalf of 892 Yarrawonga Development Pty Ltd (South Energy) for the construction of a solar farm facility on land adjacent to Benalla-Yarrawonga Road and Lake Mokoan Benalla, Victoria (the Project). Planning Permit PA2000978 was granted on 3 November 2022.

In September 2021, ownership of the project applicant (892 Yarrawonga Development Pty Ltd) was transferred from South Energy to Lightsource bp. This Early Works Strategy Report refers to Lightsource bp to reflect current ownership of the Project applicant.

Following the transfer of ownership of the Project, Lightsource bp resolved to develop the Kennedys Creek Solar Farm (PA1900684-1) and West Mokoan Solar Farm (PA2000978) as a single project, known as the West Mokoan Solar Farm Project.

Lightsource bp have proposed changes to the concept designs for the West Mokoan Solar Farm. This Early Works Strategy has been updated for the West Mokoan portion of the combined Project site only and the former project name 'West Mokoan Solar Farm' is used to describe what is now the northern portion of the combined Project site. Note that a separate Landscape Early Works Strategy Report (prepared by AECOM and dated 24 January 2022) was approved by Department of Transport and Planning (DTP) as part of the amended planning permit application for Kennedys Creek Solar Farm (PA1900684-1).

This Early Works Strategy has been updated to support the application for a Planning Permit made under Section 47 (Applications for permits) of the *Planning and Environment Act 1987* (P&E Act), which seeks to:

- Combine the approved Planning Permit for West Mokoan Solar Farm (PA2000978) and approved Amended Planning Permit for Kennedys Creek Solar Farm (PA1900684-1) into a single Planning Permit
- Make the following design/project changes:
 - Include decentralised Battery Energy Storage System (BESS) (DC-coupled, sited with Power Conversion Units (PCUs)) across both solar farm sites, including partial noise walls around PCU /inverter locations across both sites
 - Include the land parcel at 81 Lake Mokoan Road as part of the West Mokoan Solar Farm site
 - Relocate the West Mokoan substation to the West Mokoan solar farm southern land parcel and connect to new transmission infrastructure from the Kennedys Creek Solar Farm site
- Make minor updates and design changes as a result of the above.

This Early Works Strategy has been prepared to reflect Revision 6 of the Concept Design. The site and lot addresses for the West Mokoan Solar Farm are presented in Table 1.

The site is located approximately five kilometres north-east of the town centre of Benalla, and approximately eight kilometres south-east of the township of Goorambat. It is bound by the Winton Wetlands Natural Features Reserve to the east. The land is currently used for broadacre farming, located within a Farming Zone (FZ), in accordance with the Benalla Planning Scheme.

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Table 1 Site Addresses within the West Mokoan Solar Farm

Site Address	Formal Land Description
892 Benalla-Yarrowonga Road, Goorambat	Lot 1 on Plan of Subdivision 625748F
Benalla-Yarrowonga Road, Benalla	Lot 1 on Title Plan 104377; Lots 1-2 on Title Plan 173518; Lot 1 on Local Plan 206524; Lot 1 on Title Plan 173518C; Lot 1 on Title Plan 104377
Crown Land	Allotment 98B Parish of Goorambat PP2704
616 Benalla-Yarrowonga Road, Benalla	Lot 1 on Local Plan 206524H; Lots 2-5 on Local Plan 206524
Road reserves of Lake Mokoan Road and Benalla-Yarrowonga Road	Allotment 2007 Parish of Goorambat PP2704;
Stockyard Creek	Lot 1 TP576184
81 Lake Mokoan Road, Goorambat	Lot 2 on Plan of Subdivision 625748

1.2 Scope of Work

The purpose of this Early Works Strategy is to describe the potential impacts associated with development of the solar farm and outline the strategies to mitigate, minimise, and manage any impacts. The scope of this Early Works Strategy is to:

- Summarise potential impacts identified in the Glint and Glare Assessment (prepared by AECOM Australia Pty Ltd, dated 26 August 2021)
- Summarise potential impacts identified in the Landscape and Visual Impact Assessment (prepared by AECOM Australia Pty Ltd, dated 22 April 2021)
- Outline the proposed mitigation measures
- Present details for implementing mitigation measures.

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2.0 Summary of Impacts

2.1 Glare Impacts

The Glint and Glare Assessment (AECOM, 2021) was submitted as part of the Planning Permit application for the West Mokoan solar farm. It identified observation points and route receptors for the solar farm. The observation points and route receptors are considered to be potential areas where glare could impact residents or drivers within or close to one kilometre of the solar farm.

Figure 1 identifies the observation points (red), route receptors (blue lines) and the solar farm array areas (blue areas) that were considered in the assessment.

The Glint and Glare Assessment found that a number of observation points and route receptors are predicted to experience glare with moderate potential for after image during various times of the day. Table 2 identifies these observation points and route receptors.

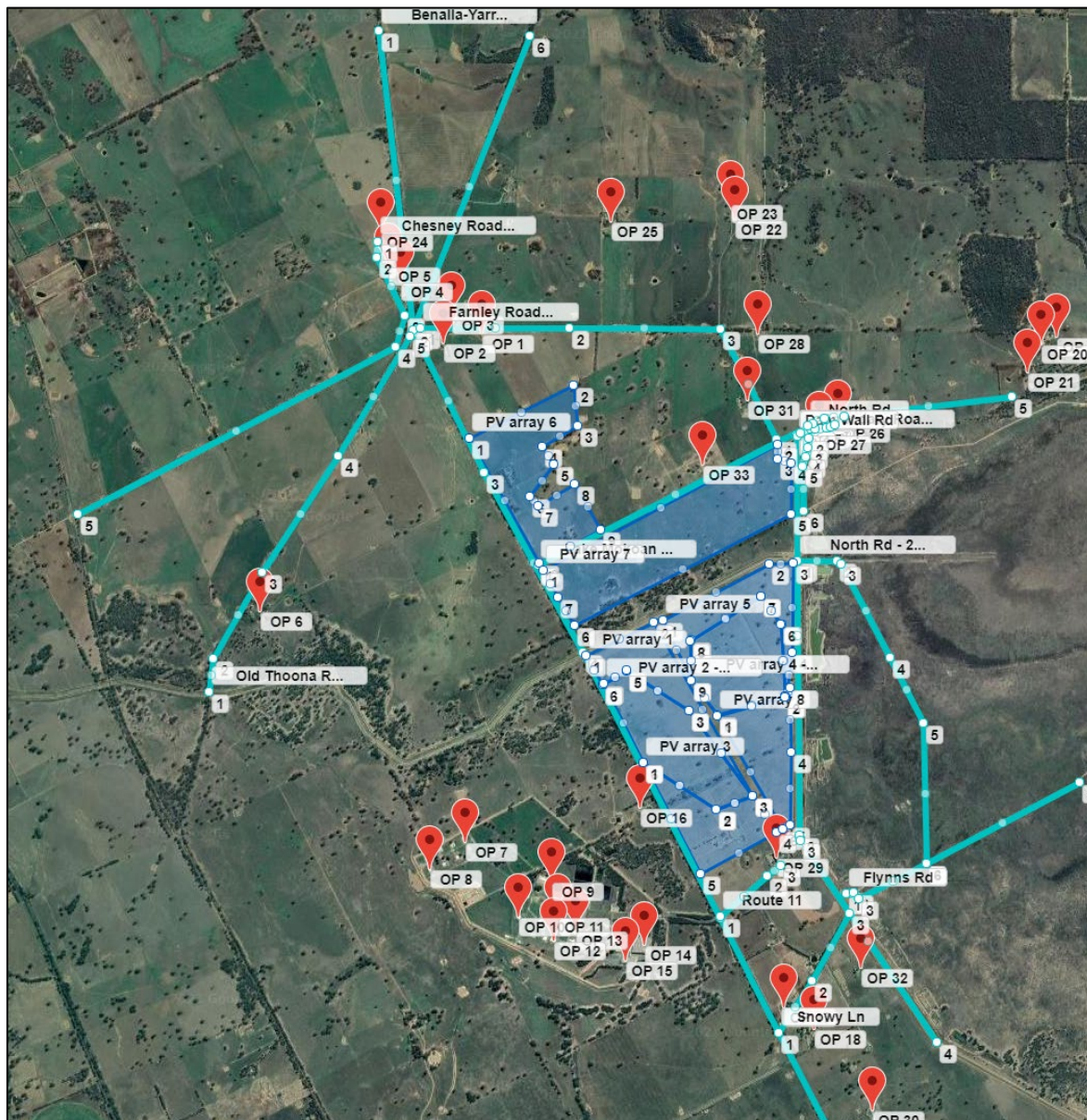


Figure 1 Observation points and route receptors analysed
Source: Glint and Glare Assessment, Figure 4 (prepared by AECOM Australia Pty Ltd, dated 7 May 2021)

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Table 2 Observation points and route receptors predicted to experience glare

Observation Point/Route Receptor	Low potential for after image (min/year)	Potential for after image (min/year)	Hazard Summary
Lake Mokoan Road	107	35,500	Glare with potential for after image
Benalla-Yarrowonga Road	5	21,042	Glare with potential for after image
Boundary Road	0	14,635	Glare with potential for after image
OP 33	0	11,081	Glare with potential for after image
OP 16	0	10,719	Glare with potential for after image
North Rd - 2	70	7,798	Glare with potential for after image
OP 7	1,391	6,859	Glare with potential for after image
Dam Wall Rd	0	6,426	Glare with potential for after image
OP 27	95	5,992	Glare with potential for after image
OP 9	451	5,677	Glare with potential for after image
OP 8	2,097	4,934	Glare with potential for after image
OP 26	219	4,773	Glare with potential for after image
Farnley Road	1	4,743	Glare with potential for after image
North Rd	1,811	3,911	Glare with potential for after image
Flynns Rd	642	3,918	Glare with potential for after image
OP 10	656	3,871	Glare with potential for after image
OP 31	0	3,110	Glare with potential for after image
OP 11	335	2,905	Glare with potential for after image
OP 21	1,304	2,748	Glare with potential for after image
OP 20	1,653	2,467	Glare with potential for after image
OP 1	0	2,432	Glare with potential for after image
OP 2	21	2,312	Glare with potential for after image
OP 28	7	2,091	Glare with potential for after image
OP 19	1,794	2,073	Glare with potential for after image
OP 13	156	1,621	Glare with potential for after image
OP 3	25	1,603	Glare with potential for after image
OP 12	257	1,415	Glare with potential for after image
Chesney Road	5,019	1,264	Glare with potential for after image
OP 4	0	390	Glare with potential for after image
OP 24	25	214	Glare with potential for after image
OP 6	4,751	74	Glare with potential for after image
OP 29	0	25	Glare with potential for after image
Route 11 (unnamed private driveway)	0	16	Glare with potential for after image
Old Thoona Road	277	0	Glare with low potential for after image

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2.2 Visual Impacts

The Landscape and Visual Impact Assessment (AECOM, 2021) identified a selection of representative viewpoints surrounding the proposal site were used to assess the visual impact from key locations within the study area. The viewpoints are included at Figure 2 and include:

- Viewpoint 1: Benalla-Yarrowonga Road North
- Viewpoint 2: Lake Mokoan Road
- Viewpoint 3: Benalla-Yarrowonga Road Mid
- Viewpoint 4: Benalla-Yarrowonga Road South
- Viewpoint 5: South Eastern Proposal Boundary
- Viewpoint 6: Dam Wall Hiking Trail South
- Viewpoint 7: Dam Wall Hiking Trail Mid
- Viewpoint 8: Dam Wall Hiking Trail North
- Viewpoint 9: Farnley Road East
- Viewpoint 10: Farnley Road West
- Viewpoint 11: 81 Lake Mokoan Road*

*Property is now within the project boundary and no longer considered a sensitive viewpoint.

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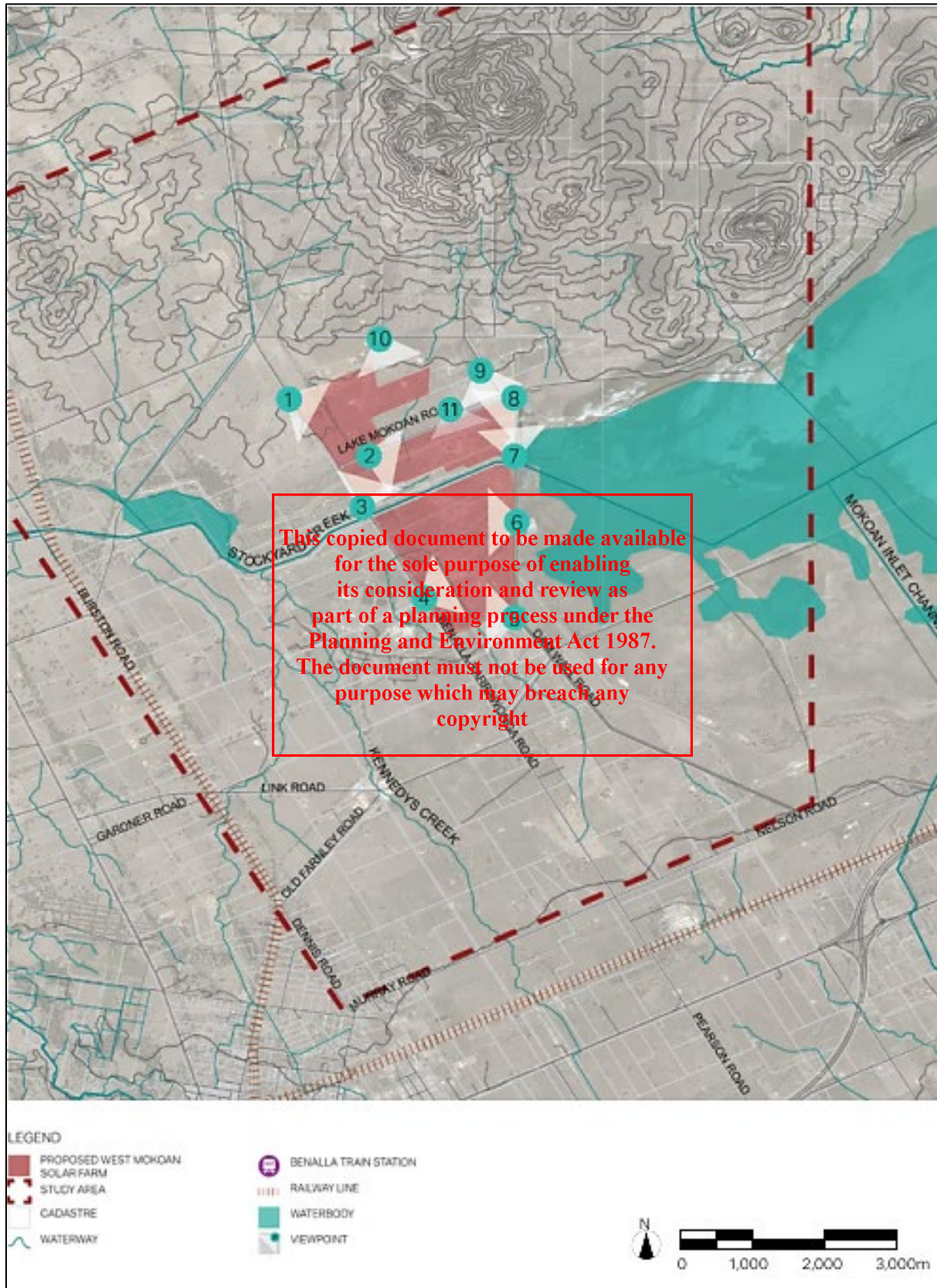


Figure 2 Representative viewpoints selected to assess visual impact of the proposal
Source Landscape and Visual Impact Assessment, Figure 43 (prepared by AECOM Australia Pty Ltd, dated 22 April 2021)

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The Landscape and Visual Impact Assessment found that:

- Few opportunities for viewing long distances exist surrounding the proposal due to the topography of the area being flat. Sporadic bands and stands of trees and fully structured vegetation (i.e. trees, shrubs and groundcovers) within paddocks, lining the road corridors and along boundary fences and creek lines also limit the opportunity for distance views.
- The dam wall adjacent to the Winton Wetlands is an exception to this where there is a recreational hiking trail positioned on top of the wall which offers views to the surrounding landscape from an elevated position. This trail passes directly adjacent to the proposal, resulting in uninterrupted views to the site.
- The Dam Wall Hiking Trail and two residences adjacent to the proposal viewpoints had the highest overall ratings.
 - Recreational receptors are very sensitive due to the reliance of the surrounding landscape for enjoyment of the recreational experience of hiking and cycling. This group’s view of the proposal would change often due to the short time periods spent viewing the proposal at a time, from a short distance away.
 - Residential receptors are sensitive due to proprietary interest in views from their properties, however, there are a low number of residential receptors surrounding the proposal.
- Roadways surrounding the proposal received moderate ratings and Lake Mokoan Road (running through the proposal) returned a high to moderate rating. This is due to the close proximity between passers-by and the proposal which would be somewhat mitigated in the boundary road by proposed landscaping.
- Other residences had a relatively low visual impact based on their position away from the proposal or due to existing screening vegetation that either partially or fully screened views to the proposal from these residences. Proposed landscaping along the proposal boundary would further screen views to solar infrastructure from these receptors.
- The proposal is considered to have visually comparable elements to industrial and agricultural sites scattered throughout the landscape and is therefore considered consistent with the land use zones. Further, a solar farm could be of interest to some people or be considered a local landmark with benefits such as eco-tourism.

