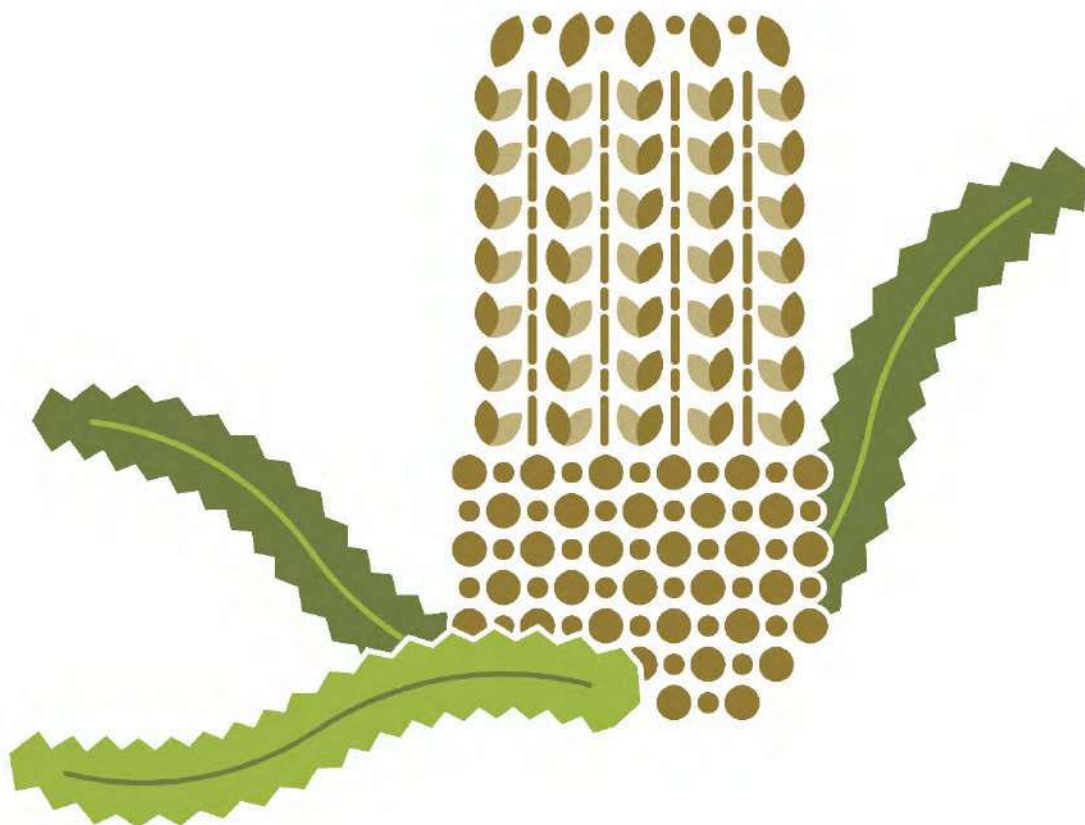


Davidson Design Studio



Fulham Solar Farm Visual Impact Assessment

September 2021



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Glossary

Amenity

The pleasantness of a place as conveyed by desirable attitudes including views.

Character

A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, and often conveys a distinctive 'sense of place'. The term does not imply a level of value or importance.

Magnitude of Change

The extent of change that will be experienced by receptors. Factors that are considered in assessing magnitude include:

- The proportion of the view/landscape affected,
- Extent of the area over which the change occurs,
- The size and scale of the change,
- The rate and duration of the change, and
- The level of contrast and compatibility.

Mitigation

Measures to avoid, reduce and manage identified potential adverse impacts.

Photomontage

A visual representation of a proposed from a particular receptor viewpoint, on a photographic base. Photomontages in this report have been prepared using Adobe Photoshop and AutoCAD software.

Proposal

The proposed works and operation relating to the solar farm.

Receptor

A place that has been selected for assessment of the effect of the proposal.

Sensitivity of View

The value placed on a landscape or view by the community. This report classifies Sensitivity of View as High, Moderate or Low. Section 4.1.1. outlines the attributes of these classifications.

View

Any sight, prospect or field of vision as seen from a place. A view may be wide or narrow, pleasant, or unattractive, distinctive or nondescript, and may include background, mid ground and /or foreground elements or features.

Viewpoint

The specific location of a view typically used for assessment purposes.

Visual Effect

- See Magnitude of Change

Visual Impact

The visual outcome of a proposed change. It is the combined result of Sensitivity of View together with Magnitude of Change.

Zone of Visual Influence

The Zone of Visual Influence is the theoretically defined area where modification to the subject site, as a result of the proposal, could be potentially discernible to the naked eye.

1.0 Introduction

Fulham Solar Farm Pty Ltd is seeking planning approval for the development of a 160ha solar farm at the northern corner of Hopkins Road and McLaren Road in Fulham, Victoria. This Visual Impact Assessment for the proposed Fulham Solar Farm has been prepared by Davidson Design Studio Pty Ltd. This assessment seeks to provide an objective review of the proposed solar project and the potential visual impacts on the surrounding environment. It is to be noted that Davidson Design Studio has also prepared a Landscape Plan for the subject site to reduce and mitigate the impact of the proposed facility on its immediate surrounds. The Landscape Plan is contained in Appendix A.

1.1 Davidson Design Studio Pty Ltd Personnel

This report has been written and prepared by Amy Davidson with mapping undertaken by Jason Davidson. Data was collected and collated by Amy Davidson with both Amy Davidson and Jason Davidson undertaking site inspections. Amy Davidson's qualifications are Bachelor of Landscape Architecture (Melbourne University). Jason Davidson's qualifications are Bachelor of Landscape Architecture (Melbourne University). Jason is an AILA Registered Landscape Architect.

1.2 Background

This project follows the objectives and guidelines outlined in the Design and Development Guidelines for Solar Energy Facilities (August 2019) prepared by the State of Victoria Department of Environment, Land, Water and Planning and will be assessed against the requirements of the Planning and Environment Act 1987. The purpose of this assessment is to identify, in detail, impacts to the visual and landscape character of the site and its surrounds in line with the relevant guidelines and legislative context. The report includes a series of photomontage images that demonstrate the visual impact of the proposed facility when seen from a series of representative viewpoints in the public domain.

1.3 Regional Context

Central Gippsland in Eastern Victoria occupies a broad stretch of plains between the Latrobe Valley to the west, the Gippsland Lakes to the east and between the Great Dividing Range to the north and Bass Strait (Ninety Mile Beach) to the south. The proposed facility is to be located within Wellington Shire, the main council of Central Gippsland. The area has a strong agricultural base with important secondary energy industries.

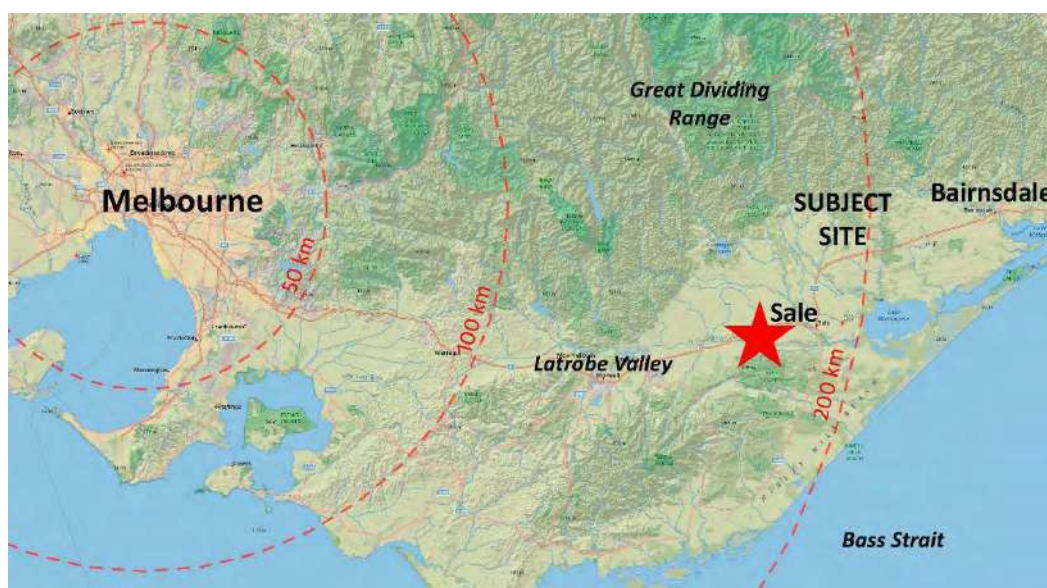


Figure 1 – Map illustrating the subject site in regional context. Not to scale.

1.4 Subject Site

The site in Fulham measures approximately 160 hectares in size and is located 210 kilometres east of Melbourne and 10 kilometres west of Sale. The site is bordered by farming land and Fulham Correctional Centre to the north, McLarens Road and farming land to the south, Hopkins Road and farming land to the east and farming land to the west. The land wraps around a 3.6-hectare property located at 379 McLarens Road. Gently undulating and zoned Farming, the site has historically been used for agricultural and farming purposes. One dwelling is located on site and is accessed from Hopkins Road. This dwelling is in poor condition. The land was extensively cleared in the past with only several planted trees remaining around the dwelling. This vegetation is in poor condition with extensive weed cover. A patch of weedy vegetation is located on the northern boundary of 379 McLarens Road within the subject site. A windrow in moderate health is located on the north western boundary of the site. A number of native vegetation patches are also located onsite. The land is owned by King Arthur.

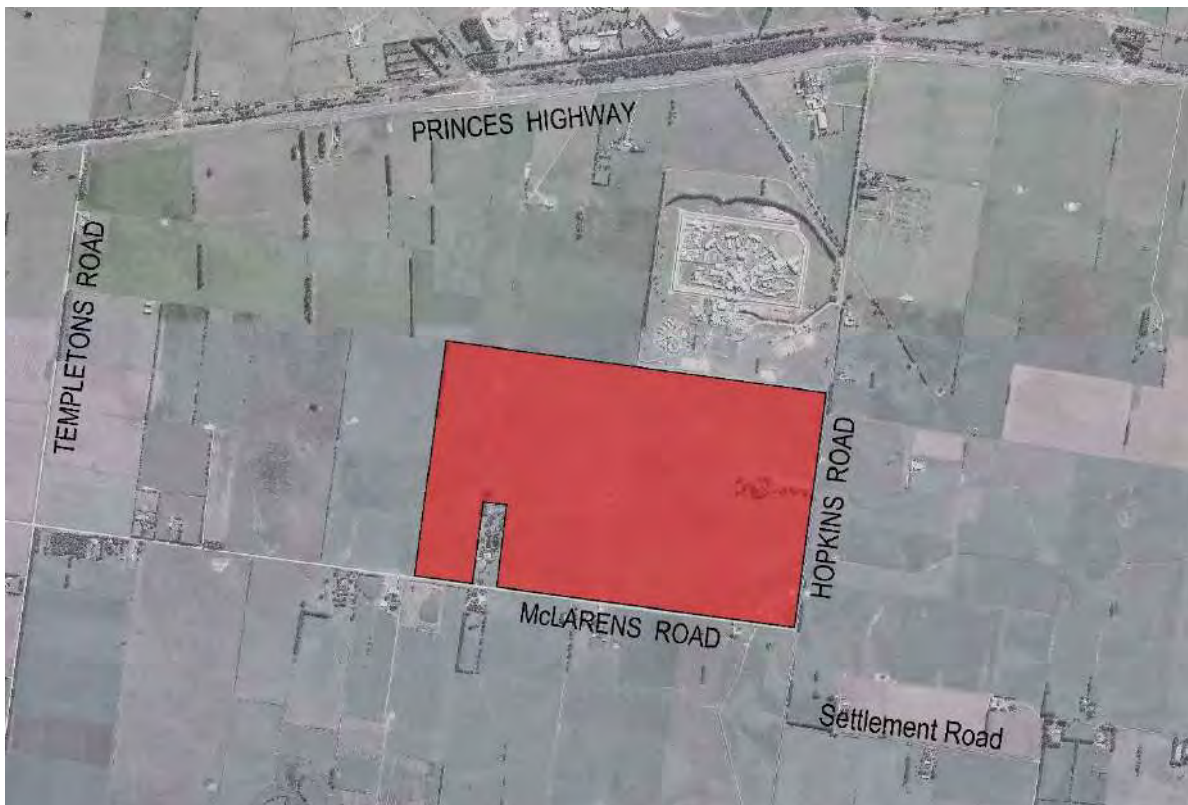


Figure 2: Aerial photograph with subject site outlined. Not to scale.

The majority of the surrounding land is zoned Farming and utilised for agricultural purposes. Fulham Correctional Centre is zoned Special Use.

1.5 Proposal

A solar energy facility is proposed for most of the site with perimeter setbacks provided to the surrounds. Larger setbacks are provided to 379 McLarens Road. An internal sealed perimeter road, accessed from Hopkins Road, surrounds the solar tables with a secondary emergency gravel access provided adjacent to 379 McLarens Road. A 5-metre-wide buffer planting zone occurs between the perimeter road and the boundaries of the site. No scattered trees from the existing dwelling are to be retained. The windrow on the western boundary of the site will be retained and integrated into the proposed landscape. A switching yard, amenities building, and office area will be sited near the eastern boundary of the site to the north of a manmade channel traversing the south eastern corner of the site. Figure 9 illustrates the proposed design for the solar farm.

1.6 Legislative Context

The subject site falls within the Farming Zone of the Wellington Shire Council Planning Scheme, which seeks:

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

A permit is required for a renewable energy facility and must meet the requirements of Clause 53.13.

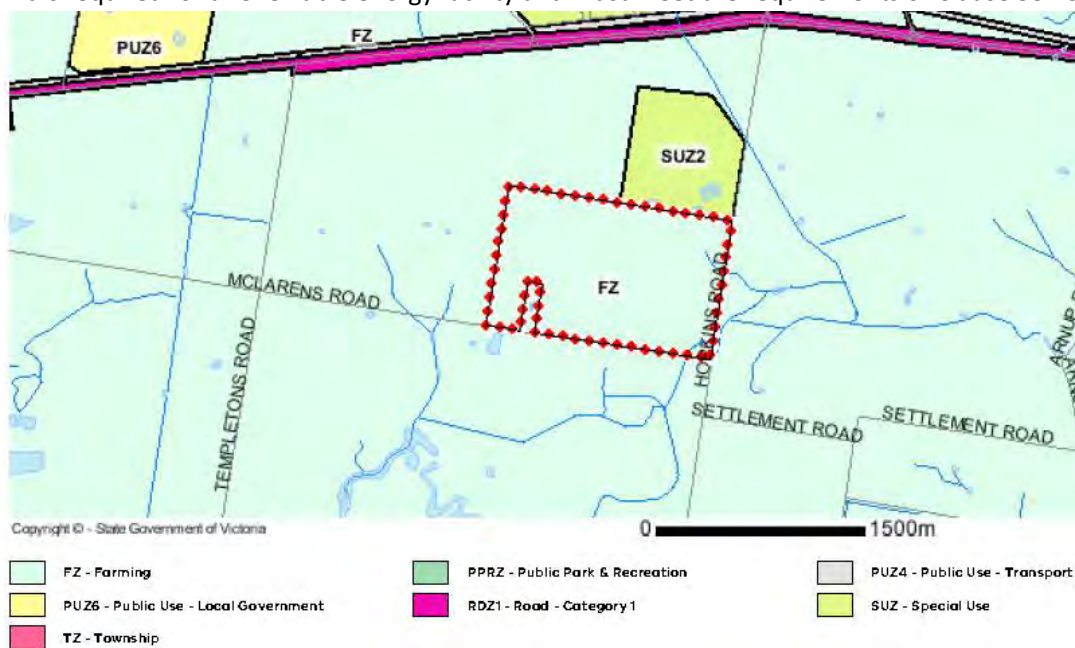


Figure 3: Zoning Map illustrating the site and the Farming Zone. Source: www.planning.vic.gov.au

No overlays affect the subject site. The property falls within a designated bushfire prone area. The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

2.0 Existing Site Conditions and Visual Context

2.1 Roads and Access

Hopkins Road borders the site to the east with McLarens Road bordering the site to the south. Hopkins Road is sealed bitumen with single land dual access. McLarens Road is a compacted gravel surface. Existing access to the site is via a gravel driveway off Hopkins Road. This access is located centrally on the eastern boundary of the site. The site has four secondary accesses with three occurring on McLarens Road and one at the north eastern corner of the site on Hopkins Road. All secondary accesses are via dirt tracks. Hopkins Road and McLarens Road are public roads. It is these public border roads that provide the greatest visual access to the site.

2.2 Topography

A feature and level survey undertaken by One Plan Land Development Consultants (201393 LF-1a / 11.08.2020) indicates the subject land slowly rises 10 metres from the south east corner of the site through to the northern boundary of the site. The land is very gently sloping with an approximate grade of 0.9% across the site. A steeper grade is more evident in proximity to the manmade channel at the south eastern extent of the site. This topography is typical of the surrounding landscape with very gentle slope from the Princes Highway in the north down to the La Trobe River in the south.

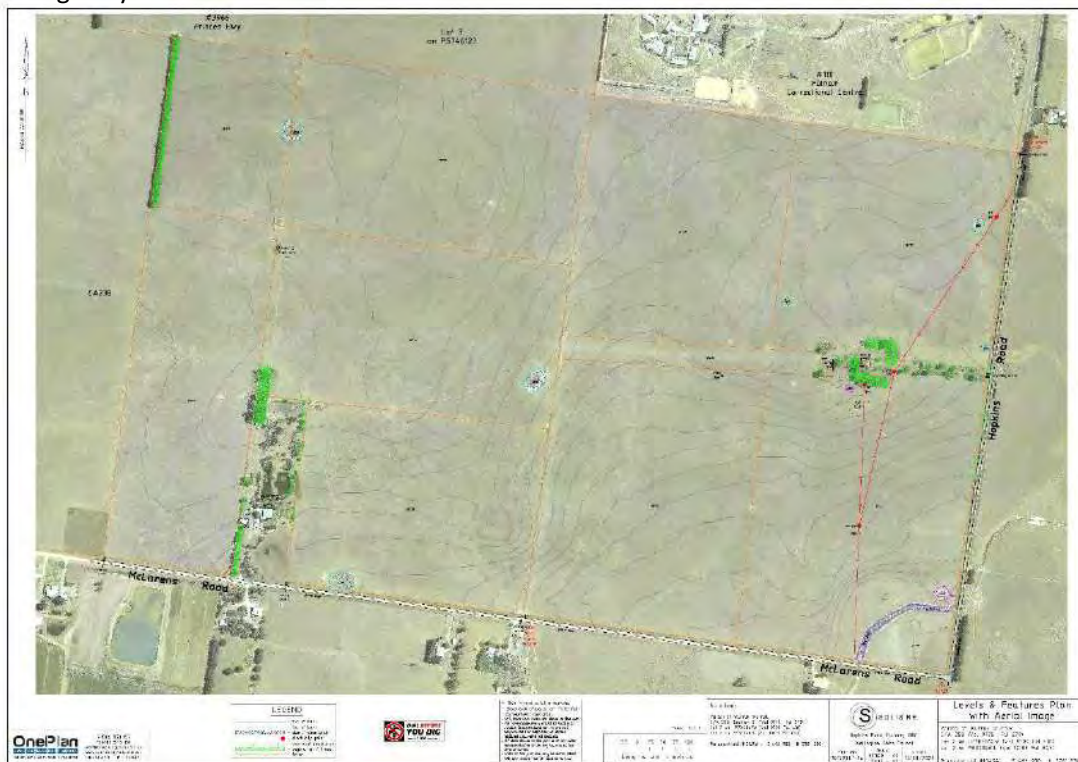


Figure 4: Feature and Level Survey undertaken by One Plan. Source: One Plan Land Development Consultants

2.3 Waterbodies

Six small dams are located on the site. Three of these waterbodies are similar in size at approximately 30 x 50 metres with a further three smaller dams measuring approximately 20 x 30 metres. Aerial photographs indicate the land drains freely and there doesn't appear to be land subject to inundation. Properties surrounding the site have similar sized dams apart from a larger dam to the south of McLarens Road opposite the south western boundary of the site. The La Trobe River occurs to the south of the site. An expansive floodplain occurs north and south of the river providing a contrasting landscape to the subject site and immediate surrounds. All water bodies on the site have a minor impact on the visual landscape.

