HAYMAN + CHARLTON ARCHITECTS

VISUAL IMPACT ASSESSMENT

PROPOSED RUTHERGLEN BATTERY STORAGE FACILITY

LOT 132 ON FD700 AT 873 RED HILL ROAD, BORAREN, QUEENSLAND.

SEPTEMBER 2026



REPORT PREPARED FOR:

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Contents:

1. Introduction
2. Project Site
3. Site Description
4. Regional Context
5. Project Description
6. Scenic Amenity Context
7. Visual Catchment Area
8. Impacts on Sensitive Receptors
9. Impacts on areas of high scenic and/or landscape amenity
10. Conclusion

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Signed on behalf of Hayman + Charlton Architects



Craig Hayman

Principal

7 September 2026

1.0 Introduction

The following Visual Impact Assessment Report has been prepared by Hayman + Charlton Architects for Red Hill Renewable Energy Pty Ltd ACN 675 077 291 ('**RHRE**') in support of Development Applications required for the Rutherglen Storage Project, including an application for a development permit for material change of use of premises for a Battery Storage Facility.

A development application for a material change of use of premises for a battery storage facility is assessable development under schedule 10, part 2, division 1 of the *Planning Regulation 2017* which requires assessment under State Code 27: Battery storage facility development.

PO22 of State Code 27 requires the proposed development to be sited and designed to:

- minimise visual impacts on **sensitive receptors**
- protect the **landscape values** and **scenic amenity** of the surrounding landscape; and
- provide screening and buffering to **sensitive receptors** the greatest extent feasible.

This Report has been prepared to demonstrate compliance with PO 22.

2.0 Project Site

Red Hill Renewable Energy Pty Ltd (**Proponent**) proposes the development of a standalone Battery Storage Facility (**BSF**) on land at 837 Red Hill Road, Bororen.

The land is located approximately 6km east of Bororen township, 10km north of Miriam Vale, 33km west of Agnes Waters and 53km south-east of Gladstone, within the Gladstone Regional Council local government area.

The project will have a development footprint of approximately 22.8 hectares, comprising approximately 15 hectares for the BCF and approximately 7.8 hectares for the switchyard.

Figure 1: Location of subject site

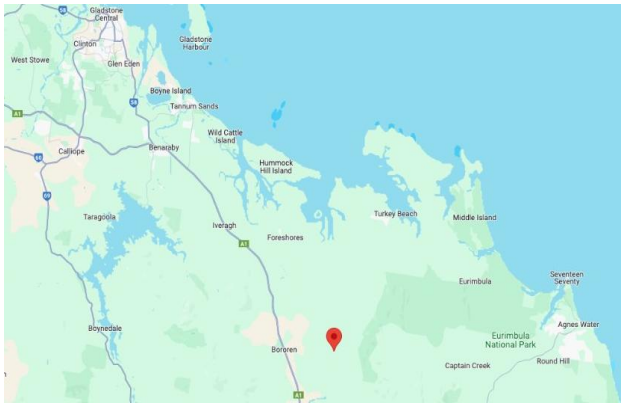


Figure 2: Aerial view of subject site (Imagery: Queensland Globe)

