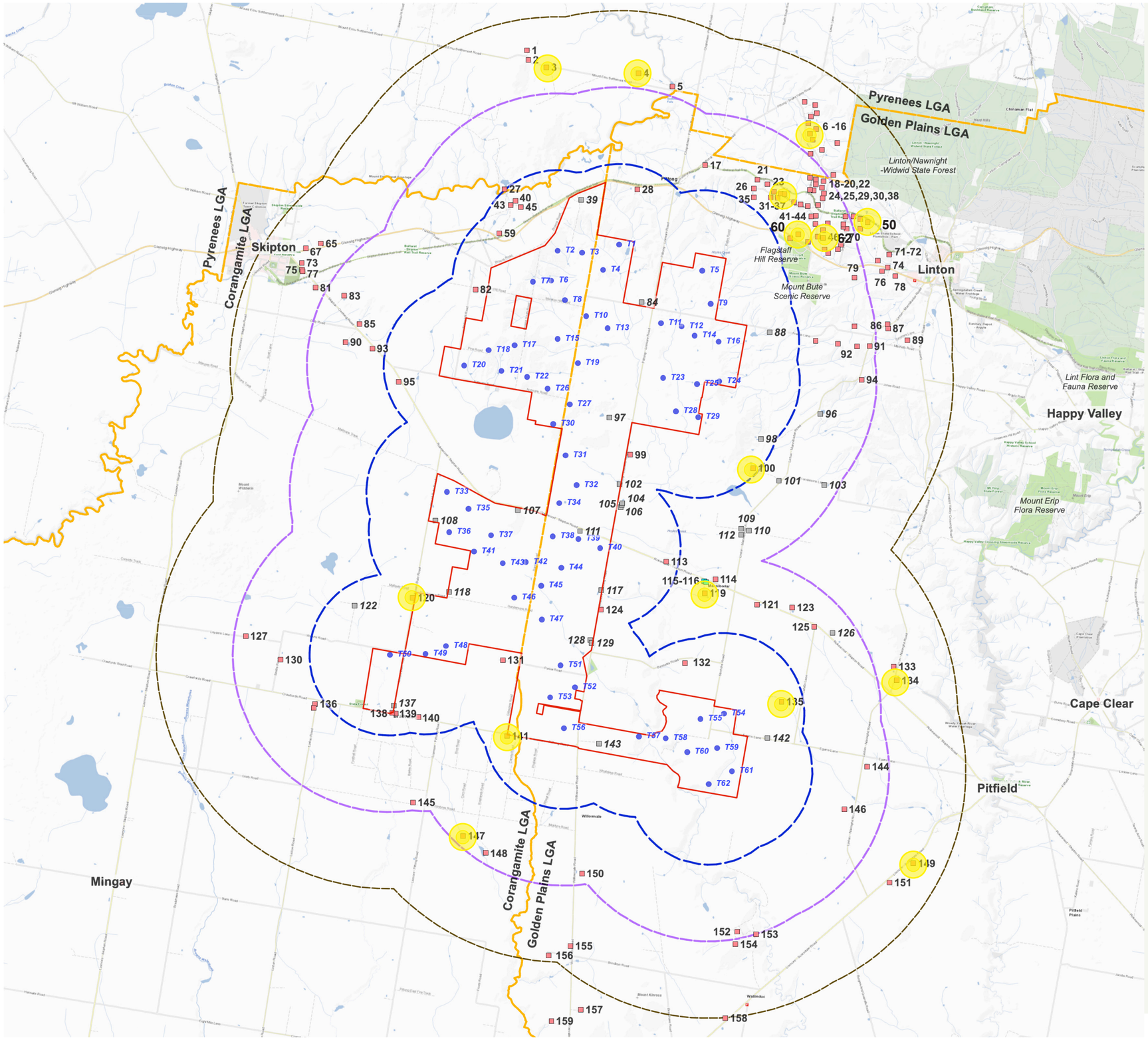
# A

# Dwelling Analysis




# Dwelling Analysis Locations

## Moreton Hill Wind Farm

**LEGEND**

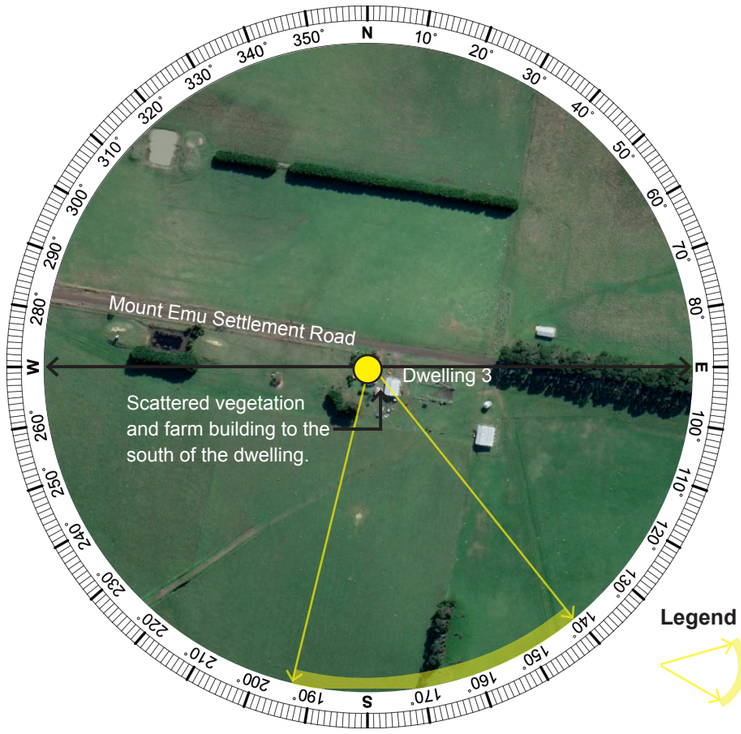
- Project Boundary
- Proposed 252 m Turbine Location
- Involved Dwellings
- Non-involved Dwellings
- Roads
- 2000 m from turbines
- 4000 m from turbines
- 6000 m from turbines
- Dwelling Analysis Location

N

0 2 4 6 8km

**Appendix A** Dwelling Analysis locations (Map Source: VicPlan 2023)

# A.1. Dwelling Analysis **Dwelling 3**




**Dwelling 3 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 3 which is located within 6000 m of the nearest turbine. The dwelling is located on a flat terrain. Aerial imagery indicates scattered vegetation to the south of the dwelling and an existing farm building to the south east. These are likely to assist in fragmenting views towards turbines in the direction, however some open views are likely to be available from breaks in vegetation to the south.