2.4 Structures

There is an existing dwelling and associated outbuilding contained within the subject site. The dwelling and outbuilding are in poor condition and not suitable for habitation. A habitable dwelling, with associated outbuildings, occurs at 379 McLarens Road. Dwellings and associated outbuildings are also located immediately south and east of the site.

2.5 Infrastructure

A transmission line (1 strand) on single poles traverses the site providing power from Hopkins Road to the existing dwelling and surrounds and from McLarens Road to the existing dwelling and surrounds. Whilst visually prominent, minor powerline infrastructure is a common feature on the surrounding rural properties. It is proposed to remove the transmission line and the associated easement. A windmill and water tank (broken) are located north of property 379 McLarens Road. The windmill and water tank are to be removed from the site.

2.6 Vegetation

The land was extensively cleared in the past. A number of native trees were planted around the existing dwelling and associated driveway. A cypress windrow is located on the western boundary of the site at the north western corner. Woody weeds have emerged and established around the existing dwelling and in proximity to 379 McLarens Road. A Flora and Fauna Assessment undertaken by Nature Advisory identified several patches of native vegetation (groundcover) occurring in the north eastern, south eastern and south western corners of the site.

The verges of Hopkins Road and McLarens Road are devoid of any vegetation. This is common approach to roadside planting in the immediate area. Some properties have boundary planting to public roads.

2.7 Immediate Surrounds

With the exception of Fulham Correctional Centre to the north, the immediate surrounds are visually similar to the subject site with gently undulating plains planted out with pasture grasses. The majority of trees are scattered around existing dwellings. Minor windbreaks occasionally border a property fence while minimal roadside plantings allow long views across the plains. Fulham Correctional Centre is a fenced medium security prison compound with associated administration buildings and carparking. A number of self-contained units are located immediately adjacent to the northern boundary of the site. A high ropes course is located to the east of the units. Scattered vegetation occurs on the perimeter of the site however, the correctional centre is visually dominating and contrasts with the surrounding landscape.



Figure 5: Photograph of subject site (outlined in red) illustrating pasture grass plane, manmade channel and existing dwelling and surrounding trees. Source: Ricardo.



Figure 6: Photograph of subject site illustrating pasture grass plain. Source: Ricardo.



Figure 7: Photograph of existing dwelling on subject site and plantings. Source: Ricardo.



Figure 8: Photograph of the manmade channel at southeast corner of subject site. Source: Ricardo.

3.0 Project Description

The project comprises the construction of approximately 205,524 photovoltaic (PV) modules for an 80MW solar facility to be developed in one stage. It is estimated the facility will have a project design life of 30 years.

The project is expected to include the following elements:

- PV modules using solar panels and single axis tracking system,
- 23 inverter station units evenly spaced around the site,
- Battery energy storage systems,
- Ancillary services equipment to assist the grid operations,
- A permanent office and amenities building,
- Carparking,
- An above ground water supply tank of minimum 45,000 litres,
- Internal perimeter road to enable site maintenance with passing bays,
- 10m wide perimeter firebreak composed of mineral earth or non-combustible mulch,
- Primary access to the site from Hopkins Road with secondary access from McLaren Road,
- A substation to be constructed within close proximity to the existing road and power network,
- Security perimeter fencing, and
- Temporary construction laydown areas and ancillary facilities.

A layout plan is presented below.

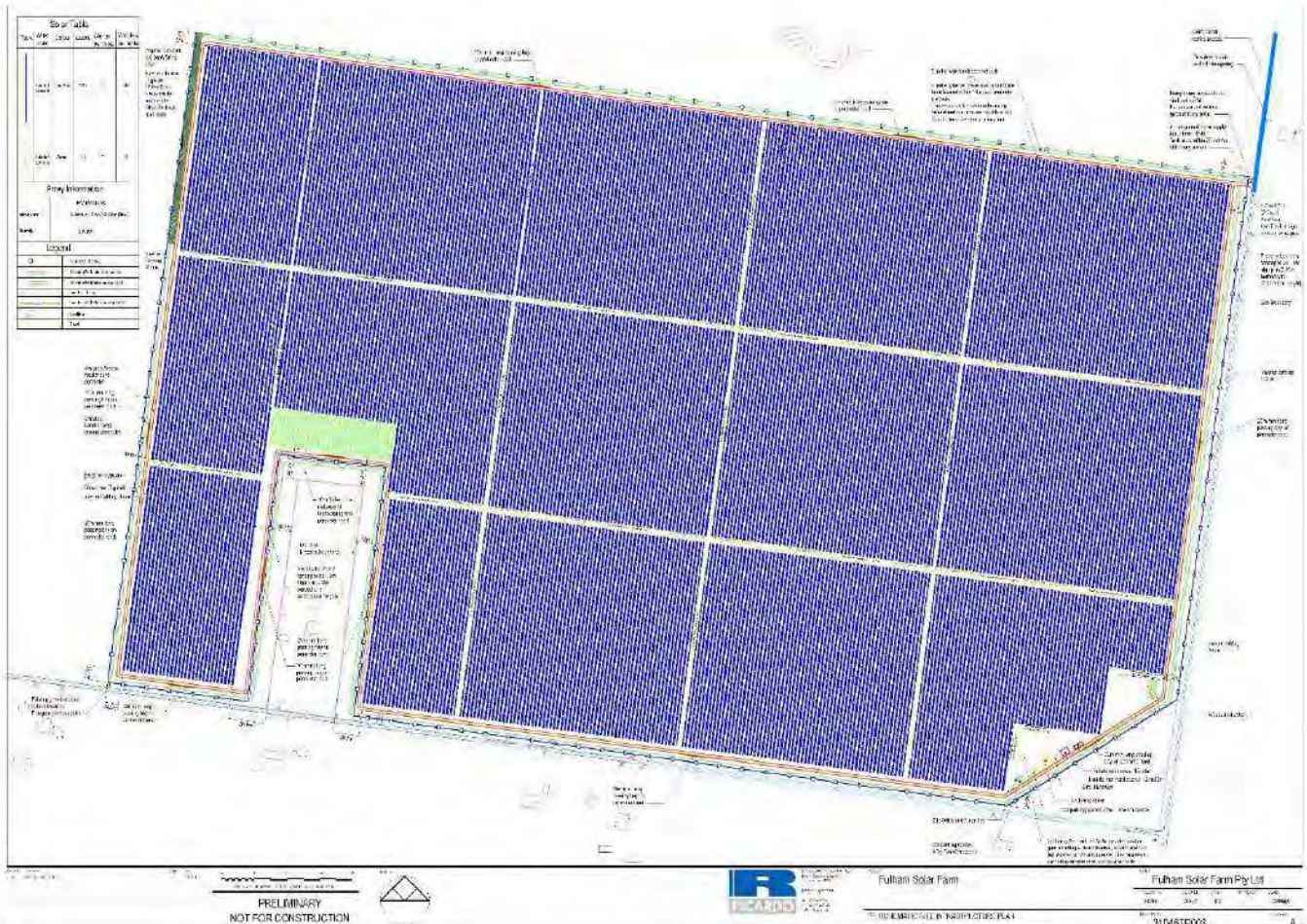


Figure 9: Solar farm layout plan prepared by Ricardo Energy Planning and Environment. Source: Ricardo.

4.0 Visual Impact Evaluation

4.1 Methodology

The visual impact of the proposed facility has been determined by considering both visual sensitivity and visual effect, which when considered together determine impact level. Visual sensitivity relates to the consideration of the existing visual environment and how it is seen from various viewing locations, referred to as receptors. Visual effect, or the magnitude of change, of the project is determined by considering the visual characteristics of the project in the context of the landscape within which it is seen. A combined consideration of both visual sensitivity and magnitude of change identifies impacts and directs if any mitigation strategies are required. The matrix shown in Figure 10 illustrates how visual impact is determined from sensitivity of view and magnitude of change.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Figure 10: Matrix illustrating how visual impact is determined.

4.1.1 Sensitivity of View

The following are classifications of the existing landscape settings for rural landscapes and how they are viewed from various viewing locations within the public domain:

Sensitivity of View – Rural Setting	
Classification	Description
High	A view that provides a positive and pleasing aesthetic with minimal weed cover and natural elements. The ground plane is vegetated and appears ecologically healthy. There may be undulating topography with a range of aspects and a combination of distant views and foreground elements. The landscape will appear natural with minimal alteration and there will be a suggestion of healthy biodiversity.
Moderate	A view that provides a mostly positive aesthetic. There is an acceptable level of alteration to the landscape and minor erosion and land degradation may be present. Areas of clearing are apparent and there may be weed cover. Natural elements are retained although there may be poor drainage in isolated locations. There may be long views or undulating topography but rarely both. There may be minor evidence of damage to pasture. Minor, inoffensive infrastructure may be present.
Low	A view that provides a negative aesthetic. Land is cleared, generally lower lying and may show evidence of erosion, salinity and degradation. There may be high weed cover, poor drainage or compaction to the ground plane. There may be evidence of flood or drought, pollution and the environment may appear ecologically redundant. The topography is monotonous and there is little to hold the viewer's interest. Infrastructure is present and may be visually dominant.

Table 1: Sensitivity of View – Rural Setting Classification

4.1.2 Magnitude of Change

Visual effect, or the magnitude of change, of the project is determined by considering the visual characteristics of the project in the context of the landscape within which it is seen. The classifications for magnitude of change are determined by the descriptions in the table below.

Magnitude of Change – Rural Setting	
Classification	Description
High	Where the proposal would cause a significant deterioration in the existing view
Moderate	Where the proposal would cause a noticeable deterioration in the existing view
Low	Where the proposal would cause a barely perceptible deterioration in the existing view
Very Low	Where the proposal would cause little to no discernible deterioration in the existing view.

Table 2: Magnitude of Change – Rural Setting Classification

4.2 Desktop Analysis

A desktop evaluation was undertaken prior to conducting a site visit to determine zones of visual influence. The zone of visual influence is the theoretically defined area where modification to the subject site, as a result of the proposal, could be potentially discernible to the naked eye. Review of aerial photography, topographical data and documented landforms and features identified 29 (A-CC) potential viewing locations within a 2.5-kilometre radius from the subject site. Topographical data was sourced from the Level and Feature Survey prepared by One Plan Land Development Consultants (11.08.2020). This information is contained within Figure 4.



Figure 11: Map illustrating desktop sites selected for viewing potential.

4.3 Site Visit

A site visit was conducted on the 30th of December 2020. The predetermined locations were visited, photographed and assessed for their sensitivity of view and magnitude of change. An additional 9 sites were identified and also assessed for their potential visual impact. These additional receptors are identified as DD – II and shown in blue in Figure 12.



Figure 12: Map illustrating desktop sites and sites selected onsite for viewing potential.

All 35 sites were documented to ensure an accurate representation of views. Of these 35 sites, 17 were deemed irrelevant due to distance, existing topography and lack of public access. Table 3 outlines a brief assessment of each location and a justification for whether the location has been selected as a receptor.

Viewing Locations			
Location Ref.	Receptor Reasoning	Photo-montage?	Justification
A	Potential view of the site from the west	No	Site not visible
B	Sensitive receptor (residences)	Yes	Photomontage required – Receptor 01
C	Potential view of the site from the north	No	Site not visible
D	Sensitive receptor (residences)	Yes	Photomontage required – Receptor 02
E	Significant intersection (allowing for views from Princes Highway)	No	Site not visible. Mitigation measures at Correctional Centre restrict view of site
F	Sensitive receptor (residences)	No	Site not visible. Mitigation measures at Correctional Centre restrict view of site
G	Sensitive receptor (entry to Correctional Centre)	Yes	Photomontage required – Receptor 03
H	North eastern corner of site	Yes	Photomontage required – Receptor 04
I	South eastern corner of site	Yes	Photomontage required – Receptor 05
J	Sensitive receptor (residence)	Yes	Photomontage required – Receptor 06
K	Sensitive receptor (residence)	Yes	Photomontage required – Receptor 07
L	Potential view of the site from the south	Yes	Photomontage required – Receptor 08
M	Confluence of roads	No	Site not visible
N	Potential views towards the site	Yes	Photomontage required – Receptor 09
O	Sensitive receptor (residence)	No	Location EE determined to be a better location for a photomontage
P	Sensitive receptor (residence)	Yes	Photomontage required – Receptor 17
Q	Sensitive receptor (residence)	Yes	Photomontage required – Receptor 10
R	Sensitive receptor (residence)	Yes	Photomontage required – Receptor 11
S	South western corner of site	Yes	Photomontage required – Receptor 12
T	Sensitive receptor (residence)	No	Existing windrows and topography restrict views of site
V	Potential view of the site from the south	No	Existing windrows, boundary planting and topography restrict views of site
W	Potential views towards site	No	Location GG determined to be a better location for a photomontage
X	Confluence of roads, possible view	No	Site not visible
Y	Potential view of the site from the east	No	Site not visible
Z	Adjoining site. Sensitive receptor	Yes	Photomontage required – Receptor 13
AA	Adjoining site. Sensitive receptor	No	Access not permitted. View very similar to Location Z and Receptor 13
BB	Potential for view	No	Site not visible
CC	Road adjacent to site	Yes	Photomontage required – Receptor 18
DD	Potential long views towards site	No	Site not visible
EE	Sensitive receptor	Yes	Photomontage required – Receptor 14
FF	Road adjacent to site	Yes	Photomontage required – Receptor 15
GG	Long views towards site	Yes	Photomontage required – Receptor 16
HH	Potential long views towards site	No	Site not visible
II	Potential for view	No	Site not visible

Table 3: Viewing Location Justification

The selected 18 viewing locations all occur within a two-kilometre radius from the site.

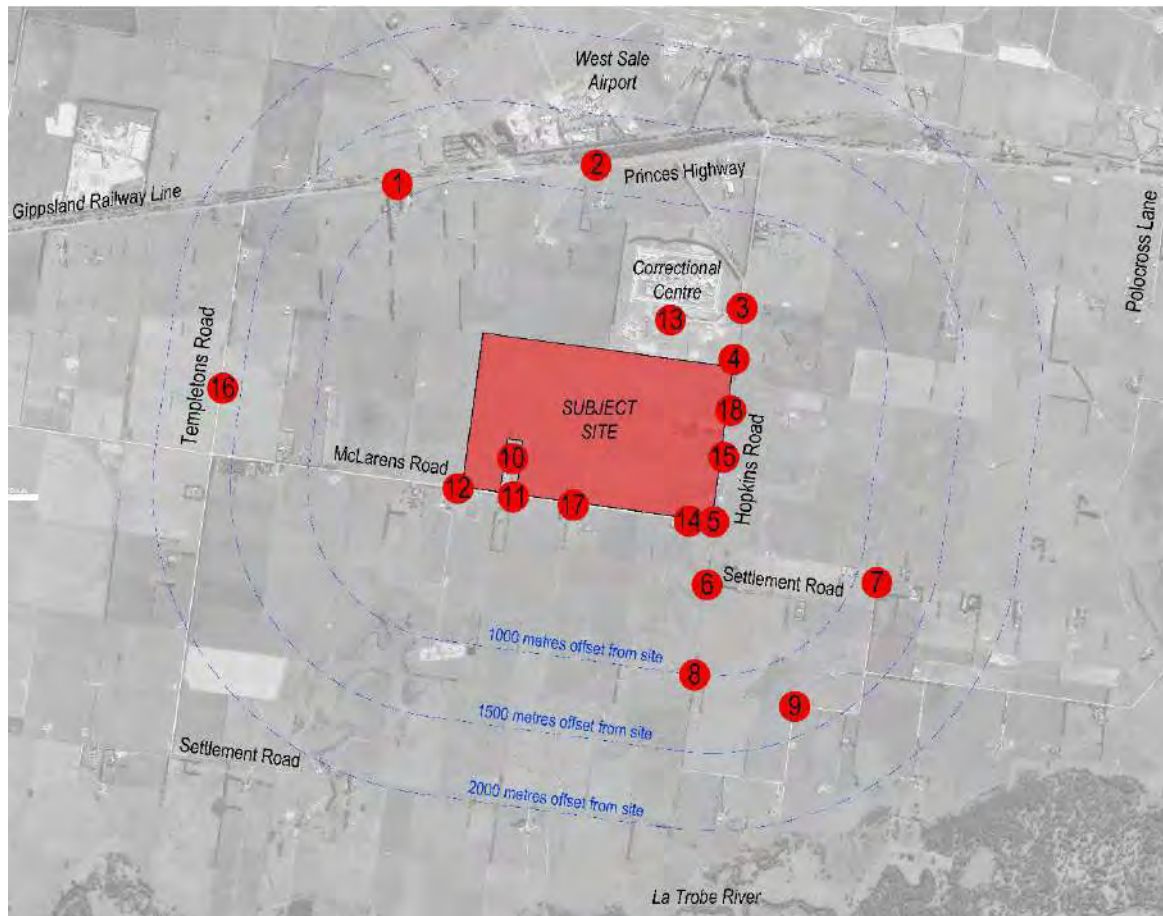


Figure 13: Map illustrating location of selected receptors.

4.4 Photomontages

Photographs were taken horizontally at each viewing location 1,500mm above the ground. An Apple iPhone 11 was used to digitally capture the images with the following specifications:

- Dual 12-megapixel Ultra Wide and Wide Lens
- Ultra Wide: f/2.4 aperture and 120-degree field of view
- Wide: f/1.8 aperture
- Five element lens (Ultra Wide); six element lens (Wide)

All images were captured as .jpeg files.

Multiple photographs were taken in an arc, pivoting around the viewing location with the subject site central to the viewing zone. At all times the camera remained horizontal, and the photographs were taken 1,500mm above the ground. Figure 14 illustrates the location from which all images were taken and the angle of view.

