

21 September 2025

Attention: Gerrit Prent, Senior Development Planner, Equis

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Ref: 19822 Addendum

Proposed Calala battery energy storage system (BESS)

Rev04

SSD 52786213

Landscape Character and Visual Impact Assessment of the proposed landscaped mounds, as part of *Proposed Modification Application*

1.0 Purpose of this report and assessment history

This report is prepared in support of the *Proposed Modification Application*, to be made under Section 4.55(1A) of the *Environmental Planning & Assessment Act 1979*. This report assesses a proposed 5m high earth mound to be located directly north of the approved Calala Battery Energy Storage System (BESS) near Calala, Tamworth. It also considers the extension of the previously approved grassed landscape mound located to the northwest of the BESS.

A *Landscape Character and Visual Impact Assessment* (LCVIA¹) was previously prepared by Envisage Consulting to inform the Environmental Impact Statement (EIS) and Project development application of the EIS project.

Subsequent to that approval, an Addendum to the LCVIA² was prepared by Envisage Consulting to assess an Amended Project.

Since approval of that Amended Project in June 2024, the current detailed design phase has led Equis to propose some minor design changes, referred to as the *Proposed Modification Application*. This report assesses the landscape character and visual impacts of the following main proposed elements that could lead to some changes of particular relevance to this report (refer plan in [Attachment A](#)):

- a proposed 5m high earth mound to the north-east of the BESS
- the proposed extension of the approved grassed landscape mound to the north-west of the BESS.

The main reason for those earthworks is to retain excavated soil on site rather than moving it off site. The proposed changes are described in more detail below.

¹ Envisage Consulting, July 2022, *Proposed Calala Battery Energy Storage System, Landscape Character and Visual Impact Assessment*.

² Envisage Consulting, 7 May 2024, *Proposed Calala battery energy storage system. Addendum to Landscape Character and Visual Impact Assessment*

2.0 Relationship of this assessment to previous assessments

This report compares the findings of the LCVIA approved Addendum Project with the *Proposed Modification Application*. The methodology applied is consistent with both the EIS LCVIA and approved Amended Project LCVIA.

3.0 Detail of proposed visual changes assessed in this report

Earth mound

The proposed 5m high earth mound is proposed to be located within the north-eastern side of the approved construction laydown area. The mound would be of a natural-like form and be rounded to generally blend with the surrounding landform. The grassed surface would match the dominant pasture colours and local landscape character to reduce its visual contrast.

Extension of the already approved grassed landscape mound

It is expected that the already approved 5m high grassed landscape the mound would be extended by about 60m x 22m, further to the north-west of the BESS.

Concept Landscape Plan

The Amended Project Concept Landscape Plan provided at Figure 3 of the *Envisage Addendum to Landscape Character and Visual Impact Assessment* has not been amended as these proposed changes can be incorporated in the detailed landscape plan in the final tender documentation (refer current plan (without the *Proposed Modification Application*) in [Attachment B](#)).

4.0 Changes to visual impact

Assessed viewpoints

Both the EIS LCVIA, and Amended Project LCVIA, identified and assessed 12 viewpoints with potential views. The viewpoint locations are shown in [Figure 1](#) and comprise:

- Four private residences (identified as R1, R8, R9 and R12)
- Three representative viewpoints (representing clusters of residences in the General Residential Zone, the Large Lot Residential Zone, and Nemingha / East Tamworth), and
- Five public (or institutional) viewpoints representing:
 - three surrounding roads (Burgess Lane, Burgmanns Lane and Calala Lane),
 - the closest public lookout (Flagstaff Mountain) and
 - institutional facilities to the east (Including Farrer Memorial High School, NSW Department of Primary Industries, Tamworth Agricultural Institute and NSW Office of Water).

The above viewpoints have been re-assessed for the *Proposed Modification Application*. [Figure 2](#) includes photographs of existing views from several of the assessed viewpoints (these same images were included in the EIS LCVIA and are still relevant).