**Mitigation measures:**

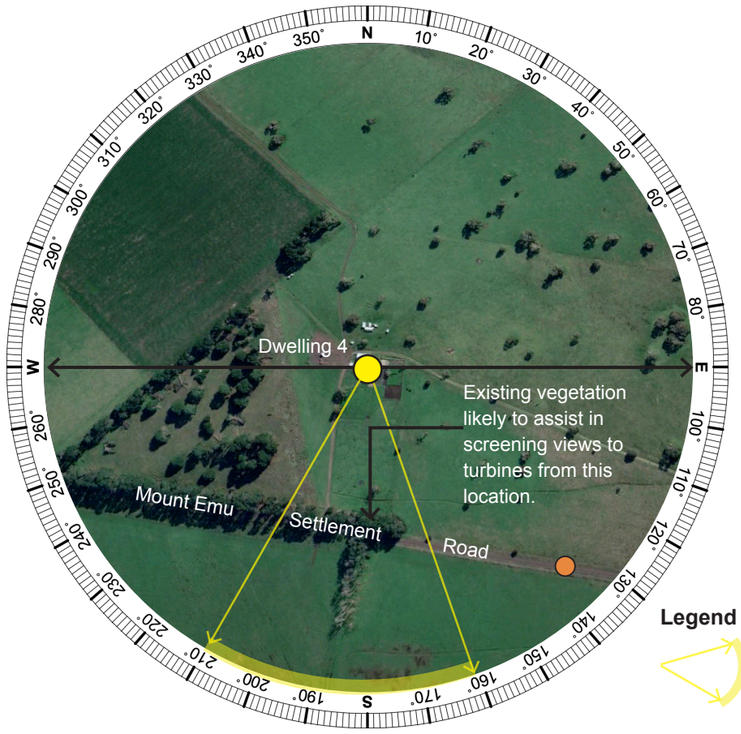
Additional screening on the southern side of the dwelling will help reduce potential visual impact. Consultation with the landowner will be required.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 4.80 km |
| **Number of potentially visible turbines (based on topography alone):** | 60 turbines<br>(56 at hub height, 4 blade tips) |


**Dwelling 3 - Existing View**
View from Mount Emu Settlement Road near mailbox of Dwelling 3 (Image Source: Google Street View 2008)

# A.2. Dwelling Analysis **Dwelling 4**




**Dwelling 4 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

Representative Viewpoint Location

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 4 which is located within 6000 m of the nearest turbine. The dwelling is located on a flat terrain. Aerial imagery indicates that a row of dense roadside vegetation is present along Mount Emu Settlement Road, south of the dwelling. These are likely to screen the majority of the views towards the Project to the south of the dwelling.

**Mitigation measures:**

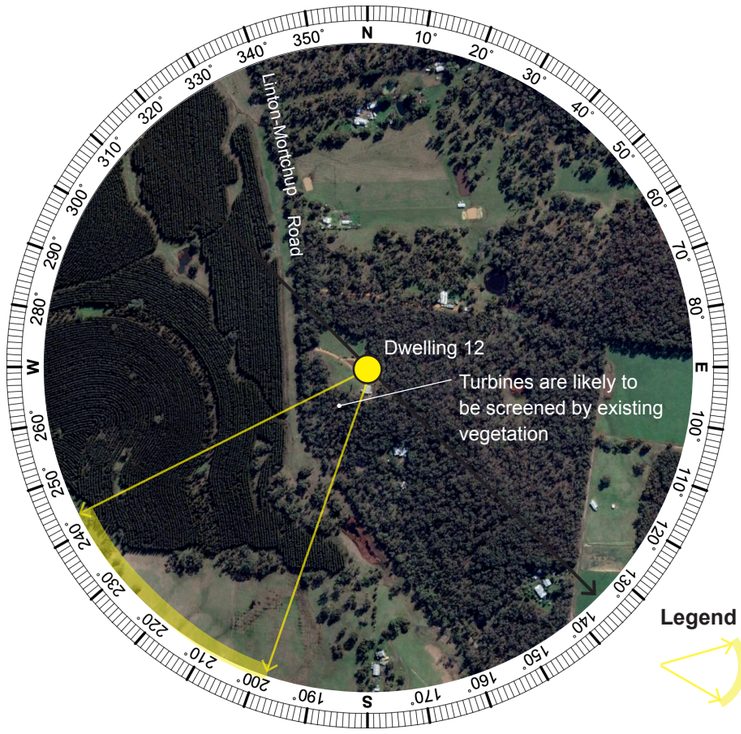
No mitigation measures are deemed necessary for this dwelling.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 4.51 km |
| **Number of potentially visible turbines (based on topography alone):** | 60 turbines<br>(All at hub height) |


**Dwelling 4 - Existing View**
View from Mount Emu Settlement Road - Darlington Road near Dwelling 4

# A.3. Dwelling Analysis **Dwelling 12**




**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Dwelling 12 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 12 which is located within 6000 m of the nearest turbine. The dwelling is located on a undulating terrain, in an elevated position. The curtilage of the dwelling have been cleared however, aerial and street view imagery indicate that it is situated within an area that is densely vegetated. This vegetation will assist in screening the Project from this dwelling.

