

HEXHAM WIND FARM EES

Prepared by
Hansen Partnership
for
Wind Prospect Pty Ltd.

Peer review of Hexham Wind Farm
Landscape & Visual Impact Assessment

October 2025



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1 Preamble

1. My name is Stephen Schutt and I am a Registered Landscape Architect and a Director of Hansen Partnership. I have over 30 years professional experience in urban design and landscape architectural projects in Australia and overseas. I hold a Bachelor degree in Planning and Design and a Masters degree in Landscape Architecture. I am a Fellow of the Australian Institute of Landscape Architects.
2. I have extensive experience in the field of landscape and visual impact assessment, including the preparation of expert evidence in relation to projects which have been assessed through various town planning approvals processes, including VCAT, TASCAT, Planning Panels, Independent Advisory Committees and EES/EIS Assessments. I have provided peer review advice and reports on assessments undertaken by other practitioners for numerous projects in both Victoria and Tasmania. My curriculum vitae is included at Appendix B to this report.
3. I was engaged in June 2025 by Hexham Wind Farm Pty Ltd to provide an expert peer review opinion of the *Hexham Wind Farm Landscape and Visual Impact Assessment* prepared by Moir Studio.
4. I declare that I have no relationship with Hexham Wind Farm Pty Ltd other than an agreement to prepare this evidence statement.

2 The project and setting

5. The project and setting are described in the *Scoping Requirements – Hexham Wind Farm Environment Effects Statement, September 2024* (the EES Scoping Requirements) as follows:

The project is a proposed wind farm located between the townships of Hexham, Caramut and Ellerslie in the Moyne Shire local government area of south-west Victoria. The project area is approximately 15 kilometres (km) west of Mortlake and 15 km north-east of Woolsthorpe. Hexham is the nearest settlement, approximately 3 km north-east of the project area (Figure 1). There are several existing and proposed wind farms in the region.

The project area covers approximately 16,000 hectares of relatively flat private and public land and is bound by the Hamilton Highway to the north, Woolsthorpe-Hexham Road and Hexham-Ballengeich Road to the east, Gordons Lane to the south and Warrnambool-Caramut Road to the west. Agriculture is the predominant land use in the project area consisting mostly of livestock grazing along with some cropping.

The project proposes a total capacity of approximately 741 MW and annual production of approximately 2,850 GWh of electricity. The operational life of the project is anticipated to be 25 years.

The project proposes up to 109 wind turbines with a maximum blade tip height of up to 260 m, each of which would connect to the on-site terminal station through a combination of approximately 142 km of underground cabling and 40 km of overhead powerlines. The terminal station is located next to the existing Moorabool to Heywood 500 kV transmission powerline.

A battery storage facility would be established on the site. The project also proposes approximately 128 km of new access tracks, and upgrades to approximately 29 km of existing tracks.

Temporary infrastructure associated with construction of the project would include a construction compound (with office facilities, parking and toilet facilities), laydown areas, concrete batching plants and potentially an on-site quarry.

6. The project location is shown in Figure 1 within the EES Scoping Requirements, reproduced below:

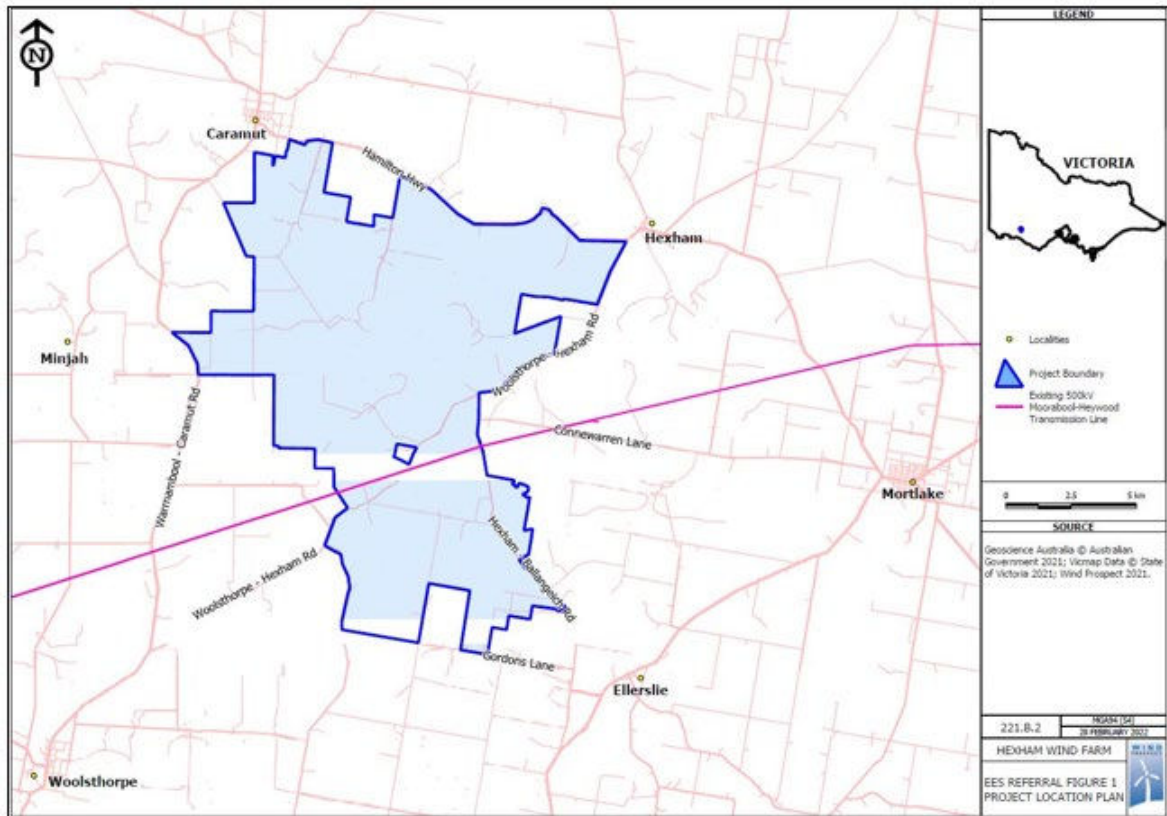


Figure 1: Project location map (source: EES Scoping Requirements, September 2024).