Assessment of impact of proposed earth mound

The assessment of visual impact is presented in [Table 1](#), with the results summarised as:

- Sensitivity (presented in Column A, Table 1):
 - There is no change to the rating of (visual) sensitivity for any viewpoint.
- Magnitude (presented in Column B, Table 1):
 - There is no change to the 'magnitude rating' (i.e. the extent of visual change) for all viewpoints.
- Visual impact (presented in Column C, Table 1):
 - There is no change to the rating of visual impact for any viewpoints. The majority of viewpoints have been assessed as having a low impact, with four assessed as moderate-low (note those ratings are given prior to the growth of any proposed landscape screening).
- Residual impact (presented in Column D, Table 1):
 - Residual visual impacts refer to remaining adverse visual impacts following the implementation of all recommended mitigation measure
 - A residual rating has been included to show the long-term visual impact of the *Proposed Modification Application* taking into account implementation of the landscape plan (with about 5-7 years of growth).
 - The residual impact to all viewpoints remains *low*.

5.0 Overall summary of impact

The assessed visual impact rating for all previously assessed viewpoints would not change:

- Views from the west would continue to be largely screened by existing trees, and overtime, proposed landscape screening would further reduce visibility.
- Views from the north (including Calala Lane) are mostly screened by existing trees, however, from some locations there may be some partial views of the new 5 m high grassed mound. The mound would also act as an additional screen to some views from Calala Lane.
- Views from the east would not result in a noticeable change.

Table 1: Visual impact assessment – Combined Approved Amended Project compared to Proposed Modification Application (this project)

Viewpoint		Column A Sensitivity (no change)	Column B Assessed magnitude of change to the view		Column C Assessed visual impact	Column D Residual impact (5-7 years following construction, allows from proposed screening)
Viewpoint type	Viewpoint number (or name)		VIA (approved Amended Project)	Proposed Modification Application (this Proposal)	Amended Project	
Private residence	R1: Residence (Calala Lane)	Moderate	Low	Low (<u>no change</u>)	Moderate-low	Low
	R8: Residence (Burgess Lane eastern side)	Moderate	Low	Low (<u>no change</u>)	Moderate-low	Low
	R9: Residence (Burgmanns Lane northern side)	Moderate	Low	Low (<u>no change</u>). The new mound would about 800m away on the far side of the BESS and would be screened by existing trees and future landscaping.	Moderate-low	Low
	R12: Residence (Burgmanns Lane southern side)	Moderate	Low	Low (<u>no change</u>). The new mound would be over 1.5km away on the far side of the BESS and would be screened by existing trees and future landscaping.	Moderate-low	Low
Representative viewpoint	General Residential Zone	Low	Low	Low (<u>no change</u>). The 5 m high grass mound would be at least 700m away and mostly screened by existing trees. Future proposed trees would further enhance that screening. The new mound would not make a discernible difference to the outlook.	Low	Low

Viewpoint		Column A Sensitivity (no change)	Column B Assessed magnitude of change to the view		Column C Assessed visual impact	Column D Residual impact (5-7 years following construction, allows from proposed screening)
Viewpoint type	Viewpoint number (or name)		VIA (approved Amended Project)	Proposed Modification Application (this Proposal)	Amended Project	
	Large Lot Residential Zone	Low	Low	Low (<u>no change</u>). The 5 m high grass mound would be at least 800m away and mostly screened by existing trees. Future proposed trees would further enhance screening. The new mound would not make a discernible difference to the outlook.	Low	Low
	Nemingha / East Tamworth	Low	Low	Low. (<u>no change</u>) Viewpoint over 2.5km away.	Low	Low
Public / institutional viewpoint	Calala Lane	Low	Low	Low (<u>no change</u>). The proposed mound could be visible between existing trees (yet at least 400m away), however it would generally blend into the surrounding rural landscape due to its similar colour and form.	Low	Low
	Burgess Lane	Low	Low	Low (<u>no change</u>). The new mound would be at least 800m away and difficult to see, if at all, due to existing intervening trees.	Low	Low
	Burgmanns Lane	Low	Low	Low (<u>no change</u>). The new mound would be over 1km away and on the far side of the BESS. It would be screened by existing trees and future landscaping.	Low	Low
	Institutional Facilities	Low	Low	Low (<u>no change</u>). The new mound would be over 1km away with existing trees (along a creekline) and a number of intervening wind breaks meaning it would be blend with the landscape and not be noticeable.	Low	Low
	Flagstaff Mountain Lookout	Low	Low	Low. (<u>no change</u>) (viewpoint over 7km away).	Low	Low

