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## Stockyard Hill Wind Farm

Submission to Support Application to Amend Planning Permit No. PL-SP/05/0548

May 2016 (Updated August 2016)

Final



## Stockyard Hill Wind Farm

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Client Name: Stockyard Hill Wind Farm Pty Ltd  
Project Manager: Cara Layton  
Author: Cara Layton

Jacobs Group (Australia) Pty Limited  
ABN 37 001 024 095  
Floor 11, 452 Flinders Street  
Melbourne VIC 3000  
PO Box 312, Flinders Lane  
Melbourne VIC 8009 Australia  
T +61 3 8668 3000  
F +61 3 8668 3001  
www.jacobs.com

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## Executive Summary

Stockyard Hill Wind Farm Pty Ltd (SHWFPL) (a subsidiary of Origin Energy) is developing a wind farm project in south-west Victoria, known as the Stockyard Hill Wind Farm (SHWF).

Planning Permit No. PL-SP/05/0548 (Pyrenees Planning Scheme) (the Permit) was issued by the Minister for Planning in October 2010 to enable the use and development of the SHWF Wind Energy Facility (WEF).

Due to delays in the development timeframes (as a result of policy uncertainty), the wind turbine technology available in the market has continued to progress and allow generation of renewable energy at lower cost.

As such, SHWFPL is seeking to amend the Permit to allow for taller turbines to achieve more efficient generation of energy. The amended WEF, using turbine models that fit within the increased maximum turbine dimensions, will result in an improvement in output of approximately 40% and power an estimated of additional 94,500 average households per annum. Such gains in generation can be achieved with a reduction in 8 permitted wind turbines.

Additionally, as a result of the proposed taller turbines and to ensure the WEF operates in accordance with current standards and guidelines, SHWFPL are requesting a number of other amendments as part of the application. A detailed list of the amendments proposed (and rationale for each) is contained in Appendix C.

This report supports an application to amend the Permit under Section 97I of the *Planning and Environment Act 1987 (Vic)*. Consistent with the matters which the responsible authority must consider when deciding on an application (set out in Section 60 of the *Planning and Environment Act 1987*), this report considers:

- the proposed amendments to the Permit in the context of the anticipated difference in environmental and social impact (that is whether the amended WEF will result in an increase or decrease from the permitted WEF); and
- whether the changes are consistent with and give effect to the Pyrenees Planning Scheme.

This report includes an assessment to address the decision guidelines of the relevant planning provisions of the Pyrenees Planning Scheme, as well as the matters for consideration identified in Section 5 of the *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria, January 2016*.

A summary of the findings of this assessment is provided in the table below.

### Summary of Key Matters for Consideration

Matter	Summary of Assessment
<b>Decision Guidelines</b>	<ul style="list-style-type: none"> <li>• The proposed amendment gives effect to the State and Local Planning Policy Framework and is consistent with the purpose and requirements of zones, overlays and other applicable planning provisions of the Pyrenees Planning Scheme.</li> <li>• The assessment against the relevant decision guidelines demonstrate that the amendments proposed are reasonable. The proposed changes have been assessed and independent specialists have found that the impact of the changes on the local area will be negligible, whilst the benefits from the amended WEF will be significant.</li> </ul>
<b>Contribution to</b>	<ul style="list-style-type: none"> <li>• The permit amendment gives effect to the objectives of planning in Victoria and complies with</li> </ul>

Matter	Summary of Assessment
<b>Government Policy Objectives</b>	<p>and gives effect to the provision of the Pyrenees Planning Scheme, in particular Clause 19.01-1 (Provision of Renewable Energy)</p> <ul style="list-style-type: none"> <li>The approval of the amendment will help achieve the Victorian Government objective: <i>“Accelerating development of renewable energy generation in Victoria to reduce emissions, create jobs and put downward pressure on energy prices.”</i></li> </ul>
<b>Amenity of Surrounding Area</b>	
Noise	<ul style="list-style-type: none"> <li>The overall noise limits established in accordance with the 1998 Standard and the 2010 Standard do not change significantly. Therefore the allowable noise from the compliant amended WEF will be no greater than the allowable noise from the compliant permitted WEF as a result in the change in permit conditions.</li> <li>A comparison between the predicted noise (based on the 2010 Standard) found that depending on the turbine model used, the predicted noise at some non-participant dwellings from the amended WEF is up to 3 dB(A) higher and as much as 5 dB(A) lower than the predicted noise from the permitted WEF.</li> <li>Whilst there is an increase or decrease in noise associated with the amended WEF at some dwellings, the predicted noise at these dwellings complies with 2010 Standard for both the amended and permitted WEF.</li> </ul> <p><b>The proposed amendment will result in the application of a better methodology for noise assessment (consistent with the 2010 Standard) and noise compliance with the limits defined in the 20120 Standard and the Permit will be achieved at all dwellings.</b></p>
Blade Glint	<ul style="list-style-type: none"> <li>Blade glint is not likely to cause a problem for observers in the vicinity of the WEF as non-reflective coatings are required to be used on the blades of the turbines for the permitted WEF and amended WEF.</li> </ul> <p><b>The proposed amendment will not result in a change in potential impact from blade glint.</b></p>
Shadow Flicker	<ul style="list-style-type: none"> <li>The amended WEF increases the number of dwellings that are predicted to experience theoretical shadow flicker durations above the 30 hours per year limit recommended by the <i>draft National Wind Farm Development Guidelines, July 2010</i>. However, there is no change in the number of dwellings that are expected to experience theoretical shadow flicker durations which would be inconsistent with the Permit conditions.</li> <li>The amended WEF decreases the number of dwellings that are predicted to experience actual shadow flicker durations above the recommended limit compared to the permitted WEF.</li> </ul> <p><b>The proposed amendment will not result in a material change in potential impact by shadow flicker.</b></p>
Electromagnetic Interference	<ul style="list-style-type: none"> <li>The amended WEF has the potential to change the impact on telecommunication services (e.g. fixed point-to-point links, satellite television and internet signals, terrestrial television broadcasts etc.), however in some cases it is an increase whilst in others a decrease.</li> <li>In the event that interference is an issue during construction or after commissioning of the SHWF WEF, there are several mitigation options available to ensure these impacts are mitigated and are in compliance with Condition 38 of the Permit.</li> </ul> <p><b>The proposed amendment will not result in a material change in potential impact on electromagnetic interference.</b></p>
<b>Landscape and Visual Amenity</b>	<ul style="list-style-type: none"> <li>The reduction in the number of wind turbines from 157 (permitted WEF) to 149 wind turbines (amended WEF) is not visually significant. Additionally, the reduction of wind turbines in some views would have a minor or insignificant reduction on the visual impact of the WEF. The relocation of some wind turbines makes no perceptible difference to the level of visual impact.</li> <li>The change between the visual impact of the dimensions (including increased height and rotor diameter) of the permitted wind turbine and the amended wind turbine is not significant.</li> <li>The application to amend the Permit responds by requesting an extension of the requirement</li> </ul>

Matter	Summary of Assessment
	<p>(within Condition 34 of the Permit) to offer voluntary landscape mitigation to residents within 4 km (an extension from 3 km) of the nearest wind turbine.</p> <p><b>The proposed amendment will not result in a material change in potential landscape and visual impact.</b></p>
<p><b>Flora and Fauna</b></p>	<p>Ground Flora and Fauna</p> <ul style="list-style-type: none"> <li>For the purpose of this application, an assessment of the permitted WEF and amended WEF has been undertaken under the <i>Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines, September 2013</i> to provide a like for like comparison of the construction impact of both scenarios.</li> <li>The design of the amended WEF (including roadworks) has taken into consideration a number of factors, including the avoidance of state and federal significant species and native vegetation.</li> <li>The proposed amendments to the WEF footprint have resulted in the avoidance of ecological impacts, including FFG and EPBC listed species, and will result in the avoidance of remnant native vegetation, when considering like for like design assumptions. In accordance with the <i>Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines, September 2013</i>, the application falls under the High Risk-based pathway.</li> <li>Given the highly modified nature of the patches of vegetation and the subsequent low habitat score, along with the low Strategic Biodiversity Score, of the native vegetation proposed to be impacted by the amended WEF, this has led to a similar offset requirement compared with the offset requirements in the Permit.</li> <li>The offset obligations generated by amended WEF can be satisfied through existing credits registered through the over the counter scheme, without any difficulty.</li> </ul> <p>When considering like for like design assumptions, the existing and proposed amended conditions of the Permit, as well as the overall environmental and economic benefits of the SHWF project it is considered that <b>the proposed amendment will result in an acceptable change in potential impact on ground flora and fauna.</b></p> <p>Birds and Bats</p> <ul style="list-style-type: none"> <li>For all listed threatened and migratory bird and bat species, any potential impacts of the WEF on relevant species would be low or negligible and is unchanged from the permitted WEF.</li> <li>There was potential for a low impact on Brolgas (FFG listed) for both the permitted WEF and amended WEF. The difference between the modelled effects of the permitted WEF and amended WEF on the Victorian Brolga population is negligible.</li> <li>It is considered that mitigation and offset mechanisms (determined consultation with Department of Environment, Land, Water and Environment, as part of the preparation of a Bat and Avifauna Management Plan in accordance with Condition 15 of the Permit) can achieve the requirement for no net impact on the Victorian Brolga population.</li> </ul> <p><b>The proposed amendment will not result in a change in potential impact on birds and bats.</b></p>
<p><b>Heritage</b></p>	<ul style="list-style-type: none"> <li>The amended WEF will not result in a change in impact on cultural heritage places listed on the Victorian Heritage Register (VHR) or Victorian Heritage Inventory (VHI), under the <i>Heritage Act 1995</i>, or local heritage places recognised under a Heritage Overlay in the Pyrenees Planning Scheme (including HO32 / VHR HO563 'Mawallok Homestead, 3802 Geelong Road, Stockyard Hill').</li> <li>A review of Cultural Heritage Management Plan (CHMP) No. 10530 found that that an additional CHMP should be prepared to include two new areas which are not in the existing activity area and to ensure that mitigation measures are appropriate for the proposed new layout. As such, CHMPs (14281 and 14279) are currently being prepared, in consultation with the Wathaurung Aboriginal Corporation.</li> </ul> <p><b>The proposed amendment will not result in a material change in potential impact on heritage.</b></p>

Matter	Summary of Assessment
<b>Aircraft Safety</b>	<ul style="list-style-type: none"> <li>The SHWF WEF will not be of operational significance nor be a hazard to aviation safety.</li> <li>In line with the NASF Guideline D and the findings of the Qualitative Risk Assessment, aviation safety lighting is not considered necessary as the assessed risk is 'low' and no additional mitigation is required.</li> <li>The Department of Defence have no objection to the proposed development, whilst Airservices Australia confirmed that the proposed development will not interfere with any instrument approach or departure procedures, or the performance of any Airservices Communications, Navigation or Surveillance facilities.</li> </ul> <p><b>The proposed amendment will not result in a change in potential impact on aircraft safety.</b></p>
<b>Construction and Decommissioning Impacts</b>	<ul style="list-style-type: none"> <li>The amended WEF will result in a reduction in length of access tracks, underground cabling and overhead powerlines.</li> <li>Potential construction impacts are likely to be reduced, whilst any impact will be managed through the existing requirement for an Environmental Management Plan, pursuant to Condition 6 of the Permit.</li> <li>A traffic impact assessment found that the amended WEF has a neutral to positive traffic impact compared to the permitted WEF.</li> </ul> <p><b>The proposed amendment will not result in a change in construction impacts. Additionally, it is not anticipated that the amended WEF will result in a change in potential impact from decommissioning.</b></p>

The assessment found that the changes proposed in this application to amend the Permit are considered reasonable. The relevant assessments have found that the impact of the changes on the local area will be negligible, whilst the benefits from the amended WEF will be significant.

The proposed amended WEF:

- will not increase the number of turbines (as it will result in a decrease in overall turbine locations); and
- does not change the location of any turbines so that the centre of its tower (at ground level) is located closer to an existing dwelling (within 1 km a permitted turbine) of the closest permitted turbine to that dwelling.

As such, consent from dwelling owners is not required. However, through the preparation of this application SHWFPL undertook extensive consultation with landowners of dwellings within 2 km of the proposed turbines. Furthermore, since the commencement of the project, SHWFPL has been communicating, informing and listening to the local community (including the host landowners, neighbours, objectors of original planning permit application, the wider community, and the Pyrenees Shire Councillors) and government stakeholders.

The amendment application demonstrates that the proposed changes will:

- give effect to the objectives of planning in Victoria and the State Planning Policy Framework and Local Planning Policy Framework;
- comply with the standards contained in the Guidelines;
- meet Victorian government comments with regard to wind and renewable energy; and
- not result in any significant effects on the environment, the amended WEF will not result in a material change to any potential environmental or social impact (including potential impact to the amenity of the surrounding area, landscape and visual amenity, flora and fauna, heritage and aircraft safety).

## Glossary

Term / Acronym	Description
AIA	Aeronautical Impact Assessment
AIS	Aviation Impact Statement
Amended WEF	Permitted WEF amended as per changes described in Section 4 of this report.
ARTC	Australian Rail Track Corporation
AWG	Approvals Working Group
BMO	Bushfire Management Overlay
CASA	Civil Aviation Safety Authority
CCMA	Corangamite Catchment Management Authority
CFA	Country Fire Authority
CHMP	Cultural Heritage Management Plan
DEDJTR	Department of Economic Development, Jobs, Transport and Resources (formally the Department of State Development, Business and Innovation (DSDBI))
DELWP	Department of Environment, Land, Water and Planning (formally the, Department of Planning and Community Development, and Department of Sustainability and Environment)
DoE	Commonwealth Department of the Environment
EES	Environment Effects Statement
EMP	Environmental Management Plan
EMPF	Environmental Management Plan Framework
EPA	Environment Protection Authority
EPBC Act	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
EPBC Act Approval	Decision (2009/4719) to approve the WEF (as a controlled action) was made under the <i>EPBC Act 1999</i>
ESO1	Environmental Significance Overlay – Schedule 1 ‘Designated Water Supply Areas’
FZ	Farming Zone
GHCMA	Glenelg Hopkins Catchment Management Authority
OAAV	Office of Aboriginal Affairs Victoria
OLR	Obstacle Lighting Review
Permitted WEF	WEF permitted by the Permit (Planning Permit No. PL-SP/05/0548 Pyrenees Planning Scheme))
QRA	Qualitative Risk Assessment
RDZ1	Road Zone – Category 1
RET	Renewable Energy Target
SHWF	Stockyard Hill Wind Farm
SHWFPL	Stockyard Hill Wind Farm Pty Ltd
the 1998 Standard	<i>New Zealand Standard NZS6808:1998 Acoustics – Wind Farm Noise</i>
the 2010 Standard	<i>New Zealand Standard NZS 6808:2010 Acoustics – Wind Farm Noise</i>
the Draft National Guidelines	<i>the draft National Wind Farm Development Guidelines, July 2010</i>

Term / Acronym	Description
the Framework	<i>Victoria's Native Vegetation Management - A Framework for Action</i>
the Guidelines	<i>Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria, January 2016</i>
the Native Vegetation Guidelines	<i>Permitted Clearing of Native Vegetation – Biodiversity Assessment Guideline, September 2013</i>
the Permit	Planning Permit No. PL-SP/05/0548 (Pyrenees Planning Scheme) issued by the Minister for Planning in October 2010 to enable the use and development of the SHWF
the Roadmap	Victoria's <i>Renewable Energy Roadmap</i>
VPO1	Vegetation Protection Overlay – Schedule 1 'Roadside Grassland Protection And Conservation'
WEF	Wind Energy Facility
WEF site	Land referenced in 'Address of the Land' in the Permit.

# 1. Introduction

Jacobs has prepared this submission on behalf of Stockyard Hill Wind Farm Pty Ltd (SHWFPL) (a subsidiary of Origin Energy), who are developing a wind farm in south-west Victoria, known as the Stockyard Hill Wind Farm (SHWF).

This submission has been prepared to support an application to amend Planning Permit No. PL-SP/05/0548 (the Permit) under Section 97I of the *Planning and Environment Act 1987 (Vic)*. The Permit was issued by the Minister for Planning to enable the use and development of the SHWF Wind Energy Facility (WEF) in October 2010 under the provisions of the Pyrenees Planning Scheme. A copy of the Permit is contained in Appendix A.

The main purpose of this application is to amend Condition 4 of the Permit to allow an increase of the permissible tip height of each turbine from 132 m to 180 m. However, as a result of the proposed taller turbines and to ensure the Permit reflects current planning policy, guidelines and departments, a number of other amendments are proposed to the Permit as part of the application. The proposed amendments to the Permit are discussed in Section 4 of this submission.

Consistent with the matters which the responsible authority must consider when deciding on an application (set out in Section 60 of the *Planning and Environment Act 1987*), this report considers:

- the proposed amendments to the Permit in the context of the anticipated difference in environmental and social impact (whether the amended WEF will result in an increase or decrease from the permitted WEF); and
- whether the changes are consistent with and give effect to the Pyrenees Planning Scheme.

The following table outlines the purpose of each section of this submission. The table also lists the specialist assessments which support this submission.

Table 1 – Report Content

Section	Purpose / Content
Section 1: Introduction	<i>This section.</i>
Section 2 : Project Background	Provides the background to the SHWF project, and the rational for the application to amend the Permit.
Section 3: Existing Conditions	Describes the permitted WEF, the subject site and surrounds, including any changes as part of the amended WEF.
Section 4: The Proposal	Provides a summary of and reasons for the proposed amendments to the Permit.
Section5: Stakeholder Engagement	Describes the stakeholder and community engagement undertaken for the SHWF project, as well as specifically relating to the WEF and the application to amend the Permit.
Section 6: Pyrenees Planning Scheme	Outlines the relevant planning provisions relevant to this application.
Section 7: Planning Assessment	Provides an assessment of the amendment application against the relevant provisions of the Pyrenees Planning Scheme, and the key matters for consideration identified in Section 5 of the Policy and Planning Guidelines for Wind Energy Facilities, January 2016 (the Guidelines).
Section 8: Other Legislation	Describes the State and Commonwealth environmental legislation relevant to the SHWF WEF (in addition to the <i>Planning and Environment Act 1987</i> ).
Section 9 : Related	Provides a summary of the other infrastructure components of the SHWF project. However, these

Section	Purpose / Content
Projects	are not part of his application.
Section 10: Conclusion	Provides a conclusion of this document / application to amend the Permit.
Appendices	<ul style="list-style-type: none"> <li>• Appendix A Existing Planning Permit</li> <li>• Appendix B Permitted WEF Indicative Layout Plan</li> <li>• Appendix C Proposed Amendments to the Permit Conditions</li> <li>• Appendix D Certificates of Title</li> <li>• Appendix E Figures</li> <li>• Appendix F Amended WEF Indicative Layout Plan</li> <li>• Appendix G Preliminary Intersection Designs (RDZ1)</li> <li>• Appendix H Proposed Amended Permit (with tracked changes)</li> <li>• Appendix I Indicative Business Identification Sign</li> <li>• Appendix J Traffic Impact Assessment</li> <li>• Appendix K Social Impact Assessment Findings</li> <li>• Appendix L Stakeholder Engagement Material</li> <li>• Appendix M Agency Engagement</li> <li>• Appendix N State and Local Planning Policy</li> <li>• Appendix O Application Requirements</li> <li>• Appendix P Decision Guidelines</li> <li>• Appendix Q Environmental Noise Assessment</li> <li>• Appendix R Peer Review of Environmental Noise Assessment</li> <li>• Appendix S Shadow Flicker and Blade Glint Assessment</li> <li>• Appendix T Electromagnetic Interference Assessment</li> <li>• Appendix U Landscape and Visual Impact Assessment</li> <li>• Appendix V Ground Flora and Fauna Assessment (WEF)</li> <li>• Appendix W Ground Flora and Fauna Assessment (Roadworks)</li> <li>• Appendix X Bird and Bat Assessment</li> <li>• Appendix Y Peer Review of Broilga Collision Risk Modelling</li> <li>• Appendix Z Aircraft Safety Assessment</li> <li>• Appendix AA Original Environmental Management Plan Framework</li> <li>• Appendix BB Revised Environmental Management Plan Framework</li> <li>• Appendix CC Section 2.5 of the Brett Lane and Associates Report</li> </ul>

## 2. Project Background

The SHWF Wind Energy Facility<sup>1</sup> (WEF) has three related projects including approximately 75 km of overhead powerlines, terminal station and a quarry. This submission relates to the SHWF WEF project.