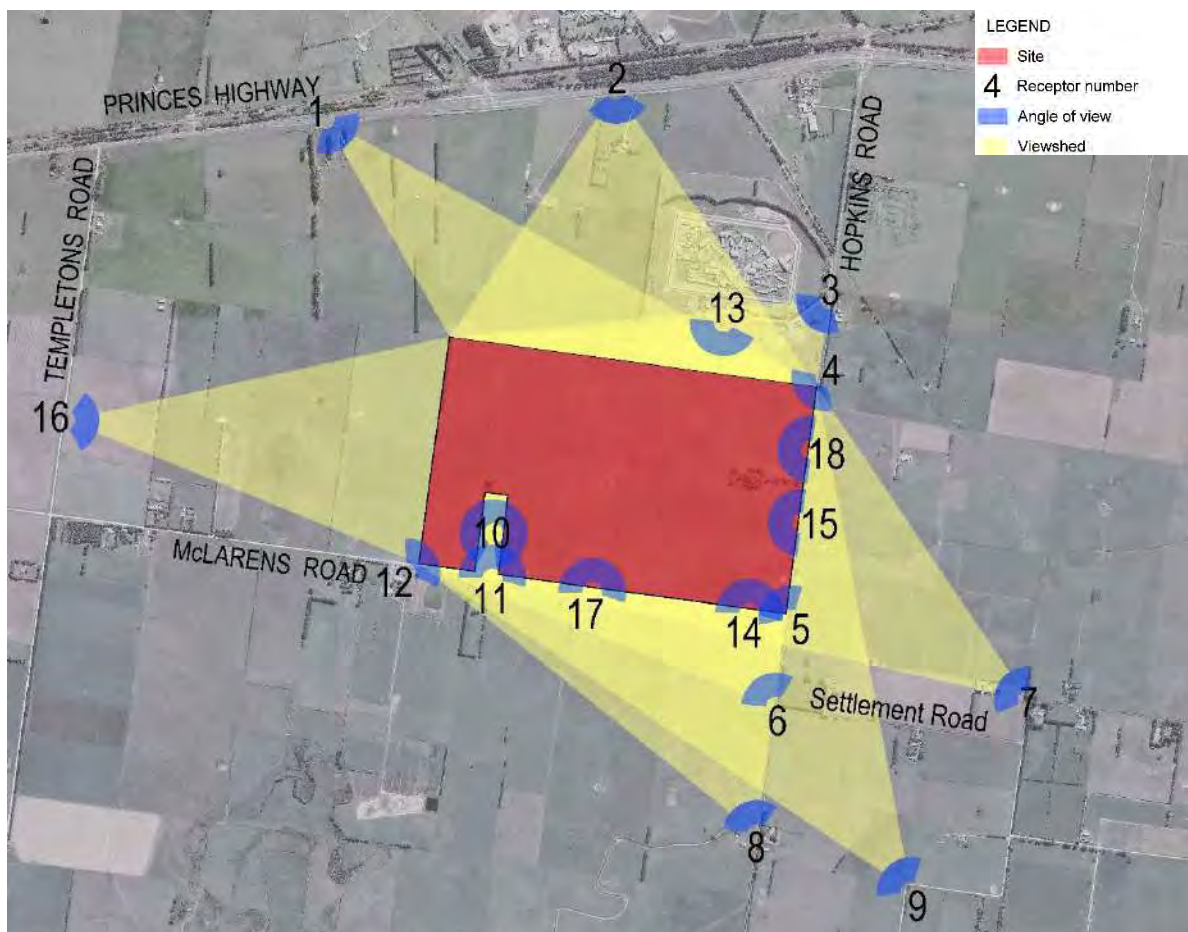


Figure 14: Plan illustrating the location from which all images were taken and the angle of view.

Photographs were merged using Adobe Photoshop (version 7.0) to create a single panoramic view reflective of the viewer's full field of vision. This image formed the basis for the sensitivity of view assessment and is titled Existing View on each of the following Sensitive Receptors.

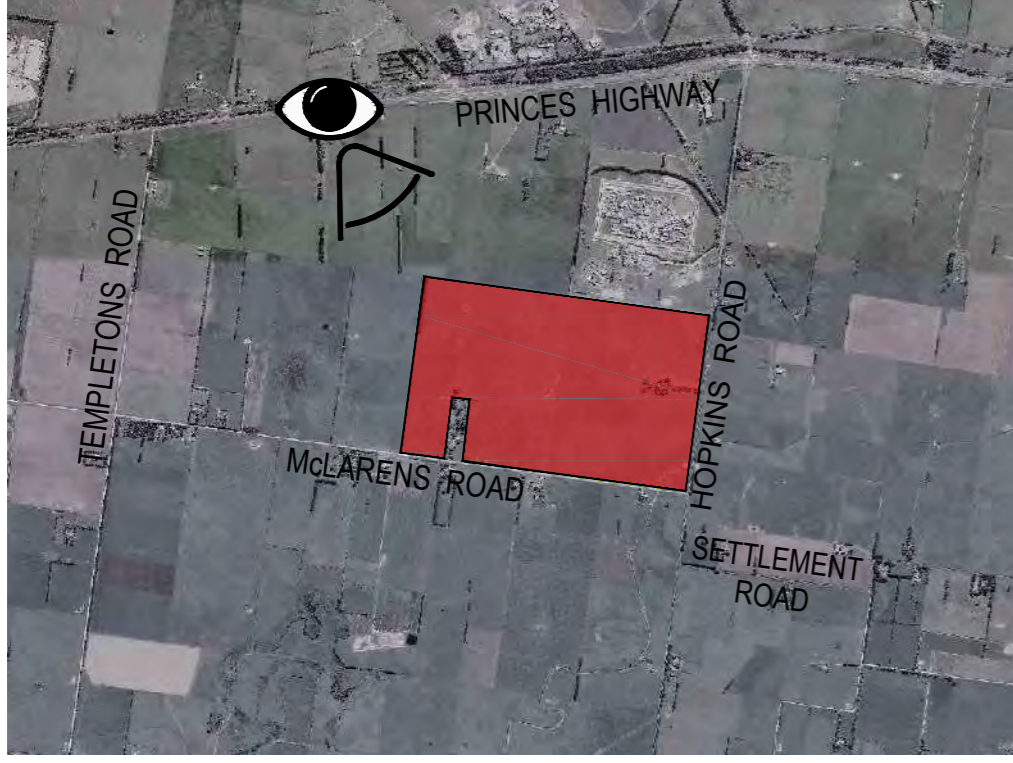
Photoshop tools were further applied to superimpose the proposal within each photomontage. The resulting image then formed the basis for the magnitude of change assessment and is titled Photomontage in the Sensitive Receptors. All proposed infrastructure is shown.

An additional image was also prepared illustrating the proposal without the inclusion of any intended landscaping. This resulted in the image titled Photomontage Without Intended Landscaping.

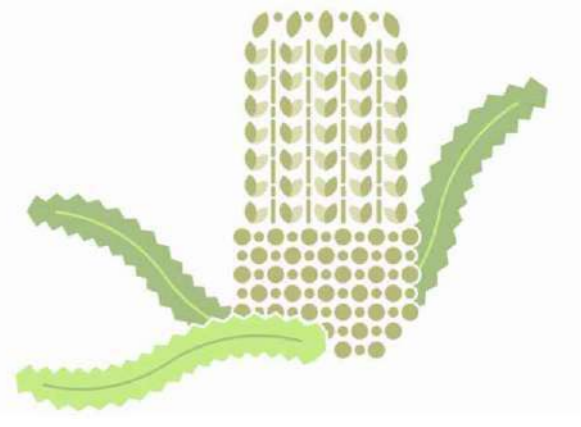
There are no existing elements that have been reconstructed or modified in the photomontages. The following assumptions have been applied in the preparation of the imagery:

- No change is to occur in adjacent landscapes, including public land,
- No change is to occur to adjacent infrastructure including neighbouring dwellings, and
- No change is to occur to road pavements or road infrastructure.

Sensitive Receptor 01



LOCATION: Princes Highway			
CO-ORDINATES:	38.101679 S, 146.951387 E	DATE:	30.12.2020
ORIENTATION:	South south east	TIME:	12:07pm
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	1,170 metres		



Existing View

Princes Highway



SUBJECT SITE

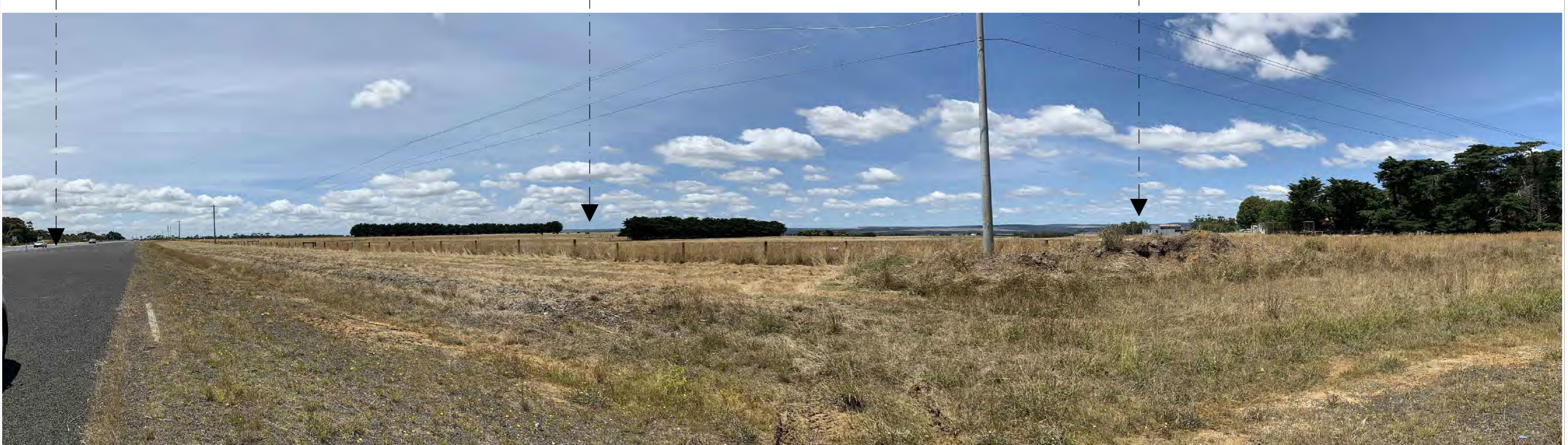
SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Infrastructure, a flat plain, a high level of land alteration and high weed cover define this sensitivity of view as being **low**. Occasional windrows of exotic vegetation and the monotony of a highly altered agricultural landscape further characterize the view.

Photomontage without Intended Landscape

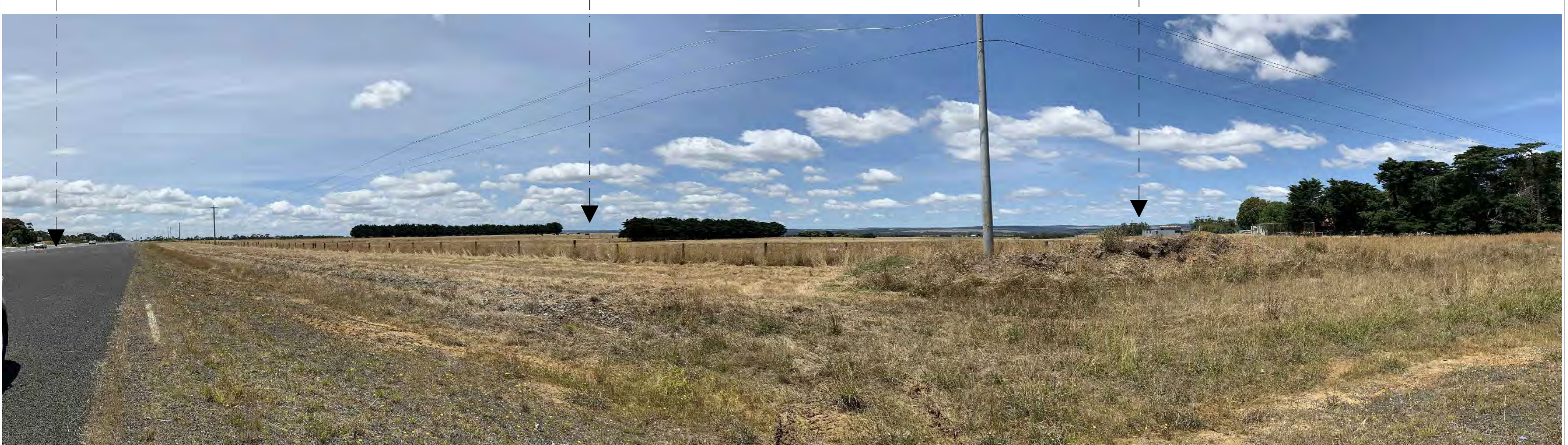
Princes Highway



SUBJECT SITE

Photomontage

Princes Highway



SUBJECT SITE

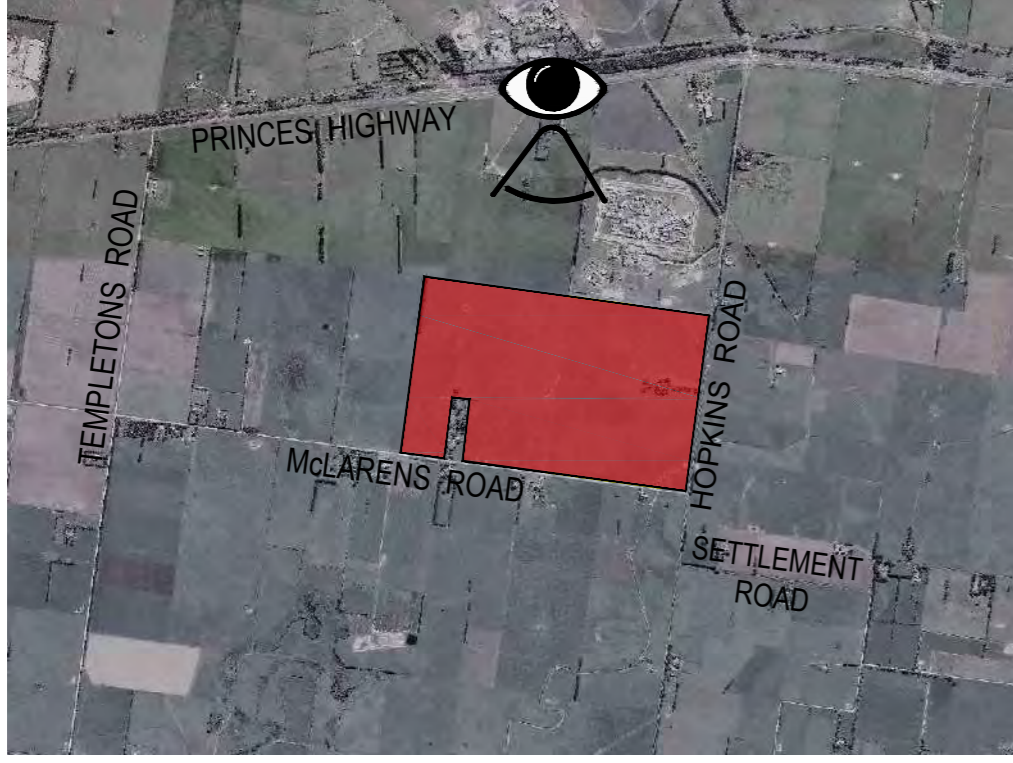
		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

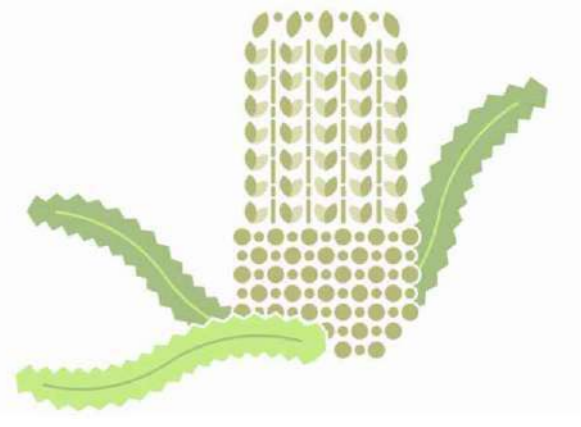
The proposed landscape buffer on the northern boundary of the subject site can be seen just below the horizon in the above visual representation. The solar panels are scarcely visible from this location and the associated infrastructure of the facility is not visible at all. It is therefore deemed the proposal would cause little to no discernable deterioration in the existing view. This classifies the magnitude of change as **very low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **very low**.

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

Sensitive Receptor 02



LOCATION: Princes Highway			
CO-ORDINATES:	38.100710 S, 146.963387 E	DATE:	30.12.2020
ORIENTATION:	South	TIME:	12:06pm
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	1,208 metres		



Existing View

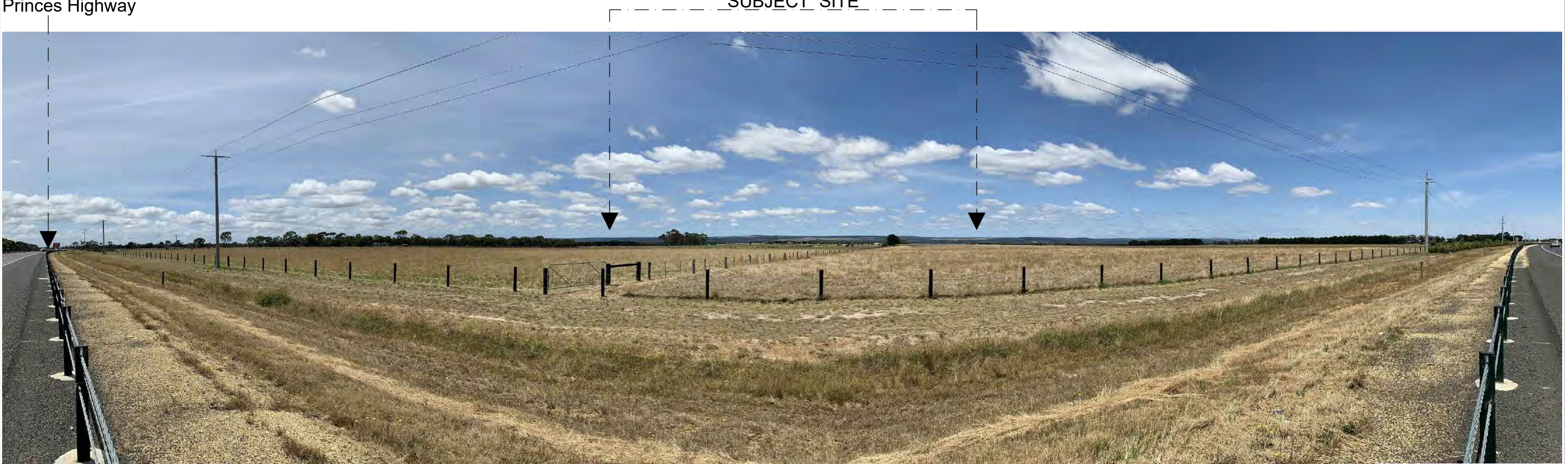


SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

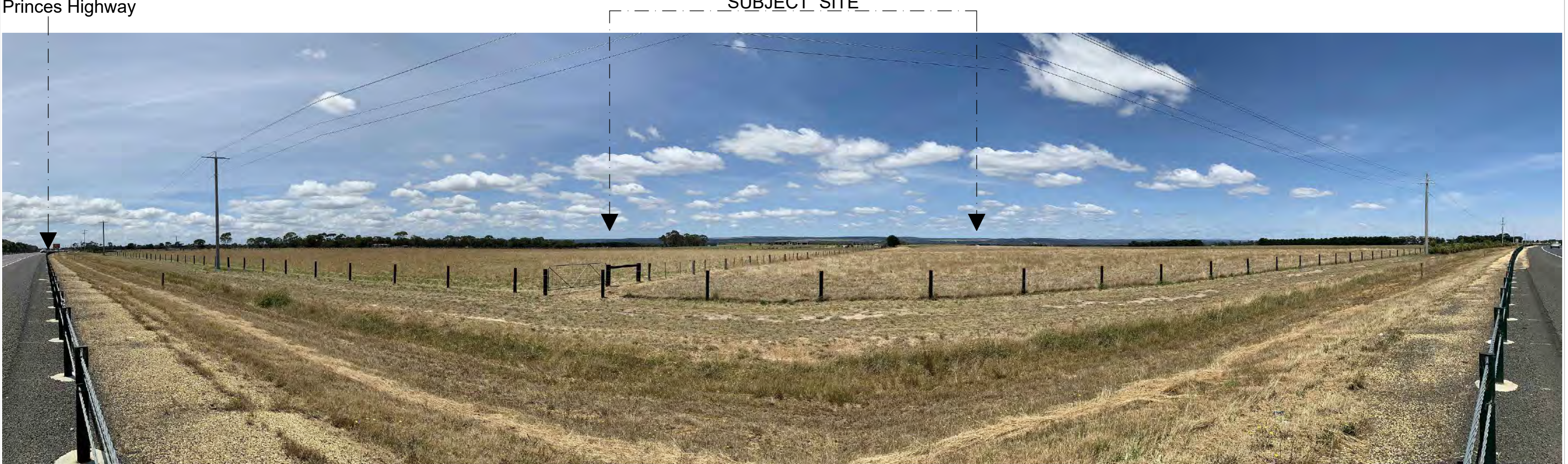
Sensitivity of View Rationale

Infrastructure, a flat plain, a high level of land alteration and a moderate weed cover define this sensitivity of view as being **low**. Despite the presence of native vegetation and distant views and the visual absence of erosion, salinity and poor drainage, the dominant characteristics of this view is of a highly altered agricultural landscape.