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Table 3 identifies the viewpoints, their sensitivity, magnitude, and overall rating.

Table 3 Visual impact for viewpoints

Viewpoint	Sensitivity	Magnitude	Overall Rating
Viewpoint 1: Benalla-Yarrowonga Road North	Moderate	Moderate	Moderate
Viewpoint 2: Lake Mokoan Road	Moderate	High	High to Moderate
Viewpoint 3: Benalla-Yarrowonga Road Mid	Moderate	Moderate	Moderate
Viewpoint 4: Benalla-Yarrowonga Road South	Moderate	Moderate	Moderate
Viewpoint 5: South Eastern Proposal Boundary	High	High	High
Viewpoint 6: Dam Wall Hiking Trail South	High	High	High
Viewpoint 7: Dam Wall Hiking Trail Mid	High	High	High
Viewpoint 8: Dam Wall Hiking Trail North	High	High	High
Viewpoint 9: Farnley Road East	Moderate	Low	Moderate to Low
Viewpoint 10: Farnley Road West	Moderate	Moderate	Moderate
Viewpoint 11: 81 Lake Mokoan Road	High	High	High

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2.3 Mitigation Measures

Table 4 outlines the mitigation measures provided in the Glint and Glare Assessment and the Landscape and Visual Impact Assessment.

Table 4 Summary of Impacts and Mitigation Measures

Impact	Mitigation Measure
Glare	
Glare with moderate potential for after image to several observation points and route receptors	Dense screening (10m wide planting zone) is to be planted on the: <ul style="list-style-type: none"> • Southwestern boundary of the southern array • Northern boundary of the array • Eastern portion of the boundary between the array and Lake Mokoan Road.
	Intermittent screening (5m wide planting zone) is to be planted on: <ul style="list-style-type: none"> • Parts of the southern array’s western boundary • Most of the array’s eastern boundary • The remaining boundary between the array and Lake Mokoan Road, on the southern side of Lake Mokoan only.
	Infill planting (additional trees and shrubs to increase density of planting and provide a dense screen) is to be planted on the western boundary of the northern array where existing vegetation is already well established.
	Shade cloths or glare screens on the site’s proposed security fences to help interrupt the line of vision between the solar installation and points of interest that may be affected by glare prior to vegetation establishment.
	Limit the resting angle during backtracking operation as per the Glint and Glare Assessment.
Visual	
Stockyard Creek vegetation is seen as a backdrop of trees from several locations	Preserve existing vegetation and provide additional planting of indigenous trees and shrubs along the southern boundary of the proposal.
Elevated views from the Dam Wall Hiking Trail	Provide screening along the eastern boundary of the proposal and retain bands of internal screening vegetation to visually break up the development when viewed from this recreational trail. Tree planting along the boundary to be intermittent, with informal groupings of trees to allow occasional views across the proposal site for interest. Utilisation of plant species from indigenous vegetation communities to reinstate ‘native’ plant associations.
Several residences to the north and south of the site would potentially obtain views of the proposal.	Provide targeted fully structured vegetation (i.e. trees, shrubs, grasses and groundcovers) to screen the solar infrastructure from these locations. Utilisation of plant species from indigenous vegetation communities to reinstate ‘native’ plant associations.

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Impact	Mitigation Measure
<p>The proposal would be visible from several roads, including Benalla-Yarrowonga Road, which is part of the Silo Tourist Trail, and Lake Mokoan Road (also part of the tourist trail) where the proposal would lie on either side of the road corridor.</p>	<p>Informal screening vegetation comprising scattered eucalypt trees and occasional shrubs, with an understorey of pasture grass would provide effective partial screening of the proposal, while still maintaining the open, partly compartmentalised rural character.</p> <p>Targeted dense planting could be used to completely screen views from more sensitive locations such as nearby residences. Provide informal planting along the road corridor to provide some screening, while still allowing views through to the solar infrastructure. Retain patches of internal planting and vegetation to limit the visible amount of solar infrastructure.</p>
<p>Existing screen planting surrounding the site provides screening from some locations. Existing paddock trees within the site visually compartmentalise the site and would reduce the seen area of the proposal from any viewpoint.</p>	<p>Conserve screen planting and other vegetation on and surrounding the site, where practicable.</p>

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3.0 Implementation and Timing

3.1 Mitigation Extent

Figure 3 shows the Landscape Concept Plan which seeks to mitigate glare and visual impacts resulting from the solar farm (refer also Appendix A). The Landscape Concept Plan proposes:

- **10m Wide Planting Zone: Dense Screening (Targeted)**

Dense screening with groups of trees and shrubs along boundaries to limit views of the site from sensitive receptors, and along Lake Mokoan Road where there is solar farm infrastructure.
- **5m Wide Planting Zone: Intermediate screening (Typical)**

Clusters of trees to reduce the impact of Glint and Glare from the solar farm development and lower the visual impact on temporary passing visitors including tourists and workers.
- **Infill Planting to Existing Vegetation**

Additional trees and shrubs to increase density of planting and provide a dense screen to adjacent sensitive receptor.

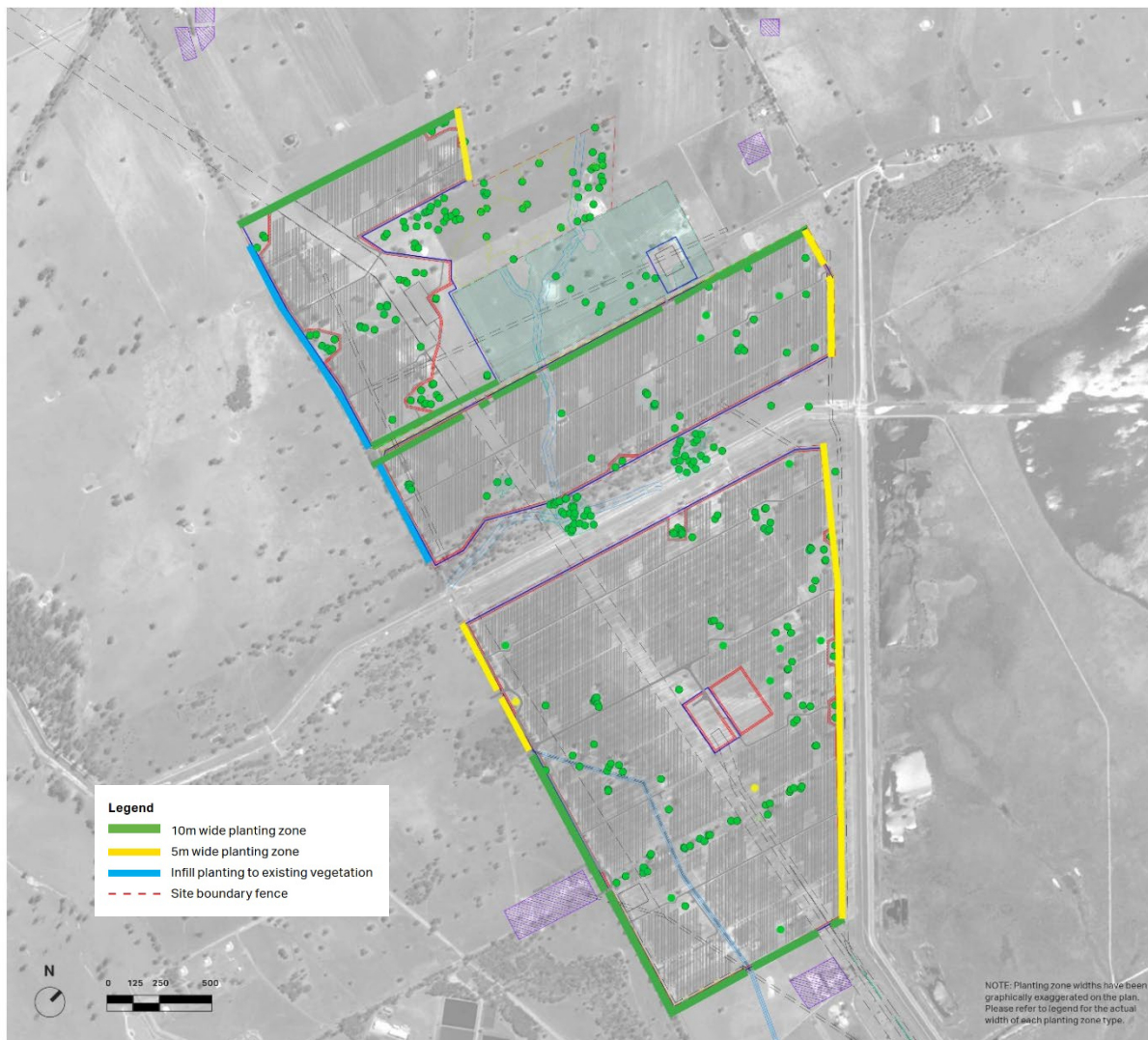


Figure 3 Landscape Concept Plan

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The Landscape Concept Plan shows the ultimate outcome of landscaping works. In recognising that the final intended outcome of landscaping works could take 5 years to grow before being able to effectively mitigate visual impact of glint and glare and up to 10 years to mature, a Landscape Early Works Plan has been prepared which proposes the targeted plant installation preceding construction of the internal solar farm. This would allow for screening vegetation to mature. Figure 4 shows the Landscape Early Works Plan (refer also Appendix A).

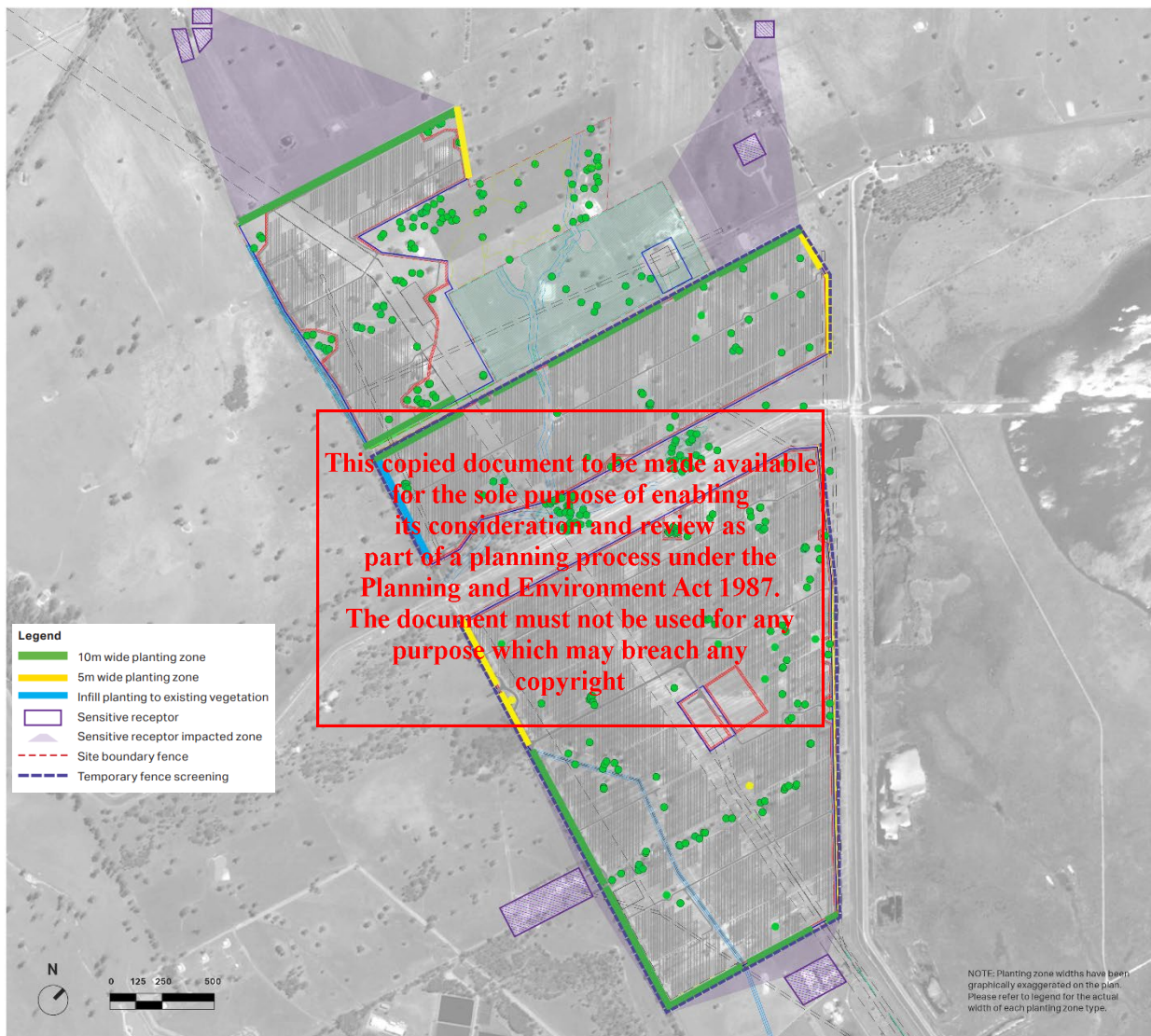


Figure 4 Landscape Early Works Plan

The Landscape Early Works Plan proposes:

- **10m Wide Planting Zone: Dense Screening (Targeted)**
Tube stock planting of groups of trees and shrubs at moderate densities along boundaries that can be seen from sensitive receptors and along Lake Mokoan Road where there is solar farm infrastructure
- **5m Wide Planting Zone: Intermediate screening (Typical)**
Clusters of trees to reduce the glare from the solar farm site to Benalla-Yarrowonga Road and Boundary Road.
- **Infill Planting to Existing Vegetation**

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Additional trees to be planted between existing vegetation to reduce the glare from the solar farm site to Benalla-Yarrowonga Road.

The installation of these works will soften the visual impacts during both construction and at completion. The installation of all early works planting from tube stock will require an intensive maintenance regime during the first 18 months of establishment, including irrigation, weeding, fertilizer and general plant maintenance.

It is anticipated that the remaining works as identified in the Landscape Concept Plan will be installed at a later date to align with the construction of the solar farm and in accordance with the requirements specified in the Planning Permit.

3.2 Project Timeline

3.2.1 Landscape Early Works

The Landscape Early Works are to occur as early as practicable, preferably prior to construction of solar infrastructure and during the appropriate planting season when plants have the greatest chance of success. This will form part of the early works package for the project construction, enabling planting in key areas identified to be undertaken. Landscape zones and planting extents are shown in Figure 4.

Planting stock: The source of plant stock is to be established to determine availability and timeframe for supply of tube stock plants. Alternatively, arrangements can be made with local suppliers to grow species at the nursery so that planting stock can be installed at a greater maturity to increase the success rate once planted. Plant material are to be supplied in accordance with AS 2303:2018 – Tree stock for Landscape Use. Sample stock is to be inspected prior to installation to ensure quality. Plants shall not exhibit signs of stress at any stage during their development including inadequate watering, excessive shade or sunlight, or restricted growth.

Site preparation and access: The site preparation is to be established and landscape planting zones marked out. It is assumed that the construction vehicles will use the designated access tracks as set out in the concept design with three site access points along Lake Mokoan Road and two along Benalla-Yarrowonga Road. If larger/alternate access points are projected, landscape works to affected areas should not be planted until such a stage that construction activities will not impact establishment.

Early works protection: Planting zones are to be protected with temporary fencing to restrict access and animal grazing. Tree protection zones and tree protection fencing are to be established around site access points to minimised potential impacts to trees from the works.

Maintenance: A maintenance program is to be established to ensure successful establishment of vegetation. This is to occur for a minimum of 18 months and include at a minimum:

- Watering methodology and frequency,
- Removal of weeds,
- Clipping and pruning to maintain form, growth, and removal of dead wood,
- Spraying to maintain plants free of pests and fungi,
- Replacement of failed, damaged, or stolen plants, and
- General plant maintenance.

Maintenance work shall include site visits and inspections of the landscape at regular intervals, and more often in hot and dry periods. It is recommended for the maintenance program to be developed with assistance of contractors that possess local knowledge.

Planting establishment: The most suitable time of year for planting activities to occur is typically during Spring (September to November) when temperatures are mild. However, the exact timing will be dependent on weather conditions experienced during the year. The given site is prone to water logging through winter. Ensure that the ground has adequately dried out prior to planting, noting this may not occur until early December. Avoid planting in Autumn or Winter as cold and wet conditions will limit plant establishment.