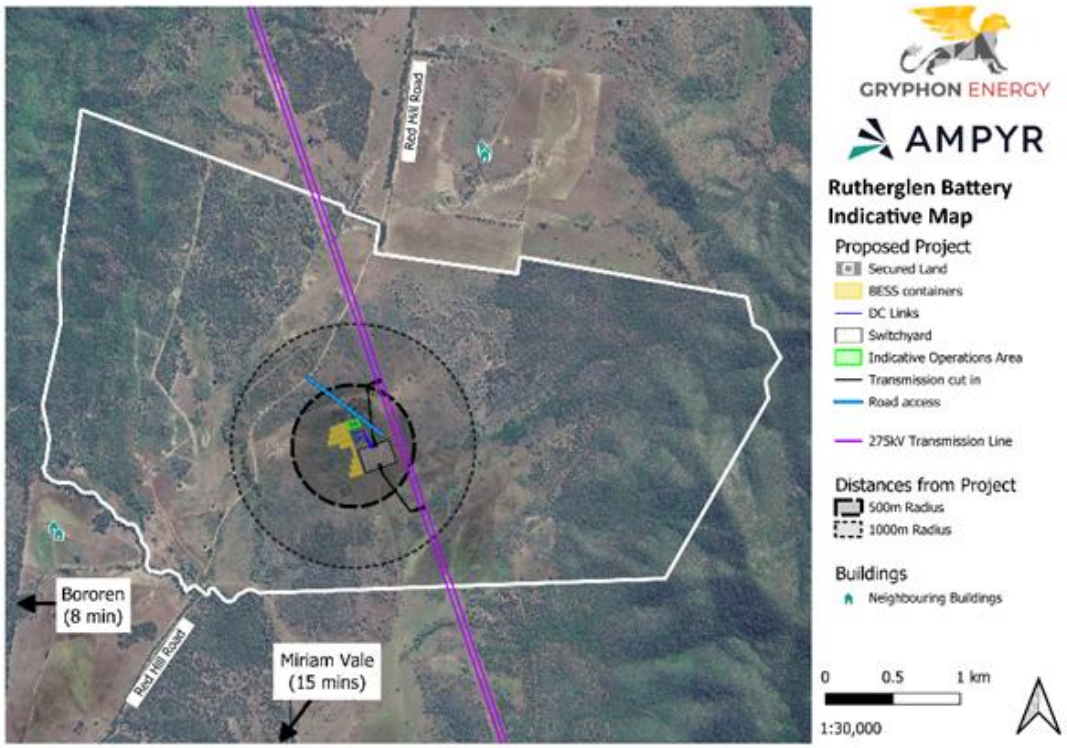
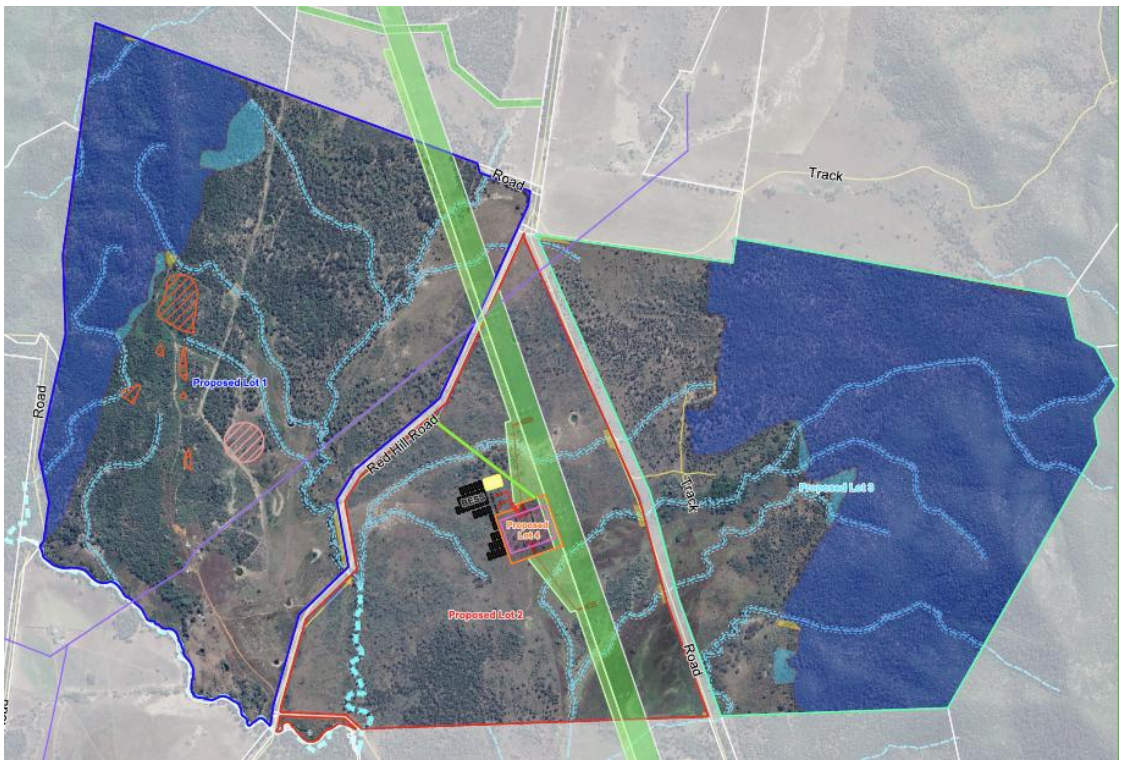


Figure 3: Location and configuration of Rutherglen BSF within the subject site.



3.0 Site Description

The Site is accurately described in the Planning Report prepared by Gilvear Planning for the Development Applications. That description is repeated below for convenience:

'*The project site comprises a single existing lot described as Lot 132 on FD700, which has a total area of 1,277 hectares.*

There is a single Easement (Easement A on CPFD923 and Easement B on FD922) that traverses the property and contains high voltage electricity lines (Gin Gin to Calliope River). A 33kV Ergon line also traverses the site, although it is not contained within an easement. There are no other registered encumbrances on the site.

Topographically, the site is undulating with the Westwood Range forming the eastern boundary of the site and smaller hills along the western boundary. From a review of aerial photography, it appears that the site has a concentration of vegetation along the eastern and western edges within the ranges as described above. The mid-section of the site contains scattered vegetation with large clearings. Killarney Creek forms the south-western border of the site with various smaller streams and drainage features throughout the site.

Red Hill Road and another unformed and unnamed road essentially divides the site into three sections. Access to the site is gained via Red Hill Road in the southern portion of the site, with other informal accesses elsewhere.

There is a homestead area with associated outbuildings and a number of dams located within the south-western portion of the site. A large portion of the site has been cleared and it is understood that this area is currently being used for pastoral purposes (i.e., cattle grazing) which is consistent with surrounding properties. Given the rural location, there is no formal reticulated infrastructure such as water or sewer, with electricity and telecommunications provided to the site.

The location of the project site and immediate surrounding areas are shown on the aerial photograph provided in Figures 4 – 9 below.

Figure 4: Aerial view of subject site showing easements and roads (Imagery: Queensland Globe)



Figure 5: Killarney Creek crossing of Red Hill Road at the southern boundary of Lot 132 of FD 700.



Figure 6: General view of homestead, associated outbuildings, and access road (Imagery: Queensland Globe)



Figure 7: General view of Powerlink transmission lines traversing the property in the general location of BSF and switchyard



Figure 8: General view of development area and transmission lines towards the north-eastern area of the property (looking south).



Figure 9: General view of project site looking towards Edinburgh Mountains and Eurimbula National Park from the northern of the project site.



