Appendix Q

Land Use and Planning Impact Assessment

KENTBRUCK GREEN POWER HUB

KENTBRUCK GREEN POWER HUB PROJECT

Land Use and Planning Impact Assessment

FINAL

Prepared by
Umwelt (Australia) Pty Limited
on behalf of
Neoen Australia Pty Ltd

Report No. R07
Date: December 2023

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Table of Contents

Figures

Tables

Appendices

Executive summary

Overview

The Kentbruck Green Power Hub (the Project) is a proposed renewable energy development located in south west Victoria. The Project is approximately 300 kilometres west of Melbourne and eight kilometres east of the South Australian/Victorian border, within Glenelg Shire. The Project comprises a wind farm and other associated infrastructure, including power collector stations and power lines for the wind farm, as well as a new underground transmission line that would connect the wind farm to the existing electricity network and an on-site limestone quarry to be used during construction (the Project Area). The proponent for the Project is Neoen Australia Pty Ltd.

In accordance with the *Environment Effects Act 1978* (EE Act), it was determined by the Minister for Planning on 25 August 2019 that the Project requires an Environment Effects Statement (EES) to be prepared for the reasons set out in the Reasons for Decision. On 7 November 2019 under delegated authority from the Commonwealth Minister for the Environment, the Department of the Environment and Energy (now referred to as the Department of Climate Change, Energy, the Environment and Water) declared the Project to be a controlled action pursuant to Section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The Project is being assessed under the assessment bilateral agreement between the Commonwealth and Victoria.

Umwelt (Australia) Pty Ltd was engaged to undertake this Land Use and Planning Impact Assessment. The purpose of this assessment is to assess the potential land use and planning impacts associated with the Project and to inform the preparation of an EES required for the Project.

Planning approval for the use and development of the Project will be sought via a Planning Scheme Amendment (PSA) to the Glenelg Planning Scheme, to be considered by the Minister for Planning. The PSA seeks to apply a Special Controls Overlay to the Project Area and insert an Incorporated Document to facilitate the necessary planning approvals. The draft PSA documentation will be publicly exhibited with the EES. During this time the public can read the PSA and EES documentation and make written submissions about matters presented. Refer **Appendix AA** to the EES for the draft PSA documentation.

Scoping requirements

The '*Scoping requirements for Kentbruck Green Power Hub Environment Effects Statement*' document set out the specific environmental matters that need to be addressed and include a set of evaluation objectives which identify desired outcomes to be achieved in managing the potential impacts of the Project in accordance with the *Ministerial guidelines for assessment of environmental effects* under the EE Act. The following evaluation objective is identified as relevant to this land use and planning impact assessment:

> *To avoid and minimise adverse effects on land use, social fabric of the community, local infrastructure, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the Project.*

Existing conditions

The Project is located within the municipal boundary of the Glenelg Shire Council and within the localities of Nelson, Mount Richmond, and Heathmere.

There are several areas of public land within the regional context of the Project comprising parks, reserves, Indigenous protected areas, wetlands, and permanent streams. Public land near the Project is used for conservation purposes along with compatible recreation uses. Some of this land is significant in terms of the diversity of flora and fauna it supports and more specifically, its contribution to the health of rivers and catchments. A number of these areas provide a range of defined visitor experiences in a sustainable way that protects the natural and cultural values.

Public land sites include (but are not limited to) Lower Glenelg National Park, Cobboboonee National Park, Cobboboonee Forest Park, Discovery Bay Marine National Park, Discovery Bay Coastal Park and Glenelg Estuary and Discovery Bay Ramsar site. Recreational infrastructure in the regional context of the Project Area generally aligns with these public land sites and is managed and protected in accordance with the *Ngootyoong Gunditj Ngootyoong Mara* South West Management Plan. Recreational infrastructure includes hiking and walking trails (such as Great Southwest Walk), camping and picnic areas (such as Lake Mombeong campsite), horse riding areas and trails, kayaking and fishing experiences, vehicle touring routes and four-wheel driving (such as the Wood, Wine and Roses Forest Drive), and guided activities and organised/competitive events (subject to permits).

The surrounding Project area has a low population density. There are 19 non-involved dwellings and ten involved dwellings identified within five kilometres of the proposed wind turbines.

The Project Area covers approximately 8,350 hectares and is located across 121 individual land parcels owned by 22 different landholders. About 99 percent of the project area is freehold land comprising substantially modified areas used for commercial forestry (78 percent of the freehold land) and land primarily used for grazing (22 percent of the freehold land). A total of 0.1 percent of the entire project area (or 23 percent of the transmission line) is located within Crown Land. Crown land is located throughout the southern and eastern portions of the project area and in surrounding areas, including the Cobboboonee and Lower Glenelg National Parks and 'paper roads' (parcels of land that are legally recognised as roads but have not been formed into roads).

The wind farm project area is predominantly located within the Farming Zone under the Glenelg Planning Scheme, which reflects the land distribution of the Project. The wind farm project area it is not located within any national parks, state parks, Ramsar site or other conservation land.

The transmission line route is located on land zoned predominantly Farming Zone and Public Conservation and Resource Zone under the Glenelg Planning Scheme. The transmission line route is within an existing road alignment and farming land with a small percentage located within Crown Land. About 17.6 kilometres of the approximately 26.6-kilometre underground transmission line route is beneath an existing public road that bisects Cobboboonee National Park and Cobboboonee Forest Park (Boiler Swamp Road).

Impact assessment

This assessment used a systematic risk-based approach to align with the Project's EES assessment framework to understand the existing environment, identify potential impacts and evaluate the effectiveness of mitigation measures to avoid, minimise and manage potential impacts. Potential land use and planning impacts include:

- **During construction**: Land use impacts during construction would result in temporary changes to existing land uses. Forestry and agricultural practices would continue with minor interruption that would be managed via the agreements in place between the Proponent and the respective landowners / operators. Access along public roads to public land south of the wind farm, and around Cobboboonee

National Park and Cobboboonee Forest Park may be temporarily altered to ensure public safety. Diversions would be clearly marked and communicated with access restored as quickly as possible. Access to important sites such as Lake Monbeong Campground would be retained during construction. Noise from wind farm construction may be discernible, however it is not expected that it will be sufficient to detrimentally effect human tranquility and enjoyment outdoors. There is some potential for construction noise to temporarily effect the visitor experience of adjacent natural areas, particularly along the section of the transmission line that bisects Cobboboonee National Park and Cobboboonee Forest Park. This is primarily limited to the Great South West Walk, of which construction noise would dissipate as walkers moved away from Boiler Swamp Road. To avoid having their experience negatively affected, some users of adjacent natural areas may alter their use during construction however, mitigation measures such as a Community and Stakeholder Engagement Plan would seek to facilitate engagement and communications with the community during construction and the broader lifetime of the Project and assist potential users to plan their trip to the area. Overall, construction impacts would be temporary and there would be negligible land use effects at this location once construction is complete.

- **During operation:** Existing agricultural activities including the timber plantation would continue in their current form, with only minor changes to accommodate Project infrastructure. Access to public roads that currently bisect the wind farm project area would be retained, ensuring the public is able to access public land south of the wind farm and use the public roads including Boiler Swamp Road along which the transmission line would be sited. Potential impacts to public land uses would be generally limited to operational and maintenance requirements of the transmission line within the Cobboboonee National Park and Cobboboonee Forest Park and relate to call out maintenance and faults which would be contained within the construction corridor. Potential amenity impacts on existing dwellings are not considered to be unreasonable based on the technical assessments undertaken as part of the EES for the Project and any potential minor impacts would be managed in accordance with the Operational Environmental Management Plan.

- **Decommissioning:** It is anticipated that land use potential impacts would be the same as those anticipated for the construction phase of the Project. Additional assessments may be required at the end of the operational life of the Project (approximately 30 years from commissioning) to consider any potential land use changes over time and subsequent potential impacts. It is anticipated areas of agricultural land use affected by the Project would be rehabilitated.

Management of potential impacts

The implementation of the mitigation measures identified in this assessment along with the adoption of key avoidance measures is intended to minimise impacts on existing land uses to the extent practicable and manage disruptions to adjacent/nearby public land. The residual land use and planning-related impacts during all the Project phases (construction, operation, and decommissioning) are considered to be minor, having regard to overall Project outcomes.

The Environmental Management Framework (**Chapter 19 – Volume 1** of the EES) and the draft Incorporated Document (**Appendix AA** to the EES) catalogue the suite of management measures to avoid, minimise and adaptively manage potential impacts during construction and operation.

Abbreviations

Abbreviation	Definition
BMO	Bushfire Management Overlay
CHMP	Cultural Heritage Management Plan
DEECA	Department of Energy, Environment and Climate Action
DELWP	(Formerly) Department of Environment, Land, Water and Planning
DTP	Department of Transport and Planning
EES	Environment Effects Statement
EE Act	*Environment Effects Act 1978*
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
ESO	Environmental Significance Overlay
FZ1	Farming Zone 1
GMTOAC	Gunditj Mirring Traditional Owners Aboriginal Corporation RNTBC
GWh	Gigawatt-hours
kV	kilovolt
LGA	Local Government Area
MRSD Act	*Mineral Resources (Sustainable Development) Act 1990*
MW	Megawatts
MNES	Matters of national environmental significance
MW	Megawatts
NEM	National Electricity Market
Neoen	Neoen Australia Pty Ltd
P&E Act	*Planning and Environment Act 1987*
PPF	Planning Policy Framework
PPRZ	Public Park and Recreation Zone
PUZ	Public Use Zone
RAP	Registered Aboriginal Party
SLO	Significant Landscape Overlay
TRZ	Transport Zone
VHI	Victorian Heritage Inventory

1.0 Introduction

1.1 Purpose of this report

Umwelt has been engaged by Neoen Australia Pty Ltd (the Proponent) to prepare a Land Use Planning Impact Assessment (this assessment) for the Kentbruck Green Power Hub (the Project) located in southwest Victoria. The Project is a renewable energy development that comprises of a wind farm and other associated infrastructure, including power collector stations and power lines for the wind farm, as well as a new underground transmission line that would connect the wind farm to the existing electricity network (the project area).

The Proponent referred the Project under the provisions of the *Environment Effects Act 1978* (EE Act) in July 2019 (Referral Number 2019-05). On 25 August 2019, the Minister for Planning determined that, pursuant to section 8B(3)(a) of the EE Act, assessment through an Environment Effects Statement (EES) was required for the reasons set out in the Reasons for Decision.

On 7 November 2019 under delegated authority from the Commonwealth Minister for the Environment, the Department of the Environment and Energy (now referred to as the Department of Climate Change, Energy, the Environment and Water) declared the Project to be a controlled action pursuant to Section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The Project requires assessment and approval under the EPBC Act before it can proceed. EPBC matters are being assessed through the EES under the assessment bilateral agreement between the Commonwealth and Victoria.

The purpose of this assessment is to assess the potential land use and planning impacts associated with the Project. This assessment also informs the Planning Scheme Amendment documentation to be prepared in accordance with the *Planning and Environment Act 1987*. A Planning Scheme Amendment (PSA) to the Glenelg Planning Scheme (the Planning Scheme) is being sought which applies a Special Controls Overlay to the project area and inserts an Incorporated Document into the Planning Scheme to facilitate the use and development of the Project. Refer **Appendix AA** to the EES for the draft PSA documents. The Planning Report to be submitted as part of the draft PSA documentation includes a detailed assessment against each of the relevant planning provisions applicable to the Project.

This assessment consists of a qualitative assessment of potential land use and planning impacts from construction and operational activities for the Project.

1.2 Structure of this report

This assessment is presented as follows:

- **Section 2.0** identifies the relevant evaluation objectives and EES scoping requirements that are addressed within this assessment.
- **Section 3.0** describes the Project components, timeframes of construction, operation and decommissioning.
- **Section 4.0** identifies relevant existing legislation, policies and guidelines that apply to land use planning as well as the implications for the Project where applicable. It also identifies the planning controls applicable to the project area under the Planning Scheme, and the subsequent planning permit triggers.
- **Section 5.0** outlines the methodology this assessment has adopted.
- **Section 6.0** describes the existing conditions of the assets, values and uses being considered throughout this assessment.
- **Section 7.0** identifies the potential land use and planning impacts as a result of the construction and operation of the Project.
- **Section 8.0** identifies, assesses and manages the potential environmental effects to ensure that relevant effects and responses are considered for land use and planning impacts.
- **Section 9.0** identifies measures to avoid, minimize and manage potential impacts, and assesses the residual impact with mitigation measures in place.
- **Section 10.0** concludes this assessment.
- **Section 11.0** outlines the references used in this assessment.

1.3 Assessment key terms

The following summarises the key terms used in this assessment.

Table 1.1 Key terms

Term	Definition
Project area	The total area in which the Project would be developed. It comprises the wind farm site and the transmission line corridor. The project area covers an area of up to 8,350 hectares.
Wind farm project area	The land on which the wind farm would be located. The wind farm project area covers an area of approximately 8,318hectares.
Transmission line	The corridor of land in which the transmission would be located. The transmission line corridor covers an area of up to 21hectares.

2.0 Scoping requirements

2.1 EES evaluation objectives

The '*Scoping requirements for Kentbruck Green Power Hub Environment Effects Statement*' document was issued to the Proponent by the former Department of Environment, Land, Water and Planning (DELWP) (now the Department of Transport and Planning (DTP)) in January 2020[1]. The scoping requirements set out the specific environmental matters that need to be addressed by the Proponent to satisfy the Commonwealth and Victorian assessment and approval requirements.

The scoping requirements include a set of evaluation objectives which identify desired outcomes to be achieved in managing the potential impacts of the Project's construction and operation in accordance with the *Ministerial guidelines for Assessment of Environmental Effects* (Ministerial Guidelines) (DELWP, 2006) under the EE Act.

The following evaluation objective is relevant to this assessment:

> *To avoid and minimise adverse effects on land use, social fabric of the community, local infrastructure, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the Project.*

2.2 EES scoping requirements

The aspects of the scoping requirements relevant to the evaluation objective are outlined in **Table 2.1**, as well as references to the report sections where these have been addressed within this report. This assessment informs and is informed by other technical assessments. As such, some aspects of the scoping requirements are addressed in supporting technical assessments and should be referred to as noted in the table below.

Table 2.1 Scoping requirements

Aspect	Scoping Requirement	Section addressed
Key issues	Significant disruption to existing and/or land uses, with associated economic and social effects.	**Section 8.0** (Impact assessment) assesses the impact to existing land uses. The Social Impact Assessment (**Appendix S** to the EES) and Economic Impact Assessment (**Appendix T** to the EES) assess the associated economic and social effects on disruption to existing and/or land uses.
	Potential disruption to the management of public land.	**Section 8.2.2** (Public Land) assess the potential impacts to the management of public land. In accordance with Section 27 of the *National Parks Act* 1975, a draft consent application for the construction and operation of the underground transmission line through Cobboboonee National Park and Cobboboonee Forest Park has been prepared and is included as part of the EES (**Appendix AB** to the EES). The draft consent application assesses the potential disruption to the public land site management of public land. In addition, works within listed state forests (Cobboboonee Forest Park)

[1] In January 2023, the Department of Environment, Land, Water and Planning (DELWP) was split into two agencies, Department of Transport and Planning (DTP) and Department of Energy, Environment and Climate Action (DEECA). Documents published by DELWP prior to January 2023 continue to be referenced as DELWP throughout this report.

Aspect	Scoping Requirement	Section addressed
		require a licence from the Minister for Agriculture under the *Forests Act 1958*. This will enable construction and operation of the transmission line located within Cobboboonee Forest Park.
Existing environment	Describe the project area and its environs in terms of land use (existing and proposed), residences, zoning and overlays and public infrastructure that support current and strategic patterns of economic and social activity.	**Section 4.2** (Glenelg Planning Scheme) identifies the zoning and overlays applicable to the project area. **Section 6.0** (Existing Conditions) describes the project area and the regional context including public infrastructure. The Social Impact Assessment (**Appendix S** to the EES) and the Economic Impact Assessment (**Appendix T** to the EES) describes strategic patterns of economic and social activity and settlement patterns.
	Describe the local community and social setting.	**Section 6.1.3.5** Community infrastructure) identifies the community infrastructure surrounding the Project. The Social Impact Assessment (**Appendix S** to the EES) describes the local community and the social setting of the Project.
	Identify locations, values and prescribed management priorities for adjacent/nearby public land.	**Section 6.1.2** (Public Land) identifies the existing conditions of the public land assets located within proximity to the project area.
Likely effects	Identify potential long and short-term effects of the project on existing and potential land uses, public infrastructure and fire and emergency management.	**Section 8.0** (Impact Assessment) of this assessment and the draft consent application prepared in accordance with Section 27 of the *National Parks Act 1975* (**Appendix AB** to the EES) assesses the potential impacts of the Project in regard to existing land uses, public land infrastructure, and fire and emergency management. Furthermore, the licence application under the *Forests Act 1958* will assess the potential impacts of the transmission line located within Cobboboonee Forest Park.
	Identify the potential effects of the project on land management practices and strategic direction for public land.	**Section 8.0** (Impact Assessment) of this assessment and the draft consent application prepared in accordance with Section 27 of the *National Parks Act 1975* (**Appendix AB** to the EES) assesses the potential impacts of the Project in regard to existing land uses, public land infrastructure, and fire and emergency management. Furthermore, the license application under the *Forests Act 1958* will assess the potential impacts of the transmission line located within Cobboboonee Forest Park.
Mitigation measures	Demonstrate whether the project is consistent with relevant planning scheme provisions and other relevant policies (including approved management plans for adjacent public land).	**Section 8.0** (Impact assessment) of this assessment and the draft consent application prepared in accordance with Section 27 of the *National Parks Act 1975* (**Appendix AB** to the EES) provides an assessment of the Project against the relevant provisions of the Planning Scheme and other relevant policies (including approved management plans for adjacent public land).

Aspect	Scoping Requirement	Section addressed
Performance objectives	Describe measures to mitigate, offset or manage social, land use and economic outcomes for communities living within the project area and its environs as well as measures to enhance beneficial outcomes.	**Section 9.0** (Environmental Management) of this assessment proposes mitigation measures, where impacts cannot be avoided or minimised to appropriately address impacts. The Social Impact Assessment (**Appendix S** to the EES) and the Economic Impact Assessment (**Appendix T** to the EES) assesses strategic patterns of economic and social activity and provides recommendations for the appropriate mitigation measures. The draft application for consent under Section 27 of the *National Parks Act 1975* (Section 27) and a licence under the *Forests Act 1958* also proposes measures to manage impacts on Cobboboonee National Park and Cobboboonee Forest Park, respectively, as a result of the construction and operation of the transmission line (**Appendix AB** to the EES).

3.0 Project description

3.1 Project overview

The Project is a renewable energy development located in southwest Victoria approximately 300 kilometres west of Melbourne. The Project comprises two key components: a wind energy facility (wind farm) of up to 600 MW comprising up to 105 wind turbines and associated permanent and temporary infrastructure, including power collector stations and power lines for the wind farm as well as a new 275 kV underground transmission line connecting the wind farm to the existing electricity network.

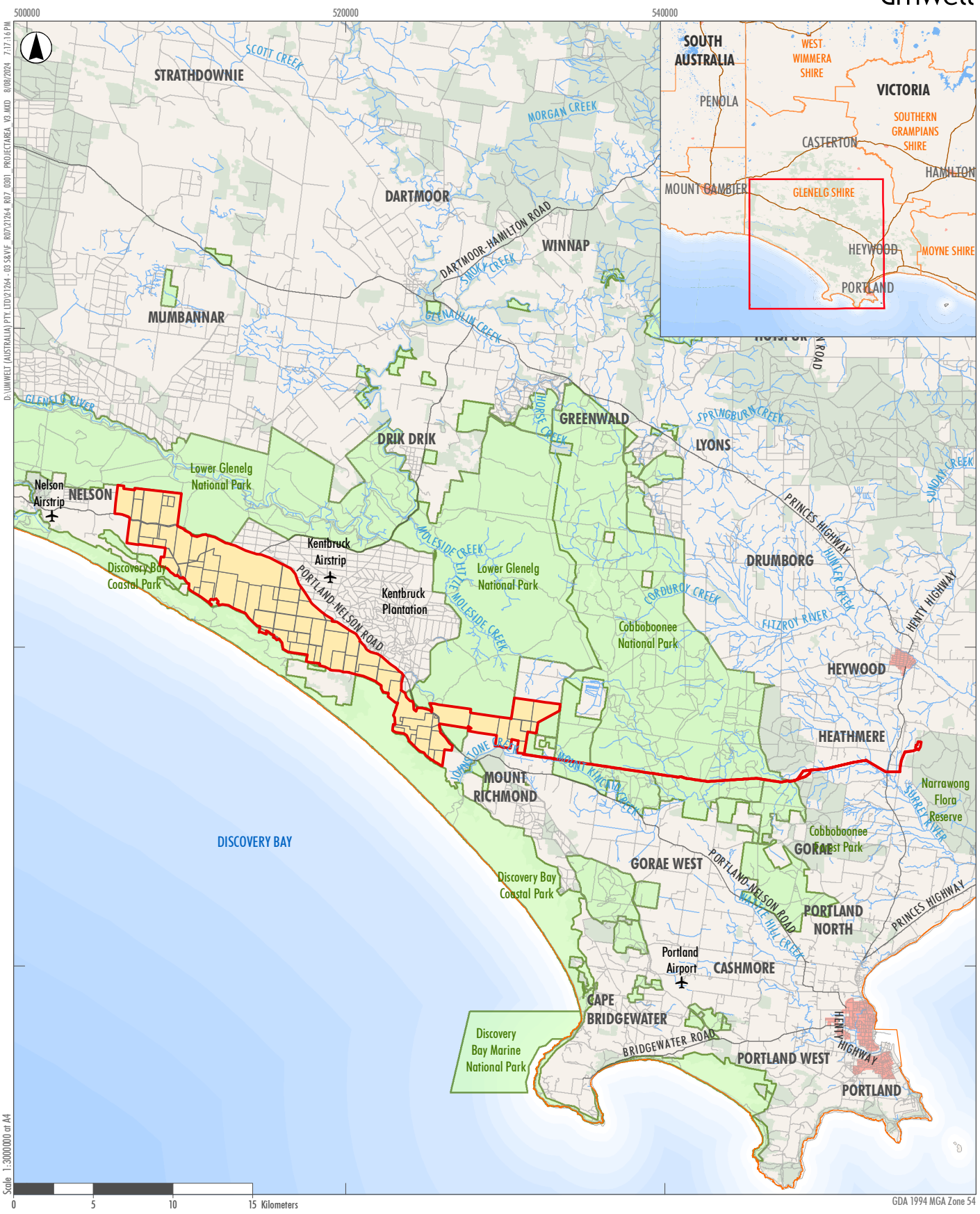
The Project is in Glenelg Shire, approximately eight kilometres east of the South Australian / Victorian border. The township of Nelson is located three kilometres west of the wind farm site, with the city of Portland 30 kilometres to the south-east. The Project is situated along Discovery Bay, inland of the Discovery Bay Coastal Park and adjacent to the Lower Glenelg National Park, Cobboboonee National Park, Cobboboonee Forest Park and amongst several plantations (refer **Figure 3.1** for the Project area and regional context).

The Project is anticipated to deliver approximately 2,300 gigawatt-hours (GWh) of renewable electricity per year, powering over 350,000 homes over its lifetime. With consideration of the State and Federal Government targets for greenhouse gas emission reductions, renewable energy projects including the Project, will play an important role in mitigating the projected impacts of climate change by providing renewable energy sources and reducing greenhouse gas emissions. In particular, the Project would directly contribute to achieving Victoria's legislated renewable energy target of 50 percent by 2030 (DELWP, 2021).

The objective of the Project is to provide a source of clean, renewable energy to help power homes and businesses that are connected to the National Electricity Market (NEM), in Victoria and throughout eastern Australia.

The Proponent's environmental and social objectives for the Project are to:

- Minimise adverse impacts on environmental and social matters and maximise beneficial impacts.
- Develop the Project in accordance with the principles of ecologically sustainable development recognising the importance of natural resources and ecosystems for meeting environmental, social and economic needs now and into the future.
- Consider the rights and values of the community and stakeholders, human health, environment, and cultural heritage in the decision-making process.
- Provide regular, consistent and considered consultation with stakeholders and the community to ensure their expectations and preferences are reflected in the Project's design and approach to operations from an early stage.
- Where possible, identify opportunities to partner with community stakeholders in the co-design and delivery of equitable, lasting community benefits including procurement, employment, training and support for key social groups.



Legend

- Involved Properties
- Parks and Reserves
- Local Government Areas
- Wind Farm Site
- Roads
- Watercourses

FIGURE 3.1

Regional Context

Image Source: ESRI Basemap (2021) Data source: Geoscience Australia; DELWP (2021)

3.2 Project development

The site selection process of the Project took into consideration areas that are best suited for wind farms, which are characterised by:

- High average wind speeds.
- Winds that are either constant or coinciding with peak electricity consumption periods.
- Proximity to a major electricity consumption region such as an urban or industrial area.
- A smooth landscape, which increases wind speeds and reduces mechanical stress on wind turbines that is caused by turbulent wind conditions associated with a rough landscape.

In addition to strong wind resources, the wind farm would be located approximately 23 kilometres west of an existing 500 kV transmission line which runs from the Portland Aluminium Smelter, through Melbourne, and east to the former Hazelwood coal-fired power station site (AEMO, 2021). The transmission line connects into the Heywood Terminal Station, which is the connection point for the Project located approximately 24 kilometres east of the wind farm site. The AusNet 500 kV network is extremely secure and has the capacity to transport large amounts of electricity to major load centres in Victoria including the Portland Aluminium Smelter and Melbourne. Network security is essential for ensuring that dispatchable generation, including renewable energy power stations such as the Project, will be able to effectively dispatch electricity when required by the Victorian electricity market.

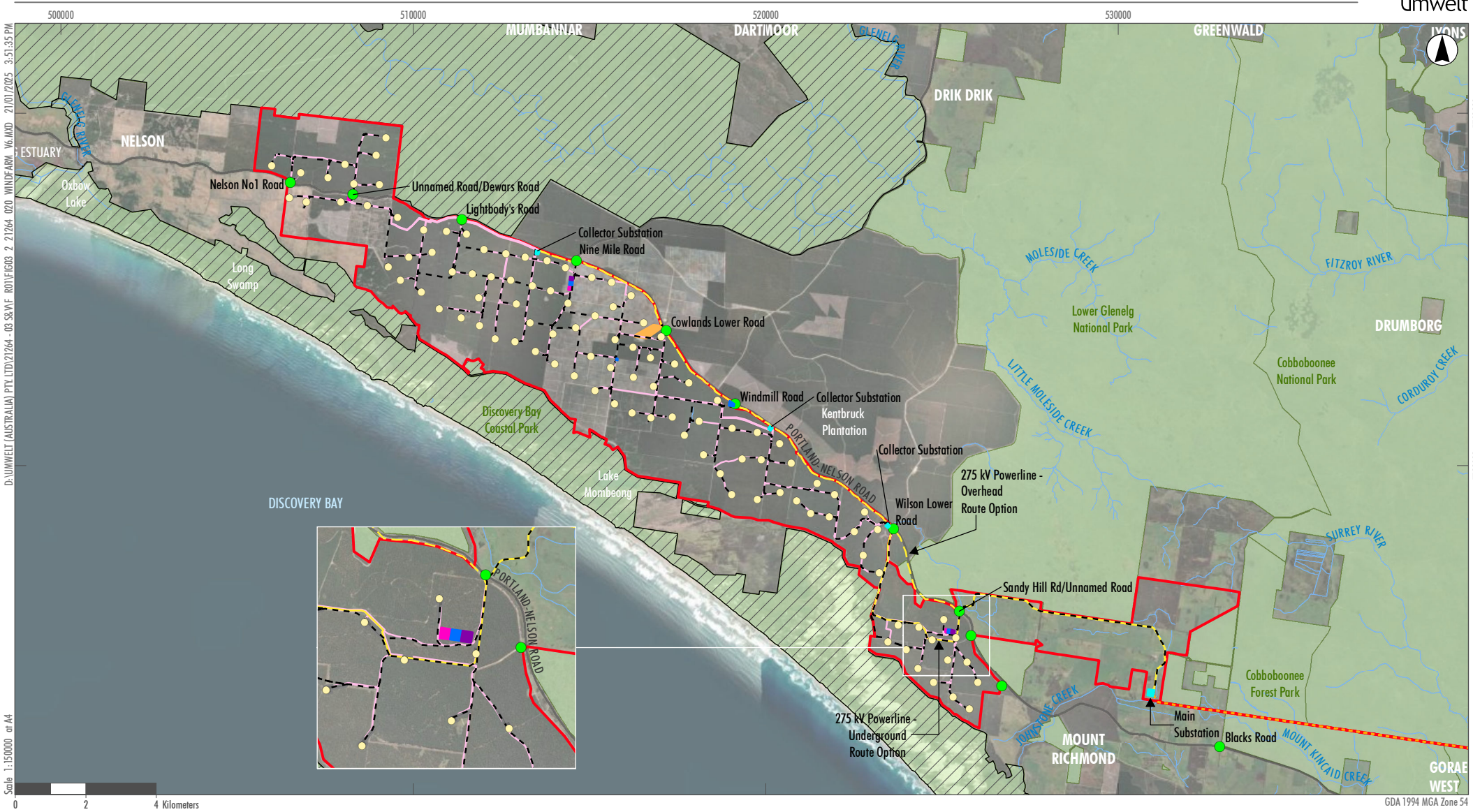
The project area has also been selected due to the low population density in surrounding areas, and the availability of extensive existing road networks. The Project would also seek to make use of land currently being used for forestry (predominantly radiata pine plantation and small sections of blue gum plantation).

3.3 Main Project components

The Project would be developed on land with an area approximately 8,350 hectares (the project area) and involves four key components:

- A wind farm of up to 600 megawatts (MW), comprising up to 105 wind turbines with a maximum tip height of 270 metres above ground level. The wind farm project area would be approximately 8,318 hectares.
- A new 275 kilovolt (kV) underground transmission line connecting the wind farm to the existing AusNet electricity transmission network. The transmission line would extend from the eastern boundary of the wind farm site to the existing 275/500 kV Heywood Terminal Station and would be 26.6 kilometres in length. The transmission line corridor covers an area up to 21 hectares.
- Associated infrastructure, including internal power collector stations and a terminal substation, meteorological monitoring masts, underground and overhead powerlines connecting the wind turbines to the power collector stations and to the terminal substation, an operations and maintenance building, permanent hardstand areas, and temporary infrastructure including construction compounds, concrete batching plants and laydown areas.
- A limestone quarry to be used to provide material for construction of the Project.
- Connection of the Project's underground transmission line to the existing Heywood Terminal Station.

These key components are shown on **Figure 3.2** and **Figure 3.3**.