Plants should be planted immediately after delivery to the site or stored appropriately ensuring sufficient watering and shelter. Planting is not to occur in unsuitable weather conditions such as extreme heat, cold, wind, or rain. Suspend excavation when the soil is wet or during frost periods to prevent compaction.

Planting design, densities and quantities have been prepared based on survey data. The contractor is to adjust planting densities on site to respond to batter slopes (embankments, river edge, etc). The contractor is to ensure planting quantities documented are applied to the full extent of all planting areas.

3.2.2 Main Site Infrastructure Construction

It is anticipated to take approximately five years for the proposed vegetation screening to reach three and a half metres in height. During the period when the vegetation is growing to a sufficient height, mitigation measures should be implemented to minimise the visual impact of the site. Possible types of screening are listed in Table 5.

Either of the following options can be implemented:

- a. Install manmade screening (shade cloth, glare screen or non-transparent security fence) on the site's security fence, OR
- b. Limit the resting angle of the solar panels as per the Glint and Glare Assessment during backtracking operation.

The current preference is to install manmade screening so that operational requirements are not restricted.

Where screening is chosen, shade cloth attached to the proposed site boundary fencing is the preferred screening type due to ability to minimise visual impact to sensitive receptors and glare from infrastructure prior to the establishment of plant boundaries. Shade cloth is to be made from a material with low visible light transmission (blocking 95% of sunlight or more). The shade cloth should be attached from the top of the security chain mesh fence and finish 500mm from the ground level to allow for surface water flows and limit any debris build up.



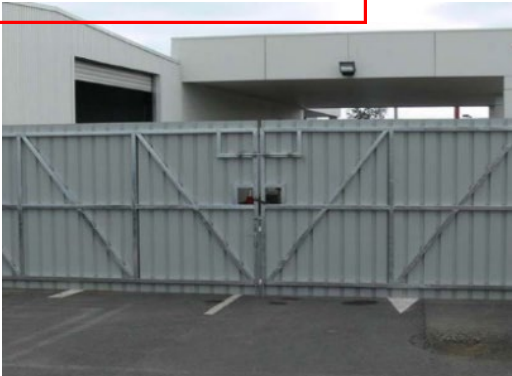

To reduce glint and glare, a shade cloth would only be required for the period between the solar farm infrastructure being installed on site and the vegetation reaching maturity.

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Table 5 Possible temporary screening types

Temporary screening type	Example
Shade cloth attached to security fencing	
Glare screen *not effective to screen from sensitive receptors	<div style="border: 2px solid red; padding: 5px; display: inline-block;"> <p style="color: red; text-align: center; margin: 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</p> </div> 
Non-transparent security fence	
Construction hording	

3.3 Vegetation Requirements

This Landscape Early Works Plan recommends that all plants be installed as tube stock, as plants installed at this size become more quickly acclimatised to the soils and environmental conditions and would result in a strong maturing screening for the site. Native plant species have been selected in consultation with local community groups. These have been selected to help preserve endangered local bird species and to retain the existing character of the area.

3.3.1 Planting zones

There are two types of planting zones proposed to be installed as part of the Landscape Early Works. These are the 10m Wide Planting Zone and 5m Wide Planting Zone (Figure 5).

10m Wide Planting Zone: Dense Screening (Targeted)

- 10 metres wide from the fence line of the site in varying lengths
- Each 10m x 10m area includes 4 trees and 20 shrubs
 - Trees planted in groups of 1, 3, or 5 of the same species
 - Groups of shrubs consolidated into the central 5m of the zone to provide a dense screen
- The trees and shrubs are clustered in the centre of the planting zone to provide a dense screen to the perimeter of the site, where proposed.

5m Wide Planting Zone: Intermediate screening (Typical)

- 5 metres wide from the fence line of the site in varying lengths
- Each 5m x 20m area includes 3 trees
 - Trees planted in groups of 1 or 3 of the same species.

3.3.2 Plant establishment and screening requirements

Tube stock plants will take time to establish into a solid landscape screen on site. To increase the success rate of planting it is recommended that tube stock is established at a local nursery prior to planting, allowing plants to acclimatise to local conditions.

The following identifies expected heights and widths (canopy density) from time of installation. Projected establishment heights are approximate and will be dependent on weather conditions, timing, and maintenance regime (e.g., intensive watering required over hot periods for initial establishment period).

Two years post installation

Two years after installation, the plants will have undergone the extensive maintenance period and developed a sustaining root system. Trees are expected to be up to 1-2 metres tall and shrubs between 50-75% of mature height.

Figure 5 and Figure 6 illustrate 30m long extents of the dense (10m wide planting zone) and intermediate (5m wide planting zone) screening zones two years after installation of tube stock planting.

Figure 7 and Figure 8 illustrate the screening zones two years after installation of tube stock planting with the security fence and indicative shade cloth behind.

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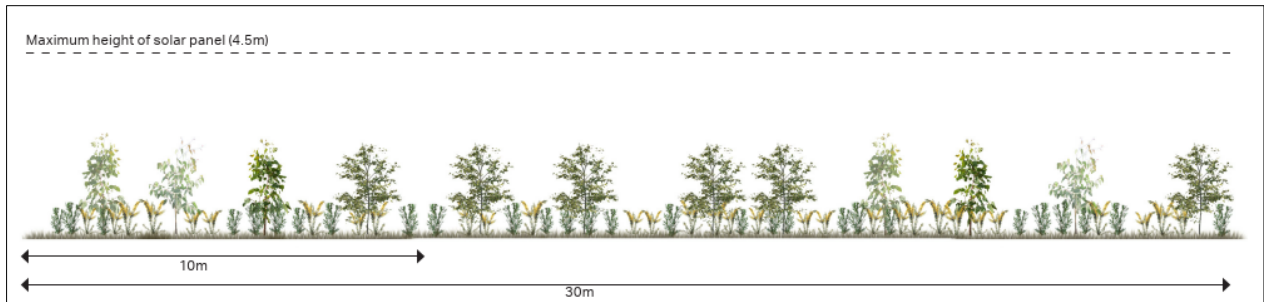


Figure 5 Typical 10m wide screening section - 2 years post installation

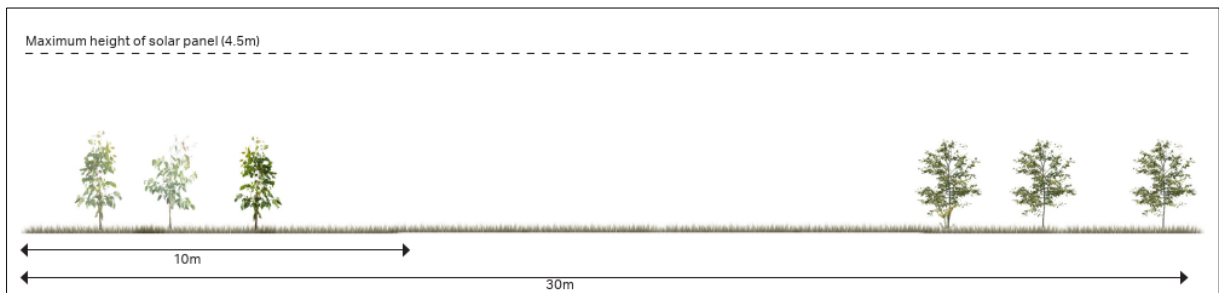


Figure 6 Typical 5m wide screening section - 2 years post installation



Figure 7 Typical 10m wide screening section - 2 years post installation showing security fence with indicative shade cloth behind



Figure 8 Typical 5m wide screening section - 2 years post installation showing security fence with indicative shade cloth behind

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Five years post installation

Shrubs are expected to reach maturity between 3-5 years post planting, dependent of species. As shown in Table 6, the selected shrub species will provide an adequate three and a half metre high screen when established, allowing additional mitigation measures such as shade cloth screening to be removed.

Table 6 Shrub species list

Botanical Name	Common Name	Mature size H(m) x W(m)
<i>Acacia acinacea s.l.</i>	Gold-dust Wattle	3 x 2
<i>Acacia paradoxa</i>	Hedge Wattle	4 x 2
<i>Acacia pycnantha</i>	Golden Wattle	5 x 2
<i>Bursaria spinosa</i>	Sweet Bursaria	4 x 3
<i>Melaleuca parvistaminea</i>	Rough-barked Honey-myrtle	4 x 5
<i>Callistemon sieberi</i>	River Bottlebrush	5 x 4

Trees will take longer than shrubs to reach their mature size, in the initial years' growth is focused on root and structural formation. As shown in Table 7, estimated tree heights 5 years post installation are approximately 2-4 metres high depending on species. The trees will be saplings and experiencing a period of rapid growth, they will start to increase significantly in height as they begin to mature.

Table 7 Tree species list

Botanical Name	Common Name	Estimated 5 years post installation H(m) x W(m)	Mature size H(m) x W(m)	Growth rate
<i>Eucalyptus melliodora</i>	Yellow Box	2-3 x 1	15 x 10	Medium
<i>Eucalyptus microcarpa</i>	Grey Box	1.5-2 x 0.75	25 x 15	Medium
<i>Allocasuarina luehmannii</i>	Buloke	1-2 x 0.75-1	8 x 4	Slow
<i>Eucalyptus albens</i>	White Box	2-3 x 1-1.5	25 x 15	Medium
<i>Eucalyptus camaldulensis</i>	River Red Gum	3-4 x 1.5	20 x 15	Medium

Ten years post installation

Ten years post installation trees are expected to have reached 60% of mature height and shrubs have reached maturity. Figure 9 and Figure 10 illustrate 30m long extents of the dense and intermediate screening zones 10 years after installation of tube stock planting.

Note: Tree growth height projections assumes ideal installation method, climatic conditions, and maintenance regimes.

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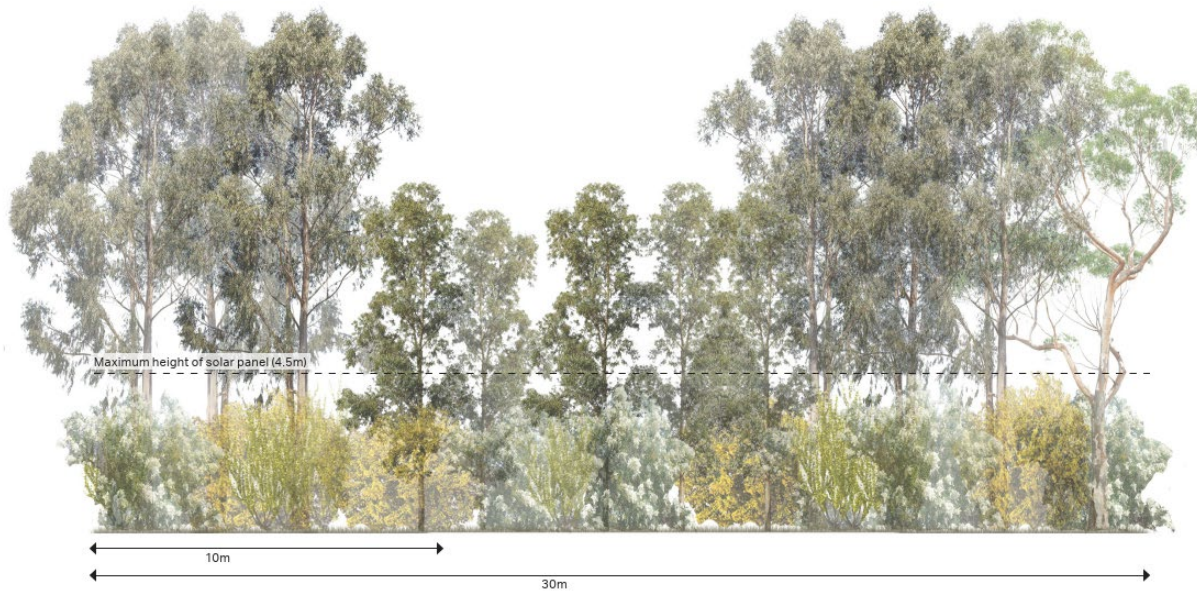


Figure 9 Typical 10m wide screening section - 10 years post installation

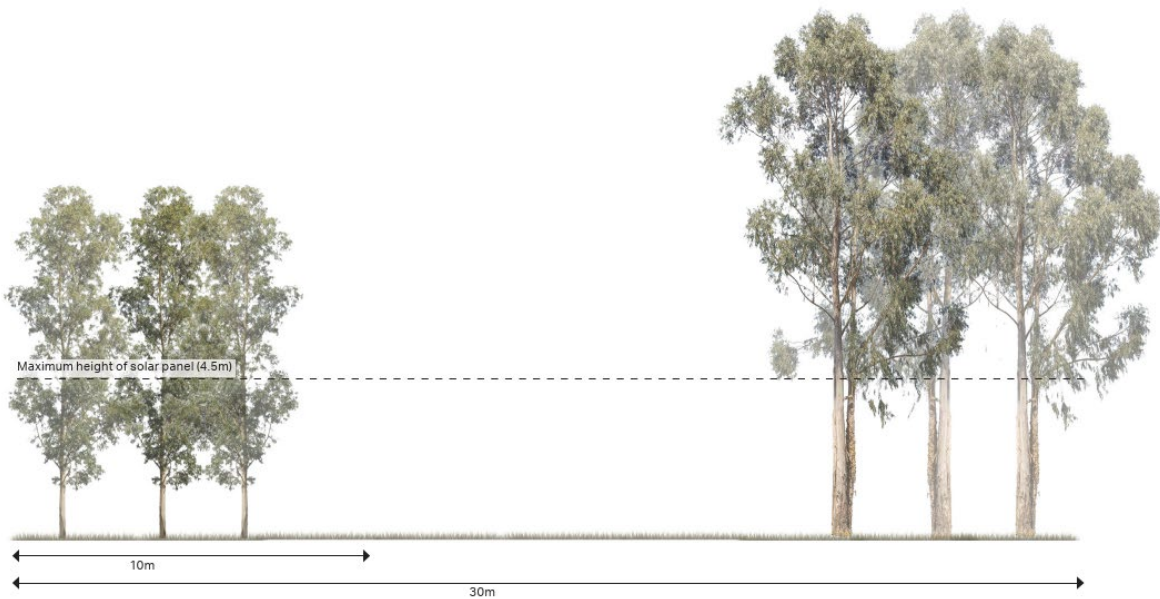


Figure 10 Typical 5m wide screening section - 10 years post installation

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4.0 Conclusion

This Early Works Strategy summarises the Glint and Glare and Landscape and Visual Impact Assessments (prepared by AECOM Australia Pty Ltd, dated 26 August 2021; 22 April 2021). Key impacts of the West Mokoan solar farm facility include:

- Glare with potential for after image to several observation points and route receptors.
- Visibility of the development from local residences, commuters, tourists, and users of the adjacent Dam Wall Hiking Trail.

Mitigation measures are proposed to reduce the impact of the development which includes landscape screening zones (10m wide dense planting zones, 5m wide intermittent planting zones, and infill planting to increase density of existing vegetation). The Early Works Plan (Figure 4) lays out a strategy that commences pre-construction to accelerate screening of the development. Early planting of landscape zones that interface with sensitive receptors and zones will increase the effectiveness of glare mitigation measures post infrastructure construction.

Temporary screening (shade clothes to site boundary fence) is recommended prior to construction to mitigate impacts of infrastructure (in particular glint and glare) to sensitive receptors until the landscape has established to a height suitable to perform as a screen.