The Minister for Planning determined on 29 September 2008 that an Environment Effects Statement was not required for the project (subject to conditions) under the *Environment Effects Act 1978 (Vic)* and that the *Planning and Environment Act 1987 (Vic)* assessment process was appropriate for the project.

Following a planning panel hearing the Minister for Planning decided to issue a planning permit to enable the use and development of the SHWF WEF, on 26 October 2010.

Planning Permit Nos. 2009/104 and 2009/105 were also issued by the Minister for Planning on 26 October 2010 to enable the construction of a 132/500 kV terminal station near Berrybank and for the removal of native vegetation associated with the construction of a 132 kV overhead powerlines between the SHWF and the terminal station.

In addition, the WEF was approved as a 'controlled action', subject to conditions, under the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* (EPBC Act) on 11 February 2011 (Approval 2009/4719).

Between 2010 to mid 2014, further development activities were progressed, including additional wind monitoring and background noise monitoring (in accordance with Condition 19 of the Permit), flora and fauna surveys (in accordance with Conditions 3, 9, and 11 of the Permit), geotechnical testing and securing/amending the necessary land agreements for the project.

Additionally, during the latter half of 2011, the 'permitted' overhead powerlines route and terminal station site were reviewed and it was determined that a site closer to the crossover of the 500 kV and 220 kV lines was preferable. A site to the south of Lismore on Lower Darlington Road was identified as suitable for the terminal station. A planning permit was issued for the terminal station near Lismore by the Shire of Corangamite in 2013. The terminal station and overhead powerlines related projects are discussed in Section 9.

Stage 1 of the SHWF WEF development (the construction of 6 permanent anemometers) was undertaken in 2012 and constitutes the commencement of works in accordance with the Permit<sup>2</sup>. The purpose of Stage 1 was to allow the noise monitoring program required by Condition 19 of the Permit to commence. As such, the Permit is considered to be 'active' with an expiry date relating to the completion of development by 26 October 2020. This application does not request an amendment to this date.

Development works on the SHWF were placed on hold following the commencement of the review into the Australian Renewable Energy Target in early 2014. The completion and implementation of the Renewable Energy Target review in June 2015 has restored policy certainty to the large-scale

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<sup>1</sup> Clause 74 Land Use Terms of the Victorian Planning Provisions defines a Wind Energy Facility as:

*"Land used to generate electricity by wind force. It includes land used for:*

*a) any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force*

*b) an anemometer.*

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

<sup>2</sup> This has been confirmed by the Department of Environment, Land, Water and Planning in a letter dated 7 January 2015.

renewable industry and works on the development have recommenced. Additionally, recent reforms to the Victorian Planning Provisions have positively influenced the feasibility of proponents seeking amendments to existing planning permits (further discussed in Section 7.2).

Since the Permit was issued in 2010, the wind turbine technology available in the market has continued to make technological advances. Now newer wind turbines allow for the generation of renewable energy at significantly lower long-run average cost. As such, in order to progress the project in a cost competitive manner using this new technology, SHWFPL are driven to seek the amendment of the Permit to allow an increase of the allowable tip height of each turbine from 132 m to 180 m.

## 3. Existing Conditions

### 3.1 Permitted WEF

The Permit was issued by the Minister for Planning in October 2010 to enable the use and development of the SHWF WEF, subject to 48 conditions. The preamble of the Permit allows for:

*“Use and development of land for a wind energy facility comprising a maximum of 157 wind turbines and associated buildings and works including access tracks, underground cabling, overhead 132kV powerlines, not more than five substations, temporary concrete batching plants, up to 8 permanent anemometers (monitoring masts), a maintenance facility, car parking and bicycle facilities, a business identification sign, removal of native vegetation and the creation or alteration of access to roads in a Road Zone Category 1.”*

For the purposes of this assessment, the permitted layout is considered to be the layout shown on the indicative layout plan referenced within Condition 1 of PL-SP/05/0548 (*Map No. WF 02C; Rev. 01; dated 23/05/2010*)<sup>3</sup>, but modified to show the deletion of turbines, removal of other infrastructure associated with the deleted turbines and re-siting of turbines as required by Condition 1(a), (b) and (c) of the Permit. The permitted layout is shown on the map contained in Appendix B.

Condition 4 of the Permit provides detail of the total number, height, colour/finishing and other matters associated with the permitted wind turbines, essentially creating an envelope for development (including an overall maximum height of 132 m, tower height no greater than 80 m and blade length no greater than 52 m).

Additionally, Condition 6(f) of the Permit states that the required native vegetation management plan must include *“a clear extent of the 5.28 ha (3.09 habitat hectares) of native vegetation to be removed”*.

A copy of the Permit is contained in Appendix A.

### 3.2 Subject Site

The WEF site is located within Pyrenees Shire, approximately 150 km west, north-west of Melbourne and approximately 35 km west of Ballarat (shown in Figure 1 and Figure 2).

The revised WEF site extent comprises approximately 109.5 km<sup>2</sup> (approximately 45.8 km<sup>2</sup> less than the Permitted WEF)<sup>4</sup> and is generally bound by Eurambeen-Streatham Road and Beaufort-Carranballac Road to the west, Stockyard Hill Road and Mt Emu Settlement Road in the south, Mount Emu Creek in the east and Ballyrogan Road, Long Gully Road and Dalgleishs Road in the north. Skipton Road runs north south and bisects the subject site.

A list of the properties within the WEF site is contained in Appendix C, including the changes proposed as part of the application to amend the Permit. Additionally, Table 2 of Section 4.1 contains a summary of requested changes. Certificate of Titles for the properties proposed to be added to the WEF site are contained in Appendix D. There are no encumbrances on these titles which restrict the development of the WEF. The primary use of the site is agriculture with the majority cultivated for grazing and cropping. The site has a long history of agricultural use and accordingly is highly modified with little remnant vegetation remaining on the site.

<sup>3</sup> This plan has not been endorsed under Condition 1 of the Permit.

<sup>4</sup> These areas are the area of the ‘Address of the Land’ of the Permit. The footprint of the Amended WEF is approximately 2.5 km<sup>2</sup> (a reduction of approximately 0.2 km<sup>2</sup>).

There are a total of 15 dwellings within the WEF site boundary, owned by participants<sup>5</sup> or SHWFPL. The amended WEF will not result in any turbines being located closer to any dwellings within 1 km, than the turbines permitted under the Permit. The location of these dwellings (as well as other buildings in the area) is shown on Figure 3.

Infrastructure on site is predominantly agricultural in nature and includes sheds, dams, access tracks and fencing. The site also contains water mains, electricity cables and telephone cables. Septic tanks are located at each dwelling.

There are 6 permanent anemometers located on site (constructed in accordance with the Permit), to allow the noise monitoring program required by Condition 19. Additionally, 1 temporary anemometer was constructed in late 2015 on the site, to validate the wind shear and wind conditions for the taller wind turbines proposed as part of this application.

The WEF site is located within the Victorian Volcanic Plain and the Central Victorian Uplands bioregions and within the jurisdiction of the Glenelg Hopkins Catchment Management Authority (CMA).

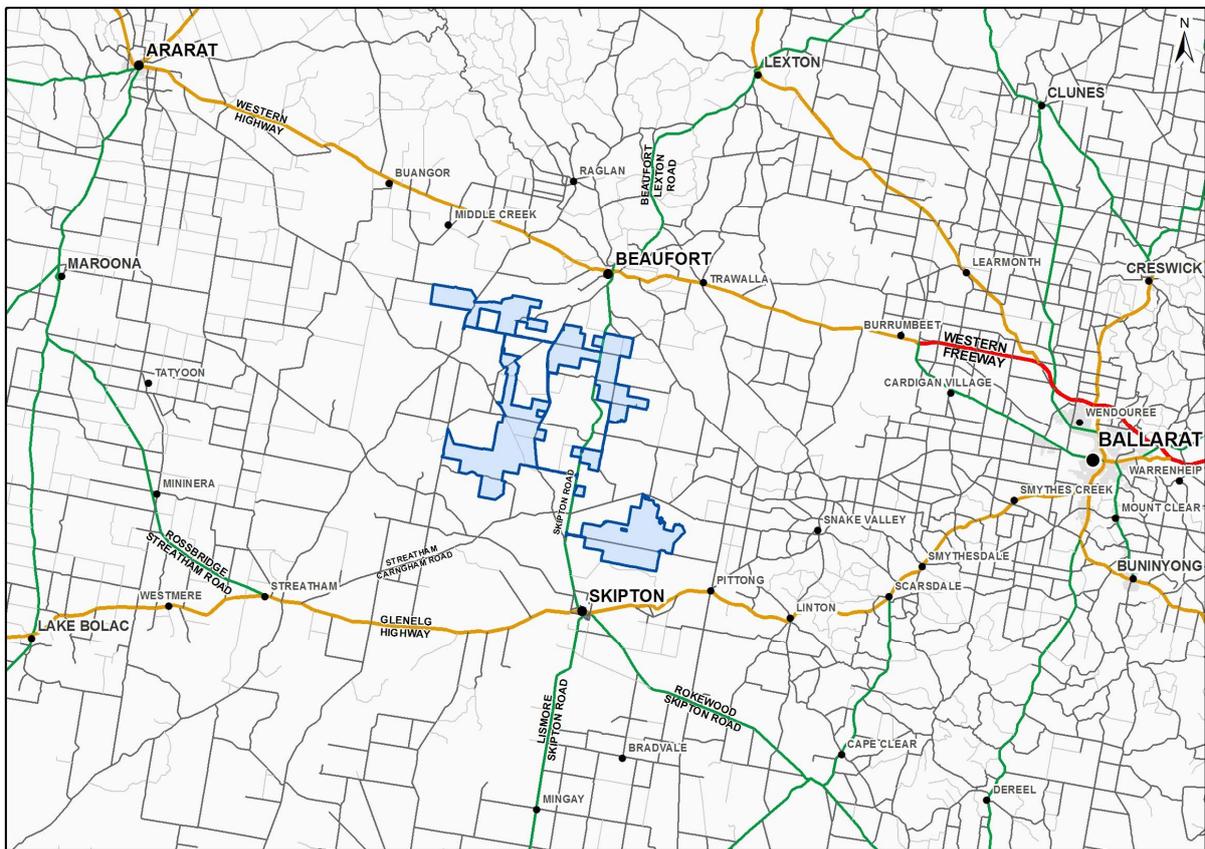


Figure 1 – WEF Site Location

(Source: SHWFPL, 18/04/2016)

Several small wetlands (freshwater meadows and shallow freshwater marshes) are scattered within the site, in addition to minor drainage lines and creeks which traverse the site, mostly in the west and

<sup>5</sup> A participant is a landowner whose land is listed in the Address of the Land in the Permit or where the landowner has a written agreement relating to their land and dealing with noise and/or shadow flicker from the permitted wind turbines. A non-participant is a landowner who is not a participant.

north. Some areas of pasture also become seasonally inundated or waterlogged. The shallow wetlands are ephemeral and do not hold water every year.

The local geology of the site (and the surrounding area) is quaternary basalt derived from ancient eruption points, such as Stockyard Hill, which is an extinct volcano. Its crater currently holds Black Lake which is an ephemeral semi-saline water body.

### **3.3 Surrounds**

The surrounding landscape is generally comprised of flat farmland, and is covered by existing infrastructure including roads, rail, transmission lines, towers, powerlines, communication towers and fences.

The closest townships to the WEF site are Beaufort (approximately 4.5 km north of the site) and Skipton (approximately 4 km south of the site).

The surrounding area includes a number of State parks, namely Langi Ghiran State Park approximately 10 km north-west of the nearest site boundary and Mount Buangor State Park approximately 8 km north west of the nearest site boundary. The landscape also contains Monmot Hill, a volcanic cone and Mount Emu, which is a granite hill.

Wetlands close to the WEF site boundary or occurring within the site include Lake Goldsmith and Black Lake.

Existing WEFs closest to the site's boundary include Chepstowe Wind Farm approximately 4 km to the west, Challicum Hills Wind Farm approximately 7 km to the north-west, Mount Mercer Wind Farm approximately 40 km to the south-east and Waubra Wind Farm approximately 32 km to the north-east. Additionally, the Ararat Wind Farm is currently under construction approximately 21 km to the north-west.

Figure 4 illustrates the regional context of the WEF.

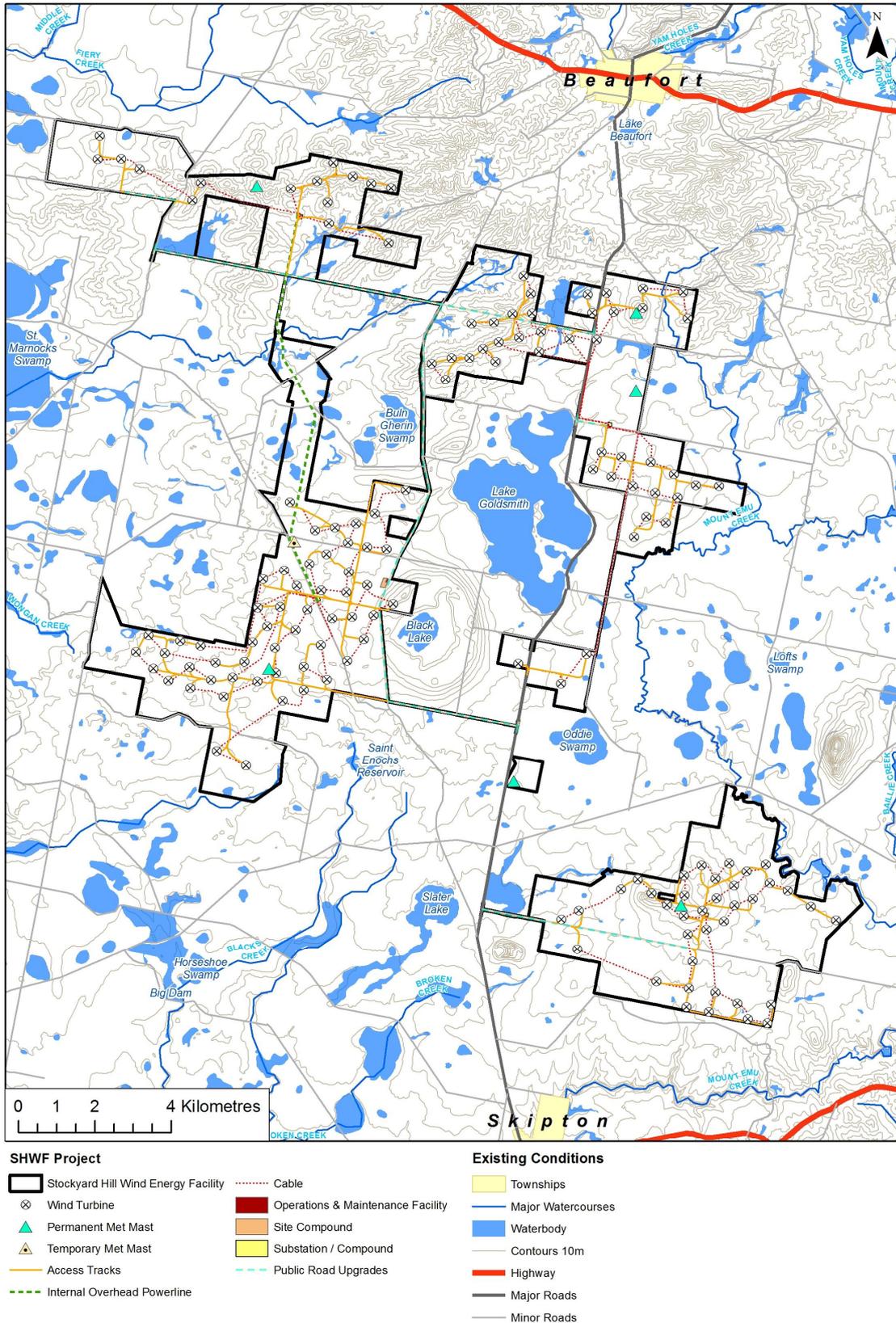
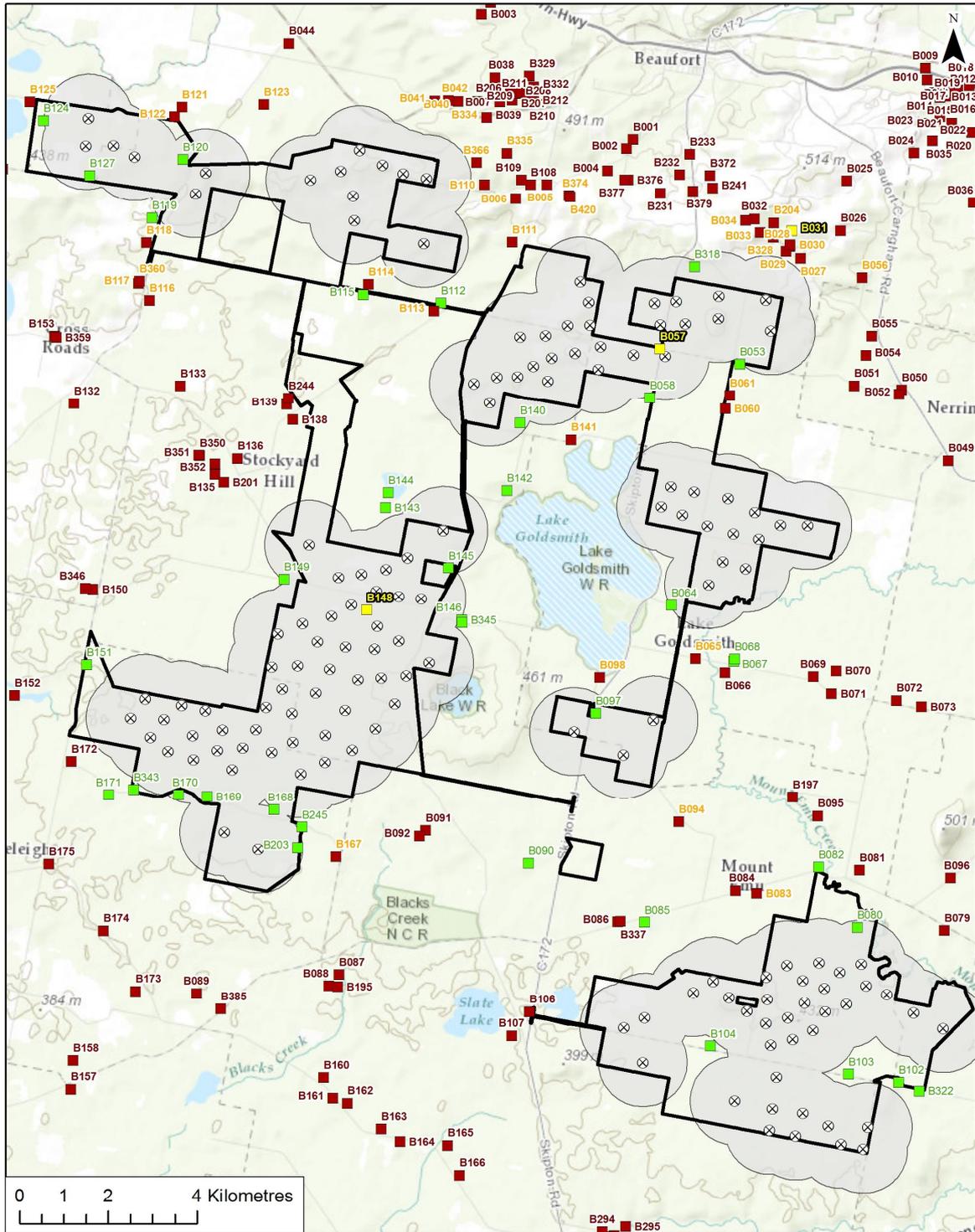


Figure 2 – Site Context Plan

(Source: SHWFPL, 28/04/2016) (Appendix E)



**SHWF Project**

- Wind Energy Facility Site Boundary
- X Wind Turbine
- Wind Turbine 1km Buffer

**Existing Conditions**

- Dwelling - Participant
- Dwelling - Owned / under option by SHWFPL
- Dwelling - Non-participant

Figure 3 – Dwelling Locations

(Source: SHWFPL, 28/04/2016) (Appendix E)