**Mitigation measures:**

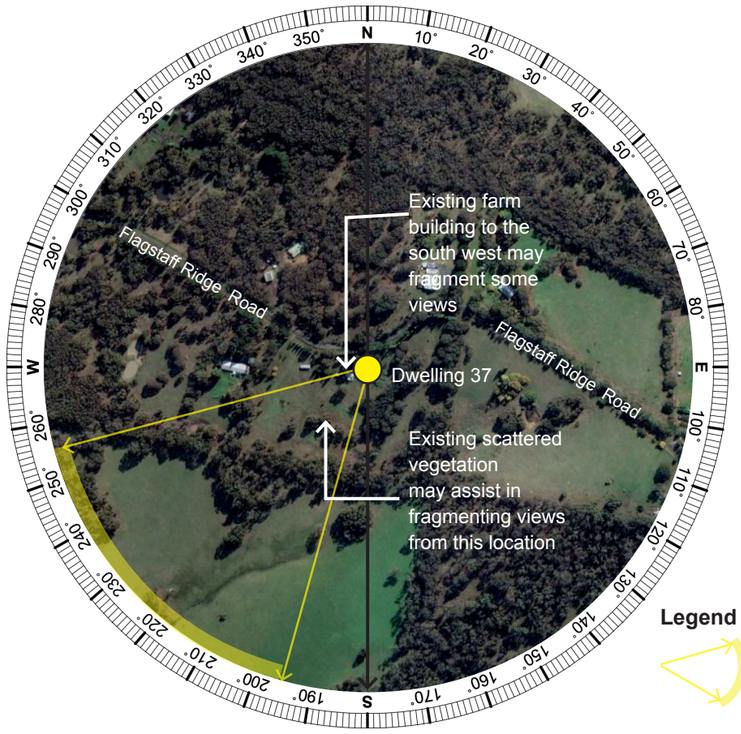
Mitigation not deemed necessary for this dwelling.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 4.55 km |
| **Number of potentially visible turbines (based on topography alone):** | 28 turbines<br>(All turbine blade tips) |


**Dwelling 12 - Existing View**
View from Linton-Mortchup Road near mailbox of Dwelling 12 (Image Source: Google Street View 2008)

# A.4. Dwelling Analysis **Dwelling 37**




**Dwelling 37 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 37 which is located within 4000 m of the nearest turbine. The dwelling is located on undulating terrain in an elevated position. Aerial imagery indicates existing windbreak planting on the southern and western sides of the residence and an existing farm building to the south west which will assist in limiting views towards the Project. Views toward some turbines may be possible due to the combination of distance to the closest turbine and the elevation of the dwelling.

**Mitigation measures:**

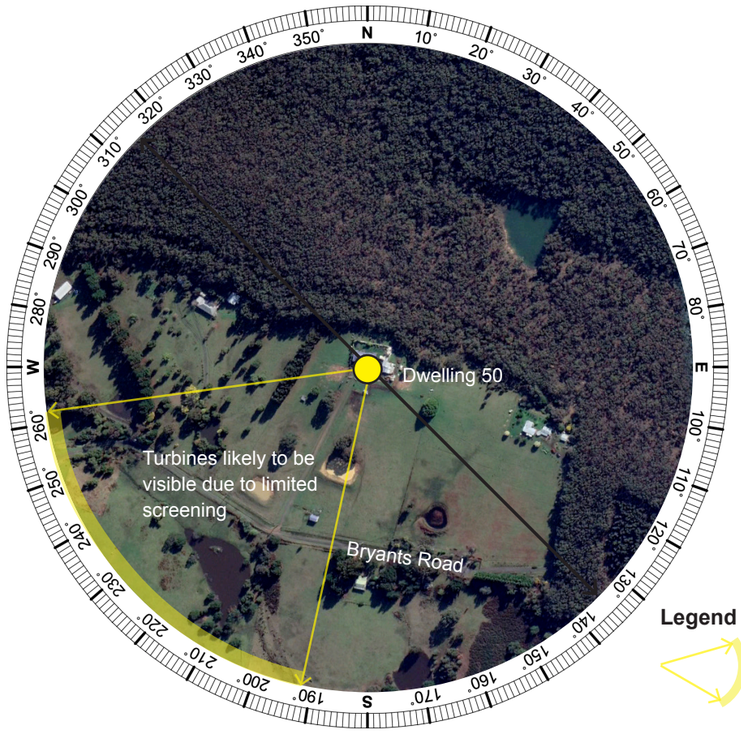
Existing vegetation is likely to partially screened by existing vegetation. However, the combination of distance to the closest turbine and the elevation of the dwelling may require additional screening in the immediate foreground of this dwelling. Consultation with the landowner will be required for recommending additional screen planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 2.73 km |
| **Number of potentially visible turbines (based on topography alone):** | 62 turbines<br>(All at hub height) |


**Dwelling 37 - Existing View**
View from Flagstaff Ridge Road near mailbox of Dwelling 37 (Image Source: Google Street View 2008 )

# A.5. Dwelling Analysis **Dwelling 50**




**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Dwelling 50 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Assessment Notes:**