3 EES requirements

7. Landscape and visual impact is identified as a specific environmental effect within the EES Scoping Requirements, with the following description of the manner by which the EES should document its assessment of effects for the relevant evaluation objective:

Evaluation objective

Avoid and, where avoidance is not possible, minimise and manage potential adverse effects on landscape and visual amenity.

Key issues

- *Potential for nearby residents / communities to be exposed to significant effects to the visual amenity, including blade glint and shadow flicker, from project infrastructure.*
- *Potential effects on landscape, including significant volcanic and other landforms, through removal or covering of features or reshaping of surfaces.*
- *Potential cumulative impacts of other operating and approved wind farms on landscape values of the region.*

Existing environment

- *Characterise the landscape character, features and values of the project area.*
- *Identify public and private view sheds to and from the project and characterise visual values of the area, including dark skies.*
- *Identify existing built features within the landscape (e.g. Salt Creek Wind Farm, Dundonnell Wind Farm, Mortlake South Wind Farm, 500 kV powerlines and other transmission lines) and their impact on the existing landscape and visual setting.*
- *Identify the components of the project that may result in a significant visual amenity effect.*

Likely effects

- *Assess the landscape and visual effects of the project, including on public and private views, and effects of blade glint and shadow flicker on neighbouring dwellings and communities. Use photomontages, maps and other visual techniques to support the assessment.*
- *Assess the potential for cumulative impacts associated with the development of the project in the context of existing built infrastructures and nearby proposed/approved wind farm developments.*

Design and mitigation

- *Outline and evaluate any potential design and siting options that could avoid and minimise potential effects on landscape and visual amenity of neighbouring residences and communities and additional management strategies that may further minimise potential effects.*

Performance

- *Describe proposed measures to monitor residual effects on landscape and visual amenity values, including in the context of potential rehabilitation and restoration work post-construction and following decommissioning.*
- *Describe contingency measures to be implemented in the event unforeseen adverse residual effects on landscape and visual amenity are identified requiring further management.*

4 Scope of peer review

8. My involvement in this project commenced in June 2025 following a request for peer review services from Hexham Wind Farm Pty Ltd. Prior to that date neither I nor any colleague at Hansen Partnership had any involvement with the project.
9. The scope of peer review services provided on the basis of that request, and prior to the preparation of this report, are summarised as follows:
 - Review of draft versions of the LVIA during its preparation, and
 - Participation in a peer review meeting with the author of the LVIA.
10. In addition to the above-listed 'desktop' tasks, I also attended a full-day field investigation in July 2025, which included the inspection of numerous locations within the study area, consistent with view locations considered within the LVIA.
11. This report considers the following document:
 - *Hexham Wind Farm Landscape and Visual Impact Assessment – Project No. 2297, Revision 09, 02/10/2025*, and the following Appendices;
 - *Appendix A – Detailed Dwelling Assessments;*
 - *Appendix B – Public Viewpoint Analysis, and*
 - *Appendix C – Photomontages and Wire Frame Diagrams.*

5 Review of assessment methodology

12. The methodology applied to the assessment is described in overview in Section 2 and in further detail in subsequent sections of the LVIA.
13. It is noted that the methodology draws upon guidance from a number of Australian and international reference texts, including:
 - *Planning Guidelines for Development of Wind Energy Facilities in Victoria*, Department of Transport and Planning (2023);
 - *Visual Representation of Wind Farms – Good Practice Guidance*, Scottish Natural Heritage (2017);
 - *Draft National Wind Farm Development Guidelines*, Environment Protection and Heritage Council (2010);
 - *Guidelines for Landscape and Visual Impact Assessment, Third Edition*, Landscape Institute and Institute of Environmental Management and Assessment (2013);
 - *Best Practice Guidelines for Wind Energy Development*, Clean Energy Council (2018);
 - *Guideline for landscape character and visual impact assessment, Environmental impact assessment practice note EIA-NO4*, Transport for NSW (2020);
 - *South West Victoria Landscape Assessment Study: Regional Overview Report*, Department of Planning and Community Development & Planisphere (2013);
 - *Guideline for landscape character and visual impact assessment*, Transport for NSW (2023), and
 - *Ministerial Guidelines for Assessment of Environment Effects under the Environment Effects Act 1978*, Department of Transport and Planning (2023).
14. The methodology as set out in overview in Section 2 and in further detail in subsequent sections of the LVIA is comprehensive and detailed. My observations and opinions with respect to the component parts of the methodology are outlined as follows.

5.1 Existing landscape character

15. Section 5 of the LVIA describes the existing landscape character of the project study area. It makes reference to a number of the texts listed in paragraph 13 above, and provides a detailed list of the various inputs to the assessment of landscape character, including relevant planning policy and controls within the Moyne Planning Scheme and the Victorian Heritage Register. It provides a detailed description – supported by photographs – of key landscape features and key viewing locations, leading to the identification and description of six (6) discrete Landscape Character Units (LCUs), namely:
 - LCU 01 – Volcanic Plains;

- LCU 02 – Stony Rises;
 - LCU 03 – Volcanic Lakes and Swamps;
 - LCU 04 – Waterways and Wetlands;
 - LCU 05 – Plantations, and
 - LCU 06 – Townships.
16. On the basis of my own familiarity with the *South West Victoria Landscape Assessment Study* (2013) referred to in this Section of the LVIA and my observations during my field investigations, it is my opinion that the description of existing landscape character within the LVIA study area is accurate and appropriate for the assessment.
17. In addition to the identification and description of LCUs within the study area, Section 5 of the LVIA subsequently applies a ‘Scenic Quality Rating Frame of Reference’ – depicted at Table 5 in the LVIA – which I understand has been adopted from the *Wind Energy Guideline: Technical Supplement*, NSW Department of Planning, Housing and Infrastructure (2024). This Frame of Reference, which applies ratings on the basis of landform, vegetation, water forms, social and cultural assets and human presence, is applied to each LCU to define – for each – a Scenic Quality Rating.
18. It is my opinion that this section of the LVIA meets the following EES Scoping Requirement:
- *Characterise the landscape character, features and values of the project area.*