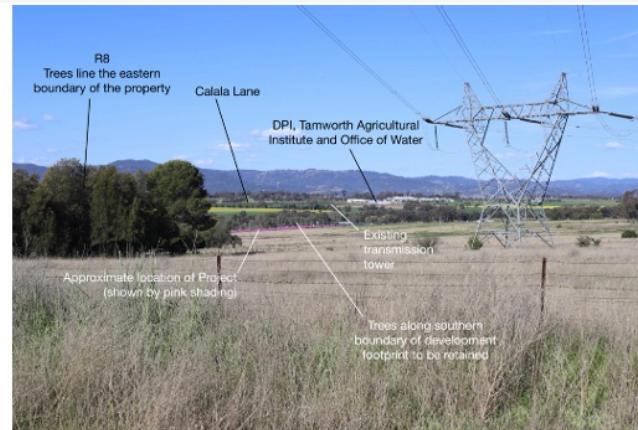
Figure 1: Assessed viewpoints



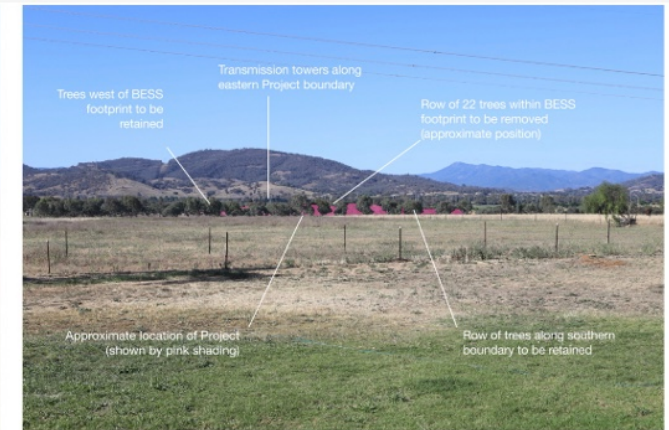
Figure 2: Photographs of some existing views



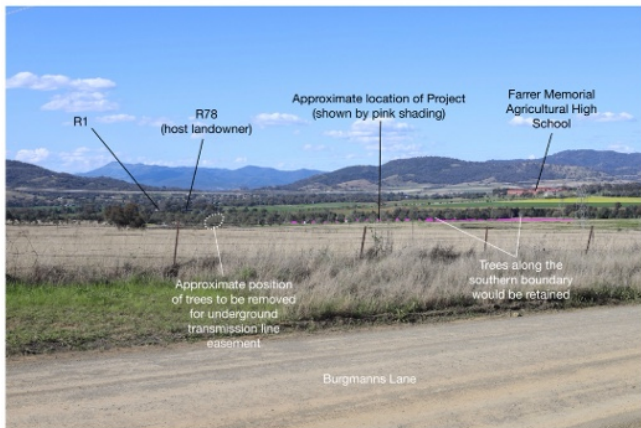
R1 (private residential viewpoint): View from Calala Road entrance to R1 (nearest public viewpoint to R1), looking south