Photomontage without Intended Landscape



Photomontage



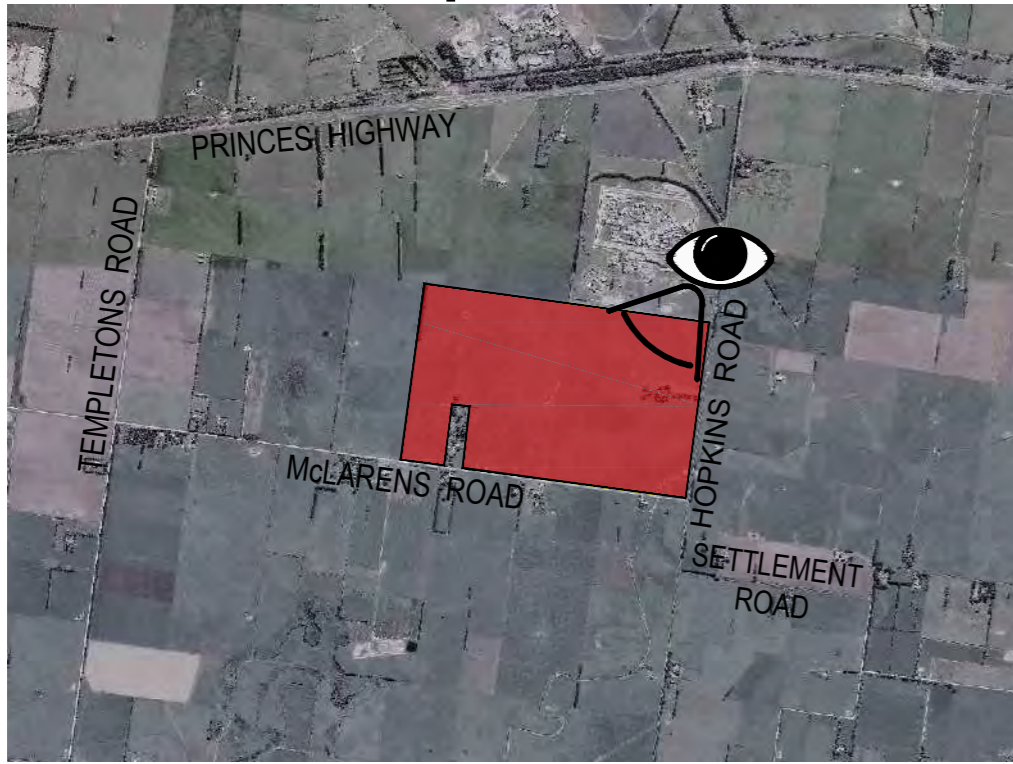
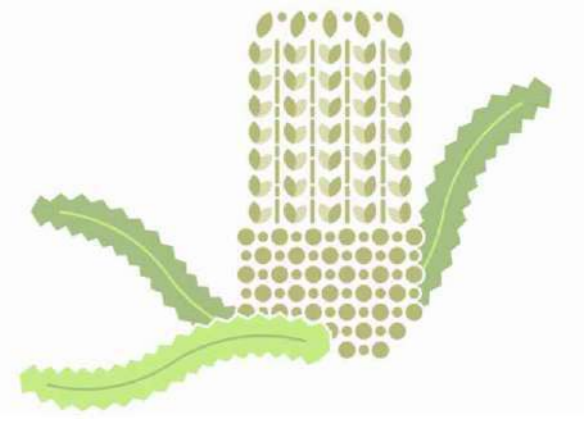
		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed landscape buffer on the northern boundary of the subject site can be seen below the horizon in the above visual representation. The solar panels are not visible from this location nor is the associated infrastructure of the facility. It is therefore deemed the proposal would cause little to no discernable deterioration in the existing view. This classifies the magnitude of change as **very low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **very low**.

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

Sensitive Receptor 03



LOCATION:	Hopkins Road (opposite entrance to Correctional Centre)		
CO-ORDINATES:	38.108753 S, 146.975407 E	DATE:	30.12.2020
ORIENTATION:	South south west	TIME:	10:20am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	427 metres		

Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Scattered plantings of native vegetation and exotic windrows frame the view; however, signage clutter in the foreground and infrastructure dominate the landscape. This sensitivity of view is classified as being **low**. The land is cleared, there is minor evidence of erosion and drainage in the foreground and the visual dominance of the infrastructure associated with the correctional facility is significant.

Photomontage without Intended Landscape



Photomontage



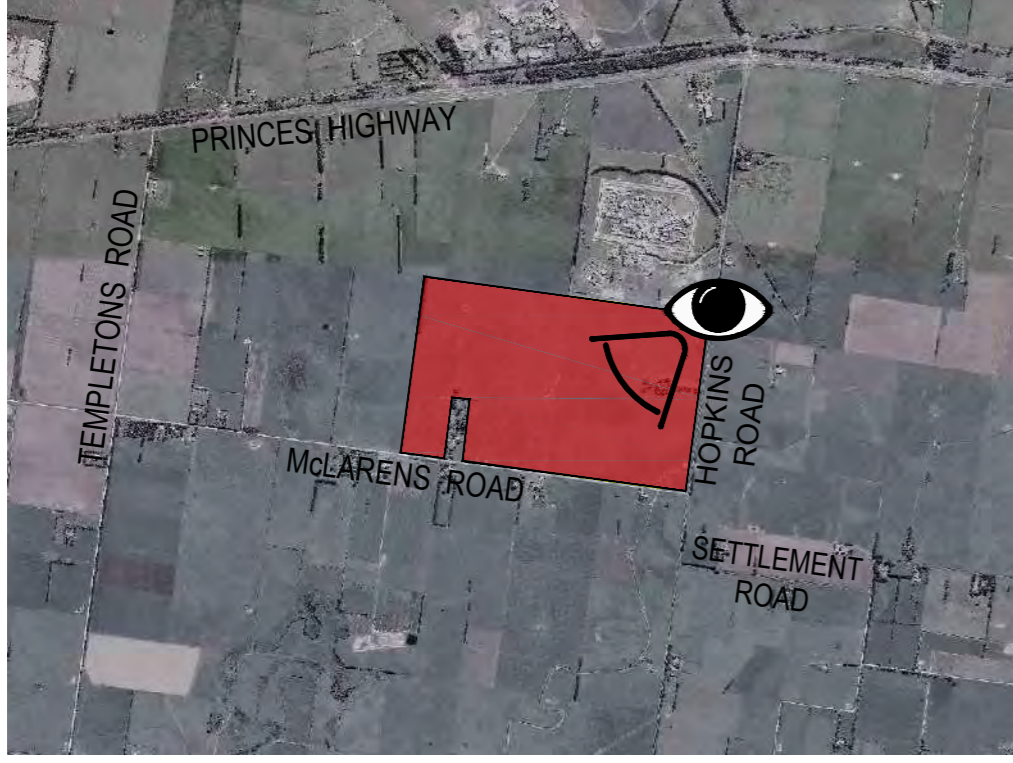
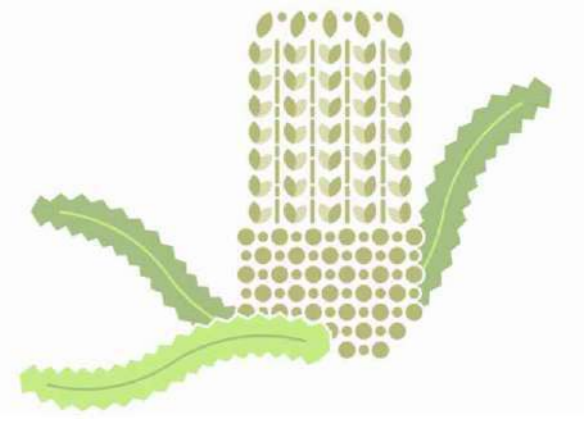
Magnitude of Change and Visual Impact Rationales

The proposed landscape buffer, water tank and boundary fencing on the northern and eastern boundaries of the subject site is clearly visible at this receptor. The correctional facility, located immediately north of the subject site, contributed to the low sensitivity of view classification for this receptor. Long views to the La Trobe River are retained and the boundary planting frames the Hopkins Road viewline. The proposal does not deteriorate this view any further and therefore has been deemed a **low** magnitude of change with the resulting visual impact being **low**.

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 04



LOCATION: Hopkins Road (north east corner of site)			
CO-ORDINATES:	38.112066 S, 146.974904 E	DATE:	30.12.2020
ORIENTATION:	South west	TIME:	10:22am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	100 metres		

Existing View

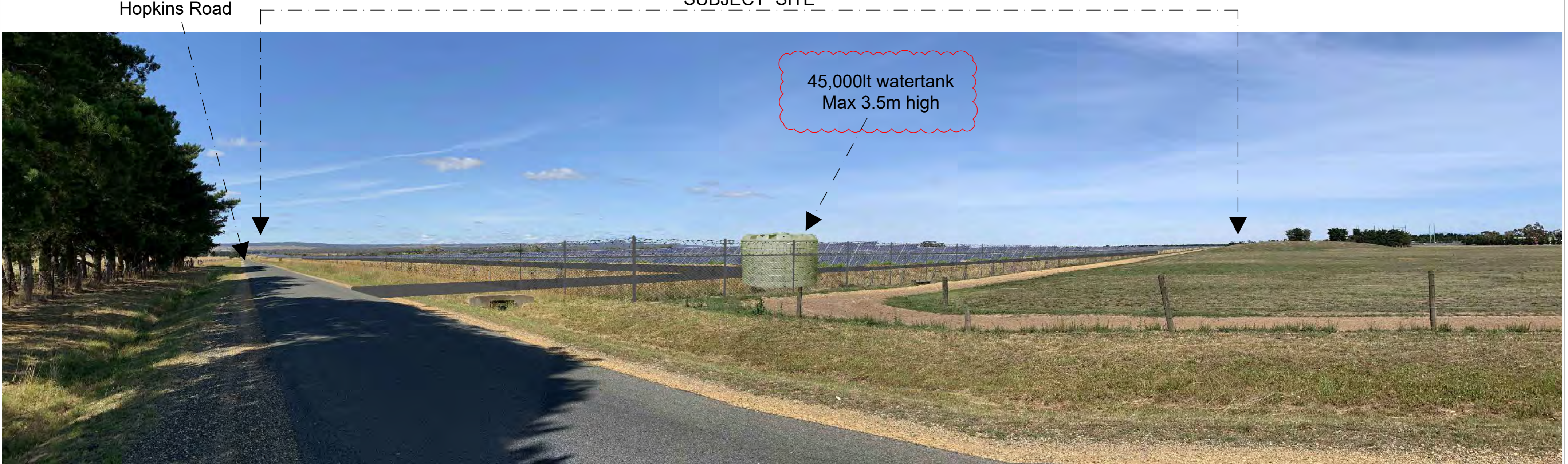


SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This view presents an acceptable level of alteration as an agricultural landscape and classifies this view as **moderate**. Long views to planted native vegetation and exotic windrows and distant views of the topographical change beyond the La Trobe River provide a mostly positive aesthetic. Minor infrastructure is present and largely inoffensive.

Photomontage without Intended Landscape



Photomontage



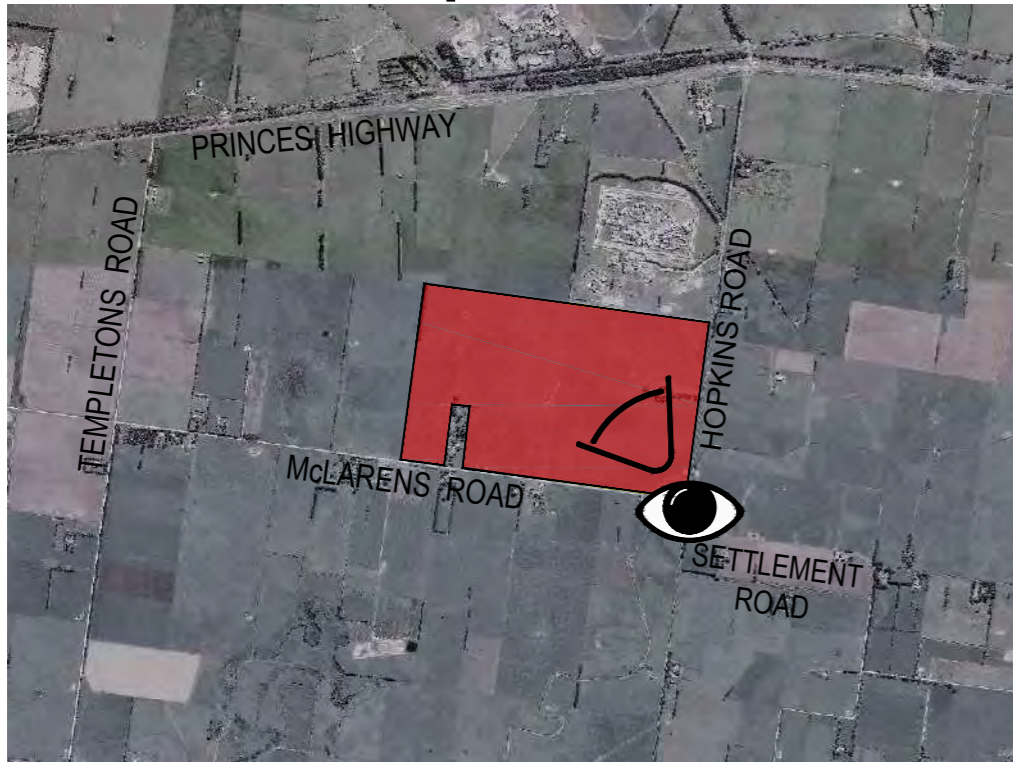
Magnitude of Change and Visual Impact Rationales

The proposed landscape buffer, water tank, access road, boundary fencing and solar panels are visible at this receptor. The landscape buffer seeks to minimise this visual impact, however, access to the site permits views through the buffer planting and the water tank is prominent. Distant views across the site are impacted by the proposal; however, views towards the La Trobe River are retained. The magnitude of change at this receptor is **high**. When the moderate sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate/low**.

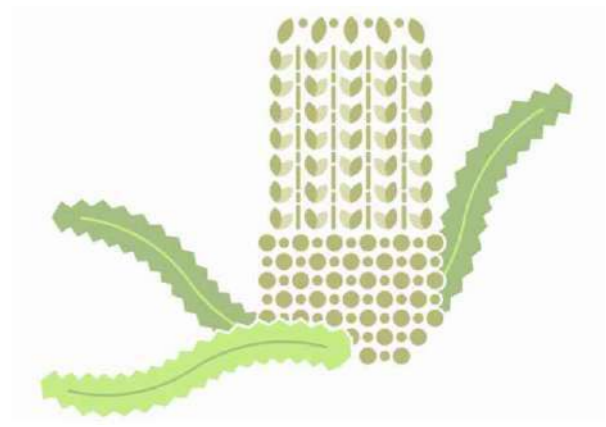
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 05



LOCATION: Hopkins Road (south east corner of site)			
CO-ORDINATES:	38.121297 S, 146.973101 E	DATE:	30.12.2020
ORIENTATION:	North west	TIME:	10:30am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	195 metres		



Existing View

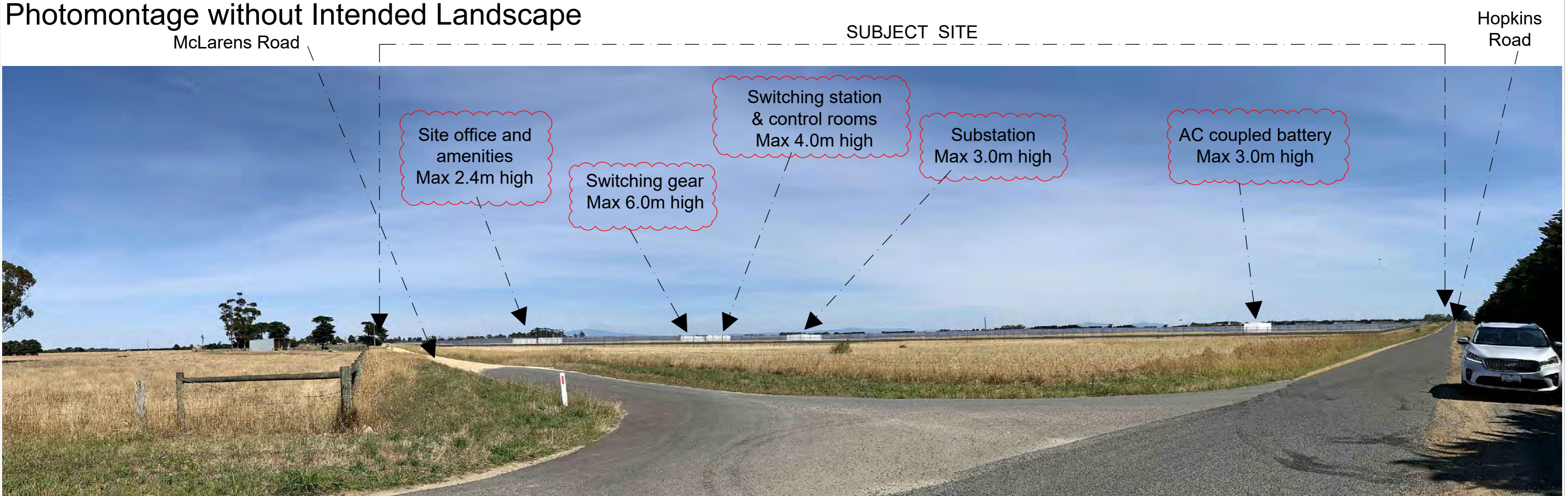


SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

The land is cleared, visually devoid of undulation and natural vegetation. Distant views to sporadic exotic and native plantings do little to enhance the landscape. The topography is flat and whilst there are long views towards Mt Baw Baw, the monotony of the foreground creates a negative aesthetic and classifies this view as **low**.