5.2 Defining the visual catchment

19. Section 6 of the LVIA describes the manner in which the study area has been determined, and importantly explains that the study area extent focuses on areas most likely to be susceptible to visual impacts as a result of the project, and notes the following:

While it is possible that views of the Project may be visible and ‘noticeable’ beyond the defined Study Area, visibility alone does not equate to visual impact. (p.39)

20. Section 6 of the LVIA explains that the study area extent and zones of visual influence are calculated based on the percentage of a person’s vertical field of view that an 80-metre high tower would occupy if it were fully visible. It relies upon anthropomorphic data, interpreted via a diagram at Figure 13 in the LVIA, the source of which is referenced, and on the basis of that diagram concludes that the central vertical field of view of human vision is approximately 10-15 degrees while standing. The methodology explains that a 260-metre high turbine at a distance of 29.8 kilometres from the viewer will occupy 5 degrees of the vertical field of view. The diagram at Figure 13 is reproduced below.

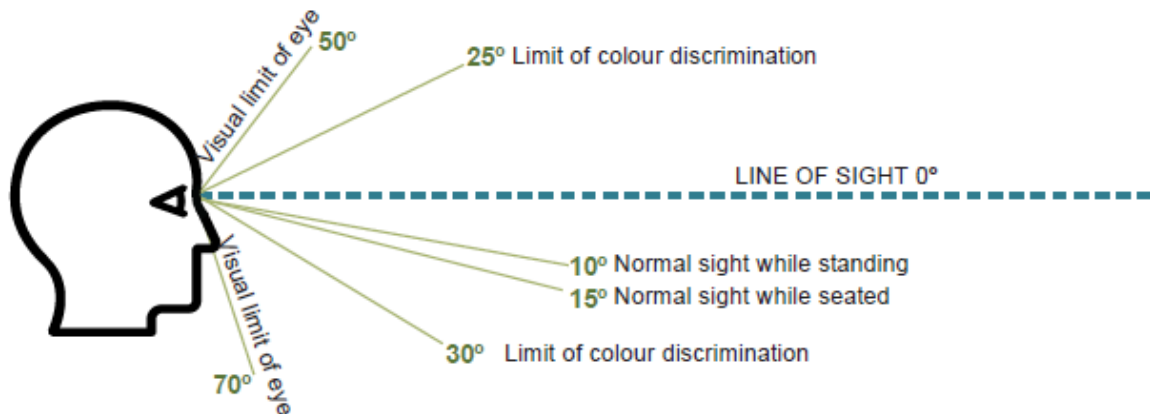


Figure 13: Human Eye Vertical Line of Sight

(Source: Torrejon, Callaghan and Hagra, 2013)

Figure 2: LVIA Figure 13 (reproduced).

21. It is my opinion that the LVIA adopts a conservative approach to the interpretation of this diagram. It is my interpretation that a person's vertical field of view is not limited to an arc of 10 to 15 degrees below horizontal, but rather comprises an arc of 10 to 15 degrees below and above horizontal. As an example to demonstrate this, if a person's vertical field of view was limited to an arc of 10 to 15 degrees below horizontal, a ship on the horizon viewed by a person standing at the sea shore would be outside their field of view. This is clearly not the case.
22. The implication of this difference in interpretation is that the LVIA assumes a more conservative approach, whereby it assumes that a 260-metre high tower viewed at a distance of 29.8 kilometres occupies 5% of the vertical field of view, whereas it is my opinion that it would only occupy 2.5% of the vertical field of view (ie 0.5 degrees within a total vertical field of view of 20 degrees). I do not consider this to be a shortcoming of the LVIA, in that the resultant study area extent comfortably includes all land beyond which visible project infrastructure would no longer cause a recognisable visual impact greater than a low level.

5.3 Zone of visual influence

23. Section 7 of the LVIA describes the zone of visual influence (ZVI), comprising areas of land from which proposed turbines with a blade tip height of 260 metres may be visible. It confirms that the ZVI is determined using digital topographic information and assumes a 'bare ground scenario', with no allowance for screening, structures and vegetation, which in my opinion is consistent with best practice and ensures a conservative basis for subsequent impact assessment.
24. It is my opinion that this section of the LVIA meets the following EES Scoping Requirements:
 - *Identify public and private view sheds to and from the project and characterise visual values of the area, including dark skies.*

- Identify the components of the project that may result in a significant visual amenity effect.

5.4 Public viewpoint analysis

25. Section 8 of the LVIA describes the criteria upon which representative viewpoints within the public realm were selected for assessment, and subsequently describes the methodology applied to determine the level of visual impact at each viewpoint, comprising an assessment of visual sensitivity and visual magnitude. The method by which visual impact ratings are determined is illustrated in Table 9 in the LVIA, which is reproduced at Figure 3 below. I note that this method is adapted from *Guideline for landscape character and visual impact assessment, Environmental impact assessment practice note EIA-NO4*, Transport for NSW (2020), and in the absence of any equivalent Victorian guidelines, I consider this to be best practice for the assessment of wind farms in Victoria.

VISUAL IMPACT RATING					
		VISUAL MAGNITUDE			
		HIGH	MODERATE	LOW	NEGLIGIBLE
VISUAL SENSITIVITY	HIGH	HIGH	HIGH-MODERATE	MODERATE	NEGLIGIBLE
	MODERATE	HIGH-MODERATE	MODERATE	MODERATE-LOW	NEGLIGIBLE
	LOW	MODERATE	MODERATE-LOW	LOW	NEGLIGIBLE
	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

Figure 3: LVIA Table 9 (reproduced).