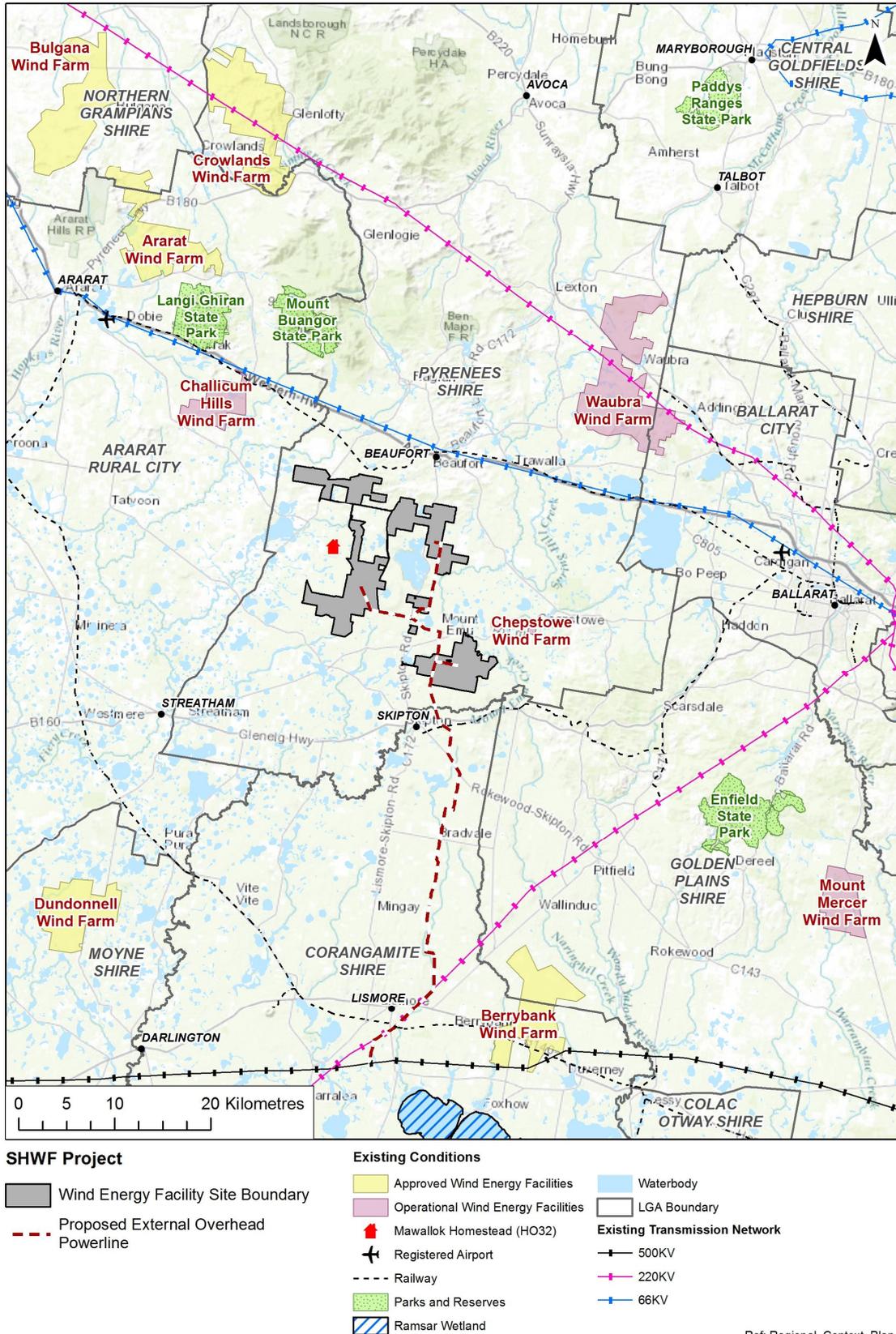


Figure 4 – Regional Context Plan

(Source: SHWFPL, 28/04/2016) (Appendix E)

## 4. The Proposal

### 4.1 Amended WEF

The amendment is proposed to enable physical changes to the project specifications and amendments to a number of the permit conditions.

The 'physical' amendments proposed are described in Table 2 below and Appendix C, illustrated in Figure 6, and shown on the maps in Appendix F and Appendix G.

Table 2 – Summary of proposed 'physical' amendments to the SHWF WEF

Proposed Amendments		Reason for amendment
Turbine Dimensions (Condition 4 (a), (b), (c) and (d))	<p>The turbine envelope proposed includes:</p> <ul style="list-style-type: none"> <li>• overall maximum tip height must not exceed 180 m above natural ground level;</li> <li>• hub-height of no greater than 120 m above natural ground level; and</li> <li>• rotor diameter no greater than 142 m.</li> </ul>	<ul style="list-style-type: none"> <li>• To allow for taller turbines to access consistently higher wind speeds and larger rotors to catch more wind to achieve greater electricity generation and efficiencies.</li> </ul>
Layout (Indicative Layout Plan referenced in Condition 1)	<p><i>Turbine locations</i></p> <ul style="list-style-type: none"> <li>• Design for up to 149 wind turbine locations, consisting of the following changes: <ul style="list-style-type: none"> <li>- Relocation of 3 turbines onto 3 new titles within the centre of the WEF site (adjoining existing permitted address of lands);</li> <li>- Addition of 4 new turbine locations within the existing permit address of lands; and</li> <li>- Deletion of 12 turbine locations.</li> </ul> </li> <li>• Movement of most turbine positions, but generally limiting movement to 250 m from the original permitted layout.</li> </ul> <p><i>Civil and electrical infrastructure</i></p> <ul style="list-style-type: none"> <li>• Optimisation and relocation of the associated civil and electrical infrastructure (including the removal of a significant length of internal overhead powerlines<sup>6</sup>) within the WEF area.</li> </ul>	<ul style="list-style-type: none"> <li>• In response to the spacing required for larger rotor diameters to reduce predicted turbulence.</li> <li>• To ensure compliance with shadow flicker and noise conditions of PL-SP/05/0548.</li> <li>• Optimisation of entire layout to improve project efficiencies and avoid / minimise impact on biodiversity (e.g. significant species or habitat).</li> </ul>
WEF boundary (Address of the land)	<p>Deletion and addition of land parcels in the 'Address of the Land'.</p> <p>In summary, the proposed amendments include:</p> <ul style="list-style-type: none"> <li>• 6 additional title details;</li> <li>• 1 partial addition to title details;</li> <li>• 9 corrections to / omissions of title details;</li> <li>• 49 title details deleted;</li> <li>• 13 partial deletions of title details; and</li> <li>• clarification that the WEF area includes the public and</li> </ul>	<ul style="list-style-type: none"> <li>• Re-design / optimisation process.</li> <li>• Relocation of 3 turbines onto land currently not included in the Address of the Land.</li> <li>• In response to a review of the title details listed in the 'Address of the Land' section of the Permit against the land shown on the indicative layout plan referenced within Condition 1 of the Permit.</li> </ul>

<sup>6</sup> Noting that the external overhead powerlines which extend into the WEF area, as part of the grid connection, will be subject to a separate planning permit application (discussed in Section 9.2)

Proposed Amendments		Reason for amendment
	<p>unused roads within the WEF boundary.</p> <p>No amendments are proposed to the remaining 73 title details. A detailed list of the proposed changes to the 'Address of the Land' is contained in Appendix C and Appendix H. The proposed changes to the address of the land is illustrated in Figure 5.</p> <p>Additionally, Certificate of Titles for the properties proposed to be added to the WEF site are contained in Appendix D.</p>	
<p>Creation and alteration to access to Road Zone, Category 1</p> <p><i>(Indicative Layout Plan referenced in Condition 1)</i></p>	<p>The Permit provided approval for creation and alteration of access to a road in a Road Zone, Category 1 (Skipton Road) at 19 locations, as shown on the Permitted Indicative Layout Plan (Appendix B).</p> <p>This application is requesting a change to these locations, including a reduction in access off the Road Zone, Category 1 to 12 locations:</p> <ul style="list-style-type: none"> <li>• Create access tracks off Skipton Road at 5 locations.</li> <li>• Alter access off Skipton Road at 3 locations.</li> <li>• Creation of access tracks off Old Geelong Road at 4 locations. Old Geelong Road at these locations is currently an unused road, however it remains to be zoned Road Zone, Category 1.</li> </ul> <p><i>It is understood (from discussions with VicRoads and Council) that this is an anomaly and that this area is not proposed to become a Category 1 road in the future.</i></p>	<ul style="list-style-type: none"> <li>• Re-design / optimisation process.</li> </ul>
<p>Native Vegetation Removal</p> <p><i>(Condition 6(f))</i></p>	<p>Condition 6(f) of the Permit states that as part of the native vegetation management plan must include "a clear extent of the 5.28 ha (3.09 habitat hectares) of native vegetation to be removed", in accordance with the old <i>Victoria's Native Vegetation Management - A Framework for Action</i>.</p> <p>This application seeks to amend this condition to allow a maximum extent of 38.267, in accordance with the current <i>Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines</i> of native vegetation to be impacted, including:</p> <ul style="list-style-type: none"> <li>• 34.415 hectares (5.176 general biodiversity equivalence units) associated with the amended WEF.</li> <li>• 3.852 hectares (0.261 general biodiversity equivalence units and 0.202 specific units of habitat for Button Wrinklewort) associated with the proposed roadworks.</li> </ul>	<ul style="list-style-type: none"> <li>• The amended WEF footprint is based on more detailed assumptions (compared with what was considered in the original application) for access track and cable configuration and hardstand areas. (See 4.2 for further discussion).</li> <li>• The original application considered impact on native vegetation in accordance with the old <i>Victoria's Native Vegetation Management - A Framework for Action</i>, whilst the current assessment considers native vegetation loss in accordance with the current <i>Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines</i>.</li> <li>• The original application did not contemplate any removal of native vegetation associated with roadworks for construction purposes. (See 4.3 for further discussion).</li> </ul>

No changes are proposed to the siting, dimensions and other details of the permitted business identification signage. However, this application seeks to amend Condition 1(m) to reference the Indicative Business Identification Sign plan in Appendix I, rather than the exhibits from the original panel hearing.

The proposed non-physical changes to the Permit include administrative improvements (e.g. departmental name changes) and amendments to reflect changes to new guidelines and standards.

The proposed changes to the Permit conditions, and justification for those changes, are outlined in the Appendix C and Appendix H.

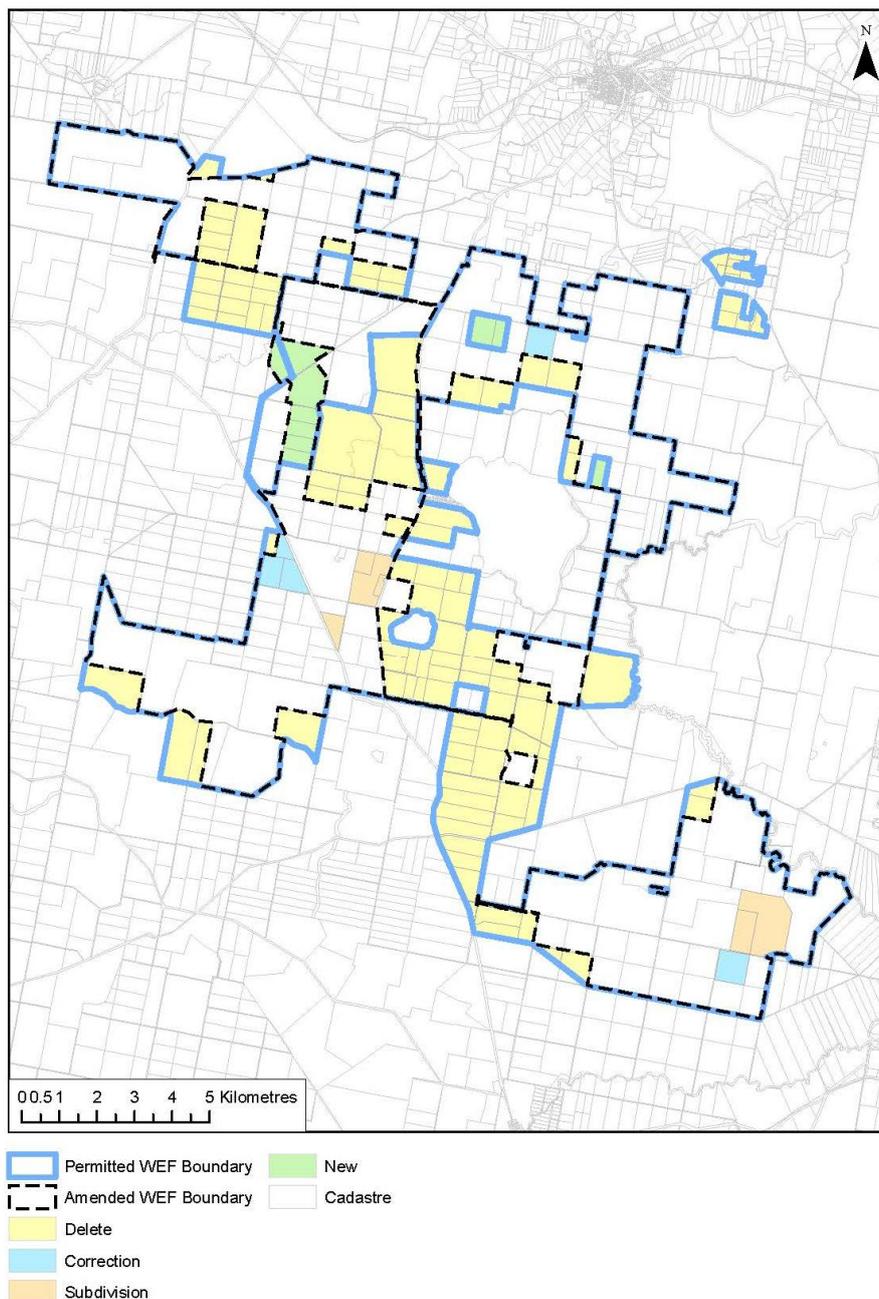


Figure 5 – Address of the Land Amendments

(Source: SHWFPL, 28/04/2016) (Appendix E)

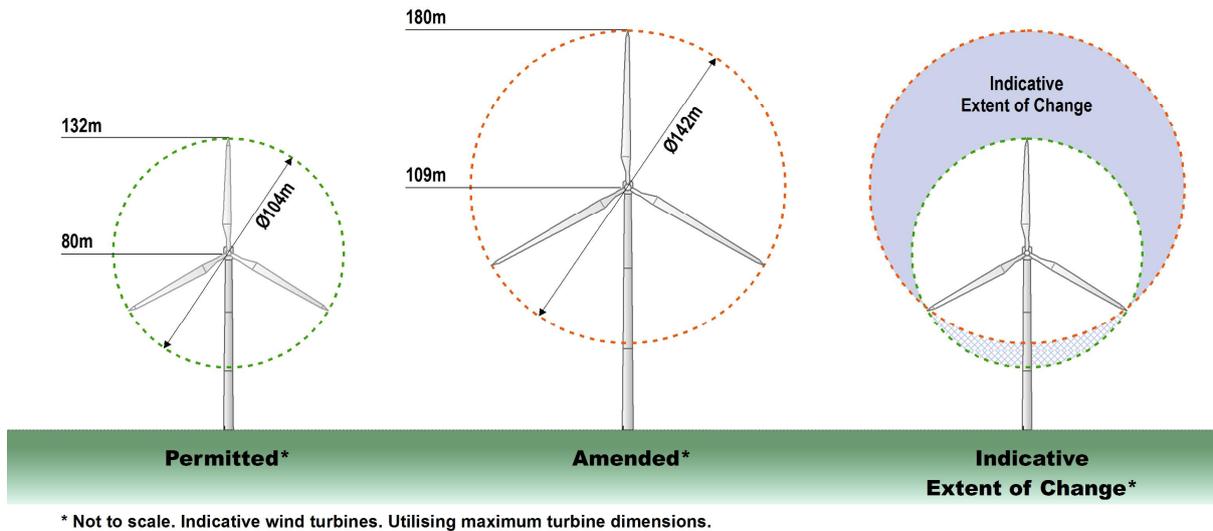


Figure 6 – Permitted and Proposed Amended Wind Turbines

(Source: SHWFPL, 18/08/2016)

## 4.2 WEF Footprint

Since the original planning permit application was prepared, and the Permit was issued, the turbine layout and other civil and electrical infrastructure impact areas have been refined to ensure they accurately represent what will be required to construct the SHWF WEF. The design assumptions used for the revised infrastructure footprint have been determined using the most conservative design outcomes for:

- the potential wind turbine options available within the specified dimensions, including craneage requirements (i.e. for turbine foundations, hardstands, access road widths and turn swept-paths);
- hydrology and geotechnical conditions (which influence the level of cut and fill and drainage); and
- period of construction (i.e. ground breaking activities during wetter periods are likely to lead to an increased disturbance area).

The actual area of disturbance associated with the construction and operation of the WEF will be optimised for minimal impact pending final major procurement decisions, detailed civil and electrical design and timing of project construction.

Table 3 – WEF Footprint Assumptions

Infrastructure	Original Application	Current Design	Reason for difference
Access Tracks	5 m wide	General – 12.5 m wide Trunk – 13.5 m wide	Original design footprint assumed design as per minimal disturbance design (REpower MM92), being 4.4 m trafficable width with minimal verge. Revised design is based on largest design requirement for specified turbine dimensions, (5.5 m trafficable width) including allowance for road verges and drainage.
Underground Cable	Not specified	3 m wide	Original design footprint assumed cabling and access tracks followed the same alignment and did not account for their location side by side. Revised design assumes direct bury or open trenching construction outside of access track footprint.

Infrastructure	Original Application	Current Design	Reason for difference
Hardstands and Foundations	40 m x 25 m hardstands plus 16 m diameter foundations	50 m x 70 m including foundations	Original design footprint assumed design as per minimal disturbance design (REpower MM92). Revised design is based on largest design requirement for specified turbine dimensions.
Temporary Construction Facilities (Concrete Batching Plant / Staging Areas / Compound)	3 x 100 m x 100 m batch plants (north, south areas) 1 x 130 m x 250 m construction compound (west area)	2 x 100 m x 100 m (north/east area and south) 1 x 130 m x 250 m construction compound (west area) 1 x 100 m x 200 m (south area)	Original design assumes one batch plant located within main construction compound area. Revised design assumes west area batch plant located within quarry disturbance area (or alternatively within main compound). Revised design includes batching plant locations within other compound areas (i.e. substation construction area)
Permanent Maintenance Facility	1 (100 m x 40 m)	1 (100 m x 40 m)	No change.
Substations / Switchyards	5 x dimensions not specified	4 (100 m x 100 m)	One substation removed as part of project re-design. Revised design allows for temporary construction compound to be located adjacent to the substation site within the disturbance area.
Powerlines	(dimensions not specified)	Ground clearance - 10 m wide Aerial clearance – 30 m wide	Revised design allows for a conservative disturbance corridor for access, temporary materials storage and foundation construction. Clearance of vegetation within a 30 m corridor (which has a height greater than 3m) to ensure appropriate safety clearance (as shown on Figure 7).

For the purpose of this application an assessment of each of the following footprints has been assessed using current guidelines (specifically in relation to the impact on flora) to ensure a comparison can be made of the differing scenarios:

1. Permitted WEF, using original application design assumptions.
2. Permitted WEF, using current design assumptions.
3. Amended WEF, using current design assumptions and overhead powerlines aerial footprint.