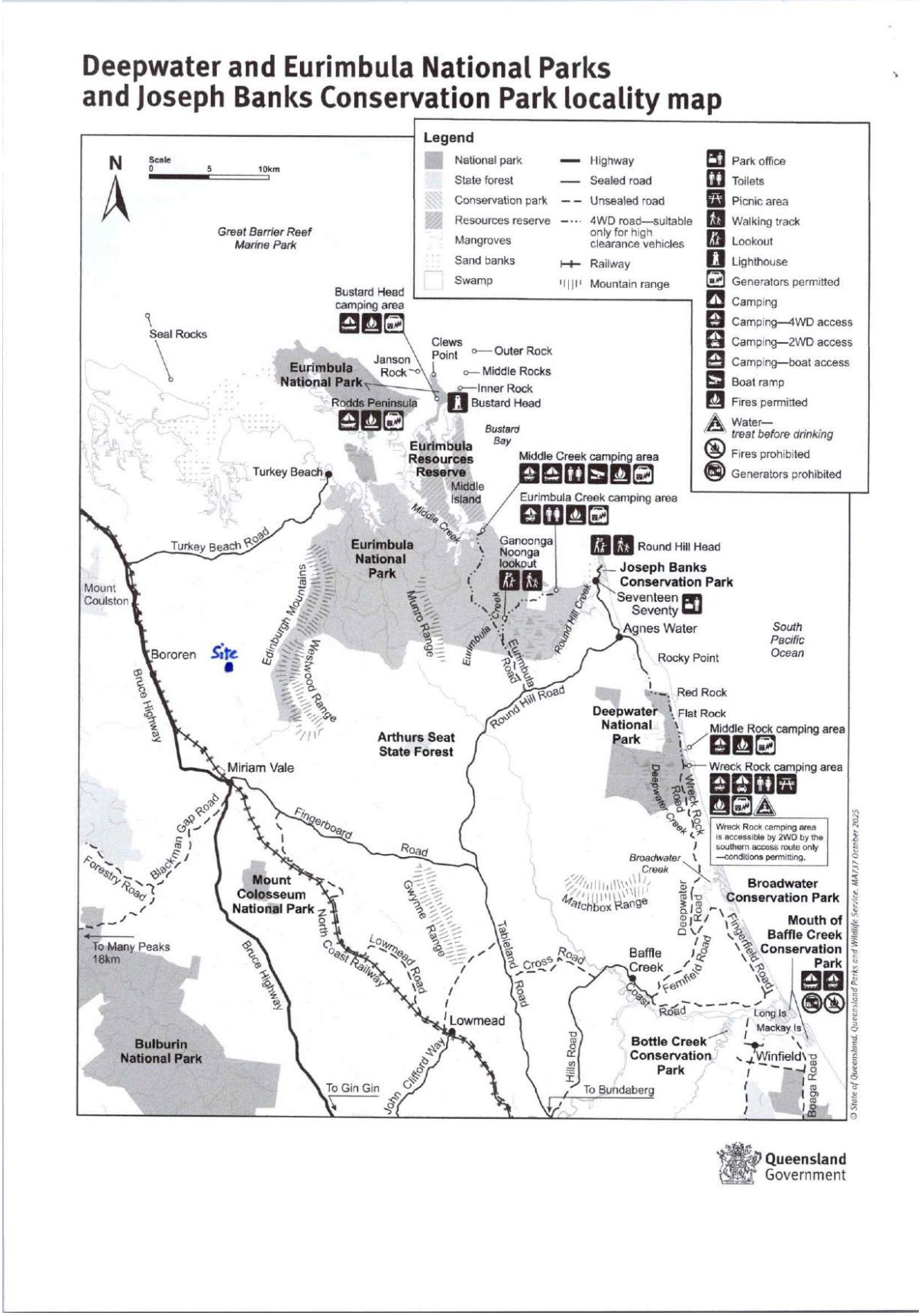
4.0 Regional Context

The Edinburgh Mountains and Eurimbula National Park are to the east of the site and smaller hills are to the west.

Views to the Edinburgh mountains from Red Hill Road are noted in Gladstone Regional Council's planning scheme for scenic amenity.

The walking trails and camping areas in Eurimbula National Park are located on the eastern side of the park as shown in Figure 10 and would not provide any views of the proposed BSF.

Figure 10 – Eurimbula National Park Locality Map.



5.0 Project Description

The Rutherglen BSF is expected to include

- up to 396 containers of Lithium-iron phosphate batteries and up to 132 inverters;
- a substation that contains transformers and other equipment that converts electrical energy from one voltage to another; and
- a switchyard that switches the electrical current between circuits and connects the substation to the power grid.

An indicative illustration of a battery storage facility is shown in Figure 11.

The proposed layout of the Rutherglen BSF is shown in Figure 12.

Figure 11 – Typical Battery Farm arrangement of 20 foot type containers.



Figure 12- Layout of Rutherglen BSF



6.0 Scenic Amenity Context

The site is in a rural setting dominated by flat to gently undulating, mostly cleared cattle grazing land. The setting is characterised by a high level of openness, a strong sense of horizon, and a distinct agricultural landscape character. The setting offers a peaceful, expansive aesthetic. Widespread clearing results in a pastoral, uniform texture dominated by green or brown grasses (depending on season). The setting is punctuated by sections of dead trees that are waiting to be cleared to create new pastures.

Scenic value is concentrated in small patches of native trees, riparian vegetation along watercourses (Killarney Creek in particular) and solitary paddock trees which provide necessary visual contrast to the open grassland.

The presence of livestock is a central component of the visual experience, adding a dynamic, human use element.

High voltage power lines bisect the property, defining the ‘human made’ aspect of the rural character and adding an industrial element to the setting.

The surrounding ridge lines of Edinburough Mountains and Eurimbula National Park to the east are a major visual element, making sunrise, sunset, and weather patterns highly dramatic.