26. Public realm viewpoints are clearly identified in the Map at Figure 16 in the LVIA and summary findings of the assessment relative to each viewpoint are provided in Table 10 in the LVIA in a clear and legible manner.
27. It is my opinion that this section of the LVIA contributes to the following EES Scoping Requirements:
- Assess the landscape and visual effects of the project, including on public and private views, and effects of blade glint and shadow flicker on neighbouring dwellings and communities. Use photomontages, maps and other visual techniques to support the assessment.

5.5 Dwelling assessments

28. Section 9 of the LVIA focuses on the assessment of impacts upon private dwellings, and notes that an assessment was undertaken for 27 'non-involved' dwellings, all of which are located within 3 kilometres of proposed turbines. The rationale for limiting the assessment to dwellings within this range, noting the 29.8 kilometre visual catchment described in Section 6 of the LVIA, is explained in Section 9.1 as follows:

Dwellings located within 3km are more likely to experience visual impacts due to their proximity, even where existing vegetation or structures provide some screening. (p.49)

29. The rationale for the selection of dwellings for assessment is described in Section 9.4.1, and in my opinion provides an objective basis which allows the assessment at selected dwellings to be considered as representative of other dwellings for which a detailed assessment was not completed.
30. The Visual Impact Rating Methodology set out in Section 9.3 is described as having been prepared with regard to a number of recognised reference texts, and on that basis it is my opinion that it is reflective of best practice, again noting that in the absence of Victorian guidelines for landscape and visual impact assessment, it is necessary for practitioners to seek guidance from other Australian and International sources.
31. I have reviewed the Visual Impact Rating Methodology (as per Table 12 in the LVIA) and the assessment summary (as per Table 13). It is my opinion that the findings of the assessment summary are consistent with the proper application of the methodology. In that regard, I am comfortable that the assessment findings with respect to private dwellings are clear and defensible.
32. It is my opinion that this section of the LVIA contributes to the following EES Scoping Requirements:
 - *Assess the landscape and visual effects of the project, including on public and private views, and effects of blade glint and shadow flicker on neighbouring dwellings and communities. Use photomontages, maps and other visual techniques to support the assessment.*

5.6 Photomontages and wireframe diagrams

33. Section 10 of the LVIA describes the process for preparing the photomontages which are subsequently relied upon to inform the impact assessment. Importantly, Section 10.2 lists a number of inherent limitations of photomontages, the source of which is *Visual Representation of Wind Farms – Good Practice Guidance*, Scottish Natural Heritage (2017), which is a recognised reference text. The methodology for photomontage development is set out in Section 10.4 of the LVIA, and is also based upon guidance from the same reference text. It is in my opinion reflective of a best practice approach to photomontage preparation for use in LVIA.
34. I note that photomontages have been prepared for some – but not all – of the viewpoints considered in the LVIA. Of the 37 assessed viewpoints within the public realm, photomontages have been prepared for 6. Of the 27 assessed viewpoints associated with private dwellings, photomontages have been prepared for 8. Section 10.3 of the LVIA notes the following:

Indicative viewpoints have been selected for the preparation of photomontages from public locations and private dwelling locations to best illustrate the potential appearance of the proposed wind farm from varying distances and locations with differing views in public locations. (p.57)
35. Whilst I agree that a photomontage is not a mandatory requirement for the assessment of impacts, and the impact assessment methodologies for public realm and private dwelling locations set out in Sections 8 and 9 provide clear explanations of the manner by which the impact assessment is undertaken, it is my opinion that a properly-constructed photomontage is the most reliable and informative means of demonstrating the visual

effect of a project. Notwithstanding that, Section 10.3 does clearly describe the various criteria upon which viewpoints for photomontage preparation were selected.

36. I also note that for viewpoints where photomontages have been prepared, those photomontages and associated wireframe diagrams are properly-constructed, clear and informative.
37. It is my opinion that this section of the LVIA contributes to the following EES Scoping Requirements:
 - *Assess the landscape and visual effects of the project, including on public and private views, and effects of blade glint and shadow flicker on neighbouring dwellings and communities. Use photomontages, maps and other visual techniques to support the assessment.*

5.7 Night lighting assessment

38. Section 11 of the LVIA includes a description of the potential requirements for aviation hazard lighting, which is noted as being subject to advice of the Civil Aviation Safety Authority (CASA) and not available at the time of preparation of the LVIA, and night lighting of ancillary structures. Helpfully, Section 11.3 notes that whilst dark skies are a recognised valued quality of some rural landscapes, the LVIA study area is not located within any of the seven Australian landscapes identified by the *International Dark Sky Places Program*.
39. Sections 11.4 and 11.5 of the LVIA outline a range of available measures to mitigate the impacts of lighting associated with turbines and ancillary structures, which include the selection of lighting with the lowest allowable intensity, shielding or baffling of light fixtures to minimise light spill and other lighting design measures.
40. I note the recommendation outlined in Section 11.5 that all lighting associated with ancillary structures be designed and installed to meet the requirements of *Australian Standard 4282 – Control of the obtrusive effects of outdoor lighting (AS4282 – 1997)*. It is my opinion that this recommendation will provide for a best practice approach to the mitigation of impacts associated with such lighting.
41. It is my opinion that this section of the methodology confirms that the LVIA meets the following EES Scoping Requirements:
 - *Identify public and private view sheds to and from the project and characterise visual values of the area, including dark skies.*
 - *Assess the landscape and visual effects of the project, including on public and private views, and effects of blade glint and shadow flicker on neighbouring dwellings and communities. Use photomontages, maps and other visual techniques to support the assessment.*