Legend

- Project Area
- Glenelg Estuary and Discovery Bay Ramsar Wetland
- Roads
- Watercourses
- Site Access Points

Permanent Wind Farm Infrastructure

- Onsite Quarry
- Collector Substation
- Crane Hardstand

- Proposed Turbine Location
- Underground Transmission Line
- 275 kV Powerline - Overhead
- 275 kV Powerline - Underground
- Internal Access Roads
- Underground Powerlines

Temporary Wind Farm Infrastructure

- Concrete Batch Plant
- Laydown Areas
- Site Compounds

FIGURE 3.2

Wind Farm Details

Image Source: ESRI Basemap (2021) Data source: DELWP (2021); Geoscience Australia (2021); Aurecon (2021)

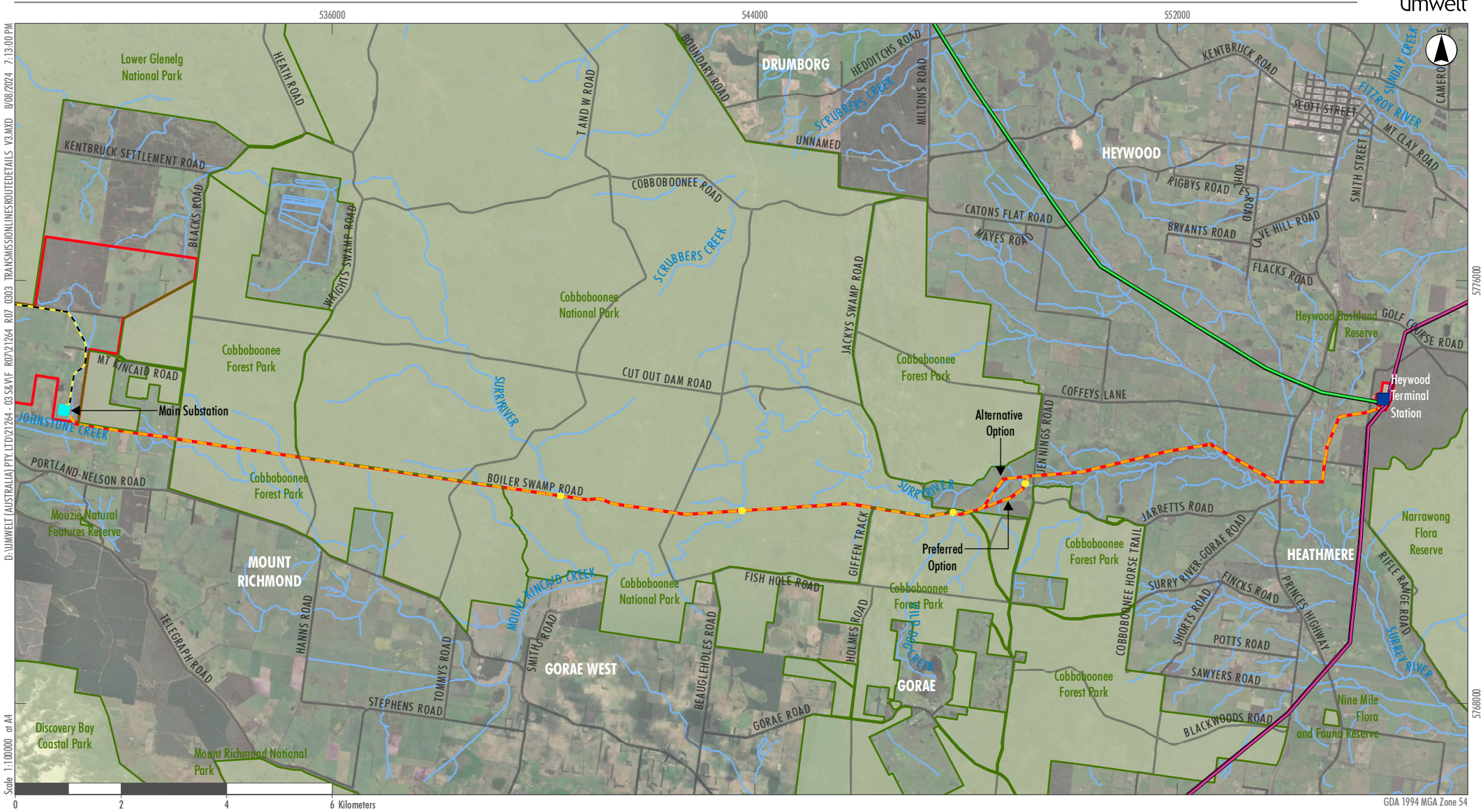


FIGURE 3.3

Project Area layout (Transmission line)

Image Source: ESRI Basemap (2021) Data source: DELWP (2021); Geoscience Australia (2021); Aurecon (2021)

3.4 Project timing

3.4.1 Construction

The Project would be constructed in either a single stage or over two stages (to be confirmed during the detailed design phase). A single stage of construction would occur over a two-year period. If construction occurs over two stages, the construction period would be extended to 2.5 years. Key construction activities include:

- Early works including site investigations and testing, vegetation clearing, establishment of construction compound areas and upgrades and/or construction of public and internal access roads.
- Wind farm construction including establishment of hardstand areas, wind turbine erection, electrical reticulation, underground and overhead powerline construction and substation installation and commissioning.
- Construction of the underground 275 kV transmission line.

3.4.2 Operation

The Project would be operational for 25 to 30 years. During this period, operation, maintenance, and monitoring of the wind farm and transmission line would include the following activities:

- Service of the wind turbines and associated infrastructure.
- Maintenance of internal access tracks and electrical infrastructure.
- Use and maintenance of buildings and plant, including the operations and maintenance building.
- Ongoing environmental monitoring in accordance with operational requirements and relevant approval conditions.

Maintenance of the transmission line would be minimal. Underground assets including cables and joints are expected to be maintenance free throughout their respective design lives. Regular monitoring would be undertaken by the Proponent remotely. If a fault is detected, the joint bays or link boxes would be accessed for repair or further testing. These inspections would involve removal of the joint bay / link box lids and visual inspections of the pits.

3.4.3 Decommissioning

At the end of the operational life of the Project, the wind farm would either be decommissioned or upgraded with new turbines and ancillary infrastructure. Upgrading (repowering) the Project would extend the operational period of the Project and be subject to varied or additional approvals and permits.

Key decommissioning activities would include:

- Removal of all above-ground non-operational equipment.
- Removal and clean-up of any residual contamination.
- Rehabilitation of all storage areas, construction areas, access tracks and other areas affected by the Project, if those areas are not otherwise useful to the ongoing use or decommissioning of the wind farm and pine plantation.

The Project would comply with any relevant requirements for decommissioning as prescribed under any planning approval or subsequent permit or license.

4.0 Legislation, policy and guidelines

The following section provides a summary of the key legislation, policies, and guidelines of relevance to the assessment of the Project. A detailed assessment of the Project against the relevant legislation, policies, and guidelines is provided in **Section 8.0** of this assessment.

4.1 Legislation

The key legislation applicable to this assessment and how it is relevant to the Project is outlined below.

Commonwealth legislation

- ***Environment Protection and Biodiversity Conservation Act 1999***

  The Project was referred on 13 September 2019. The Project was determined to be a controlled action on 7 November 2019, requiring assessment and approval under the EPBC Act. The Project is being assessed by way of the EES process under the assessment bilateral agreement between the Commonwealth and Victoria. A decision on whether to approve the action, including any conditions to an approval, will be made by the Commonwealth Minister for Environment and Water under the EPBC Act following consideration of the Victorian Minister for Planning's assessment of the EES.

- ***Native Title Act 1993***

  Crown land in the project area is subject to Native Title Determination VCD2007/001 – Gunditjmara – Part A (refer **Figure 4.1**). This determination recognises the Gunditjmara People's native title rights and interests. Land on which native title has been determined to exist (non-exclusive) relative to the project area includes Cobboboonee Forest Park, Cobboboonee National Park, and some small areas between the Parks and Heywood Terminal Station. There is also areas where native title was determined not to exist within the Project area (see **Figure 4.1**). The Gunditj Mirring Traditional Owners Aboriginal Corporation RNTBC (GMTOAC) administers land on behalf of the Gunditjmara people. GMTOAC is also a Prescribed Body Corporate under the *Native Title Act 1993*. An Indigenous Land Use Agreement (ILUA) is to be agreed between GMTOAC and the Proponent through the Native Title process given construction is on Native Title land.

State legislation

- ***Environment Effects Act 1978***

  The Minister for Planning determined that an EES is required for the Project under the EE Act due to the potential for a range of significant environmental effects, including on threatened fauna and ecological communities, Aboriginal cultural heritage values, landscape values and effects on surface and groundwater. An EES is being prepared for the Project.

- ***Planning and Environment Act 1987***

  The *Planning and Environment Act 1987* (P&E Act) provides the context for this assessment. A PSA is being sought in accordance with Section 20 Part 4 (20(4)) of the P&E Act to apply a Special Controls Overlay to the project area and insert an Incorporated Document into the Planning Scheme. The PSA would facilitate the use and development of the Project. Refer **Appendix AA** to the EES for the PSA documents.

- ***Aboriginal Heritage Act 2006***

  The Project will cause 'significant ground disturbance' and is located within an identified area of cultural heritage sensitivity. A CHMP is therefore required. A CHMP is also mandatory due to the Project needing an EES. GMTOAC is the appointed Registered Aboriginal Party (RAP) for the relevant RAP boundary area. A CHMP for the project is being prepared in consultation with GMTOAC and will be provided to GMTOAC for evaluation. The RAP will decide on whether to approve the CHMP following their assessment. No decision on approval can be made by GMTOAC until after the Victorian Minister for Planning's assessment of the EES is made available.

- ***Marine and Coastal Act 2018***

  The Marine and Coastal Act 2018 defines the marine and coastal environment as land (whether or not covered by water) to a depth of 200 metres below the surface, which extends from the outer limit of Victorian coastal waters and five kilometres inland of the high-water mark of the sea. Consent is required under the Act for use, development and works on marine and coastal Crown land (Crown land 200 metres inland from the high-water mark). Whilst some sections of the project area are located within the five-kilometre limit of this environment, there are no works to be undertaken within the 200 metre limit on marine and coastal Crown land.

- ***Mineral Resources (Sustainable Development) Act 1990***

  The Project involves the construction of a limestone quarry in the northern central part of the wind farm component of the project area. A work plan would be prepared to obtain work authority from the Minister of Resources to carry out an extractive industry. The EES assesses the potential environmental impacts of the quarry and reports on these in a Quarry Work Plan Requirements report (refer **Appendix X** to the EES), and therefore, in accordance with Section 77T of the *Mineral Resources (Sustainable Development) Act 1990* (MRSD Act), the quarry is exempt from planning approval. A work plan will be prepared to obtain work authority from the Minister of Energy and Resources to carry out an extractive industry.

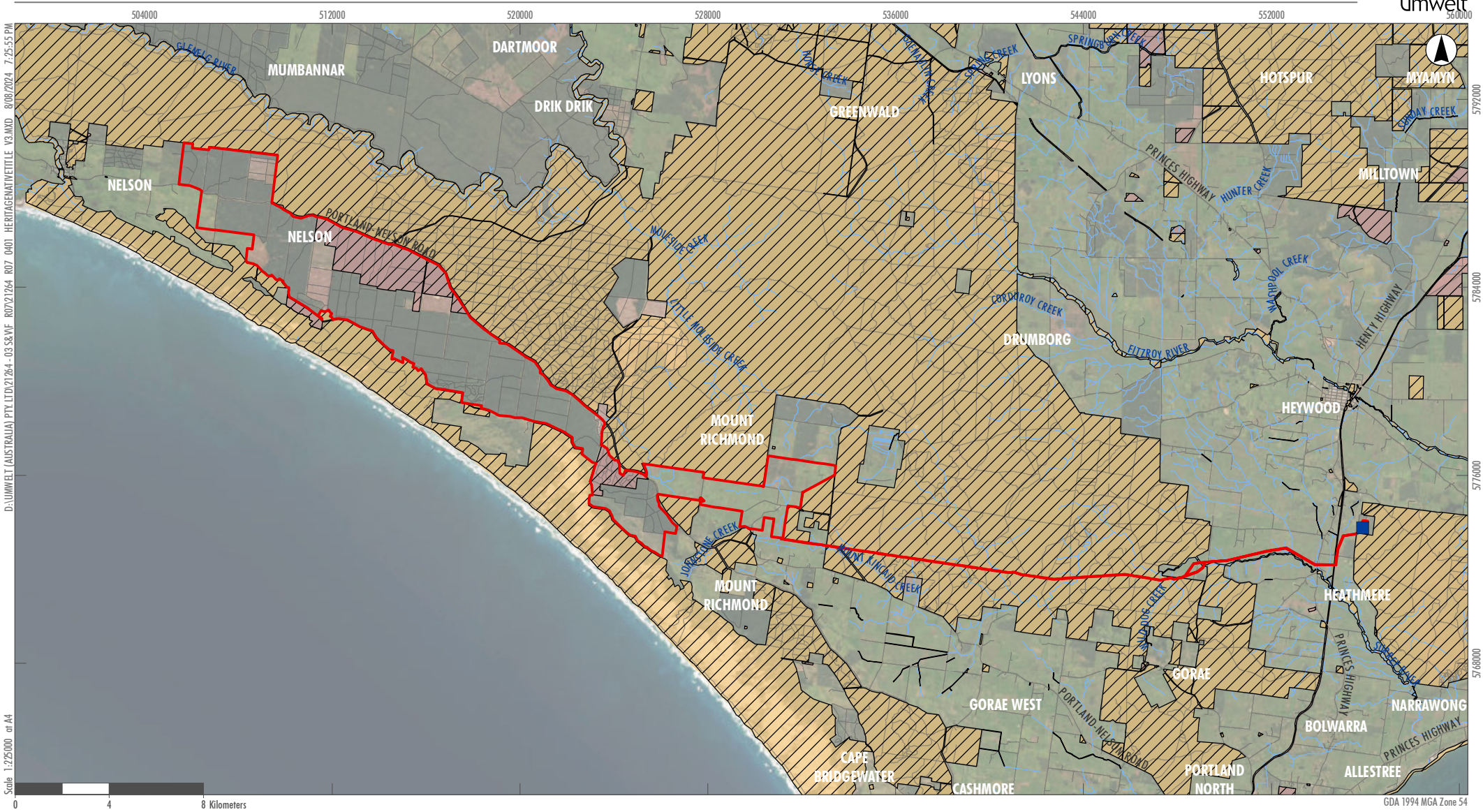
- ***National Parks Act 1975***

  The *National Parks Act 1975* applies to the section of the transmission line that is located within a declared National Park (Cobboboonee National Park). Provisions of the *National Parks Act 1975* provide for a public authority to obtain consent from Parks Victoria to perform its functions and exercise its powers in and in relation to a declared National Park in accordance with the conditions (if any) to which the consent is subject. Consent from Parks Victoria pursuant to Section 27 of the *National Parks Act 1975* is required to allow for the construction and operation of the transmission line within Cobboboonee National Park. Refer **Appendix AB** to the EES for the draft consent application.

- ***Forests Act 1958***

  Provisions of the *Forests Act 1958* provide for leases and licenses to be entered into to enable construction and operation of the transmission line where it is to be located on land that is subject to this Act (those parts of the transmission line within Cobboboonee Forest Park). A licence is required from the Minister for Agriculture under the *Forests Act 1958* to enable construction and operation of the transmission line located within the Cobboboonee Forest Park.

For a full list of legislation applicable to the Project, please refer to **Appendix B** (Legislation and Policy Report) to the EES.



Legend

- Project Area
- Land subject to Native Title Determination VCD2007/001 - Gunditjmara - Part A
- Watercourses
- Heywood Terminal Station

Native Title Determination Outcomes

- Native title does not exist
- Native title exists (non-exclusive)

FIGURE 4.1

Land Subject to Native Title

Data source: NTTT (2020), Victorian Government (2022)

4.2 Glenelg Planning Scheme

The Project is subject to the provisions of the Glenelg Planning Scheme (the Planning Scheme). The Planning Scheme provides a framework within which decisions about the use and development of land can be made, this includes:

- **Municipal Planning Strategy** (MPS) introduces Glenelg Shire by describing its context and setting out the vision and strategic directions for planning in the municipality.
- **Planning Policy Framework** (PPF) is the policy content of the Planning Scheme. The PPF is presented in a three-tier integrated policy structure as follows:
    - **Statewide:** Policies of state significance that apply in all planning schemes in Victoria
    - **Regional:** Policies of state significance that apply to allied planning schemes based on geographic and thematic policy groupings
    - **Local:** Policies of local significance that apply in an individual local planning scheme.
- **Zones and Overlays** are the primary method of managing use and development in Victoria. All land (other than some Commonwealth owned land) is zoned for a particular use, such as residential, industrial or commercial. Some land will also have overlays affecting it. Overlays provide additional development controls for particular areas in relation to specific features such as heritage, bushfire or flood risk.
- **Particular Provisions** (where relevant) are planning controls that apply only to certain (or to particular aspects) use and development.

Sections 4.2.1 and **4.2.5** below provide an overview the relevant sections of the Planning Scheme to the Project.

4.2.1 Municipal Planning Strategy

The MPS clauses that are most relevant to the use and development of the Project are detailed below.

- **Clause 02.02** (Vision) references the vision outlined in the Glenelg Shire Council Plan (2018-2021). Refer **Section 4.3.3.2** for further information.
- The strategic directions of relevance to the Project outlined in **Clause 02.03** (Strategic Directions) include:
    - **Clause 02.03-2** (Environmental and landscape values) – Biodiversity / Coastal areas / Significant environments and landscapes
    - **Clause 02.03-3** (Environmental risks and amenity) – Bushfire / Floodplains / Noise and air quality management
    - **Clause 02.03-4** (Natural resource management) – Agriculture / Water
    - **Clause 02.03-5** (Built environment and heritage) – Heritage
    - **Clause 02.03-6** (Economic development) – Employment and industry

- **Clause 02.03-8** (Infrastructure) – Open space.

4.2.2 Planning Policy Framework

The PPF clauses that are most relevant to the use and development of the Project are detailed below.

- **Clause 19.01-1S** (Energy supply) seeks '*to facilitate appropriate development of energy supply infrastructure'*. Strategies of relevance to the Project include:
  - *'Support the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy.*
  - *Develop appropriate infrastructure to meet community demand for energy services.*
  - *Ensure energy generation, storage, transmission and distribution infrastructure and projects are resilient to the impacts of climate change.*
  - *Support energy infrastructure projects in locations that minimise land use conflicts and that take advantage of existing resources and infrastructure networks.*
  - *Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes.*
  - *Facilitate renewable energy generation and storage to meet on-site energy needs.'*
- **Clause 19.01-2S** (Renewable energy) seeks *'to support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met*'. Strategies of relevance to the Project include:
  - *'Facilitate renewable energy development in appropriate locations.*
  - *Protect renewable energy infrastructure against competing and incompatible uses.*
  - *Set aside suitable land for future renewable energy infrastructure.*
  - *Consider the economic, social and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.*
  - *Support wind energy facilities in locations with consistently strong winds over the year.'*
- The strategy guiding **Clause 19.01-2R** (Renewable energy - Great South Coast) seeks to '*plan for and sustainably manage, potential cumulative impacts of alternative energy development*'.

In addition, the following PFF clauses are relevant to the Project in relation to the policy context of potential environmental and social impacts as a result of the use and development of a wind energy facility and utility installation.

- **Clause 11.01-1S** (Settlement) seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Strategies (of relevance to the Project) provides a settlement framework that enables the development of sustainable communities which considers access to jobs, services, infrastructure and community facilities.

- **Clause 11.01-1R** (Settlement – Great South Coast) seeks to attract more people into the region. This clause intends to support services, affordable living and lifestyle opportunities, as well as local communities, industry and services.

- **Clause 11.01-1L** (Settlement) contains two strategies, which is to '*restrict future development to the identified township growth areas'* and '*minimise detrimental impacts on environmentally sensitive areas from the expansion of identified growth areas'*.

- **Clause 11.02-1S** (Supply of urban land) seeks to ensure that a sufficient supply of land is available for various uses as required, specifically identifying the need to '*maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry*'.

- **Clause 11.03-3S** (Peri-urban areas) seeks to manage the growth of peri-urban areas, as well as protect and enhance areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

- **Clause 11.03-4S** (Coastal Settlement) seeks to plan for sustainable coastal development. Strategies of relevance to the Project include limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, of where coastal processes may be detrimentally impacted.

- **Clause 11.03-4L** (Coastal Settlement) identifies local strategies including *'minimise visual intrusion of development and retain a dominant natural character within 500 metres of the edge of the coast*'.

- **Clause 11.03-5S** (Distinctive areas and landscapes) seeks '*to recognise the importance of distinctive areas and landscapes in Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes*'. The strategies of relevance to the Project include:

    - *'Recognise the unique features and special characteristics of these areas and landscapes'*
    - *'Recognise the important role these areas play in the state as tourist destinations'*
    - *'Protect the identified key values and activities of these areas.'*
    - *'Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.'*
    - *'Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.'*

- **Clause 11.03-6S** (Regional and local places) seeks '*to facilitate integrated place-based planning'*. Strategies of relevance to the Project includes 'consider the distinctive characteristics and needs of regional and local places in planning for future land use and development'.

- **Clause 12.01-1S** (Protection of biodiversity) is intended to support the protection and conservation of Victoria's biodiversity, by identifying and protecting the important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites. Land use and development on important areas of biodiversity should avoid impacts and consider:
    - Cumulative impacts.
    - Fragmentation of habitat.
    - The spread of pest plants, animals and pathogens into natural ecosystems.
- **Clause 12.01-1S** and **Clause 12.01-1L** (Protection of biodiversity) seeks to assist the protection and conservation of Victoria's biodiversity. Strategies of relevance to the Project include to '*avoid impacts of land use and development on important areas of biodiversity'* and *'assist in the identification, protection and management of important areas of biodiversity'.*
- **Clause 12.01-2S** (Native vegetation management) seeks '*to ensure that net loss of biodiversity as a result of the removal, destruction or lopping of native vegetation'*. A strategy of relevance to the Project seeks to ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines.
- **Clause 12.02-1S** (Protection of the marine and coastal environment) and **Clause 12.02-1L** (Protection of coastal areas) seeks to '*protect and enhance the marine and coastal environmental'.* Strategies of relevance include *'minimise direct, cumulative and synergistic effects on ecosystems and habitats',* 'maintain significant scenic values along coastal transport routes to protect amenity for tourism and recreation development' and '*maintain the undeveloped and vegetated character of coastal areas, dunes, waterways and estuaries'*.
- **Clause 12.03-1S** (River corridors, waterways, lakes and wetlands) seeks '*to protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs*'. Strategies of relevance to the Project include:
    - *'Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.'*
    - *'Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.'*
    - *'Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.'*
    - *'Enhance a sense of place and landscape identity by:*
        - *Conserving areas of identified Victorian Aboriginal cultural heritage significance relating to waterway systems.*
        - *Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.*

- *Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.'*

- *'Design and site development to maintain and enhance the natural environment of waterway systems by:*

  - *Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.*

  - *Ensuring development is visually subordinate to the local landscape setting, including through the use of vegetation to filter views of development.'*

- **Clause 12.05-1S** (Environmentally sensitive areas) seeks to *'protect and conserve environmentally sensitive areas'.* Strategies associated with this clause involve protecting environmentally sensitive areas with significant recreational value, from development that would diminish their environmental conservation or recreational values.

- **Clause 12.05-2S** (Landscapes) seeks *'to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments'*. Strategy of relevance to the Project include:

  - *'Ensure significant landscape areas such as forests, the bays and coastlines are protected.*

  - *Ensure development does not detract from the natural qualities of significant landscape areas.*

  - *Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.*

  - *Recognise the natural landscape for its aesthetic value and as a fully functioning system.*

  - *Ensure important natural features are protected and enhanced.'*

- **Clause 12.05-2L** (Landscapes) provides a number of strategies of relevance to the Project including:

  - *'Protect significant views and vistas, including:*

    - *Long and extensive views of the coastal and hinterland landscape from main roads.*

    - *Largely natural and unbuilt views of lakes and other water bodies from their edges.*

    - *Gateway views at topographic rises along roads, in particular those that terminate at the coast, walking tracks, recreational facilities and formal scenic lookouts.'*

  - *'Design and site structures to minimise the loss of canopy trees and understorey vegetation.*

- **Clause 13.01-1S** (Natural hazards and climate change) seeks *'to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning*'. Strategies of relevance to the Project includes:

  - *'Integrate strategic land use planning with emergency management decision making.'*

  - *'Site and design development to minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards.'*

- **Clause 13.02-1S** (Bushfire planning) seeks *'to strengthen the resilience of settlements and communities against bushfire risks and prioritise the protection of human life'*. This policy applies to developments under the P&E Act relating to land that is:
    - Within a designated bushfire prone area;
    - Subject to a Bushfire Management Overlay; or
    - Proposed to be used or developed in a way that may create a bushfire hazard.
- **Clause 13.03-1S** (Floodplain management) has the objective to protect life, property and community infrastructure from potential flood hazards as a result of coastal inundation, riverine and overland flows. The protection of natural carrying capacity and flood storage function, as well as environmentally significant floodplain areas, are also managed under this clause.
- **Clause 13.05-1S** (Noise abatement) seeks '*to assist the control of noise effects on sensitive land uses*'. Strategies of relevance to the Project include 'ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area'.
- **Clause 13.05-1L** (Noise abatement) seeks to '*limit acoustic impacts by providing buffers between industrial uses and residential areas in the form of open space, roads, building envelope restrictions and landscaped areas*'.
- **Clause 13.06-1S** (Air quality management) seeks '*to assist the protection and improvement of air quality'.*
- **Clause 13.07-1S** (Land use compatibility) seeks '*to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts*'. A strategy of relevance to the Project includes '*ensure that use or development of land is compatible with adjoining and nearby land uses*'.
- **Clause 14.01-1S** (Protection of agricultural land) seeks to '*protect the state's agricultural base by preserving productive farmland*'. Strategies of relevance to the Project include '*protect productive agricultural land from unplanned loss due to permanent changes in land use'* and *'protect strategically important agricultural and primary production land from incompatible uses*'.
- **Clause 14.01-3S** (Forestry and timber production) seeks *'to facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests'*.
- **Clause 14.03-1S** (Resource exploration and extraction) seeks '*to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards'*. Strategies of relevance to the Project include '*protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice'* and '*develop and maintain buffers around mining and extractive industry activities'*.
- **Clause 14.03-1R** (Resource exploration and extraction - Great South Coast) seeks '*to facilitate access to key construction material resources in the region, including on-site quarrying*'.

- **Clause 15.02-1S** (Energy and resource efficiency) seeks 'to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions'.

- **Clause 15.03-1S** (Heritage conservation) seeks '*to ensure the conservation of places of heritage significance'*. Strategies of relevance to the Project include *'provide for the protection of natural heritage sites and man-made resources'* and '*encourage appropriate development that respects places with identified heritage values*'.

- **Clause 15.03-2S** (Aboriginal cultural heritage) seeks *'to ensure the protection and conservation of places of Aboriginal cultural heritage significance'*. Strategies of relevance to the Project include:

    - *'Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.*

    - *Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.*

    - *Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006'.*

- **Clause 17.01-1S** (Diversified economy) seeks to '*strengthen and diversify the economy*'. Strategies of relevance to the Project include '*support rural economies to grow and diversify*'.

- **Clause 17.01-1L** (Diversified economy) seeks to '*encourage Portland to be developed as a hub for renewable energy research, design and manufacturing*'.

- **Clause 19.03-3S** (Integrated water management) seeks *'to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach'*.

4.2.3 Land Use Terms

4.2.3.1 Wind farm

In accordance with **Clause 73.03** (Land Use Terms) of the Planning Scheme, the wind farm is a *renewable energy facility*, which is defined as:

- *'land used to generate energy using resources that can be rapidly replaced by an ongoing natural process. Renewable energy resources include the sun, wind, the ocean, water flows, organic matter and the earth's heat.*

- *It includes any building or other structure or thing used in or in connection with the generation of energy by a renewable resource'.*

The *renewable energy facility* land use term includes a '*wind energy facility'*, which is defined as '*land used to generate electricity by wind force. It includes land used for:*

- *Any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force*

- *An anemometer.*

- *It does not include turbines principally used to supply electricity for domestic or rural use of the land.'*

4.2.3.2 Transmission line

The transmission line is a *utility installation*, which is defined as:

- *'land used:*
    - *for telecommunications;*
    - *to transmit or distribute gas, oil or power;*
    - *to collect, treat, transmit, store, or distribute water; or*
    - *to collect, treat, or dispose of storm or flood water, sewage, or sullage.*
    - *It includes any associated flow measurement device or a structure to gauge waterway flow.'*

For the purposes of this report, the wind farm and transmission line components of the Project are classified as a *wind energy facility* and *utility installation* respectively.

4.2.4 Zoning and overlays

The following sections provide an overview of the zones and overlays applicable to the Project along with the map sets contained in **Appendix A** and **Appendix B** of this report. **Table 4.2** under **Section 4.2.8** identifies the Project component/s these zones and overlays apply.

4.2.4.1 Zones

Clause 35.07 – Farming Zone – Schedule 1

Applies to: Wind energy facility / Transmission line (utility installation)

The purposes of the Farming Zone (FZ), of relevance to the Project are:

- *'To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.'*
- *'To encourage the retention of employment and population to support rural communities.'*
- *'To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.'*

Pursuant to **Clause 35.07-1** (Table of uses) and **Clause 35.07-4** (Buildings and works), a planning permit is required for the use and development of a wind energy facility (the use must meet the requirements of **Clause 53.32**) and a utility installation.

Clause 35.07-7 (Signs) refers to signage requirements at **Clause 52.05** and specifies the FZ is subject to the Category 4 (Sensitive areas) signage requirements.

Schedule 1 to **Clause 35.07** (FZ1) requires a planning permit for earthworks which change the rate of flow or the discharge point of water across a property boundary and/or earthworks which increase the discharge of saline groundwater.

Clause 36.01 – Public Use Zone

Applies to: Transmission line (utility installation)

The purpose of the Public Use Zone (PUZ), of relevant to the Project is:

- *'To provide for associated uses that are consistent with the intent of the public land reservation or purpose.'*

Pursuant to **Clause 36.01-1** (Table of uses), a planning permit is not required for the use of land for a utility installation provided the conditions are met. The conditions require the use to be for the purpose described in the table to **Clause 36.01-6** which corresponds to the notation on the planning scheme map, and the use must be carried out by or on behalf of the public land manager. The area zoned as PUZ is shown as PUZ1 which relates to service and utility.

Clause 36.03 – Public Conservation and Resource Zone

Applies to: Transmission line (utility installation)

The purposes of the Public Conservation and Resource Zone (PCRZ), of relevance to the Project are:

- *'To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.'*
- *'To provide for appropriate resource based uses.'*

Pursuant to **Clause 36.03-1** (Table of uses), a planning permit is not required for the use of land for a utility installation provided the relevant condition in the Table of Uses is met. The condition requires that the use is either:

- Conducted by or on behalf of a public land manager, Parks Victoria or the Great Ocean Road Coast and Parks Authority under the relevant provisions of the acts listed in the Table of uses; or
- Specified in an Incorporated plan in a schedule to this zone.