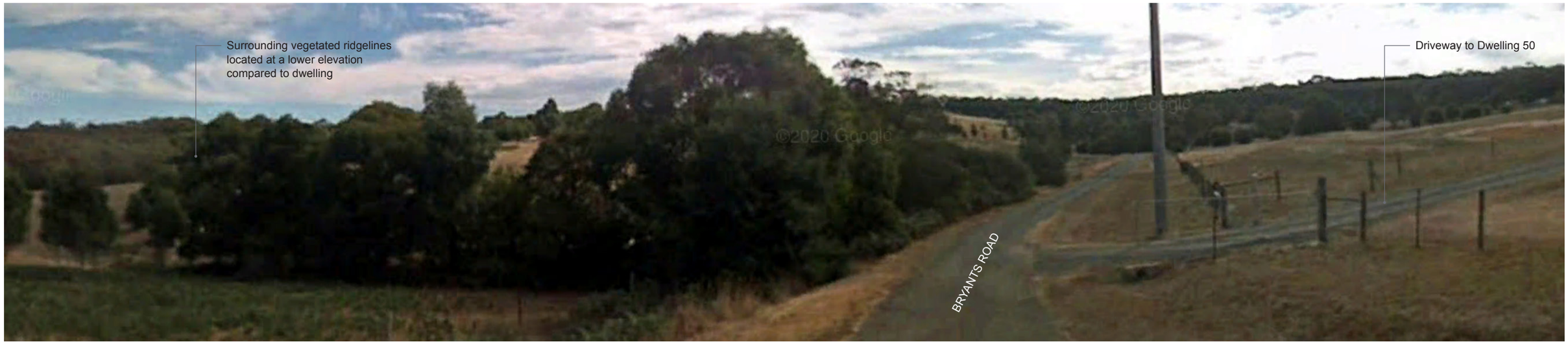
An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 50 which is located within 6000 m of the nearest turbine. The dwelling is located on a undulating terrain in an elevated position. Aerial imagery indicates a lack of vegetation in the immediate surrounds, however a dense windbreak vegetation is located to the west. A combination of distance, topography and vegetation along surrounding ridgelines are likely to screen views toward the majority of turbines from this location.

**Mitigation measures:**

Mitigation measures not deemed necessary from this dwelling.

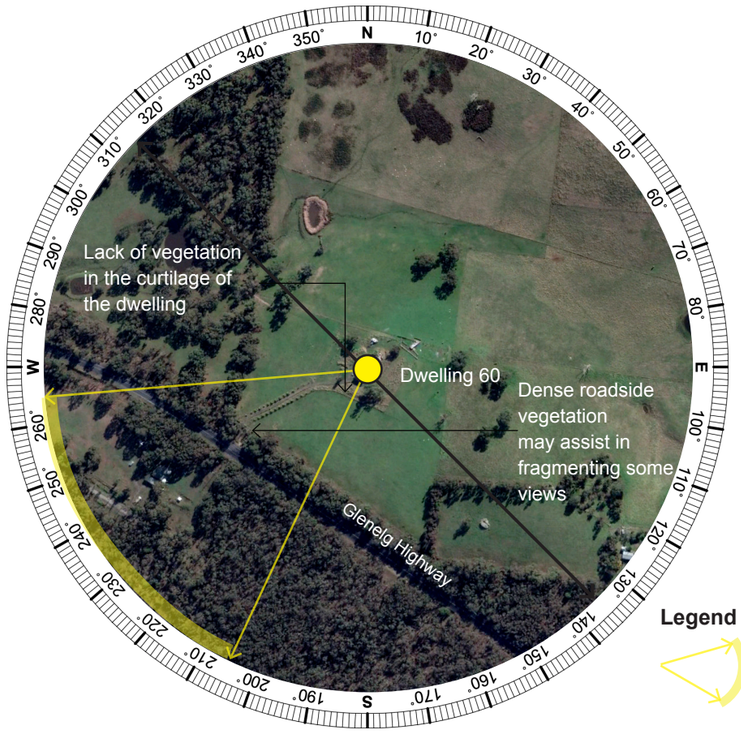
**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 4.33 km |
| **Number of potentially visible turbines (based on topography alone):** | 30 turbines<br>(6 at hub height, 24 blade tips) |




**Dwelling 50 - Existing View**
View from Bryants Road near mailbox of Dwelling 50 (Image Source: Google Street View 2008)

# A.6. Dwelling Analysis **Dwelling 60**




**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Dwelling 60 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 60 which is located within 4000 m of the nearest turbine. The dwelling is located on undulating terrain at an elevated position. Aerial imagery indicate that the curtilage of the residence is generally cleared of vegetation, allowing for open views to the south west. Dense roadside vegetation located to the south may assist in fragmenting some views.

**Mitigation measures:**

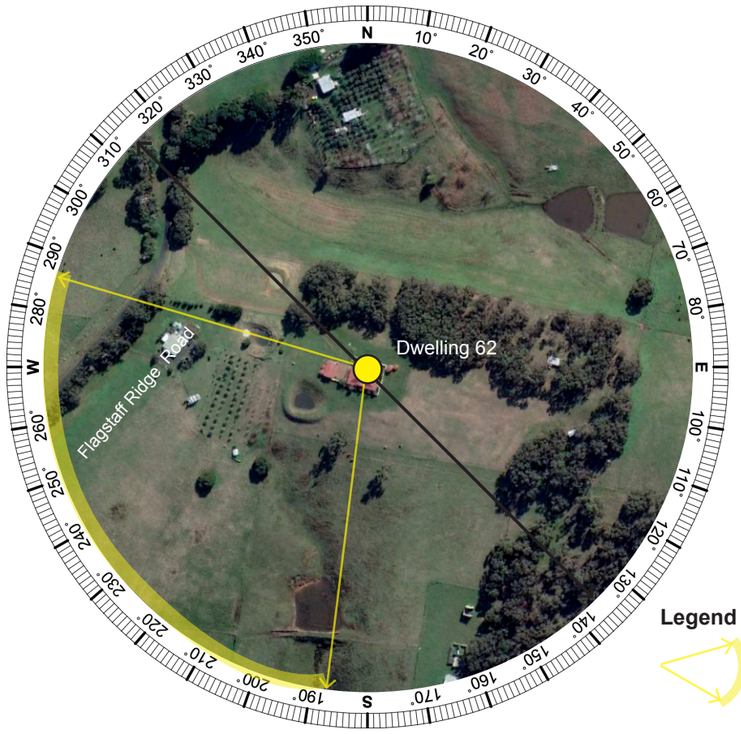
If deemed necessary, additional screening can be provided in the immediate foreground of this dwelling. Consultation with the landowner will be required for recommending additional screen planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 2.68 km |
| **Number of potentially visible turbines (based on topography alone):** | 62 turbines<br>(All at hub height) |