5.8 Cumulative impact assessment

42. Section 12 of the LVIA identifies eight (8) wind farm projects within 30 kilometres of the proposed Hexham Wind Farm, which are either operational, under construction, approved for construction or for which a planning permit application has been lodged.
43. Section 12.3 of the LVIA provides a detailed discussion of the potential for cumulative impact associated with the four closest wind farm projects; Mount Fyans Wind Farm at a distance of 4 kilometres, Salt Creek Wind Farm at a distance of 14 kilometres, Mortlake South Wind Farm at a distance of 15 kilometres and Mortons Lane Wind Farm at a distance of 16 kilometres. For the Mount Fyans Wind Farm, a Cumulative ZVI Map is provided at Figure 24 in the LVIA to clearly identify those dwellings which are within 6 kilometres of both projects, and hence in locations where turbines are likely to be visible and potentially dominant (consistent with categories of potential visual dominance as set out in Table 7 in the LVIA). It is my opinion that this approach provides for a clear identification of the spatial extent of land – including identified dwellings – where a cumulative impact is likely as a result of the construction of both the Hexham and Mount Fyans Wind Farms.
44. It is my opinion that this section of the methodology confirms that the LVIA meets the following EES Scoping Requirements:
 - *Identify existing built features within the landscape (e.g. Salt Creek Wind Farm, Dundonnell Wind Farm, Mortlake South Wind Farm, 500 kV powerlines and other transmission lines) and their impact on the existing landscape and visual setting.*
 - *Assess the potential for cumulative impacts associated with the development of the project in the context of existing built infrastructures and nearby proposed/approved wind farm developments.*

5.9 Associated infrastructure

45. Section 13 of the LVIA identifies and describes associated infrastructure for consideration in the assessment, including overhead transmission lines, internal access tracks, on-site substation, Battery Energy Storage System (BESS), meteorological monitoring masts and a permanent operation and maintenance facility.
46. Commentary is provided on the potential for visual impacts associated with each identified component, and where impacts are considered likely, a range of impact mitigation methods are described.
47. It is my opinion that this section of the methodology confirms that the LVIA meets the following EES Scoping Requirements:
 - *Assess the landscape and visual effects of the project, including on public and private views, and effects of blade glint and shadow flicker on neighbouring dwellings and communities. Use photomontages, maps and other visual techniques to support the assessment.*

- *Outline and evaluate any potential design and siting options that could avoid and minimise potential effects on landscape and visual amenity of neighbouring residences and communities and additional management strategies that may further minimise potential effects.*

5.10 Overview of impact on landscape character

48. Section 14 of the LVIA provides an overview of the anticipated impacts on the landscape character of the area, on the basis of the assessment undertaken. It acknowledges that the proposed wind farm will be a feature of the visual landscape, within the context of a landscape which is already highly modified due to agricultural use, and comprises LCUs which the LVIA has assessed as having moderate to low scenic quality.
49. A brief description of the nature of impact anticipated for each LCU is provided in Table 16 in the LVIA.
50. It is my opinion that this section of the methodology confirms that the LVIA meets the following EES Scoping Requirements:
 - *Assess the landscape and visual effects of the project, including on public and private views, and effects of blade glint and shadow flicker on neighbouring dwellings and communities. Use photomontages, maps and other visual techniques to support the assessment.*

5.11 Mitigation measures

51. Section 15 of the LVIA identifies and describes two forms of impact mitigation measures:
 - *Primary measures that form part of the development of the wind farm design through an interactive process;*
 - *Secondary measures designed to specifically address the remaining (residual) negative (adverse) effects of the final development proposals. (p.82)*
52. Primary measures are described as including project layout and design, wind farm layout and size and wind turbine design and colouring. It is my understanding that these mitigation measures have been incorporated into the design of the project, and the LVIA has proceeded on the basis of a project design which incorporates these primary impact mitigation measures.
53. Secondary measures as described in the LVIA relate to the provision of impact mitigation measures – in the form of proposed planting of new vegetation – to screen or filter views towards turbines or other ancillary structures. Sections 15.4 describes the design principles upon which secondary mitigation measures should be implemented.
54. Reference is made in Section 15.3.1 to Planning Permit Conditions associated with the Delburn Wind Farm, requiring that an offer to provide screen planting be made to all dwellings within 6 kilometres of turbines proposed as part of that project. Whilst I am not familiar with the Delburn Wind Farm Project, I am aware of

other projects where similar Planning Permit Conditions have been applied, including the Inverleigh Wind Farm, where the Planning Permit issued by Surf Coast Shire Council (*Permit No. PA1800340*, dated 26/10/2022) included a condition requiring that off-site landscaping to reduce visual impact of turbines (with blade tip heights of 200 metres) be offered to any dwelling within 5 kilometres of a turbine. It is my understanding that such an approach to secondary mitigation is a typical and accepted condition applying to the approval and subsequent development of wind farms in Victoria.

55. It is my opinion that this section of the methodology confirms that the LVIA meets the following EES Scoping Requirements:

- *Outline and evaluate any potential design and siting options that could avoid and minimise potential effects on landscape and visual amenity of neighbouring residences and communities and additional management strategies that may further minimise potential effects.*

6 Review of assessment against the relevant evaluation objective

56. The EES Scoping Requirements include the following evaluation objective for landscape and visual impacts:

Avoid and, where avoidance is not possible, minimise and manage potential adverse effects on landscape and visual amenity.

57. Section 15 of the LVIA describes primary and secondary mitigation measures mitigate landscape and visual impacts.
58. It is my opinion that these design measures demonstrate a commitment to the avoidance or minimisation of landscape and visual impacts within the project study area.
59. Beyond that, the LVIA has applied a clear and objective methodology, which is in my opinion consistent with industry best practice, to the assessment of project-related impacts on the public realm and the private domain within the project study area. The findings of that assessment have identified a series of locations where – regardless of the design measures described above - high level impacts are likely to be experienced as a result of the project.
60. It is therefore my opinion that the LVIA demonstrates that the project complies with the evaluation objective for landscape and visual impacts.

7 Summary of findings

61. It is my opinion that the LVIA is a comprehensive document which is acceptable as a technical report intended to support the EES/EIS process as this relates to the assessment of landscape and visual impacts likely to occur as a result of the Hexham Wind Farm Project.