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Appendix A

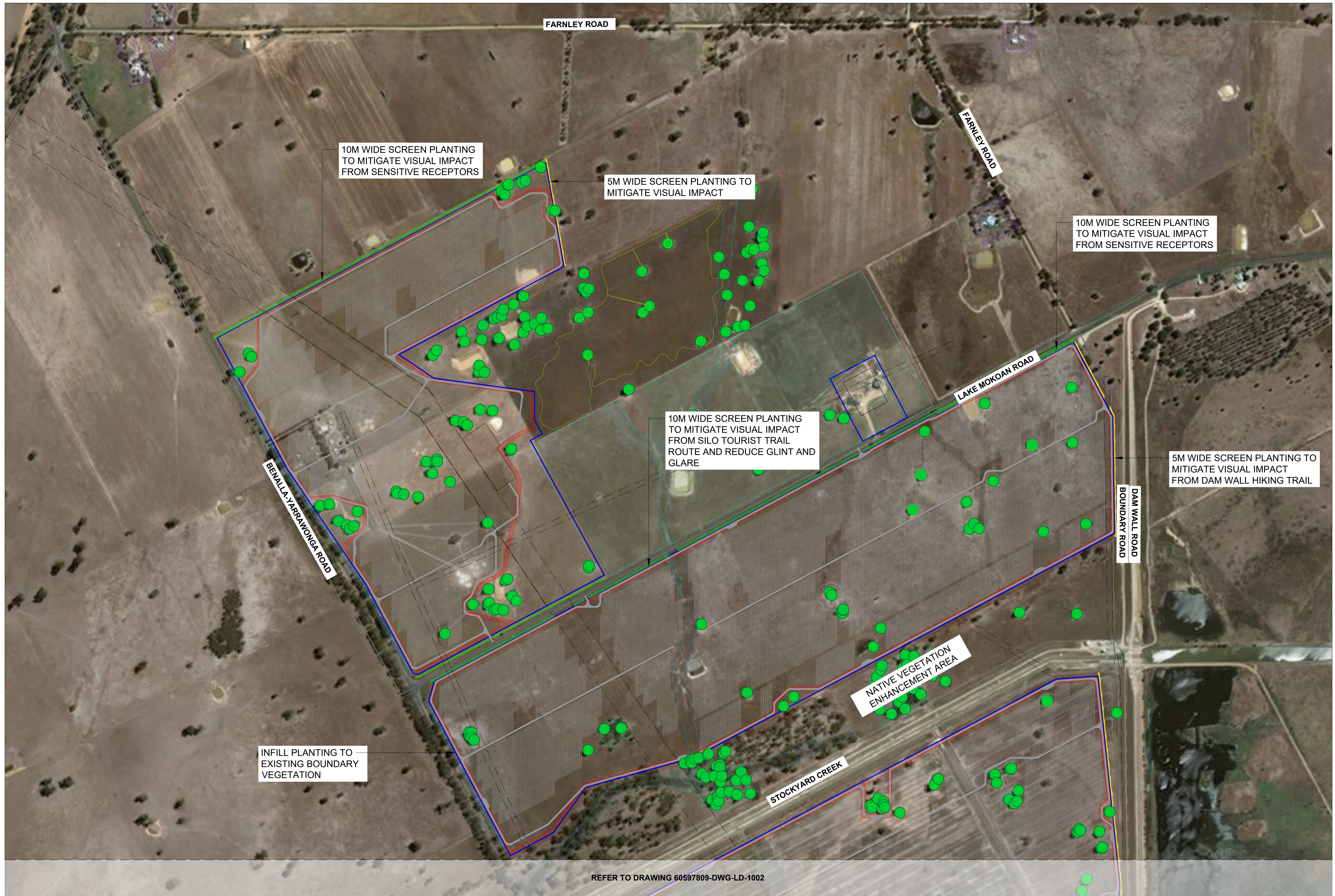
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Appendix A Plans

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REFER TO DRAWING 60597809-DWG-LD-1002

LEGEND

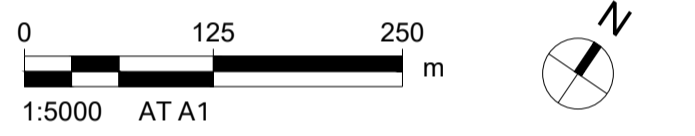
	SITE BOUNDARY		10M WIDE PLANTING ZONE - TARGETED (REFER TO DETAIL 03)
	PROPOSED ACCESS ROAD		5M WIDE PLANTING ZONE - TYPICAL (REFER TO DETAIL 04)
	SOLAR ARRAY		INFILL PLANTING TO EXISTING BOUNDARY VEGETATION
	EASEMENT		ENVIRONMENTAL VALUE (EVC HABITAT ZONES) TO BE RETAINED
	SUBSTATION AND O&M FACILITY		10M FIRE BREAK
	SENSITIVE RECEPTOR		SCATTERED TREES TO BE RETAINED (INCLUDING 15m TPZ)
	SITE SECURITY FENCE		EXISTING WATERCOURSE

GENERAL NOTES

- REFER TO 60597809-DWG-LD-1003 FOR PLANT SCHEDULE. PLANT SPECIES TO BE SOURCES FROM LOCAL SUPPLIERS AND LOCALLY COLLECTED SEED WHERE POSSIBLE.
- REFER TO DETAIL 01 OF 60597809-DWG-1004 FOR TYPICAL PLANTING DETAIL.
- INFILL PLANTING TO EXISTING VEGETATION TO FOLLOW TARGETED PLANTING DETAIL 03 OF 60597809-DWG-1004
- TEMPORARY STOCK PROOF FENCE TO BE PROVIDED AROUND SCREEN PLANTING IF GRAZING IS TO OCCUR DURING PLANTING ESTABLISHMENT.
- DURING PLANTING ESTABLISHMENT PROVIDE CONTINUAL WEED CONTROL AND APPLY APPROVED NON-RESIDUAL HERBICIDE IF APPROPRIATE.

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Verify all dimensions on site prior to construction.
 Do not scale from drawing.
 All dimensions in metres unless otherwise stated.

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT MANAGEMENT INITIALS

C HONG	S JACOB	S JACOB
DESIGNER	CHECKED	APPROVED

ISSUE/REVISION

I/R	DATE	DESCRIPTION
10	10/06/2025	FOR TOWN PLANNING
09	23/07/2024	FOR TOWN PLANNING
08	13/06/2024	FOR TOWN PLANNING
07	14/04/2023	FOR TOWN PLANNING
06	16/06/2021	FOR TOWN PLANNING
05	30/04/2021	FOR TOWN PLANNING
04	02/10/2020	FOR TOWN PLANNING
03	04/10/2020	FOR TOWN PLANNING
02	17/02/2020	FOR TOWN PLANNING
01	13/06/2019	PRELIMINARY - FOR DISCUSSION

PROJECT NUMBER

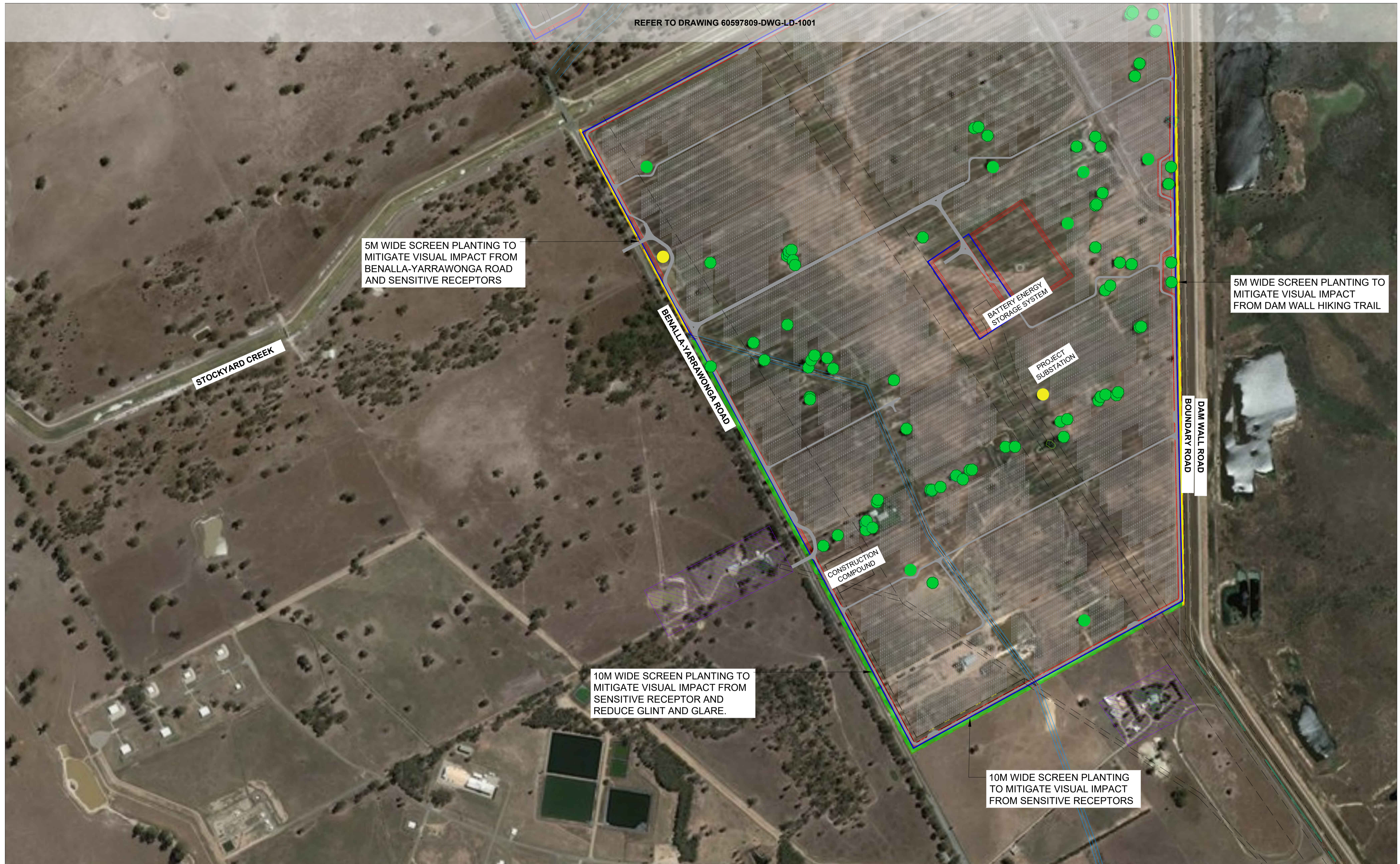
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SHEET TITLE

WEST MOKOAN
 SOLAR FARM
 LANDSCAPE PLAN

SHEET NUMBER

60597809-DWG-LD-1001



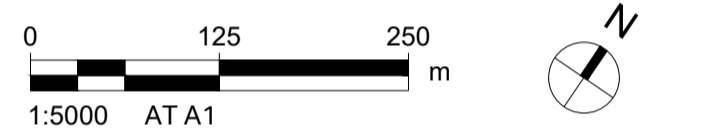
REFER TO DRAWING 60597809-DWG-LD-1001

5M WIDE SCREEN PLANTING TO MITIGATE VISUAL IMPACT FROM BENALLA-YARRAWONGA ROAD AND SENSITIVE RECEPTORS

5M WIDE SCREEN PLANTING TO MITIGATE VISUAL IMPACT FROM DAM WALL HIKING TRAIL

10M WIDE SCREEN PLANTING TO MITIGATE VISUAL IMPACT FROM SENSITIVE RECEPTOR AND REDUCE GLINT AND GLARE.

10M WIDE SCREEN PLANTING TO MITIGATE VISUAL IMPACT FROM SENSITIVE RECEPTORS



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04	30/04/2021	FOR TOWN PLANNING
03	04/09/2020	FOR TOWN PLANNING
02	17/02/2020	FOR TOWN PLANNING
01	13/06/2019	PRELIMINARY - FOR DISCUSSION

PROJECT NUMBER

60597809

SHEET TITLE

WEST MOKOAN SOLAR FARM LANDSCAPE PLAN

SHEET NUMBER

60597809-DWG-LD-1002

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GENERAL NOTES

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LEGEND

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	SENSITIVE RECEPTOR		SCATTERED TREES TO BE RETAINED (INCLUDING 15m TPZ)
	SITE SECURITY FENCE		EXISTING WATERCOURSE
	30M BUFFER SCARRED OR RING TREE		

Landscape Early Works Report

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Landscape Architecture

24-Jan-2022
Kennedys Creek Solar Farm

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Landscape Early Works Report

Landscape Architecture

Client: 433 Link Development Pty Ltd

ABN:83 623 300 792

Prepared by

AECOM Australia Pty Ltd

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ABN 20 093 846 925

24-Jan-2022

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ADVERTISED PLAN

1.0 Introduction

1.1 Site Context

In September 2019, AECOM Australia Pty Ltd (AECOM) was engaged by South Energy on behalf of 433 Link Development Pty Ltd to undertake a Landscape Early Works Strategy for the proposed Kennedys Creek Solar Farm (the Project). On 22 September 2021, ownership of the Project Applicant (433 Link Development Pty Ltd) was transferred from South Energy to Lightsource bp. This report refers to Lightsource bp to reflect current ownership of the Project Application.

Lightsource bp subsequently proposed changes to the concept designs for the Project, therefore this Landscape Early Works Report has been updated to support an application under Section 72 of the *Planning and Environment Act 1987* (P&E Act) to amend the Planning Permit (PA1900684) for the Project (the amendment). The amendment seeks to:

- Rearrange the layout of Kennedys Creek Solar Farm to:
 - Relocate the Substation and Operations and Maintenance Facility area to the north-east of the site and connection to new transmission infrastructure
 - Make minor updates and design changes as a result of the above.
- Include a new transmission line from the Kennedys Creek Solar Farm to the network connection point at West Mokoan Solar Farm.

This Landscape Early Works report has been prepared to reflect Revision 15 of the Concept Design. No landscaping is proposed for the transmission easement area, therefore only the properties within the Kennedys Creek solar farm area were included in this report (refer to Table 1).

Table 1 Site Addresses within the development

Site Address	Formal Land Description
Murray Road, Benalla	Lot 3 PS318659S and Lot 4 PS318659S
51 Nelson Road, Benalla	Lot 6 PS627741K
67 Nelson Road, Benalla	Lot 7 PS627741K
127 Nelson Road, Benalla	Lot 2 PS803108
284 Benalla-Yarrawonga Road, Benalla	Lot 3 PS715932M

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The site is located approximately 4 kilometres north-east of the town centre of Benalla and is bound by the Winton Wetlands Natural Features Reserve to the east. The land is currently used for broadacre farming, located within the Farming Zone (FZ) and Industrial 1 Zone (IN1Z). The site is largely clear of vegetation with some scattered trees.

1.2 Scope of Work

The purpose of this Early Works Strategy is to describe the potential impacts associated with development of the solar farm and outline the strategies to mitigate, minimise, and manage any impacts. The scope of this Early Works Strategy is to:

- Summarise potential impacts identified in the Glint and Glare Assessment (prepared by AECOM Australia Pty Ltd, dated 16 Jun 2020)
- Summarise potential impacts identified in the Landscape and Visual Impact Assessment (prepared by AECOM Australia Pty Ltd, dated 15 February 2023)
- Outline the proposed mitigation measures
- Present details for implementing mitigation measures.

2.0 Summary of Impacts

2.1 Glare Impacts

The Glint and Glare Assessment (AECOM, 2020) was submitted as part of the Planning Permit application for the Kennedys Creek solar farm. It identified observations points and route receptors for the solar farm, which are potential areas where glare could impact residents or drivers within or close to one kilometre of the solar farm. Figure 1 and Figure 2 identify the observation points (red), route receptor (blue lines), and the solar farm array areas (blue areas) that were considered in the assessment.