The use of land for a utility installation within the PCRZ would require a permit (Section 2 use) if neither of these conditions is met in accordance with **Clause 71.03-1** (Section 1 uses). Given the Project does not meet either condition, a permit is required for the use of land for a utility installation in accordance with **Clause 36.03**.

An application must be accompanied by the consent of the public land manager generally or conditionally to either:

- the application being made; or
- the application being made and to the proposed use or development.

Where there is no public land manager, an application must be accompanied by the written consent of the Secretary to the Department of Energy, Environment and Climate Action.

In accordance with **Clause 36.03-2** (Permit requirement), a planning permit is required to construct a building or construct or carry out works.

Clause 36.03-9 (Signs) refers to signage requirements at **Clause 52.05** and specifies the PCRZ is subject to the Category 4 (Sensitive areas) signage requirements.

Clause 36.04 – Transport Zone

Applies to: Wind energy facility / Transmission line (utility installation)

The purposes of the Transport Zone (TRZ), of relevance to the Project are:

- *'To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.'*
- *'To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.'*

Pursuant to **Clause 36.04-1** (Table of uses) and **Clause 36.04-4** (Permit requirement), a planning permit is required for the use and development of a wind energy facility and a utility installation. In accordance with **Clause 36.04-4** (Table of transport uses), the section of the project area that is zoned as TRZ is shown as:

- TRZ1 on the Planning Scheme map, which relates to State transport infrastructure. The area zoned for TRZ1 relates to the Portland railway line.
- TRZ2 on the Planning Scheme map, which relates to a principal road network. The roads zoned for TRZ2 include Portland-Nelson Road extending along the northern boundary of the wind farm component of the Project, and Princes Highway, which extends south to north and intersects with the transmission line.

An application must be accompanied by the written consent of the Head, Transport for Victoria, indicating consent generally or conditionally to either:

- the application being made; or
- the application being made and to the proposed use or development.

Clause 36.04-6 (Signs) refers to signage requirements at **Clause 52.05** and specifies a permit is required to display a sign over a road carriageway or over land within 600 millimetres of a carriageway. For all other land in this zone, the sign category which applies is the category which applies to the adjoining zone nearest to the land.

4.2.4.2 Overlays

Clause 42.01 – Environmental Significance Overlay

The purpose of the Environmental Significance Overlay (ESO), of relevance to the Project is:

- *'To ensure that development is compatible with identified environmental values.'*

Pursuant to **Clause 42.01-2** (Permit requirement), a planning permit is required to construct a building or construct or carry out works for a wind energy facility and utility installation. However, this does not apply if a schedule to the ESO specifically states that a permit is not required. A permit is also required to remove, destroy or lop any vegetation, including dead vegetation unless specified by the schedule.

Sections of the project area are affected by Schedule 1 of the ESO (ESO1), Schedule 2 of the ESO (ESO2) and Schedule 3 of the ESO (ESO3) and are detailed below.

- Applies to: Wind energy facility

  ESO1 relates to *coastal areas* and states the '*Shire's coastline is a significant environmental resource and long term public asset which should not be compromised by inappropriate development*'.

  ESO1 seeks the following environmental objective is to be achieved:

  - *'To ensure the long term protection of coastal and marine environments from development that is likely to prejudice the long term environmental values of the coast'.*

  ESO1 does not specify any permit requirements. As such, a permit is required for buildings and works, and the removal of any vegetation for land affected by the ESO1 under **Clause 42.01-2** (Permit requirement).

- Applies to: Transmission line (utility installation)

  ESO2 relates to *waterway, wetland and estuary protection* and of relevance to the section of the project area affected by the ESO2, it states the Surry River is considered of major significance from social, cultural, economic and environmental perspectives. This objective of this overlay is to *'maintain and where possible enhance the environmental values of waterways, wetlands, estuaries and their seasonal tributaries'.*

  No permit requirements outlined under ESO2 apply to the Project. As such, a permit is required for buildings and works, and the removal of any vegetation for land affected by the ESO1 under **Clause 42.01-2** (Permit requirement).

- Applies to: Wind energy facility / Transmission line (utility installation)

  ESO3 relates to *South-eastern red-tailed black cockatoo habitat areas* and states the Red-tailed Black Cockatoo of south-eastern Australia has been classified as an endangered species. The statement of environmental significance describes the species as facing a range of threats that must be addressed if its extinction is to be prevented.

  This objective of this overlay is *'to protect and conserve the critical habitat of the endangered South-eastern Red-tailed Black Cockatoo through the retention of live and dead hollow bearing trees within the bird's range and the retention of Brown Stringybark and Desert Stringybark trees within the bird's known feeding area'*.

  ESO3 states a permit is not required to construct a building or construct or carry out works. Therefore, land affected by the ESO3 does not require a permit for buildings and works. A permit is not required to remove, destroy or lop vegetation subject to meeting the permit requirements under Section 3.0 of ESO3. If these requirements are not met, a permit is required for the removal of any vegetation.

Clause 42.03 – Significant Landscape Overlay (Schedule 1)

Applies to: Wind energy facility

The purposes of the Significant Landscape Overlay (SLO), of relevance to the Project are:

- *'To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.'*

Pursuant to **Clause 42.03-2** (Permit requirement), a planning permit is required to construct a building or construct or carry out works and to remove, destroy or lop any vegetation associated with a wind energy facility. However, this does not apply if a schedule to the SLO specifically states that a permit is not required.

Sections of the project area are affected by Schedule 1 of the SLO (SLO1), which relates to the *Glenelg River estuary and surrounds.* The area protected by the SLO1 is described as a regionally significant landscape as the confluence of the Glenelg River estuary, the Southern Ocean, and the coastal edge. The landscape's visual significance is described as being enhanced by environmental and visitor attractions.

SLO1 seeks the following landscape character objectives to be achieved:

- *'To protect locally significant views and vistas, to the ocean, the Glenelg River Estuary and other natural landforms from Nelson-Portland Road, the Great South West Walk and other publicly accessible locations.*
- *To protect the indigenous coastal vegetation and ensure that it is the dominant feature of the landscape when viewed from the foreshore.*
- *To retain the undeveloped and vegetated character of coastal dunes, waterways and estuaries near the coastal edge of this landscape.*
- *To minimise any increase in development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore by discouraging:*
    - *buildings set high on dunes.*
    - *development that will be visible on the skyline.*
    - *buildings set on visible ridge lines and visually prominent hill faces.*
- *To encourage vegetated landscape edges to the settlement of Nelson, which soften the interface of built and rural areas, and avoids expansion of built areas beyond current boundaries.'*

In accordance with Section 3.0 of the SLO1, a permit is required for buildings and works, and for the removal of any vegetation (where exemptions do not apply).

Clause 44.06 – Bushfire Management Overlay

Applies to: Wind energy facility / Transmission line (utility installation)

The purposes of the Bushfire Management Overlay (BMO), of relevance to the Project are:

- *'To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.'*
- *'To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.'*

A permit is required to construct a building or construct or carry out works associated with the land uses specified under **Clause 44.06-2** (Permit requirement). A *wind energy facility* and *utility installation* are not listed under this clause and as such, a permit is not required for buildings and works under the BMO.

4.2.5 Particular provisions

4.2.5.1 Clause 52.05 – Signs

The purposes of **Clause 52.05**, of relevance to the Project are:

- *'To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.'*

Clause 52.05-14 outlines the requirements for advertising signage within Category 4 – Sensitive Areas, which includes the FZ and PCRZ. A permit is required for a business identification sign, and it must exceed 3 square metres in total display area.

If signage is to be located within the TRZ and does not meet the conditions outlined in **Clause 36.04-6**, the sign category of the adjoining zone applies.

4.2.5.2 Clause 52.08 – Earth and energy resources industry

The purposes of **Clause 52.08**, of relevance to the Project are:

- *'To encourage land to be used and developed for exploration and extraction of earth and energy resources in accordance with acceptable environmental standards.*
- *To ensure that geothermal energy extraction, greenhouse gas sequestration, mining and petroleum production are not prohibited land uses.*
- *To ensure that planning controls for the use and development of land for the exploration and extraction of earth and energy resources are consistent with other legislation governing these land uses.'*

Pursuant to **Clause 52.08-1** (Permit requirement), no permit is required to use or develop land for earth and energy resources (including extractive industry) if the proposed use complies with Section 77T of the MRSD Act. In relation to the Project, the proposed limestone quarry is classified as an extractive industry use. In accordance with Section 77T of the MRSD Act, an EES has been prepared for the Project under the EE Act and a work plan is being prepared to obtain work authority from the Minister for Resources to carry out an extractive industry. Subject to the approval of the work plan and granting of a Works Authority, a permit is not required under **Clause 52.08**.

4.2.5.3 Clause 52.09 – Extractive industry and extractive industry interest areas

The purpose of **Clause 52.09**, of relevance to the Project is:

- *'To ensure that use and development of land for extractive industry does not adversely affect the environment or amenity of the area during or after extraction.*
- *To ensure that excavated areas can be appropriately rehabilitated.*

- *To ensure that stone resources, which may be required by the community for future use, are protected from inappropriate use and development.'*

Clause 52.09 applies to applications to use or develop land for extractive industry. However, in accordance with Section 77T of the MRSD Act, an EES has been prepared for the Project under the EE Act and a work plan is being prepared to obtain work authority from the Minister for Resources to carry out an extractive industry. As such, a planning permit is not required for the use and development for stone extraction.

4.2.5.4 Clause 52.17 – Native vegetation

The purposes of **Clause 52.17**, of relevant to the Project are:

- *'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*

Avoid the removal, destruction or lopping of native vegetation.

Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.'*

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation, except if a specified exemption applies. The table to **Clause 52.17-7** outlines the exemptions where the requirement to obtain a permit does not apply.

The following exemptions are relevant to the Project:

- **Extractive industry:** 'Native vegetation that is to be removed destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the MRSD Act 1990 and authorized by a work authority under that Act.'

- **Regrowth:** *'Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is* (and of relevance to the Project)*:*

    - *'Less than 10 years old; or'*

    - *'Within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation.'*

  There are areas within the plantation where native understorey plants have recolonised since being cleared and since plantation establishment, including along private access tracks. Removal of this regrowth vegetation does not require planning approval, due to the 'regrowth' exemption under **Clause 52.17** of the Planning Scheme.

In accordance with **Clause 52.17-5**, 'if a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in

accordance with the Guidelines. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and the timing to secure the offset'. Offset requirements would be detailed in the Incorporated Document if approved.

Flora and fauna impacts will be managed across various requirements under the Incorporated Document including (but not limited to) a Construction Environmental Management Plan (CEMP), Flora and Fauna Management Plan, Native Vegetation Plan and a Bird and Bat Adaptive Management Plan. These plans will be required to be prepared in consultation with the specified authority, and approved and endorsed by the Minister for Planning prior to the specified commencement of the relevant Project stage outlined in the Incorporated Document. In addition, offsets are required to be secured and offset evidence to be endorsed by the Minister for Planning prior to the removal of any native vegetation.

4.2.5.5 Clause 52.29 – Land adjacent to the Principal Road Network

The purpose of **Clause 52.29**, of relevance to the Project is:

- *'To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.'*

A permit is required to create or alter access to a road in a TRZ2. These roads applicable to the Project include Portland-Nelson Road and Princes Highway.

4.2.5.6 Clause 52.32 – Wind energy facility

The purpose of **Clause 52.32** is to '*facilitate the establishment and expansion of wind energy facilities, in appropriate locations, with minimal impact on the amenity of the area*'.

In accordance with **Clause 52.32-2** (Use and Development of Land), a permit is required to use and develop land for a Wind energy facility.

Pursuant to the table to **Clause 52.32-2**, the use and development of a Wind energy facility is prohibited at the following locations unless the condition is met:

Table 4.1 Clause 52.32-2 – Prohibited locations for a wind energy facility

Clause 52-32-2 requirement	Relevance to the Project
On land where any turbine (measured from the centre of the tower at ground level) that forms part of the facility is located within one kilometre of an existing dwelling the requirements of Clause 52.32-3 must be met.	Two dwellings are located within one kilometre of a proposed turbine. The Proponent has agreements in place with these landowners to allow turbines to be placed within one kilometre. The Planning Scheme Amendment will ensure the requirements of **Clause 52.32-3** are met. Refer **Figure 4.2** below which shows the location of the involved[2] and non-involved[3] existing structures. This comprises existing dwellings and some sheds, which are classified as dwellings for assessment of noise impacts.

[2] Involved dwelling: A dwelling which is associated with the Project (i.e., an agreement is in place between the landowner and the Proponent and/or Project infrastructure is located on the land parcel of the existing dwelling)

[3] Non-involved dwelling: A dwelling which is not associated with the Project (i.e., no Project infrastructure is located on the land parcel of the existing dwelling and/or no agreement is in place between the landowner and the Proponent).

Clause 52-32-2 requirement	Relevance to the Project
Land described in a schedule to the *National Parks Act 1975* is prohibited unless it is 'principally used to supply electricity to a facility used in conjunction with conservation, recreation, administration or accommodation use of the land'.	The wind energy facility does not include any land that is described in a schedule to the *National Parks Act 1975*.
Land declared a Ramsar wetland as defined under Section 17 of the *Environment Protection and Biodiversity Conservation Act 1999*	The wind energy facility is not proposed on land declared a Ramsar wetland under Section 17 of the EPBC Act.
Land listed in a schedule to Clause 52.32-2. The schedule to this clause in the Glenelg Planning Scheme states a wind energy facility is prohibited on all land within five kilometres of a residential zone, an industrial zone, a business zone or a special purpose zone in the urban area of Portland.	The project area of the wind energy facility is more than five kilometres from a residential zone, an industrial zone, a business zone or a special purpose zone in the urban area of Portland (refer **Figure 4.3**).

Clause 52.32-4 of the planning scheme contains application requirements for wind energy facilities. These application requirements are addressed in the Planning Report that accompanies the Planning Scheme Amendment (see **Appendix AA** of the EES).

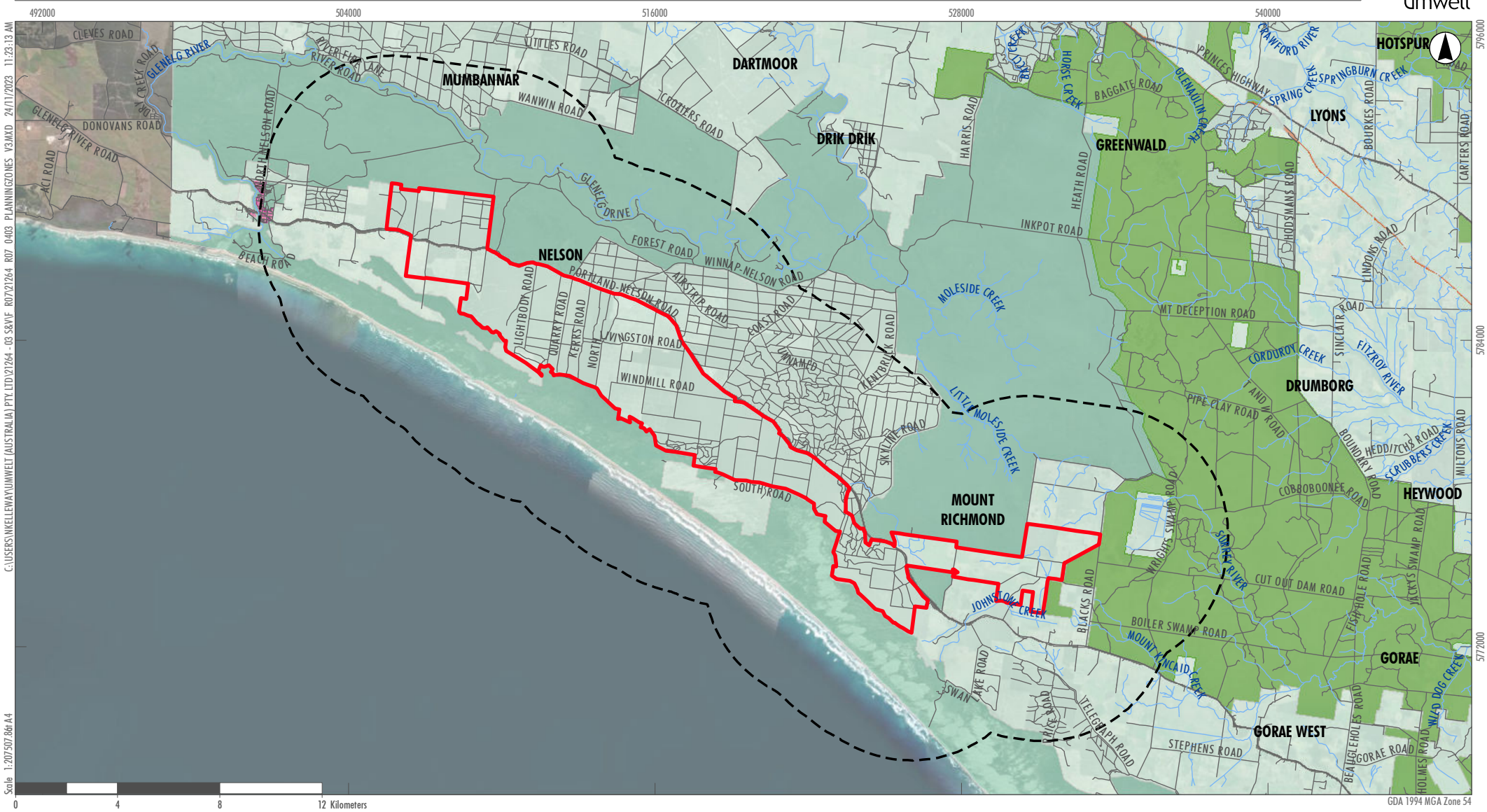
Legend

- Project Area
- 1km radius from proposed wind turbines
- 5km radius from proposed wind turbines
- Parks and Reserves
- Underground Transmission Line
- Overhead Transmission Line
- Roads
- Watercourses
- Proposed Turbine Locations
- Involved Structure
- Non-involved Structure

FIGURE 4.2

Involved and non-involved existing structures

Image Source: ESRI Basemap (2022) Data source: Geoscience Australia; DELWP (2021)



Legend

- Wind Farm Project Area
- Wind Farm Project Area 5km radius
- Creeks/ Rivers
- Road

Planning Zones

- FARMING ZONE - SCHEDULE 1
- FARMING ZONE - SCHEDULE 2
- PUBLIC CONSERVATION AND RESOURCE ZONE
- PUBLIC PARK AND RECREATION ZONE
- TOWNSHIP ZONE - SCHEDULE 1
- TRANSPORT ZONE 1 - STATE TRANSPORT INFRASTRUCTURE
- TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

FIGURE 4.3

Planning zones within five kilometres of the wind farm project area

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021), Umwelt (2021)

4.2.6 General provisions

4.2.6.1 Clause 62.01 and Clause 62.02 – Uses not requiring a permit

The following uses and development are exempt from requiring planning approval pursuant to **Clause 62.01** and **Clause 62.02**:

- The use and development of land for earth and energy resources industry if the conditions of Clause 52.08 are met. As mentioned in **Section 1.1** of this assessment**,** an EES has been prepared under the EE Act for the Project and a work plan will be prepared for the proposed quarry. On this basis and subject to the approval of the work plan and granting of a Work Authority by the Minister for Resources, a permit is not required for the proposed quarry.

- Buildings and works associated with roadworks unless specifically required by the Planning Scheme. The FZ, TRZ, PUZ1, ESO1, ESO2, ESO3, SLO1 and BMO do not specifically require buildings and works associated with roadworks.

4.2.6.2 Clause 65 – Decision guidelines

Clause 65 provides additional decision guidelines that the responsible authority must have regard to before deciding on an application.

4.2.7 Operational provisions

4.2.7.1 Clause 71.02-3 – Integrated decision making

The principle of integrated decision making is set out in **Clause 71.02-3**. It states:

> *'Victorians have various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.*
>
> *The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.*
>
> *Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.'*

4.2.8 Summary of planning controls and permit triggers

Table 4.2 below provides a summary of the planning control and planning permit requirements and identifies the component of the Project it applies to (Wind farm and/or transmission line).

Table 4.2 Summary of planning controls and permit triggers

Planning control	Planning permit requirement	Wind energy facility	Utility installation (transmission line)
Zones			
Clause 35.07 – Farming Zone (Schedule 1)	Permit required for use and development provided it meets requirements of **Clause 52.32**.	✓	✓
Clause 36.01 – Public Use Zone	Permit required for use and development.		✓
Clause 36.03 – Public Conservation and Resource Zone	Permit required for use and development.		✓
Clause 36.04 – Transport Zone	Permit required for use and development.	✓	✓
Overlays			
Clause 42.01 – Environmental Significance Overlay – Schedule 1	Permit required for buildings and works, and removal of any vegetation.	✓	
Clause 42.01 – Environmental Significance Overlay – Schedule 2	Permit required for buildings and works, and removal of any vegetation.		✓
Clause 42.01 – Environmental Significance Overlay – Schedule 3	No permit required for buildings and works, and removal of vegetation (subject to meeting the permit requirements)	✓	✓
Clause 42.03 – Significant Landscape Overlay – Schedule 1	A permit is required for buildings and works, and for the removal of any vegetation (where exemptions do not apply).	✓	
Clause 44.06 – Bushfire Management Overlay	No permit required for buildings and works.	✓	✓
Particular Provisions and General Provisions			
Clause 52.05 – Signs	Permit required for business identification sign (must not exceed 3 square metres)	✓	
Clause 52.08 – Earth and Energy Resources Industry	Permit required for use and development unless it complies with Section 77T of the MRSD Act. Pursuant to Section 77T, a planning permit is not required for extractive industry where under the EE Act, an EES has been prepared and assessed, and a Work Authority granted.	✓(Quarry)	

Planning control	Planning permit requirement	Wind energy facility	Utility installation (transmission line)
Clause 52.09 – Extractive Industry and Extractive Industry Interest Areas	No permit required for the use and development of land for extractive industry if an EES has been prepared and assessed, and a Work Authority granted.	✓(Quarry)	
Clause 52.17 – Native Vegetation	Permit required for removal of native vegetation.	✓	✓
Clause 52.32 – Wind Energy Facility	Permit required for use and development.	✓	
Clause 52.29 – Land adjacent to the Principal Road Network	A permit is required to create or alter access to Portland-Nelson Road and Princes Highway.	✓	✓
Clause 62.01 and Clause 62.02 – Extractive Industry	The proposed quarry is exempt from planning approval for use and development if conditions of **Clause 52.08** are met.	✓(Quarry)	
Clause 62.02 – Roadworks	Roadworks exempt under all applicable zones and overlays (except for the PCRZ).	✓	✓

4.3 Policies, strategies and guidelines

The following outlines the state, regional and local policies, strategies and guidelines of relevance to the Project. For a detailed assessment of the Project against these documents refer to the Planning Report, prepared to support the Planning Scheme Amendment (**Appendix AA** to the EES).

4.3.1 State policies, strategies and guidelines

4.3.1.1 Environment Reference Standard

The Environment Reference Standard (ERS) is a new tool created under the *Environment Protection Act 2017*. The ERS seeks to:

- *Identify environmental values that the Victorian community want to achieve and maintain.*
- *Provides a way to assess those environmental values in locations across Victoria.*
- Clause 7 of the ERS identifies environmental values of the ambient sound environment. Of relevance to the Project, this includes *'human tranquility and enjoyment outdoors in natural areas',* which is described as *'an ambient sound environment that allows for the appreciation and enjoyment of the environment for its natural condition and the restorative benefits of tranquil soundscapes in the natural areas'*.
- In accordance with Clause 4 of the ERS, *natural areas* are defined as '*national parks, state parks, state forests, nature conservation reserves, wildlife reserves and environmentally significant areas and landscapes outside metropolitan Melbourne that are identified in the planning scheme'*.

4.3.1.2 Protecting Victoria's Environment – Biodiversity 2037

The *Protecting Victoria's Environment – Biodiversity 2037* plan (the Biodiversity Plan) prepared by the former DELWP (now DEECA), supports the Victorian government's plans to stop the decline of native plants, animals and improve the natural environment over the next 20 years. The Biodiversity Plan incorporates the latest conservation and social sciences to represent a contemporary approach to achieving the plan's vision: that Victoria's biodiversity is healthy, valued and actively cared for. Community participation, collaboration, and an improved alignment across all relevant stakeholders are promoted in the Biodiversity Plan, to restore our biodiversity and strengthen our economy.

The Biodiversity Plan seeks to mark the start of a long-term pathway for the overall improvement of biodiversity, while sustaining the state's strong economy. The Biodiversity Plan sets out State-wide and contributing targets that are to be achieved by 2037, to meet both goals. The contributing targets are to be reviewed and updated every five years. Priorities for action are also established in the plan to support the government with aligning to its specific priorities and investments within a broader national context.

4.3.1.3 Guidelines for the removal, destruction or lopping of native vegetation

The purpose of *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) set out and describe the application of Victoria's state-wide policy in relation to assessing and compensating for the removal of native vegetation, including the assessment of impacts from removing native vegetation on biodiversity and other values and how offsets are calculated and established to compensate for the loss in biodiversity value from the removal of native vegetation. The Guidelines are incorporated into all planning schemes in Victoria.

The Guidelines is underpinned by applying a three-step approach to achieve no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This comprises:

1. *'Avoid the removal, destruction or lopping of native vegetation.*
2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.'*

4.3.1.4 Marine and Coastal Policy 2020 and Marine and Coastal Strategy 2022

The Marine and Coastal Policy 2020 guides decision makers in the planning, management and sustainable use of Victoria's coastal and marine environment. It provides direction to decision makers including local councils and land managers on a range of issues such as dealing with the impacts of climate change, population growth and ageing coastal structures.

The Marine and Coastal Strategy 2022 will support sustainable use and improve how Victoria manage the health of the marine and coastal environment. It is a five-year action plan to begin implementing the Marine and Coastal Policy 2020. Delivery of this strategy will allow Victorians to benefit from a healthy marine and coastal environment now and in the future.

4.3.1.5 Development of Wind Energy Facilities in Victoria – Policy and Planning Guidelines

The Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (the Guidelines) provides advice to inform planning decisions for wind energy facilities in Victoria. The purpose of the Guidelines is to provide a consistent and balanced approach to the assessment framework, set out

consistent operational performance standards and planning application requirements associated with wind energy facilities. It is a reference document at **Clause 52.32** of the Planning Scheme.

The Guidelines provide a framework that ensure proposals for wind energy facilities are thoroughly assessed, including other considerations and approvals required in the process. Relevant planning policy and statutory context for assessment of wind energy facilities in Victoria are provided in the guidance document, which discusses environmental, significant landscape and Aboriginal cultural heritage values.

Section 5 of the Guidelines identifies the information require to accompany applications for wind energy facilities and the matters that must be considered by responsible authorities during the assessment.

4.3.1.6 Victorian Floodplain Management Strategy

The Victorian Floodplain Management Strategy (the Strategy) is prepared by the former DELWP (now DEECA) and sets out a strategic direction for floodplain management in Victoria. The Strategy builds on the technical basis of the Victoria Flood Management Strategy 1998. The Strategy aligns with the Victorian Government's responses to the Victorian Floods Review and the parliamentary inquiry into flood mitigation infrastructure, as well as with the broader emergency management framework set out in the *Emergency Management Act 2013*. The Strategy seeks to integrate floodplain management with the Victorian Waterway Management Strategy 2013 and the Marine and Coastal Strategy 2022.

The Strategy involves five key components, which are:

- Assessing flood risks and sharing information
- Avoiding or minimising future risks
- Reducing existing risks
- Managing residual risks
- From planning to action.

4.3.1.7 Victorian Waterway Management Strategy

The Victorian Waterway Management Strategy (the Strategy) provides a framework for the government, in partnership with the community, to maintain or improve the condition of rivers, estuaries and wetlands, to ensure environmental, social, cultural and economic values are sustained. The Strategy is centred around regional planning processes and decision-making, within the broader system of integrated catchment management in Victoria.

The Strategy's vision is for "*Victoria's rivers, estuaries and wetlands are healthy and well-managed; supporting environmental, social, cultural and economic values that are able to be enjoyed by all communities*" (DELWP, 2013). The strategy incorporates a transparent, adaptive and integrated waterway management framework that is intended to facilitate regional decision-making with community input, within an integrated catchment management context, and capable of comprehensively integrating waterway management activities.

4.3.1.8 Water for Victoria - Water Plan

The Water for Victoria – Water Plan (the Plan) is a strategic plan that is aimed to manage water resources in Victoria, now and into the future. To meet the challenges of climate change and population growth, the government is taking action so that our water system is modern and efficient, innovative, future-focused

and affordable. The Plan sets a long-term direction for managing Victoria's precious water resources, which is to support a healthy environment, a prosperous economy and thriving communities. The Plan separates Victoria into six regions, of which the Project is within the region of South West Victoria.

4.3.2 Regional policies, plans and guidelines

4.3.2.1 *Ngootyoong Gunditj Ngootyoong Mara* South West Management Plan

The *Ngootyoong Gunditj Ngootyoong Mara* South West Management Plan (the Management Plan) is a strategic guide for management and protecting over 130 parks, reserves and Indigenous Protected Areas in south-west Victoria. The Management Plan defines goals and priorities across National, State, Coastal, Forest and Regional parks, and reserves and Indigenous Protected Areas, which covers over 116,000 hectares of public land and freehold Gunditjmara land.

All of the National, State and Coastal parks are managed under the *National Parks Act 1975*, which of relevance to the Project includes Cobboboonee National Park, Discovery Bay Marine National Park, Lower Glenelg National Park, Mount Richmond National Park and Discovery Bay Coastal Park. The Cobboboonee Forest Park is managed under the *Forests Act 1958* and the regional park and reserves are managed under either the *Forests Act 1958* or *Crown Land (Reserves) Act 1978*.

The project area is located amongst the *Bocara Woorrowarook Mirring River Forest Country* and the *Nyamat Mirring – Sea Country.* The Management Plan maps areas into several zones where different management directions apply. **Table 4.3** describes the management plan zones relative to the Project. Management plan zones are shown on **Figure 4.4**.