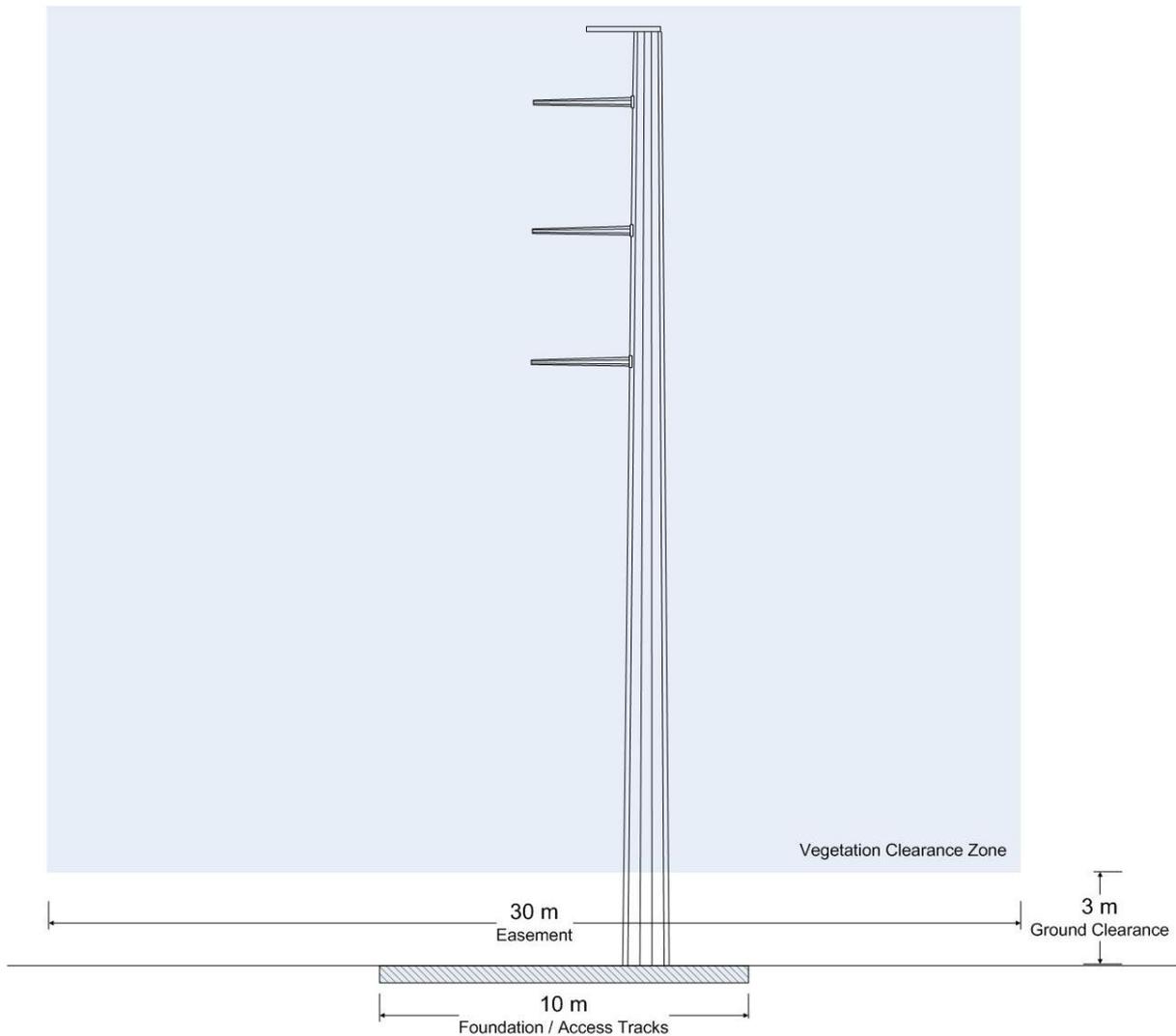


Figure 7 – Powerlines Cross Section

(Not to scale)(Source: SHWFPL, 28/04/2016)

### 4.3 Roadside Vegetation Removal

This Permit allows for the creation and access to roads (including from roads within the Road Zone, Category 1 (RDZ1)). However, it did not anticipate any removal of native vegetation associated with roadworks for construction purposes.

Condition 35 of the Permit states:

“ ...

*Note. Once the traffic routes are finalised, it may be necessary to apply for further permission for native vegetation removal to accommodate road works – either by application to amend this permit under section 72 of the Act or by a new permit application”.*

Based on prior WEF construction and operations experience, SHWFPL are proposing to adopt a traffic management principle of minimising use of the existing road network where possible to achieve the following outcomes:

- Minimise interaction between public road users and wind farm construction traffic, specifically high vehicle movements such as concrete trucks and earth haulage trucks;
- Provide greater certainty to public road users of which specific roads are expected to experience high traffic volumes by light and heavy vehicles associated with the wind farm construction during specific periods of the construction schedule;
- Minimise new entry points from existing roads to private land to access the wind turbine locations to improve safety for public road users and minimise upgrade requirements on road verges for safe turn in/out of wind farm traffic;
- Limit the roads used for wind farm traffic to enable clear accountability and responsibility for road condition assessment, management and rehabilitation between the Road Management Authority and the wind farm operator; and
- Allow for a 'loop' traffic flow system connecting the distinct areas accessing the wind turbines from the main construction compound (located on Stockyard Hill Road) to minimise truck overtaking/passing. A 'loop' traffic flow system will also provide flexibility in avoiding school bus routes during set times.

Based on this approach, SHWFPL propose limiting the use of construction traffic to the below roads with a concept approach to design improvements/upgrades<sup>7</sup> based on our existing data for these roads.

- Skipton Road – use existing road and maintain in accordance with VicRoads. Key intersections are proposed to be upgraded to cater for the increased construction traffic movements and oversized wind turbine deliveries (as noted in the separate dot points below).
- Stockyard Hill Road (section between Thompsons Road and Dunnets Road) – remove seal from section between Thompsons Road and Lake Goldsmith-Stockyard Hill Road and upgrade entire section to 6.5 m trafficable width gravel pavement. Following the completion of the construction activities, the road will be reinstated using a bitumen spray seal to approximately 5.0 m cross section of the road (as per existing condition).
- Dunnets Road – build new road to 6.5 m trafficable width gravel pavement, with north-bound turn onto Stockyard Hill Road and south-bound turn onto Skipton Road for Over Dimensional vehicles.
- Mt Emu Settlement Road (section between Skipton Road and ~5.8 km east of Skipton Road intersection) – remove seal and widen road verge to allow total 6.5 m trafficable width, with south bound turn onto Skipton Road for Over Dimensional vehicles. Following the completion of the construction activities the road will be reinstated using a bitumen spray seal to approximately 5.0 m cross section of the road (as per existing condition).
- Dooleys Road (section between Skipton Road and ~0.8 km east of Skipton Road intersection) – upgrade entire section to 6.5 m trafficable width gravel pavement, with south bound turn onto Skipton Road for Over Dimensional vehicles.
- Thompson Road – build new road to 6.5 m trafficable width gravel pavement (including installation of new culverts), with south-bound turn onto Skipton Rd for Over Dimensional vehicles.
- Toppers Lane – build new road (eastern section only) to 6.5m trafficable width gravel pavement, with south-bound turn onto Stockyard Hill Road and south-bound turn onto Eurambeen-Streatham Road for Over Dimensional vehicles.

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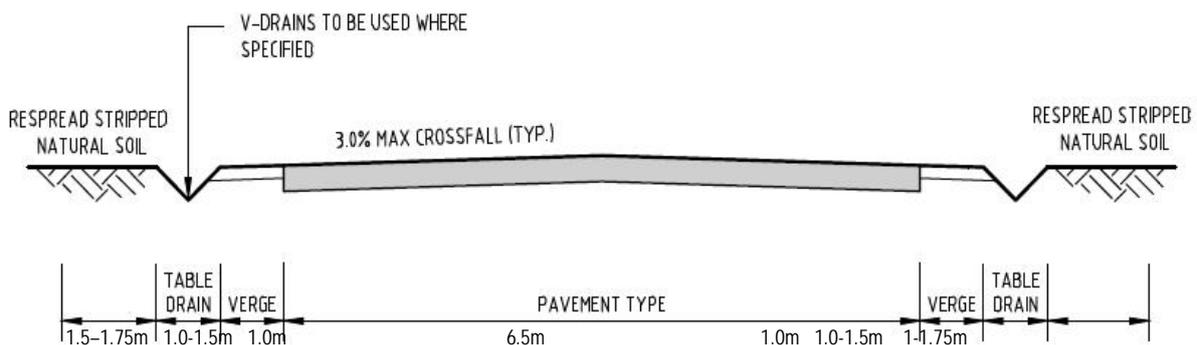
<sup>7</sup> Note: All roads will have stormwater upgrades, with culverts size to convey 5 Year ARI storm events.

- Eurambeen-Settlement Road (section between Eurambeen-Streatham Road and ~1.8 km west of Eurambeen-Streatham Road intersection) – build new road to 6.5m trafficable width gravel pavement, with south-bound turn onto Eurambeen-Streatham Road for Over Dimensional vehicles.

A traffic impact assessment (Appendix J) found that from a network and intersection capacity perspective, the impact of WEF construction traffic is not expected to warrant any upgrades to road infrastructure. However, it acknowledged that some measures are expected to be necessary to accommodate the swept paths of specific vehicle types, or to protect the physical condition of road infrastructure.

The exact location and design of the road works within the disturbance footprint will be determined during detailed design and through the development of the Traffic Management Plan prepared in accordance with Condition 35 of the Permit and Development Plans prepared in accordance with Condition 1 of the Permit.

However, preliminary engineering design has been prepared for road cross sections and key intersections to enable the determination of total maximum ground disturbance associated with the roadworks proposed. It is expected that the typical cross section of ground disturbance of roads will be between 13.5 - 15 m depending on the existing conditions; topography and hydrology of the various roadworks zones (see Figure 8 below).



Note: Image not to scale

Figure 8 – Typical Roadwork Cross Section

(Source: Catcon 2015)

Importantly, the disturbance area is the maximum extent of impact and opportunities may exist to further reduce impacts to native vegetation through detailed design.

The total disturbance footprint of the roadworks (as shown on the Amended WEF Indicative Layout Plan in Appendix G) is proposed to comprise approximately 47.4 ha. The disturbance area has been selected to minimise impacts to native vegetation. For example, the disturbance area has been located on alternative sides of the road reserves to avoid significant vegetation impacts. However, some impacts on native vegetation have been unavoidable.

As such, as part of this application SHWFPL seek to amend the Permit to include an extent of 3.852 ha (0.261 general biodiversity equivalent units and 0.202 specific units of habitat for Button Wrinklewort) of native vegetation removal required to accommodate roadworks.

## 4.4 Project Parameters Summary

Table 4 below highlights the changes between the permitted WEF and amended WEF.

Table 4 – Key WEF Changes

Component	Permitted WEF	Amended WEF	Change
Proposed turbine numbers	157	149	Reduction of 8 turbines.
Overall height	132 m	180 m	Increased height of up to 48m.
Generation capacity MW	Up to 524 MW	Up to 536 MW	Potential increase of up to 12 MW of installed nameplate capacity (based on current market offerings for dimensions defined for the permitted and amended specifications).
Gwh per year	Approximately 1350 GWh	Approximately 1900 GWh	Increase of approximately 550 GWh per year.
Average households powered per year <sup>8</sup>	Approximately 232,100 households	Approximately 326,600 households	Increase of approximately 94,500 householders.
Greenhouse benefits <sup>9</sup>	Approximately 1350 tonnes of CO <sub>2</sub> savings per year	Approximately 1900 tonnes of CO <sub>2</sub> savings per year	Increase of approximately 550 tonnes of CO <sub>2</sub> savings per year.
Length of access tracks	Approximately 116 km	Approximately 110 km	Reduction of approximately 6 km of access tracks.
Length of underground cable	Approximately 142 km	Approximately 138 km	Reduction of approximately 4 km of underground cable.
Length of internal overhead powerlines	Approximately 42 km	Approximately 11 km	Reduction of approximately 31 km of internal overhead powerlines.
WEF footprint area <i>(land impact by the construction of / occupied by physical WEF infrastructure)</i>	Original design assumptions - approximately 135.4ha Current design assumptions – approximately 227.5 ha	Approximately 230.7 ha	Comparison with original design assumptions – increase in approximately 95.3 ha.  Comparison with current design assumptions - increase in footprint of approximately 3.2 ha.
Roadworks footprint area <i>(land impacted by roadworks and intersection upgrades required for construction)</i>	Not quantified.	Approximately 47.4 ha	Whilst works were permitted, the maximum footprint of 47.4 ha was not previously quantified.  <i>(this area includes existing roads and road reserves)</i>

<sup>8</sup> These calculations are based on a household average of 5.817 MWh per annum, sourced from ACIL Allen Consulting, A report to the Australian Energy Regulator Electricity Bill Benchmarks for Residential Customers, March 2015.

<sup>9</sup> These calculations are based on the formula provided in DELWP's "Greenhouse Benefits, A guide to calculating greenhouse benefits of wind energy facility proposals, April 2015".

Component	Permitted WEF	Amended WEF	Change
Native Vegetation Removal	<p>The Permit currently allows an extent of 5.28 ha (3.09 habitat hectares) of native vegetation to be impacted. The flora and fauna assessment (see section 7.5.1) found that that permitted WEF assessed under current guidelines would result in the following losses:</p> <ul style="list-style-type: none"> <li>Based on original design assumptions – 15.915 ha (1.993 general biodiversity equivalence units, 0.575 specific Button Wrinklewort biodiversity equivalence units and 1.010 specific White Sunray biodiversity equivalence units).</li> <li>Based on current design assumptions – 31.991 ha (4.172 general biodiversity equivalence units, 1.044 specific Button Wrinklewort biodiversity equivalence units, 1.853 specific White Sunray biodiversity equivalence units and 1.252 specific Matted Flax-lily biodiversity equivalence units).</li> </ul>	<p>A maximum area of 38.267 ha of native vegetation to be impacted, including:</p> <ul style="list-style-type: none"> <li>34.415 ha (5.176 general biodiversity equivalence units) associated with the amended WEF.</li> <li>3.852 ha (0.261 general biodiversity equivalence units and 0.202 specific units of habitat for Button Wrinklewort) associated with the proposed roadworks.</li> </ul>	<p>Increase of extent of native vegetation proposed to be impacted.</p>
Number of host landowners	56	45	<p>Reduction of 11 host landowners.</p> <p><i>(This change relates to the different configuration of ownership for each property. There is no change in the number of individual host landowners)</i></p>
Number of dwellings within 1km of a turbine	<p>26 participants 4 non-participants (includes one under option to Origin)</p>	<p>21 participants 4 non-participants (includes one under option to Origin)</p>	<p>Reduction of 5 dwellings within 1 km of a turbine. Additionally, the amended WEF will not result in a turbine being any closer to a dwelling.</p>

## 5. Stakeholder Engagement

In order to better understand the community, research was conducted in 2012 including a Risk Assessment, Stakeholder Identification and Mapping, Baseline Socio-economic Assessment, Social Impact Assessment, Social Impact Management Plan and Community Needs and Resources Analysis. A summary of the findings of the Social Impact Assessment and how SHWFPL has responded to the identified community concerns is contained in Appendix K.

The outcome of these assessments and reports guided the development of the SHWF Stakeholder and Community Engagement Plan and associated strategies to minimise risks and assist SHWFPL to meet the needs of the community through the development of the SHWF.

The Stakeholder and Community Engagement Plan outlines community and government (local, state and federal) areas of interest shaping on the way SHWFPL operate and engage with the project stakeholders. The plan is guided by the Principles, Commitments and Values which form Origin's Compass.

A summary of these plans, including the engagement actions undertaken and planned is provided in the following sections.

### 5.1 Community Engagement

Since the commencement of the project, SHWFPL has been communicating, informing and listening to the local community (including the host landowners, neighbours (within 2 km of a permitted turbine), objectors of original planning permit application, the wider community, and the Pyrenees Shire Councillors). Engagement has been undertaken through a number of forums<sup>10</sup>, including:

- Operating a project specific website providing information and updates.
- Operating a project specific 1800 phone number for community members to call for further information.
- Distributing project newsletters on a quarterly (or otherwise as appropriate given the level of development progress) basis distributed through the local postal service.
- Briefings of the councillors and officers of the local councils (Pyrenees and Corangamite) on a quarterly (or otherwise as appropriate given the level of development progress) basis.
- A dedicated full-time SHWFPL project representative is regularly on-site to meet face-to-face with landowners and the general community regarding the project, including meeting with all landowners (host landowners and neighbours with 2 km of a permitted turbine) several times though all stages of the planning process.

SHWFPL also regularly advertises and provides information via the local media through advertisements and media articles; it has also sponsored the local community calendar which features in the local paper.

Appendix L contains copies of material used to engage with the community.

Additionally, Figure 9 outlines the timeline of specific stakeholder engagement activities undertaken for the purpose of the application to amend the Permit. These are in addition to the 'business as

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<sup>10</sup> This consultation continues to be undertaken as part of the projects on-going community engagement activities and specifically part of the amendment process.

usual' engagement activities undertaken as part of the normal development activities regarding the SHWF project.

### 5.1.1 Neighbour Consent

At the time the original planning permit was applied for in 2009 and issued in 2010, 'consent' was not required from land owners with a proposed wind turbine within 2 km (now 1 km) to their dwelling.

Amendment VC82 to the Victorian Planning Provisions amended Clause 52.32 (Wind Energy Facility) and (amongst other things) prohibited wind turbines from being constructed within 2 km of a dwelling unless the consent of the dwelling owner was provided. VC82 did not apply retrospectively to existing WEF permits; however it did apply to applications to amend existing planning permits.

Further changes to Clause 52.32 (Wind Energy Facility) were made via Amendment VC113 (July 2014), Amendment VC124 (April 2014) and Amendment VC126 (January 2016) which resulted in the requirement for consent only for dwellings within 1 km of a proposed turbine (measured from the centre of the tower, at ground level) for new applications. Consent is not required for an amendment application provided that it does not increase the number of turbines or change the location of a turbine so that the centre of its tower (at ground level) is located closer to an existing dwelling (within 1 km of a permitted turbine) of the closest permitted turbine to that dwelling.

The proposed amended WEF:

- will not increase the number of turbines (as it will result in a decrease in overall turbine locations); and
- does not change the location of any turbines so that the centre of its tower (at ground level) is located closer to an existing dwelling (within 1 km a permitted turbine) of the closest permitted turbine to that dwelling.

Accordingly consent from dwelling owners is not required. However, through the preparation of this application<sup>11</sup> SHWFPL undertook extensive consultation with landowners of dwellings within 2 km<sup>12</sup> of the proposed turbines. The following table provides a summary of the consents obtained as an outcome of this consultation.

Table 5 – Neighbour Dwelling Consents

Dwellings	165m tip height	180m tip height
Within 2.22 km of a turbine	36 out of 36 (Participating Landowners) 39 out of 47 (Neighbouring Landowners)	36 out of 36 (Participating Landowners) 26 out of 47 (Neighbouring Landowners)
Within 1.22 km of a turbine	26 out of 26 (Participating Landowners) 3 out of 3 (Neighbouring Landowners)	26 out of 26 (Participating Landowners) 1 out of 3 (Neighbouring Landowners)

<sup>11</sup> Preparation on this application began before VC113, in 2014.

<sup>12</sup> Distance is calculated include 1 / 2 km plus 150 micro-siting potential and 70 m blade length.

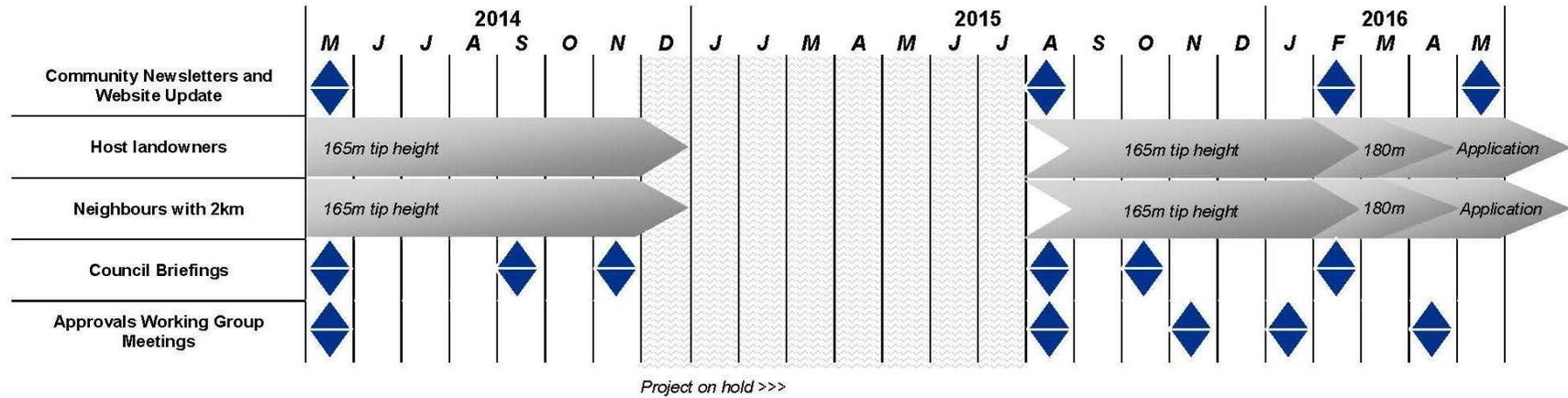


Figure 9 – Stakeholder Engagement Timeline

## **5.2 Community Investment Program**

Since 2009, SHWFPL has conducted a community investment program that contributes \$10,000 annually to communities surrounding the project area.