**Dwelling 60 - Existing View**
View from Glenelg Highway near mailbox of Dwelling 60 (Image Source: Google Street View 2010)

# A.7. Dwelling Analysis **Dwelling 62**




**Dwelling 62 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 62, which is located within 4000 m of the nearest turbine. Aerial imagery indicates that there may be some small shrubs to the southern side of the dwelling. A combination of a farm building and topography are likely to screen views towards turbines to the west. Views south from the dwelling are likely to be limited due to the surrounding undulating terrain. The Project is likely to be visible for a portion of the view to the south west of the dwelling.

**Mitigation measures:**

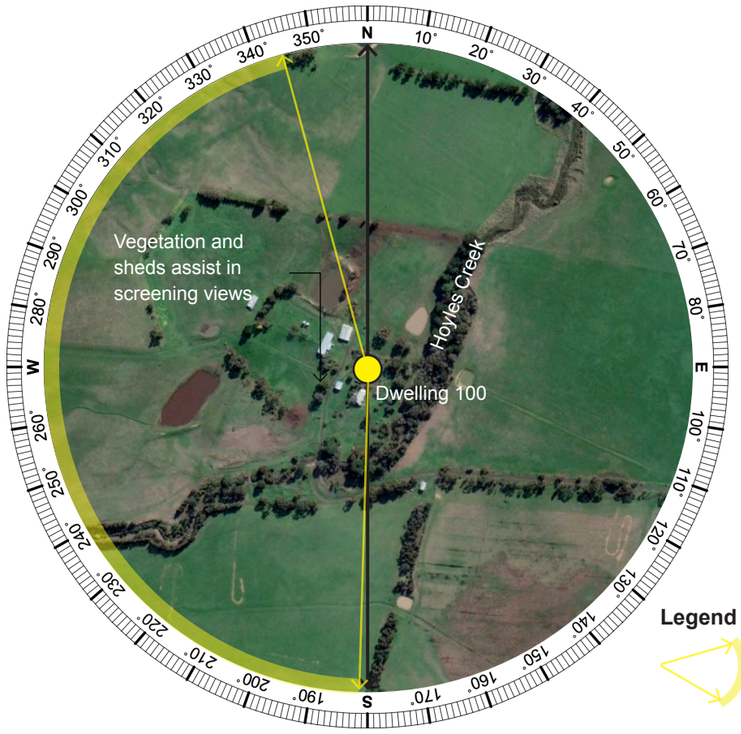
Additional screening on the south west side of the dwelling will help reduce potential visual impact. Consultation with the landowner will be required.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 3.26 km |
| **Number of potentially visible turbines (based on topography alone):** | 38 turbines<br>(30 at hub height, 8 blade tips) |


**Dwelling 62 - Existing View**
View from Flagstaff Ridge Road near mailbox of Dwelling 62

# A.8. Dwelling Analysis **Dwelling 100**




**Dwelling 100 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Assessment Notes:**

An assessment based on topography alone suggests that majority of the turbines are likely to be visible on the western side of Dwelling 100, which is located within 2000m of the nearest turbine. The dwelling is located on flat terrain. Existing vegetation and structures surround the dwelling particularly to the north west and south west. Existing vegetation and topography to the north west is likely to fragment views of nearest turbine. The structures and vegetation surrounding the dwelling are likely to assist in screening views towards the majority of the Project from this location. However, some fragmented views may be available through breaks in vegetation.

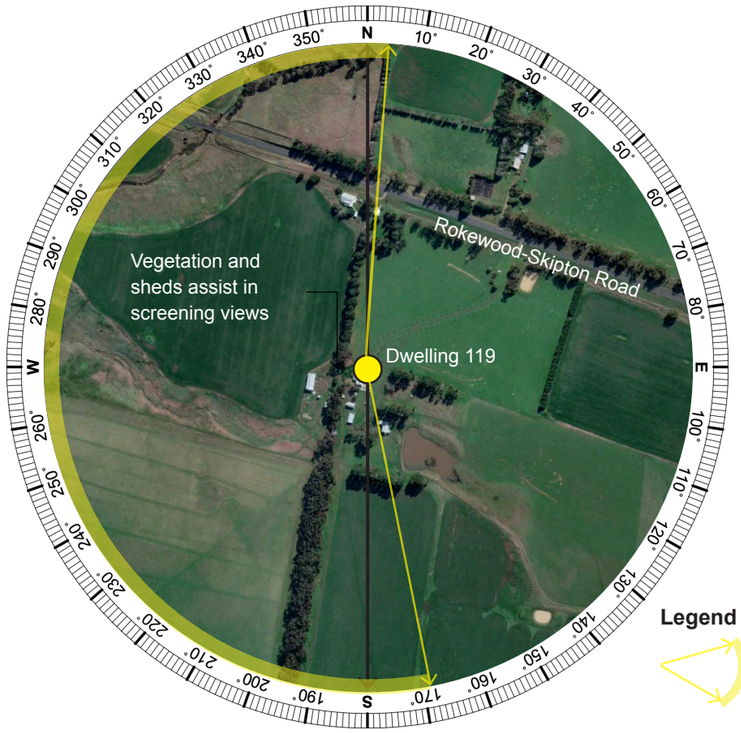
**Mitigation measures:**

If deemed necessary, additional supplementary planting may provide additional screening in gaps in vegetation and where necessary. Consultation with the landowner will be required before recommending any additional planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 1.95 km |
| **Number of potentially visible turbines (based on topography alone):** | 62 turbines<br>(All at hub height) |

# A.9. Dwelling Analysis **Dwelling 119**




**Dwelling 119 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

Representative Viewpoint Location

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 119 which is located within 4000 m of the nearest turbine. The dwelling is located on flat terrain. Aerial imagery indicates dense windbreak or boundary vegetation to the dwelling's west. A number of farm buildings are also located to the west of the dwelling. A combination of these factors is likely to screen the majority of views from this location however views towards some turbines to the west may be available through breaks in vegetation.