8 Declaration

62. I declare that this peer review of the *Hexham Wind Farm Landscape and Visual Impact Assessment* prepared by Moir Studio has been prepared with due regard for the guidelines included in the *Guidance Note for Ethical Practice in Undertaking Peer Reviews* (Environment Institute of Australia and New Zealand Inc., 2018).
63. I declare that I have made all the enquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from this report.



Stephen Schutt BPD (Hons) M L Arch Grad Dip Proj Mgt RLA

Director

Hansen Partnership Pty Ltd.

7th October 2025

Appendix A - Curriculum vitae for Stephen Schutt

STEVE SCHUTT

Director

SUMMARY OF EXPERIENCE

Steve is a Registered Landscape Architect with extensive experience in Australia and internationally in the delivery of projects across the fields of public domain design, residential landscapes, educational institutions, recreational facilities, natural and rehabilitated landscapes, commercial developments and large-scale infrastructure projects. His skills and experience embrace the full spectrum of landscape architecture, from conceptual design to design development, documentation, contract administration, master planning, landscape and visual impact assessment, community consultation and the provision of expert evidence to planning tribunals.

As a director of Hansen Partnership, Steve is able to apply his skills and experience across a broad range of projects, from landscape master planning to urban design studies and the detailed implementation of landscape designs in both urban and non-urban environments. In this regard, Steve is able to operate effectively as a multi-disciplinary professional, offering skills in urban planning, urban design and landscape architecture.

CURRENT

Hansen Partnership
Director
July 2006 - Present

AFFILIATIONS

- Australian Institute of Landscape Architects (AILA) - Fellow and Registered Landscape Architect
- Victorian Planning & Environmental Law Association (VPELA) - Member

EXPERIENCE

Hansen Partnership
Associate (July 2002 – June 2006)

Context Landscape Design
Associate (January 1997 – June 2002)

GBLA
Landscape architect (June 1995 – November 1996)

Melbourne Parks & Waterways
Landscape architect (June 1994 – November 1995)

QUALIFICATIONS

Graduate Diploma in Project Management,
RMIT University (2004)

Master of Landscape Architecture,
The University of Melbourne (1994)

Bachelor of Planning & Design (hons),
The University of Melbourne (1992)

SPECIALISATIONS

- Public domain design
- Master planning
- Landscape design
- Strategic planning & design
- Landscape and Visual Impact Assessment
- Expert Witness



KEY PROJECT EXPERIENCE

Public Domain Design

- Falls to Hotham Alpine Crossing Hiker Camps, Parks Victoria (2022)
- Lismore CBD Style Guide, Lismore City Council (2022)
- Railway Parade Streetscape Improvements, City of Greater Dandenong (2022)
- Merricks Station Reserve, Mornington Peninsula Shire (2021)
- Lillardia Park, Footscray, Maribyrnong City Council (2021)
- Maling Road Streetscape Concept Plan, City of Boroondara (2020)
- Mullumbimby Streetscape Upgrades, Byron Shire Council (2020)
- Progress Reserve, Coolaroo, City of Hume (2020)
- Mornington Peninsula Playgrounds, Mornington Peninsula Shire (2019)
- Hillview Reserve, Dromana, Mornington Peninsula Shire Council (2019)
- Fitzgerald Street, South Yarra, Stonnington City Council (2018)
- Whitehall Street Park, Footscray, Maribyrnong City Council (2017)
- Narambi Reserve, Mornington Shire Council (2017)
- Rose Street, Fitzroy, City of Yarra (2017)
- Ballarat Avenue of Honour, Ballarat City Council (2017)
- Croydon Town Centre Development, Maroondah City Council (2017)
- Rose Street, Fitzroy, City of Yarra (2017)
- Williams Reserve, East Richmond, City of Yarra (2016)
- Charles St & Mollison St, Abbotsford, City of Yarra (2016)
- Windsor Siding, City of Stonnington (2016)
- Upper Ferntree Gully Streetscape Design, Knox City Council (2015)
- Yarra Trail Gipps Street Ramp, Parks Victoria (2015)
- Alfred Street, Hastings, Mornington Peninsula Shire Council (2013)

- Vernon Street, South Kingsville, Hobsons Bay City Council (2013)
- Empire Mall, Mornington, Mornington Peninsula Shire Council (2013)
- Richmond Terrace Park, City of Yarra (2012)
- Sherbrook Park, Ringwood, Maroondah City Council (2012)
- Langtree Mall Redevelopment, Mildura, Mildura Rural City Council (2011)
- Port of Echuca Visitor Experience, Shire of Campaspe (2011)
- Devonport Foreshore Plaza, Devonport City Council (2011)
- Nunawading Village Urban Realm Vision, Whitehorse City Council (2009)
- Alfrieda Street Improvements, St Albans, Brimbank City Council (2009)
- Lakes Reserve, Taylors Lakes, Brimbank City Council (2008)
- Montrose Linear Garden, Shire of Yarra Ranges (2007)
- Frankston CAD Urban Renewal, Frankston City Council (2004)
- Frankston Waterfront Entry, Frankston City Council (2004)
- Hastings Anzac Plaza, Mornington Peninsula Shire (2001)
- University of New South Wales Mall, UNSW (2001)
- St Mary's Cathedral, Sydney, Catholic Archdiocese (2000)
- Sydney Olympic Velodrome, Bankstown, Sydney Olympic Coordination Authority (1999)
- Wollongong Entertainment Centre Foreshore Plaza, Wollongong City Council (1998)
- Toukley Village Green, Wyong Shire Council (1997)

Master Planning

- Point Impossible Master Plan, Surf Coast Shire (2023)
- Norries Headland Master Plan Review, Cabarita Beach (2022)
- The Briars Master Plan, Mornington Peninsula Shire Council (2018)
- Chadstone Indoor Sports Stadium, City of Stonnington (2017)
- Bridge Road Streetscape Master Plan, City of Yarra (2016)
- Merricks Station Reserve Master Plan, Mornington Peninsula Council (2016)