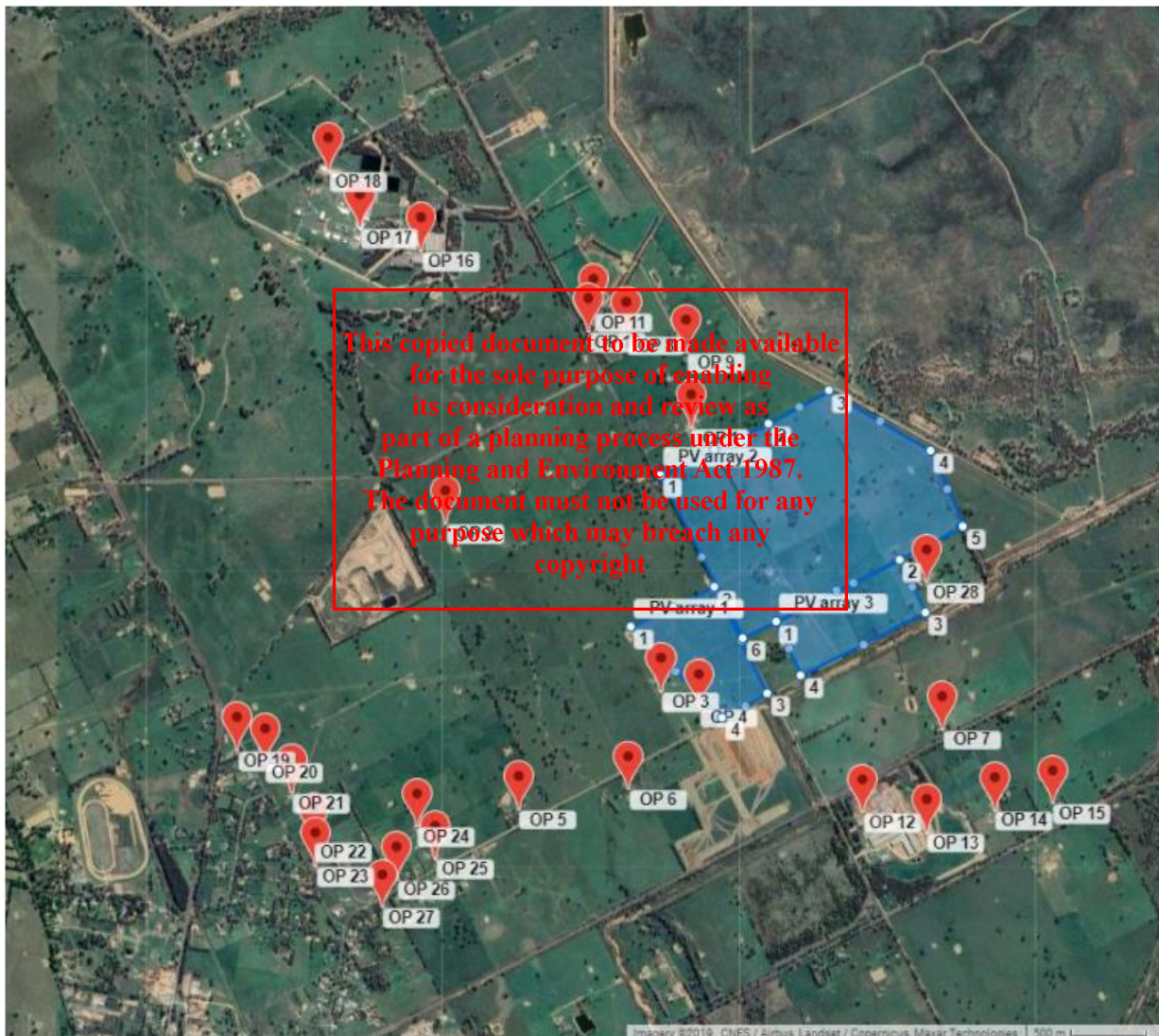


Figure 1 Location of Observation Points (OPs)

Source: Glint and Glare Assessment, Figure 3 (prepared by AECOM Australia Pty Ltd, dated 16 Jun 2020)

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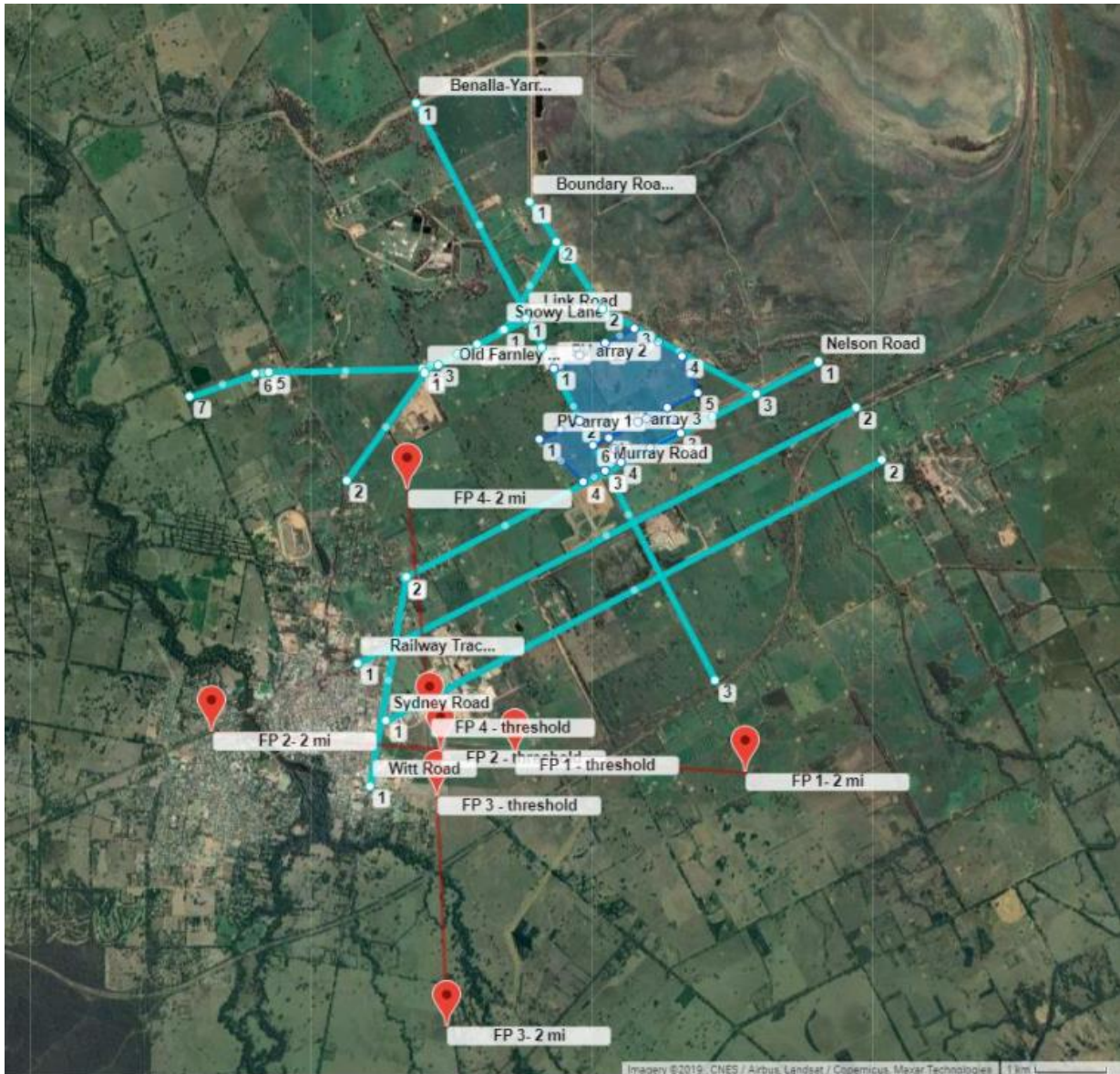


Figure 2 Location of Route Receptors (RRs) and Flight Paths (FPs)

Source: Glint and Glare Assessment, Figure 4 (prepared by AECOM Australia Pty Ltd, dated 16 Jun 2020)

The Glint and Glare Assessment found that several observation points and route receptors are predicted to experience glare with low to moderate potential for after image during various times of the day.

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Table 2 identifies these observation points, route receptors and their potential for after image.

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Table 2 Observation points and route receptors predicted to experience glare

Observation Point / Route Receptor	Low potential for after image (min/year)	Potential for after image (min/year)	Hazard Summary
OP-1	0	830	Glare with potential for after image
OP-2	25	1331	Glare with potential for after image
OP-3	162	1213	Glare with potential for after image
OP-4	128	1419	Glare with potential for after image
OP-5	195	219	Glare with potential for after image
OP-6	77	269	Glare with potential for after image
OP-7	97	1666	Glare with potential for after image
OP-8	0	1524	Glare with potential for after image
OP-9	0	1420	Glare with potential for after image
OP-10	0	1690	Glare with potential for after image
OP-11	0	1320	Glare with potential for after image
OP-13	1	179	Glare with potential for after image
OP-14	19	289	Glare with potential for after image
OP-15	73	609	Glare with potential for after image
OP-16	2	1346	Glare with potential for after image
OP-17	19	1335	Glare with potential for after image
OP-18	23	934	Glare with potential for after image
OP-19	35	0	Low potential for temporary after image
OP-20	19	0	Low potential for temporary after image
OP-21	47	0	Low potential for temporary after image
OP-22	62	0	Low potential for temporary after image
OP-23	111	0	Low potential for temporary after image
OP-24	180	26	Glare with potential for after image
OP-25	162	44	Glare with potential for after image
OP-26	162	26	Glare with potential for after image
OP-27	176	0	Low potential for temporary after image
OP-28	302	9106	Glare with potential for after image

Benalla-Yarrawonga Road	4337	46605	Glare with potential for after image
Boundary Road	2	48	Glare with potential for after image
Link Road	19	5	Glare with potential for after image
Railway Track	0	54	Glare with potential for after image
Snowy Lane	91	188	Glare with potential for after image
Sydney Road	24	0	Low potential for temporary after image

2.2 Visual Impacts

The updated Landscape and Visual Impact Assessment (AECOM, 2022) identifies nine locations for representative viewpoints surrounding the proposal site that were used to assess the visual impact from key locations within the study area. The viewpoints are shown in Figure 3, and include:

- Viewpoint 1: Murray Road
- Viewpoint 2: Benalla-Yarrawonga Road South
- Viewpoint 3: Nelson Road
- Viewpoint 4: Dam Wall Hiking Trail
- Viewpoint 5: Link Road
- Viewpoint 6: Benalla-Yarrawonga Road North
- Viewpoint 7: Benalla-Yarrawonga Road Driveway
- Viewpoint 8: Dam Wall Hiking Trail South
- Viewpoint 9: Private Residence

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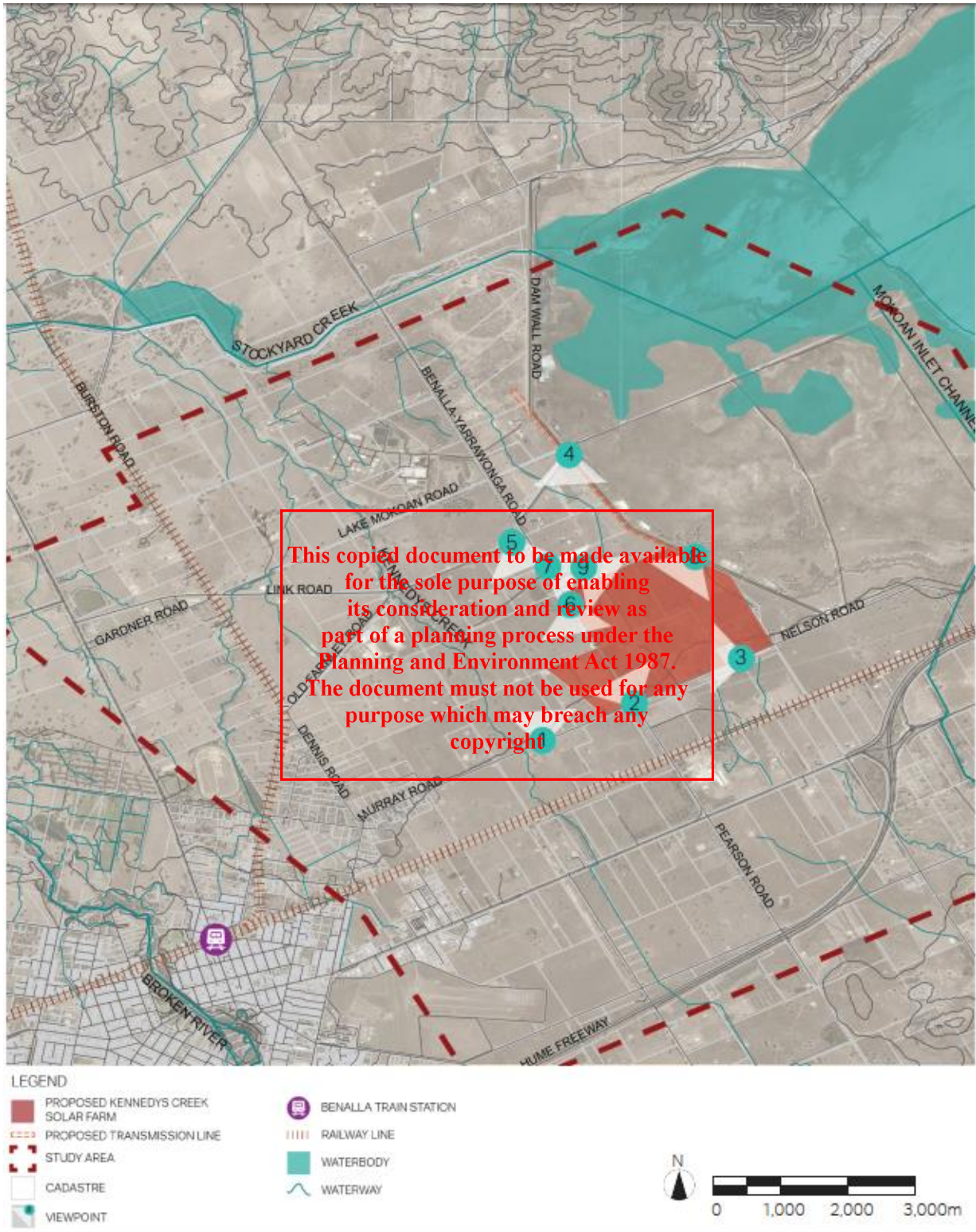


Figure 3 Representative viewpoints selected to assess visual impact of the proposal

Source: Landscape and Visual Impact Assessment, Figure 41 (prepared by AECOM Australia Pty Ltd, dated 15 February 2022)

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The Landscape and Visual Impact Assessment found that:

- Few opportunities for viewing long distances exist surrounding the proposal due to the flat topography of the area. Sporadic bands and stands of trees and fully structured vegetation (i.e., trees, shrubs, and groundcovers) within paddocks, lining the road corridors and along boundary fences and creek lines also limit the opportunity for distance views.
- The dam wall adjacent to the Winton Wetlands is an exception to this where there is a recreational hiking trail positioned on top of the wall which offers views to the surrounding landscape from an elevated position. This trail passes directly adjacent to the proposal, resulting in uninterrupted views to the site.
- The Dam Wall Hiking Trail had the highest overall visual impact rating.
 - Recreational receptors are very sensitive due to the reliance of the surrounding landscape for enjoyment of the recreational experience of hiking and cycling. The detail of the proposal to these users would become more prominent as they move along the Dam Wall Hiking Trail, a short distance from the site.
- The adjacent private residence at 368 Benalla-Yarrowonga Road has the next highest change to views, as well as roadways surrounding and running through portions of the proposal.
 - Residential receptors are sensitive due to proprietary interest in views from their properties. The residence at 368 Benalla-Yarrowonga Road would be approximately 185m north of the northern boundary. This boundary is currently vegetated with mature trees and shrubs and would be further screened with the proposed 10m wide zone of screen planting.
 - Roadways experience moderate to high visual impact due to the proximity between passers-by and the proposed solar farm. Sections of planting will be provided to partly screen the proposal from key roads to minimise impact.

The proposal is considered to have visually comparable elements to industrial and agricultural sites scattered throughout the landscape and is therefore consistent with the surrounding land uses. Further, a solar farm could be of visual interest to some visitors or be considered a local landmark with benefits such as eco-tourism. Table 3 identifies the viewpoints, their sensitivity, magnitude, and overall rating.

Table 3 Visual impact for viewpoints

Viewpoint	Sensitivity	Magnitude	Overall Rating
Viewpoint 1: Murray Road	Moderate	Moderate	Moderate
Viewpoint 2: Benalla-Yarrowonga Road South	Moderate	High	High to Moderate
Viewpoint 3: Nelson Road	Moderate	Moderate	Moderate
Viewpoint 4: Dam Wall Hiking Trail	High	Moderate	High to Moderate
Viewpoint 5: Link Road	Moderate	Low	Moderate to Low
Viewpoint 6: Benalla-Yarrowonga Road North	Moderate	Moderate	Moderate
Viewpoint 7: Benalla-Yarrowonga Road Driveway	High	Moderate	High to Moderate
Viewpoint 8: Dam Wall Hiking Trail South	High	High	High
Viewpoint 9: Private Residence	High	Moderate	High to Moderate

2.3 Mitigation Measures

Table 4 outlines the mitigation measures provided in the Glint and Glare Assessment and the Landscape Visual Impact Assessment.

Table 4 Summary of Impacts and Mitigation Measures

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Impact	Mitigation Measure
Glare	
<p>Glare with low to moderate potential for after image to several observation points and route receptors.</p>	<p>Dense planting (10m wide planting zone) is to be planted on the:</p> <ul style="list-style-type: none"> • Northern boundary of the eastern array (eastern section where existing screening is not currently present) • Western boundary of the western array • South-eastern boundary of the eastern array <hr/> <p>Intermittent screening (5m wide planting zone) is to be planted on:</p> <ul style="list-style-type: none"> • North and eastern boundary of the eastern array • Southern boundary of both arrays • Most of the boundary around the western array • Western boundary of the eastern array <hr/> <p>Infill planting (additional trees and shrubs to increase density of planting and provide a dense screen) is to be planted on the north-western boundary of the eastern array where existing vegetation is already well established.</p> <hr/> <p>Shade cloths or glare screens on the site's proposed security fences to help interrupt the line of vision between the solar installation and points of interest that may be affected by glare prior to vegetation establishment.</p> <hr/> <p>Limiting the resting angle during backtracking operation as per the Glint and Glare Assessment.</p>
Visual	
<p>Elevated views from the Dam Wall Hiking Trail</p>	<p>Provide screening along the eastern boundary of the proposal, supported with existing internal vegetation to visually break up the development when viewed from this recreation trail. Tree planting along the boundary to be intermittent, with informal groupings of trees to allow occasional views across the proposal site for interest. Utilisation of plant species from indigenous vegetation communities to reinstate 'native' plant associations.</p>
<p>Several residences to the north and south of the site would potentially obtain views of the proposal.</p>	<p>Provide targeted dense vegetation (i.e., trees, shrubs, grasses and groundcovers) to screen the solar infrastructure from these locations. Utilisation of plant species from indigenous vegetation communities to reinstate 'native' plant associations.</p>
<p>The proposal would be visible from several roads including, Benalla-Yarrawonga Road, which is part of the Silo Tourist Trail.</p>	<p>Informal screening vegetation comprising scattered eucalypt trees and occasional shrubs, with an understorey of grass would provide effective partial screening of the proposal, while still maintaining the open, partly compartmentalised rural character.</p> <p>Provide clusters of planting along the road corridors to provide some screening, while still allowing views through to the solar infrastructure. Retain patches of internal planting to limit the seen amount of solar infrastructure.</p>
<p>Existing screen planting surround the site provides screening from some locations. Existing trees within the site visually compartmentalise the site and would reduce the seen area of the proposal from any viewpoint.</p>	<p>Conserve planting and other vegetation within and surrounding the site, where practical.</p>

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3.0 Implementation and Timing

3.1 Mitigation Extent

Figure 4 shows the Landscape Concept Plan which has been prepared, seeking to mitigate glare and visual impacts resulting from the solar farm.