The low vertical profile of the setting makes the site susceptible to visual impacts from new, tall infrastructure which break the horizon line and disrupt views.

Figure 13 – Photo taken from within the development footprint looking east to the power lines and Eurimbula National Park



Figure 14 – Photo taken from within the development footprint looking west towards Red Hill Road



Figure 15 –dam on the property outside the development footprint- not visible from Red Hill Road.



Figure 16 –Cattle grazing on the property



Figure 17 –track from Red Hill Road in the direction of the proposed development site



Figure 18–typical view of partly cleared land on the property



Figure 19 –typical view of cleared grazing land on the property looking east towards the power lines and Eurimbula National Park



Figure 20 - looking south east from Red Hill Road towards the development site located to the right of the transmission towers



Figure 21- looking east from Red Hill Road towards the development site



Figure 22- looking south along Red Hill Road towards Killarney Creek crossing



Figure 22-land clearing on the property (image 1).



Figure 23-land clearing on the property (image 2)



Figure 24- land clearing on the property (image 3)



7.0 Visual Catchment Area.

The visual catchment area includes the sensitive receptors identified in section 8, public viewing points along Red Hill Road and potential outlooks from walking tracks and camping areas within Eurimbula National Park.

8.0 Impacts on Sensitive Receptors

PO 22 requires the proposed development to be sited and designed to:

- Minimise visual impacts on sensitive receptors; and
- Provide screening and buffering to sensitive receptors the greatest extent feasible.

State Code 27 defines Sensitive Receptor as '*an area or place where noise is measured as defined by schedule 1 of Environmental Protection (Noise) Policy 2019*.'

The Noise Impact Assessment Report prepared by Matrix Acoustics for the Rutherglen BSF Project identifies the following sensitive receptors for the project:

ID	Classification	Address/Lot Number	Distance to site boundary (m)	Coordinates (MGA 56)	
				Easting	Northing
R1	Residential	837 Red Hill Road, Bororen QLD	1,300	353854	7319072
R2	Residential	595 Red Hill Road, Bororen QLD	2,052	353154	7318641
R3	Residential	206 Bates Road, Bororen QLD	3,680	351372	7319119
R4	Residential	236 Bates Road, Bororen QLD	4,762	350309	7320061
R5	Residential	394 Bates Road, Bororen QLD	4,146	351064	7320667
R6	Residential	Bates Road, Bororen QLD (Lot 176FD824)	5,365	349958	7321212
R7	Residential	568 Bates Road Bororen QLD	4,765	351494	7322665
R8	Residential	1274 Red Hill Road Bororen QLD	2,053	356292	7321473
R9	Residential	Balaclava Road Bororen QLD (Lot 3FD982)	5,116	358737	7323511
R10	Residential	408 Smallcombes Road Bororen QLD	3,803	356777	7315540
R11	Residential	65 Smallcombes Road Bororen QLD	3,496	353544	7315991
R12	Residential	612 Red Hill Road Bororen QLD	3,298	353089	7316555
R13	Residential	542 Red Hill Road Bororen QLD	4,327	352167	7316012
R14	Residential	519 Red Hill Road Bororen QLD	4,810	350799	7317116
R15	Residential	255 Red Hill Road Bororen QLD	5,767	349375	7318370