- Korumburra Town Centre Streetscape Master Plan, South Gippsland Shire Council (2015)
- Queenscliff Caravan Parks Master Plan, Borough of Queenscliff (2015)
- Stonnington Public Realm Strategy, City of Stonnington (2015)
- South Yarra Railway Station Design Study, City of Stonnington (2015)
- Princes Gardens Framework Master Plan, City of Stonnington (2015)
- Portland to Cape Bridgewater Shared Pathway, Portland Pathways Group (2014)
- Windsor Siding Master Plan, City of Stonnington (2014)
- Mount Alexander Master Plan, Mount Alexander College (2014)
- Alfred Street Landscape Master Plan, Hastings, Mornington Peninsula Shire Council (2013)
- Mount Baw Baw Development Concept Plan, Mount Baw Baw Management Board (2013)
- 'Re-Discover' Chapel Street Public Domain Master Plan, City of Stonnington (2013)
- Yarra Junction Community Precinct Master Plan, Yarra Ranges Shire Council (2012)
- Bridport Central Foreshore Precinct Plan, Dorset Council (2012)
- Traralgon Railway Station Precinct Master Plan, Latrobe City Council (2011)
- Warragul Town Centre Master Plan, Baw Baw Shire (2011)
- Gaskin Park Master Plan, Churchill, Latrobe City Council (2010)
- Eastern Park and Geelong Botanic Gardens Strategic Plan, City of Greater Geelong (2008)
- Ted Summerton Reserve Master Plan, Moe, Latrobe City Council (2008)
- Cathedral Range Golf Resort Master Plan, Golf Club Properties (2004)
- Sandridge Beach Foreshore Reserve Master Plan, City of Port Phillip (2002)

Landscape Design

- 17-23 Hodgson Street, Brunswick, private client (2023)
- 191 Rosamond Road, Maribyrnong, private client (2023)
- 180 Bentons Road, Mount Martha, private client (2023)
- 1 Montrose Road, Montrose, private client (2022)
- 54-61 Forrest Avenue, Newhaven, private client (2022)
- 329 Johnston Street, Abbotsford, private client (2022)
- 18-20 Harrison Street, Dromana, private client (2022)
- Martha Cove Tavern, private client (2021)
- 85 Harpers Lane, Kyneton, private client (2021)
- 84-96 Basting Street, Northcote, private client (2021)
- 4 Murdoch Street, Huskisson, private client (2021)
- 102-106 Pier Street, Altona, private client (2021)
- 79-83 Wattletree Road, Armadale, private client (2020)
- 19 Middle Road, Maribyrnong, private client (2020)
- Station & High Streets, Mansfield, private client (2020)
- 20 Harrison Street, Mitcham, private client (2020)
- 122-138 Tower Road, Portarlington, private client (2020)
- Mt Atkinson Hotel, private client (2019)
- 8-16 Seddon Street, Ivanhoe, private client (2019)
- 24 Nicholson Street, Nunawading, private client (2019)
- 176-180 High Street, Preston, private client (2019)
- Kaufland Supermarkets, private client (2019)
- 876 Toorak Road, Hawthorn East, private client (2019)
- 117 Darling Road, Malvern East, private client (2019)
- 11 Crest Street, Greensborough, private client (2019)
- 13-15 New Street, Brighton, JTX Construction and Development (2018)
- 6-34 High Street, Preston, private client (2017)
- 52 Andersons Creek Road, Doncaster East, Wonder Property Devt (2017)
- 348 Porter Street, Templestowe, private client (2017)
- 6,7,8 Yolande Court, Tempelstowe, private client (2017)
- 230-232 Wattletree Road, Malvern, private client (2017)
- 6 Cross St, Footscray, private client (2017)
- Arthur St & Pryor St Eatham, Eltham Outlook Unit Trust (2017)



- Swan Hill South West Development Precinct, private client (2016)
- 1-3 Station St, Riddells Creek, private client (2015)
- Stewart St, Richmond, City of Yarra (2015)
- Mount Hotham Precincts Concept Design, Mount Hotham Resort Board (2015)
- Melbourne Metro Rail Project, City of Stonnington (2015)
- Chapel Street Mid-Block Upgrade, City of Stonnington (2015)
- Martha Cove Harbour, Mornington, private client (2015)
- Coles, Lara, Coles Property Group (2013)
- Coles, Hallam, Coles Property Group (2013)
- Scenic Estate Master Plan, Bass Coast Shire Council (2013)
- Zumsteins and MacKenzie Falls Precinct Plan, Grampians National Park, Parks Victoria (2012)
- Devonport Maritime Museum, Devonport City Council (2011)
- Riverside Park Concept Plan, Mildura, Mildura Rural City Council (2011)
- Morningside Estate, Gisborne, Dennis Family Corporation (2010)
- Whitehorse Civic Centre Forecourt, Whitehorse City Council (2008)
- Mildura Council Offices Forecourt, Mildura Rural City Council (2011)

Strategic Planning & Design

- Planning Controls for Waterways Landscape Assessment, DTP (2024)
- Marong Multimodal Transport Hub Landscape Assessment, Victorian Planning Authority (2023)
- Glen Eira Landscaping Controls, City of Glen Eira (2023)
- Shepparton South-East PSP Open Space Assessment, City of Greater Shepparton (2022)
- Kialla North Growth Corridor, City of Greater Shepparton (2021)
- Charlemont Road, Armstrong Creek, private client (2020)
- Waterways of the West Landscape Assessment, DELWP