Table 4.3 Management plan zones

Zones	Aim	Areas relevant to the project area
Conservation Zone	Emphasis is on protection of areas with high natural value. This zone is the priority for environmental management programs and actions. Recreation and nature-based tourism are permitted subject to close management to ensure minimal impact to values and minimal interference to natural processes.	Cobboboonee National Park Mount Richmond National Park Discovery Bay Coastal Park Lower Glenelg National Park
Conservation and Recreation Zone	Emphasis is on the protection of environmental and cultural values while allowing for recreation. Dispersed recreation and nature-based tourism activities are encouraged to ensure minimal impact on the natural processes.	Cobboboonee National Park
Special Management Zone	Aim to conserve specific features of the Forest Park while catering for sustainable timber production.	Cobboboonee Forest Park
General Management Zone	Areas managed for a range of use and values	Cobboboonee Forest Park

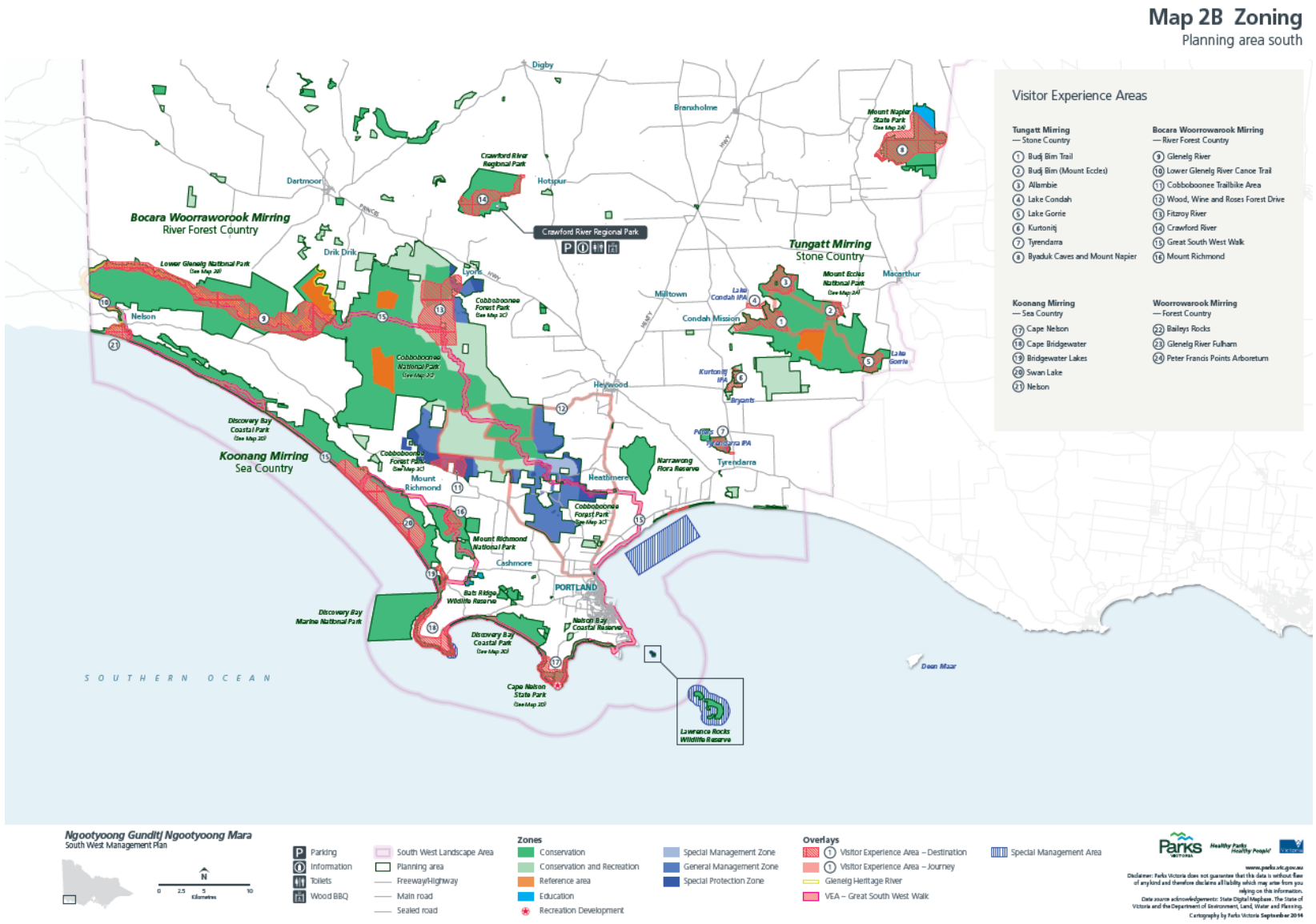
Zones	Aim	Areas relevant to the project area
Special Protection Zone	Areas managed for conservation, which forms part of the informal reserve network designed to complement the dedicated reserves. Timber harvesting operations including minor forest produce and firewood is excluded.	Cobboboonee Forest Park
Reference Area Zone	Areas where all human interference is kept to a minimum as far as practicable to ensure the only long-term changes are a result of natural processes. No access is allowed except for emergency operations, approved research and to protect the natural processes.	Cobboboonee National Park Lower Glenelg National Park (Kentbruck Heath)

The Management Plan also identifies overlays where specific activities or values require special management including (and as relevant to the Project):

- **Victoria Experience Areas** (VEAs) are identified as a priority for visitor management programs and actions to protect unique settings that support a range of defined visitor experiences. These areas are a focus for delivering visitor services and facilities whilst ensuring the protection of the natural and cultural values.
- **Heritage Rivers** are managed to protect the heritage values and maintain or improve water quality. The Glenelg River is identified as a heritage river.

To guide the management of these natural assets, the Management Plan adopts an adaptive management approach, and identifies goals and strategies based on five of Victoria's 14 broad Natural Ecosystems derived from EVCs along with the knowledge and practices of Gunditjmara Traditional Owners, scientists, communities, land managers and research partners.

Figure 4.4 Management plan zones (Parks Victoria 2015)



4.3.2.2 Great South Coast Regional Growth Plan

The Great South Coast Regional Growth Plan (the Plan) provides a regional approach to land use planning in the Great South Coast region over the next 30 years. The Plan includes the municipalities of Corangamite, Glenelg, Moyne, Southern Grampians and Warrnambool.

The Plan provides the land use planning framework to underpin the future of the region through supporting economic and population growth, building on regional strengths and opportunities. It is identified that infrastructure, services and workforce will be needed to harness the potential and benefits of growth.

The 30-year vision for the Great South Coast as determined by the Plan is '*the Great South Coast region will create a thriving, multifaceted and resilient economy, while valuing and managing our natural resources and environment. Our people will be healthy, well educated and have great lifestyle choices. We will work together for a stronger, more prosperous, equitable and liveable Great South Coast*' (Victorian Government, 2014). Principles have been identified to achieve this vision of relevance to the Project include '*strengthen the region's economy through increased industry diversification, innovation and development', 'manage and utilise our strategic assets and support agricultural productivity*' and *'sustainably manage our natural resources and environmental assets'.*

One of the strategic directions of the Plan seeks to '*position the Great South Coast for economic growth*', which renewable energy was identified as a major opportunity for the region and Victoria. Furthermore, drivers of change were identified as the key influences on future growth for the region, which includes '*an abundance of energy assets, including natural gas and renewable energy resources for wind, geothermal and marine energy technologies – building on these opportunities could make the region Australia's alternative energy capital'.*

The Regional Land Use Framework identifies alternative energy production as a key direction, which is underpinned by the following land use policies, strategies and actions:

- *'Support the development of energy facilities in appropriate locations where they take advantage of existing infrastructure and provide benefits to the regional community*
- *Require the protection and proper maintenance of infrastructure and assets, including local roads, during the development and construction of energy projects*
- *Encourage the use of off-site landscape plans to help address the impacts, on landscapes and communities, of alternative energy developments*
- *Plan for and sustainably manage the cumulative impacts of alternative energy development*
- *Secure access to key construction material resources in the region, including on-site quarrying.'*

The Plan provides as a guidance document for local level planning and decision making. It is acknowledged that the Plan builds on the work and directions that were established within the Great Southern Coast Regional Strategic Plan 2014-19.

4.3.2.3 The Great South Coast Regional Strategic Plan 2014–19

The Great South Coast Regional Strategic Plan 2014–19 (the Plan) builds upon the 2010 Regional Strategic Plan to identify challenges and opportunities that impact the region as it grows over the next decade and beyond (Great South Coast Group, 2014). The Plan predicts potential economic, environmental, and social issues that may affect the region, and therefore presents a regionally agreed position as to how these issues would be addressed and managed in the future. The Plan seeks to develop an agreed framework to plan for and work towards our region's future vision, which is beyond the current terms of local, state and federal governments and municipal boundaries.

4.3.3 Local policies and guidelines

4.3.3.1 Glenelg Shire 2040 Community Plan and Vision

The Glenelg Shire 2040 Community Plan and Vision (the Plan) provides a outlines the community's vision and aspirations for the shire over the next 20 years. The document developed six priority themes which include: natural environment, industry, education and employment, health and wellbeing, access, transport and technology, lifestyle, neighbourhoods and culture, as well as voice and action. Each theme is subject relevant community priorities and an action plan which measures the success of achieving each theme's priorities.

The overarching vision of the Plan is that '*By 2040, Glenelg Shire is known as a very liveable region of Australia, featuring rich Indigenous heritage, outstanding natural beauty, and providing access to diverse economic and educational opportunities. The communities embrace technology, sustainable practices, inclusion, creativity, and ability to adapt to an ever-changing world'* (Glenelg Shire 2040 Community Plan and Vision, 2020).

4.3.3.2 Glenelg Shire Council Plan 2021–2025

The Council Plan 2021–2025 (the Plan) which was adopted on 26 October 2021, outlines a four-year strategy, financial plan and budget, to build upon these community identified goals and commitments. The Plan is informed by the Glenelg Shire 2040 Community Plan and Vision, by establishing a long-term vision, themes, objectives and strategies that would guide Council's resources to deliver programs, services and infrastructure to the community.

Glenelg Shire Council's vision states that 'w*e are leaders, change makers setting ambitious targets and making them happen for our community. We acknowledge and embrace local Aboriginal culture, building a more inclusive future. We are forward thinking. We value each other in a safe, inclusive and caring way. We celebrate the rich creativity and natural environment that co-exists with our vibrant and resilient economy'* (Glenelg Shire Council, 2021).

5.0 Methodology

5.1 Overview

Each technical assessment has adopted the Project's EES assessment framework, which used a systematic risk-based approach to understand the existing environment, identify potential impacts of the Project on the environment, and evaluate the effectiveness of mitigation measures to avoid, minimise and manage potential impacts. The overall impact assessment process is outlined in **Chapter 5 – Volume 1** (Assessment Framework) of the EES.

The method adopted in this report to identify potential impacts of the Project relating to land use and planning, and to assess whether the Project meets the evaluation criteria for land use and planning included in the EES scoping requirements (and outlined in **Section 2.0** of this report) is as follows:

- Establish the existing conditions of the land use and planning environment with the project area and the broader regional context (refer **Section 5.1.1** for the method adopted for developing the existing conditions).
- Consider the Project and the proposed construction and operation activities in the context of the existing environmental conditions.
- Identify and describe potential effects on the land use and planning environment as a result of the Project design, construction, operation and decommissioning activities.
- Identify the key avoidance measures identified to reduce and/or mitigate the likelihood, extent and duration of effects during construction and operation of the Project (refer **Section 5.1.2** for further information).
- Complete an assessment of potential impacts giving consideration to the sensitivity and significance of affected receptors (refer **Section 5.1.3** for further information).
- Evaluate the potential for cumulative impacts caused by impacts of the Project in combination with impacts of other projects that are taking place or are proposed nearby.
- Identify additional mitigation measures to address potentially significant environmental effects.
- Identify and evaluate the residual environmental effects considering the proposed mitigation measures and their likely effectiveness.
- Assess whether the Project achieves the evaluation objective for land use and planning.

5.1.1 Existing conditions

A comprehensive assessment was undertaken to understand the existing conditions of the project area to inform this impact assessment for the Project. The existing conditions assessment incorporated a review of the following:

- Glenelg Planning Scheme comprising the Planning Policy Framework, and zones, overlays and relevant particular provisions.

- Legislative framework which applies to land contained in and around the project area, including State and local government strategic planning policy to identify where the Project would impact on strategic plans and land use plans identified by Glenelg Shire Council.
- Current strategic planning work and future Planning Scheme Amendments being considered by the State and Glenelg Shire Council.
- Publicly accessible online mapping including aerial imagery, and zone, overlay and heritage mapping.

5.1.2 Key avoidance measures

Several measures have been implemented during Project development to avoid or minimise potential impacts, including measures relating to the siting of project infrastructure, the design of project infrastructure, and the construction approach. **Chapter 4 – Volume 1** (Project development) of the EES details the development of the Project, which occurred through an iterative design process with consideration for technical and commercial requirements in conjunction with environmental and social constraints.

Key avoidance measures are acknowledged within this report due to their relevance to land and use planning however are linked to other technical reports and should be referred to for further detailed information. This includes (but not limited to):

- **Appendix C** – Flora and Fauna Existing Conditions and Impact Assessment
- **Appendix D** – Brolga Impact Assessment
- **Appendix E** – Southern Bent-wing Bat Impact Assessment
- **Appendix M** – Landscape and Visual Assessment
- **Appendix Q** – Transport Impact Assessment
- **Appendix S** – Social Impact Assessment

Land use and planning avoidance measures that are appropriate for this Project that were considered for the purpose of this impact assessment were:

- Consideration of the relevant objectives of environmental and landscape significant overlays in relation to the placement of wind turbines and other infrastructure to ensure that the objectives are able to be achieved and application requirements can be met.
- Avoidance of areas where wind energy facilities are prohibited (i.e., Ramsar sites) and other environmentally significant sites.
- Application of turbine setbacks from the adjacent Ramsar site, other sensitive wetlands, and adjacent National Parks.
- Consultation with land managers to ensure management practices are identified and considered.
- Minimisation of forestry land needed for construction and operation.
- Avoidance and minimisation of disruption to forestry operations during construction and operation.

- Avoidance of public land use for recreational purposes and provision of mitigation such as temporary crossings where avoidance is not possible.
- Application of buffers around sensitive wetlands that are known to or may support breeding brolga pairs.
- Removal of turbines within five kilometres of the Southern Bent-wing Bat roosting site at McLennans Punt on the Glenelg River.
- Application of turbine setbacks from the carriageway of Portland-Nelson Road within the TRZ2.
- Buffers applied to occupied dwellings (one kilometre unless agreement in place with the Proponent and the landowner to place a wind turbine closer) and nearby campgrounds (including Lake Mombeong campsite) to mitigate potential noise and visual impacts.
- Relocation of four wind turbines from land previously zoned PPRZ (gazettal of Amendment C96gelg rezoned this area of PPRZ to FZ).
- Disruption to be minimised to the extent practicable for temporary occupation of land for construction.

5.1.3 Impact assessment

This report has assessed potential impacts of construction and operation of the Project on land use and planning assets and values. The impacts were identified and considered according to the following approach:

- Assess the Project to determine whether the use of the land for the proposed works would impact the achievement of the policy directions for the land contained within the project area.
- Assess any potential disruption to existing land use or activities on nearby land from the construction of the Project.
- Assess the potential impacts on existing land uses and likely future land uses, from the operation of the Project.
- Assess the potential cumulative impact of the Project to understand if there is potential for impacts on the sensitive receptors of the Project to overlap temporarily or spatially with other projects.

The assessment of land use and planning impacts during construction and operation of the Project considered the requirements of the assessment articulated in the EES scoping requirements, which included assessing the implications for:

- Strategic land use planning for Victoria and the Great South Coast Region of the Barwon South West Region including an assessment of the:
    - Consistency of the Project with the relevant Planning Policy Framework
    - Consistency of the Project with the applicable planning zones, overlays and particular provisions of the Planning Scheme.
- Existing and reasonably foreseeable land uses occupying land to be traversed by, or adjacent to the Project. This included consideration of:

- Existing and planned infrastructure and easements
- Existing planning permissions
- Planning permit applications and planning scheme amendments that have been publicly advertised
- Opportunities to protect other existing or reasonably foreseeable uses, or the Project itself.

- The assessment has also included:
  - Review of the conclusions of other relevant EES specialist studies (refer **Section 5.4** below).
  - Review and consideration of relevant existing and seriously entertained policies and strategies applicable to land affected by the Project.
  - Anticipation/speculation regarding potential land use changes well into the future.

5.2 Stakeholder engagement

Development of the Project and preparation of the EES have been informed by consultation with a range of stakeholders and the community. Community information days have been hosted by the Proponent to present Project details and be available to discuss the Project with the community. These community information days were held in December 2019, May 2022 and August 2022. A Community Advisory Committee has been formed given the level of community interest. The purpose of this committee is to provide updates on the Project. In accordance with the EES scoping requirements, a Technical Reference Group (TRG) was convened and chaired by DTP (previously known as DELWP) on behalf of the Minister for Planning. The TRG has provided input throughout the EES process.

Table 5.1 outlines the specific engagement activities with regulators that have occurred in relation to land use and planning. In addition, this assessment has undergone multiple rounds of review by the TRG, which has been subsequently responded to and addressed as applicable within this document.

Table 5.1 Regulator engagement undertaken specific to land use and planning

Activity	When	Matters discussed	Outcome
Kentbruck Green Hub Project EES TRG #8	18 May 2022	Land Use and Planning Impact Assessment (this assessment)	TRG reviewed and provided comments on this assessment, which have been considered and incorporated as required.
Pre-application meeting with the former DELWP (now DTP) Planning Concierge Team	29 June 2022	Planning approval pathway for the Project pursuant to the P&E Act	Determined next steps for formalising the planning approval pathway for the Project. It has since been determined a Planning Scheme Amendment is the most suitable planning approval pathway for the Project.

In addition to regulator consultation, consultation has been ongoing with the community from design development to the current approvals phase. Feedback specific to land use and planning includes (but is not limited to):

- Concerns about impacts on natural amenity, environment, and recreational activities
- Concerns about disruptions to agricultural activities

- Concerns about effects on local tourism
- Concerns about the proposed physical change to the existing landscape
- Concerns about impacts on amenity.

This feedback has been considered in **Section 8.0** of this assessment along with the other technical assessments and approvals that inform and is informed by this assessment (outlined in **Section 5.4** below).

Refer to **Chapter 6 – Volume 1** (Community and stakeholder engagement) of the EES for further details regarding community and stakeholder engagement undertaken for the broader Project.

5.3 Limitations and assumptions

The following limitations and assumptions apply to this report:

- Information is current at the date of issuing this report.
- The strategic impact assessment in **Section 8.1** is a summary of the detailed planning assessment contained within the Planning Report, which accompanies the draft PSA (see **Appendix AA** to the EES).
- This assessment responds to the evaluation objectives and scoping requirements as set out by the Minister for Planning. It does not provide a full assessment of the Project against all relevant legislation. Requests for approval and associated application documentation under the various applicable state and local legislation and policy is addressed where appropriate by other parts of the Project EES. Specifically, refer to the Legislation and Policy Report (**Appendix B** to the EES) and the Planning Report prepared to support the PSA (**Appendix AA** to the EES).
- This report is based on the scope of the Project as defined by the Project Description (**Section 3.0**). If design details change, the outcomes of this impact assessment could be subject to review.

5.4 Linkages to other technical reports and approvals

To understand the land use and planning impacts from the Project, this assessment informs and is informed by other technical assessments and approvals required as part of the Project. Given the broad nature of the land use and planning, the technical assessments and approvals outlined in the **Table 5.2** have been considered in this report. However, please refer to these technical assessment and approval reports for the detailed analysis of the relevant discipline area.

Table 5.2 Relevant technical assessments and application documentation

Technical Assessment/Approval	Relevance to this Assessment
Flora and Fauna Existing Conditions and Impact Assessment (**Appendix C** to the EES)	Identifies presence, impacts and removal of native vegetation, flora and fauna. Under the Glenelg Planning Scheme, there is several planning overlays relating to the conservation and protection of ecological values within the project area comprising ESO1, EOS3 and SLO1, along with the requirements of **Clause 52.17** (Native Vegetation). This is relevant to land use and planning due to effects on land during all Project phases.
Surface Water Assessment (**Appendix F** to the EES)	Identifies potential impacts to existing utilities and infrastructure from construction and operational activities. This is relevant to effects on local infrastructure for land use and planning.
Aboriginal Cultural Heritage Impact Assessment (**Appendix J** to the EES)	Identifies the likely impacts of the Project's construction activities on Aboriginal cultural heritage. This is relevant to land use and planning due to effects on the existing project area during construction.
Historical Heritage Assessment (**Appendix L** to the EES)	Identifies the presence and any impacts to historical heritage places and associated heritage overlays. This is relevant to land use and planning due to effects on the existing Project during construction.
Landscape and Visual Assessment (**Appendix M** to the EES)	Identifies potential visual impacts to key assets, values and uses surrounding the project area. This is relevant to effects on land use and the social fabric of the community.
Shadow Flicker and Blade Glint Assessment (**Appendix N** to the EES)	Identifies potential shadow flicker and blade glint impacts caused by the wind farm component of the Project. The report assessed 637 receptors, of which five receptors were calculated to have a shadow flicker greater than zero hours. Two of these receptors are anticipated to experience more than 30 hours of shadow flicker per year. Management and mitigation measures have been implemented to mitigate impacts where possible. This is relevant to the effects on neighbouring landowners.
Air Quality Impact Assessment (**Appendix O** to the EES)	Identifies potential air quality impacts during construction and operational activities. Potential air quality impacts were expected to be limited to construction and decommissioning activities. Sensitive human receptors and ecological receptors were identified within 350 metres and 50 metres of the project area respectively. This is relevant to potential effects on land use and to neighbouring landowners.
Environmental Noise Assessment (**Appendix P** to the EES)	Identifies potential noise and vibration impacts associated with all phases of the Project (both on-site and off-site works) and proposes mitigation measures. This is relevant to potential effects on the social fabric of the community and neighbouring landowners.
Transport Impact Assessment (**Appendix Q** to the EES)	Identifies potential impacts relating to traffic and transport within and to/from the project area. Disruption to the existing transport network and connectivity are considered in this assessment. This is relevant to effects on land use, social fabric of the community and neighbouring landowners during all phases of the Project.
Social Impact Assessment (**Appendix S** to the EES)	Identifies the social baseline conditions and social impacts in terms of impacts to business (including tourism) operations or other existing/approved land uses, including private land use. This is relevant to potential effects on the social fabric of the community and to neighbouring landowners.

Technical Assessment/Approval	Relevance to this Assessment
Economic Impact Assessment (**Appendix T** to the EES)	Identifies potential economic impacts as a result of the construction and operation of the Project. The assessment identified the Project is expected to provide a net positive economic impact at the local, regional and state level through direct, indirect and induced employment. This is relevant to effects on the social fabric of the community.
Aeronautical Impact Assessment (**Appendix U** to the EES)	Identifies potential impacts to aviation and aircraft safety. This is relevant to potential effects on aviation safety.
Electromagnetic Interference Assessment (**Appendix V** to the EES)	Identifies potential impacts on electromagnetic interference caused by the proposed wind turbines. This is relevant to potential effects on land use, local infrastructure and to neighbouring landowners.
Bushfire Risk Assessment and Mitigation Plan (**Appendix W** to the EES)	Identifies the bushfire risk associated with the Project. The assessment takes into account existing and future communities, the nature of the Project, existing uses in the project area, access arrangements and the views of the relevant fire authority. This is relevant to effects on land use, local infrastructure and neighbouring landowners.
Planning Scheme Amendment documents (**Appendix AA** to the EES)	The Planning Report associated with the PSA is prepared to facilitate the proposed PSA required for the development of the Project. This report provides further detailed information on the planning context of the Project and assessment of the Project against the relevant legislation, planning scheme provisions, management plans and policies. This is relevant to effects on land use, local infrastructure and neighbouring landowners.
Draft Consent Application (**Appendix AA** to the EES)	The draft consent application has been prepared pursuant to Section 27 of the *National Parks Act 1975,* which provides details about the construction and operation of the underground transmission line component of the Project, which is proposed to be located beneath Boiler Swamp Road in Cobboboonee National Park. At the request of the DEECA, the draft consent application has also included details of the works proposed in Cobboboonee Forest Park, and the relevant operational matters such as emergency management and associated use of Boiler Swamp Road.

6.0 Existing conditions

The existing conditions of the assets, values and uses considered in this assessment are described in the following sections.

6.1 Regional context

6.1.1 Location

The Project is located within the municipal boundary of the Glenelg Shire Council approximately eight kilometres east of the South Australian/Victorian border. The Project is within the localities of Nelson, Mount Richmond, and Heathmere. The Project would be situated north of Discovery Bay, inland of the Discovery Bay Coastal Park and adjacent to the Lower Glenelg and Cobboboonee National Parks amongst several plantations between Mount Richmond and Nelson.

The Glenelg local government area (LGA) is located approximately 360 kilometres west of the Melbourne Central Business District. The Glenelg LGA, along with municipalities of Corangamite, Moyne, Southern Grampians, and Warrnambool, are located within the Great South Coast Region of the Barwon South West Region, which is known for its agriculture, tourism and energy production industries (Great South Coast Group, 2021).

There are several areas of cultural heritage sensitivity and areas of high archaeological potential located within proximity to the project area. Two places of historic heritage value are located within the project area: The Former Kentbruck School (H7121-0053), which was recently listed on the Victorian Heritage Inventory (VHI) as a result of the Project investigations, and the Boiler Swamp Sawmill which has been delisted from the VHI.

The project area is located within the Glenelg Plain and Bridgewater bioregions, where several threatened ecological communities and species listed under the *Flora and Fauna Guarantee Act 1988* and EPBC Act are identified with the potential to occur.

6.1.2 Public land

There are several areas of public land within the regional context of the Project comprising parks, reserves, Indigenous protected areas, wetlands and permanent streams. Public land near the project is used for conservation purposes along with compatible recreation uses. Some of this land is significant in terms of the diversity of flora and fauna it supports and more specifically, its contribution to the health of rivers and catchments. A number of these sites provide a range of defined visitor experiences in a sustainable way that protects the natural and cultural values (refer **Section 6.1.3** for details on recreational infrastructure).

The following outlines the public land sites located within the regional context (refer **Figure 6.1** and **Figure 6.2** for the locations of these public land sites):

- **Lower Glenelg National Park** is located northeast of the project area and is approximately 26,430 hectares in size. The National Park is managed by Parks Victoria and reserved under the *National Parks Act 1975*. It contains a section of the Glenelg River and is known for its cultural landscape which is highly valued by the Gunditjmara People. The National Park is primarily used for conservation and compatible recreation uses. It also includes Kentbruck Heath which is notable for its floristic diversity of ground and low understorey flora including orchids.

- **Cobboboonee National Park** is located east of the proposed wind farm with the transmission line extending across the national park. The National Park is approximately 18,510 hectares in size, managed by Parks Victoria and reserved under the *National Parks Act 1975*. It offers a range of compatible recreational activities and is characterised by areas of lowland forests, heathlands and wetlands.

- **Cobboboonee Forest Park** is also located east of the proposed wind farm with the transmission line extending across the forest park. The forest park is approximately 8,685 hectares in size, managed by DEECA and reserved under the *Crown Land (Reserves) Act 1978*. It is used for conservation, recreation and sustainable resource use.

- **Discovery Bay Coastal Park** is located south of the project area and features a range of coastal landscapes with extensive beaches, coastal cliffs, dune fields, wetlands, and woodland forest communities. The costal park is approximately 10,460 hectares in size, managed by Parks Victoria and reserved under the *National Parks Act 1975*. The coastal park is known for the Cape Nelson Lighthouse and Cape Bridgewater fur seal colony. Lake Mombeong is also located within the Discovery Bay Coastal Park and offers camping facilities.

- **Discovery Bay Marine National Park** abuts Discovery Bay Coastal Park and approximately 2,770 hectares in size. It is managed by Parks Victoria and reserved under the *National Parks Act 1975*. The National Park is used primarily for conservation purposes along with compatible recreation uses.

- **Cape Nelson State Park** is located approximately 210 hectares in size and contains valuable natural features and the associated biodiversity and habitats. It hosts a number of recreational facilities includes walking trails and picnic areas. The state park is managed by Parks Victoria and reserved under the *National Parks Act 1975*.

- **Kentbruck H14 Bushland Reserve** is located south of the project area and adjacent to Portland-Nelson Road. It is approximately 24 hectares in size. This site is reserved under the *Crown Land (Reserves) Act 1978* and managed by Parks Victoria. The site has been identified as a site to assist with the maintenance of the broader local character and quality of the landscape.

- **Hedditch Hill Scenic Reserve** is situated nearby the Kentbruck H14 Bushland Reserve to the south of the project area and adjacent to Portland-Nelson Road. This site is reserved under the *Crown Land (Reserves) Act 1978* and managed by Parks Victoria. The reserve is used as a scenic lookout point.

- **Kentbruck H50 Bushland Reserve** is situated further east of the Kentbruck H14 Bushland Reserve and Hedditch Hill Scenic Reserve and is approximately 130 hectares in size. The reserve is managed by Parks Victoria.

- **Narrawong Flora Reserve** is located to the southeast of the Heywood Terminal Station and is approximately 1,600 hectares in size. The reserve offers a variety of recreational infrastructure and contains valuable biodiversity and habitats for the protection of populations of Heath Mouse and Southern Brown Bandicoot. The reserve is managed by Parks Victoria.

- **Mount Clay State Forest** is located east of the Heywood Terminal Station and is approximately 2,500 hectares in size. The state forest is managed by Parks Victoria and reserved under the *Forests Act 1958.* It provides a range of recreation activities including camping, picnicking, walking and mountain bike tracks.

- **Kentbruck Plantation** is a Victorian State Forest situated north of Portland-Nelson Road and north of the project area. The plantation covers an area of approximately 5,790 hectares and is managed by Hancock Plantations Victoria.

- **Glenelg River** is located north and west of the project area. The river originates in the Grampians and cuts across a subtle landscape covering tablelands, and volcanic and limestone plains to the Southern Ocean at Nelson and is 350 kilometres in length. It is the largest river in south-west Victoria and a part has been recognised as a Heritage River for its important natural values, including the River Red Gum woodlands, roosting bat habitats, threatened fish, fish and bird diversity and karst areas.

- There are **several creeks** located east of the wind farm component of the project area, including Johnstone Creek and some unnamed creeks. The transmission line would also cross the Surry River. A total of 64 waterbodies are shown on the *Vic*Plan mapping tool (DTP, 2023) within the project area, including creeks, farm dams and wetlands.

- **Glenelg Estuary and Discovery Bay Ramsar site** (Ramsar site) is located to the northwest and south of the project area. The Ramsar site covers an area of approximately 22,289 hectares and comprises three broad systems that support different wetland types: freshwater wetlands, the Glenelg Estuary, and the beach and dune system. These systems support a range of ecosystems that provide habitat for a diversity of waterbirds, fish and plants. The area is popular for recreational and tourism activities and is of cultural significance to the Gunditjmara people who have a living association with the site (DELWP, 2017). The Ramsar site comprises two nationally important wetlands: Long Swamp, and Glenelg Estuary. The wind farm component of the project area is located immediately adjacent to the Ramsar site; however, no part of the Project is located within the Ramsar site.

6.1.3 Infrastructure

6.1.3.1 Transport infrastructure

Portland-Nelson Road is the main arterial road servicing the region from the township of Portland (east) to the South Australian/Victorian border (west). Winnap-Nelson Road extends to the north of the wind farm component of the project area. Princes Highway extends to the north of the existing Heywood Terminal Station (where the transmission line would extend to). The local road network in proximity to the project area is comprised of a combination of Department of Transport and Planning (VicRoads), Glenelg Shire Council and other public road assets. The Glenelg Bus service operates a number of bus routes daily to the east of the proposed wind farm.

The Maroona-Portland rail line extends for 175 kilometres and connects western Victoria to the national grid and to the Port of Portland. The Australian Government has recently committed to fund a business case to evaluate the upgrade of the rail line.