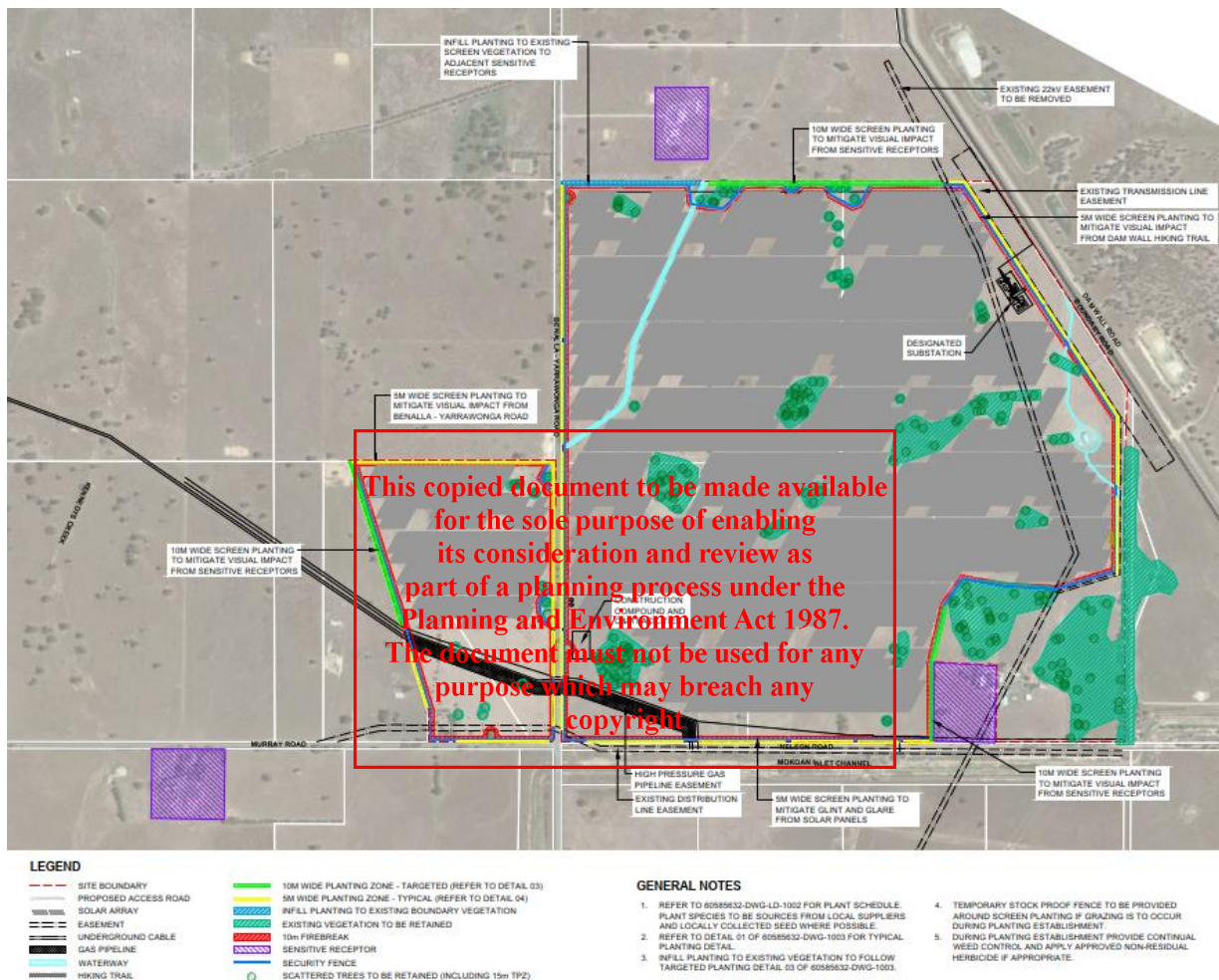


Figure 4 Landscape Concept Plan

The Plan proposes:

- 10m Wide Planting Zone: Dense Screening (Targeted)**
 Dense screening with groups of trees and shrubs along boundaries to limit views of the site from surrounding sensitive receptors.
- 5m Wide Planting Zone: Intermediate screening (Typical)**
 Clusters of trees to reduce the impact of Glint and Glare from the solar farm development and lower the visual impact on temporary passing visitors, including tourists and workers.
- Infill Planting to Existing Vegetation**
 Additional trees and shrubs to increase density of planting and provide a dense screen to adjacent sensitive receptor.

The Plan above shows the ultimate outcome of landscaping works, however the proposed plantings could take up to five years to grow before being able to effectively mitigate visual impact of glint and glare, and up to ten years to mature. Therefore, a Landscape Early Works Plan has been prepared to

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accompany the Landscape Concept Plan. This plan proposes targeted plant installation to precede construction of the internal solar farm, allowing for an advanced vegetation screening system during and for the years immediately following construction. Figure 5 shows the Landscape Early Works Plan.

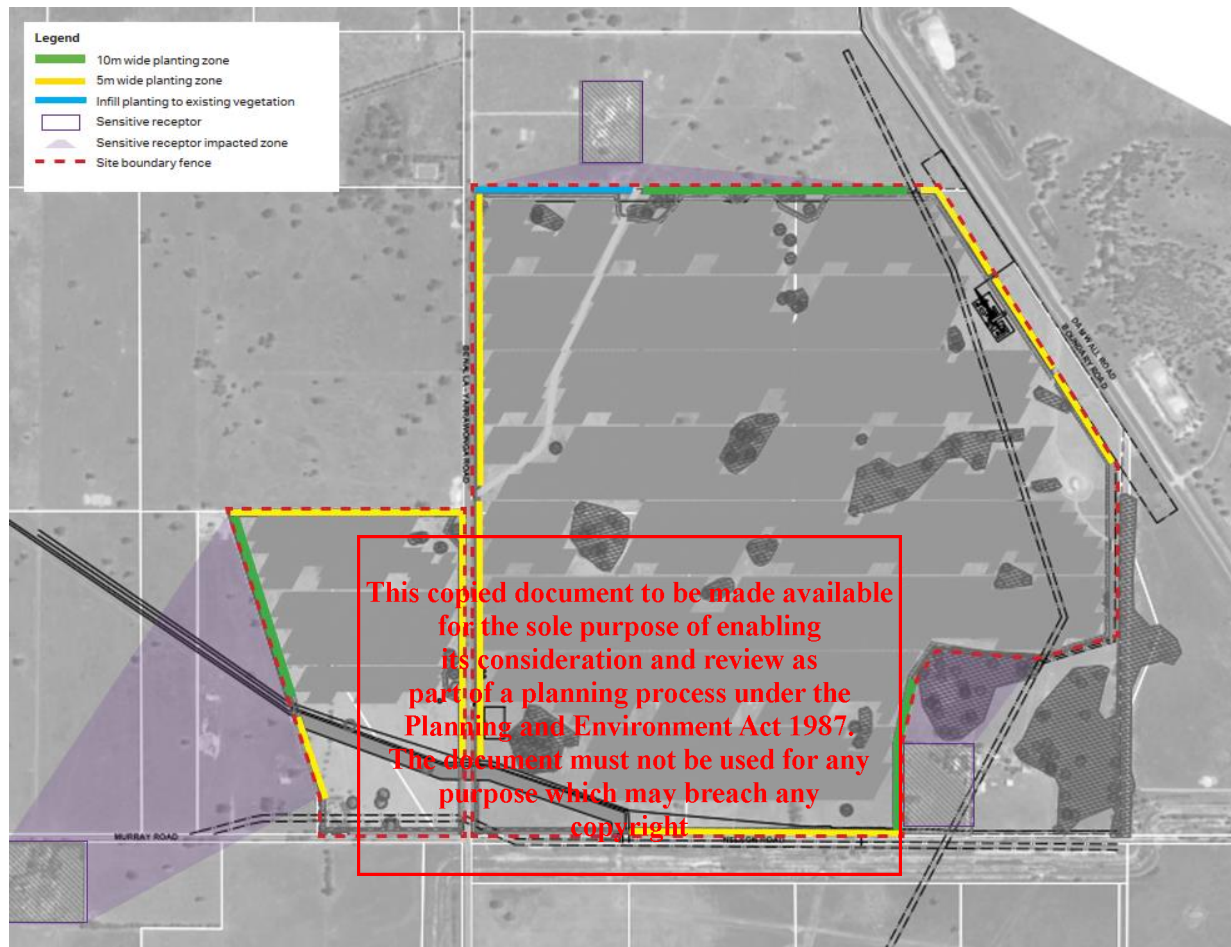


Figure 5 Landscape Early Works Plan

The Early Works Plan proposes:

- **10m Wide Planting Zone: Dense Screening (Targeted)**

Tube stock planting of groups of trees and shrubs at moderate densities along boundaries that can be seen from surrounding sensitive receptors including residential dwellings and users of the Dam Wall Hiking Trail.

- **5m Wide Planting Zone: Intermediate screening (Typical)**

Clusters of trees to reduce the glare from the solar farm site to Benalla-Yarrowonga Road, Murray Road, and Nelson Road.

- **Infill Planting to Existing Vegetation**

Additional trees to be planted between existing vegetation along the north-western boundary to reduce the visual impact from the solar farm site to the private residence at 368 Benalla-Yarrowonga Road.

The installation of these works will soften the visual impacts during both construction and at completion. The installation of all early works planting from tube stock will require an intensive maintenance regime during the first 18 months of establishment, including irrigation, weeding, fertiliser, and general plant maintenance.

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It is anticipated that the remaining works as identified in the Landscape Concept Plan will be installed at a later date to align with the construction of the solar farm and in accordance with the requirements specified in the Planning Permit.

3.2 Project Timeline

3.2.1 Landscape Early Works

The Landscape Early Works are to occur as early as practicable, preferably 6 months prior to construction of solar infrastructure. This will form part of the early works package for the project construction, enabling planting in key areas identified to be undertaken. Landscape zones and planting extents are as shown in Figure 5.

Planting stock: The source of plant stock is to be established to determine availability and timeframe for supply of tube stock plants. Alternatively, arrangements can be made with local suppliers to grow species at the nursery so that planting stock can be installed at a greater maturity to increase the success rate once planted. Plant material are to be supplied in accordance with AS 2303:2018 – Tree stock for Landscape Use. Sample stock is to be inspected prior to installation to ensure quality. Plants shall not exhibit signs of stress at any stage during their development including inadequate watering, excessive shade or sunlight, or restricted growth.

Site preparation and access: The site perimeter is to be established and landscape planting zones marked out. It is assumed that construction vehicles will use the designated access tracks as set out in the concept design with three site access points along Benalla-Yarrowonga Road, one along Nelson Road, and an emergency access point along Dam Wall Road. If larger/alternate access points are projected, landscape works to affected areas should not be planted until such a stage that construction activities will not impact establishments.

Early works protection: Planting zones are to be protected with temporary fencing to restrict access and animal grazing. Tree protection zones and tree protection fencing are to be established around site access points to minimised potential impacts to trees from the works.

Maintenance: A maintenance program is to be established to ensure successful establishment of vegetation. This is to occur for a minimum of 18 months and include at a minimum:

- Watering methodology and frequency
- Removal of weeds
- Clipping and pruning to maintain form, growth, and removal of dead wood
- Spraying to maintain plants free of pests and fungi
- Replacement of failed, damaged, or stolen plants
- General plant maintenance.

Maintenance work should include site visits and inspections of the landscape at regular intervals, and more often in hot and dry periods. It is recommended that the maintenance program be developed with assistance of contractors that possess local knowledge.

Planting establishment:

The most suitable time of year for planting activities to occur is typically during Spring (September to November) when temperatures are mild. However, the exact timing will be dependent on weather conditions experienced during the year. The given site is prone to water logging through winter. Ensure that the ground has adequately dried out prior to planting, noting this may not occur until early December. Avoid planting in Autumn or Winter as cold and wet conditions will limit plant establishment.

Plants should be planted immediately after delivery to the site or stored appropriately ensuring sufficient watering and shelter. Planting is not to occur in unsuitable weather conditions such as extreme heat, cold, wind, or rain. Suspend excavation when the soil is wet or during frost periods to prevent compaction.

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Planting design, densities, and quantities have been prepared based on survey data. The contractor is to adjust planting densities on site to respond to batter slopes (embankments, river edge, etc). The contractor is to ensure planting quantities documented are applied to the full extent of all planting areas.

3.2.2 Main Site Infrastructure Construction



It is anticipated to take approximately five years for the proposed vegetation screening to reach three and a half metres in height. During the period when the vegetation is growing to a sufficient height, mitigation measures should be implemented to minimise the visual impact of the site. Possible types of screening are listed in Table 5. Either of the following options can be implemented:

- A. Install manmade screening (shade cloth, glare screen or non-transparent security fence) on the site’s security fence, OR
- B. Limit the resting angle of the solar panels as per Glint and Glare Assessment during backtracking operation.



The current preference is to restrict the resting angle, however both options can mitigate the impacts of possible glint and glare until vegetation screening reaches the required height of three and a half metres.

If screening is chosen, shade cloth attached to the proposed site boundary fencing is the preferred type of screening due to ability to minimise visual impact to sensitive receptors and glare from infrastructure prior to the establishment of plant boundaries. Shade cloth is to be made from a material with low visible light transmission (blocking 95% of sunlight or more). The shade cloth should be attached from the top of the security chain mesh fence and finish 500mm from the ground level to allow for surface water flows and limit any debris build up. To reduce glint and glare a shade cloth would only be required for the period between the solar farm infrastructure being installed on site and the vegetation reaching maturity.

Table 5 Possible temporary screening types

Temporary screening type	Example
<p>Shade cloth attached to security fencing</p> <div style="border: 2px solid red; padding: 10px; margin: 10px 0;"> <p style="text-align: center; color: red; font-weight: bold;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>	
<p>Glare screen</p> <p>*Not effective to screen from sensitive receptors</p>	

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Temporary screening type	Example
Non-transparent security fence	
Construction hoarding	

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3.3 Vegetation Requirements

This Landscaping Early Works Plan recommends that all plants be installed as tube stock, as plants installed at this size become more quickly acclimatised to the soils and environmental conditions and would result in stronger maturing screening for the site. Native plant species have been selected in consultation with local community groups. These species have been selected to help preserve endangered local bird species and to retain the existing character of the area.

3.3.1 Planting Zones

There are two types of planting zones proposed to be installed as part of the Landscape Early Works. These are the 10m Wide Planting Zone and 5m Wide Planting Zone (Figure 5).

10m Wide Planting Zone: Dense Screening (Targeted)

- 10 metres wide from the fence line of the site in varying lengths
- Each 10m x 10m area includes 4 trees and 20 shrubs
 - Trees planted in groups of 1, 3, or 5 of the same species
 - Groups of shrubs consolidated into the central 5m of the zone to provide a dense screen
- The trees and shrubs are clustered in the centre of the planting zone to provide a dense screen to the perimeter of the site, where proposed.

5m Wide Planting Zone: Intermediate screening (Typical)

- 5 metres wide from the fence line of the site in varying lengths
- Each 5m x 20m area includes 3 trees
 - Trees planted in groups of 1 or 3 of the same species.

3.3.2 Plant Establishment and Projected Heights

Tube stock plants will take time to establish into a solid landscape screen on site. To increase the success rate of planting it is recommended that tube stock is established at a local nursery prior to planting, allowing plants to acclimatise to local conditions.

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The following identifies expected heights and widths (canopy density) from time of installation. Projected establishment heights are approximate and will be dependent on weather conditions, timing, and maintenance regime (e.g., intensive watering required over hot periods for initial establishment period).

Two years post-installation

Two years after installation, the plants will have undergone the extensive maintenance period and developed a sustaining root system. Trees are expected to be up to 1-2 metres tall and shrubs between 50-75% of mature height.

Figure 6 and Figure 8 illustrate 30m-long extents of the dense (10m Wide Planting Zone) and intermediate (5m Wide Planting Zone) screening zones two years after installation of tube stock planting.