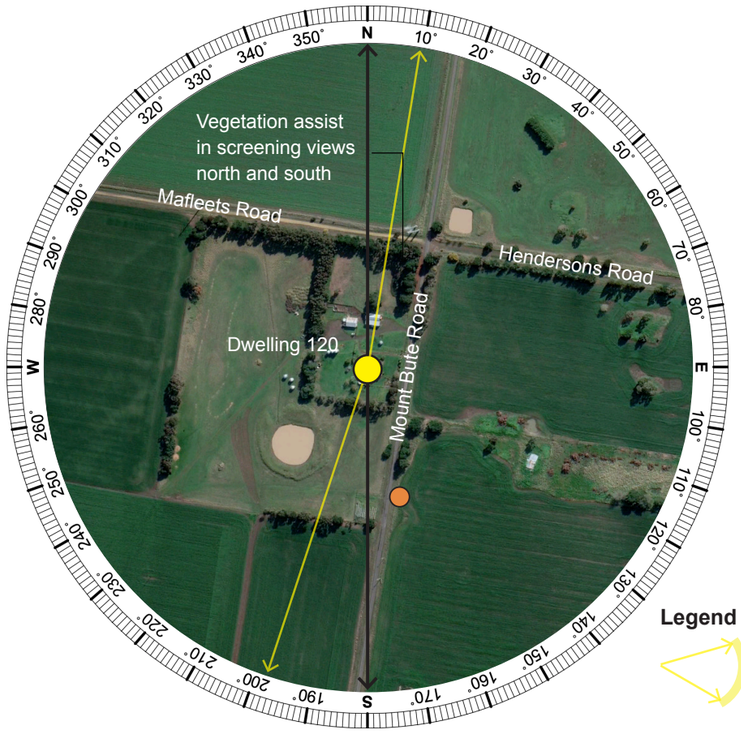
**Mitigation measures:**

If deemed necessary, additional supplementary planting may provide additional screening in gaps in vegetation and where necessary. Consultation with the landowner will be required before recommending any additional planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 2.97 km |
| **Number of potentially visible turbines (based on topography alone):** | 62 turbines<br>(All at hub height) |

# A.10. Dwelling Analysis **Dwelling 120**




**Dwelling 120 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

Representative Viewpoint Location

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 120 which is located within 2000 m of the nearest turbine. Aerial imagery indicates that the residence is orientated north east and is surrounded by dense windbreak vegetation. This vegetation will help in screening some views north and south toward the Project. It is noted that a break in this existing vegetation is located along the eastern boundary. A combination of distance to the Project and the lack of vegetation to the east is likely to result in visibility towards turbines to the north east from this location.

**Mitigation measures:**

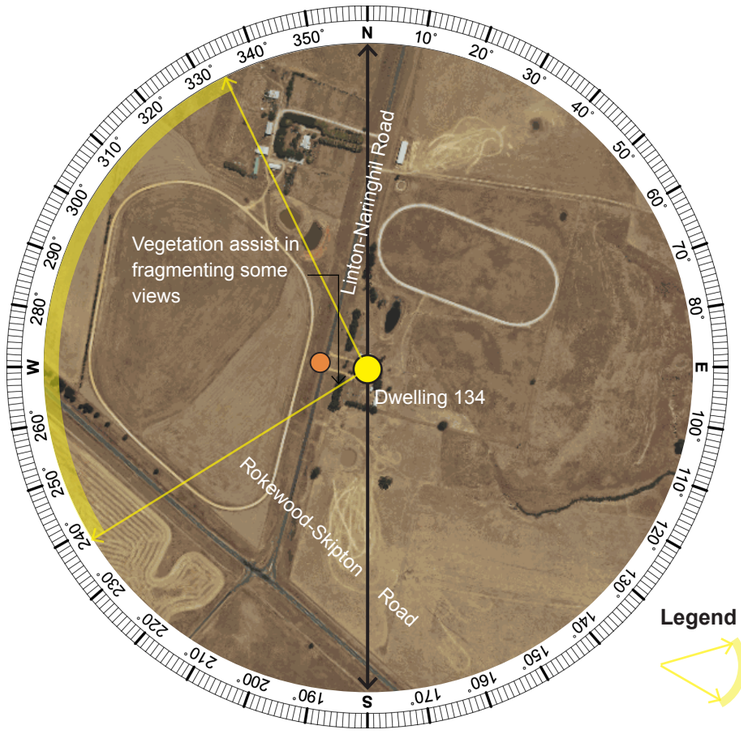
Additional screening is recommended for the dwelling's immediate foreground on the north eastern side. Consultation with the landowner will be required before recommending any additional planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 1.50 km |
| **Number of potentially visible turbines (based on topography alone):** | 48 turbines<br>(All at hub height) |


**Dwelling 120 - Existing View**
View from Mount Bute Road near Dwelling 120

# A.11. Dwelling Analysis **Dwelling 134**




**Dwelling 134 - Aerial Image**
Location Plan (Image Source: VicPlan 2018)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

Representative Viewpoint Location

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 134 which is located within 6000 m of the nearest turbine. The dwelling is located on flat terrain. Aerial imagery indicates that there is dense boundary vegetation to the dwelling's west. However, it is noted that the vegetation opens up directly to the west, allowing for views out from the dwelling in this direction. The existing vegetation is likely to fragment views towards the closest turbines from this location, however distant views are likely through the break in vegetation to the west.