SHWFPL supports projects and organisations which contribute to one or more of the following:

- Skills, education and training.
- Community safety, health and wellbeing.
- Sustainable population growth.
- Natural resource stewardship.
- Community events and activities that promote and enhance community connection.

To date, SHWFPL has supported local kindergartens, primary and secondary schools, local Landcare groups, Country Fire Authority and community and sporting groups in general. Newspaper articles featuring the investment program are contained in Appendix L.

This investment program will increase to \$120,000 per annum on constructing of primary works commencing and will be used to assist similar groups with major projects that will enhance and build community capacity within the local region.

## **5.3 Agency Engagement**

It was important to work with government stakeholders in the preparation of this application to obtain a common understanding of the different approval requirements and the level of detail documentation to accompany this application.

An Approvals Working Group was established in March 2012 to provide guidance on approval related matters for all components of the SHWF project. The group originally met on a four week cycle; however this has now moved to a milestone basis. All members of the Approvals Working Group were invited to review a draft version of this planning permit amendment application.

Appendix M lists the key agencies that form the Approvals Working Group and any specific comments which have been addressed as part of this application.

## 6. Pyrenees Planning Scheme

The *Planning and Environment Act 1987 (Vic)* governs the use and development of land in Victoria and provides the statutory framework to ensure planning decisions are fair, orderly, economic and sustainable. The Act requires that every municipal council has a planning scheme to implement the objectives of planning in Victoria and provide sound, strategic and coordinated planning decisions.

The SHWF WEF is located within the Shire of Pyrenees and is subject to the Pyrenees Planning Scheme. The Minister for Planning is responsible for extending, correcting or amending the Permit pursuant to Section 971(1) of the *Planning and Environment Act 1987 (Vic)*.

The following section outlines the state and local planning policy frameworks, zones and overlays, and particular and general provisions, as relevant to this application.

### 6.1 State and Local Planning Policy Frameworks

The State Planning Policy Framework comprises general principles for land use and development of land and outlines specific policies dealing with settlement, environment, housing, economic development, infrastructure, and particular uses.

The Local Planning Policy Framework consists of the Municipal Strategic Statement and Local Planning Policies. The Municipal Strategic Statement is a statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving those objectives. LPPs are policy statements of intent explaining the expectations of what the responsible authority will do in specific circumstances.

The policies outlined in the State Planning Policy Framework and Local Planning Policy Framework must be taken into account when responsible authorities are assessing planning permit applications.

Specific clauses of the State Planning Policy Framework which are relevant to the amendment application are outlined below:

- Clause 12.01 Biodiversity
- Clause 12.04 Significant environments and landscapes
- Clause 13.04 Noise and air
- Clause 14.01 Agriculture
- Clause 15.03 Heritage
- Clause 18.04 Airports
- Clause 19.01 Renewable energy

Specific clauses of the Local Planning Policy Framework which are relevant to the amendment application are outlined below:

- Clause 21.03 Key Issues
- Clause 21.05 Objectives and Strategies
- Clause 22.01 General Policies
- Clause 22.02 Agricultural Policies
- Clause 22.03 Environmental Policies

- Clause 22.05 Employment Policies
- Clause 22.06 Specific-Purpose Policies

An assessment of the proposed amendment against these clauses is included in Appendix N.

## 6.2 Zones and Overlays

The planning scheme uses zones and overlays to implement the State Planning Policy Framework and Local Planning Policy Framework.

There have been no changes to application of the zones and overlays which apply to the SHWF WEF area since the permit was issued in 2010. However, the proposed location of the use and buildings and works within these provisions are proposed to change as part of the amendment application.

Table 6 contains an assessment against each of the zones and overlays which apply to the SHWF WEF, shown on Figure 10.

Table 6 – Relevant Zones and Overlays

Clause	Purpose	Requirement
<b>Zones</b>		
Clause 35.07 Farming Zone (FZ)	The purpose of the FZ includes: <ul style="list-style-type: none"> <li>• <i>To provide for the use of land for agriculture.</i></li> <li>• <i>To encourage the retention of productive agricultural land.</i></li> <li>• <i>To ensure that non-agricultural uses, do not adversely affect the use of land for agriculture.</i></li> <li>• <i>To encourage the retention of employment and population to support rural communities.</i></li> <li>• <i>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</i></li> </ul>	Pursuant to the FZ, a planning permit is required for use and buildings and works (including earthworks) associated with a WEF. The amendment will potentially result in a similar area of FZ to be impacted by the SHWF WEF; however the location of the footprint within the FZ is proposed to change.  The amended WEF remains consistent with the purpose of the FZ. The site deemed suitable for a WEF by the Minister for Planning by the issuing of the Permit. Whilst new land (in the FZ) is proposed to be included within the SHWF boundaries, this land is within the centre of the permitted site and is suitable for the use of a WEF. Additionally, the WEF complements rural land by allowing agricultural use to continue within the WEF boundaries.
Clause 36.04 Road Zone, Category 1 (RDZ1)	The purpose of the RDZ1 includes “ <i>to identify significant existing roads</i> ”.	Pursuant to the RDZ1, a planning permit is required for use and buildings and works associated with a WEF. Turbines are not proposed to be located within the RDZ1 (Skipton Road and Old Geelong Road), however changes to the location of underground cables and new access points are proposed as part of the amended WEF.
<b>Overlays</b>		
Clause 42.01 Environmental Significance Overlay (Schedule 1 -	The purpose of the ESO includes: <ul style="list-style-type: none"> <li>• <i>To identify areas where the development of land may be affected by environmental</i></li> </ul>	The amended WEF will result in changes within the ESO1 to the following activities which require a permit under this provision: <ul style="list-style-type: none"> <li>• buildings and works “<i>within 100 metres of a</i></li> </ul>

Clause	Purpose	Requirement
Designated Water Supply Areas) (ESO1)	<p><i>constraints.</i></p> <ul style="list-style-type: none"> <li><i>To ensure that development is compatible with identified environmental value.</i></li> </ul> <p>Objectives of the schedule include <i>“to protect the quality of surface and groundwater supplies within the Shire and the broader region”.</i></p>	<p><i>waterway, spring or bore, or within 300 metres of a water body or water supply channel”;</i></p> <ul style="list-style-type: none"> <li>buildings and works which <i>“include a site cut or fill of greater than one metre in depth or greater than 300 square metres in area”;</i></li> <li>to remove, destroy or lop any vegetation where <ul style="list-style-type: none"> <li><i>“vegetation is within 30m of a waterway, waterbody or water supply channel”;</i> and</li> <li><i>“the application proposes the mass clearance of more than 1 hectare of land”.</i></li> </ul> </li> </ul> <p>While the amended WEF will result in a change to the location of buildings and works within the ESO1, these activities were permitted by the Permit.</p> <p>A total extent of native vegetation proposed to be impacted within the ESO1 includes:</p> <ul style="list-style-type: none"> <li>2.64 ha remnant native vegetation associated with the amended WEF.</li> <li>0.728 ha of remnant native vegetation and 18 scattered remnant trees, associated with the proposed roadworks.</li> </ul>
Clause 42.02 Vegetation Protection Overlay (Schedule 1 ‘- Roadside Grassland Protection And Conservation) (VPO1)	<p>The purpose of the VPO includes:</p> <ul style="list-style-type: none"> <li><i>To protect areas of significant vegetation.</i></li> <li><i>To ensure that development minimises loss of vegetation.</i></li> <li><i>To preserve existing trees and other vegetation.</i></li> <li><i>To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.</i></li> <li><i>To maintain and enhance habitat and habitat corridors for indigenous fauna.</i></li> </ul> <p>The objectives of the schedule include:</p> <ul style="list-style-type: none"> <li><i>To protect areas of significant native vegetation.</i></li> <li><i>To maintain habitat corridors for indigenous fauna.</i></li> <li><i>To ensure development minimises loss of indigenous vegetation.</i></li> </ul>	<p>Pursuant to the VPO1, a planning permit is required to remove, destroy or lop any native vegetation. However, there is no native vegetation proposed to be removed within the VPO1.</p>
Clause 44.06 Bushfire Management Overlay (BMO)	<p>The purpose of the BMO includes:</p> <ul style="list-style-type: none"> <li><i>To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.</i></li> </ul>	<p>A permit is not required in the BMO to construct a building or carry out works associated with a WEF.</p> <p>Condition 6(e) of the Permit requires SHWFPL to prepare a fire prevention and emergency</p>

Clause	Purpose	Requirement
	<ul style="list-style-type: none"> <li>To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented”</li> </ul>	response plan for the WEF, whilst Condition 43, Condition 44 and Condition 45 outline CFA specific conditions. These conditions will ensure bushfire protection measures are implemented for the WEF.

In summary, the amendment application must address:

- The change to use and buildings and works within the Farming Zone.  
*The amendment will not result in a material increase of Farming Zone to be impacted by the SHWF WEF; however the location of the footprint within the Farming Zone is proposed to change.*
- The change to use and buildings and works within the Road Zone – Category 1.  
*Whilst turbines are not proposed to be located within the Road Zone – Category 1, changes to the location of underground cables and new access points are proposed to be located in road reserves.*
- The change to buildings and works, and vegetation removal within the Environmental Significance Overlay – Schedule 1 ‘Designated Water Supply Areas’.  
*Whilst the amended WEF will result in the change of location of buildings and works within the Environmental Significance Overlay (Schedule 1 - Designated Water Supply Areas), these activities were permitted within this overlay by the Permit. A total extent of 3.368 ha of remnant native vegetation and 18 scattered trees is proposed to be impacted within the overlay.*

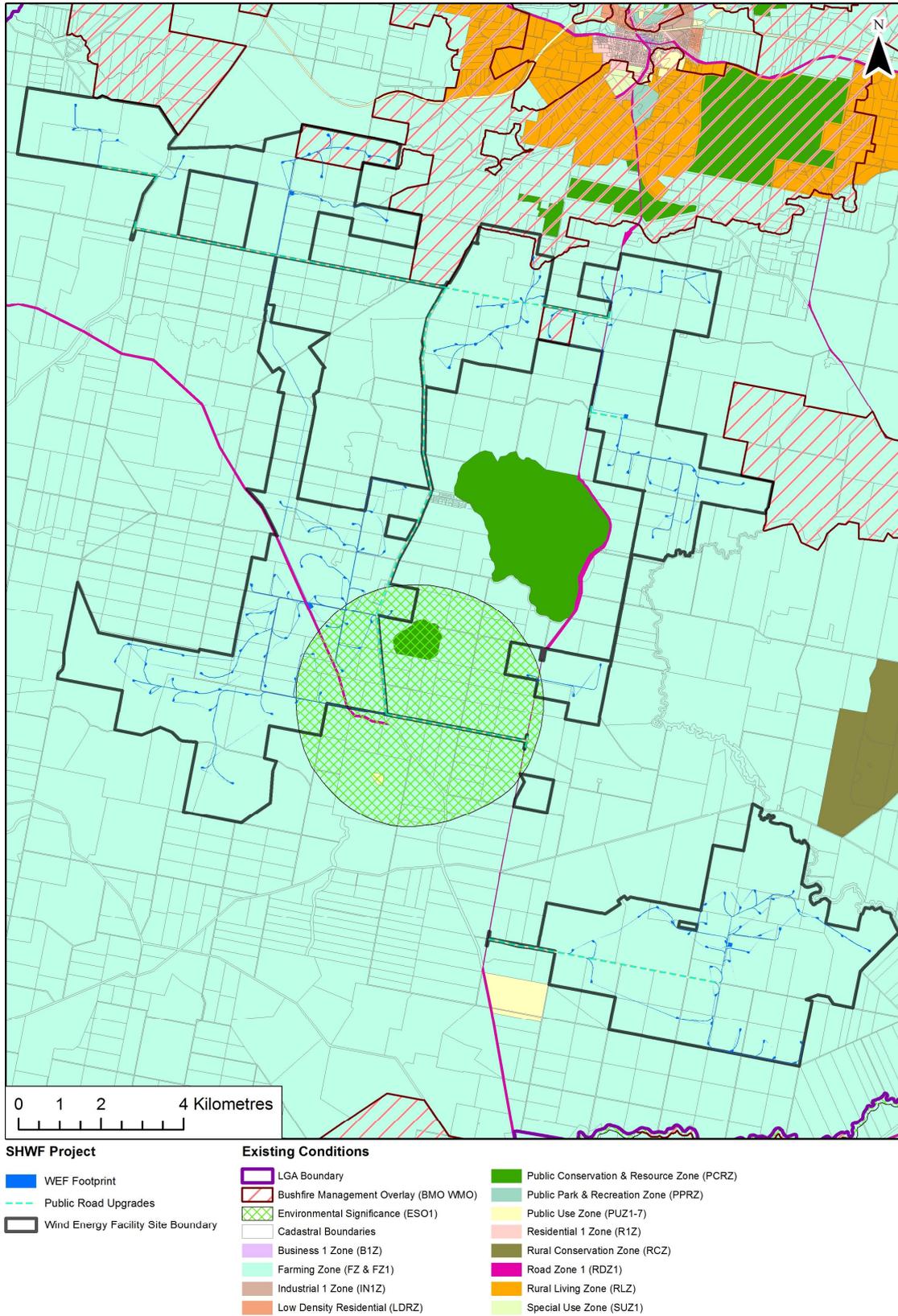


Figure 10 – Planning Zones and Overlays

(Source: SHWFPL, 28/04/2016) (Appendix E)

### 6.3 Particular Provisions

Particular Provisions apply to specified categories of use and development. Particular Provisions apply in addition to any other requirements of the planning scheme. Table 7 identifies the Particular Provisions which are relevant to the amendment application.

Table 7 – Relevant Particular Provisions

Clause <sup>13</sup>	Purpose	Requirement
Clause 52.17 (Native Vegetation)	<p>The purpose of this clause includes:</p> <ul style="list-style-type: none"> <li>• <i>To ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity. This is achieved through the following approach:</i> <ul style="list-style-type: none"> <li>- <i>Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.</i></li> <li>- <i>Minimise impacts on Victoria's biodiversity from the removal of native vegetation.</i></li> <li>- <i>Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.</i></li> </ul> </li> <li>• <i>To manage native vegetation to minimise land and water degradation.</i></li> </ul>	<p>A permit is required to remove, destroy or lop native vegetation, including dead native vegetation under this clause.</p> <p>Condition 6(f) of the Permit states that as part of the native vegetation management plan must include "a clear extent of the 5.28 ha (3.09 habitat hectares) of native vegetation to be removed". This application seeks to amend this condition to allow a maximum extent of 38.267 ha of native vegetation to be impacted., including:</p> <ul style="list-style-type: none"> <li>• 34.415 hectares (5.176 general biodiversity equivalence units) associated with the amended WEF.</li> <li>• 3.852 hectares (0.261 general biodiversity equivalence units and 0.202 specific units of habitat for Button Wrinklewort) associated with the proposed roadworks.</li> </ul> <p>The change is largely due to:</p> <ul style="list-style-type: none"> <li>• The amended WEF footprint is based on more detailed assumptions (compared with what was considered in the original application) for access track and cable configuration and hardstand areas.</li> <li>• The original application did not contemplate any removal of native vegetation associated with roadworks for construction purposes.</li> </ul> <p>The native vegetation proposed to be removed will be offset, in accordance with Condition 14 of the Permit and can be satisfied through existing credits registered through the over the counter offset scheme, without any difficulty.</p> <p>A description of the proposed impact of native vegetation is contained in Section 7.5.1.</p> <p>Clause 52.17-3 sets out the information which must accompany an application (as appropriate). Appendix O outlines how this application addresses each of these requirements.</p> <p>Additionally, Appendix P contains an assessment against each of the decisions guidelines prescribed in Clause 52.17-5 and addressed as part of the planning assessment in Section 7.5).</p>
Clause 52.29 (Land Adjacent to a	The purpose of this clause includes "to ensure appropriate access to identified	A permit is required to create or alter access to a road in a RDZ1, which includes Skipton Road and Old Geelong Road

<sup>13</sup> This application to not request (or result in) any amendments (or requirements) to advertising sign, car parking or bicycle facilities. As such Clause 52.05 (Advertising Signage), Clause 52.06 (Car Parking) and Clause 52.34 (Bicycle Facilities) do not need to be addressed as part of this application.

Clause <sup>13</sup>	Purpose	Requirement
<p>Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road)</p>	<p>roads”.</p>	<p>within the WEF site.</p> <p>The Permit provided approval for creation and alteration of access to a road in a RDZ1 at 19 locations, as shown on the Permitted Indicative Layout Plan (Appendix B).</p> <p>This application is requesting a change to these locations, including a reducing in access off the RDZ1 to 12 locations (shown on the Amended Indicative Layout Plan in Appendix F), including:</p> <ul style="list-style-type: none"> <li>• Creation of access tracks off Skipton Road at 5 locations.</li> <li>• Alteration of access off Skipton Road at 3 locations.</li> <li>• Creation of access tracks off Old Geelong Road at 4 locations. Old Geelong Road at these locations is currently an unused road, however remains to be zoned RDZ1.</li> </ul> <p>Appendix P contains an assessment against each of the decisions guidelines prescribed in Clause 52.29 addressed as part of the planning assessment in Section 7.8). Additionally, consultation has been undertaken with VicRoads on the location of these access points (see Section 5.3)</p>
<p>Clause 52.32 (Wind Energy Facility)</p>	<p>The purpose of this clause is “to facilitate the establishment and expansion of wind energy facilities, in appropriate locations, with minimal impact on the amenity of the area”.</p>	<p>Clause 52.32-3 states that:</p> <p><i>An application that includes a proposed turbine within one kilometre of an existing dwelling must be accompanied by:</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A plan showing all dwellings within one kilometre of a proposed turbine.</li> <li><input type="checkbox"/> Evidence of the written consent of any owner as at the date of that application of an existing dwelling located within one kilometre of a proposed turbine that forms part of a Wind energy facility.</li> </ul> <p>However, it also states that:</p> <p><i>This does not apply to an application to amend such a permit under Section 72 or Section 971 of the Act unless the amendment of the permit would:</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Increase the number of turbines; or</li> <li><input type="checkbox"/> Change the location of a turbine so that it is located closer to an existing dwelling (within one kilometre of a turbine) than the closest permitted turbine to that dwelling.</li> </ul> <p>The application to amend the Permit (under Section 971 of the Act) will not increase the number of turbines (the amendment application will result in a decrease in overall turbine locations) and does not change the location of any turbines so that they are closer to an existing dwelling (within 1 km).</p> <p>Clause 52.32-4 sets out the information which must accompany an application (as appropriate). Appendix O outlines how this application addresses each of these</p>

Clause <sup>13</sup>	Purpose	Requirement
		<p>requirements.</p> <p>Additionally, Appendix P contains an assessment against each of the decisions guidelines prescribed in Clause 52.32-5, including the Guidelines (which is further discussed in Section 6.5.1 and addressed as part of the planning assessment in Section 7).</p>

In summary, the amendment application must address:

- The change to native vegetation removal pursuant to the Clause 52.15 (Native Vegetation).  
*The amendment application seeks to change the allowed extent of native vegetation to be impacted from 5.28 ha (3.09 habitat hectares) to 38.267 ha (5.437 general biodiversity equivalence units and 0.202 specific units of habitat for Button Wrinklewort).*
- The change to locations of new access and alterations to a road within the Road Zone, Category 1, pursuant to Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road).  
*The amendment application is requesting a change to these locations, including a reduction of new access points.*
- The requirements of Clause 52.32 (Wind Energy Facility), including the Guidelines, in the context of an amendment application.

## 6.4 General Provisions

General Provisions set out provisions about the administration of planning schemes, existing uses, decision guidelines, referral of applications and other matters. The relevant General Provisions which relate to the amendment application is described in Table 8.