- (2019)
- Barwon & Moorabool Rivers Landscape Assessment, DELWP (2019)
- Nepean Highway Landscape Treatments, Kingston City Council (2018)
- Boroondara Dog Park Assessment, City of Boroondara (2018)
- Paisley Precinct Public Realm Plan, Maribyrnong City Council (2017)
- Echuca West Public Space Plan, Shire of Campaspe (2017)
- Ballarat Avenue of Honour Urban Design Plan, Ballarat City Council (2017)
- Wyndham RDF Landscape Plans, City of Wyndham (2014)
- Hastings Laneways Strategy, Mornington Peninsula Shire Council (2014)
- Phillip Island Integrated Transport Study, Bass Coast Shire Council (2013)
- Werribee River Shared Trail Strategy, Melton Shire Council (2012)
- New Gisborne Development Plan, Macedon Ranges Shire (2011)
- Ballarat Avenue of Honour Urban Design Guidelines, Ballarat City Council (2010)
- Warragul Town Centre Urban Design Framework and Railway Station Master Plan, Baw Baw Shire Council (2009)
- Mersey Bluff Precinct Urban Design Framework, Devonport City Council (2008)
- Spring Creek Growth Framework Plan, Torquay, Surf Coast Shire (2009)
- Jackass Flat New Development Area Structure Plan, City of Greater Bendigo (2005)
- San Remo, Newhaven and Cape Woolamai Structure Plan, Bass Coast Shire (2005)
- Geelong Western Wedge Urban Design Framework, City of Greater Geelong (2002)
- Point Lonsdale Village Urban Design Framework, Borough of Queenscliff (2002)



Landscape & Visual Impact Assessment

- St Patricks Plains Wind Farm, Ark Energy (2024)
- Bell Bay Manufacturing Facility, Sun Cable Manufacturing (2024)
- Merrimu PSP LVIA Peer Review, Bacchus Marsh Developments (2024)
- Mount Buffalo Accommodation Pods, Parks Victoria (2023)
- Brunswick West Tailings Storage Facility, Mandalay Resources (2023)
- Bass Coast Distinctive Areas & Landscapes Panel (2023)
- Hazelwood Rehabilitation Project, AECOM (2023)
- Great Southern Offshore Wind Farm, Corio Energy (2022)
- Great Eastern Offshore Wind Farm, Corio Energy (2022)
- Westfield Doncaster Digital Signage, JCDecaux (2022)
- Fosterville Gold Mine, AECOM (2022)
- Star of the South Offshore Wind Farm, Star of the South (2022)
- Bellarine Peninsula Distinctive Areas & Landscapes Panel (2022)
- Falls to Hotham Alpine Crossing (2021)
- Western Renewables Link Peer Review, Ausnet (2021)
- Viva Energy Gas Terminal Project, Viva Energy (2021)
- Surf Coast Distinctive Areas & Landscapes Panel (2021)
- Stanhope Solar Farm, Globird Energy (2019)
- Golden Beach Gas Project, GB Energy (2019)
- North East Link Project, Maddocks Lawyers (2019)
- Robbins Island Renewable Energy Park, ACEN (2023)
- Bass Offshore Wind Energy Project, Nexsphere (2023)
- Bell Bay HV Cable Facility, SunCable (2023)
- Waterways of the West, Department of Environment, Land, Water and Planning (2019)
- Barwon and Moorabool, Department of Environment, Land, Water and Planning (2019)
- Bunyip North Quarry, private client (2019)
- Ballarat Gold Mine, AECOM (2019)
- 1244 Western Freeway, Truganina, private client (2019)
- 20 Settlement Road, Wesburn, NBN Co Ltd (2019)
- Crib Point AGL Gas Project, Mornington Peninsula Shire Council (2018)
- 22A Tone Road, Wangaratta, private client (2018)
- Oakland Junction Quarry, AECOM Australia Pty Ltd (2018)
- 253-273 Normanby Road, South Melbourne, private client (2017)
- Westgate Tunnel Project, Melbourne City Council (2017)
- 79 Old Coach Road, Princetown, private client (2017)
- 37 Swanston Steet, Melbourne, private client (2017)
- Westgate Tunnel Project, Melbourne City Council (2017)
- 130 Bells Rd, Bells Beach, private client (2016)
- 5 Broadbeach Rd, Jan Juc, private client (2016)
- Melbourne Metro Rail Project, City of Stonnington (2015)
- Central Victorian Livestock Exchange, private client (2015)
- Baringhup West Visual Assessment, private client (2015)
- Arthurs Seat Skylift, Arthurs Seat Skylift Pty Ltd (2014)
- 86 Paradise Drive, St Andrews Beach, private client (2014)
- Torquay Eco-Park, Torquay, BCR Asset Management (2013)
- Casey Foothills Landscape Assessment, City of Casey (2012)
- Pakenham East Landscape Assessment, Cardinia Shire Council (2012)
- Western Water Storage Facility, Mount Cottrell, Western Water (2012)
- Visual Assessment of Ridgelines in Banyule, Banyule City Council (2011)
- Vodafone Telco Facility Visual Impact Assessment, Warrandyte, Vodafone (2011)
- Bells Boulevard Landscape Assessment, Jan Juc (2009)
- Victorian Desalination Plant EES Enquiry Visual Impact Assessment, Cardinia Shire Council, (2008)
- Stockyard Hill Wind Energy Facility, Beaufort (2008)
- Martha Cove, Safety Beach (2007)
- Devon North Wind Energy Facility, Yarram (2007)
- Oaklands Hill Wind Energy Facility, Glenthompson (2007)



International

- Binh Quoi Peninsula Design Competition, ADA Vietnam (2024)
- Bat Trang Village Tourism Competition, Hanoi Peoples Communittee (2016)
- Surabaya Urban Corridor Development Program, The World Bank (2014)
- Con Dao Precinct Master Plan, BR-VT Province Peoples Committee, Vietnam (2014)
- Xining ToD PoD Workshop, The World Bank (2012)
- Haiphong Transit Oriented Design Study, Haiphong People's Committee, Vietnam (2012)
- Soc Trang Technology Park Master Plan, Vietnam, Viet Investment Projects Corporation (2008)
- Saigon Golf and Country Club Master Plan, Norfolk Group Vietnam (2005)
- Dalat Walking Centre Urban Design Framework, Dalat People's Committee, Vietnam (2004)