**Mitigation measures:**

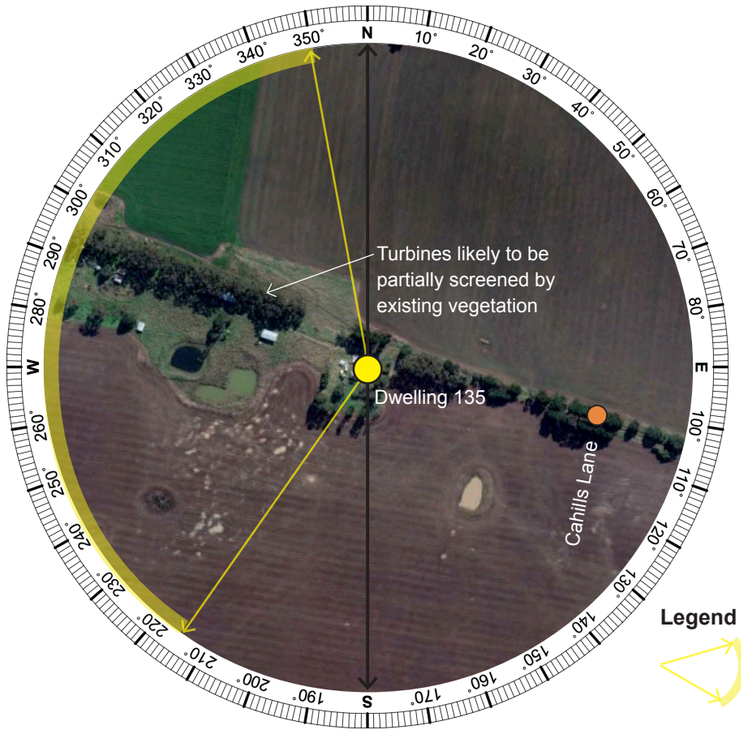
Additional screening is recommended for the dwelling's immediate foreground on the western side. Consultation with the landowner will be required before recommending any additional planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 4.58 km |
| **Number of potentially visible turbines (based on topography alone):** | 16 turbines<br>(All at hub height) |


**Dwelling 134 - Existing View**
View from Linton-Naringhil Road near mailbox of Dwelling 134 (Image Source: Google Street View 2008)

# A.12. Dwelling Analysis **Dwelling 135**




**Dwelling 135 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

Representative Viewpoint Location

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 135 which is located within 2000 m of the nearest turbine. The dwelling is located on flat terrain. Aerial imagery indicates a dense row of vegetation to the north west of the dwelling in addition to boundary vegetation within the curtilage of the dwelling to the south west and west. A number of farm buildings are located directly west of the dwelling. A combination of these factors are likely to fragment views to a number of turbines from this location however, a site visit is recommended to confirm the heights of existing screen elements.

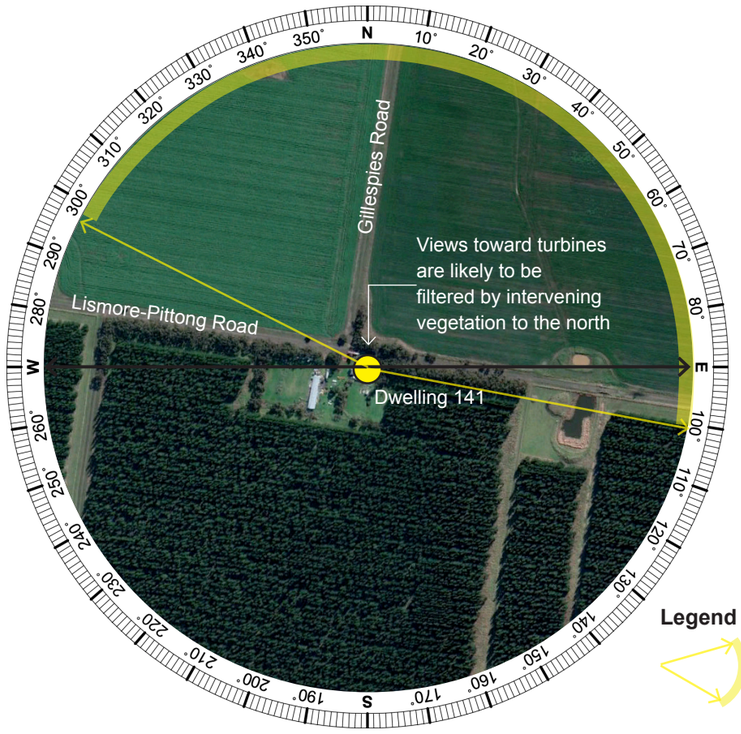
**Mitigation measures:**

Additional screen planting may be required pending a site visit. Consultation with the landowner will be required before recommending any additional planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 1.53 km |
| **Number of potentially visible turbines (based on topography alone):** | 46 turbines<br>(All at hub height) |

# A.13. Dwelling Analysis **Dwelling 141**




**Dwelling 141 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Assessment Notes:**

Due to the proximity, majority of turbines are likely to be visible from Dwelling 141 which is located within 2000 m of the nearest turbine. The dwelling is located on flat terrain. Aerial imagery indicates patchy to dense roadside vegetation to the north of the dwelling in addition to dense vegetation surrounding the property. It is likely that views in the northern direction will be filtered by the vegetation to the north. A combination of distance from Project and existing screening elements suggest that filtered views of the Project are likely to be available at this dwelling.