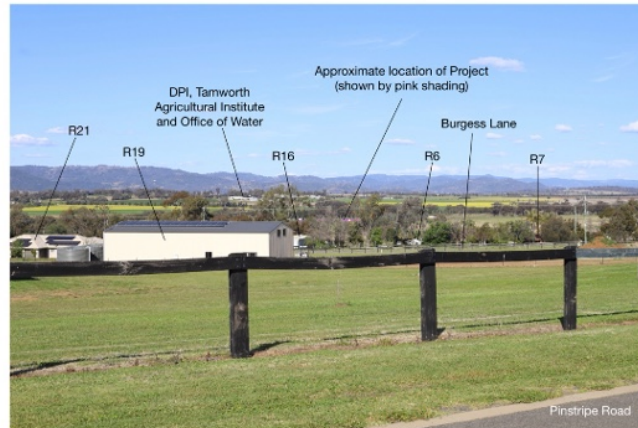
R8 (private residential viewpoint) and Burgess Lane (public viewpoint): View from Burgess Lane (nearest public viewpoint to R8), looking east



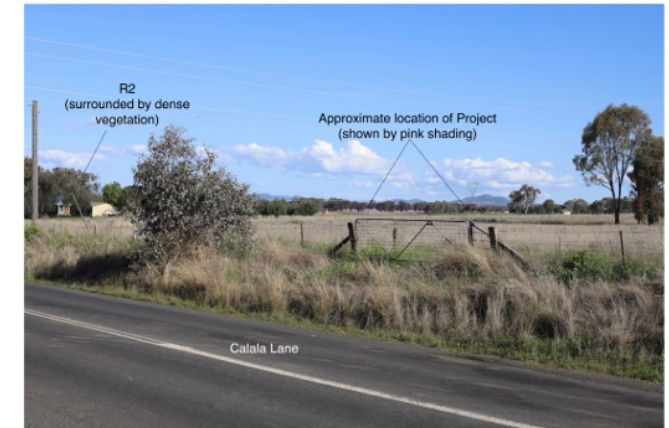
R9 (private residential viewpoint): View from R9 residence, looking north



R12 (private residential viewpoint) and Burgmanns Lane (public viewpoint): View from Burgmanns Lane (nearest public viewpoint to R12), looking east



Large Lot Residential (representative viewpoint): View from Pinstripe Road looking east



Calala Lane travelling east (public viewpoint): View looking south

[Attachment A](#)

Proposed modification concept layout



Calala BESS

Concept layout

Plan 2

Legend

- Development extent
- Existing electricity substation
- Existing substation
- Site boundary
- Property parcel

Existing transmission line

Voltage (kV)

- 132
- 330

Dwelling receptors - Distance to dwellings (m)

- 405-500
- 500-600
- 600-700

Proposed design

- BESS area
- Civil works area
- Construction laydown, stockpile and parking
- Indicative TransGrid substation augmentation area
- Internal access track
- Substation and ancillary infrastructure
- Transmission line corridor
- Retained tree line
- Landscape planting
- Grassed landscape mound