Photomontage without Intended Landscape



Photomontage



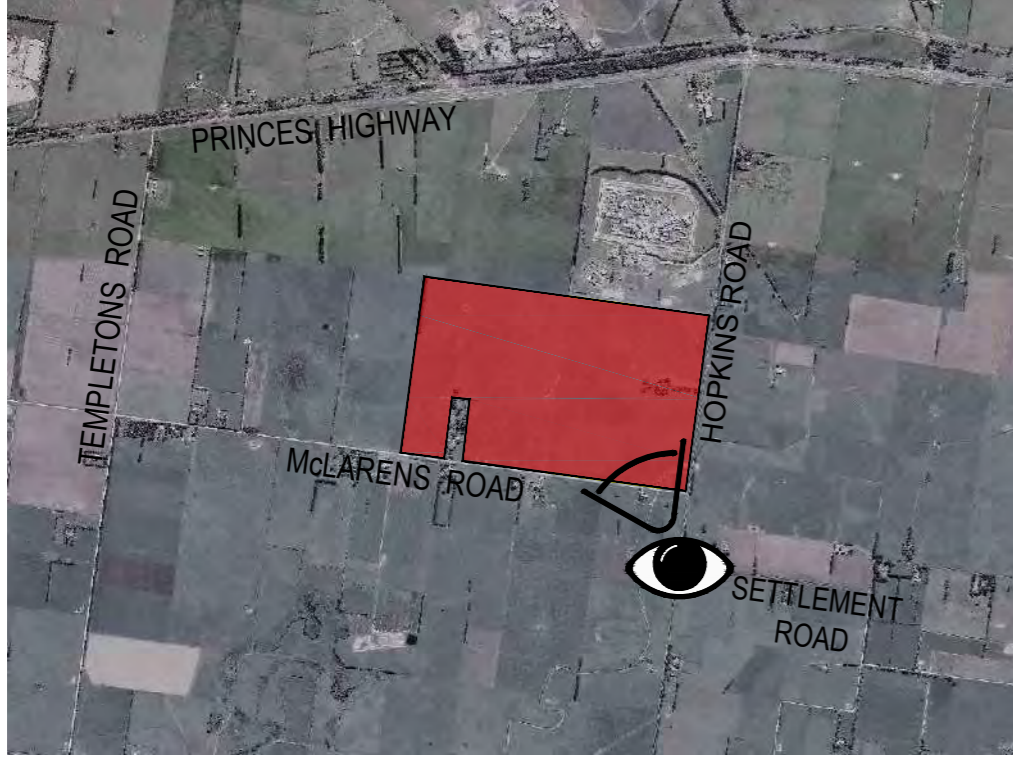
Magnitude of Change and Visual Impact Rationales

The proposed buffer planting effectively screens the solar panels, infrastructure and perimeter access road from view at this receptor. The proposed boundary fencing follows the title boundary and is a prominent feature in the foreground. It is therefore deemed this proposal would cause a significant deterioration in the existing view at this receptor and a **high** magnitude of change. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate/low**.

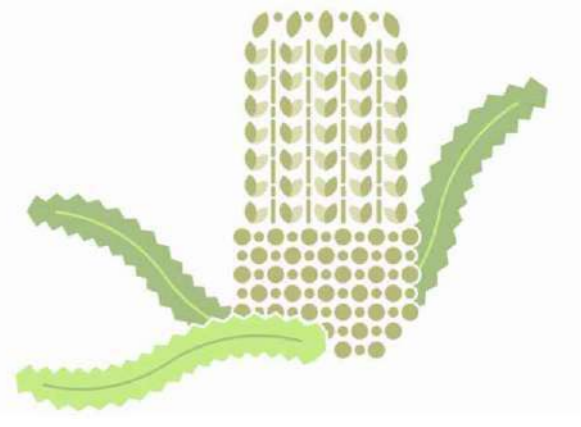
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

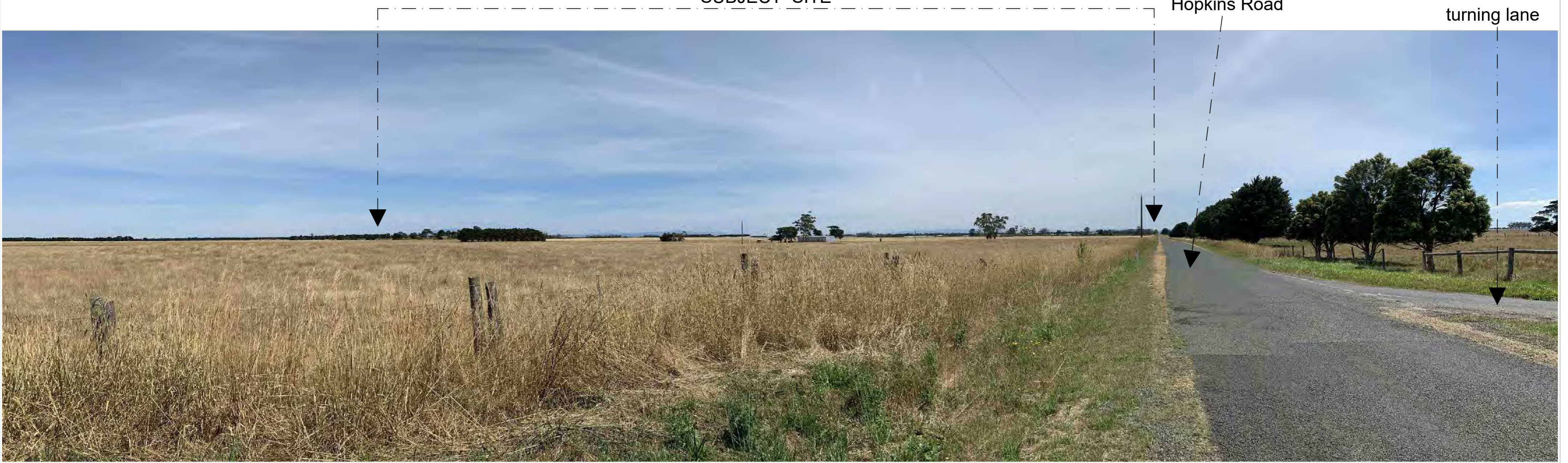
Sensitive Receptor 06



LOCATION: Corner of Hopkins Road and Settlement Road			
CO-ORDINATES:	38.124902 S, 146.972572 E	DATE:	30.12.2020
ORIENTATION:	North north west	TIME:	11:00am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	533 metres		



Existing View

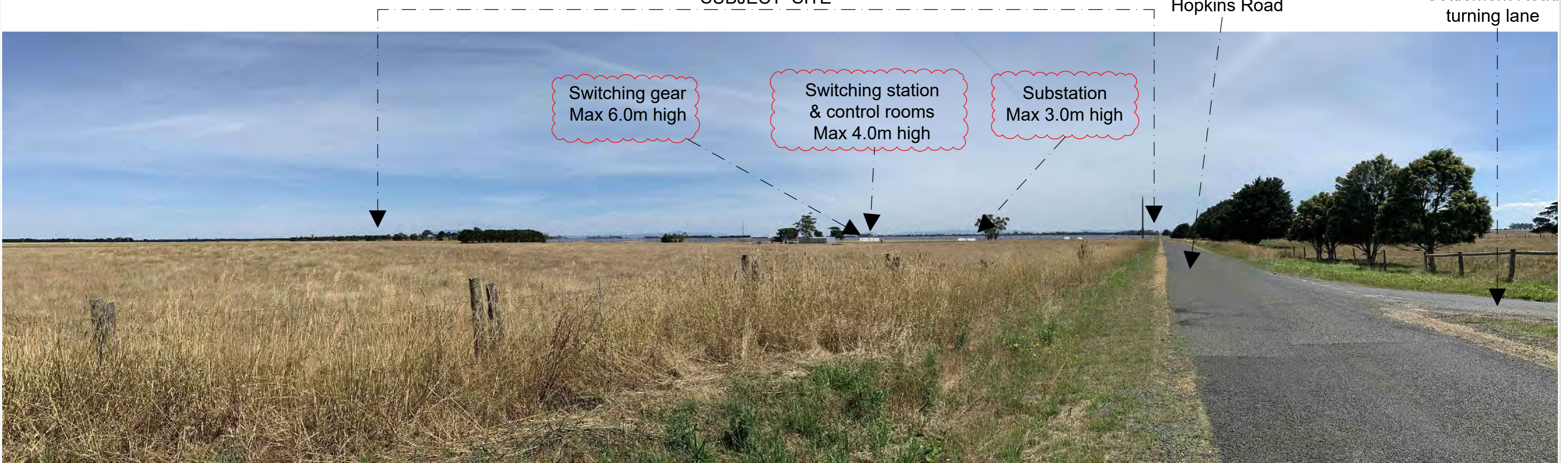


SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

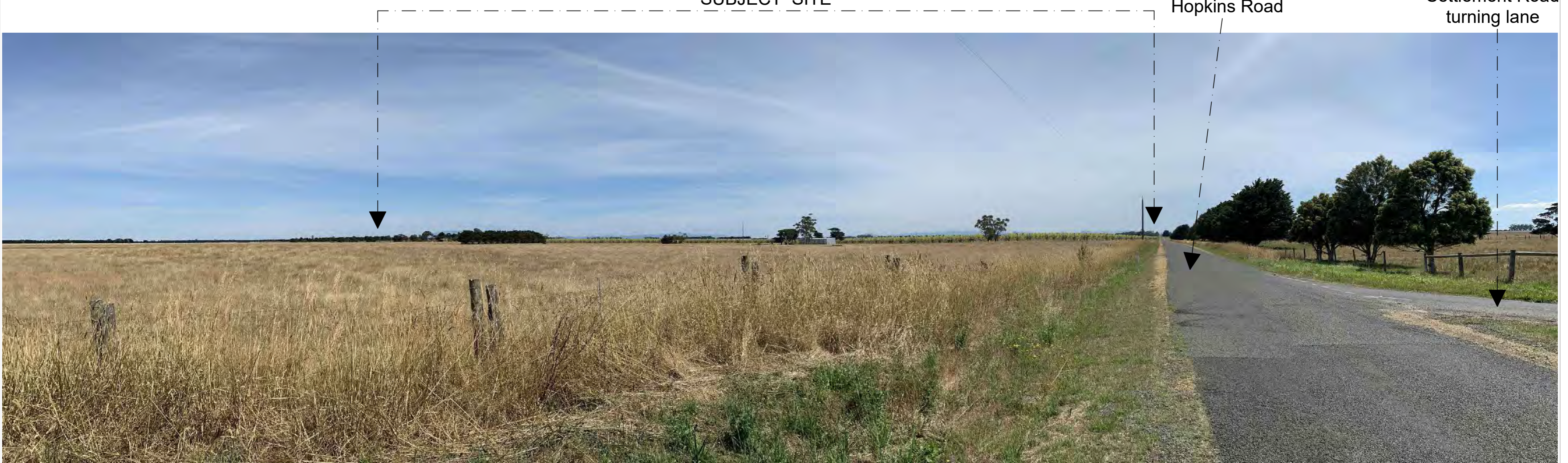
Sensitivity of View Rationale

The presence of a highly altered agricultural landscape with weed cover at the margins and paddocks largely devoid of vegetation classifies this sensitivity of view as **low**. Vegetation surrounding the site is largely composed of perimeter plantings of exotic species and the topography is flat and lacks distant views.

Photomontage without Intended Landscape



Photomontage



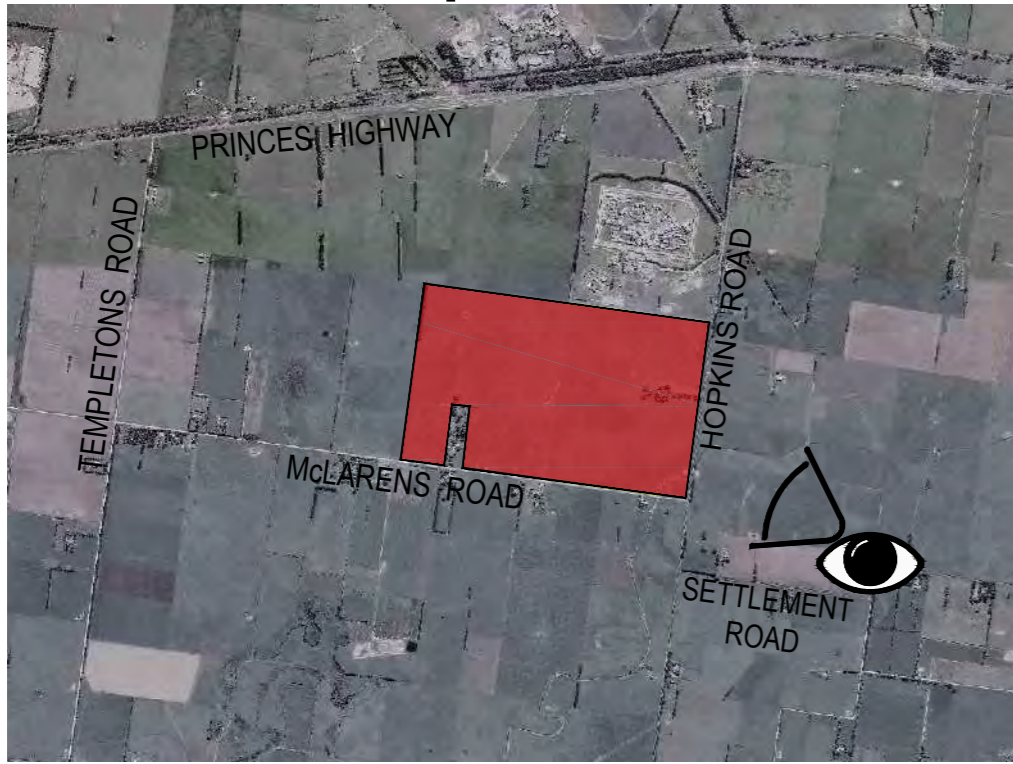
Magnitude of Change and Visual Impact Rationales

The proposed landscape buffer and boundary fencing on the southern and eastern boundaries of the subject site is visible at this receptor. The proposal does not adversely affect any distant views and has a barely perceptible deterioration in the existing view. The magnitude of change for this receptor is **low** with the resulting visual impact being **low**.

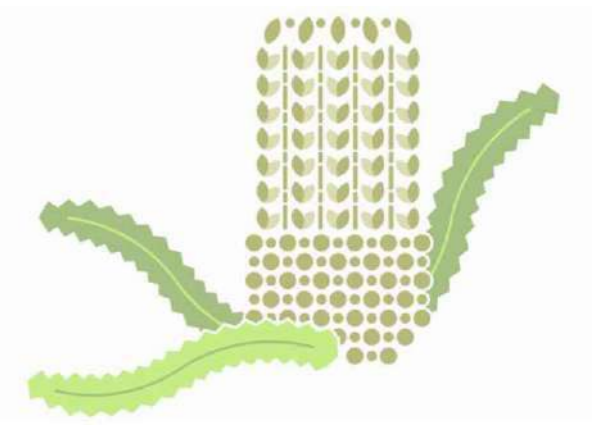
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 07



LOCATION: Northernmost bend on Settlement Road			
CO-ORDINATES:	38.124585 S, 146.985188 E	DATE:	30.12.2020
ORIENTATION:	North west west	TIME:	11:11am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	1,315 metres		



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This view through to the subject site is obstructed by a private residence. Weed cover on the road verge is evident in the foreground and the view includes rural residential infrastructure. Exotic windrows and scattered exotic plantings with flat, monotonous topography beyond does little to hold the viewers interest. This sensitivity of view is classified as **low**.

Photomontage without Intended Landscape



Photomontage



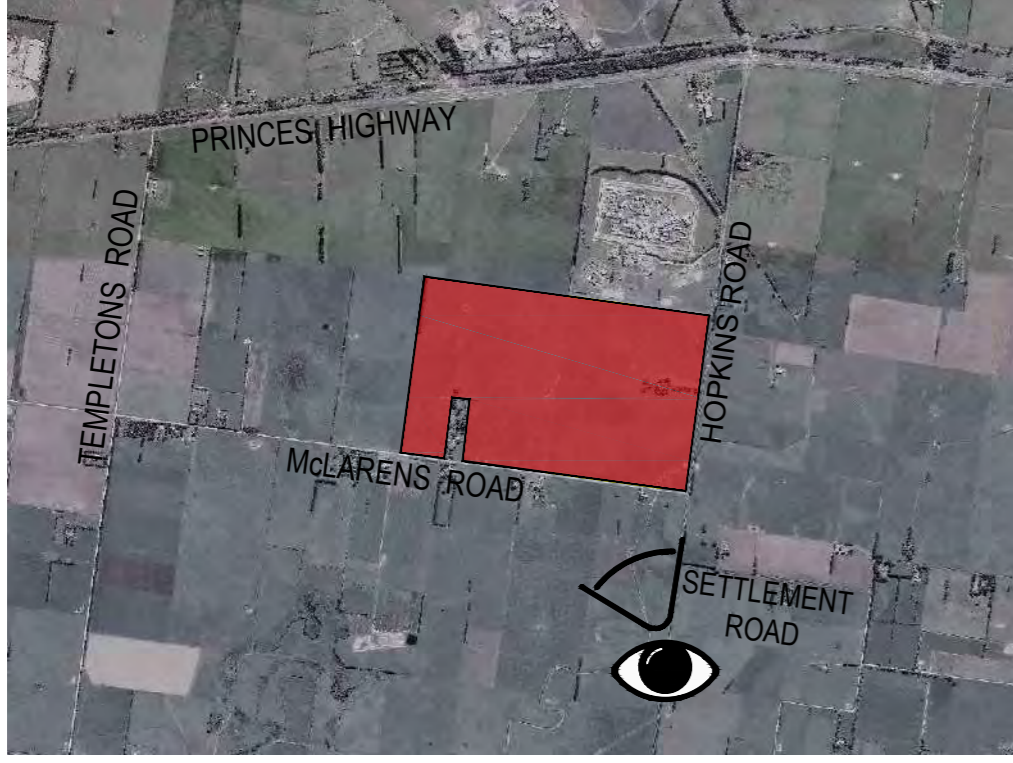
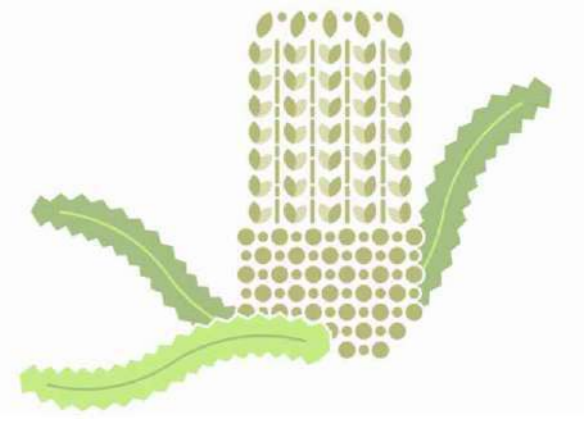
		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed landscape buffer on the eastern boundary of the subject site can barely be seen on the horizon in the above visual representation. The solar panels are scarcely visible from this location nor is the associated infrastructure of the facility due to the buffer planting. It is therefore deemed the proposal would cause a barely perceptible deterioration in the existing view. This classifies the magnitude of change as **low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **low**.