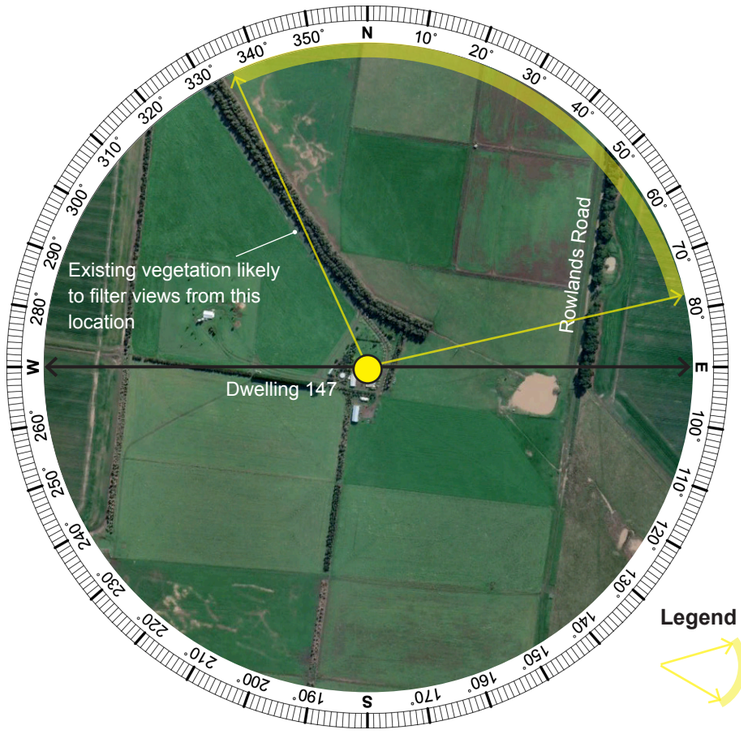
**Mitigation measures:**

It is likely that filtered views of the Project will be available from this dwelling. If deemed necessary, additional screening can be provided in the immediate foreground of this dwelling on the northern side. Consultation with the landowner will be required before recommending any additional planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 1.49 km |
| **Number of potentially visible turbines (based on topography alone):** | 58 turbines<br>(All at hub height) |

# A.14. Dwelling Analysis **Dwelling 147**




**Dwelling 147 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

**Assessment Notes:**

An assessment based on topography alone suggests that all turbines are likely to be visible from Dwelling 147 which is located within 4000 m of the nearest turbine. The dwelling is located on flat terrain. Aerial imagery indicates that he dwelling's northern driveway is bounded by dense screening vegetation, as well as pine forests north of the dwelling. The existing vegetation surrounding the property is likely to filter the majority of views from this location.

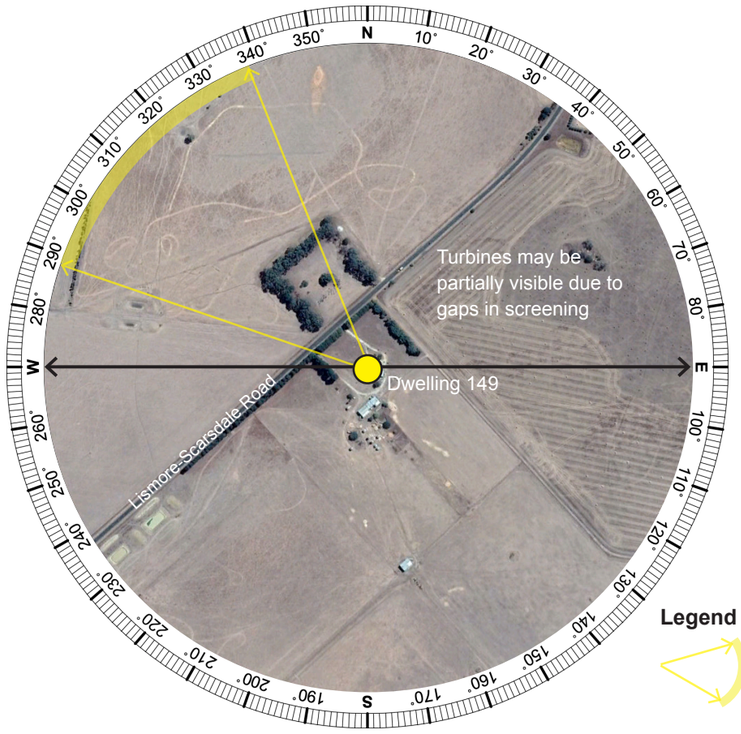
**Mitigation measures:**

It is likely that views of Project will be screened by existing vegetation. However, gaps in existing vegetation may allow views of some turbines. If deemed necessary, additional screening can be provided to the north of the dwelling. Consultation with the landowner will be required to recommend any additional planting.

**Summary of Preliminary Assessment:**

| | |
|---|---|
| **Distance to Nearest Turbine:** | 3.84 km |
| **Number of potentially visible turbines (based on topography alone):** | 48 turbines<br>(All at hub height) |

# A.15. Dwelling Analysis **Dwelling 149**




**Dwelling 149 - Aerial Image**
Location Plan (Image Source: Google Earth 2022)

**Legend**

Direction & extent of potentially visible turbines (based on 3D assessment)

| **Assessment Notes:** |
|---|
| Dwelling 149 is located within 6000 m of the nearest turbine. The dwelling is located on flat terrain. Aerial imagery indicates a dense row of vegetation along the roadside of the property edge to the north. This existing vegetation will screen views of the Project. |
| **Mitigation measures:** |
| Mitigation not deemed necessary for this dwelling. |

| **Summary of Preliminary Assessment:** | |
|---|---|
| **Distance to Nearest Turbine:** | 5.29 km |
| **Number of potentially visible turbines (based on topography alone):** | 16 turbines<br>(All at hub height) |