The Portland Airport is located approximately 17.5 kilometres east of the wind farm component of the project area, Nelson Aerodrome is 3.9 kilometres to the west, and a private airstrip (Kentbruck Airstrip) is located within the Kentbruck Plantation approximately 2.4 kilometres north of Portland-Nelson Road.

6.1.3.2 Energy infrastructure

There is a 500 kV transmission line running from the Portland Aluminium Smelter, through Melbourne, and east to the project area of the former Hazelwood coal-fired power station (AEMO, 2021).

The Heywood Terminal Station is located to the east of the project area and Henty Highway and is accessed via Rifle Range Road. The transmission line would connect into the Heywood Terminal Station

The closest wind energy facilities in the region include:

- Portland Wind Energy Project (in operation), which comprises multiple sites at Cape Bridgewater, Cape Nelson North and Cape Nelson South all located approximately 20 kilometres to the southeast of the wind farm project area.
- Codrington Wind Farm (in operation) located approximately 51 kilometres to east of the wind farm project area.
- Yambuk Wind Farm (in operation) located approximately 55 kilometres to the east of the wind farm project area.
- Ryan Corner (under construction) located approximately 64 kilometres to the east of the wind farm project area.

There are no approved or operating solar farms within proximity to the project area.

6.1.3.3 Port infrastructure

Port of Portland is Victoria's only naturally deep-water port, providing a logistics gateway to the rest of Australia and the world, with connectivity to national road and rail networks. Strategically located on the southwest coast between Melbourne and Adelaide, the Port of Portland is one of Australia's busiest regional ports.

Specialising in the export of bulk commodity products, Port of Portland services the thriving agriculture, sustainable forestry and mining industries across the Wimmera-Mallee, Green Triangle and Murray Basin regions which extend from northern and western Victoria to south-east South Australia.

The Port currently handles seven commodities including forestry products, livestock, grain, mineral sands, fertiliser, smelter products and wind turbines.

6.1.3.4 Industry

The key industries of the broader region are identified as the Port of Portland, the Portland Aluminum Smelter, renewable energy, timber production and processing, commercial fishing, agribusiness, and tourism (Glenelg Shire Council 2020).

- The Port of Portland is discussed in **Section 6.1.3.3** above. In addition, there is a reported $1.5 billion of annual value of trade through the Port of Portland (Great South Coast Group 2019).
- The Portland Aluminum Smelter is located in Portland and the smelter operations are managed by Alcoa.
- There are abundant renewable energy assets in the broader region such as wind, geothermal, wave and natural gas reserves.

- The dairy industry in the broader region accounts for 22 per cent of Australia's dairy production.
- Approximately one million visitors per year enter the broader region for tourism purposes.
- Forestry in the broader region constitutes 17 per cent of Australia's plantations.
- Fisheries in the broader region utilise the Port of Portland to export to Asian markets.

6.1.3.5 Community infrastructure

Community infrastructure surrounding the project area is generally located within the townships. Townships within 50 kilometres radius of the project area include:

- **Nelson:** Located approximately three kilometres to the west of the wind farm component of the Project with a population of 191 (ABS 2021).
- **Donovans:** Located approximately 30 kilometres to the northwest of the project area with a population of 83 (ABS 2021).
- **Dartmoor:** Located approximately 30 kilometres to the north of the project area with a population of 322 (ABS 2021).
- **Portland:** Located approximately 40 kilometres to the east of the wind farm component of the Project with a population of 11,230 (ABS 2021).
- **Heywood:** Located approximately 47 kilometres to the east of the project area with a population of 1.815 (ABS 2021).
- **Mount Gambier:** Located approximately 40 kilometres to the northwest of the project area in South Australia, Victoria. Mount Gambier services a number of surrounding communities given its central location between Adelaide and Melbourne and hosts a large transport industry. Mount Gambier has a population of 26,878 (ABS 2021).

6.1.3.6 Educational and health infrastructure

The closest schools to the project area are in Dartmoor to the north (primary), Portland to the east (primary and secondary) and Heywood to the northeast (secondary). The closest universities are the Mount Gambier Campus for the University of South Australia and the Warrnambool Campus for Deakin University.

Nearest hospitals are located in Portland and Heywood to the east of the project area.

6.1.3.7 Recreational infrastructure

Recreational infrastructure in the regional context of the project area generally aligns with the public land sites that are managed and protected in accordance with the *Ngootyoong Gunditj Ngootyoong Mara* South West Management Plan. Recreational infrastructure includes:

- Hiking and walking trails
- Camping and picnic areas
- Horse riding areas and trails
- Kayaking and fishing experiences

- Vehicle touring routes and four-wheel driving
- Guided activities and organised/competitive events (subject to permits).

Table 6.1 identifies the key recreational infrastructure and attractions in the region. **Figure 6.1** and **Figure 6.2** show the location of these recreational infrastructure sites.

Table 6.1 Recreational infrastructure located in proximity to the Project Area

Recreational infrastructure	Description	Public land location
Wood, Wine and Roses Forest Drive	This drive circuit is a touring route extending 90 kilometres between Portland and Heywood, with a section extending along Boiler Swamp Road. The drive circuit seeks to capture the rural landscape, local wineries, a rose farm and both the Cobboboonee National Park and adjoining Forest Park. It also includes the camping area at Surry River in the national park on Cut Out Dam Road.	Cobboboonee National Park Cobboboonee Forest Park
Cobboboonee Trailbike Area	Located within the Forest Park, the area is set aside for trailbike use where trailbike riders are permitted to ride on a designated trailbike track (under permit conditions)	Cobboboonee Forest Park
Horse trails	Trails provide for long and short distance rides. The Great Cobboboonee Horse Trail extends over 60 kilometres of vehicle forest roads in the Cobboboonee National Park. The trail includes two camping areas with horse yards and water trough facilities. Cobboboonee Forest Park provides for shorter rides with a designated horse trail day ride. There are designated beach horse riding areas within Discovery Bay Coastal Park and horse riding is permitted on designated routes in Dergholm State Park.	Cobboboonee National Park Cobboboonee Forest Park Discovery Bay Coastal Park
Great South West Walk	A semi-remote long distance track (250 km) through Cobboboonee, Mount Richmond and Lower Glenelg national parks, Cape Nelson State Park, Cobboboonee Forest Park, Discovery Bay Coastal Park, as well as several smaller reserves. It includes a number of sites for overnight campers.	Cobboboonee National Park Lower Glenelg National Park Discovery Bay Coastal Park
Mount Richmond	An extinct volcano that provides a natural setting for sightseers and walkers to picnic, take in views or walk through the forests and heathland.	Mount Richmond National Park
Fitzroy River	The river provides for remote camping experiences in a forest or riverine setting.	Cobboboonee National Park
Lower Glenelg River Canoe Trail	The trail extends through natural and semi-remote setting of the Glenelg River. It provides opportunities for canoe/kayaking experiences overnight with a number of camping areas dedicated specifically for the activity.	Glenelg River
Swan Lake	A coastal destination that provides a base for camping in a natural setting. The use of coastal dunes for dune buggies is permitted here.	Discovery Bay Coastal Park
Glenelg River	A key attraction for fishing.	Discovery Bay Marine National Park

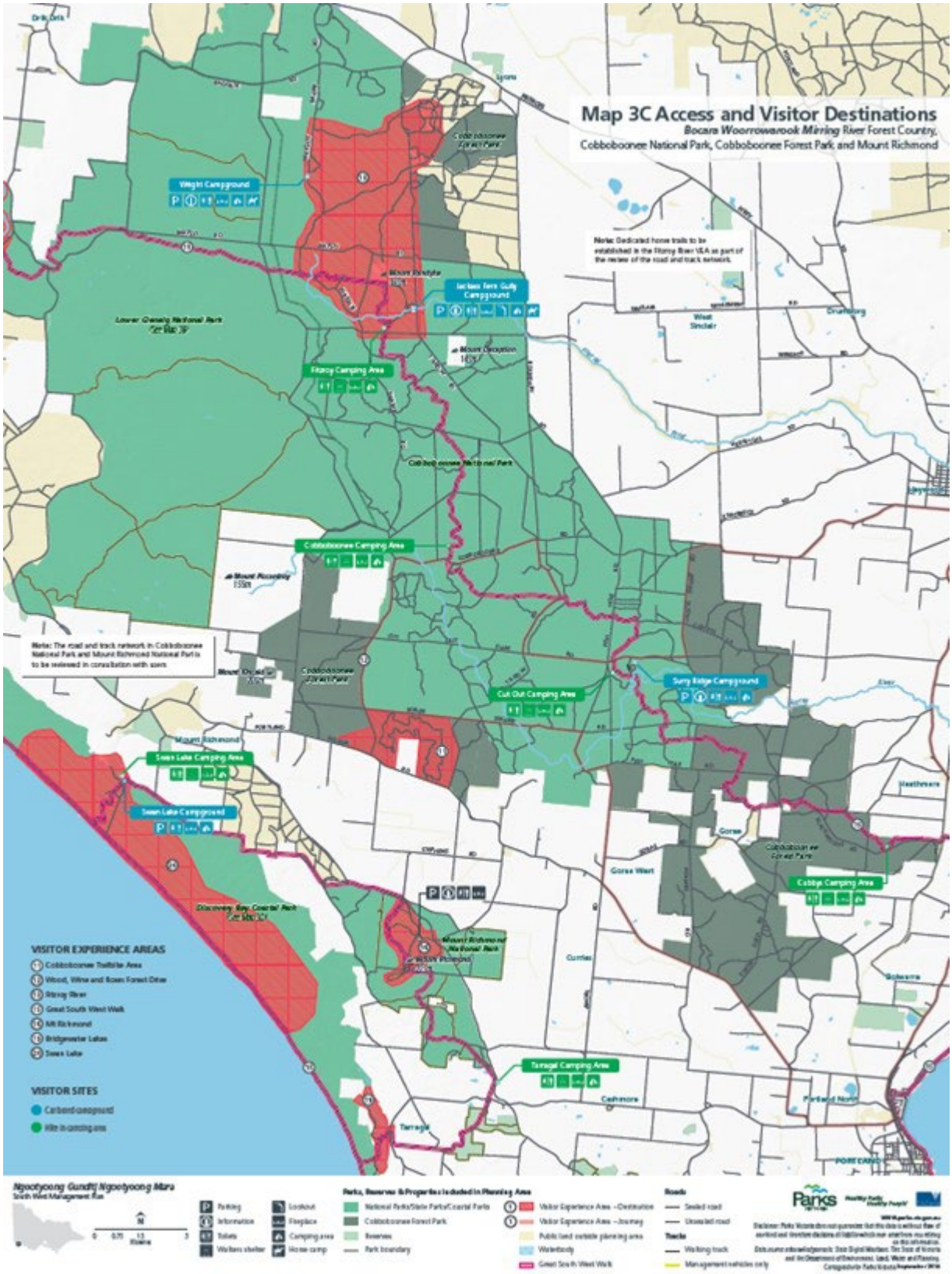


Figure 6.1 Cobbonoonee National Park, Cobboboonee Forest Park and Mount Richmond: Access and visitor destinations (Parks Victoria 2015)

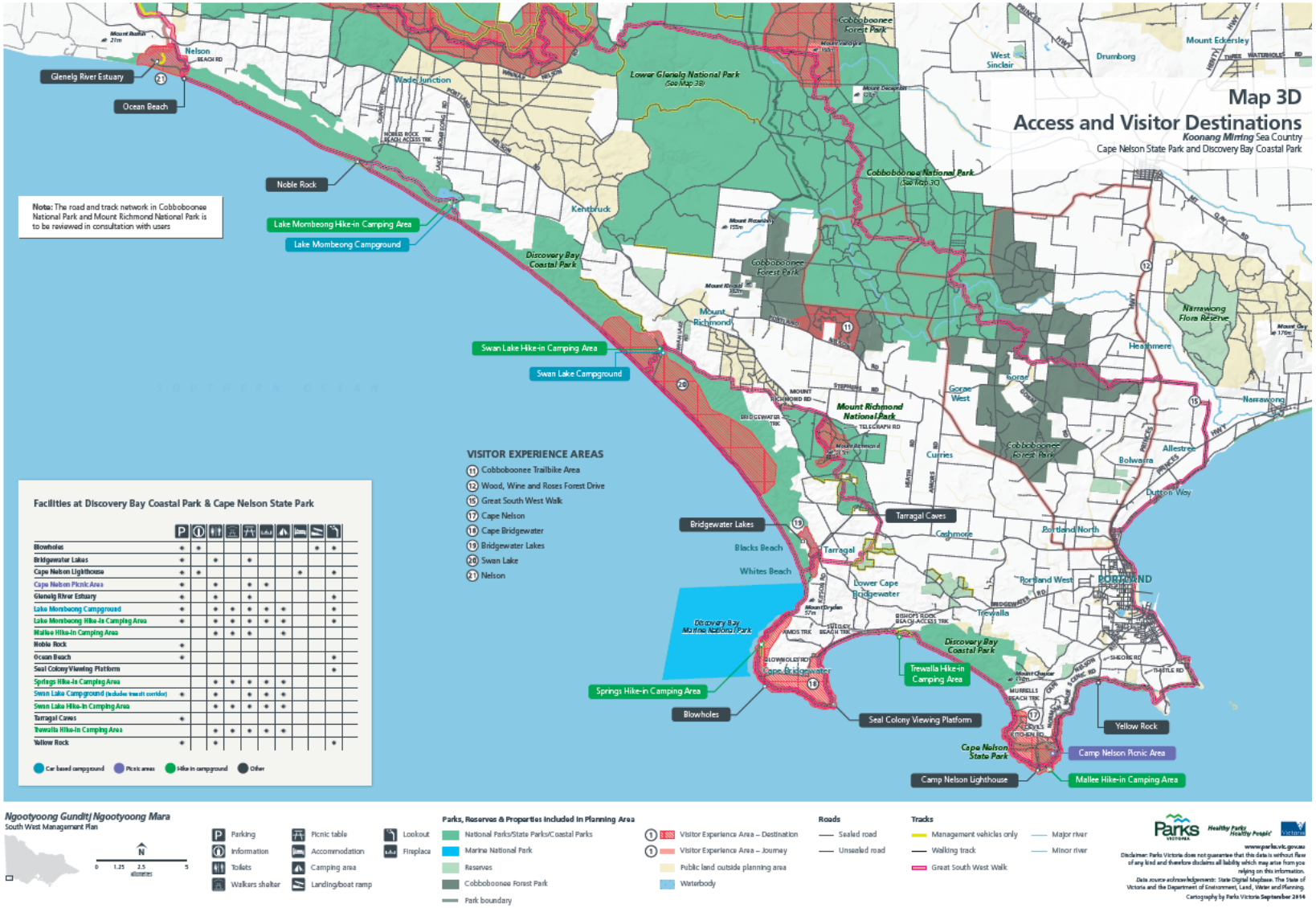


Figure 6.2 Cape Nelson State Park and Discovery Bay Coastal Park: Access and visitor destinations (Parks Victoria 2015)

6.1.4 Housing

The population density surrounding the project area is low. There are 19 non-involved dwellings and ten involved dwellings identified within five kilometres of the proposed wind turbines.

For the purposes of this report, an involved dwelling is categorised as a dwelling which is associated with the Project (i.e., an agreement is in place between the landowner and the Proponent and/or Project infrastructure is located on the land parcel of the existing dwelling). A non-involved dwelling is categorised as a dwelling that is not associated with the Project (i.e., no Project infrastructure is located on the land parcel of the existing dwelling and/or no agreement is in place between the landowner and the Proponent).

A one-kilometre buffer from turbines to occupied dwellings has been applied in line with requirements of Clause 52.32-3 of the Planning Scheme. Three involved existing dwellings are located within one kilometre of a turbine (refer **Figure 4.2**). In accordance with the *Policy and planning Guidelines for Development of Wind Energy facilities in Victoria* (DELWP 2021), written consent from the owners of those dwellings within one kilometre of a wind turbine has been obtained.

Townships within a 50 kilometre radius of the project area are identified in **Section 6.1.3.4** along with the associated population numbers (based on ABS data (2021)). Residential planning zones apply to some of the LGA townships as follows:

- Areas of the Nelson township are zoned Township Zone.
- The township of Portland includes areas zoned for residential purposes including Low Density Residential Zone, General Residential Zone, and Mixed Use Zone.

6.2 Context within Project Area

The project area covers an area of approximately 8,350 hectares and is located across 121 individual land parcels owned by 22 different landholders. Approximately 99 per cent is freehold land comprising substantially modified areas used for commercial forestry (78 per cent of the freehold land) and land primarily used for grazing (21.9 per cent of the freehold land). A total of 0.1 percent of the entire project area (or 23 percent of the transmission line) is located within Crown Land.

This crown land consists of the Cobboboonee and Lower Glenelg National Park, as well as some ‘paper roads’ (parcels of land that are legally recognised as roads but have not been formed into roads).

6.2.1 Wind farm

The wind farm project area is approximately 8,3218hectares in size. Most of the project area (about 78.4 percent) is freehold land comprising substantially modified areas used for commercial forestry, specifically active management and harvesting of radiata pine. The remaining freehold land comprising is freehold, primarily used for grazing. The land is predominantly zoned FZ under the Planning Scheme, which reflects the mentioned land use distribution. The wind farm project area is not located within any national parks, state parks, Ramsar sites or other conservation land.

There are several private access roads within the plantation. Public roads in the plantation are used by plantation vehicles and by members of the public accessing destinations south of the plantation along the coast.

The project area is within the Glenelg Plain and Bridgewater bioregions, where several threatened ecological communities and species listed under the *Flora and Fauna Guarantee Act 1988* and EPBC Act are identified with the potential to occur. Eleven threatened ecological communities, 26 threatened flora species, 40 threatened fauna species, and 20 migratory species are identified with the potential to occur in the project area.

6.2.2 Transmission line

The proposed underground transmission line extends approximately 26.6 kilometres from the terminal substation near the eastern boundary of the wind farm project area to the existing Heywood Terminal Station (refer **Figure 3.1**) primarily within existing roadway and farmland. The area of the transmission line is approximately 21 hectares in size with 51.7 percent located within freehold land, primarily used for grazing. The remaining 48.3 percent of land is located within Crown land comprising:

- Approximately 6.5 hectares of Crown land reserved under the *National Parks Act 1975*
- Approximately 3.25 hectares of Crown land reserved under the *Crown Land (Reserves) Act 1978*

Approximately 17.6 kilometres of the transmission line route passes through the Cobboboonee National Park and Cobboboonee Forest Park. These sections of the transmission line that traverse the national and state parks would be located below an existing road (Boiler Swamp Road). Boiler Swamp Road is a public road that is also used by DEECA and Parks Victoria for land management purposes, including for emergency management purposes.

6.3 Potential future land uses

As of December 2023,

- There are no current planning permits for dwellings within the wind farm project area or within one kilometre of the proposed WTGs.

7.0 Potential land use and planning impacts

The key construction and operation activities of the Project that may significantly disrupt existing and/or proposed land uses, disrupt the management of public land and/or adversely affect land use, are outlined in **Table 7.1**.

Table 7.1 Potential land use and planning impacts

Potential impacts
Construction (2 to 2.5 years depending on if the Project is built in one or two stages)
Proposed construction activities result in disturbance and/or disruption to existing and proposed land uses. This includes potential disruption (temporary or permanent) to public land uses and public infrastructure, including land uses relating to conservation and recreation. Construction activities include those associated with wind turbines, underground and overhead electrical infrastructure, and other ancillary infrastructure such as electrical substations. Construction also includes temporary concrete batching plants, the use of the quarry, and the movements of construction-related vehicles. A consolidated list of the construction activities that would occur as a result of the project is provided in **Chapter 3 – Volume 1** (Project description).
Disruption to the transport network (including road and pedestrian) during construction resulting in possible congestion, access disruptions, and road safety concerns within the vicinity of the project area.
Potential temporary disruptions to public land management, including fire and emergency management.
Operation (25 to 30 years)
The proposed location and siting of the Project may result in land use changes that are different to existing land uses and policy (in the local or regional setting), or reasonably foreseeable future land use directions for public or private land.
Proposed operation access locations result in real or perceived changes to public and private access or increased and/or new road and pedestrian safety issues
Potential permanent changes to public land use management, including fire and emergency management.
Potential differences between the Project and the strategic direction for public land in the vicinity of the Project.
Potential changes to the visitor experience of adjacent natural areas.

8.0 Impact assessment

This impact assessment follows a systematic approach to identify, assess, and manage potential environmental effects in relation to land use and planning. The methodology of this impact assessment is outlined in **Section 5.1.3.**

8.1 Strategic impact assessment

8.1.1 Consistency with the planning policy framework

The following assesses the Project against the relevant planning policy provisions identified in **Section 4.2.1** of this impact assessment. A comprehensive assessment is provided in the Planning Report that accompanies the draft Planning Scheme Amendment documents (refer **Appendix AA** to the EES).

Table 8.1 Project response to the planning policy framework

Relevant PPF	Project response
Clause 11.01 (Settlement)	The Project is consistent with **Clause 11.01-1S** whereby the Project responds to the needs of existing and future communities by providing an energy source that is clean and sustainable. The Project would strengthen the Great South Coast's identity as an environmentally sustainable region whilst minimising detrimental impacts on the environmentally sensitive areas in accordance with **Clause 11.01-1R** and **Clause 11.01-1L.**
Clause 11.02 (Managing Growth)	In accordance with **Clause 11.02-1S**, the Project seeks to use well-located land for the purpose of energy generation, which has been identified as a site subject to high average wind speeds, proximity to electricity transmission infrastructure and proximity to areas with high electricity demand.
Clause 11.03 (Planning for Places)	The Project has gone through several major design changes in response to various environmental and social constraints being identified along with numerous minor design changes, such as repositioning of individual turbines, reducing the number of proposed wind turbines, electrical cabling and access tracks. Furthermore, in the early stages of the Project development avoidance measures were adopted to minimise impacts to surrounding areas of environmental and visual significance. These included (but were not limited to) consideration of the placement of wind turbines within environmental and landscape overlays, locating Project infrastructure away from the Glenelg Estuary and Discovery Bay Ramsar site and buffers applied to occupied dwellings, conservation areas and nearby campgrounds to mitigate potential impacts. The iterative process undertaken by the Project is consistent with **Clause 11.03-3S**, the state and local provisions of **Clause 11.03-4S**, **Clause 11.03-4L**, **Clause 11.03-5S** and **Clause 11.03-6S**.
Clause 12.01 (Biodiversity)	The Project seeks to be consistent with **Clause 12.01S** and **Clause 12.01-L** by conducting a series of ecological surveys to investigate the current conditions of biodiversity in the project area and surrounds. Construction and operation activities associated with the Project have the potential to impact the local biodiversity through impacts of vegetation clearing and habitat disturbance, artificial lighting and construction noise, potential collision impacts with the Projects infrastructure, and operational noise and lighting. Impacts would be mitigated and managed through several mitigation measures implemented during various stages of the Project. **Chapters 7 to 9 – Volume 2** of the EES contains more information on biodiversity and the potential impacts of the Project.

Relevant PPF	Project response
Clause 12.02 (Marine and coastal environment)	In accordance with **Clause 12.02-1S** and **Clause 12.02-1L**, the Project seeks to avoid and minimise impacts on the coastal environment through design and siting, and the implementation of management and mitigation measures. Further information relating to potential impacts on the coastal environment is provided in *Flora and Fauna Existing Conditions and Impact Assessment* Technical Report (**Appendix C** to the EES). The project would not impact on the marine environment.
Clause 12.03 (Water bodies and wetlands)	The Project seeks to be consistent with **Clause 12.03-1S** through the design and siting of the Project and through the implementation of mitigation and management measures. A total of 64 waterbodies are shown on the *Vic*Plan mapping tool (DTP, 2023) within the project area, including creeks, farm dams and wetlands. There are several creeks located east of the wind farm project area, including Johnstone Creek and some unnamed creeks. The Glenelg River is located north and west of the project area. The transmission line would also cross the Surrey River at various locations. No part of the Project is located within a Ramsar site. However, the wind farm component of the Project is located immediately adjacent to a Ramsar site. The topography of the plantation and the western area of agricultural land within the wind farm project area generally falls towards the Ramsar site. This suggests that rainfall of the wind farm project area would flow either overland or underground towards the Ramsar site, eventually reaching Discovery Bay. **Chapter 10 – Volume 2** (Contamination and acid sulfate soils) of the EES contains more information on the water bodies and wetland in the project area, and potential impacts from the Project.
Clause 12.05 (Significant environments and landscapes)	As outlined under the response to **Clause 11.03,** the Project has undergone an iterative design process to minimise impacts to surrounding areas of environmental, landscape and visual significance where possible, which seeks to be consistent with the purpose of **Clause 12.05-1S**, **Clause 12.05-2S** and **Clause 12.05-2L.** Potential visual impacts are addressed in the Landscape and Visual Assessment (**Appendix M** to the EES), which concluded whilst recognising landscape sensitivities and values applied to the landscape surrounding the Project Land, the overall landscape characteristics within and surrounding the Project Land are considered to exhibit visual characteristics which tend to result in a moderate to high sensitivity to accommodate change. The general tree cover, topography and landforms across the landscape often restrict views of the Project and contribute to easing the visual effects of Project components. The Project is located within a landscape context where a wind farm would not be wholly unexpected. Wind turbines and ancillary infrastructure would be subject to various degrees of screening through localised permanent or temporary forests and plantations as well as natural undulating landforms within the coastal zone. Some landscape areas surrounding the Project site are subject to levels of high scenic amenity and held in high regard at a local and state level.
Clause 13.01 (Climate change impacts)	Renewable energy is identified as a major economic growth opportunity for the region that can help the region achieve its strategic goals of economic development and in addressing climate change and reducing greenhouse gas emissions. The Project will play an important role in providing energy security and mitigating the projected impacts of climate change. The Project has been sited and designed to ensure risk from natural hazards is minimised as far as practically possible to the natural environment, recreational infrastructure and properties in accordance with **Clause 13.01-1S** (Natural hazards and climate change).

Relevant PPF	Project response
Clause 13.02 (Bushfire)	The Project is located within the Bushfire Management Overlay. A Bushfire Risk Assessment and Mitigation Plan has been undertaken (**Appendix W** to the EES) and provides a detailed assessment against the requirements of **Clause 13.02-1S**. The assessment has been undertaken within the context of a wind farm development (noting the Project does not introduce new settlements into the landscape). The outcomes of the assessment concluded compliance with the objectives of **Clause 13.02-1S**. Furthermore, in accordance with **Clause 13.02-1S**, the assessment has been prepared in response to the *Design Guidelines and Model Requirements for Renewable Energy Facilities v.3* (CFA, March 2022) (refer Section 8.5 of **Appendix W** to the EES for an assessment of the Project against the guidelines) and in consultation with the CFA as part of the EES process. The CFA will continue to be consulted with as part of the Planning Scheme Amendment.
Clause 13.03 (Floodplain management)	In accordance with **Clause 13.03-1S** the Project seeks to protect life, property and community infrastructure from any potential flooding hazards that result from Project works. It also seeks to protect any environmentally significant floodplains as well as the natural carrying capacity and flood storage function of the site. A Construction Environmental Management Plan (CEMP) and a Sediment, Erosion and Water Quality Management Plan are a condition of the Incorporated Document. In addition, industry standards mitigation measures would ensure residual surface water impacts are minimized and management appropriately.
Clause 13.05 (Noise)	The potential noise impacts associated with the construction and operation of the Project have been considered in the Environmental Noise Assessment (**Appendix P** to the EES). This assessment was undertaken in accordance with the New Zealand Standard (NZS 6808:2010) as required by the *Policy and planning Guidelines for Development of Wind Energy facilities in Victoria* (November 2017). The assessment concluded the Project is predicted to comply with the criteria and recommendations of the applicable Victorian policies and guidelines, provided that appropriate mitigation measures are implemented. Consistent with **Clause 13.05-1S** and **Clause 13.05-1L** mitigation measures include (but not limited to) the preparation of a pre-development noise assessment based on the final site layout and a CEMP to manage the effects of construction noise related to on-site activities and off-site traffic movements.
Clause 13.06 (Air quality)	An Air Quality Impact Assessment (**Appendix O** to the EES) was undertaken to assess the potential air quality impacts associated with the Project. The assessment demonstrated that the project would not result in ongoing or widespread (i.e., regional) impacts on air quality. Consistent with **Clause 13.06-1S**, the assessment recommended mitigation measures and a reactive dust management plan to minimise potential impacts on air quality.
Clause 13.07 (Amenity, human health and safety)	In accordance with **Clause 13.07-1S,** the Project seeks to minimise any impacts to community amenity, human health and safety through the implementation of management and mitigation measures. This is further supported by the Proponent's environmental and social objectives for the Project which includes the consideration of the rights and values of the community and stakeholders, human health, environment, and cultural heritage in the decision-making process.
Clause 14.01 (Agriculture)	In accordance with **Clause 14.01-1S** and **Clause 14.01-3S,** wind farm energy facilities are considered compatible with existing land uses such as agriculture and forestry. Specifically, the wind farm component of the Project is predominantly located (74 percent) on substantially modified areas used for commercial forestry with the remaining percentage of land primarily used for grazing. Land within the project area that is not required for wind farm infrastructure would continue to be used for forestry and agricultural grazing.

Relevant PPF	Project response
Clause 14.03 (Resource exploration and extraction)	The Project involves the extraction of natural resources in the form of a limestone quarry for use during the construction of the Project. The quarry material would be used for hardstands and for upgrades to existing access roads or construction of new access roads. In accordance with the MRSD Act, a Work Plan for the quarry is being prepared to obtain work authority from the Minister of Resources to carry out an extractive industry and as such, will require compliance with the appropriate environmental standards and management of potential environmental impacts. **Appendix X** to the EES contains the Quarry Work Plan Requirements Report, which summarises the potential impacts of the quarry by integrating the impact assessments from other specialist reports prepared for the EES. This report will be used to inform the preparation of the Quarry Work Plan.
Clause 15.03 (Heritage)	Consistent with **Clause 15.03-1S** and **Clause 15.03-2S**, CHMP 17882 is currently being prepared. There are five previously known Aboriginal places recorded within the identified Study Area which were reinspected through the standard assessment. There are no caves, cave entrances, rock shelters or other notable geological features that might be conductive to the preservation of Aboriginal cultural remains. No rock outcrops were found that might contain stone axe grinding grooves. Three new Aboriginal places were recorded during the standard assessment, these places were found in the west end of the Green Triangle Forest Products pine plantation. This site has previously undergone land clearance, rail infrastructure, utility installation, road works and landscaping. Mitigation and management measures for Aboriginal cultural heritage will be addressed through the CHMP, which will include contingency plans to protect and prevent potential adverse impacts. There are no local heritage overlays located within the project area or places listed in the Victorian Heritage Register and Victorian Heritage Inventory (VHI) under the *Heritage Act 2017,* however, as a result of Project investigations, the Former Kentbruck School (H7121-0053) was listed in the VHI. In accordance with **Clause 15.03-1S**, mitigation measures are recommended to minimise and manage impacts on historic heritage.
Clause 17.01 (Employment)	**Clause 17.01** supports the Project, seeking to contribute to a strong and innovative economy where all sectors are critical to economic prosperity. The Project is consistent with **Clause 17.01-1S** and **Clause 17.01-1L** where it seeks to bring in an estimate $1.2 billion infrastructure investment to the region. Furthermore, the Project will create approximately 350 jobs during construction and 14 local jobs once the Project becomes operational.
Clause 19.01 (Energy)	**Clause 19.01** provides the strategic support for renewable energy projects with regard to the appropriate siting and design of such projects. The Project is consistent with the objectives of both **Clause 19.01-1S** and **Clause 19.01-2S** for the following reasons: • The Project is located within close proximity to the existing electricity transmission infrastructure with available capacity of the transmission networks. • The Project is located within proximity to areas with high electricity demand. • The wind farm component of the Project is compatible with the existing land use of the project area, being freehold land used predominantly for commercial forestry and agricultural grazing purposes. • The Project is located amongst an existing transport network in proximity to Keppel Prince (a local fabricator of wind turbine towers which the Project plans to use) and the Port of Portland which other project infrastructure can be shipped to. The delivery of infrastructure would use existing access points and road network currently used by logging trucks. • The Project is located within an area of high average wind speeds that are consistent.