Table 8 – Relevant General Provisions

Clause	Requirement
<p>Clause 66</p> <p>Referral and Notice Provisions</p>	<p>Referrals will need to be undertaken to the following agencies:</p> <ul style="list-style-type: none"> <li>• Secretary to the Department of Environment, Land, Water and Planning (recommending referral authority) (Clause 66.02-2) – As the amendment application includes: <ul style="list-style-type: none"> <li>- <i>To remove, destroy or lop native vegetation if the area to be cleared is 0.5 hectare or more.</i></li> <li>- <i>To remove, destroy or lop native vegetation for a high risk-based pathway application as defined in the Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013).</i></li> </ul> </li> <li>• VicRoads (determining referral authority) (Clause 66.03) – As the amendment application includes to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or an arterial road under the <i>Road Management Act 2004</i>.</li> <li>• Central Highlands Water Authority (determining referral authority) (schedule to Clause 66.04) – As the amendment application includes changes to the development of the WEF within the ESO1. As part of the preparation of this application consultation has been undertaken with the above agencies. Details of this consultation are discussed in Section 5.3 and Appendix M.</li> </ul>

## 6.5 Reference Documents

### 6.5.1 Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (January 2016)

The Guidelines provide advice and guidance to responsible authorities, proponents and the community about the siting and development of wind energy facilities in Victoria.

The purpose of the guidelines is to provide:

- *a framework to provide a consistent and balanced approach to the assessment of wind energy projects across the state*
- *a set of consistent operational performance standards to inform the assessment and operation of a wind energy facility project*
- *guidance as to how planning permit application requirements might be met.*

The guidelines do not form part of the planning scheme. However, the document is a reference document identified within Clause 19.01-1 and Clause 52.32-5 of all Victorian planning schemes as a document which must be considered, as appropriate, when the responsible authority is considering planning permit applications.

The Guidelines have been considered through the preparation of this amendment application. In particular SHWFPL have ensured that the planning assessment (Section 7) addresses each of the “*key criteria for evaluation of the planning permits of a wind energy facility*” identified within Section 5 of the Guidelines.

Additionally, in accordance with the recommendations of the guidelines the preparation of this application SHWFPL has consulted extensively with the:

- Civil Aviation Safety Authority;
- Shire of Pyrenees;
- Department of Environment, Land, Water and Planning and other government stakeholders; and,
- community.

Further detail on the consultation SHWFPL has undertaken is described in detail in Section 8.

### 6.5.2 Permitted Clearing of Native Vegetation Biodiversity Assessment Guidelines

The *Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines* (the Native Vegetation Guidelines) are incorporated into all Victorian planning schemes.

The purpose of the Native Vegetation Guidelines is to guide how impacts on biodiversity should be considered when assessing an application for a permit to remove, lop or destroy native vegetation.

Clause 12.01 (Biodiversity) and the Decision Guidelines within Clause 52.17 (Native Vegetation) require the responsible authority to have regard to the Native Vegetation Guidelines. The primary objective of the regulations is “*no net loss in the contribution made by native vegetation to Victoria’s biodiversity*”.

The Native Vegetation Guidelines replace *Victoria’s Native Vegetation Management - A Framework for Action* (the Framework), of which the permitted WEF was assessed and approved under.

This application seeks to amend the Permit to reflect the Native Vegetation Guidelines. As such, this application includes an assessment of the permitted WEF and amended WEF undertaken under these guidelines to provide a like for like comparison, whilst also presenting commentary on the comparison if assessed under the Framework (see Section 7.5.1).

## 7. Planning Assessment

The following planning assessment has been structured to address the decision guidelines of the relevant planning provisions, as well as the matters for consideration identified in Section 5 of the Guidelines.

In summary, as identified in Section 6, the amendment application must address:

- The change to use and buildings and works within the Farming Zone.  
*The amendment will not result in material increase of Farming Zone to be impacted by the SHWF WEF; however the location of the footprint within the Farming Zone is proposed to change.*
- The change to use and buildings and works within the Road Zone, Category 1.  
*Whilst turbines are not proposed to be located within the Road Zone, Category 1, changes to the location of underground cables and new access points are proposed to be located in road reserves.*
- The change to buildings and works, and vegetation removal within the Environmental Significance Overlay (Schedule 1 - Designated Water Supply Areas).  
*Whilst the amended WEF will result in the change of location of buildings and works within the Environmental Significance Overlay (Schedule 1 - Designated Water Supply Areas), these activities were permitted within this overlay by the Permit. A total extent of 3.368 ha of remnant native vegetation and 18 scattered trees is proposed to be impacted within the overlay.*
- The change to native vegetation removal pursuant to the Clause 52.15 (Native Vegetation).  
*The amendment application seeks to change the allowed extent of native vegetation to be impacted from 5.28 ha (3.09 habitat hectares) to 38.267 ha (5.437 general biodiversity equivalence units and 0.202 specific units of habitat for Button Wrinklewort).*
- The change to locations of new access and alterations to a road within the Road Zone, Category 1, pursuant to Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road).  
*The amendment application is requesting a change to these locations, including a reduction of new access points.*
- The requirements of Clause 52.32 (Wind Energy Facility), including the Guidelines, in the context of an amendment application.

The planning assessment concludes that the amendments proposed in this application are reasonable. The proposed changes have been assessed and independent specialists have found that the impact of the changes on the local area will be negligible, whilst the benefits from the amended WEF will be significant.

The amendment application demonstrates that the proposed changes will:

- give effect to the objectives of planning in Victoria and the State Planning Policy Framework and Local Planning Policy Framework;
- comply with the standards contained in the Guidelines;
- meet Victorian government comments with regard to wind and renewable energy; and
- not result in a material change to potential impact to the amenity of the surrounding area, landscape and visual amenity, flora and fauna, heritage and aircraft safety.

## 7.1 Decision Guidelines

As outlined in Section 6, the proposed amendment gives effect to the State and Local Planning Policy Framework and is consistent with the purpose and requirements of zones, overlays and other applicable planning provisions.

Appendix O outlines how this application addresses the specific application requirements pursuant to:

- Clause 42.01 - Environmental Significance Overlay (Schedule 1 - Designated Water Supply Areas);
- Clause 52.17 (Native Vegetation); and
- Clause 52.32 (Wind Energy Facility)<sup>14</sup>.

Appendix P provides an assessment of the proposed amendment against the decision guidelines for:

- Clause 35.07 (Farming Zone) (Appendix P.1);
- Clause 36.04 (Road Zone, Category 1) (Appendix P.2);
- Clause 42.01 (Environmental Significance Overlay (Schedule 1 - Designated Water Supply Areas)) (Appendix P.3);
- Clause 52.17 (Native Vegetation) (Appendix P.4);
- Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road) (Appendix P.5); and
- Clause 52.32 (Wind Energy Facility) (Appendix P.6).

The assessment against the decision guidelines demonstrate that the amendments proposed are reasonable. The proposed changes have been assessed and independent specialists have found that the impact of the changes on the local area will be negligible, whilst the benefits from the amended WEF will be significant.

## 7.2 Contribution to Government Policy Objectives

The State Planning Policy Framework contains a specific policy position regarding renewable energy, in Clause 19.01-1 (Provision of Renewable Energy). The objective of this clause is:

*“To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.”*

The Guidelines specifically identify the following paragraph from Clause 19.01-1 as important in achieving this objective:

*“In considering proposals for renewable energy, consideration should be given to the economic and environmental benefits to the broader community of renewable energy generation, while also considering the need to minimise the effect of a proposal on the local community and environment.”*

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<sup>14</sup> There are no specific application requirements associated with Clause 35.07 (Farming Zone), Clause 36.04 (Road Zone, Category 1), and Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road).

The SHWF will result in economic and environmental benefits to the broader community. As outlined in Table 4 in Section 4, the amendment will result in an improvement in output of approximately 40% and power an estimated 94,500 additional average households per annum. Additionally, the amendment will result in the displacement of approximately 1900 tonnes of CO<sub>2</sub> per year (550 tonnes more than the permitted WEF). The specialist assessments undertaken to assess the amended WEF proposal have generally found that whilst the proposed turbine dimensions have increased and footprint optimised for construction, there has not been a material change in potential impact on the community and the environment (discussed further in the following sections).

Clause 19.01 (and how the proposed amendment meets its objectives) is discussed further in the table Appendix N. The tables in Appendix N also contain an assessment of the proposed amendment against the other relevant clauses in the State Planning Policy Framework and Local Planning Policy Framework.

In addition, the Victorian Government released Victoria's *Renewable Energy Roadmap* (the Roadmap) in 2015 which sets out the Government's plan to attract Victoria's share of renewable energy investment and jobs in Australia.

The Roadmap will help achieve the Victorian Government objective: *"Accelerating development of renewable energy generation in Victoria to reduce emissions, create jobs, and put downward pressure on energy prices"*.

The Roadmap identifies four priority areas. Priority area 'Transforming Victoria's generation stock towards renewable energy' includes to *"reform Victoria's wind farm planning laws"*.

Reforms have recently included changes to planning controls to:

- Reduce the distance from 2 km to within 1 km in which a landowner's consent is required to make an application for a turbine nearby a dwelling.
- Remove the need to obtain landowners consent for an amendment application that does not result in a turbine being located closer to a dwelling (within 1 km).
- Specify that the Minister for Planning is the responsible authority for planning permit applications for the use or development of a minor utility installation (e.g. the SHWF external overhead powerlines) used to transmit or distribute electricity generated by a WEF.
- Exempt an application to amend a permit for a WEF made under Section 97I of the *Planning and Environment Act 1987* from the mandatory requirements in section 97E (if the amendment of the permit does not increase the number of turbines or change the location of a turbine in specified circumstances).

These reforms have positively influenced the feasibility of the preparation of this amendment application and therefore the overall viability of the SHWF project.

## **7.3 Amenity of the Surrounding Area**

### **7.3.1 Noise**

The Decision Guidelines of Clause 52.32 (Wind Energy Facility) state before deciding on an application, in the responsible authority must consider (as appropriate) the *"effect of the proposal on the surrounding area in terms of noise..."* and the *"New Zealand Standard NZS6808:2010, Acoustics - Wind Farm Noise"* (the 2010 Standard).

The Guidelines state that a WEF “*should comply with the noise limits recommended for dwellings and other noise sensitive locations in the New Zealand Standard NZS 6808:2010 Acoustics – Wind Farm Noise*”.

### 7.3.1.1 Updated noise standards

The Permit provides noise conditions based on the *New Zealand Standard NZS6808:1998 Acoustics – Wind Farm Noise* (the 1998 Standard). However, since the original planning permit was issued new noise standards (the 2010 Standard) have been introduced.

Additionally, it had previously been identified that the current noise conditions of the Permit do not provide clear methodology for preparing background noise curves where a lack of data for some wind conditions will produce curves which are likely not to be statistically reliable. The noise conditions of the Permit include additional requirements that attempt to supplement deficiencies in the 1998 Standard (several of which have been resolved in the 2010 Standard). Many of the additional requirements in the Permit are impractical, for example:

- Condition 18 states:

“...  
d) compliance must be assessed separately for 24 hour and night time and for each of those time periods for wind direction sectors of  $\pm 45^\circ$  of  $0^\circ$ ,  $90^\circ$ ,  $180^\circ$ , and  $270^\circ$ . For this requirement, night time is defined as 10.00 pm to 7.00 am; and  
e) if the noise has a special audible characteristic the measured sound level must have a penalty up to a maximum 5dB applied.”

The separation of noise monitoring into sectors and time periods, required by Condition 18(d), will result in many data sets with limited points in each. In particular, for wind directions which do not occur very often, there will be very few data points. In contrast, the compliance testing relies on large data sets to overcome the natural variation in background noise. Without the large data sets, the variation in background noise would result in an unreliable assessment of compliance. That is, a non-complying WEF could be shown to be compliant and non-compliance could be shown even without the WEF being constructed. Condition 18(e) includes the requirement for a penalty to be applied for 'special audible characteristics' but these were not objectively defined, resulting in uncertainty in the application of penalties.

- Condition 19 states:

“...  
c) the plan, or plans, must include ... a statement of how the uncertainty of those results will be estimated;  
...”

The definition and calculation of uncertainty for background noise is not provided by any Standard or Jurisdiction in Australia. Further, there is no indication of what is to be done with the result, once it is determined. An ambiguous condition such as this creates difficulty for the wind farm developer in determining the appropriate approach and requires the Authority to assess the approach without any reference to a standard or guideline.

- Condition 20 states:

“... the background noise measurement and assessment carried out by a NATA approved signatory;  
...”

NATA is an authority which provides accreditation to laboratories in a range of areas such as calibration, biological testing and medical testing. It has no role in field measurements. If the condition is interpreted to require the signatory to be approved by NATA to conduct background noise measurements, then it cannot be achieved because NATA do not provide this approval. If the condition is interpreted as requiring any NATA signatory to conduct the testing, the testing has the potential to be conducted by a testing facility working outside of its area of expertise.

As such, this application seeks to replace the current noise conditions with new conditions based on the 2010 Standard and the example conditions provided in the Guidelines. The proposed conditions will provide a clear methodology for compliance, whilst attempting to maintain the intent of the original conditions.

Additionally, the Environmental Noise Assessment (contained in Appendix Q) found that the proposed changes to these conditions, and specifically the change in procedures and descriptors from the 1998 Standard to the 2010 Standard, and concluded that the allowable noise from the compliant amended WEF will be no greater than the allowable noise from the compliant permitted WEF.

Further rational and justification is provided for the proposed amendments in the table contained in Appendix C.

**As such, the proposed amendment will result in the application of a better methodology for noise assessment (consistent with the 2010 Standard) and noise compliance with the limits in the 2010 Standard and the Permit will be achieved at all dwellings.**

Noise is considered further in the Environmental Noise Assessment, contained in Appendix Q. A peer review of the Environmental Noise Assessment has been undertaken and contained in Appendix R.

#### **7.3.1.2 Consideration of change in impacts**

The Environmental Noise Assessment (Appendix Q) includes an assessment of the amended WEF by comparing predicted noise levels for 3 examples of turbine models against the noise limits of NZS6808:2010. The assessment indicates that the noise limits will be achieved at all participant and non-participant dwellings for the 3 example turbine models. Figure 11 shows the noise prediction contour for the highest predicted noise level, in relation to participant and non-participant<sup>15</sup> dwellings.

Both the permitted WEF and the amended WEF include indicative layouts and turbine models based on the understanding that the final turbine model and layout will be determined by a competitive tender<sup>16</sup>. Therefore, the predicted noise experienced at dwellings is limited by reference to objective noise limits, rather than by reference to a particular layout or turbine model.

In these circumstances, the most relevant comparison of the noise from the permitted WEF and amended WEF is a comparison of the permitted and proposed noise limits / permit conditions. As described in the previous section, the overall noise limits established in accordance with the 1998 Standard and the 2010 Standard do not change significantly (i.e., no greater than 1 dB at some wind speeds) and that the allowable noise from the compliant amended WEF will be no greater than the allowable noise from the compliant permitted WEF.

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<sup>15</sup> A participant dwelling means a dwelling on land listed in the Address of the Land in the Permit or where the landowner has a written agreement relating to their land and dealing with noise from the permitted wind turbines. A non-participant dwelling means any dwelling that is not a participant dwelling.

<sup>16</sup> Additionally, the final layout will be subject to satisfaction and endorsement of plans by the Minister for Planning, pursuant to Condition 1 of the Permit.

However, for the purposes of this application, the Environmental Noise Assessment undertook a comparison between the predicted noise for the permitted WEF and amended WEF. The assessment found that depending on the turbine model used, the predicted noise at some non-participant dwellings from the amended WEF is up to 3 dB(A) higher and as much as 5 dB(A) lower than the predicted noise from the permitted WEF. Whilst there is an increase or decrease in noise associated with the amended WEF at some dwellings, the predicted noise at these dwellings complies with NZS6808:2010 for both the amended and permitted WEF.

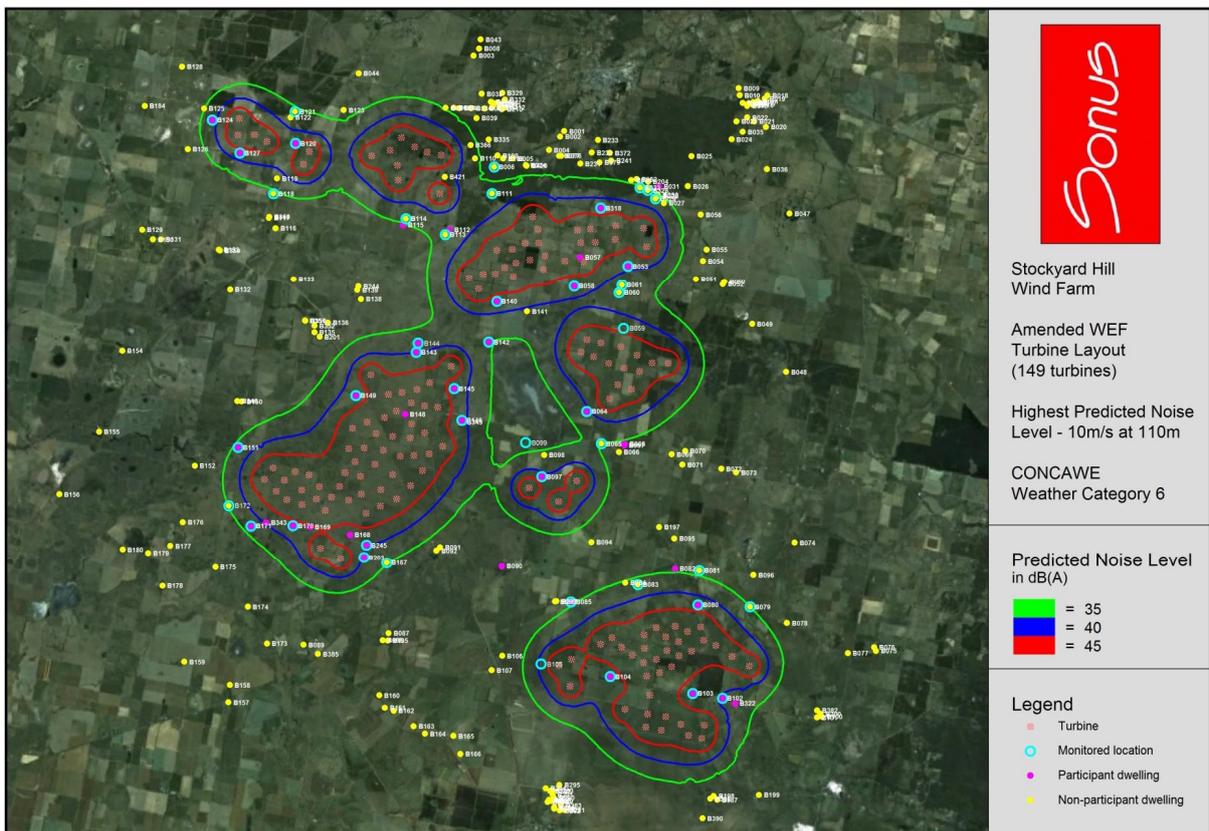


Figure 11 – Noise Prediction Contour

(Source: Appendix Q)

As such, it is considered that **the proposed amendment will not result in a material change in potential impact from noise.**

Noise is considered further in the Environmental Noise Assessment, contained in Appendix Q. A peer review of the Environmental Noise Assessment has been undertaken and contained in Appendix R.

### 7.3.1.3 High amenity areas

Clause 52.32-4 (and the Guidelines) specifically requires the design response to include “an assessment of whether a high amenity noise limit is applicable, as assessed under Section of the standard” (the 2010 Standard).

The Guidelines specifically require:

*“An assessment of the noise impact of the proposal prepared in accordance with the New Zealand Standard NZS 6808:2010, Acoustics – Wind Farm Noise (the Standard), including an*

*assessment of whether a high amenity noise limit is applicable, as assessed under Section 5.3 of the Standard.*

...

*Under section 5.3 of the Standard, a 'high amenity noise limit' of 35 decibels applies in special circumstances. All wind farm applications must be assessed using section 5.3 of the Standard to determine whether a high amenity noise limit is justified for specific locations, following procedures outlined in clause C5.3.1 of the Standard".*

Section 5.3 of the 2010 Standard states:

*"The wind farm noise limit of 40dB LA90 (10min) in 5.2 is appropriate for protection of sleep, health and amenity of residents at most noise sensitive locations. In special circumstances at some noise sensitive locations a more stringent noise limit may be justified to afford a greater degree of protection of amenity during evening and night time. A high amenity noise limit should be considered where a plan promotes a higher degree of protection of amenity related to the sound environment of a particular area..."*

VCAT considered the translatability of 'high amenity areas' in the context of the Victorian planning framework in *Cherry Tree Wind Farm Pty Ltd v Mitchell Shire Council* (2013) VCAT Reference No. P2910/2012.