Figure 25 Location of each sensitive receptor

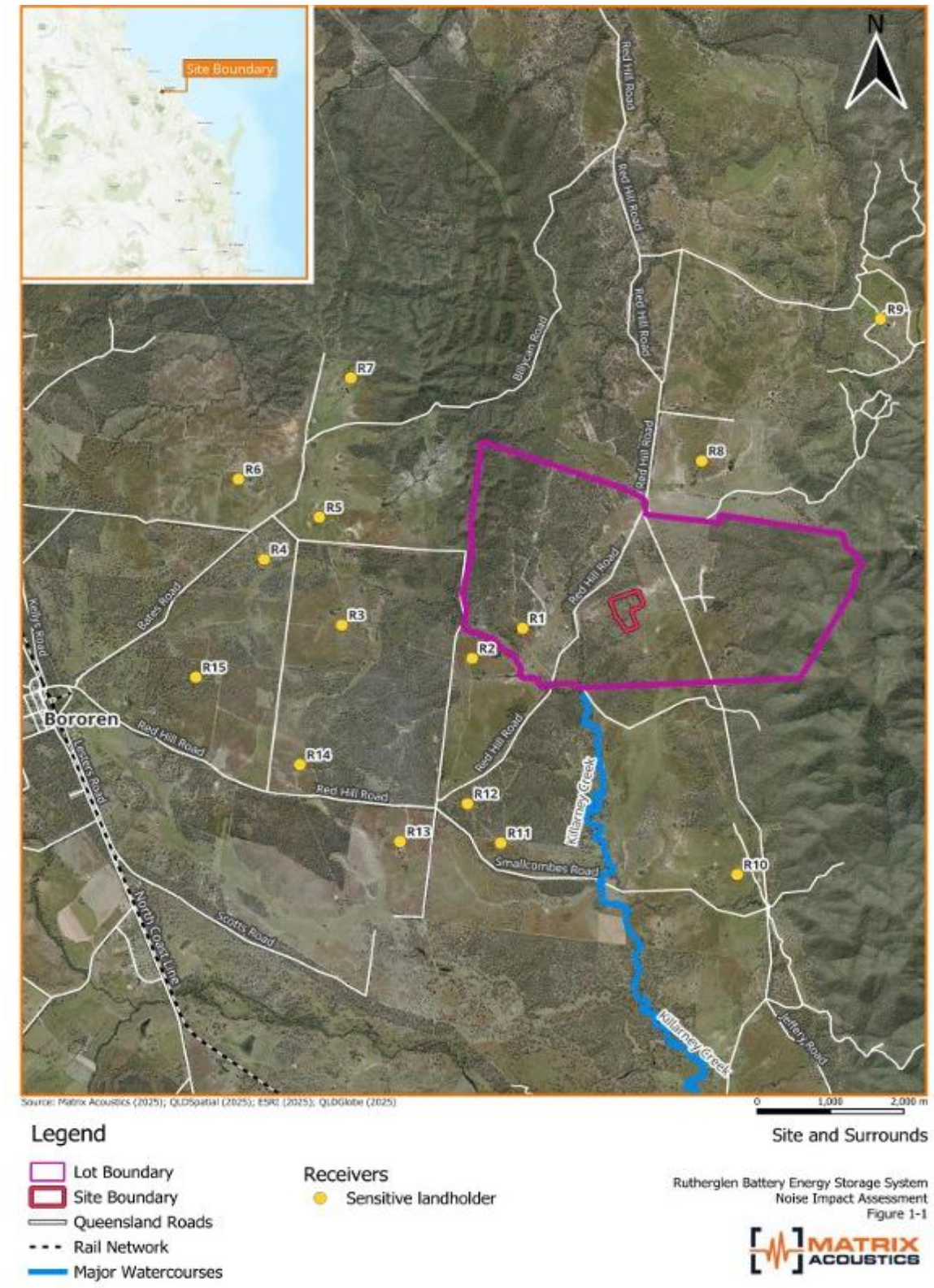


Figure 26- Distances from Rutherglen BSF Site of 8 closest receptors



Figure 27 Contour Plan showing contour changes between Rutherglen BSF and all sensitive receptors.

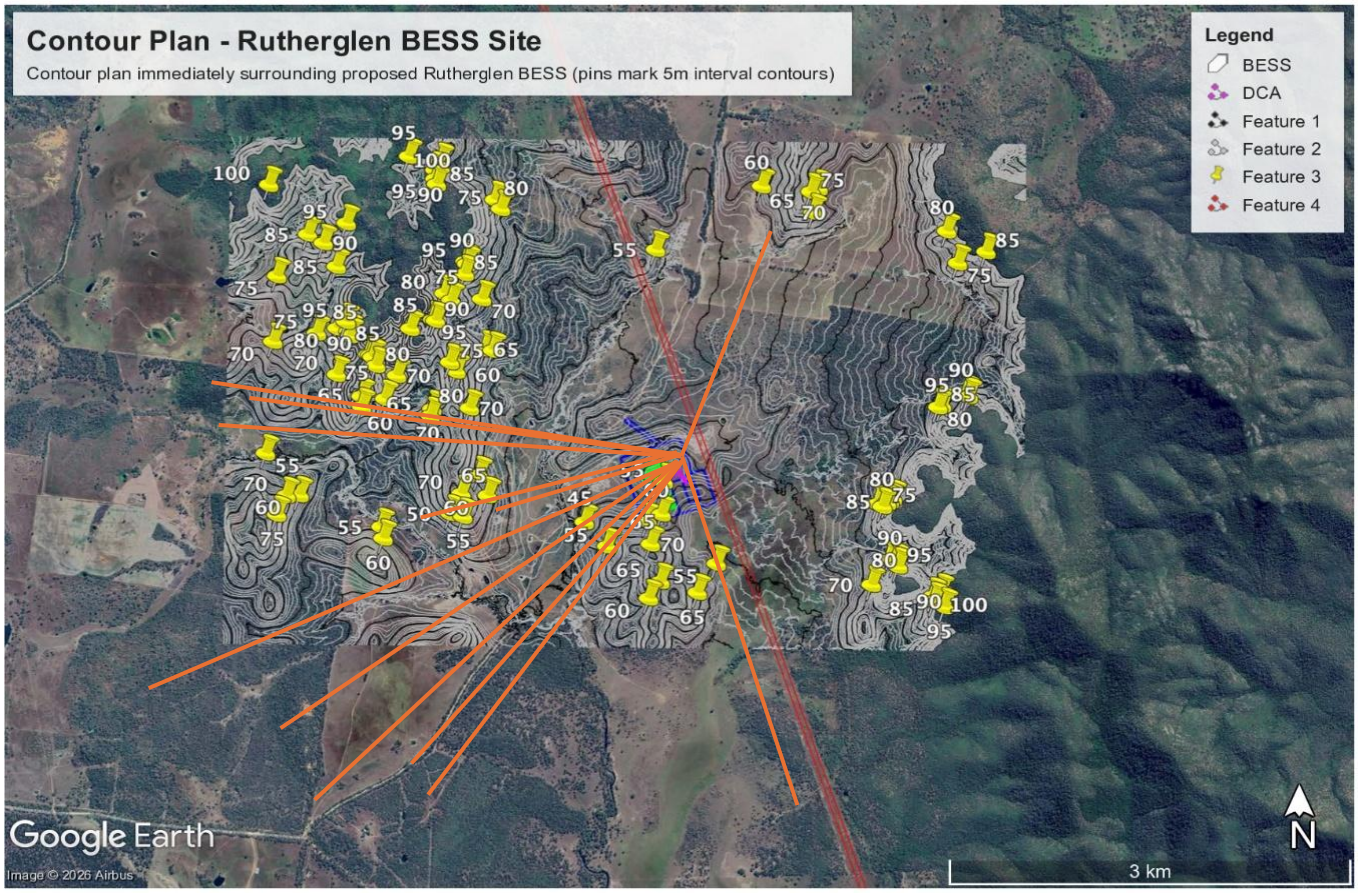
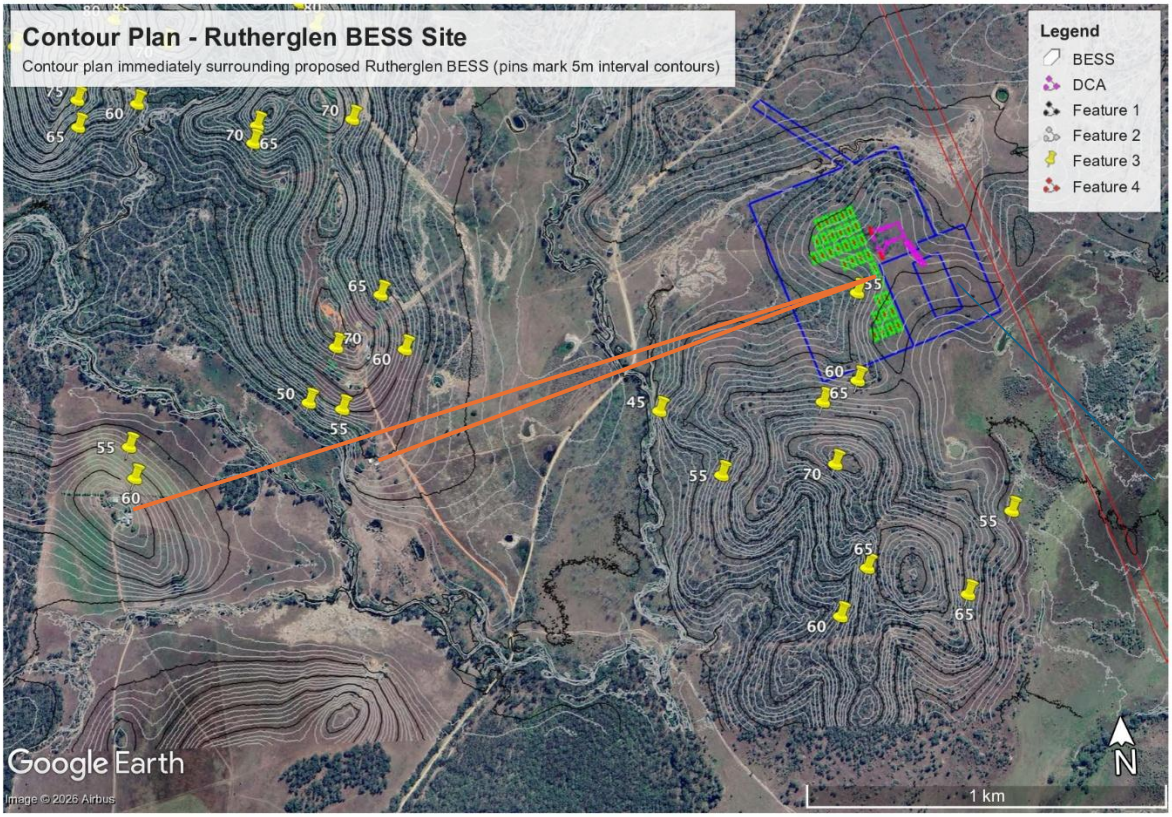