8.1.2 Consistency with zones, overlays and particular provisions

Table 8.2 provides a summary assessment of the two key components (wind farm and transmission line) of the Project against the applicable zones, overlays and particular provisions of the Glenelg Planning Scheme. A comprehensive assessment is provided in the Planning Report that accompanies the draft Planning Scheme Amendment documents (refer **Appendix AA** to the EES).

Table 8.2 Consistency with zones, overlay and particular provisions

Applicable planning controls	Consistency with planning controls
Wind Farm (including quarry)	
Zoning • FZ1 • TRZ	• Wind energy facilities are permissible within the FZ1 with consent under the Planning Scheme. The wind farm component of the Project is predominantly located within the FZ1, which seeks to ensure that non-agricultural uses do not adversely affect the use of land for agricultural purposes. It is not anticipated that the wind farm would compromise the purpose of the FZ1 whereby land within the project area not required for Project infrastructure would continue to be used for farming purposes. Following the operational life of the Project, it is expected the project area would be rehabilitated for continued agricultural use. • The TRZ2 applies to Portland-Nelson Road to the north of the wind farm project area. The outcomes of the Transport Impact Assessment **(Appendix Q** to the EES) identified several pinch points which would need to be widened to allow for transport of wind turbine blades to the site. These proposed works are consistent with the purpose of the TRZ2 whereby it seeks to ensure the safe use of the road network. A Traffic Management Plan would be developed to manage impacts during construction. Further assessment of potential impacts on the road network are provided in the *Transport Impact Assessment* Technical Report (**Appendix Q** to the EES)
Overlays • ESO1 • ESO2 • ESO3 • SLO1 • BMO	• The western section of the wind farm project area is located within the SLO1, which relates to the Glenelg River estuary and surrounds. An application for a permit under SLO1 of the Planning Scheme must consider the landscape character objectives to be achieved (refer to the Planning Report (Appendix AA to the EES) for a detailed assessment against the objectives). 12 wind turbines are proposed within the SLO1. 8 of these wind turbines are proposed within the plantation coupe north of Portland Nelson Road. Four of these wind turbines are proposed within agricultural land immediately south of Portland Nelson Road. The Project seeks to retain the 'undeveloped and vegetated character' of coastal dunes, waterways and estuaries by positioning wind turbines to the north-eastern portion of land affected by the SLO1. Wind turbines are proposed to be located over six kilometres from the Glenelg Estuary (specifically, the picnic area at the western extent of Beach Road) and approximately three kilometres from the coastal foreshore area. Where there are partial views of the wind turbines from the picnic area of the Glenelg Estuary, the location of the wind turbines would not impinge on views toward, or within the estuary or the Glenelg River corridor located within the SLO1 area. As such, the Project seeks to support the landscape character objective of retaining the current character of the areas affected by the SLO1. • The ESO1 affects some of the southern sections of the wind farm project area. The Project is generally consistent with the environmental objectives to be achieved under the ESO1. The project would not result in significant, long-term changes to coastal and marine ecosystems. Project infrastructure has been setback from the southern boundary such that it would not prejudice the long-term environmental values of the coast. The project elements proposed to be located within the ESO1 are not seen as inappropriate development, as the land that is proposed to be used by the project affected by the ESO1

Applicable planning controls	Consistency with planning controls
	is wholly within the FZ1, under which wind energy facilities are permissible with consent. A detailed assessment and information relevant to the ESO1 has been undertaken and can be found in the Flora and Fauna Existing Conditions and Impact Assessment Technical Report (**Appendix C** to the EES), the Surface Water Impact Assessment (**Appendix F** to the EES), and the Landscape and Visual Impact Assessment (**Appendix M** to the EES). • The transmission line intersects with land affected by the ESO2, which relates to *waterway, wetland and estuary protection* and specifically the Surrey River. The Project is generally consistent with the environmental objectives to be achieved under the ESO2 whereby the environmental value of the waterways is sought to be maintained through the implementation of horizontal directional drilling (HDD) at the crossing of the Surrey River. Adoption of HDD seeks to avoid interaction with the waterway and riparian zone. Two options have been presented for the crossing of the Surrey River affected by the ESO2. The viability of the preferred options will be determined in response to geotechnical investigations being undertaken during detailed design and only one option would be constructed. • Sections of the wind farm project area are affected by the ESO3, which relates to the South-eastern Red-tailed Black Cockatoo habitat areas. As part of the Flora and Fauna Existing Conditions and Impact Assessment Technical Report (**Appendix C** to the EES) field surveys were undertaken for the South-eastern Red-tailed Black Cockatoo, however, were not detected during investigations. The assessment found that most of the project area is unsuitable as habitat for South-eastern Red-tailed Black Cockatoos. The assessment concluded that turbine collision impacts for this species would be rare if they did occur. It is likely that most flights by the species will be below rotor-swept height of turbines proposed for the Project (below 60 metres above ground level). • The wind farm project area is affected by the BMO. There are no planning requirements under the BMO for a wind energy facility or a utility installation, the wind energy guidelines in Victoria require matters relating to bushfire and emergency management to be considered. The Bushfire Risk Assessment and Mitigation Plan Technical Report (**Appendix W** to the EES) has been prepared to assess the bushfire risk and recommend mitigation measures.
Particular Provisions	• **Clause 52.05 – Signs:** The location of Project signage would be identified during detailed design and regulated by the Incorporated Document for the Project. • **Clause 52.08 – Earth and Energy Resources Industry and Clause 52.09 – Extractive Industry and Extractive Industry Interest Areas:** An EES has been prepared for the Project and a Work Plan is currently under preparation. Therefore, approval is not required under the P&E Act for the limestone quarry pursuant to Section 77T of the MRSD Act. • **Clause 52.17 – Native Vegetation:** Removal of native vegetation within the project area has been minimised where possible. The following summarises how the removal of native vegetation has been minimised in relation to the wind farm and transmission line components. Details regarding the proposed removal of native vegetation is discussed in the *Flora and Fauna Existing Conditions and Impact Assessment* Technical Report (**Appendix C** to the EES). ○ Impacts to native vegetation within the **wind farm project area** have been minimised through micro-sitting of WTGs, access tracks and associated infrastructure. In addition, consideration of the placement of WTGs in relation to applicable environmental and landscape overlays to further avoid impacts to native vegetation. ○ Impacts to native vegetation within the **transmission line project area** have been minimised through adoption of horizontal directional drilling (HDD) at several crossings of the Surrey River. Selection of Boiler Swamp Road for the component

Applicable planning controls	Consistency with planning controls
	through Cobboboonee Forest Park and the National Park. Cut Out Dam Road was considered however is narrower compared to Boiler Swamp Road and therefore likely means a greater degree of impact on native vegetation to ensure the construction footprint is wide enough to lay the cabling underground. Utilising the Boiler Swamp Road carriageway for underground cabling minimizes impacts to native vegetation. • **Clause 52.29 – Land adjacent to the Principal Road Network:** Upgrades to Portland-Nelson Road and Princes Highway would be undertaken to ensure the continued appropriate access to these roads and would be managed through a Traffic Management Plan. • **Clause 52.32 – Wind Energy Facility:** The technical assessments completed as part of the EES process, have considered the decision guidelines of **Clause 52.32** as follows: ○ The Project is consistent with the Municipal Planning Strategy and the Planning Policy Framework (refer this assessment and **Appendix AA** to the EES (Planning Scheme Amendment documents – Planning Report). ○ Through the project development, the Project would result in acceptable impacts in regard to shadow flicker, blade glint, EMI and noise (refer **Chapter 14 – Volume 3** (Noise and vibration) of the EES). ○ The Project would have varying visual impacts on dwellings and nearby camping grounds depending on existing vegetation and topography. The project area and surrounding landscape character sensitivity was concluded to be overall medium with some areas of high sensitivity within the coastal edge. Some key landscape characteristics (including those associated with the Discovery Bay Coastal Park and sections of the Great South West Walk) would be affected by the Project (refer **Chapter 12 – Volume 2** (Landscape character and visual amenity) of the EES). ○ The Project has adopted key avoidance measures throughout the design development process to minimise impacts on the natural environment and systems along with the implementation of further mitigation measures (refer **Chapter 7 to 10** of the EES). ○ The Project Environmental Management Framework (refer **Chapter 19 – Volume 3** (Environmental management framework) of the EES) contains a range of management and mitigation measures that would assist in managing potential residual impacts on the surrounding area. ○ The impact of the Project on cultural heritage is being assessed and managed through CHMP 17882 (refer **Chapter 11 – Volume 2** (Aboriginal Cultural heritage) of the EES). ○ The Project was assessed to have a low risk to aviation safety (refer **Chapter 18 – Volume 3** (Safety, hazard and risk) of the EES). ○ Technical reports have considered the *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (DELWP 2021) as applicable. ○ The wind farm is predicted to comply with the requirements of the NZS 6808:2010 for dwellings (refer **Chapter 14 – Volume 3** (Noise and vibration) of the EES).
Transmission Line	
Zoning • PCRZ	• The underground component of the transmission line is located within the PCRZ resulting in limited disturbance to land uses associated with these zones during construction, primarily in relation to access. Given the infrastructure would be installed beneath an existing road and the road reinstated, this would not prohibit the current use of the land for a road from continuing. Partial road closures may cause temporary disturbances to access within these zones. The draft consent application prepared pursuant to Section 27 of the *National Parks Act 1975* provides a detailed assessment of the potential impacts as

Applicable planning controls	Consistency with planning controls
	a result of the construction and operation of the underground component of the transmission line (refer **Appendix AA** (Draft Consent Application). • A 6.5 metre wide by 8-metre-high corridor has been adopted for the underground component of the transmission line to limit impacts and to ensure the protection and conservation of the existing environmental values as much as practicably possible. This corridor is primarily located under Boiler Swamp Road and as such, further minimising impacts to the existing vegetation within the National Park. The Project also seeks to utilise several areas where cross-roads and existing cleared areas would provide for laydown and vehicle turning bays, which subsequently assists in minimising impacts on native vegetation. • The underground transmission line through the PCRZ will not impact any registered historic or aboriginal cultural heritage places. Furthermore, the identified corridor below Boiler Swamp Road is located within an area of cultural heritage sensitivity, however, has a reduced archeological sensitivity due to past localised disturbance associated with road grading and maintenance activities through the area as concluded by the Aboriginal Cultural Heritage Technical Report (refer **Appendix J** to the EES). Trenching of the underground component has the greatest potential to impact on unidentified Aboriginal cultural heritage material within areas of cultural heritage sensitivity. Trenching would only occur within the construction corridor which has a reduced sensitivity due to previous disturbance. Due to the disturbed nature of Boiler Swamp Road, the likelihood of uncovering unidentified Aboriginal cultural heritage material is lower than for generally undisturbed areas. As such, the location of the underground component of the transmission line located within the PCRZ is concluded to be in accordance with the purpose of the zone whereby seeking to conserve the historic and cultural values as far as practicably possible. • These sections of the transmission line are not expected to have material impacts on the objectives or ongoing operation of these zones. • The Proponent would consult with relevant land managers to ensure that temporary disruptions to Boiler Swamp Road and adjacent land uses during construction are suitably managed. This would include the provision of safe, alternate access for users.
• FZ1 • TRZ1 and TRZ2 • PUZ1	• The section of the transmission line extending generally east of Cobboboonee National and Forest Park to Heywood Terminal Station of the Project is located within the FZ1. It is not anticipated the transmission line would compromise the purpose of the FZ1 whereby land not required for Project infrastructure will continue to be used for farming purposes. • The TRZ1 and TRZ2 applies to Portland Railway Line and Princes Highway respectively, which the transmission line would intersect with. It is not expected to impact on the safety or function of either the railway line or highway. Relevant land managers would be consulted to ensure technical, design and constructability requirements are met. • The connection of the transmission line into the Heywood Terminal Station is located within land zoned as PUZ1. The purpose of the PUZ is to recognize public land use for public utility and community services and facilities. Specifically, the PUZ1 relates to use of land for service and utility purposes. As such, the transmission line connection into the Heywood Terminal Station is considered consistent with the purpose of the PUZ1.
Overlays • ES02 • ESO3 • BMO	• The Project currently includes two options for the eastern-most crossing of the Surrey River, which is affected by ESO2. The final crossing selected at this section of the Surrey River is proposed to be crossed using horizontal directional drilling (HDD) due to the large upstream catchment and wide crossing over the Surrey River flood plain. Negligible impact on the waterway and minimal ground disturbance is expected using HDD. The adoption of HDD as a construction method seeks to maintain the environmental values of

Applicable planning controls	Consistency with planning controls
	the Surrey River in accordance with the environmental objective of ESO2. An option will be selected following geotechnical investigations to be undertaken during detailed design. • A large section of the transmission line project area is affected by the ESO3, which relates to the *South-eastern Red-tailed Black Cockatoo habitat areas.* Given the transmission line would extend underground and below Boiler Swamp Road, it is expected there would be limited indirect impact on existing vegetation used by the species. The transmission line is therefore not expected to materially impact on the objectives of the ESO3 (refer **Appendix A** to the EES). • The majority of the transmission line project area is affected by the BMO. Whilst there are no planning requirements under the BMO for a utility installation, a *Bushfire Risk Assessment and Mitigation Plan* Technical Report (**Appendix W** to the EES) has been prepared to assess the bushfire risk and recommend mitigation measures. With the implementation of these mitigation measures, the transmission line is not expected to conflict with the objectives or intent of the BMO.
Particular Provisions	• Refer to responses for Clause 52.17 and Clause 52.09 under 'Wind Farm' above.

8.1.3 Strategic impact assessment summary

Key outcomes of the strategic impact assessment comprise:

- The use and development of the proposed wind farm is permissible under the Planning Scheme.
- The use of a utility installation (transmission line) located within the PCRZ is permitted without consent (Section 1 use) provided either of the relevant conditions within Clause 36.03-1 are met. Where those conditions are not met, a utility installation is permissible with consent in the PCRZ provided land manager consent is obtained. Planning approval would be needed for buildings and works for a utility installation within this zone.
- The use and development of the transmission line located within the FZ, PUZ and TRZ is permissible with consent.
- The Project is generally consistent with the objectives of the Planning Scheme including the Planning Policy Framework and applicable zones and overlays.
- Design and siting of the Project infrastructure has considered the relevant objectives of the Planning Scheme.
- Management and mitigation measures recommended in relevant and supporting EES technical studies would assist in meeting objectives of the policies regarding potential environmental and social impacts.
- The Project is consistent with State and regional policies pursuant to **Clause 19** of the Planning Scheme relating to the provision of renewable energy.
- The Project is located within a designated Renewable Energy Zone.
- The Project is consistent with the requirements of **Clause 52.32** and the Development of Wind Energy Facilities in Victoria – Policy and Planning Guidelines.

8.1.4 Planning approval pathway

An amendment to the Planning Scheme has been identified as the most suitable planning approval mechanism to provide an appropriate set of controls to allow for the use and development of the Project pursuant to the P&E Act. A planning permit application for the Project was considered however, it was determined the Amendment would provide a more coordinated approval approach.

The Planning Scheme Amendment (PSA) seeks to apply a Special Controls Overlay to the project area comprising a wind energy facility and utility installation (transmission line), and to insert an Incorporated Document into the Planning Scheme.

The purpose of **Clause 45.12** of the Glenelg Planning Scheme (Specific Controls Overlay) is to achieve a particular land use and development outcome in extraordinary circumstances. By virtue of the scale of the development and the environmental complexities to be managed for the construction and operation of the development, the application of the Special Controls Overlay is a legitimate mechanism.

The Incorporated Document would permit the use and development of land for listed Project uses within the area specified in the Special Controls Overlay. In addition, the Incorporated Document would permit the removal of native vegetation, removal of any vegetation located within the applicable environmental overlays, signage, car parking, creation and alteration from a road zoned Transport Zone 2 within the area/s specified in the proposed Special Controls Overlay. Provided the conditions set out in the Incorporated Document are met, these listed Project uses and activities would not require a planning permit.

The Incorporated Document as exhibited requires the development of additional plans to be prepared to the satisfaction of the responsible authority and other authorities (as relevant).

The draft PSA will be publicly exhibited along with the EES for the Project. During exhibition, submissions can be made in relation to both the EES and PSA documentation.

8.2 Compatibility of the Project with existing land uses

The following sections provide an outline of the compatibility of the Project during construction, operation and decommissioning.

- Land use impacts during **construction** are generally temporary in duration and may also be associated with temporary activities that are inconsistent with established land use. Impacts may also be associated with the temporary occupation of roads or land during construction. Whilst noise from wind farm construction may be discernible, it is not expected that it will be sufficient to detrimentally effect human tranquility and enjoyment outdoors. There is some potential for construction noise to temporarily effect the visitor experience of adjacent natural areas, particularly along the section of the transmission line that bisects Cobboboonee National Park and Cobboboonee Forest Park. A Construction Environmental Management Plan (CEMP) will be prepared as part of the Project and mitigation measures implemented to assist potential users of public land sites to plan their trip to the area.

- Once operational, the assessment found that the Project would have minimal impact on public land uses, agricultural activities and existing infrastructure. Operational and maintenance requirements of the transmission line within the Cobboboonee National Park and Cobboboonee Forest Park would be limited to call out maintenance and faults which would be contained within the proposed construction corridor. Potential amenity impacts to existing dwellings are within regulatory limits and have eliminated or otherwise minimised risk of harm so far as reasonably practicable based on the technical

assessments undertaken as part of the EES for the Project. Potential amenity impacts to the visitor experience of adjacent natural areas as a result of noise from the proposed wind turbines is anticipated however, it is acknowledged that the proposed wind turbines are located within the Farming Zone, where a wind energy facility is a permissible land use. Potential impacts to existing dwellings and adjacent natural areas would be managed in accordance with the Operational Environmental Management Plan.

- It is anticipated that land use potential impacts associated with the **decommissioning** phase of the Project would be the same as those anticipated for the construction phase of the Project. It is anticipated areas of agricultural land use affected by the Project would be rehabilitated.

8.2.1 Agricultural activities

The project area is approximately 8,350 hectares in size, of which approximately 99 percent is freehold land comprising substantially modified areas used for commercial forestry (78 percent) and land primarily used for grazing (22 percent). Compatibility of agricultural land use and activities during all the Project phases is anticipated to be as follows.

Construction

The Proponent has entered into commercial agreements with landholders and respective landowners to host the Project. These agreements seek to manage ongoing forestry and agricultural practices and would enforce some restrictions to ensure the safety of the landholders and staff during construction, and avoidance of damage to Project infrastructure. There would be minor interruption to these practices during construction.

Access along public roads to public land south of the wind farm, and around Cobboboonee National Park and Cobboboonee Forest Park may be temporarily altered to ensure public safety. Diversions would be clearly marked and communicated with access restored as quickly as possible.

Access to important sites such as Lake Mombeong Campground would be retained during construction.

Operation

The development of the Project would not prevent land within the project area and surrounding properties from continuing existing land-dependent production-based land uses. Land within the wind farm project that is not required for wind farm infrastructure would continue to be used for forestry and agricultural grazing during the operation phase. It is estimated that approximately 5 percent of the project area would be used for the WTGs, access tracks and other Project infrastructure.

Overall, the Project would provide an added source of income to participating landholders, which would improve the viability of the current and future operations.

Decommissioning

At the end of the operation life of the Project, the wind farm would either be decommissioned or upgraded with new turbines and ancillary infrastructure. The areas affected by the Project would be rehabilitated, if they aren't otherwise considered useful to the ongoing use or decommissioning of the wind farm and pine plantation. There is not expected to be any long-term adverse effect on the current mixed farming uses.

8.2.2 Public land and recreational infrastructure

Aspects of the wind energy facility would be located adjacent to areas of conservation land. No part of the wind energy facility is proposed to be located on conservation land. However, approximately 17.6 kilometres of the transmission line route passes through the Cobboboonee National Park and Cobboboonee Forest Park. These national and state parks are zoned PCRZ under the Glenelg Planning Scheme. Recreational infrastructure in the regional context of the project area generally aligns with the public land sites that are managed and protected in accordance with the *Ngootyoong Gunditj Ngootyoong Mara* South West Management Plan and as such, have been discussed in this section of the assessment. Compatibility of the Project during all the phases on public land use are anticipated to be as follows.

Construction

- The wind energy facility may have temporary impacts on the use of adjacent conservation land due to disruptions or changes to access during construction. These would be appropriately managed in accordance with management plans to be developed should the project be approved, such as the Traffic Management Plan.

- Assessments of potential impacts on flora and fauna (**Appendix C** to the EES), groundwater (**Appendix G** to the EES) and groundwater dependent ecosystems (**Appendix H** to the EES), and surface water (**Appendix F** to the EES) have been undertaken as part of the EES for the Project. These investigations have identified that the wind energy facility would not directly impact on the ecological values of adjoining conservation land, and would not cause significant indirect, synergistic, or cumulative impacts with the implementation of the recommended mitigation measures.

- Disruption to public land site access and use of recreational infrastructure because of construction works including the construction and connection of the transmission line cable through the Cobboboonee National Park and Cobboboonee Forest Park. These works would be underground and below or immediately adjacent to Boiler Swamp Road and as such, would require the closure of the road during construction. The construction methodology allows the road to be closed off in segments and traffic diversions would be able to utilise the trafficable roads extending north-south from Portland Nelson Road. This would allow public traffic following the Wood, Wine and Roses Forest Drive and accessing other public land sites to be diverted around the section of Boiler Swamp Road that would be under construction. The Wood, Wine and Roses Forest Drive extends along Boiler Swamp Road between Blacks Road to the west and Fish Hole Road to the east. The longest segment of the Wood, Wine and Roses Forest Drive that would be closed along Boiler Swamp Road is approximately four kilometres between T and W Road and Fish Hole Road.

- The transmission line through the Cobboboonee National Park and Cobboboonee Forest Park would be installed in excavated trenches. The electrical design requires three cables and three associated individual trenches (0.3 metre wide and 1.25 metre deep with 1 metre space in between). The construction methodology would work to excavate, lay and backfill in a single pass operation per cable for the length of the cable within the national and state parks. The construction would occur in three separate runs with the equipment making the linear journey from one end to the other three times. This means that segments of Boiler Swamp Road would be closed multiple times given the linear approach to laying the cables. This method has a smaller construction footprint than traditional open cut trenching methods due to the smaller trench widths and volumes of spoil generated. One 750 metre section of Boiler Swamp Road would be closed to the public at any one time. Road detours would be used to divert traffic onto adjacent roads through Cobboboonee National Park / Forest Park such as Wrights Swamp Road, T and W Road and Fish Hole Road. This would allow public traffic

following the Wood, Wine and Roses Forest Drive and accessing other public land sites to be diverted around the section of Boiler Swamp Road under construction.

- The Great South West Walk crosses Boiler Swamp Road (at a single point) and would be temporarily impacted due to the closure of the road. The proposed construction methodology for the underground transmission line has a 50-metre-long work area at any one time. The machinery would therefore only obstruct the Great South West Walk crossing for a short amount of time (expected to be approximately 20 minutes). People attempting to cross Boiler Swamp Road when the construction machinery is nearby will be encouraged to wait until the machinery has passed. A temporary marquee and seating area will be provided to allow for this. Alternatively, construction workers can guide hikers around the construction zone to continue on their way. A detour for the GSWW along alternative roads is not considered necessary due to the short period during which hikers would be delayed (expected to be around 20 minutes), and the length of the detour that would be needed (over one kilometre: 10 to 15 minutes of hiking).

- There may be temporary access changes for other recreational uses such as horse trails, hiking trails, and bike riding that may occur as a result of construction works however similar to the impacts to the Great South West Walk, a detour is not considered necessary due to the short period of delay. Traffic management measures would be documented in a Traffic Management Plan to ensure that these users are considered, and safe, alternative access is provided where feasible. Ongoing consultation with Parks Victoria will be undertaken in relation to road closures and diversions of traffic and recreational activities.

- Horizontal directional drilling (HDD) would be used at concrete culverts and several crossings of the Surrey River to avoid interaction with the waterway and riparian zone, thereby reducing the risk of transporting sediment into nearby waterways. The launch and receival areas for HDD would be accommodated within the construction footprint. Crossing the Surrey River and culverts using HDD is subject to further geotechnical investigations during detailed design. Pending these investigations, the preferred launch and receival areas would be determined based on the terrain. It is anticipated that entry and exit points would be five to ten metres away from the concrete culverts and riverbeds. Any impacts to existing culverts would be reinstated to the same standard at the completion of works and would be managed in accordance with the CEMP for the Project.

- The proposed construction methodology of the cables allows backfilling to be completed in unison with the excavation and laying. A grader would follow leaving the road in a condition that can be used by the public. Compaction would be used as well if required. The construction of the cable joint bays would be backfilled after five days. These sections of the road would be fenced off and traffic would be reduced to one lane for these sections. It is noted the cable joint bays are approximately 8.5 metres in length and are located approximately every 800 metres. The cable joint bays will be buried underground approximately 500 millimetres from the road surface and will be located to avoid impacts to the existing culvert locations.

- The construction corridor (6.5 metre wide by eight metre high) along Boiler Swamp Road would allow for emergency vehicles to continue access as per existing conditions during the construction period. This would allow two-way vehicles access to be maintained. There would be a construction corridor footprint of approximately 6.5 metres, of which 3.0 to 3.2 metres will be designated for construction access bypass. This bypass would provide emergency vehicles access. This would be managed through a Traffic Management Plan and a Bushfire Prevention and Emergency Response Plan, that would be prepared for the Project.

- Water dig outs along Boiler Swamp Road would remain accessible throughout the duration of construction and would be designed to avoid impact.

- Construction compounds would be located outside the public land sites however interim laydown areas are likely to be located along the length of Boiler Swamp Road at the intersection with the roads extending north to south. The purpose of these laydown areas is for construction items such as cabling to be stored however, these areas would be located to avoid removal of any native vegetation. The storage of flammable substances would not be located within the public land sites however, a mobile diesel machine would be required to refuel the construction machinery. This would not be stored within public land. Refuelling requirements will be agreed upon in consultation with Parks Victoria and managed through a Bushfire Prevention and Emergency Response Plan.

- Plant and equipment would be stored at the intersections with the roads extending north to south or alternatively, along the road at the section they are up to and fenced. Protection of equipment would be undertaken to ensure the protection of the workforce. To ensure protection of equipment from flood risk, it would be stored away from land subject to flooding and during a fire event, if safe to do so equipment would be retrieved.

- Emergency Response Plans would be developed prior to the commencement of works and in accordance with the existing plans for public land management to ensure practices are consistent.

- Existing road formations within these parks would be used during construction to further minimise impacts during construction. Any potential impacts to existing roads (such as Boiler Swamp Road) and infrastructure during construction (such as culverts, table drain and verges) would be reinstated to the same standard (at a minimum) at the completion of works in accordance with the CEMP for the Project and the applicable road management standards. This includes undertaking pre- and post-construction inspections.

- Construction works are anticipated to be undertaken in the drier months however, the Proponent will consult with local fire authorities to determine the high-risk fire danger period of that year.

- Noise generated by Project construction activities also has the potential to impact public land users. Construction works would be limited to normal working hours to minimise potential noise impacts, particularly at night time and on the weekend when campsites are typically occupied. The exception would be for any unavoidable works which must occur outside of these hours for safety reasons and to reduce traffic disruption.

Operation

The sections of the transmission line that traverse the national and state parks would have minimal impact once constructed. There would be no maintenance required for underground assets including cables and joints throughout their respective design life however periodic inspections of the bonding pits would be undertaken to check for infiltration of vermin or insects. Operational and maintenance requirements would be limited to call out maintenance and faults which would be contained within the construction corridor, and which would require road closures for the general public for a short period of time. Emergency management access would not be restricted during these periods. Following any maintenance, the road pavement would be reinstated to the same standard and meet DTP specifications under the *Road Management Act 2004.* The cable route would also be inspected for any signs of erosion/deterioration throughout the design life and rectified as required to ensure adequate coverage/protection of the cables and parallel services is maintained.

Decommissioning

It is anticipated that impacts on public land and recreational infrastructure associated with the decommissioning phases of the Project would be similar as those anticipated for the construction phase of the Project. Given it is anticipated the decommissioning activities would occur at the end of the Project's lifecycle (approximately 30 years from commissioning), an assessment would be required to consider any potential changes to land use and conditions over time.

8.2.3 Infrastructure

8.2.3.1 Transport infrastructure

Construction

The Project is located amongst an existing transport network in proximity to Keppel Prince (a local fabricator of wind turbine towers) and the Port of Portland, which will be used as a receiving port for project infrastructure.

Access to the wind farm site would be via Portland-Nelson Road. Ten access points currently used for the commercial forestry operations would be used for delivering wind turbines and other Project components and materials to the wind farm project area. The intersections for these site access points would need to be widened to allow oversize and overmass delivery vehicles to enter the wind farm site.

Access to other parts of the site would be via upgraded existing access points, or via new access points.

Vehicle movements associated with the construction and operation of the limestone quarry would largely be contained within the wind farm project area boundary and are therefore not expected to impact on the local road network.

The transmission line route would be accessed using the network of existing roads that intersect with Portland-Nelson Road, including Boiler Swamp Road, Mt Kincaid Road, Jennings Road, Jarretts Road, Meaghers Road and Rifle Range Road. The existing Heywood Terminal Station would be accessed via the Henty/Princes Highway, Meaghers Road and Rifle Range Road.

In addition to the upgrades needed to the site access points, several pinch points along Portland-Nelson Road have been identified which would need to be widened to allow for transport of wind turbine blades. Sections of road, including within the wind farm site, may also need to be upgraded (e.g., widened or improved road pavements). The need for these upgrades would be determined as the detailed design of the Project progresses as part of the Traffic Management Plan.

The Transport Impact Assessment (**Appendix Q** to the EES) contains more detail on transport requirements of the Project and the potential traffic and transport impacts of the Project.

Although the construction of the Project, including delivery of infrastructure, may temporarily cause disruptions and/or delays along Portland-Nelson Road, these are not expected to have long-term or significant impacts on the use of the road network.