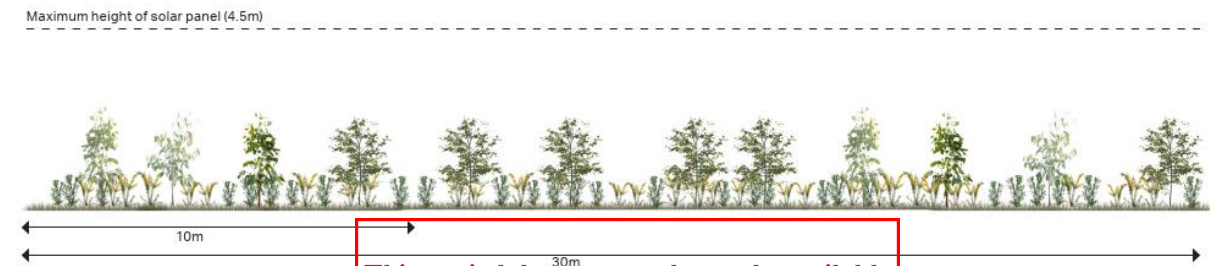


Figure 6 Typical 10m wide screening section – 2 years post installation



Figure 7 Typical 5m wide screening section – 2 years post installation

Figure 8 and Figure 9 illustrate the screening zones two years after installation of tube stock planting with the security fence and indicative shade cloth behind.

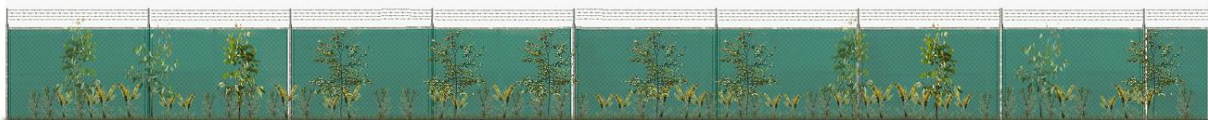


Figure 8 Typical 10m wide screening section – 2 years post installation showing fence with indicative shade cloth behind



Figure 9 Typical 5m wide screening section – 2 years post installation showing security fence with indicative shade cloth behind

Five years post-installation

Shrubs are expected to reach maturity between 3-5 years post planting, dependant on species. As shown in Table 6, the selected shrub species will provide an adequate three and a half metre high

screen when established, allowing additional mitigation measures such as shade cloth screening to be removed.

Table 6 Shrub species list

Botanical Name	Common Name	Mature size H(m) x W(m)
<i>Acacia acinacea s.l.</i>	Gold-dust Wattle	3 x 2
<i>Acacia paradoxa</i>	Hedge Wattle	4 x 2
<i>Acacia pycnantha</i>	Golden Wattle	5 x 2
<i>Bursaria spinosa</i>	Sweet Bursaria	4 x 3
<i>Melaleuca parvistaminea</i>	Rough-barked Honey-myrtle	4 x 5
<i>Callistemon sieberi</i>	River Bottlebrush	5 x 4

Trees will take longer than shrubs to reach their mature size, in the initial years' growth is focused on root and structural formation. As shown in Table 7, estimated tree heights 5 years post installation are approximately 2-4 metres high depending on species. The trees will be saplings and experiencing a period of rapid growth, they will start to increase significantly in height as they begin to mature.

Table 7 Tree species list

Botanical Name	Common Name	Growth Rate	Estimated 5 years post installation H(m) x W(m)	Mature size H(m) x W(m)
<i>Eucalyptus melliodora</i>	Yellow Box	Medium	2-3 x 1	15 x 10
<i>Eucalyptus microcarpa</i>	Grey Box	Medium	1.5-2 x 0.75	25 x 15
<i>Allocasuarina luehmannii</i>	Buloke	Slow	1-2 x 0.75-1	8 x 4
<i>Eucalyptus albens</i>	White Box	Medium	2-3 x 1-1.5	25 x 15
<i>Eucalyptus camaldulensis</i>	River Red Gum	Medium	3-4 x 1.5	20 x 15

Ten years post-installation

Ten years post installation trees are expected to have reached 60% of mature height and shrubs have reached maturity. Figure 10 and Figure 11 illustrate 30m long extents of the dense and intermediate screening zones 10 years after installation of tube stock planting.

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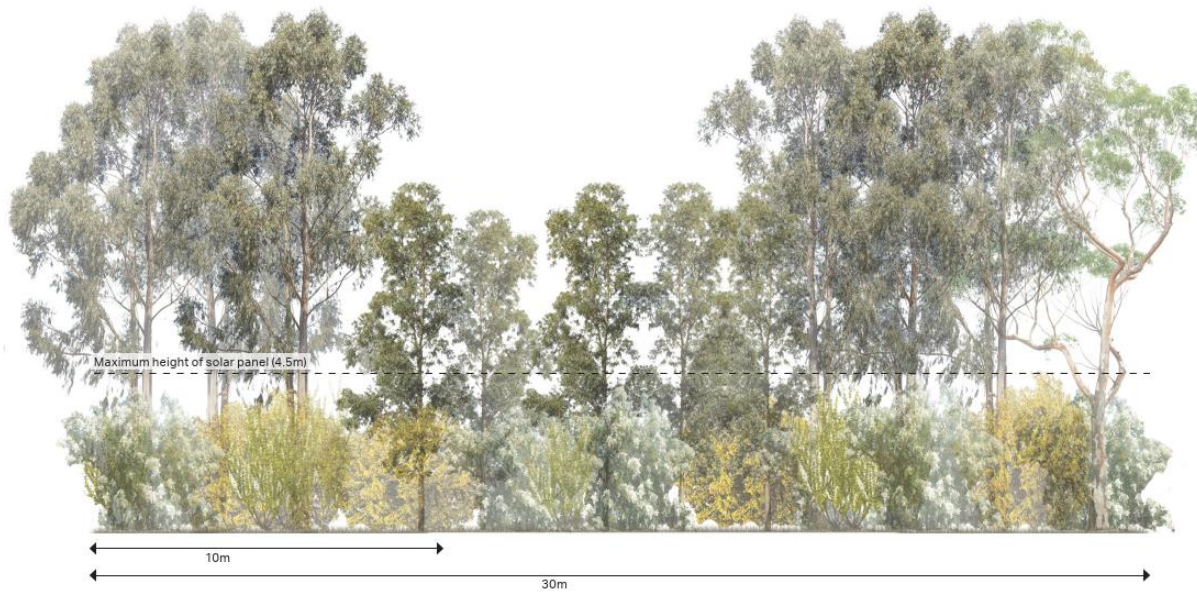


Figure 10 Typical 10m wide screening section – 10 years post installation

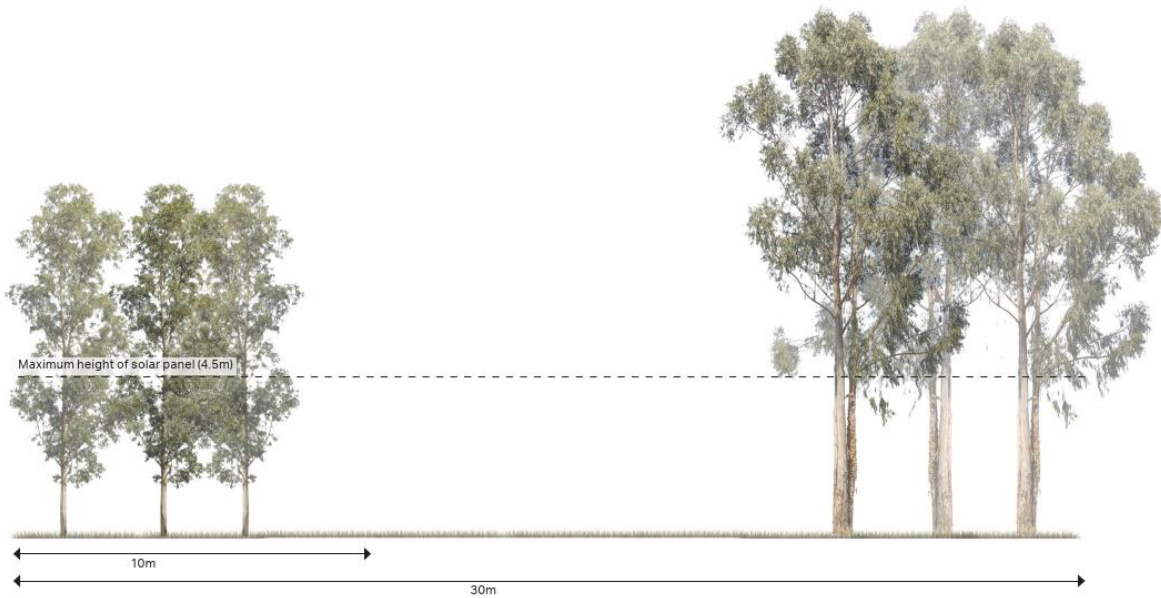


Figure 11 Typical 5m wide screening section – 10 years post installation

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4.0 Conclusion

This Early Works Strategy summarises the Glint and Glare and Landscape and Visual Impact Assessments (prepared by AECOM Australia Pty Ltd, dated 16 September 2019; 2022). Key impacts of the Kennedys Creek solar farm facility include:

- Glare with moderate potential for after image to several observation points and route receptors
- Visibility of the development from local residences, commuters, tourists, and users of the adjacent Dam Wall Hiking Trail.

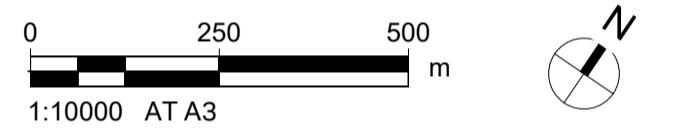
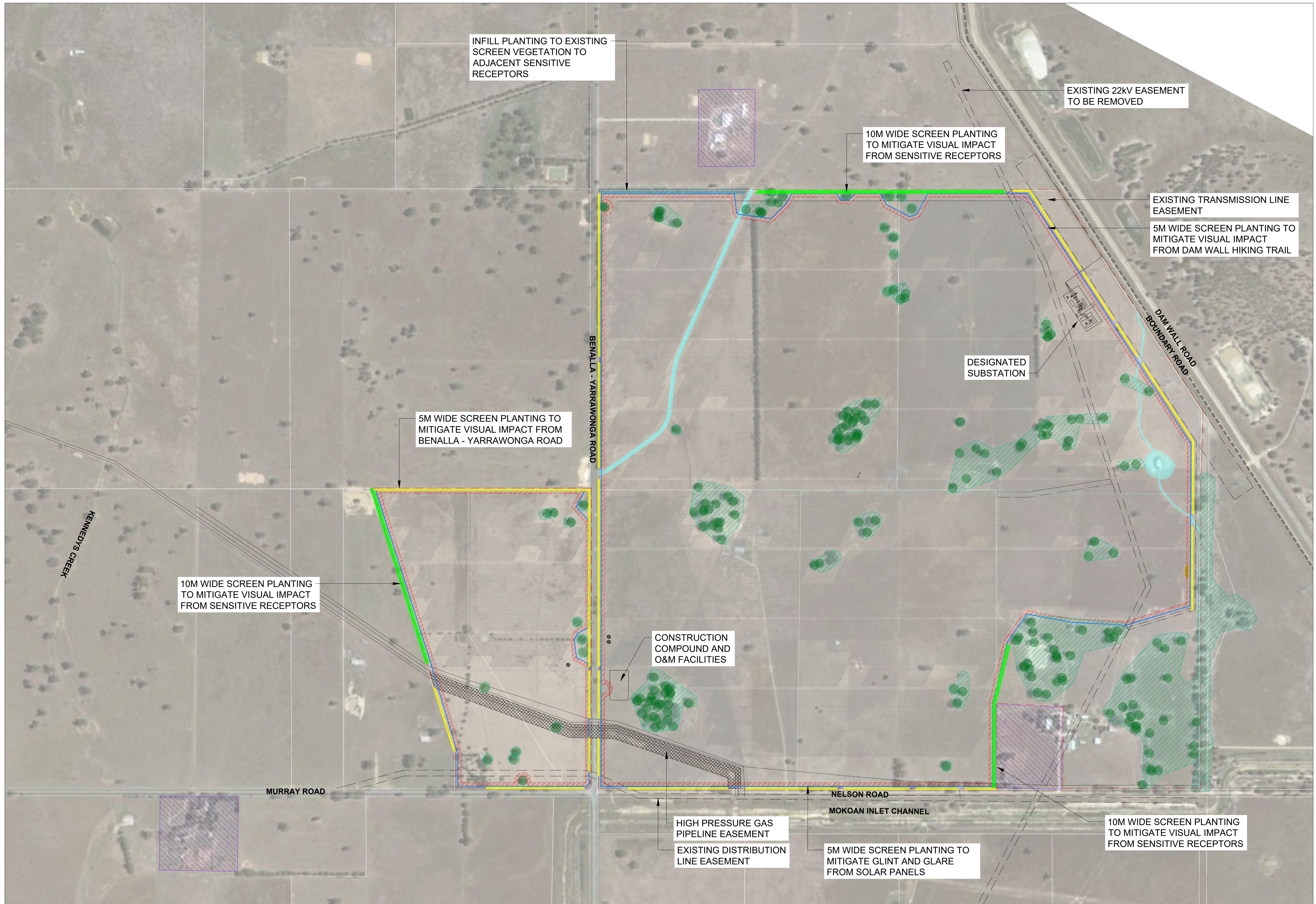
Mitigation measures are proposed to reduce the impact of the development which includes landscape screening zones (10m wide dense planting zones, 5m wide intermittent planting zones, and infill planting to increase density of existing vegetation). The Early Works Plan (Figure 5) lays out a strategy that commences pre-construction to accelerate screening of the development. Early planting of landscape zones that interface with sensitive receptors and zones will be increase the effectiveness of glare mitigation measures post-infrastructure construction.

Temporary screening (shade clothes to site boundary fence) is recommended prior to construction to mitigate impacts of infrastructure (particularly glint and glare) to sensitive receptors until the landscape has established to a height suitable to perform as a screen.

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ISO A1 594mm x 841mm
 Approved: R.H.
 Checked: A.S.
 Designer: J.C.
 Project Management Initials:
 Kennedy's Creek
 Last saved by: RUSSELLR(2023-11-30) Last Plotter: 2023.01.24
 Filename: \\NA-AECOM\NET\COM\IFS\APAC\MELBOURNE\AU\MEL1\LEGACY\PROJECTS\60585632\DWG-LD-1001.DWG



Verify all dimensions on site prior to construction.
 Do not scale from drawing.
 All dimensions in metres unless otherwise stated.

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PROJECT MANAGEMENT INITIALS

R RUSSELL	S JACOB	S JACOB
DESIGNER	CHECKED	APPROVED

ISSUE/REVISION

I/R	DATE	DESCRIPTION
07	24/01/2023	FOR REVIEW
06	28/11/2022	FOR REVIEW
05	17/02/2020	FOR TOWN PLANNING
04	16/12/2019	FOR TOWN PLANNING
03	06/12/2019	FOR TOWN PLANNING
02	22/08/2019	FOR TOWN PLANNING
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PROJECT NUMBER
 60585632

SHEET TITLE
 WEST MOKOAN SOLAR FARM LANDSCAPE PLAN

SHEET NUMBER
 60585632-DWG-LD-1001

LEGEND

- SITE BOUNDARY
- PROPOSED ACCESS ROAD
- SOLAR ARRAY
- EASEMENT
- UNDERGROUND CABLE
- GAS PIPELINE
- WATERWAY
- HIKING TRAIL
- 10M WIDE PLANTING ZONE - TARGETED (REFER TO DETAIL 03)
- 5M WIDE PLANTING ZONE - TYPICAL (REFER TO DETAIL 04)
- INFILL PLANTING TO EXISTING BOUNDARY VEGETATION
- EXISTING VEGETATION TO BE RETAINED
- 10m FIREBREAK
- SENSITIVE RECEPTOR
- SECURITY FENCE
- SCATTERED TREES TO BE RETAINED (INCLUDING 15m TPZ)

GENERAL NOTES

- REFER TO 60585632-DWG-LD-1002 FOR PLANT SCHEDULE. PLANT SPECIES TO BE SOURCES FROM LOCAL SUPPLIERS AND LOCALLY COLLECTED SEED WHERE POSSIBLE.
- REFER TO DETAIL 01 OF 60585632-DWG-1003 FOR TYPICAL PLANTING DETAIL.
- INFILL PLANTING TO EXISTING VEGETATION TO FOLLOW TARGETED PLANTING DETAIL 03 OF 60585632-DWG-1003.

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- TEMPORARY STOCK PROOF FENCE TO BE PROVIDED AROUND SCREEN PLANTING IF GRAZING IS TO OCCUR DURING PLANTING ESTABLISHMENT.
- DURING PLANTING ESTABLISHMENT PROVIDE CONTINUAL WEED CONTROL AND APPLY APPROVED NON-RESIDUAL HERBICIDE IF APPROPRIATE.