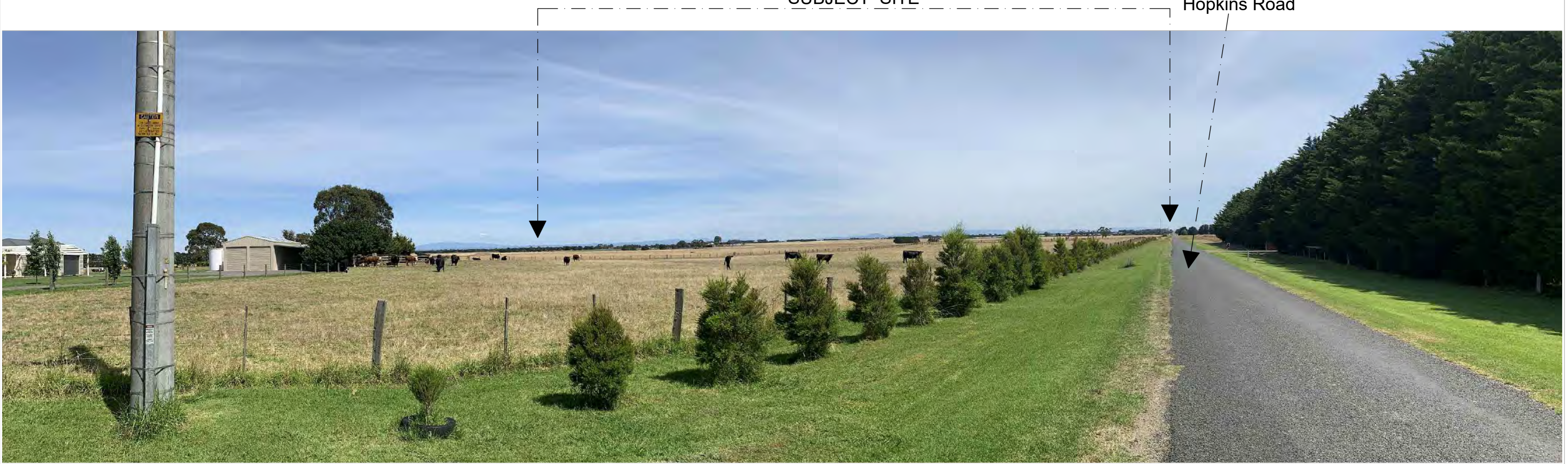
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

Sensitive Receptor 08



LOCATION: Hopkins Road	
CO-ORDINATES: 38.130334 S, 146.971491 E	DATE: 30.12.2020
ORIENTATION: North north west	TIME: 10:59am
CAMERA BRAND: Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE: Horizontal
IMAGE TYPE: Digital	IMAGE HEIGHT ABOVE GROUND: 1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	1,105 metres

Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Despite a maintained and vegetated road verge, the dominant characteristic is a cleared agricultural landscape. The ground plain is flat and monotonous and there is an absence of natural vegetation. Dominant infrastructure is evident in the foreground. These characteristics classify this sensitivity of view as **low**.

Photomontage without Intended Landscape



Photomontage



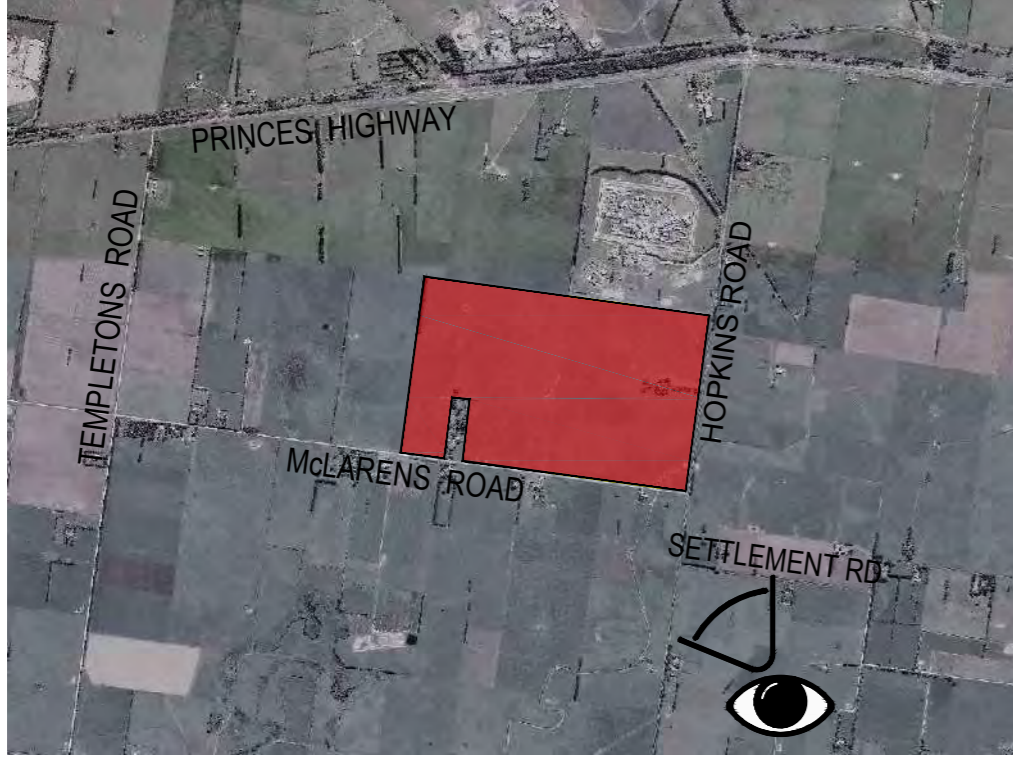
Magnitude of Change and Visual Impact Rationales

The proposal is visible just below the horizon in the above photomontage. The landscape buffer will screen the majority of the solar panels and infrastructure. The proposal does not adversely affect any distant views and has a barely perceptible deterioration in the existing view. The magnitude of change for this receptor is **low** with the resulting visual impact being **low**.

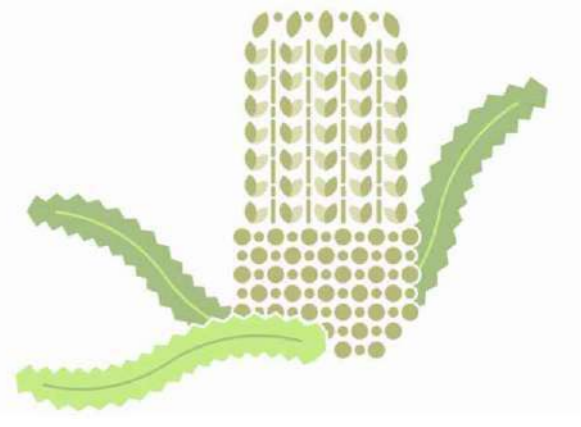
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 09



LOCATION: Bend on Lower Settlement Road			
CO-ORDINATES:	38.131872 S, 146.979178 E	DATE:	30.12.2020
ORIENTATION:	North west	TIME:	11:25am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	1,475 metres		



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This sensitivity of view has been classified as **low**. Isolated native plantings around scattered residences and exotic windrow vegetation do little to soften the flat, cleared ground plain. The absence of long views highlights the agricultural infrastructure present and the weed cover in the foreground. The crushed rock road adds to the rural outlook but does not elevate the view.

Photomontage without Intended Landscape



Photomontage



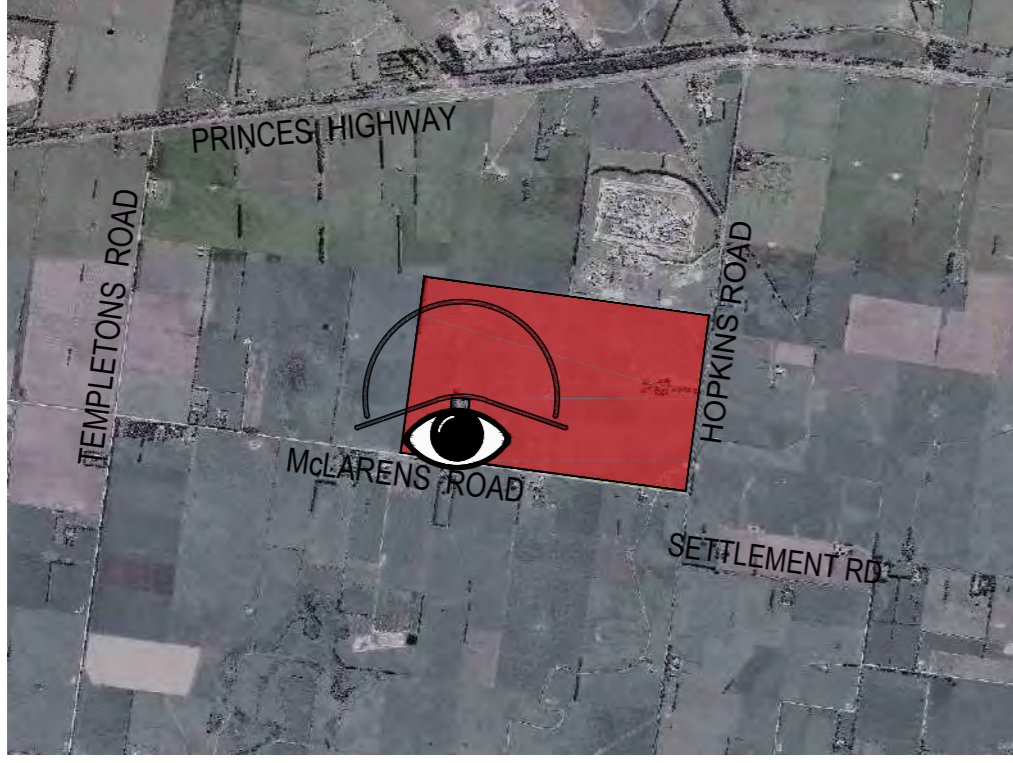
Magnitude of Change and Visual Impact Rationales

The proposal can just be seen below the horizon in the above visual representation. The solar panels are scarcely visible from this location and the associated infrastructure of the facility is not visible at all. It is therefore deemed the proposal would cause little to no discernable deterioration in the existing view. This classifies the magnitude of change as **very low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **very low**.

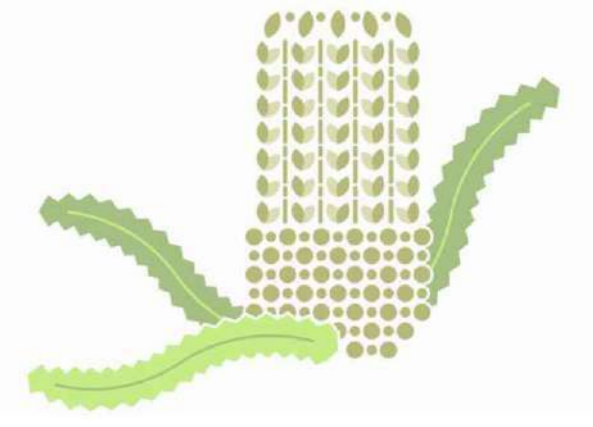
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 10



LOCATION: 379 McLarens Road	
CO-ORDINATES: 38.117902 S, 146.958395 E	DATE: 30.12.2020
ORIENTATION: South east to south west	TIME: 11:34am
CAMERA BRAND: Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE: Horizontal
IMAGE TYPE: Digital	IMAGE HEIGHT ABOVE GROUND: 1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	98 metres



Existing View

SUBJECT SITE



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

The planted vegetation and the undulating ground plane within 379 McLarens Road are the dominant elements of this view. The level of alteration to the landscape is acceptable with maintained ground cover and scattered native plantings. Water bodies are defined and attractive and weed cover is minimal. Long views of adjacent agricultural land are disrupted by plantings in the foreground and the view provides a mostly positive aesthetic. This sensitivity of view is classified as **moderate**.

Photomontage without Intended Landscape

SUBJECT SITE



Photomontage

SUBJECT SITE



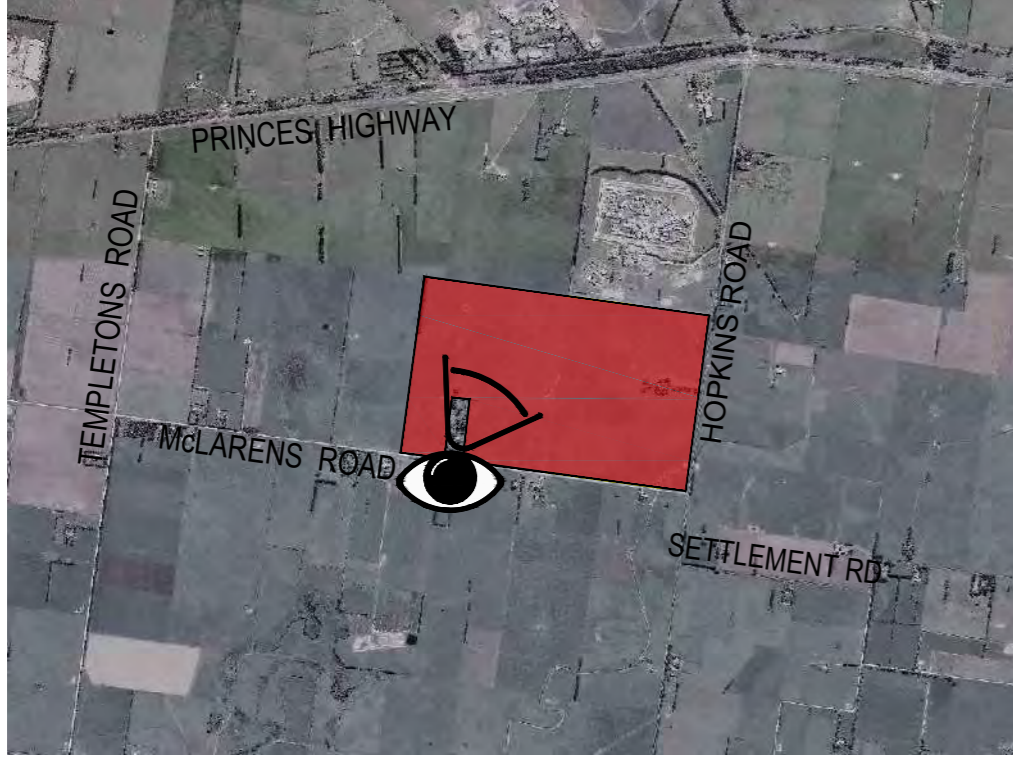
Magnitude of Change and Visual Impact Rationales

The proposal wraps around 379 McLarens Road and is visible from within the property. In contrast to the balance of the proposal, the boundary fence at this location is set behind the buffer planting. This results in a natural, vegetated outlook from this receptor. Distant views are lost due to the proposal and the dense buffer planting. It is deemed the magnitude of change is **high**. When the moderate sensitivity of view is applied to this magnitude of change, the resulting visual impact is **high/moderate**.

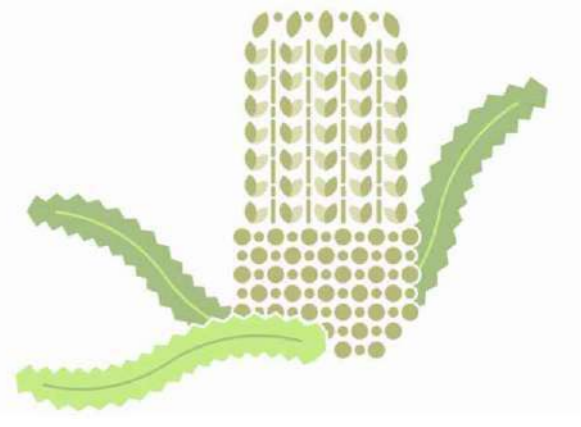
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 11



LOCATION: McLarens Road			
CO-ORDINATES:	38.117902 S, 146.958395 E	DATE:	30.12.2020
ORIENTATION:	North	TIME:	10:41am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	98 metres		



Existing View

McLarens Road

SUBJECT SITE

McLarens Road



SENSITIVITY OF VIEW

HIGH	MODERATE	LOW
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Sensitivity of View Rationale

This view is enhanced by the planted vegetation of 379 McLarens Road. Beyond that, the landscape is devoid of vegetation. The topography is flat and monotonous and is predominately a cleared agricultural landscape. Whilst the crushed rock road and the rural post and rail fencing add to the aesthetic, it is not enough to elevate this sensitivity of view beyond **low**.