Figure 28- Contour Plan immediately surrounding proposed Rutherglen BSF showing contour changes between Rutherglen BSF and R1 and R2.



Analysis

Vegetation and the topography of the land will obscure the BSF from view from all Sensitive Receptors except R1, R2, R8 and R10.

R1 (the sensitive receptor closest to the BSF) is located on the property and currently provides accommodation for a farm manager. Pockets of vegetation on the western side of the BSF and the proposed berm (see section 9) are likely to partially obscure the view of the BSF from R1, although R1's elevated position is likely to result in R1 seeing over the top of vegetation and seeing the top of the BSF.

R2 (the closest external sensitive receptor) is located on a hilltop 2.3 km west of the BSF and provides worker accommodation for the "Greenslopes" cattle property. Heavy vegetation along Killarney Creek and pockets of vegetation on the western side of the BSF are likely to substantially (if not fully) screen R2's views of the BSF. The fact the Greenslopes receptor is not visible from the BSF site supports this conclusion.

R8 is a dwelling located on land to the immediate north of the Property on the site of the proposed Eurimbula solar farm. We understand the dwelling is presently unoccupied and is intended to be the office/ control building for the solar farm.

Pockets of vegetation on the north eastern side of the BSF and parts of the berm are likely to partially obscure the view of the BSF from R8.

R10 The Bethome homestead is located on a hilltop approximately 5km south-east of the development area. Occupants would presently see the transmission lines that run through the project site due to Bethome's elevated position and the fact Bethome looks down the electricity corridor, which is clear of vegetation. It is unlikely they would see the BSF from Bethome when constructed, but they would probably see the tops of the 3 switchyard towers constructed on the IUSA Lot that will be used for the 'cut in' to the transmission lines.

Impacts on visual amenity

Except for R1, R2, R8 and R10, the Rutherglen BSF will have nil impact on the visual amenity of the sensitive receptors due to:

- the distance of the sensitive receptors from the BSF
- the vegetation on the property and surrounding land that will fully screen the BSF from view; and/or
- the topography of the land where the undulating landscape and hilly knolls will fully obscure the BSF from view.