Operation

Given the low operational traffic generation anticipated, the Transport Impact Assessment (**Appendix Q** to the EES) concluded there would be no detrimental impacts to local traffic conditions and operations particularly given the existing capacity of Portland-Nelson Road.

Decommissioning

It is anticipated that impacts on traffic associated with the decommissioning phases of the Project would be the same as those anticipated for the construction phase of the Project. Given it is anticipated the decommissioning activities would occur at the end of the Project's lifecycle (approximately 30 years from commissioning), an updated traffic assessment would be required to consider any increases in background traffic due to both nominal traffic growth and potential land use changes over time.

8.2.3.2 Power and energy infrastructure

The Project transmission line would connect into the Heywood Terminal Station and therefore, would be affected by the Project during construction. Once constructed, it is not anticipated the terminal station would be affected.

Based on the outcomes of supporting technical assessments, it is concluded that there is no significant effect from a cumulative perspective of currently operating and approved wind farm projects in the region.

8.2.3.3 Community infrastructure

Community infrastructure surrounding the project area is generally located within the nearby townships. Nelson is the closest township located approximately five kilometres to the west of the wind farm and the next township is Portland, approximately 30 kilometres. It is not considered community infrastructure would be adversely impacted during any phase of the Project.

Based on the locations of the education and health facilities closest to the project area, they are not anticipated to be impacted by any phase of the Project.

8.2.3.4 Recreational infrastructure

Refer Section **8.2.2** for discussion of the capability of the Project with recreational infrastructure**.**

8.2.4 Housing

As mentioned in **Section 6.1.4,** there is a very low population density surrounding the project area which includes 19 non-involved dwellings and ten involved dwellings identified within five kilometres of the proposed wind turbines.

Construction

Potential temporary amenity impacts during construction such as construction noise (from plant, equipment, and construction vehicles), dust, changes to access and potential visual impacts on nearby dwellings. Temporary amenity impacts are unlikely to result in significant or permanent land use changes and are not seen as incompatible with the current use of land for residential purposes. The Project benefits in this respect from substantial separation distances to neighbouring residential receptors. There may be some locations where nearby dwellings may be temporarily affected by construction-related amenity impacts, but these are likely to be adequately managed through the implementation of a CEMP, and ongoing communications with residents during the construction period, to provide forewarning about potentially disruptive works. Further discussion on potential amenity impacts and associated management and mitigation measures is provided in the respective EES technical assessments.

Operation

Potential impacts as a result of the operational phase of the Project in regard to visual, noise, EMI, shadow flicker and blade glint are summarised below.

- Visual impacts are addressed in more detail in the Landscape and Visual Assessment (**Appendix M** to the EES), which concluded existing dwellings would be impacted on the basis they have views towards the wind turbines. From some dwellings, impacts would be limited due to tree cover surrounding and beyond the dwelling however, other views would extend toward the project area from elevated locations with minimal screen planting.

- An Environmental Noise Assessment was prepared (**Appendix P** to the EES) in accordance with NZS 6808:2010 concluded the Project is able to comply with the criteria and recommendations of the applicable Victorian policies and guidelines, provided that appropriate mitigation measures are implemented (i.e., micro-sitting a proposed wind turbine to minimise impacts to a nearby dwelling).

- A Shadow Flicker and Blade Glint Assessment was prepared (**Appendix N** to the EES) demonstrated compliance with the specified limit of 30 hours per year for all non-involved existing dwellings within the modelled shadow flicker area.

- Based on worst case modelling, one dwelling may theoretically experience up to 128 hours/year of shadow flicker when cloud cover is assumed to be zero for the full year however, when considering more realistic estimate of expected-case sunshine statistics from Mount Gambier climate station (approximately 55 kilometres away), there was only minor exceedances of the 30 hour/year benchmark. It is noted however the Proponent intends to acquire this dwelling as part of the Project. Another dwelling may theoretically experience up to 41 hours under the worst-case scenario however, the Proponent has an agreement in place which acknowledges that shadow flicker may exceed 30 hours per annum at the dwelling.

- Blade glint is not anticipated to impact nearby dwellings on the basis the wind turbines use non-reflective coating on the blades.

- The Electromagnetic Interference (EMI) Assessment (**Appendix V** to the EES) commented that through the project development, impacts have been reduced through siting and turbine materials. Through the implementation of proposed mitigation measures, the Project would avoid, minimise and mitigate EMI to pre-existing television, radar and radio transmission and reception services. Measures to manage any potential impacts as a result of EMI would include the preparation of a pre- and post-construction assessment of the television and radio reception strength at the location of any existing or approved dwellings within five kilometres of any turbine.

- Potential amenity impacts to the existing dwellings are not considered to be unreasonable based on the abovementioned assessments prepared for visual, noise, EMI, shadow flicker and blade glint.

Decommissioning

It is anticipated that impacts on the existing dwellings associated with the decommissioning phases of the Project would be the similar as those anticipated for the construction phase of the Project.

8.2.5 Amenity of natural areas

In accordance with Clause 7 of the ERS (detailed in **Section 4.3.1.1** of this report), the environmental value of the ambient sound environment of relevance to the Project relates to *'human tranquility and enjoyment outdoors in natural areas'.*

Section 11 of the Environmental Noise and Vibration Assessment at **Appendix O of the EES** considers the ERS in the context of natural areas in detail. A summary of the outcomes of this assessment as it relates to land use and planning matters is contained in the following section.

The *natural areas* considered relevant to the Project comprise parts of the following:

- Lower Glenelg National Park
- Cobboboonee National Park
- Cobboboonee Forest Park
- Discovery Bay Coastal Park
- Various reserves
- Areas affected by the Environmental Significance Overlay and Significance Landscape Overlay under the Planning Scheme
- Recreational features including the Great South West Walk and campsites.

The *natural areas* relevant to the Project comprise a broad range of ambient noise environments that need to be taken into consideration when assessing the impact of the Project to the '*human tranquility and enjoyment outdoors in natural areas*. This ranges from:

- *natural areas* located adjacent to the coast that would generally be characterised by natural sources relating to coastal processes (i.e., ocean noise and wind)
- *natural areas* located further inland, including within proximity to Portland-Nelson Road, that would be subject to road traffic noise and natural sources such as fauna and wind disturbance of vegetation.

8.2.5.1 Project noise levels in natural areas

Noise from construction and operation of the Project would be audible in sections of the natural areas around the Project and has the potential to impact the environmental value of human tranquility and enjoyment outdoors in these locations. Importantly, given than the environmental value relates to subjective impression of the soundscape's characteristics, impacts can occur at very low levels of audible noise from the Project; particularly if the character and pattern of the noise is significantly different from the existing environment.

Audibility of the Project in the identified natural areas will be highly dependent on a range of factors, including:

- Proximity and scale of the Project
- Proximity and scale of activities associated with construction of the Project
- The level and character of the noise associated with construction of the project

- Timing and duration of activities associated with construction of the Project
- Operating conditions of the Project
- The level and character of the noise associated with operation of the Project
- Extent of the identified natural areas that are reasonably accessible to the public
- Natural background noise sources (e.g. ocean, vegetation, fauna, etc.)
- Anthropogenic background noise sources (e.g. road traffic, farming and forestry activities, etc.)•
- Wind conditions (e.g. wind speed and wind direction).

The proximity of the identified natural areas to the Project is such that there will be parts of these areas where activities associated with both construction and operation of the Project will contribute to the soundscape.

8.2.5.2 Construction noise effects on natural areas

The assessment found very low background noise levels predicted at distant and sheltered parts of the natural areas. There is potential for construction activities to be audible over distances of up to 3–5 kilometres from the work sites. The sections of the natural areas that are within the indicated 5 kilometres m include points of interest where people make use of natural areas, such as the Great South West Walk, camping grounds, picnic location and lookouts. Conversely, a significant portion of the areas within the indicated buffer would relate to locations which are either accessed infrequently, or not accessible.

Construction activities would be a temporary source of undesirable noise in sections of the natural areas around the Project. The predicted noise levels are low for temporary sources of noise, and would be comparable to the range of noise levels that would occur when occasional forestry operations are occurring in surrounding plantations. However, while the predicted noise levels are low, the noise of construction activity is distinct from that of the natural sound environment, in terms of both the frequency and temporal characteristics of the noise. Construction activity and equipment that are characterised by tonal or impulsive sources would be most prominent and are likely to represent the greatest source of impact on natural soundscapes. Construction activity would therefore impact the value of the soundscape in these natural areas when the works are occurring. It is possible that some users of the adjacent natural areas may alter their use during construction to avoid having their experience negatively affected.

8.2.5.3 Operational noise effects on natural areas

The Project will most likely be audible on some occasions at the locations where wind turbine noise levels are above 30 dB L_{A90}. Below that level, wind turbine noise may still be audible at times, but it would be much dependent on wind conditions and the specific characteristics of the background environment, and any audible wind turbine noise would be increasingly difficult to distinguish from the ambient sound environment.

From a land use and planning perspective, noise from adjacent land uses to *natural areas* should not be wholly unexpected where the planning zoning (and associated permissible land uses) differ. The proposed wind turbines are located within the Farming Zone, where a wind energy facility is a permissible land use. Notwithstanding, the ERS requires the consideration of potential noise impacts on the '*human tranquility and enjoyment outdoors in natural areas*'.

To minimise potential impacts on the '*human tranquility and enjoyment outdoors in natural areas* at these and other adjoining locations, key changes to the wind turbine layout have been made including (but not limited to):

- Turbines were excluded from within two kilometres of the Lake Mombeong campsite. This also facilitates setbacks from the coastline and from the Great South West Walk at this location.
- Turbines were removed from within 500 metres of wetlands within the Ramsar site and within 300 metres of public land including Lower Glenelg National Park and Cobboboonee National Park.
- Turbines were removed from within parts of the Significant Landscape Overlay – Schedule 1, which relates to Glenelg River estuary and surrounds, with a focus on areas along the coastline, including sections of the Great South West Walk.

For a full description of the project design development and refinement process, refer to **Chapter 4 *Project development.***

Several measures to manage potential noise impacts, including on natural areas, have been developed. These measures include preparation of a Construction noise and vibration management plan that would be prepared in consultation with EPA Victoria and Parks Victoria and that would include all reasonably practicable measures proposed to fulfil the general environmental duty under the EP Act, accounting for guidance under EPA Publication 1834.1 Civil construction, building and demolition guide (see MM-NV01). Operational noise would also be managed by a suite of measures, including requirement to do pre and post-construction noise assessments (see mitigation measures MM-NV05 and MM-NV07) and the preparation of a Noise management plan (see mitigation measure MM-NV06). The assessment at Section 11 of the **Environmental Noise and Vibration Assessment (Appendix O)** found that these measures would suitably manage potential noise effects on natural areas.

8.3 Cumulative impacts

The *'Scoping requirements for Kentbruck Green Power Hub Environment Effects Statement'* document specifies that the EES must consider the '*effects from a cumulative perspective, including threatened flora and fauna, social and amenity values, with particular consideration of the currently operating and already approved wind farm projects in the region'.*

The closest wind farm facilities in the region include:

- Portland Wind Energy Project (in operation), which comprises multiple sites at Cape Bridgewater, Cape Nelson North and Cape Nelson South all located approximately 20 kilometres to the southeast of the wind farm project area.
- Codrington Wind Farm (in operation) located approximately 51 kilometres to east of the wind farm project area.
- Yambuk Wind Farm (in operation) located approximately 55 kilometres to the east of the wind farm project area.
- Ryan Corner Wind Farm (under construction) located approximately 64 kilometres to the east of the wind farm project area.

The land use and planning cumulative assessment has been informed by other technical assessments (identified in **Section 5.4**) given the broad nature of land use and planning. The key cumulative considerations from a land use and planning perspective are summarised below. In summary, and based on the outcomes of supporting technical assessments it is concluded that there is no significant effect from a cumulative perspective of currently operating and approved wind farm projects in the region. Operating and proposed projects are unlikely to contribute further to impacts on natural areas adjacent to the Project.

For detailed information regarding a technical cumulative assessment, refer to the associated technical report appended to the EES.

Social

The Social Impact Assessment (**Appendix S** to the EES) commented that there are several other projects which have recently been approved for development or are currently in a planning phase across the identified area of social influence. Such developments could result in cumulative changes to the community when considered in conjunction with the Project. The social impact considerations vary depending on the Project and what stage it is in, however are commonly constraints within local workforce and accommodation capacity, increasing local traffic and changes to populations.

With the increasing number of proposed developments proximal to the Project, the addition of the Portland Offshore wind zone has the potential to exacerbate cumulative impacts, particularly due to its size. The offshore wind zone will likely increase the strain on existing services and accommodation / housing offered in the region. In addition, the increase in developments will likely cause consultation fatigue which may impact on future projects and lead to further environmental impacts. However, it is unlikely that the offshore wind declared area will be realised at the same time as the construction of the Project given the Portland Offshore wind zone has not yet been declared under the *Offshore Electricity Infrastructure Act 2021*.

The Social Impact Assessment noted that key stakeholders and the broader community had concerns relating to the condition of local roads following the construction period of the Project, with road maintenance highlighted as a pre-existing and ongoing issue associated with general use, and due to cumulative impacts of multiple large scale renewable developments in the region.

Landscape and visual

The Landscape and Visual Assessment (**Appendix M** to the EES) identified approved and operating wind farms within 30 kilometre sub regional locality of the Project and a smaller number of proposed and operation wind farms located in excess of 60 kilometres to the east of the project area.

The assessment determined that there would be limited opportunities for land based intervisibility between the project area and other wind farms within a regional context. Cape Bridgewater was identified as the project with the closest operational wind turbine to the southeast of the project area. The assessment noted that potential and indirect views may extend between wind turbines within the project area and wind turbines at Cape Bridgewater from coastal locations between the two project sites. However, views would be generally distant and unlikely to result in a significant cumulative visual effect.

The assessment concluded that the Project is not predicted to significantly increase the magnitude of cumulative visual effect for most dwelling locations surrounding the Project site. The potential for the occurrence of direct and indirect cumulative visual effect is mitigated by the screening or partial filtering of views toward approved and existing wind farms.

The assessment also considered two proposed offshore wind farm developments at a conceptual level (given detailed landscape/seascape and visual assessments have not yet been undertaken), which concluded if both developments were to be constructed there would be moderate to high level of potential cumulative impact.

Noise

The Environmental Noise and Vibration Assessment (**Appendix P** to the EES) identified Cape Bridgewater as the nearest approved and/or operating wind farm. As such, the assessment concluded due to the significant separating distance, a cumulative assessment of noise levels from the Project and other surrounding wind farms was not warranted.

As identified in **Section 4.3**, the policy context for the region identifies renewable energy as a major opportunity for economic growth whilst ensuring the sustainable management of cumulative impacts of alternative energy development. The regional policy supports the development of energy facilities in appropriate locations, which it is believed this Project achieves. Whilst there are other wind energy facilities within the region more broadly, the Project is not considered to result in significant cumulative impacts to social and amenity values of the region.

8.4 Transmission line option assessment

Section 3.4 of the Scoping Requirements require that the Project's EES document the likely environmental effects of the Project's feasible alternatives, including routes and configurations for the transmission line. The depth of investigation should be proportionate to the potential of the alternatives to minimise potentially significant adverse effects and to meet the Project objectives (refer **Chapter 2 – Volume 1** (Project Rationale) of the EES).

The Project being pursued by the Proponent, and subject to full impact assessment in this report, comprises a preferred transmission line route, which extends underground through Cobboboonee National Park and Forest Park, and farmland to the Heywood Terminal Station (referred to as Option 1B). An alternative configuration to this option has also been considered by the Proponent, which follows the same route as Option 1B however it involves an overhead section between Cobboboonee Forest Park and the Heywood Terminal Station.

Two other options were initially identified as feasible but are no longer being pursued by the Project due to a lack of landowner and community support: Options 2A and 2B. These options run southeast from the wind farm site and connect to the Heywood-Portland 500 kV line north of Portland. Option 2A is wholly overhead, while Option 2B is wholly underground.

The three alternative transmission line options are described as follows:

- Option 1A: The underground transmission line would extend east from the main wind farm substation and traverse Cobboboonee National Park and Forest Park beneath an existing road. From there, the transmission line would transition to an overhead line as it travels through freehold land to reach Heywood Terminal Station.

- Option 2A: The overhead transmission line would extend southeast from the main wind farm substation and traverse several freehold rural landholdings used primarily for grazing. This option would require development and construction of a new terminal station adjacent to the existing Heywood-Portland 500 kV line north of Portland.

- Option 2B: The underground transmission line would extend southeast from the main wind farm substation and traverse several freehold rural landholdings used primarily for grazing. This option would require development and construction of a new terminal station adjacent to the existing Heywood-Portland 500 kV line north of Portland.

This section describes the potential land use and planning related impacts associated with each of the above options. This information was used by Umwelt to prepare a Transmission Line Options Assessment that details each of the transmission line options considered by the Proponent for the Project and the process undertaken to identify a preferred option using an objective, criteria-based methodology. This report is attached at **Appendix A** to the EES.

Table 8.3 Summary of alternative transmission line options

Alternative Option	Current land use	Planning controls	Number of land parcels intersected
Option 1A	Predominantly located within freehold land (primarily used for grazing) and Crown land (Cobboboonee National Park and Cobboboonee Forest Park).	**Zones: PCRZ, FZ1, TRZ1, TRZ2, PUZ1** The use and development of the transmission line located within the PCRZ, FZ, PUZ and TRZ is permissible with consent provided conditions are met. Specifically, within the PCRZ, a utility installation is permissible with consent provided land manager consent (Parks Victoria) is obtained. **Overlays: ESO2, ESO3, BMO** Buildings and works, and removal of any vegetation associated with a transmission line on land affected by the ESO2 and ESO3. No permit requirements within the BMO.	19 land parcels
Option 2A and Option 2B*	Predominantly located within freehold land (primarily used for grazing)	**Zones: FZ1, TRZ2** The use and development of the transmission line located within the FZ and TRZ is permissible with consent provided conditions are met. **Overlays: ESO3, BMO** No permit required for buildings and works, and removal of vegetation (subject to meeting the permit requirements) for a transmission line located within the ESO3. No permit requirements within the BMO.	31 land parcels
**For the purposes of this assessment, land use and planning considerations associated with Option 2A and 2B have been presented together.*			

9.0 Environmental management

Where impacts cannot be avoided or minimised to appropriately address impacts, mitigation measures have been developed.

9.1 Measures to be undertaken to minimise impact

In addition to the key avoidance measures identified during the early stages of the Project (refer **Section 5.1.2** of this report), the Project would prepare several management plans to manage potential effects on the environment (see **Table 9.1)**. These management plans will contain the mitigation measures adopted by the Project and outlined in **Chapter 19** ***Environmental Management Framework.***

Table 9.1 Environmental management plans relevant to land use and planning effects

Mitigation measure	Stage
Prepare a CEMP to minimise amenity impacts and include detailed management procedures and controls including noise, traffic, erosion, water run-off, dust, sediment.	Construction
Prepare an OEMP to minimise amenity impacts along with ongoing consultation with affected landowners and stakeholders.	Operation
Prepare a Decommissioning Environmental Management Plan in consultation with affected landowners and stakeholders to minimize amenity impacts.	Decommissioning

In addition to the management plans listed in **Table 9.1** , the relevant supporting EES technical assessments and reports outlined in **Table 5.2** are considered to provide sufficient mitigation measures to appropriately reduce the potential for land use impacts caused by the Project. Refer **Chapter 19** Environmental Management Framework for a complete list of the mitigation measures adopted for the Project.

9.2 Residual impact

Through the implementation of the mitigation measures identified in **Table 9.1**, the residual land use and planning-related impacts during all the Project phases (construction, operation and decommissioning) are within regulatory limits and have been eliminated or otherwise minimised so far as is reasonably practicable.

Amenity impacts as a result of the Project include (amongst others) air quality, transport and access, noise and vibration and visual amenity are expected. Further information regarding these potential amenity impacts is provided in greater detail within the relevant EES technical reports outlined in **Section 5.4** along with mitigation measures described in **Table 9.1** above.

10.0 Conclusion

The purpose of this assessment is to assess the potential land use and planning impacts associated with the Project and to inform the preparation of an EES required for the Project.

The key issues considered by this assessment of land use and planning impacts of the Project, as guided by the EES scoping requirements included:

- Compatibility of the Project within the regional context and likely constraints for future land use.
- Permanent and temporary disruption of land uses and infrastructure.
- Potential effects of the Project on public land sites, and land management practices and strategic direction for public land.

The use of land for a wind farm would not prejudice the ongoing use of the same land for forestry and agricultural purposes. Disruption to forestry and agricultural practices is minor with the implementation of mitigation, and through the agreements in place between the Proponent and the forestry operators. There is some potential for disruption to uses associated with neighbouring public land during construction which would be appropriately managed through implementation of the CEMP and OEMP as set out in the draft Incorporated Document (refer **Appendix AA** to the EES).

The use and development of the Project is permissible under the Planning Scheme. Aspects of the use and development require public land manager consent. The Project is generally in accordance with the relevant provisions of the PPF and the purpose of the applicable zones and overlays. The Project gives effect to relevant provisions of the Planning Scheme including **Clause 19.01** (Energy) of the Planning Scheme as it relates to renewable energy and complies with **Clause 52.32** (Wind Energy Facility) of the Planning Scheme that relates to use and development of wind energy facilities.

Planning approval for the use and development of the Project will be sought via a PSA to the Planning Scheme, to be considered by the Minister for Planning. The PSA seeks to apply a Special Controls Overlay to the project area and insert an Incorporated Document to facilitate the necessary planning approvals. The draft PSA documentation will be publicly exhibited with the EES. During this time the public can read the PSA and EES documentation and make written submissions about matters presented. The draft PSA is enclosed in **Appendix AA** of the EES.

Potential impacts investigated can be summarised in accordance with the Project phases.

- **Construction:**
    - Land use changes would have minor and temporary land use or amenity impacts within or close to the Project area. These temporary construction impacts would be confined in scale and relatively short in duration, with substantial work being done as part of the project development to identify low impact and progressive construction methodologies and mitigation to manage potential impacts.
    - Land to be occupied during construction would be temporary, with forestry and agricultural practices able to continue, and unimpeded use of Boiler Swamp Road for emergency and management vehicles to be ensured. Some disruption to users of the Great South West Walk may occur however these would be appropriately managed by ensuring users are suitably informed and redirected if the need arises to alternate crossings.

- Some minor amenity effects may be felt by users of campsites and other natural features around the Project area during construction, predominantly associated with construction noise. These would be temporary and managed via a construction noise and vibration management plan. Setbacks to adjacent public land will also assist in ameliorating potential amenity impacts.

- Land in and around the Project area is otherwise generally sparsely populated and not incompatible with temporary, localized construction effects expected from development of this scale.

- **Operation:**

  - The wind farm is compatible and consistent with the land use designations for the site and would not otherwise impede on the viability of existing land uses. The transmission line is not incompatible with the land on which it is proposed, and would allow for ongoing use of Boiler Swamp Road for the array of purposes it currently serves.

  - Land adjacent to the Project would continue to be used for leisure and recreation purposes which are consistent with established land uses. There is not expected to be any long-term detrimental impacts on the objectives of the land that would be occupied or adjacent areas, including having regard to the objectives of the Ngootyoong Gunditj Ngootyoong Mara South West Management Plan.

  - Operational amenity effects on adjacent land uses are minor and not wholly unexpected given the land on which the wind farm is proposed is zoned Farming Zone, within which wind energy facilities are a permissible use.

  - Changes to visual amenity will be permanent but localised. Sensitive visual receptors such as Lake Monbeong campground will be investigated for landscape screening to assist in ameliorating visual impacts.

  - There is some potential for users of public land adjacent to the Project to experience wind turbine noise under certain conditions. Wind turbine setbacks from natural areas have been implemented to assist in ameliorating potential effects at adjacent public land sites like Lake Monbeong Campground, Discovery Bay coastline, and sections of the Great South West Walk.

Key avoidance measures (**Section 5.1.2**) and the development and implementation of a suite of management plans (**Section 9.1**) will minimise impacts on existing land uses to the extent practicable and manage the disruption to adjacent/nearby public land. The Project is considered to achieve the relevant land use and planning EES evaluation objective as set out in the EES scoping requirements. This assessment is considered to fulfil the EES scoping requirements.

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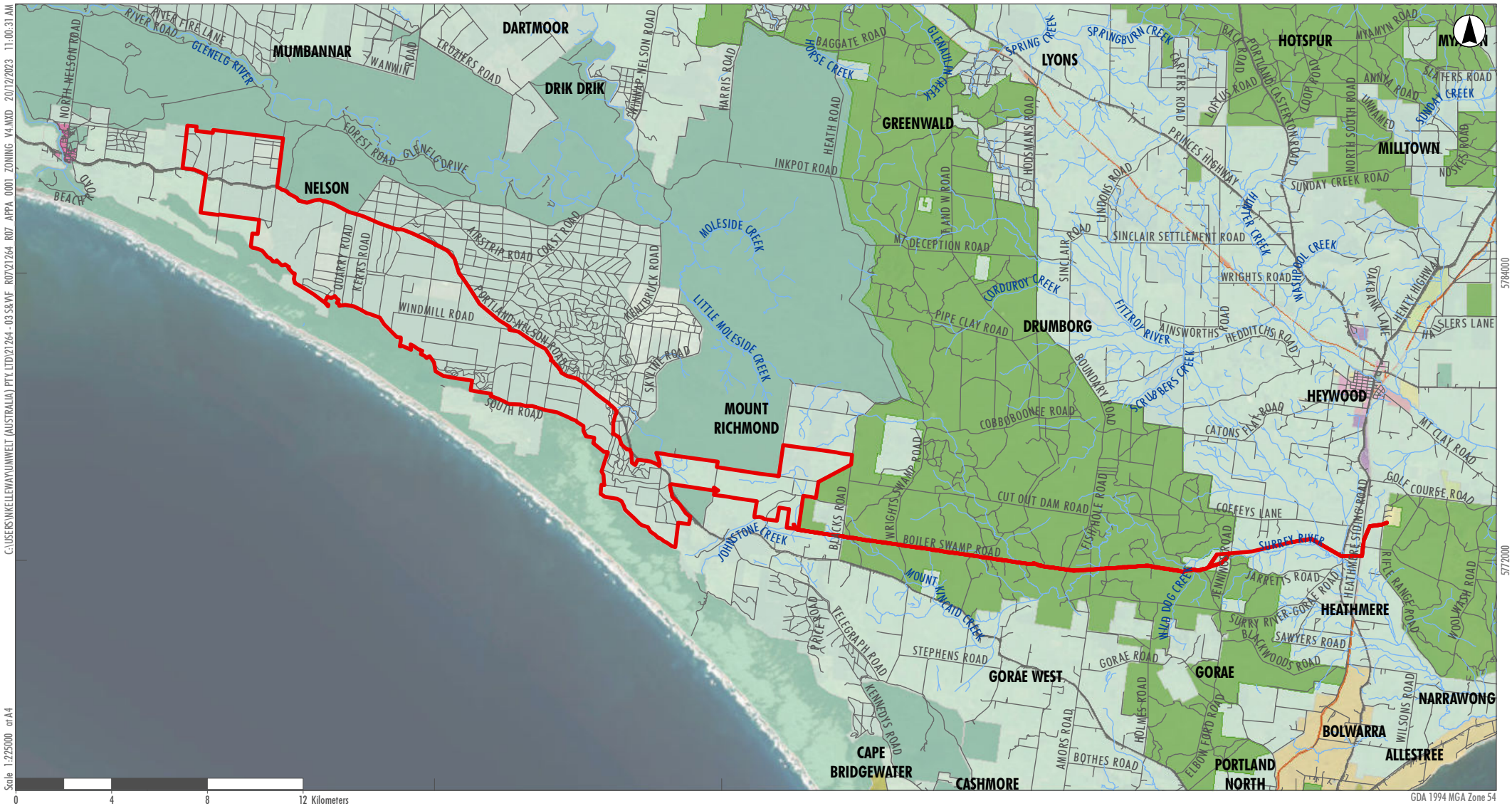
APPENDIX A

Zoning and overlays



Legend

- Project Area
- Creeks/ Rivers
- Road

Planning Zones

- COMMERCIAL 1 ZONE
- COMMERCIAL 2 ZONE
- FARMING ZONE - SCHEDULE 1
- FARMING ZONE - SCHEDULE 2
- GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- INDUSTRIAL 1 ZONE
- INDUSTRIAL 3 ZONE
- LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 1
- PUBLIC CONSERVATION AND RESOURCE ZONE
- PUBLIC PARK AND RECREATION ZONE
- PUBLIC USE ZONE - CEMETERY/CREMATORIUM
- PUBLIC USE ZONE - EDUCATION
- PUBLIC USE ZONE - HEALTH AND COMMUNITY
- PUBLIC USE ZONE - LOCAL GOVERNMENT
- PUBLIC USE ZONE - OTHER PUBLIC USE
- PUBLIC USE ZONE - SERVICE AND UTILITY
- RURAL CONSERVATION ZONE - SCHEDULE 1
- RURAL LIVING ZONE - SCHEDULE 1
- SPECIAL USE ZONE - SCHEDULE 2
- SPECIAL USE ZONE - SCHEDULE 5
- TOWNSHIP ZONE - SCHEDULE 1
- TRANSPORT ZONE 1 - STATE TRANSPORT INFRASTRUCTURE
- TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