VCAT found that "plan" referred to in section 5.3 of the 2010 Standard is a plan as defined by the *Resources Management Act 1991* of New Zealand and that Section 43AA of that Act defines 'plan' to mean 'a regional plan or a district plan'. No such plan explicitly exists under the Victorian legislation, however it could be considered to mean a planning scheme (in this instance the Pyrenees Planning Scheme) approved under the *Planning and Environment Act 1987*.

Nevertheless, VCAT found in the *Cherry Tree* case that the Mitchell Planning Scheme (of which the *Cherry Tree* proposal fell under) "did not anywhere expressly or by implication 'promote a higher degree of protection of amenity related to the sound environment of a particular area". It is considered that this conclusion can be also be made for the SHWF WEF.

Furthermore, to determine the need to consider if a high amenity classification might be justified (if an high amenity area is applied), the noise assessment prepared a predicted noise contour for the amended WEF (based on the most conservative turbine model assessed, e.g. highest predicted noise level at 6m/s). The contour shows that there are no non-participant dwellings within the 35 dB(A) contour. As such, in accordance with C5.3.1(a) of the 2010 Standard, there is no need to consider the high amenity classification.

The predicted noise contour, and further discussion about the high amenity noise limits is contained in the Environmental Noise Assessment, contained in Appendix Q.

### **7.3.2 Blade Glint**

The Decision Guidelines of Clause 52.32 (Wind Energy Facility) state before deciding on an application, in the responsible authority must consider (as appropriate) the "effect of the proposal on the surrounding area in terms of... blade glint..."

The Guidelines state that blades "should be finished with a surface treatment of low reflectivity to ensure that glint is minimised" and direct responsible authorities and proponents to the *draft National Wind Farm Development Guidelines, July 2010* (the Draft National Guidelines).

In relation to blade glint, the Draft National Guidelines state:

*“The sun’s light may be reflected from the surface of wind turbine blades. Blade Glint has the potential to annoy people. All major wind turbine manufacturers currently finish their blades with a low reflectivity treatment. This prevents a potentially annoying reflective glint from the surface of the blades and the possibility of a strobing reflection when the turbine blades are spinning. Therefore the risk of blade glint from a new development is considered to be very low.”*

Blade glint is not likely to cause a problem for observers in the vicinity of the WEF as non-reflective coatings are proposed to be used on the blades of the turbines (for the permitted WEF and amended WEF). As such, **the proposed amendment will not result in a change in potential impact from blade glint.**

Blade glint is considered further in the Shadow Flicker and Blade Glint Assessment, contained in Appendix S.

### **7.3.3 Shadow Flicker**

The Decision Guidelines of Clause 52.32 (Wind Energy Facility) state that before deciding on an application, in the responsible authority must consider (as appropriate) the *“effect of the proposal on the surrounding area in terms of... shadow flicker...”*

The Guidelines state that the *“shadow flicker experienced immediately surrounding the area of a dwelling (garden fenced area) must not exceed 30 hours per year as a result of the operation of the wind energy facility”*.

The Draft National Guidelines recommend that the modelled theoretical shadow flicker duration<sup>17</sup> should not exceed 30 hours per year, and that the actual or measured shadow flicker duration should not exceed 10 hours per year. The guidelines also recommend that the shadow flicker duration at a dwelling should be assessed by calculating the maximum shadow flicker occurring within 50 m of the centre of a dwelling<sup>18</sup>.

Additionally, the Draft National Guidelines provide background information, a proposed methodology and a suite of assumptions for assessing shadow flicker durations in the vicinity of a WEF. This is further discussed in the Shadow Flicker and Blade Glint Assessment, contained in Appendix S.

Condition 17 of the Permit currently states:

*“Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any dwelling existing at the date of this permit.*

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<sup>17</sup> The theoretical number of hours of shadow flicker experienced annually at a given location can be calculated using a geometrical model which incorporates the sun path, topographic variation over a WEF, and wind turbine details such as rotor diameter and hub height. The model also makes the following assumptions and simplifications:

- There are clear skies every day of the year;
- The turbines are always rotating;
- The blades of the turbines are always perpendicular to the direction of the line of sight from the location of interest to the sun.

These simplifications mean that the results generated by the model are likely to be conservative.

<sup>18</sup> The assessments undertaken in 2009 to inform the original planning permit application was based on the centre of a dwelling rather than a 50 m radius. Additionally, the Permit does not specify to what distance shadow flicker compliance must be calculated. The current assessments have used the Draft National Guidelines recommendation of 50 m from the centre of a dwelling and is considered to be conservative.

*This condition does not apply to any dwelling where a landowner has agreed to the exceedance (This exemption will be given effect through an agreement with the landowner that will apply to any occupant of the dwelling)."*

This application seeks to amend this condition to clarify when this condition does not apply to a dwelling. The condition is proposed to be amended as follows:

*"Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any dwelling existing at the date of this permit.*

~~*This condition does not apply to any dwelling where a landowner has agreed to the exceedance (This exemption will be given effect through an agreement with the landowner that will apply to any occupant of the dwelling).*~~

***This condition does not apply if the operator of the wind energy facility has entered into an agreement with a landowner under which the landowner acknowledges and accepts that shadow flicker may exceed 30 hours per annum at the landowner's dwelling. Evidence of the agreement must be provided to the satisfaction of the responsible authority upon request, and must be in a form that runs with the land for the life of the wind energy facility."***

The amendment does not change the intent of the condition. Further rational and justification is provided for the proposed amendment in the table contained in Appendix C.

The Shadow Flicker and Blade Glint Assessment found that amended WEF increases the number of dwellings that are predicted to experience theoretical shadow flicker durations above the 30 hours per year limit recommended by the Draft National Guidelines and specified in the Permit. However, there would be no change in the number of dwellings that are expected to experience theoretical shadow flicker durations which would be inconsistent with the Permit conditions (once written agreements with landowners, to accept shadow flicker durations above the specified limit, are considered).

Additionally, the amended WEF decreases the number of dwellings that are predicted to experience actual shadow flicker durations<sup>19</sup> above the recommended limit compared to the permitted WEF.

It is considered that **the proposed amendment will not result in a material change in potential impact by shadow flicker.**

Shadow Flicker is considered further in the Shadow Flicker and Blade Glint Assessment, contained in Appendix S.

#### **7.3.4 Electromagnetic interference**

The Decision Guidelines of Clause 52.32 (Wind Energy Facility) state before deciding on an application, in the responsible authority must consider (as appropriate) the "effect of the proposal on the surrounding area in terms of... electromagnetic interference..."

The Guidelines state that the "siting of wind turbines in the 'line of sight' between transmitters and receivers should be avoided".

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<sup>19</sup> There are a number of factors which may reduce the incidence of shadow flicker, such as cloud cover and variation in turbine orientation, that are not taken into account in the calculation of the theoretical shadow flicker duration. The Shadow Flicker and Blade Glint Assessment quantifies the likely reduction in shadow flicker duration due to these effects and therefore produce a prediction of the actual shadow flicker duration likely to be experienced at a dwelling.

The Draft National Guidelines provide advice and methodologies to identify likely affected parties, assess electromagnetic interference impacts, consult with affected parties and develop mitigation steps to address the likely impacts.

It is considered that the Draft National Guidelines meet, if not exceed, the recommendations of the Guidelines, and it is noted that the Guidelines refer directly to the Draft National Guidelines. Therefore the Draft National Guidelines have been used to inform the methodology adopted for the Electromagnetic Interference Assessment, contained in Appendix T.

The Electromagnetic Interference Assessment concluded that:

- The amended WEF would result in a similar impact to fixed point-to-point links passing over the SHWF WEF boundary, compared to the permitted WEF.
- The amended WEF may reduce the possible impact on satellite television and internet signals at one house location and introduce the potential that satellite signals will be intercepted by turbines at two additional house locations. However, the assessment concluded that it is unlikely that these satellites are being used by residents in the vicinity of the WEF<sup>20</sup>.
- For terrestrial television broadcasts, the amended WEF would increase the total number of houses in the potential interference zone for the Ballarat broadcast tower but decrease the number of houses in the potential interference zone for the Bendigo broadcast tower. However, the increased turbine dimensions associated with the amended WEF may increase the potential for interference when compared with the permitted WEF.
- Consultation with service operators has determined that the potential for the SHWF WEF to effect point-to-multipoint, emergency services and wireless internet services are unlikely to change as a result of the amended WEF. Additionally, potential impacts on other services, including meteorological radar, trigonometrical stations, CB radio, mobile phones, and broadcast radio, are not considered to change or are considered to be minor.

The Electromagnetic Interference Assessment found that in the event that interference is an issue during construction or after commissioning of the SHWF WEF, there are several mitigation options available to ensure these impacts are mitigated and are in compliance with Condition 38 of the Permit.

The following conditions of the Permit relate to Television and Radio Reception and Interference state:

#### Condition 36

*“A pre-construction survey must be carried out to the satisfaction of the Minister for Planning to determine television and radio reception strength at selected locations within 5km of any wind turbine including non-stakeholder dwellings. The location of such monitoring is to be determined to the satisfaction of the Minister for Planning by an independent television and radio monitoring specialist appointed by the operator under this permit.”*

#### Condition 37

*“If, following commencement of the operation of the wind energy facility, a complaint is received regarding the wind energy facility having an adverse effect on television or radio reception at the site of any dwelling in the area which existed at the date of the pre-construction survey, a post-construction survey must be carried out at the dwelling.”*

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<sup>20</sup> The EMI Assessment concluded that these satellites do not transmit programming designed for Australian audiences, and as such considered it unlikely that residents in the vicinity of the SHWF WEF will be receiving television signals from these satellites.

#### Condition 38

*“If the post-construction survey establishes any increase in interference to reception as a result of the wind energy facility operations, the wind energy facility operator must undertake measures to mitigate the interference and return the affected reception to pre-construction quality at the cost of the wind energy facility operator and to the satisfaction of the Minister for Planning.”*

No amendments are proposed to these conditions.

Given the existing mitigation actions required to be undertaken by SHWFPL, pursuant to Conditions 36, 37 and 38, it is considered that **the proposed amendment will not result in a material change in impact on electromagnetic interference.**

Electromagnetic interference is considered further in the Electromagnetic Interference Assessment, contained in Appendix T.

## 7.4 Landscape and Visual Amenity

The Decision Guidelines of Clause 52.32 (Wind Energy Facility) state that before deciding on an application the responsible authority must consider (as appropriate) the *“impact of the development on significant views, including visual corridors and sightlines”*.

The Guidelines state that the *“degree of visual impact of a wind energy facility depends on the extent of the change to the landscape caused by the development, taking into account:*

- *the visibility of the development*
- *the locations and distances from which the development can be viewed*
- *the significance of the landscape as described in the planning scheme (including in an overlay, a relevant strategic study or landscape features referenced in the planning scheme)*
- *landscape values associated with nearby parks described in a schedule to the National Parks Act 1975 or Ramsar wetlands*
- *landscape values associated with nearby land included in the schedule to Clause 52.32-2 of the planning scheme, such as specified areas of landscape and environmental significance, specified coastal locations and areas identified to accommodate future population growth of regional cities and centres*
- *the sensitivity of the landscape features to change.”*

It is acknowledged that the SHWF WEF will have a degree of impact on the landscape. As such, a landscape and visual impact assessment has been undertaken to assess the change to the landscape and visual impacts resulting from the proposed amendment to the SHWF WEF.

Four photomontages have been used to illustrate the level of visual change of the amended WEF. These photomontages allow a benchmarking of the visual impacts of the proposed amendment and help form the basis of the assessment of the degree of change for other viewpoints for which no photomontages were prepared.

The assessment found that:

- The numbers of wind turbines would reduce in some views, and that such a reduction in numbers would have a minor or insignificant reduction to the visual impact of the WEF.

- The reduction in the number of wind turbines from 157 (permitted WEF) to 149 wind turbines (amended WEF) is not visually significant.
- The relocation of some wind turbines makes no perceptible difference to the level of visual impact.
- The change between the visual impact of a permitted wind turbine and the amended wind turbine is not significant.

This conclusion can be demonstrated by a comparison between Figure 12 and Figure 13.

The viewpoints within the assessment were selected within 4 km of the nearest wind turbine, as viewpoints that are in the 0-2 km and 2-4 km zones have the greatest potential visual impact. Additionally, these viewpoints are indicative of several different landscape unit types located within the viewshed.

Comparing this example, from a viewpoint approximately 200 m from the nearest wind turbine, it is apparent that there is a change to the height (and locations). However, these simulations (and additional simulations contained in Appendix U) illustrate that the level of visual impact does not change as a result of the proposed amendments.

The assessment found that if the level of visual impact was assessed as low, medium or high for the permitted WEF, the larger wind turbines do not (in this and the other examples within the landscape and visual impact assessment) change the level of impact.

Furthermore, the assessment found that the permitted wind turbines would be 'highly visible and will usually dominate the landscape' between 1.5-3 km, where the amended wind turbines will be at up to 4 km.



Figure 12 – Permitted WEF

(Source: Appendix U)



Figure 13 – Amended WEF

(Source: Appendix U)

Given that the zone of visual influence has expanded, the application to amend the Permit responds by requesting an extension of the requirement (within Condition 34 of the Permit) to offer voluntary landscape mitigation to residents within 4 km of the nearest wind turbine. It is proposed to replace the existing text in Condition 34 with the following:

*“Within 6 months of the date of endorsement of the development plan under Condition 1, a program of voluntary landscape mitigation works to the satisfaction of the Minister for Planning must be made available to the owners of dwellings within ~~34~~ kilometres of the nearest turbine.*

*The offer to owners to participate in the program must remain available up until 12 months after the commissioning of the last wind turbine of the development or relevant stage.*

*If a program of voluntary landscape mitigation works is accepted by one or more owners, as part of that program, an off-site landscaping plan must be prepared in consultation with each landowner participating in the landscaping program for their property at the cost of the operator under this permit and to the satisfaction of the responsible authority.*

*The plan must:*

- a) provide details of planting or other treatments that will be used to reduce the visual impact of the wind turbines at the landowner’s dwelling including plant species to be used and the expected height and spread of plants at maturity;*
- b) include the maintenance of the landscaping for a period of two years; and*
- c) include a timetable for implementation of the landscaping works.*

*When approved by the Minister the plans will be endorsed accordingly and will then form part of this permit.*

*The landscaping as shown on the endorsed off-site landscape plans must be completed to the satisfaction of the Minister for Planning within 12 months of the endorsement of the particular plan unless otherwise agreed by the landowner.”*

Further rationale and justification is provided for the proposed amendment in the table contained in Appendix C.

Condition 33 of the Permit specifies the requirement for an on-site landscape plan to be prepared for the substations and maintenance facility. No amendments are proposed to this condition.

Additionally, the landscape and visual impact assessment found that reductions in electrical infrastructure as part of the amendment may, from some viewpoints, result in a slight diminution in the level of visual impact. However, in the context of the overall WEF, this diminution would not be significant.

The Guidelines state that the responsible authority “needs to determine whether or not the visual impact of a wind energy facility in the landscape is acceptable” and should consider “planning scheme objectives for the landscape, including whether the land is subject to an Environmental Significance Overlay, Vegetation Protection Overlay, Significant Landscape Overlay or a relevant strategic study that is part of the relevant planning scheme”.

Since the Permit was issued, the *South West Victoria Landscape Assessment Study – Landscape Character of South West Victoria* (DPCD & Planisphere, June 2013) (the Study) was released.

The Study recognises the change that this landscape has undergone since European settlement and the anticipated increased level of development suggesting lower landscape sensitivity. However, the Study also recognises and values the geological formations that occur within the landscape of the Western Volcanic Plains and therefore increasing the landscape sensitivity of areas that have stony rises as well as the more noticeable features such as remnant volcanic cones. This was recognised in the original planning permit application, and therefore does not result in different conclusions with respect to potential landscape and visual impact.

Additionally, the site is not recognised under any overlay which protects landscape values. Part of the WEF site is located within the Vegetation Protection Overlay (Schedule 1 - ‘Roadside Grassland Protection and Conservation’), which includes the purpose to “recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance”, however no vegetation is proposed to be removed, destroyed or lopped within this area.

Given the existing mitigation actions required to be undertaken by SHWFPL, pursuant to Conditions 33 and the proposed amendment to Condition 34, it is considered that **the proposed amendment will not result in a material change in potential landscape and visual impact.**

Landscape and visual impact is considered further in the Landscape and Visual Impact Assessment, contained in Appendix U.

## **7.5 Flora and Fauna**

The Decision Guidelines of Clause 52.32 (Wind Energy Facility) state that before deciding on an application, the responsible authority must consider (as appropriate) the “*impact of the facility on the natural environment and natural systems*”.

The Guidelines state that the responsible authority should consider “*the effects of the proposed wind energy facility on flora and fauna at the site and in the surrounding area*” including:

- “*whether the species and communities are protected under the EPBC Act or the FFG Act*”
- *the sensitivity of any protected species to disturbance*
- *the potential loss of habitat of species protected under the EPBC Act or the FFG Act*”

- *measures to minimise the impacts on any native species.* “

### 7.5.1 Ground Flora and Fauna

#### 7.5.1.1 Consideration of change in impacts

Condition 6(f) of the Permit states that the native vegetation management plan must show “*a clear extent of the 5.28 ha (3.09 habitat hectares) of native vegetation to be removed*”. This application seeks to amend this condition to allow a maximum extent of 38.267 ha of native vegetation to be impacted, including:

- 34.415 ha (5.176 general biodiversity equivalence units) associated with the amended WEF.
- 3.852 ha associated with the proposed roadworks (0.261 general biodiversity equivalence units, 0.202 specific general biodiversity equivalence units (Button Wrinklewort)).

For the purpose of this application, an assessment of each of the following footprints has been undertaken under the Native Vegetation Guidelines to provide a like for like comparison of the construction impact of all scenarios (as outlined in Section 4.2) (Appendix V):

1. Permitted WEF, using original application design assumptions
2. Permitted WEF, using current design assumptions
3. Amended WEF, using current design assumptions and overhead powerlines aerial footprint

Additionally, the assessment discussed the likely outcomes if assessed under the Framework, to allow comparison with the quantity of native vegetation specified in the Permit.

The potential impact on native vegetation as a result of the roadside works has been undertaken as a separate assessment under the Native Vegetation Guidelines (contained in Appendix W).

A comparison of impacts to remnant native vegetation and associated offset requirements between the permitted WEF footprint and the amended WEF footprint is provided in Table 9, whilst the impact of the roadworks is presented in Table 10.

Table 9 – Comparison of offset targets between the permitted WEF and amended WEF

	Permitted WEF	Permitted WEF	Amended WEF
	<i>Original Design Assumptions</i>	<i>Current Design Assumptions</i>	
Total Extent	15.915	31.991	34.415
Remnant Patch (ha)	15.071	30.936	32.657
Scattered Trees (no.)	12	15	25
Strategic Biodiversity Score	0.358	0.364	0.369
General Offsets Required	<b>1.993 general biodiversity equivalence units</b>	<b>4.172 general biodiversity equivalence units</b>	<b>5.176 general biodiversity equivalence units</b>
Specific Offsets Required	<b>Button Wrinklewort (0.575 specific biodiversity equivalence units), White Sunray (1.010 specific biodiversity equivalence units)</b>	<b>Button Wrinklewort (1.044 specific biodiversity equivalence units), White Sunray (1.853 specific biodiversity equivalence units), Matted Flax-lily (1.252 specific biodiversity</b>	<b>None</b>

	Permitted WEF	Permitted WEF (equivalence units)	Amended WEF
Minimum Strategic Biodiversity Score	0.283	0.289	0.296
<b>Note:</b> BEU = Biodiversity Equivalence Units			

Table 10 – Offset targets associated with roadworks

	Roadworks
Total Extent	3.852
Remnant Patch (ha)	2.587
Scattered Trees (no.)	18
Strategic Biodiversity Score	0.244
General Offsets Required	<b>0.261 general biodiversity equivalence units</b>
Specific Offsets Required	<b>Button Wrinklewort (0.202 specific biodiversity equivalence units)</b>
Minimum Strategic Biodiversity Score	0.244

The most significant difference between the permitted WEF and the amended WEF is the extent of offsets required. The permitted WEF (original or current design assumptions) requires specific offsets for three species including Button Wrinklewort, White Sunray, and Matted Flax Lily, along with general offsets. In comparison, the amended WEF would only require general offsets and is therefore considered to have a reduced impact on biodiversity.