The Rutherglen BSF is likely to have negligible or nil impact on R2 because any views of the BSF would at best be heavily obscured by vegetation and more probably, fully obscured.

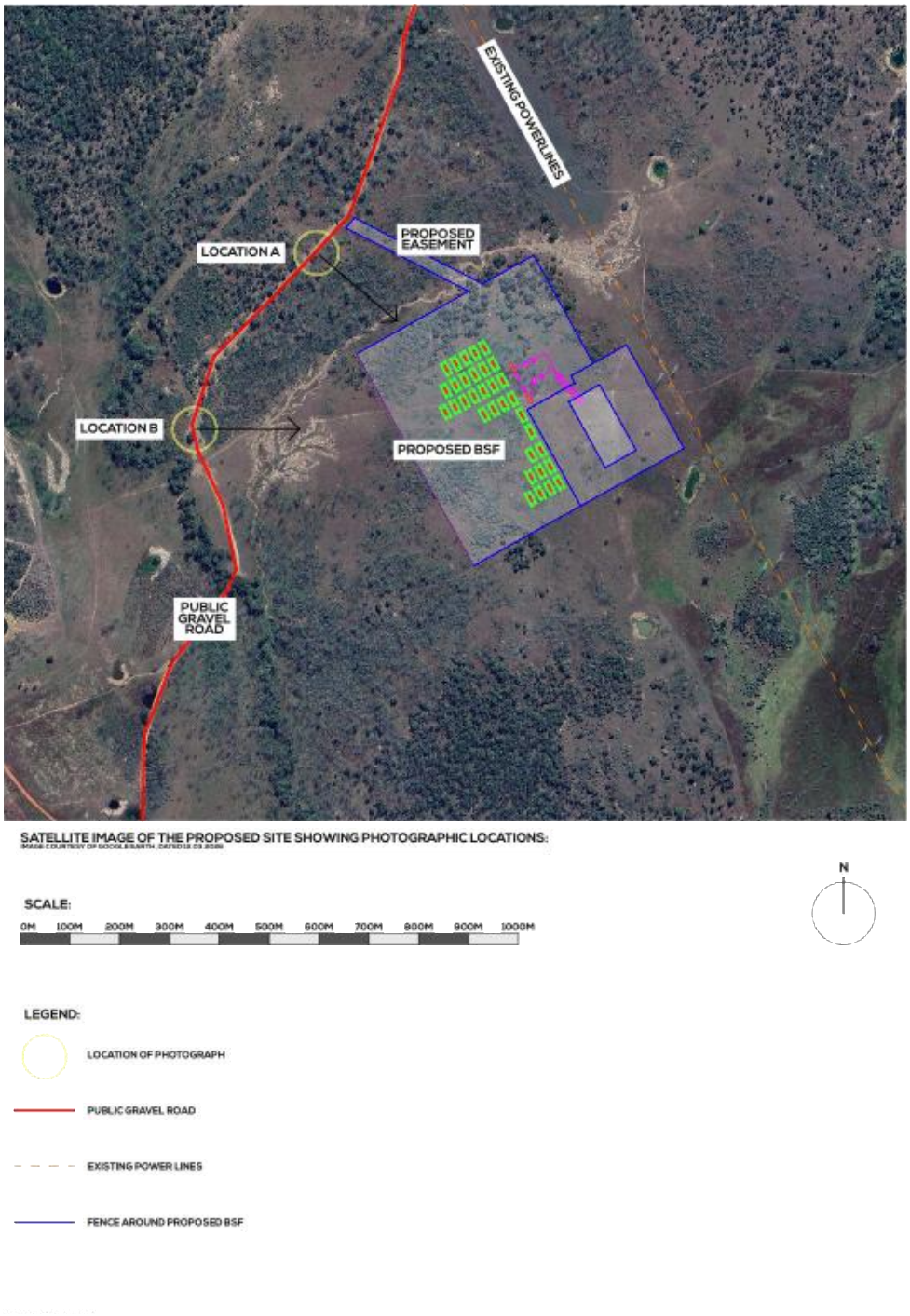
The visual impact of the Rutherglen BSF on R1, R8 and R10 is likely to be minimal because:

- of the distance of each sensitive receptor from the BSF;
- the dwellings on R1 being for worker accommodation and the dwelling on R8 being unoccupied and intended to be the office /control building for the proposed Eurimbula solar farm;
- pockets of vegetation, the undulating landscape and the berm will partially screen the BSF, resulting in filtered views from R1 and R8; and
- the observable parts of the BSF and switchyard towers will read as part of the existing electricity infrastructure that bisects Lot 132 of FD 700.
- the fact that the top of the switchyard towers will be visible from R10 is unlikely to materially change the existing visual impact of the transmission lines on R10.

9.0 Impacts on areas of high scenic and/or landscape amenity

The development site is relatively isolated. The primary viewpoints are from Red Hill Road which runs north -south through Lot 132 on FD 700 for approximately 3.2 kilometres. The proposed development will be set back approximately 400 metres from the road at its closest point. Existing vegetation on the eastern side of Red Hill Road will obscure the proposed development for most of the road frontage. The main viewpoints of the proposed development will be from Location A and Location B shown on the plan in figure 29

Figure 29- Primary viewpoints from Red Hill Road of the proposed BSF.



Visual Impact- Location A

Location A is situated near the entry point to the easement that will provide access to the BSF. The camera in Figure 30 faces southeast towards the proposed development, the existing powerlines in the background, and the escarpment on the horizon.

The batteries and pylons are both visible from the road, albeit at some distance.