Photomontage without Intended Landscape

McLarens Road

SUBJECT SITE

McLarens Road



Photomontage

McLarens Road

SUBJECT SITE

McLarens Road



SENSITIVITY OF VIEW

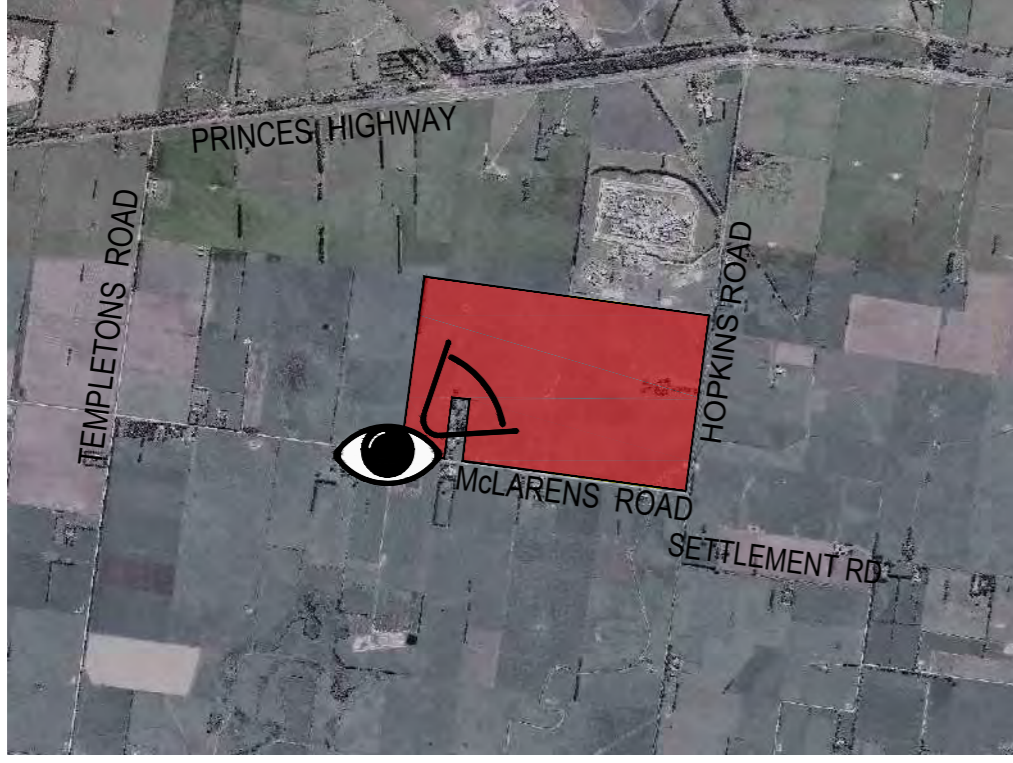
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

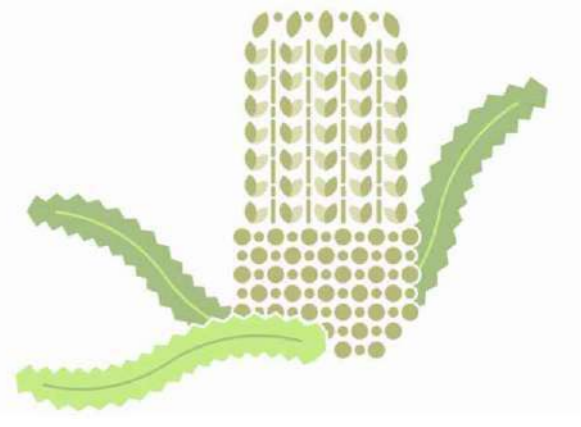
The proposed landscape buffer, secondary access road, boundary fencing and solar panels are visible at this receptor. The landscape buffer seeks to minimise this visual impact, however, secondary access to the site permits glimpses of the solar panels through the buffer planting. The magnitude of change at this receptor is **high** given the topography is flat and the site is a cleared paddock. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate/low**.

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

Sensitive Receptor 12



LOCATION: McLarens Road (south west corner of site)			
CO-ORDINATES:	38.119282 S, 146.954576 E	DATE:	30.12.2020
ORIENTATION:	West	TIME:	10:43am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	70 metres		



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Post and rail fencing, a crushed rock road and traditional rural infrastructure contribute towards this sensitivity of view being classified as **moderate**. Long views towards vegetation, slight undulation in the ground plain and glimpses of distant views are apparent providing a mostly positive aesthetic.

Photomontage without Intended Landscape



Photomontage



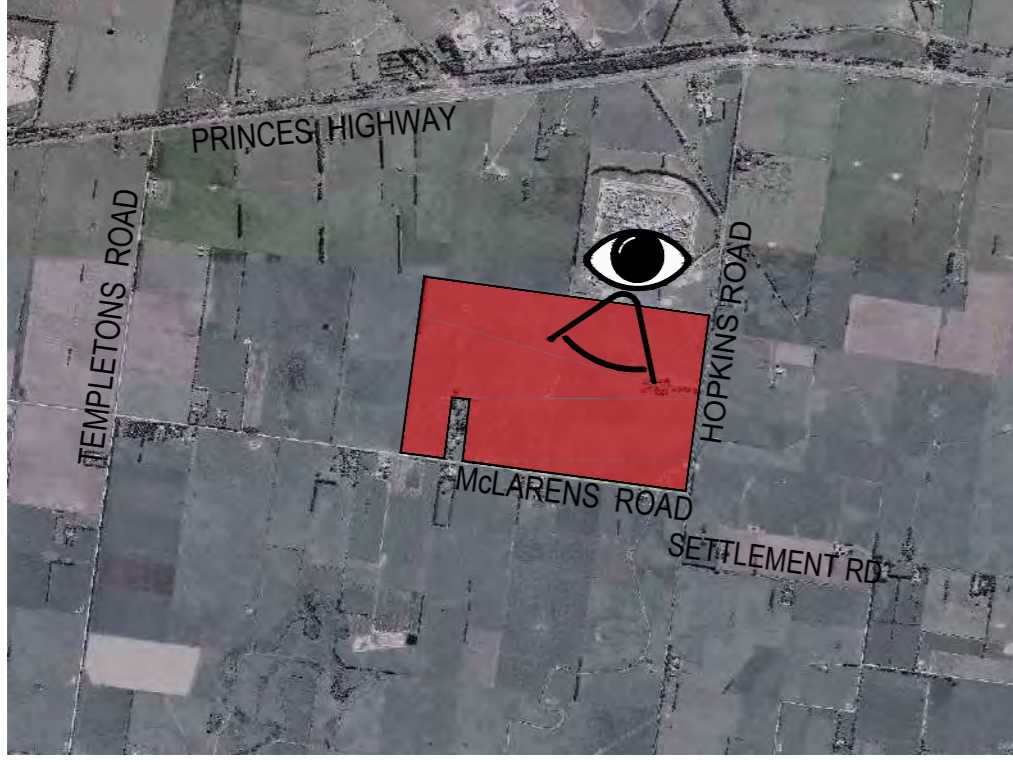
Magnitude of Change and Visual Impact Rationales

The proposal impacts on the long views towards vegetation and screens the slight undulation in the ground plain. Fencing along the southern and western boundaries is prominent. The proposed solar panels and infrastructure associated with the proposal are not visible due to the screening vegetation. The magnitude of change at this receptor is classified as high. When the moderate sensitivity of view is applied to this magnitude of change, the resulting visual impact is **high/moderate**.

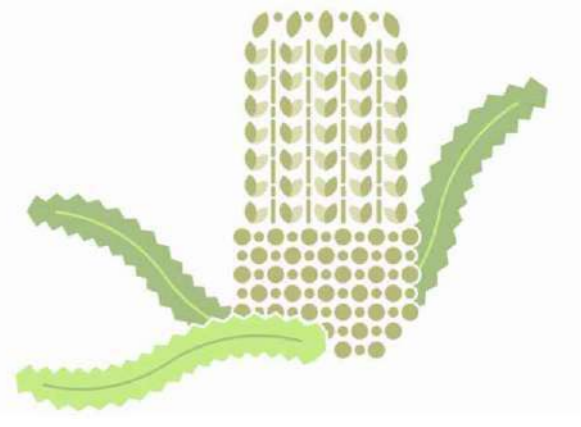
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 13



LOCATION: Fulham Correctional Centre Car Park			
CO-ORDINATES:	38.109998 S, 146.970454 E	DATE:	30.12.2020
ORIENTATION:	South	TIME:	12:01pm
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	340 metres		



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This sensitivity of view is **low** and provides a generally negative aesthetic. The cleared flat topography shows visual evidence of erosion and compacted soils. There is a level of weed cover to the ground plain and screen planting is composed of exotic species. Infrastructure including wire fencing, an exercise course and associated correctional centre facilities visually dominate this landscape. The occasional scattered tree does little to elevate the aesthetic.

Photomontage without Intended Landscape



Photomontage



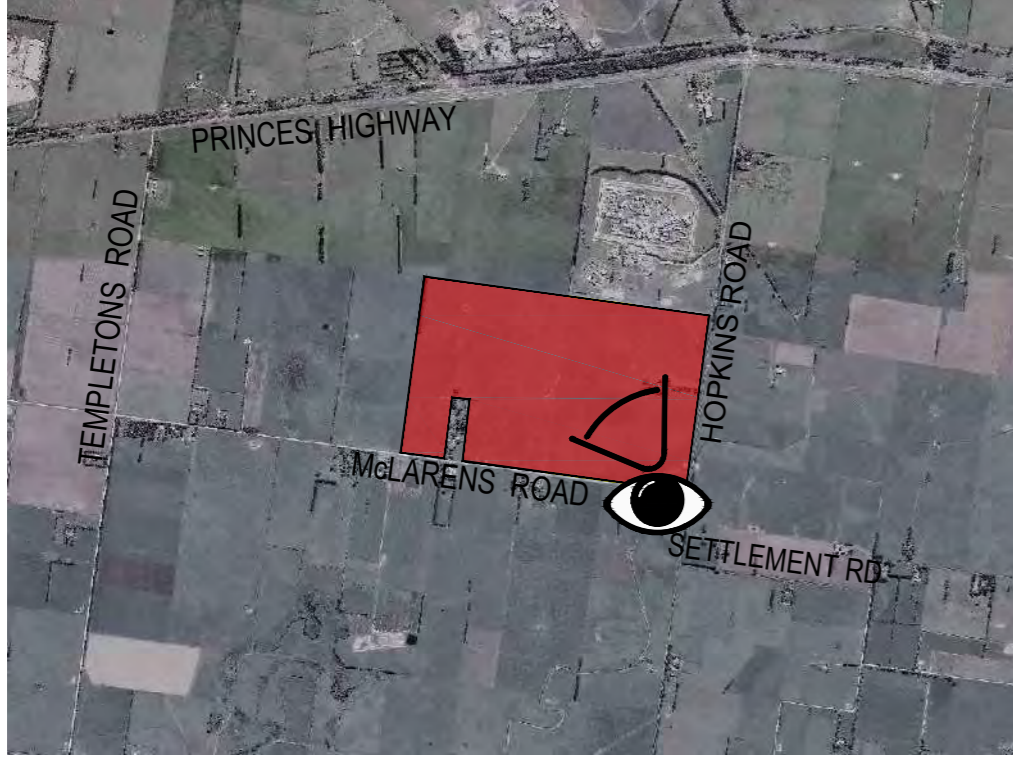
		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

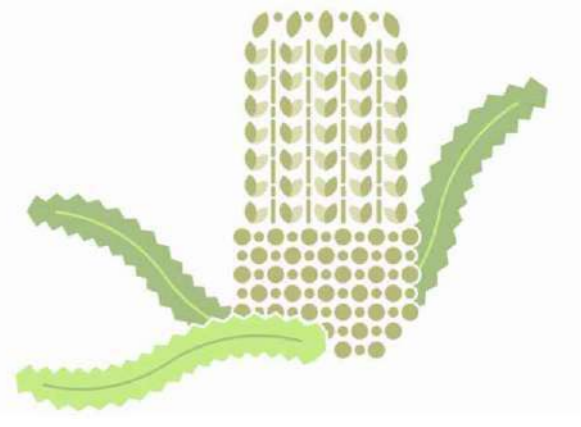
The proposed landscape buffer and boundary fencing are visible behind the exercise course and associated correctional centre facilities in this receptor. The solar panels are not visible from this location nor is the associated infrastructure of the facility. The low, generally negative aesthetic of the view is barely impacted by the proposal resulting in a **low** magnitude of change. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **low**.

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

Sensitive Receptor 14



LOCATION:	McLarens Road immediately south of grassed drain on site		
CO-ORDINATES:	38.121102 S, 146.971171 E	DATE:	30.12.2020
ORIENTATION:	North	TIME:	10:34am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	106 metres		



Existing View

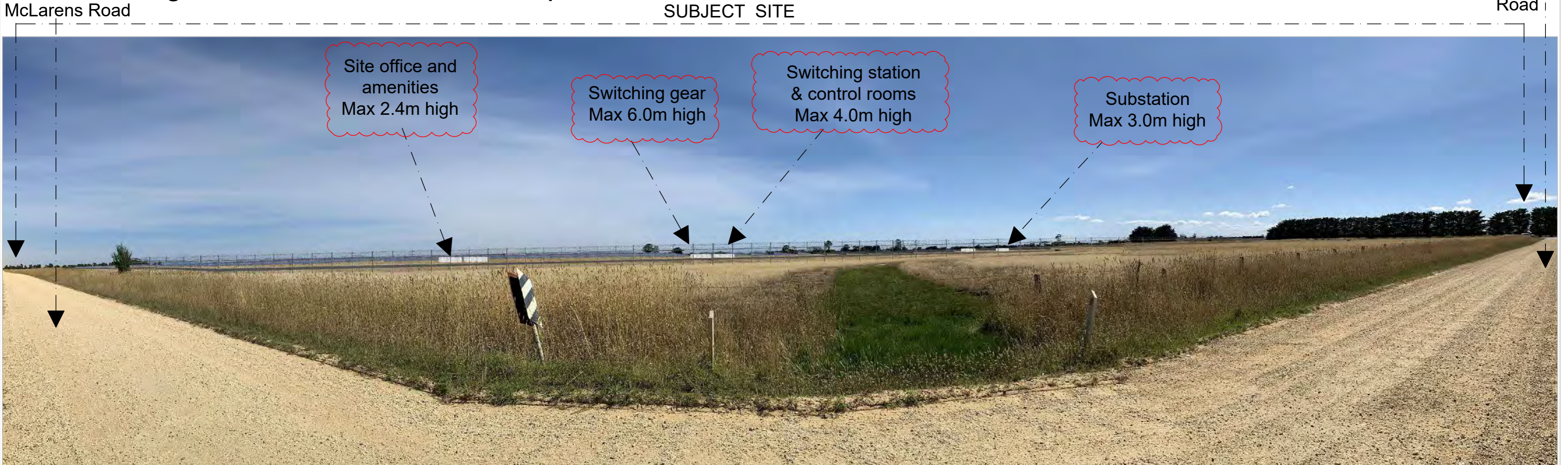


SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

The absence of road side and paddock vegetation along with a highly modified agricultural landscape classify this sensitivity of view as **low**. There is a high level of weed cover in the road verge and the drainage line traversing the site does not appear to provide much ecological benefit. Whilst there is limited infrastructure, there is nothing in this landscape to hold the viewer's interest.

Photomontage without Intended Landscape



Photomontage



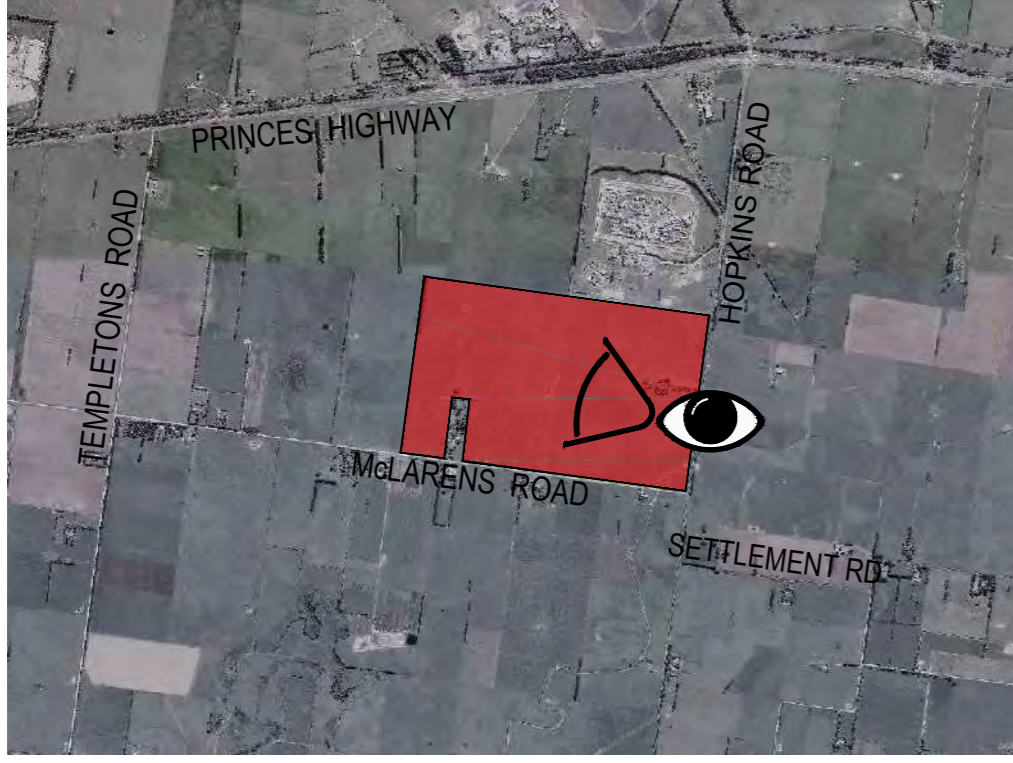
		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

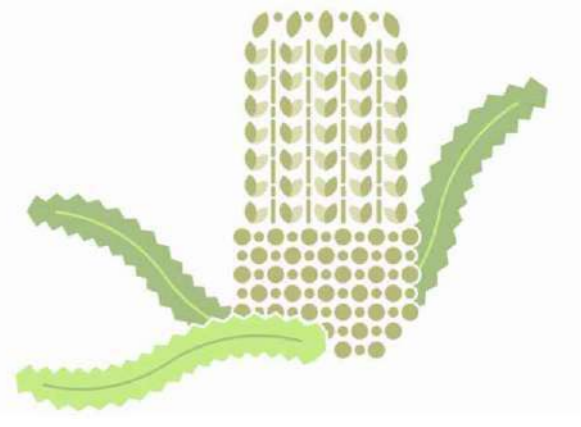
The proposed buffer planting effectively screens the solar panels, infrastructure and perimeter access road from view at this receptor. The proposed boundary fencing follows the title boundary and is a prominent feature in the foreground. It is therefore deemed this proposal would cause a significant deterioration in the existing view at this receptor and a **high** magnitude of change. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate/low**.

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Sensitive Receptor 15



LOCATION: Hopkins Road (south east of existing site access)			
CO-ORDINATES:	38.117187 S, 146.973954 E	DATE:	30.12.2020
ORIENTATION:	West	TIME:	10:25am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	50 metres		



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Flat, monotonous topography is broken by planted trees in poor health with a high level of weed cover beneath. Distant views are limited and the weed cover continues to the road verge and the cleared paddocks. This sensitivity of view as classified as **low**.