Approval ref: SSD 52786213 - Modification

Export date: 26/08/2025

Document / Aconex references

This plan: CAL/00/P/00-GN/PLN/0002

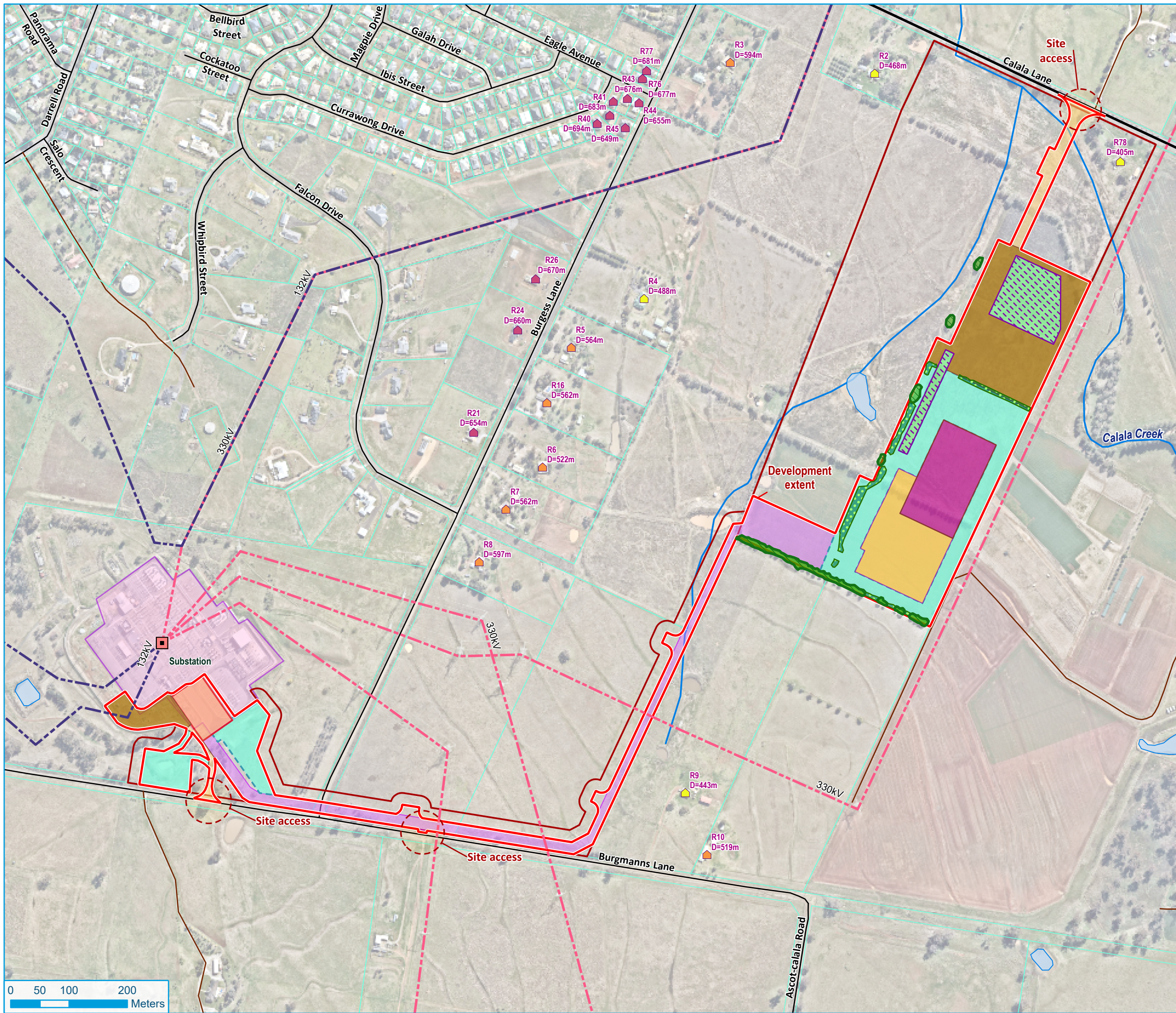
CAD source: CAL/00/P/00-GN/NAT/0001 R2

Scale: 1:6,000 @ A3

Spatial Reference: GDA2020 MGA Zone 56



Notes: This plan is indicative for development approval only and subject to detailed design changes. It contains highly confidential and proprietary information that are of independent economic value to Equis. This drawing and design shall not be reproduced, amended, disclosed or distributed to others without the express written consent of Equis.



Attachment B

Concept Landscape Plan

(to be implemented with some minor adjustments to take account of the proposed mound)

Figure 3
Amended Project concept landscape

PROPOSED CALALA BATTERY ENERGY STORAGE SYSTEM - LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