APPENDIX A - FIGURE 1

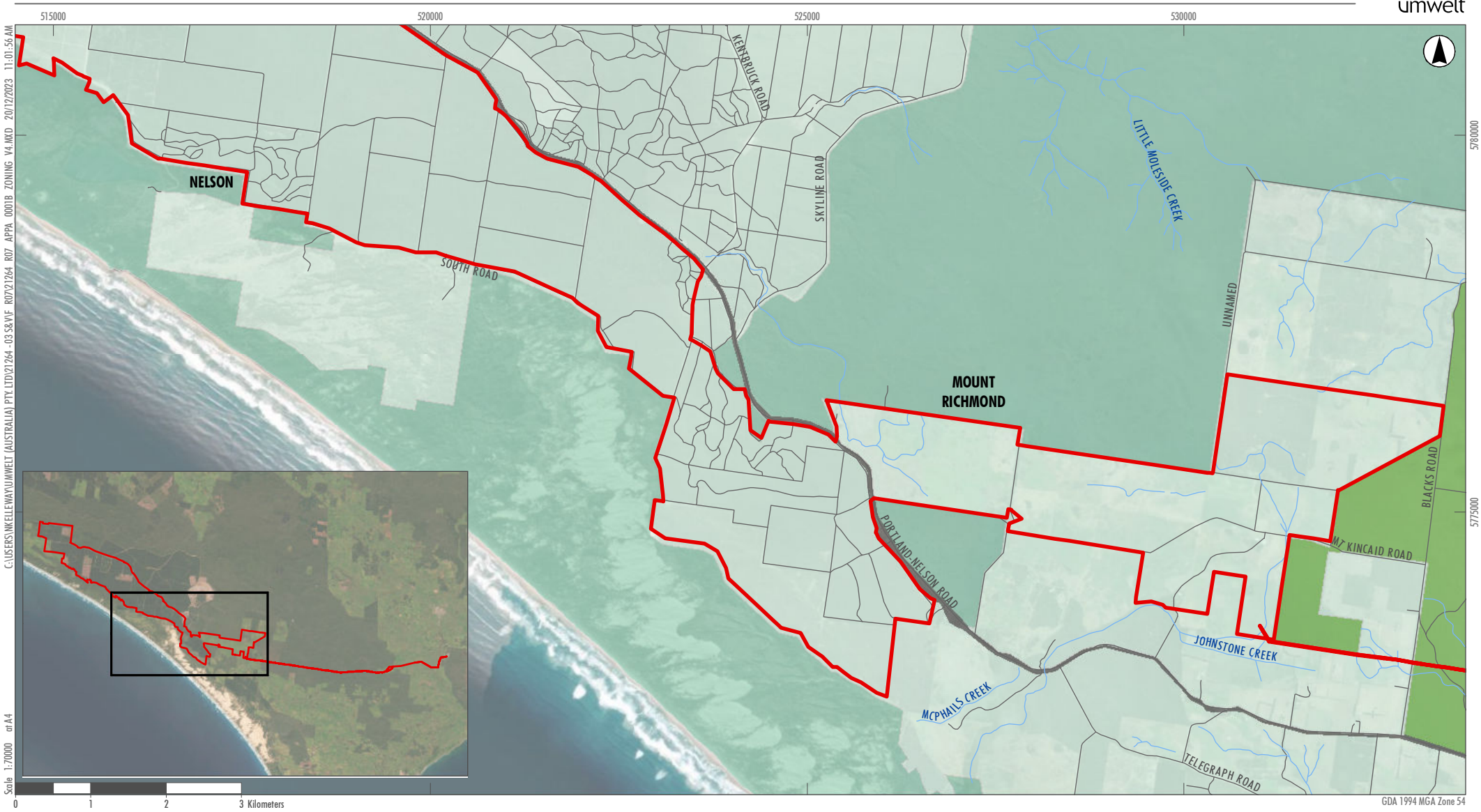
Planning Zones

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021), Umwelt (2021)

APPENDIX A - FIGURE 1A

Planning Zones

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021), Umwelt (2021)



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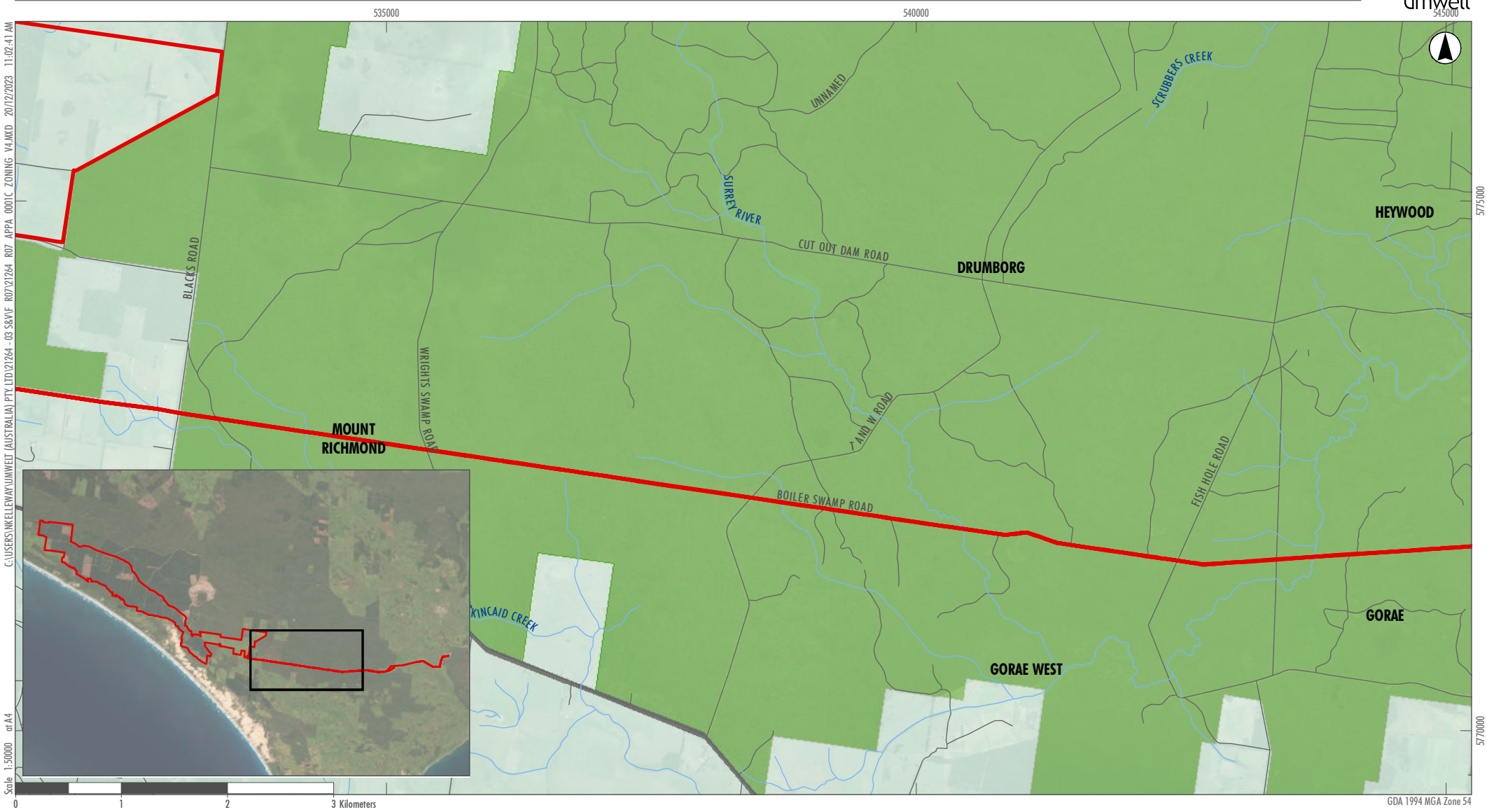
APPENDIX A - FIGURE 1B

Planning Zones

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021), Umwelt (2021)



APPENDIX A - FIGURE 1C

Planning Zones

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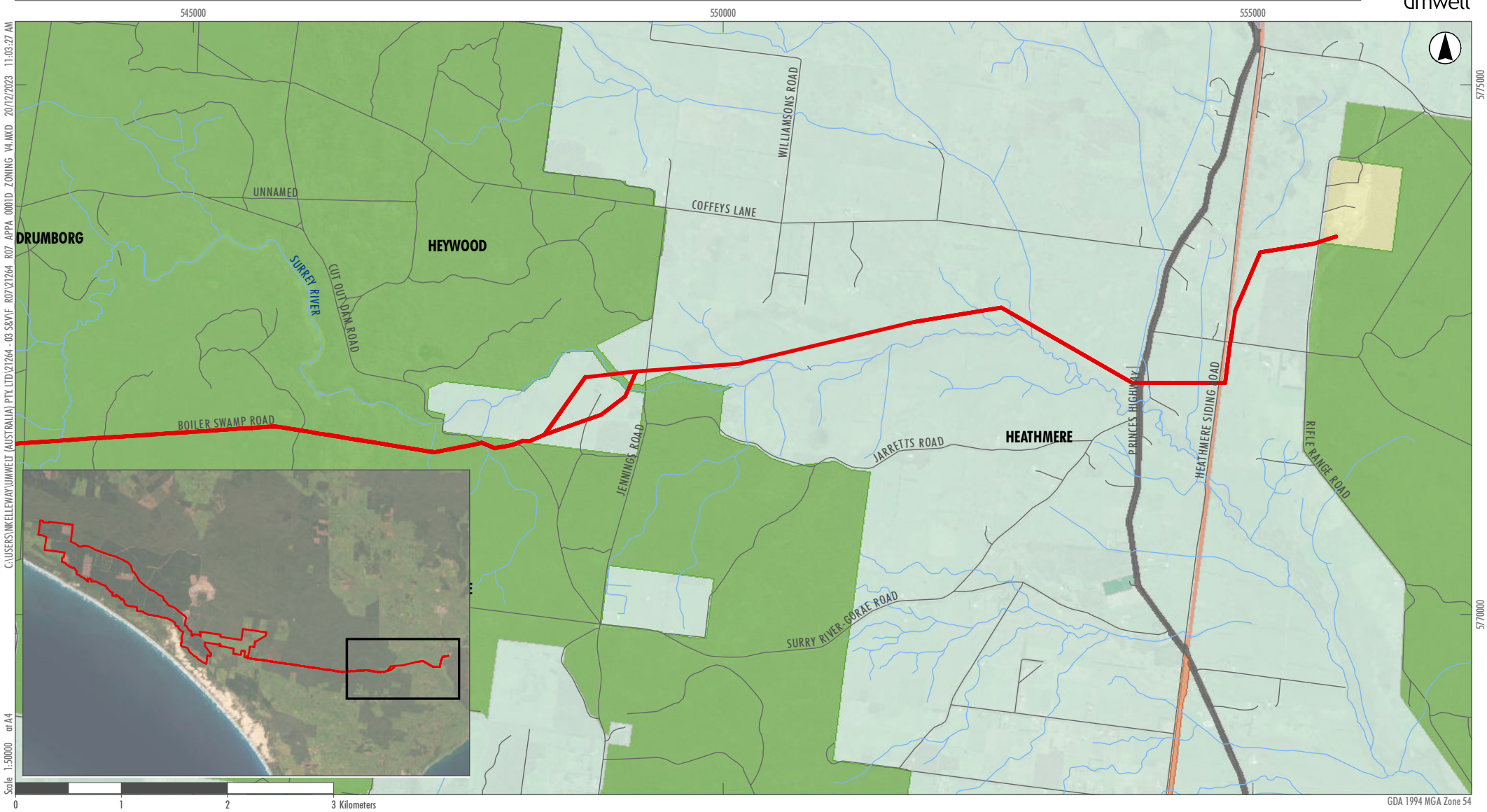


Legend

- Project Area
- Transmission Line Route
- Creeks/ Rivers
- Road

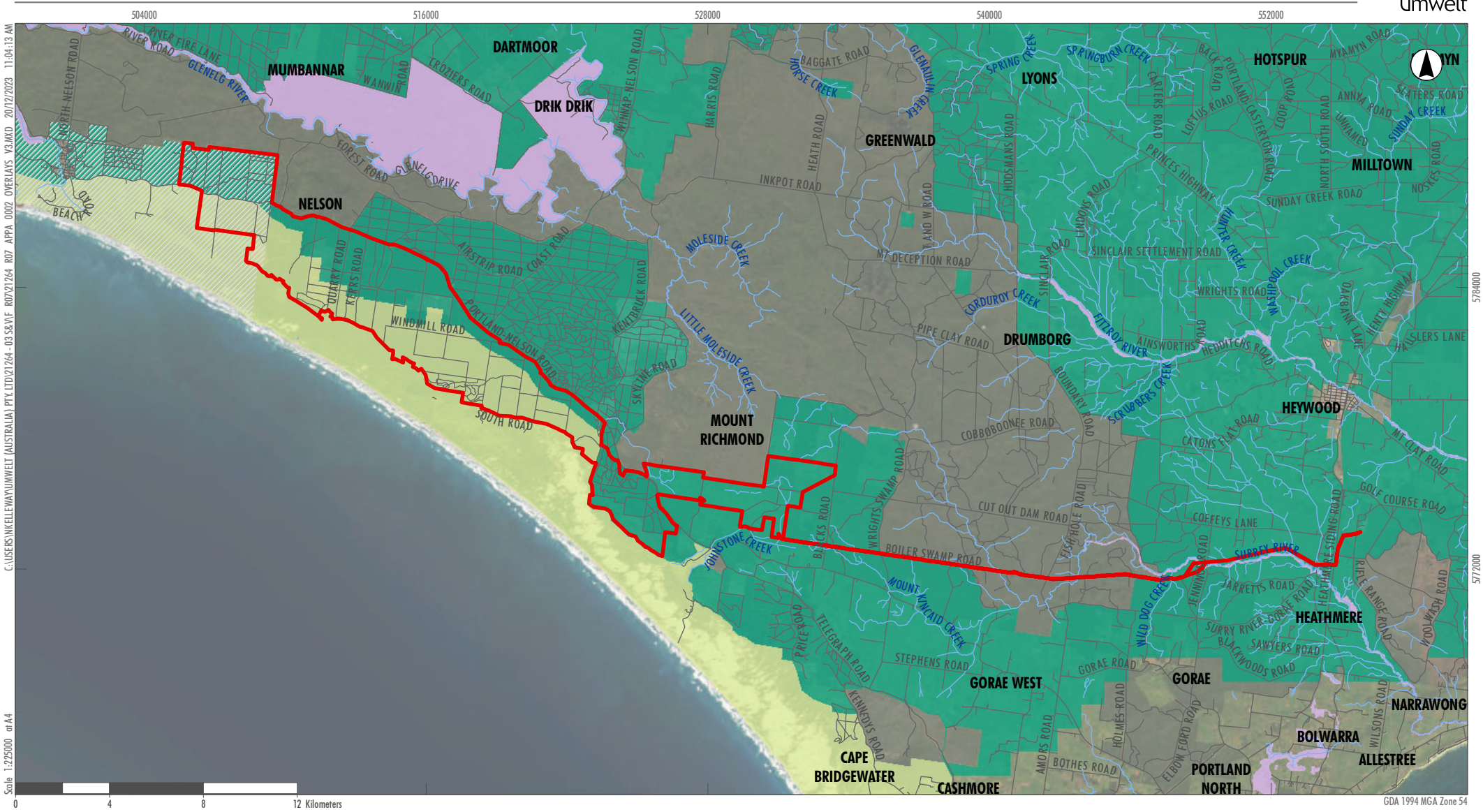
Planning Zones

- FARMING ZONE - SCHEDULE 1
- INDUSTRIAL 1 ZONE
- PUBLIC CONSERVATION AND RESOURCE ZONE
- PUBLIC PARK AND RECREATION ZONE
- PUBLIC USE ZONE - SERVICE AND UTILITY
- TRANSPORT ZONE 1 - STATE TRANSPORT INFRASTRUCTURE
- TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

APPENDIX A - FIGURE 1D

Planning Zones

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021), Umwelt (2021)



Legend

- Project Area
- Transmission Line Route
- Creeks/ Rivers
- Road

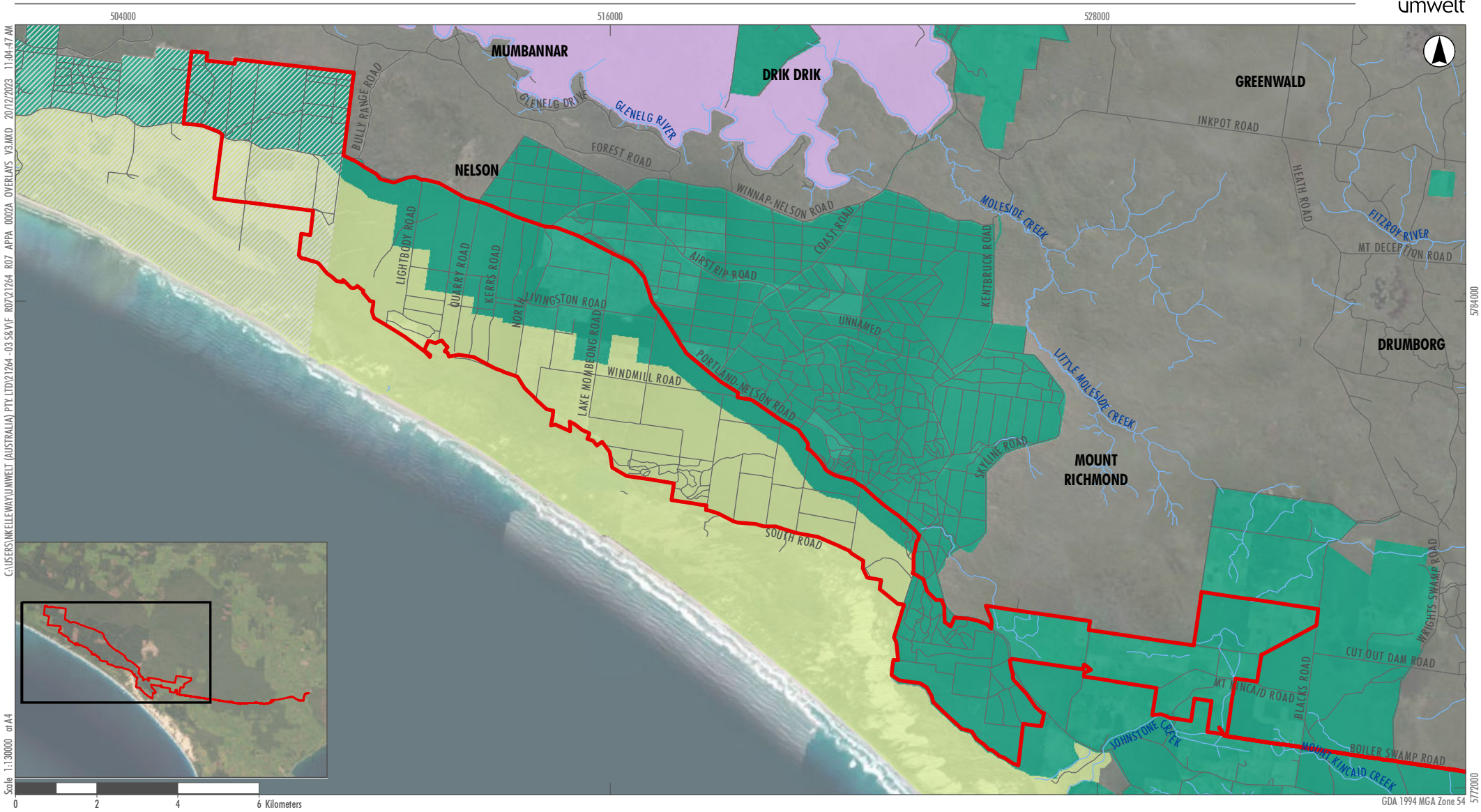
Planning Overlays

- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)
- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2
- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)
- SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

APPENDIX A - FIGURE 2

Planning Overlays
Environmental and Landscape Overlays

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021)



Legend

- Project Area
- Transmission Line Route
- Creeks/ Rivers
- Road

Planning Overlays

- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)
- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2
- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)
- SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

APPENDIX A - FIGURE 2A

Planning Overlays
Environmental and Landscape Overlays

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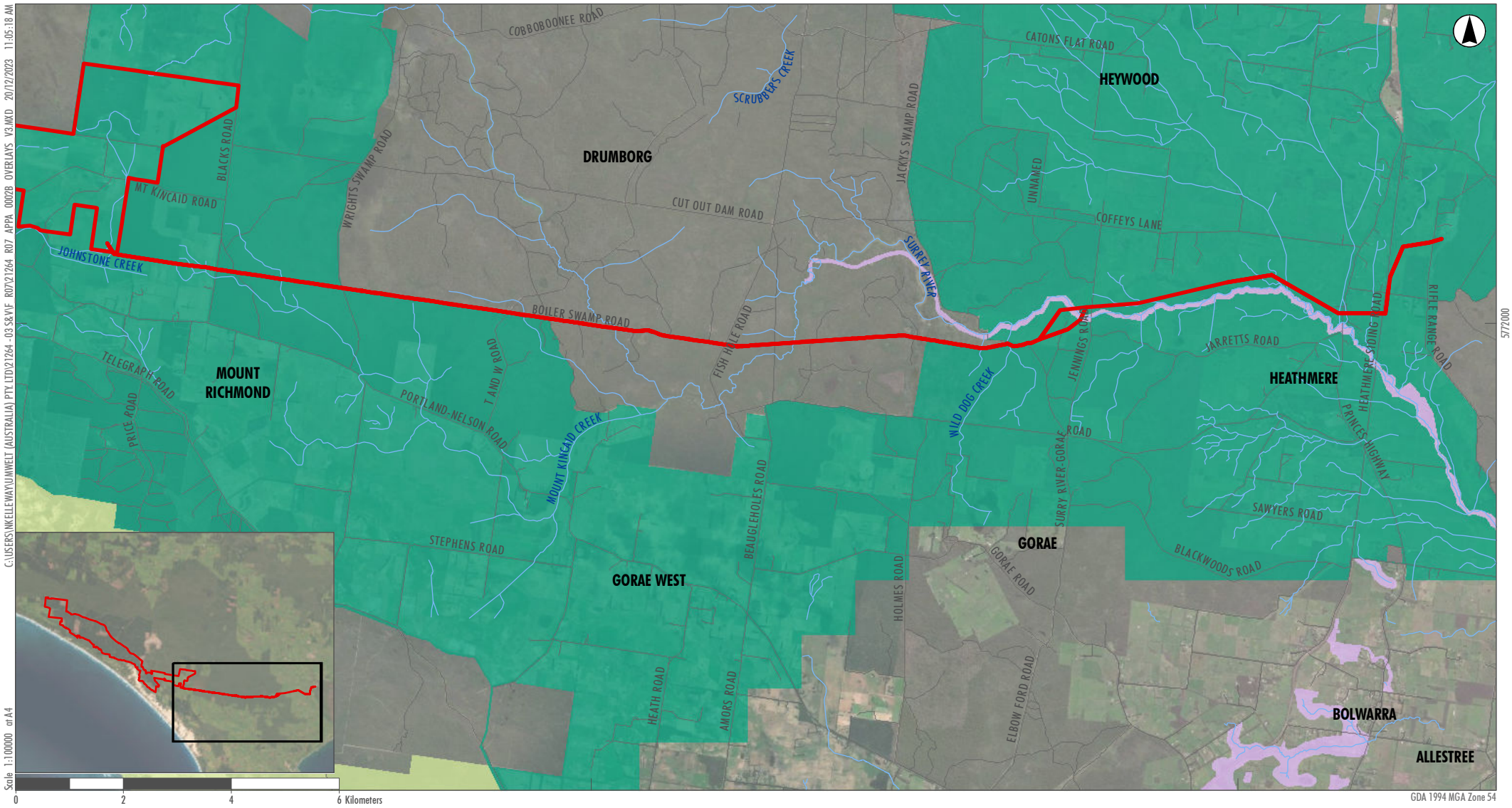


Legend

- Project Area
- Transmission Line Route
- Creeks/ Rivers
- Road

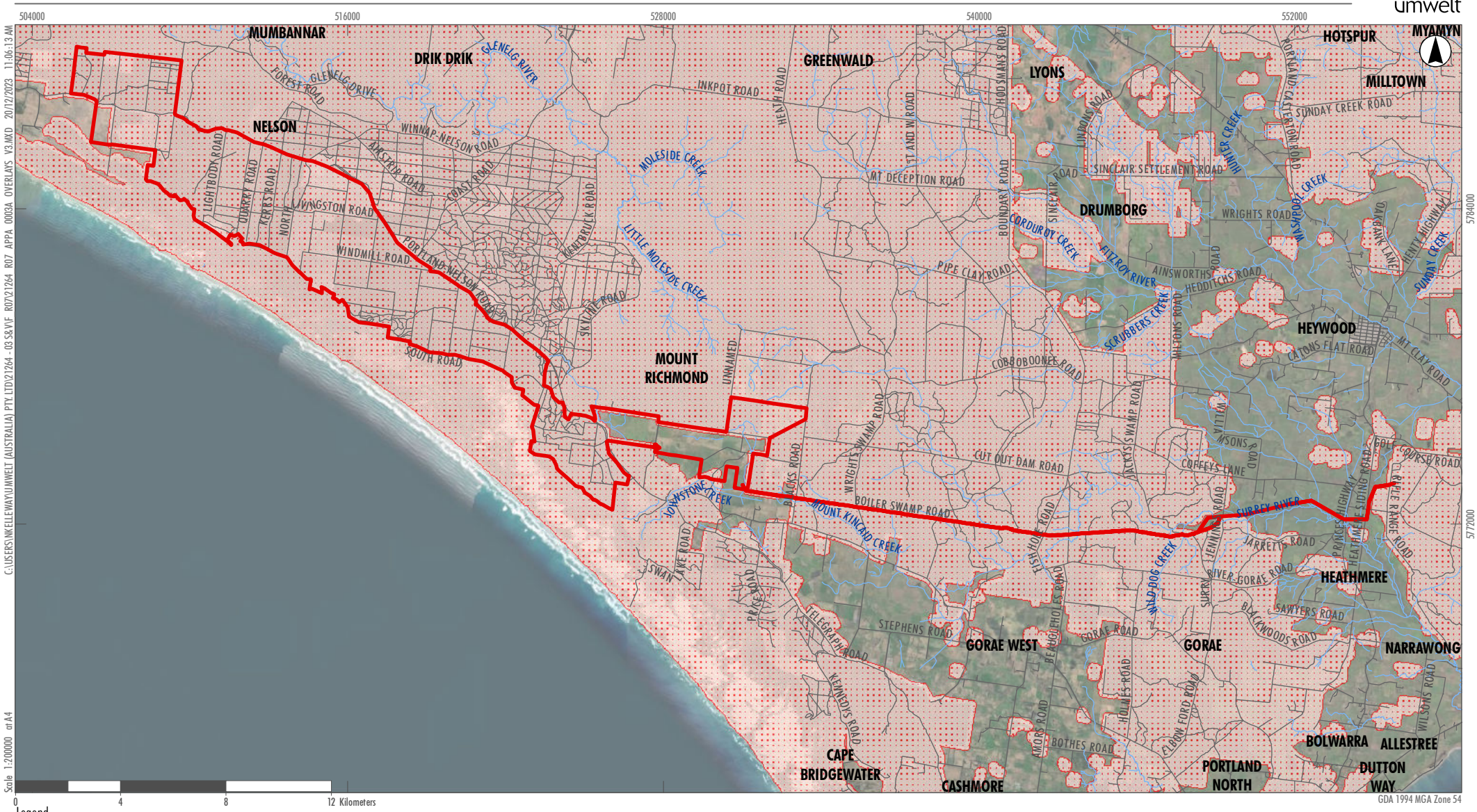
Planning Overlays

- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)
- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2
- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)

APPENDIX A - FIGURE 2B

Planning Overlays
Environmental and Landscape Overlays

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021)



Legend

- Project Area
- Transmission Line Route
- Creeks/ Rivers
- Road

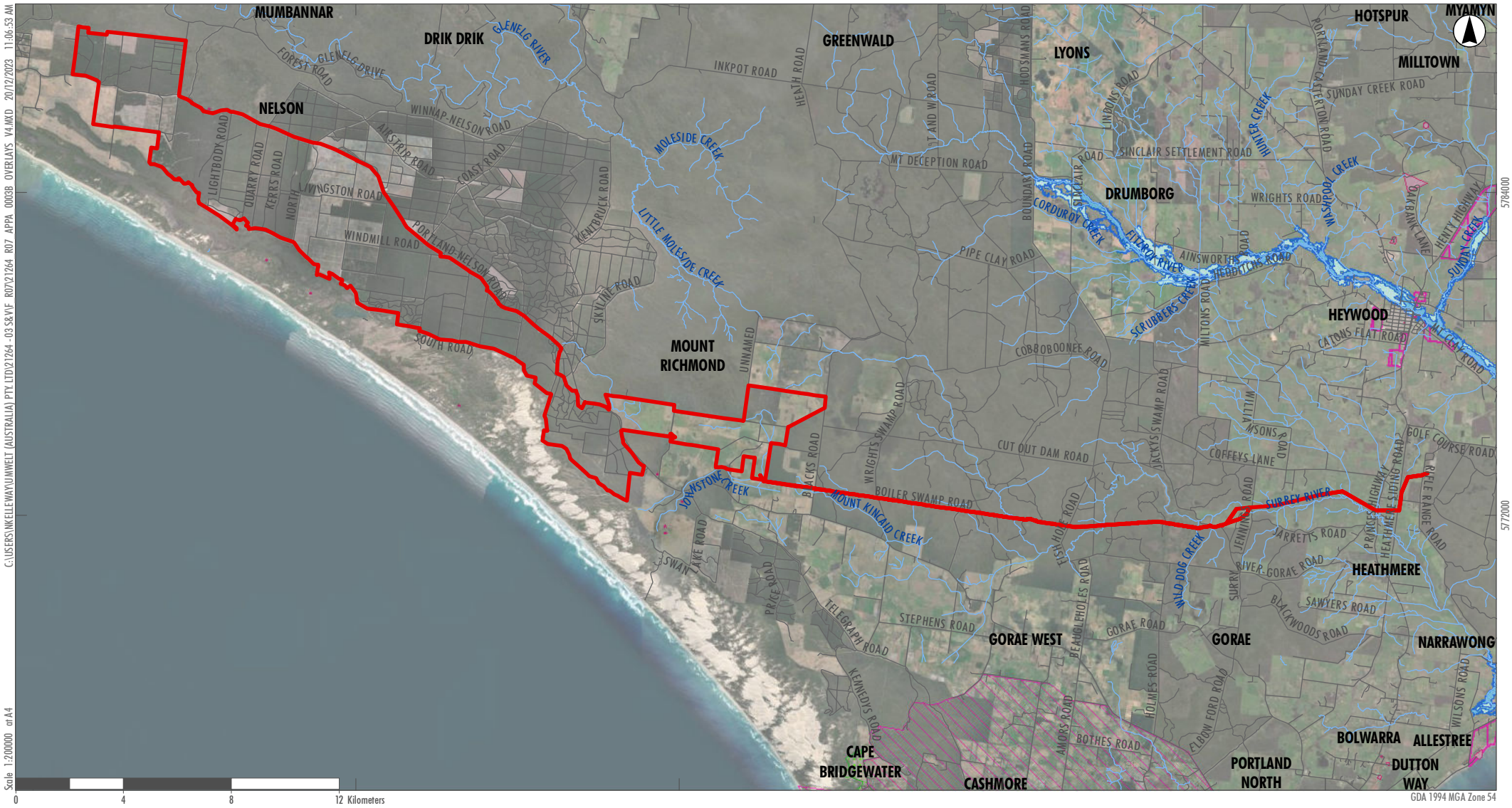
Planning Overlays

- Bushfire Management Overlay (BMO)

APPENDIX A - FIGURE 3A

Planning Overlays
Bushfire Management Overlay

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021)



Legend

- Project Area
- Transmission Line Route
- Creeks/ Rivers
- Road

Planning Overlays

- DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
- DEVELOPMENT PLAN OVERLAY - SCHEDULE 1
- DEVELOPMENT PLAN OVERLAY - SCHEDULE 11
- DEVELOPMENT PLAN OVERLAY - SCHEDULE 3
- DEVELOPMENT PLAN OVERLAY - SCHEDULE 4
- DEVELOPMENT PLAN OVERLAY - SCHEDULE 6
- FLOODWAY OVERLAY - SCHEDULE 1
- HERITAGE OVERLAY (HO)
- LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1
- SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2

APPENDIX A - FIGURE 3B

Planning Overlays Surrounding Overlays

Image Source: ESRI Basemap (2021) Data source: NTTT (2020), Victorian Government (2021)