PLANT SCHEDULE

Botanical Name	Common Name	Ecological Vegetation Class (EVC)	Height (m)	Spread (m)	Installation Size	Installation Rate	Proportion	Approx Quantity
<i>Eucalyptus melliodora</i>	Yellow Box	EVC 55_61	15	10	150mm pot	See below	30%	400
<i>Eucalyptus microcarpa</i>	Grey Box	EVC 235	25	15	150mm pot	See below	20%	267
<i>Allocasuarina luehmannii</i>	Buloke	EVC 235	8	4	150mm pot	See below	20%	267
<i>Eucalyptus albens</i>	White Box		25	15	150mm pot	See below	15%	200
<i>Eucalyptus camaldulensis</i>	River Red Gum	EVC 55_61	20	15	150mm pot	See below	15%	200
4 no. trees per 100m2 (10 x 10m area)								
<i>Acacia acinacea s.l.</i>	Gold-dust Wattle	EVC 55_61	3	2	Tubestock	See below	20%	760
<i>Acacia paradoxa</i>	Hedge Wattle	EVC 55_61 & EVC 235	4	2	Tubestock	See below	20%	760
<i>Acacia pycnantha</i>	Golden Wattle	EVC 55_61 & EVC 235 & EVC 61	5	2	Tubestock	See below	15%	570
<i>Bursaria spinosa</i>	Sweet Bursaria	EVC 55_61	4	3	Tubestock	See below	15%	570
<i>Melaleuca parvistaminea</i>	Rough-barked Honey-myrtle		4	5	Tubestock	See below	15%	570
<i>Callistemon sieberi</i>	River Bottlebrush		5	4	Tubestock	See below	15%	570
20 no. shrubs per 100m2 (10 x 10m area)								

EVC Number	EVC Class	Bioregion
EVC 55_61	EVC 55_61 Plains Grassy Woodland	Victorian Riverina Bioregion
EVC 235	EVC 235 Plains Woodland / Herbrich Gilgai Wetland Mosaic	Victorian Riverina Bioregion
EVC 61	EVC 61_Box Ironbark Forest	Central Victorian Uplands Bioregion

- Note:**
- Plant selection is based on the above Ecological Vegetation Classes and recommendations from the Regend Honeyeater Group. All three are indigenous and currently found on or surrounding the site, according to NatureKit Interactive Mapping, on the Department of Environment, Land, Water and Planning Website.
 - The plant schedule is subject to further review and confirmation on the appropriate species for the local conditions.

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PLANT IMAGES



Eucalyptus melliodora



Eucalyptus microcarpa



Allocasuarina luehmannii



Eucalyptus camaldulensis



Acacia acinacea



Acacia paradoxa



Bursaria spinosa



Melaleuca parvistaminea



Callistemon sieberi



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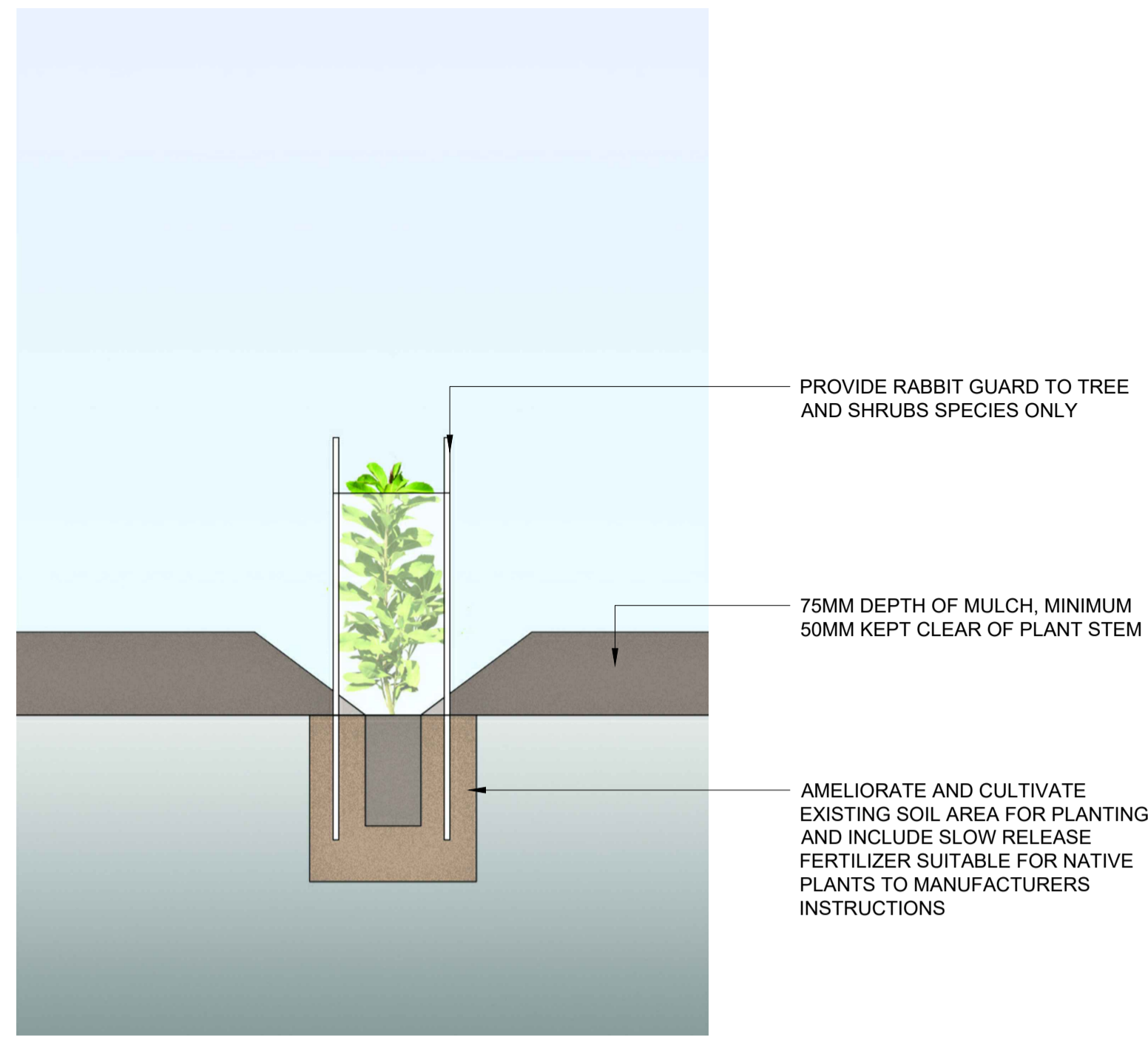
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03	22/08/2019	FOR TOWN PLANNING
02	18/07/2019	FOR DISCUSSION
01	21/06/2019	PRELIMINARY - FOR DISCUSSION

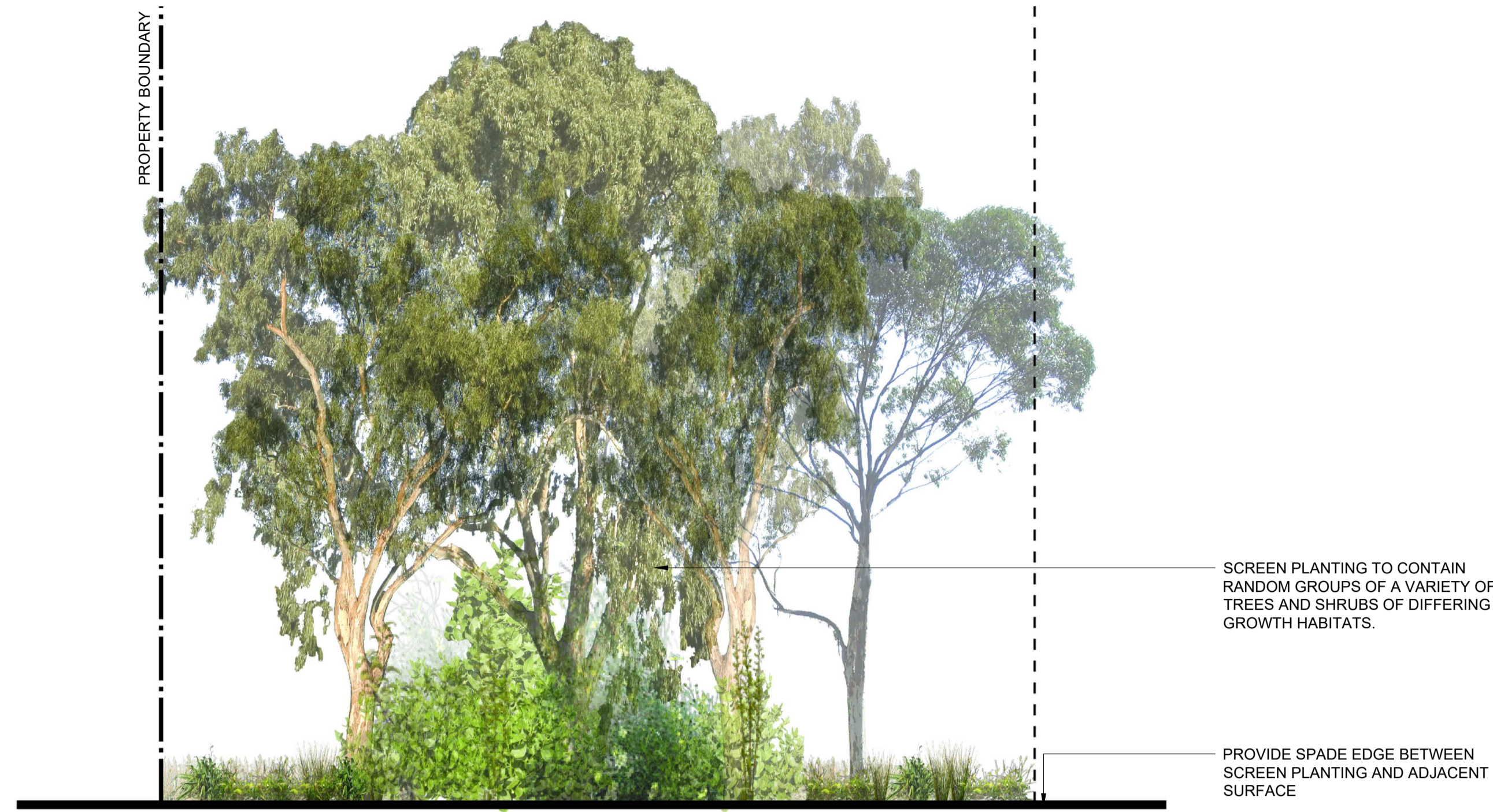
60585632

WEST MOKOAN SOLAR
FARM
PLANT SCHEDULE

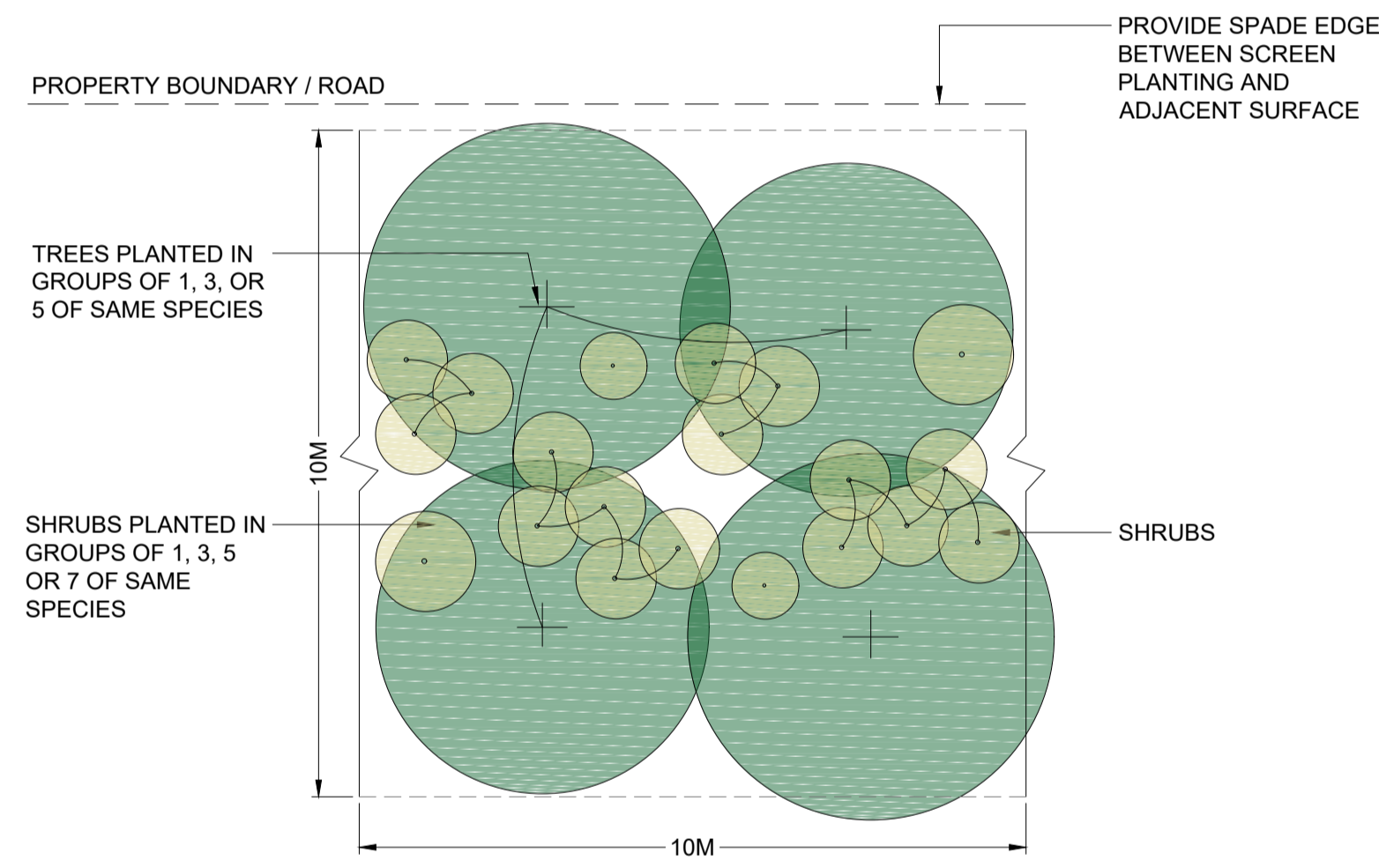
60585632-DWG-LD-1002



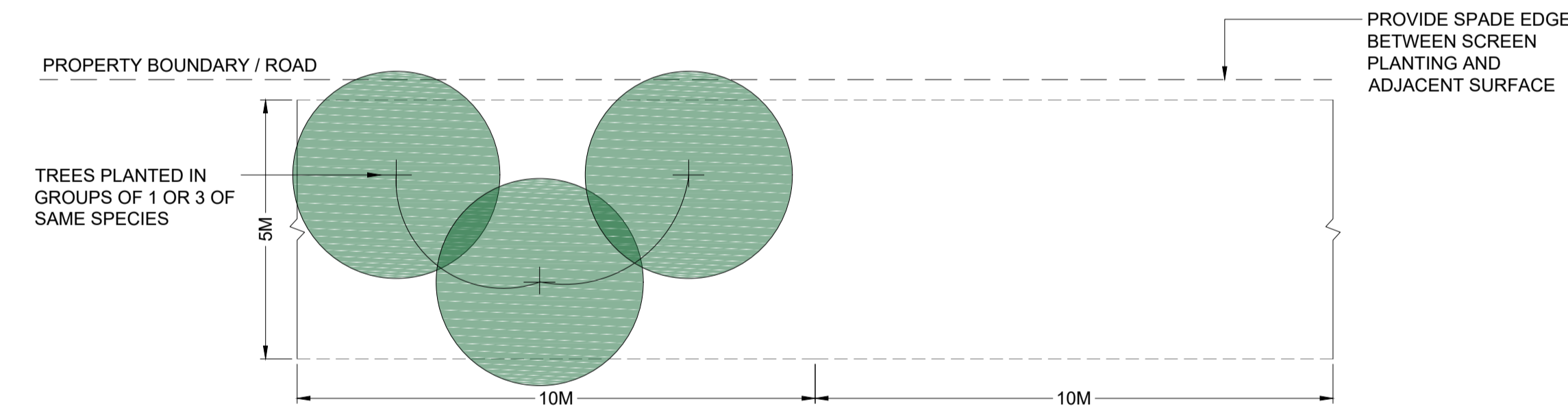
01 TYPICAL PLANTING DETAIL
 1:10 AT A3



02 PLANTING SECTION FOR 10M WIDE PLANTING ZONE - TARGETED
 1:100 AT A3



03 PLANTING PLAN FOR 10M WIDE PLANTING ZONE - TARGETED
 1:200 AT A3



04 PLANTING PLAN FOR 5M WIDE PLANTING ZONE - TYPICAL
 1:200 AT A3

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