Figure 30: Location A, Image 1: Landscape showing pylons with batteries visible



RHRE intends to construct 2.7 metre vegetated grass berms around the northern and western sides of the development site to partially screen the BSF from Red Hill Road and protect the landscape values and scenic amenity of the surrounding landscape. These berms are included in the proposed design, and will be created before the BSF becomes operational, giving vegetation time to become established. The berms will be created from the cut and fill of soil required in creating a level surface for the BSF.

Figure 31 shows the vegetated berm screening the batteries and partially screening the pylons.

Figure 31: Location A, Image 2: Landscape showing pylons with a grass berm hiding the batteries



Visual Impact

The impact on landscape amenity from Location A is limited by several factors:

- Red Hill Road carries very little traffic and is not part of any scenic drive route.
- The BSF is located approximately 400m from the road at this point
- Some existing foreground vegetation has been digitally removed from the images to show how the grass berm will mitigate the visual impact of the proposed development. In fact, there will be existing vegetation between the road and the BSF which will provide partial screening.
- The proposed grass berms will significantly reduce the visibility of the new infrastructure
- The existing powerlines sit behind the BSF dwarfing the BSF in scale
- The visible upper sections of the three switchyard towers will read as part of the existing electricity infrastructure on the property, with minimum additional impact on the scenic amenity of the landscape

No further mitigation necessary for Location A

The vegetated grass berms around the northern and western sides of the development site will screen most of the new infrastructure from view at Location A and help protect the scenic amenity of the surrounding landscape. As the visual impact from this viewpoint will already be limited, no additional screening or other mitigation work is considered necessary to further mitigate visual impacts from this viewpoint.

Visual Impact: Location B

Description

Location B is situated near an existing cattle crossing on Red Hill Road. There is a seasonal watercourse in the area and evidence of soil erosion to the south of the cattle fence, although this is not visible from the road. The camera in figure 32 faces east towards the BSF, the existing powerlines in the background, and the escarpment on the horizon.

Figure 32: Location B, Image 1: Landscape with batteries and three switchyard towers visible



Figure 33: Location B, Image 2: Landscape with a grass berm hiding the batteries and substation. Upper sections of the three switchyard towers remain visible



Visual Impact- Location B

Images 1 and 2 show the proposed development. In image 1 the batteries and switchyard towers are both visible from the road, albeit at some distance. Image 2 shows the vegetated berm screening the batteries and partially screening the towers.

The impact on landscape amenity from Location B will be very similar to the impact of the BSF on landscape amenity from Location A and will be limited by the same or very similar factors:

- Red Hill Road carries very little traffic and is not part of any scenic drive route.
- The BSF is located approximately 700m from the road at this point
- Some existing foreground vegetation has been digitally removed from the images to show how the grass berm will mitigate the visual impact of the proposed development. In fact, there will be existing vegetation between the road and the BSF which will provide partial screening.
- The proposed grass berms will significantly reduce the visibility of the new infrastructure
- The existing powerlines sit behind the BSF dwarfing the BSF in scale
- The visible pylons will read as part of the existing electricity infrastructure on the property, with minimum additional impact on the scenic amenity of the landscape

No further mitigation necessary

The vegetated grass berms around the western side of the development site will screen most of the new infrastructure from view at Location B and help protect the scenic amenity of the surrounding landscape. As the visual impact of the BSF from this viewpoint will be significantly mitigated by the grass berm, no additional screening or other mitigation work is considered necessary to further mitigate the visual impact of the BSF from Location B.

10. Conclusion:

The only sensitive receptor that will be able to view the BSF is the homestead on the subject property at 837 Red Hill Rd (which will be owned by the applicant or related third parties). Workers accommodation on the adjoining property at 595 Red Hill Road may possibly have heavily filtered views of the top of the BSF, but these views are unlikely to significantly compromise the scenic amenity of the overall landscape.

The fact that the top of the IUSA towers will be visible from R10 is unlikely to materially change the existing visual impact of the transmission lines on R10

The only points from which the development could be viewed by the general public is along Red Hill Road, which bisects the property south to north. Red Hill Road is a minor unsealed road with very low traffic flow (up to 50 trips per day). It is not part of any scenic route.

Despite the BSF's elevated position (due to the need to locate the BSF infrastructure above the 1 in 500 years flood level), the topography of the land and the exiting vegetation will screen the BSF from view from large sections of Red Hill Road, providing the general public with intermittent views only of the BSF. A proposed 2.7 metre high grass berm around the north and west perimeters of the BSF will significantly mitigate the visual impact of the BSF from those sections of Red Hill Road where there will exist a visual corridor to the BSF.

The project site will be set back approximately 400 meters from Red Hill Road at its closest point, making visible parts of the BSF (being the top sections of the 3 switchyard towers) appear part of the existing transmission infrastructure that bisects the property. Any additional interruption to the scenic amenity of the landscape caused by the visible components of the BSF from vantage points along Red Hill Road are likely to be inconsequential in the context of the overall setting.

Although the subject property abuts the western side of Eurimbula National Park, the topography of the land and existing vegetation will obscure the BSF from view from existing walking tracks and camping areas within the national park. The proposed

development is therefore expected to have little or no impact on tourism or tourism appeal of the area.

No works in addition to construction of the grass berm are considered necessary to provide screening and buffering to sensitive receptors or to public viewing vantage points along Red Hill Road.

In our opinion, the Proponent's proposal to locate the BSF at a central location within the 1277 hectare property, well set back from Red Hill Road, adjacent existing transmission lines and screened by existing vegetation and the proposed grass berm, will protect the landscape values and scenic amenity of the surrounding landscape the greatest extent feasible.