Photomontage without Intended Landscape



Photomontage



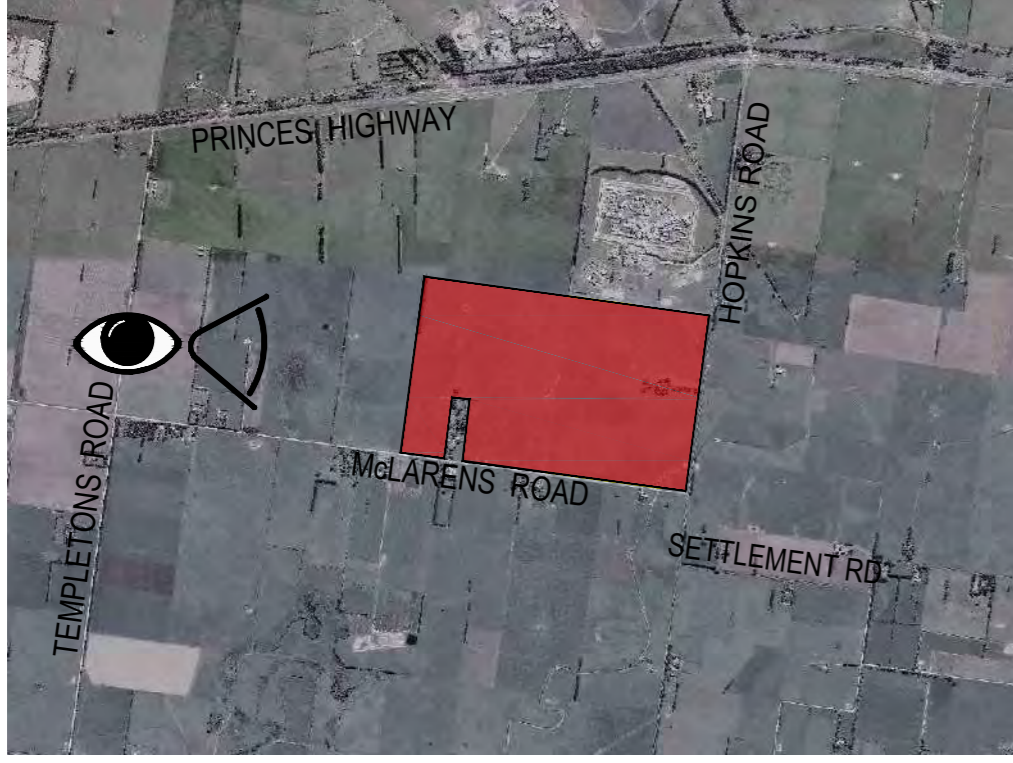
		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

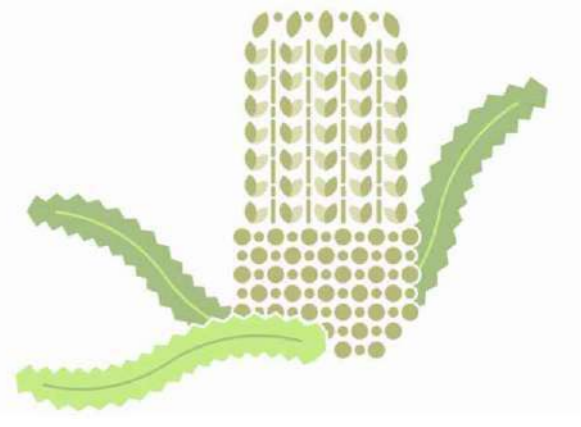
The proposed works would see the existing degraded vegetation removed and buffer planting established. The proposed buffer planting and boundary fence will be visible from this receptor. The solar panels are not visible from this location nor is the associated infrastructure of the facility. The limited distant views are screened by the proposed planting. It is therefore deemed the proposal would cause significant deterioration in the existing view. This classifies the magnitude of change as **high**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate/low**.

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

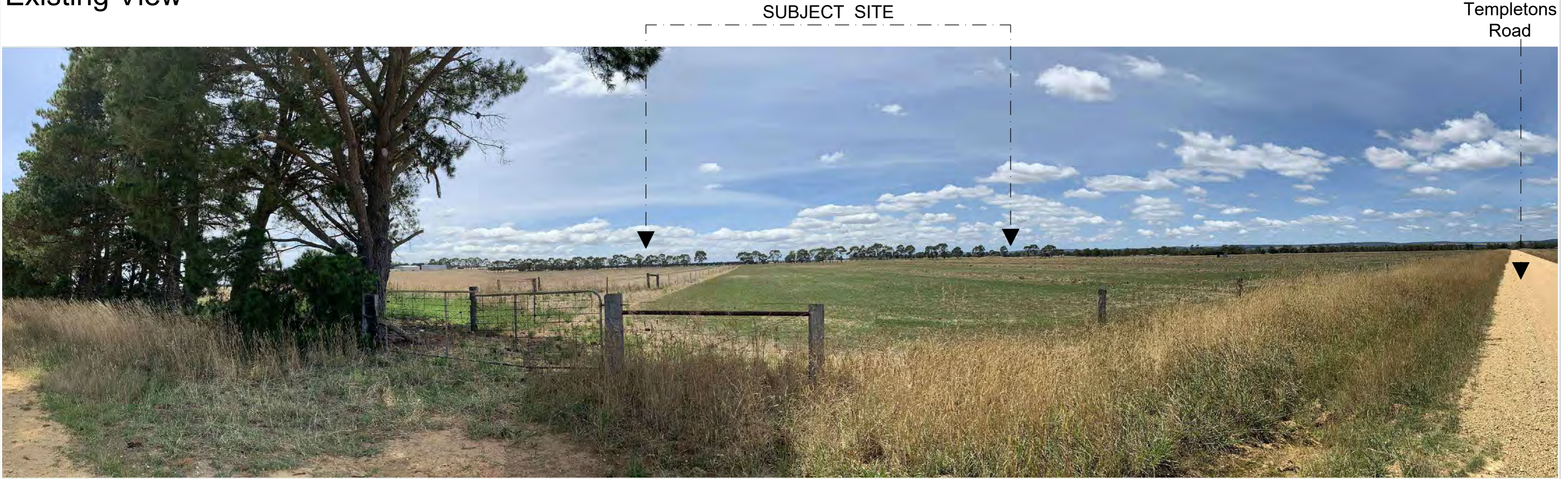
Sensitive Receptor 16



LOCATION: Templetons Road	
CO-ORDINATES: 38.112684 S, 146.936845 E	DATE: 30.12.2020
ORIENTATION: East	TIME: 11:49am
CAMERA BRAND: Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE: Horizontal
IMAGE TYPE: Digital	IMAGE HEIGHT ABOVE GROUND: 1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	1,676 metres



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Gentle undulation, long views to the east and planted vegetation on the horizon line elevate this sensitivity of view to **moderate**. Whilst there is evidence of weed cover and degraded plantings in the foreground the overall aesthetic is mostly positive. The post and rail and post and wire fencing, along with the crushed rock road, are inoffensive and contribute to this landscape.

Photomontage without Intended Landscape



Photomontage



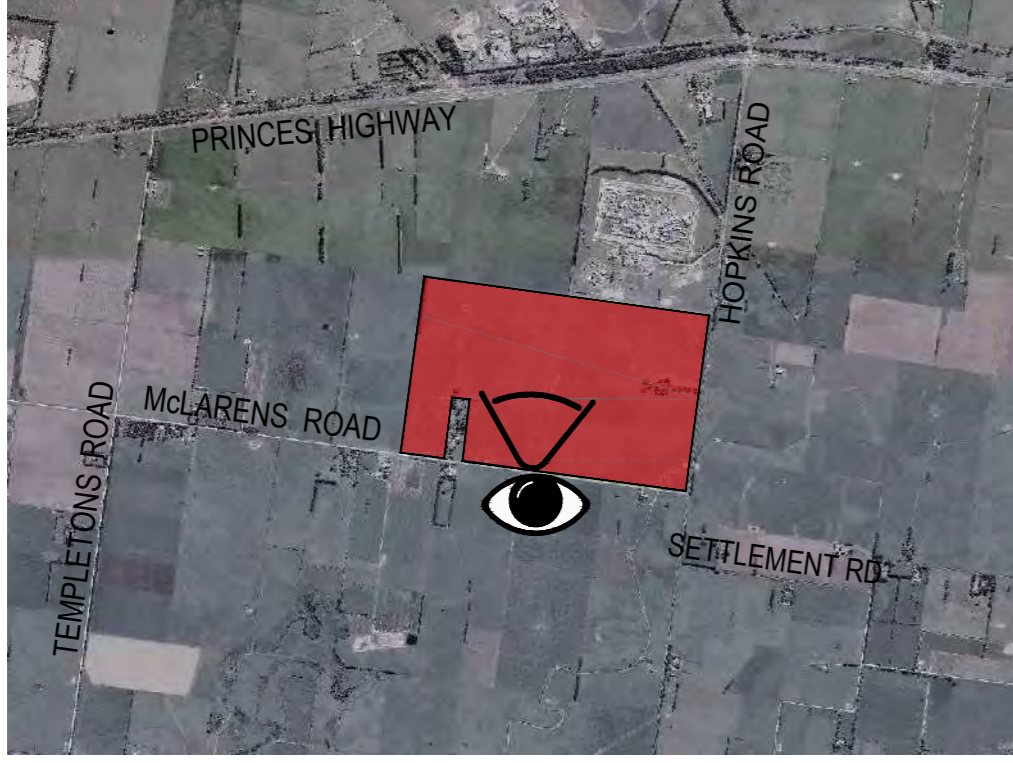
Magnitude of Change and Visual Impact Rationales

The proposed landscape buffer on the western boundary of the subject site can barely be seen through existing vegetation. The solar panels are scarcely visible from this location and the associated infrastructure of the facility is not visible at all. It is therefore deemed the proposal would cause little to no discernable deterioration in the existing view. This classifies the magnitude of change as **very low**. When the moderate sensitivity of view is applied to this magnitude of change, the resulting visual impact is **very low**.

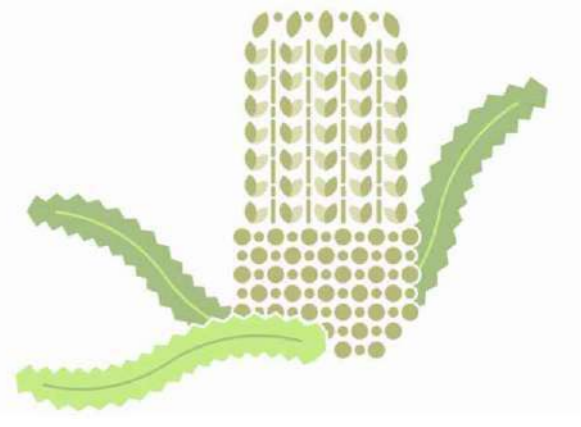
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 17



LOCATION: McLarens Road			
CO-ORDINATES:	38.120302 S, 146.963486 E	DATE:	30.12.2020
ORIENTATION:	North	TIME:	10:39am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	40 metres		



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

A cleared agricultural landscape with flat monotonous topography classifies this sensitivity of view as **low**. A moderate level of weed cover to the road verge and an absence of vegetation contribute to a generally negative aesthetic. Distant views across the cleared land to the correctional facility are evident.

Photomontage without Intended Landscape



Photomontage



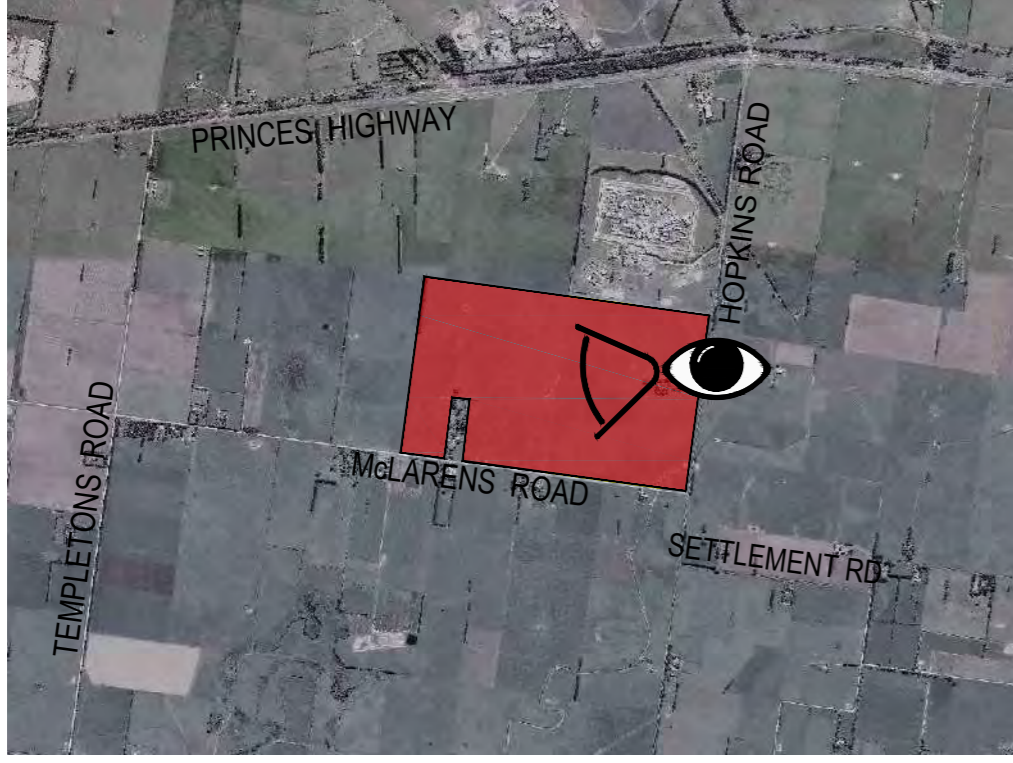
Magnitude of Change and Visual Impact Rationales

The proposed buffer planting and boundary fence will be visible from this receptor. The solar panels are not visible from this location nor is the associated infrastructure of the facility. The limited distant views of the correctional facility are screened by the proposed planting. It is deemed the proposal would cause a noticeable deterioration in the existing view. This classifies the magnitude of change as **moderate**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate/low**.

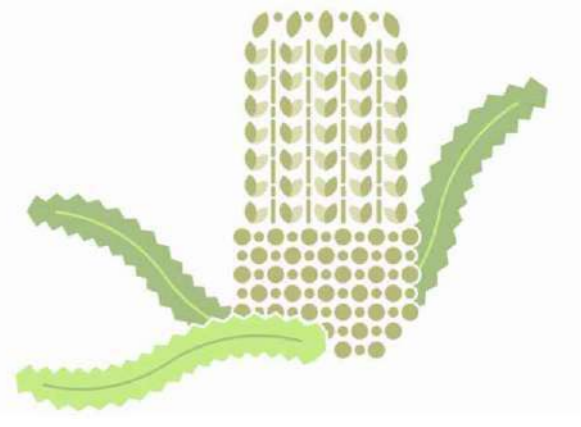
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Sensitive Receptor 18



LOCATION: Hopkins Road			
CO-ORDINATES:	38.114748 S, 146.974450 E	DATE:	30.12.2020
ORIENTATION:	West	TIME:	10:23am
CAMERA BRAND:	Apple iPhone 11 (dual 12 megapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM NEAREST SOLAR PANEL:	45 metres		



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Degraded planted vegetation on the subject site and the weed cover beneath dominates the left hand side of this landscape with views of the correctional facility to the far right. The land is cleared, flat and holds little interest for the viewer. Weed cover is evident along the road verge. There are distant views towards the La Trobe River; however the view presents an overall negative aesthetic and the sensitivity of view is classified as **low**.

Photomontage without Intended Landscape



Photomontage



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works would see the existing degraded vegetation removed and buffer planting established. The proposed buffer planting and boundary fence will be visible from this receptor. The solar panels are not visible from this location nor is the associated infrastructure of the facility. The views to the correctional facility are screened by the proposed planting. Distant views along Hopkins Road to the La Trobe River are retained. It is deemed the proposal would cause significant deterioration in the existing view. This classifies the magnitude of change as **high**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate/low**.

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.

5.0 Results

Of the 18 receptors analysed in this assessment, 15 were classified as low sensitivity of view. This was largely due to the receptors distance from the site or the cleared agricultural landscape devoid of vegetation common for the area. The remaining three receptors were classified as moderate sensitivity of view. These receptors were characterised by pleasing distant views, planted natural vegetation and inoffensive rural infrastructure.

The proposal includes the buffer planting specified on the Landscape Plan to mitigate the potential impact of the solar panels. This assessment has therefore considered the buffer planting within the magnitude of change observations. The landscape proposal includes a 5-metre-wide planting buffer to the perimeter of the operations composed of species from the Plains Grassy Woodland Ecological Vegetation Class and the Swamp Scrub Ecological Vegetation Class (Gippsland Plain Bioregion). These are the plants that likely would have occurred across most of the site prior to European settlement and land clearing. The species selected from the EVC's have been chosen to provide screening to the proposed facility while not impacting on the operation of the solar panels or casting long shadows onto neighbouring land.

Photomontages were prepared to illustrate the proposal and enable magnitude of change to be determined at each receptor. By applying the sensitivity of view to the magnitude of change, a visual impact was determined. Of the 18 receptors, four were found to have a very low visual impact, five were found to have a low visual impact, six were found to have a low/moderate visual impact, and three were found to have a moderate/high visual impact.

6.0 Mitigation

Observations made during the site visit identified that the subject site is well suited to this proposal due to the land's topography, lack of naturally occurring trees, sufficient drainage and optimal orientation and size to accommodate a productive facility. The land is well connected to a main road and key transport routes and is adjacent to other non-rural infrastructure.

The predominate landscape character of the area is generally flat, largely cleared paddocks with occasional exotic windrow vegetation. Road reserves are generally cleared and views to agricultural land are unobstructed. The agricultural landscape contains infrastructure elements including the powerlines. The character of the area contrasts with the neighbouring correctional facility and there is no transition at the interface.

A higher visual impact occurred at the northern boundary of the site on Hopkins Road. The proposed 45,000lt water tank and security fencing were found to be visually prominent at this location. The proposed buffer planting adjacent to the security fence allows it to recede. By locating the water tank back from the boundary and within the buffer planting, it is better screened from view and further allows the fence to recede at this location.

A moderate/low visual impact resulted at the intersection of Hopkins Road and McLaren's Road. Initial designs indicated security fencing along the boundary at this intersection, resulting in high visual dominance of the fence. The proposal has relocated the security fence to run adjacent to the buffer planting, in alignment with the interior road and adjacent to the manmade channel traversing the site. This retains the open views across the corner of the site and allows the security fencing to recede alongside the buffer planting. Another mitigation opportunity for this corner would be the planting of scattered native trees. These trees would not impact on the efficiency of the solar panels and would provide interest and ecological benefit.

7.0 Summary of Assessment and Recommendations

This Visual Impact Assessment was undertaken to provide an objective appraisal of the likely extent and magnitude of impacts on the landscape and visual environment from the proposed Fulham Solar Farm, approximately 210 kilometres from Melbourne.

Following the desktop assessment and identification of potential receptors, the site visit was conducted and the key viewsheds confirmed. The 18 selected receptors all occur within a two-kilometre radius from the site. The proposal was found to have very low - high/moderate visual impact on the identified viewsheds.

The proposed design for the solar farm includes perimeter buffer planting which seeks to mitigate detrimental views from the selected receptors. The buffer planting will be composed of locally indigenous plant species to provide ground level, mid and upper storey vegetative cover. Additional mitigation measures have been proposed at the northeast and southeast corners of the site to reduce the visual impact of the proposal.

Based on the appraisal and findings of this Visual Impact Assessment it is considered that the proposed Fulham Solar Farm would have a low effect on the existing landscape characters and values as well as the local context.

References

Guidance Note for Landscape and Visual Assessment
Australian Institute of Landscape Architects (June 2018)

Design and Development Guidelines for Solar Energy Facilities
State of Victoria Department of Environment, Land, Water and Planning (August 2019)

Wellington Shire Planning Scheme
Department of Environment, Land, Water and Planning (July 2020)
<https://planning-schemes.delwp.vic.gov.au/schemes/wellington>