Additionally, while the total extent of remnant native vegetation proposed to be removed associated with the amended WEF footprint is greater than the area allowed for in the Permit, given the highly modified nature of the patches of vegetation and the subsequent low habitat score (i.e. the majority of patches have a habitat score of 0.23 or less), along with the low Strategic Biodiversity Score of the native vegetation proposed to be removed (i.e. 0.292) this has led to a similar offset requirement for the amended WEF footprint. That is, 5.176 general biodiversity equivalence units for the amended footprint (assessed under the Guidelines) typically costs approximately \$750,000 to offset, and under the former Framework, 3.09 habitat hectares for the permitted WEF footprint translates to an offset cost of approximately \$550,000.

The design of the amended WEF (including roadworks) has taken into consideration a number of factors, including the avoidance of state and federal significant species and native vegetation. The disturbance area is considered to be the maximum extent of impact and there may be an opportunity to further reduce impact on native vegetation through detailed design and the implementation of Environmental Management Plan(s) (as required by Condition 6 of the Permit).

Specifically, the assessment of the WEF footprints found many of the proposed amendments have resulted in the avoidance of ecological impacts. A comparison of impacts to significant species and ecological communities between the permitted WEF footprint and the amended WEF footprint is as follows:

- A reduction of approximately 0.49 ha of Natural Temperate Grasslands of the Victoria Volcanic Plain (0.55 ha in the permitted WEF footprint compared with 0.06 ha for the amended WEF footprint) proposed to be impacted, including avoidance of remnant patches.
- The avoidance of populations of White Sunray and Matted Flax-lily;
- The avoidance of a small population of Plume Swamp Wallaby-grass, and Arching Flax-lily.
- A reduction in impact of small population of Golden Cowslips;
- The avoidance of scattered remnant trees along Mt Emu Settlement Road;
- A reduction of approximately 1.1 hectares of confirmed Golden Sun Moth habitat (2.67 ha in the permitted WEF footprint compared with 1.57 ha for the amended WEF footprint).

Further demonstration of avoidance is provided in Appendix V and Appendix W.

A number of amendments to ground flora and fauna related conditions of the Permit are proposed (Appendix C) in response to the proposed amended WEF footprint, changes to guidelines and best practice, and as a result of the progression of the development of the WEF since the Permit was issued (e.g. targeted surveys for significant flora and fauna species have been undertaken in response to Conditions 3, 9, 10 and 11 of the Permit and therefore these conditions are sought to be removed from the Permit).

Rational and justification for the proposed amendments is provided in the table contained in Appendix C.

When considering like for like design assumptions, the existing and proposed amended conditions of the Permit, as well as the overall environmental and economic benefits of the SHWF project it is considered that **the proposed amendment will result in an acceptable change in potential impact on ground flora and fauna**. Furthermore, optimisation of the footprint for minimal impact will be undertaken pending final major procurement decisions, detailed civil and electrical design and timing of project construction.

Ground flora and fauna, including BIOR reports, are considered further in the Ground Flora and Fauna Assessment, contained in Appendix V.

#### **7.5.1.2 Offset Requirements**

Condition 14 of the Permit requires that *“before the clearing of any native vegetation starts, a native vegetation offset management plan must be prepared by a suitably qualified ecological specialist and submitted to an approved”* by the Department of Environment, Land, Water and Planning, and specifies what the plan must include. This application proposes to amend this condition to reflect the Native Vegetation Guidelines, rather than the Framework.

In accordance with the Native Vegetation Guidelines, the amended WEF footprint and roadworks are located within Location C, and with combined 38.267 hectares of native vegetation proposed to be removed (5.437 general biodiversity equivalence units and 0.202 specific units of habitat for Button Wrinklewort), the application falls under the High Risk-based pathway.

Several measures have been (and will be) undertaken to minimise the impacts of the proposed removal of native vegetation on biodiversity, including (but not limited to) the following:

- The avoidance of areas supporting remnant native vegetation, including EPBC Act-listed species and communities, and sensitive sites such as roadsides and waterways;
- Alteration and reductions in the development footprint (e.g. internal access);

- Further, as part of the detailed design process and the preparation of the Environmental Management Plan (in accordance with Condition 6 of the Permit) measures will be undertaken to ensure that further impacts to biodiversity are minimised, including (but not limited to):
  - Further micro-siting techniques, including fencing retained areas of native vegetation. If necessary, trees will be lopped or trimmed rather than removed. Similarly, soil disturbance and sedimentation into drainage lines / dams will be avoided or kept to a minimum, to avoid, or minimise impacts to fauna habitats;
  - All contractors will be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Habitat zones (areas of sensitivity) will be included as a mapping overlay on construction plans;
  - Tree Retention Zones (TRZs) will be implemented to prevent indirect losses of native vegetation during construction activities; and
  - Construction stockpiles, machinery, roads, and other infrastructure will be placed away from areas supporting native vegetation and/or other ecological sensitive areas.

The offset obligations generated by the amended WEF can be satisfied through existing credits registered through the over the counter scheme, without any difficulty.

### **7.5.2 Birds and Bats**

An assessment of the potential change in impact of the Amended WEF (from the Permitted WEF) on birds and bats has been undertaken (Appendix X). The assessment included two key components:

- Assessment of all listed threatened and migratory bird and bat species for the amended WEF, as a desktop evaluation in which potential impacts of the amended WEF were been considered compared with the permitted WEF.
- Collision risk modelling to assess potential risk of Brolgas colliding with turbines. This modelling was first done for the permitted WEF and for the amended WEF to compare potential impacts of the amended WEF on the Victorian Brolga population. Risk modelling was undertaken using informed scenarios for likely activities of Brolgas in the vicinity of the WEF.

The assessment found that, for all listed threatened and migratory bird and bat species, any potential impacts of the SHWF WEF on relevant species would be low or negligible and that no significant impacts are likely and that this is unchanged from the permitted WEF to the amended WEF.

Additionally, for both the permitted WEF and amended WEF scenarios modelled for Brolgas, this assessment found there was potential for a low impact.

Detailed collision risk assessments indicate that the amended WEF entails a marginally higher risk to the species than does the permitted WEF. At 95% avoidance rate the modelled estimate for the permitted WEF is for an annual average of 0.086 Brolga collisions, whilst the modelled estimate for the amended WEF is for an annual average of 0.093 Brolga collisions (an increase of 0.007 Brolga collisions). However, the estimated levels of risk under the assumptions used are so low that they require rounding to the same level in order to use population viability analysis. The difference between modelled effects of the permitted WEF and amended WEF on the Victorian Brolga population are negligible and likely to be too small to be measurable.

Additionally, all turbine-free buffers around wetlands, designated during the original planning panel assessment process, remain free of turbine in the amended WEF layout (as shown in Figure 14).

In accordance with methods stipulated in the *Interim Guidelines for assessment, avoidance mitigation and offsetting of potential wind farm impacts on the Victorian Brolga Population 2011* (Revised 1 February 2012)<sup>21</sup>, including population viability analysis, it is considered that mitigation and offset mechanisms could be implemented and can achieve the requirement for no net impact on the Victorian Brolga population. Specific measures will be determined in consultation with the Department of Environment, Land Water and Planning, as part of the preparation of a Bat and Avifauna Management Plan in accordance with Condition 15 of the Permit.

A series of amendments to the bird and bat related conditions of the Permit are proposed as part of this application, as set out in Appendix C. The amendments sought are aimed at increased emphasis on listed threatened taxa and on focussing conditions onto the population-level effects of the SHWF WEF on those taxa.

For example, it is proposed that threshold levels for collision mortalities that would invoke management or mitigation measures should be set in response to the effect they might have on functioning of the population or conservation status of the threatened species involved. This will increase certainty for the WEF operator and for regulators and may also facilitate better capacity for learning which may be of value for future WEF proposals.

Further rationale and justification is provided for the proposed amendments in the table contained in Appendix C of this report.

It is considered that **the proposed amendment will not result in a material change in potential impact on birds and bats.**

Birds and bats are considered further in the Bird and Bat Assessment contained in Appendix X. Additionally, a peer review of the Brolga Collision Risk Modelling has been undertaken and contained in Appendix Y.

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<sup>21</sup> DELWP developed these guidelines with the purpose to provide a performance based approach for wind farm proponents and decision makers in the siting, design and layout of wind farms to avoid, minimise and mitigate the potential impacts of wind farms on Brolgas.

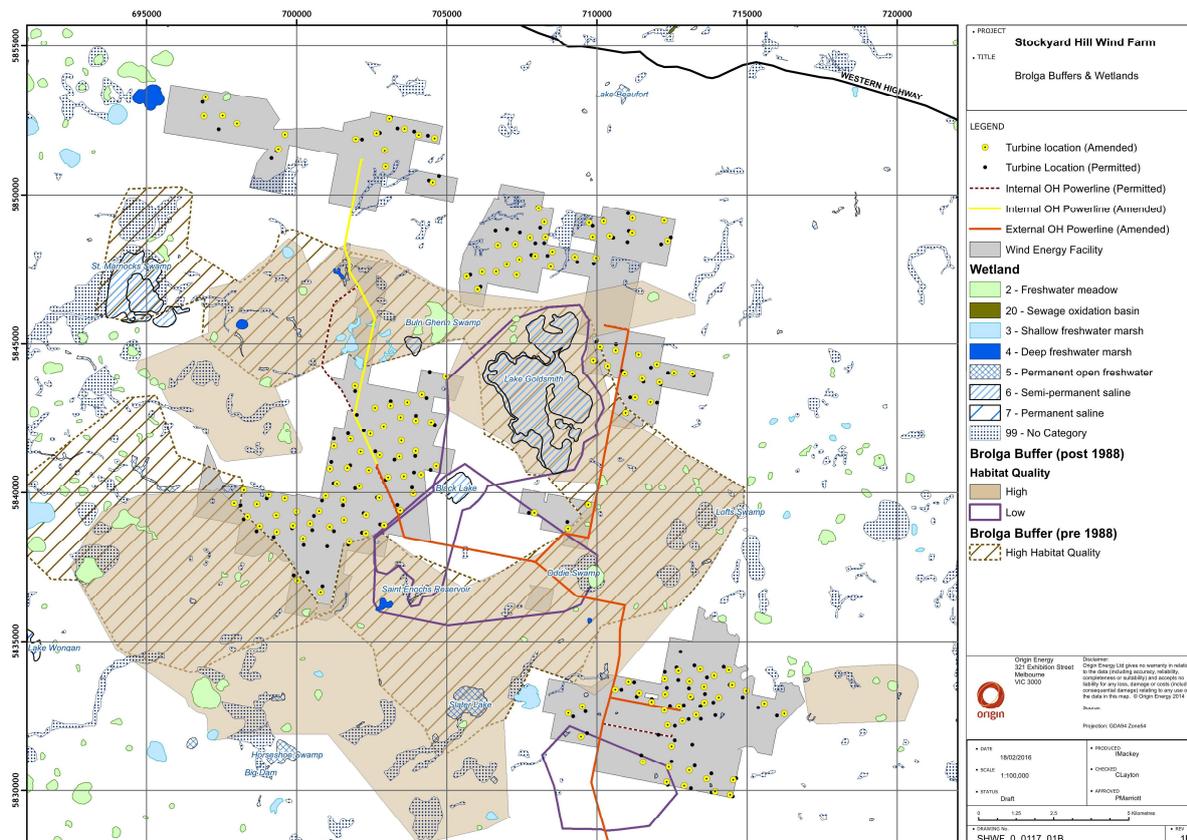


Figure 14 – Location of turbines outside of Broлга ‘buffers’

(Source: Appendix X)

## 7.6 Heritage

The Decision Guidelines of Clause 52.32 (Wind Energy Facility) state before deciding on an application, in the responsible authority must consider (as appropriate) the “*impact of the facility on cultural heritage*”.

The Guidelines do not specifically identify cultural heritage as a ‘matter for consideration’, however they do note that aboriginal cultural heritage values must be considered when identifying a suitable location for a WEF.

A planning permit cannot be issued prior to a Cultural Heritage Management Plan (CHMP) is approved (if a mandatory CHMP is required) or if the planning permit application is inconsistent with an approved CHMP.

On 22 October 2009, the Wathaurung Aboriginal Corporation approved a CHMP for the WEF (CHMP 10530) under the *Aboriginal Heritage Act 2006 (Vic)*.

A review of CHMP 10530 has been undertaken (in response to the amended WEF), which found that that 2 additional CHMPs should be prepared. One CHMP will be prepared to include 2 new areas not currently included within the activity area (one of which is not within an area of cultural heritage sensitivity) and to ensure that mitigation measures are appropriate for the proposed new layout (amend the management recommendations at two sites to ensure impact is minimised). The other

CHMP will include the activities (and area) associated with the roadworks. As such, CHMPs are currently being prepared in consultation with the Wathaurung Aboriginal Corporation (see Section 8.3).

The amended WEF will not result in a change in impact on cultural heritage places listed on the Victorian Heritage Register (VHR) or Victorian Heritage Inventory (VHI), under the *Heritage Act 1995* (Vic), or local heritage places recognised under a Heritage Overlay within the Pyrenees Planning Scheme.

During the original planning permit application assessment process the degree to which turbines, located in the views from the “Mawallok” homestead across the garden and lake to the Pyrenees and Mt Cole, would adversely impact on the cultural heritage significance of the property (Heritage Overlay – Schedule HO32 ‘Mawallok Homestead, 3802 Geelong Road, Stockyard Hill’, Victorian Heritage Register Number HO563) was considered. The conclusion of the panel was that a cluster of turbines (near Topper’s Road and beyond) which presented in this view, would adversely impact and accordingly they were not permitted.

Photomontages of the view assessed during the original planning panel have been prepared (Figure 15 and Figure 16) as part of the landscape and visual impact assessment (contained in Appendix U) which found that the amended WEF (including increased turbine dimensions) does not present more prominently than the permitted WEF and the number of turbines in the view shed has reduced.



Figure 15 – Viewpoint RVP14 “Mawallok” – Wireframe of the permitted WEF

(Source: Appendix U)



Figure 16 – Viewpoint RVP14 “Mawallok” – Wireframe of the amended WEF

(Source: Appendix U)

As such, **it is considered that the proposed amendment will not result in a material change in potential impact on heritage.**

## 7.7 Aircraft Safety

The Decision Guidelines of Clause 52.32 (Wind Energy Facility) state before deciding on an application, in the responsible authority must consider (as appropriate) the “impact of the facility on aircraft safety”.

The Guidelines state that the responsible authority should consider “*the proximity of the site to airports, aerodromes or landing strips, and ensure that any aircraft safety issues are identified and addressed appropriately*”.

The potential impacts of the proposed increased height of the turbines has been considered as part of an assessment of the amended WEF on aircraft safety including an Aviation Impact Statement, Aeronautical Impact Assessment, Qualitative Risk Assessment and an Obstacle Lighting Review (contained in Appendix Z).

The assessment (undertaken in accordance with *National Airports Safeguarding Framework (NASF) Guideline D – Managing Risk to Aviation Safety of Wind Turbine Installations (Wind Farms) and Wind Monitoring Towers* (NASF Guideline D)<sup>22</sup>) found that:

- The Aviation Impact Statement shows that the SHWF WEF will not impact upon the following:
  - The Obstacle Limitation Surface published for any registered or certified aerodrome;
  - The Instrument Departure and Approach Procedures and the associated PANS-OPS surfaces published for any aerodrome;
  - The published Lowest Safe Altitude of Air Routes in the vicinity;
  - The operation of any Navigation Aids and Communication facilities; and
  - The operation of any airspace surveillance facility.
- The Qualitative Risk Assessment shows that the SHWF WEF will not be of operational significance nor be a hazard to aviation safety.

Whilst, the Civil Aviation Safety Authority is not a formal referral authority for WEF applications, the Guidelines state that a responsible authority (and proponent) should “consult with CASA in relation to aircraft safety impacts, particularly proposals that:

- are within 30 kilometres of a declared aerodrome or airfield
- infringe the obstacle limitation surface around a declared aerodrome
- including a building or structure the top of which will be 110 metres or more above natural ground level (height of a wind turbine is that reached by the tip of the turbine blade when vertical above ground level).”

The SHWF WEF is located within approximately 26 km from the Ararat aerodrome (and 33 km from the Ballarat aerodrome), and proposed wind turbines of up to 180 m above natural ground level. The SHWF WEF will not infringe the obstacle limitation surface around a declared aerodrome.

SHWFPL has contacted the Civil Aviation Safety Authority in the attempt to undertake consultation on the proposal prior to lodgement of the application to amend the Permit, however the Civil Aviation Safety Authority declined, advising that they would review the proposal when the application is formally referred to the Civil Aviation Safety Authority by the Minister for Planning.

The Department of Defence and Airservices Australia were also consulted as part of the preparation of the assessment. The Department of Defence advised that they had no objection to the proposed development, whilst Airservices Australia confirmed that the proposed development will not interfere with any instrument approach or departure procedures (at Ballarat and Yarrowee) and will not impact on the performance of any Airservices Communications, Navigation or Surveillance facilities.

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<sup>22</sup> NASF is a national and use planning framework that aims to:

- improve community amenity by minimising aircraft noise-sensitive developments near airports; and
- improve safety outcomes by ensuring aviation safety requirements are recognised in land use planning decisions through guidelines being adopted by jurisdictions on various safety-related issues.

Clause 18.04-2 (Planning for airports) of the Victorian Planning provisions states requires consideration of the NASF.

Additionally, as part of the preparation of the assessment on aircraft safety, key aviation stakeholders (including local operators, recreational aviation groups, State Government Policy Air Wing, Air Ambulance and Fire Services) were identified, contacted and surveyed to ascertain the extent of local aviation activity in the vicinity of the SHWF WEF.

The Permit specifically prohibits aviation safety lighting from being installed. Condition 4(e) of the Permit states that:

“ ...

e) *no aviation safety lighting is permitted on any turbine;*

...”

In addition, the Obstacle Lighting Review concluded that, in line with the NASF Guideline D and the findings of the QRA, **aviation safety lighting is not considered necessary as the assessed risk is ‘low’ and no additional mitigation is required.** No amendments are proposed to this condition.

As such, it is considered that **the proposed amendment will not result in a change in potential impact on aircraft safety.**

Aircraft safety is considered further in the Aviation Impact Statement, Aeronautical Impact Assessment, Qualitative Risk Assessment and an Obstacle Lighting Review report, contained in Appendix Z.

## **7.8 Construction impacts and decommissioning**

### **7.8.1 Consideration of change in impacts**

The Guidelines state the *“construction of a wind energy facility and associated infrastructure (access roads and transmission lines) must be managed to minimise on-and off-site adverse impacts on nearby residents and the environment”*.

The amended WEF, as described in Section 4 of this report, will result in length of access tracks, underground cabling and overhead powerlines. Potential construction impacts are therefore likely to be reduced when considering like for like design assumptions. Any resultant impact will be managed through the existing requirement for an Environmental Management Plan (EMP), pursuant to Condition 6 of the Permit (further discussed in section 7.8.2).

A traffic impact assessment has been prepared to assess the overall impact of the amended WEF, whilst also describing the resulting change in potential impact from the permitted WEF.

The assessment found that the amended WEF has a neutral to positive traffic impact compared to the permitted WEF.

On an average workday, the assessment found that, the construction phase of the amended WEF is expected to generate no more than 102 one-way vehicle movements in the peak hour periods<sup>23</sup> (80 light vehicles and 22 heavy vehicles). From a network and intersection capacity perspective, the impact of amended WEF construction traffic is not expected to warrant any upgrades to infrastructure, although some measures will be necessary in order to accommodate the swept paths of specific vehicle types.

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<sup>23</sup> Peak hour periods are nominal only. The exact hours of peak is not known at this stage and will be included in the Traffic Management Plan (TMP) to be prepared pursuant to Condition 35 of the Permit.

Over the construction phase of the project, the amended WEF is expected to generate marginally less over dimensional and heavy vehicle traffic when compared to the permitted WEF (7% reduction in over dimensional, 4% reduction in other heavy vehicles).

The Permit requires a Traffic Management Plan to be prepared (in consultation with Pyrenees Shire Council, Corangamite Shire Council and VicRoads) to the satisfaction of the Minister for Planning (Condition 35). The traffic impact assessment concluded that the traffic impacts identified by the assessment can be adequately addressed in the required Traffic Management Plan.

Additionally, no amendments are proposed to conditions of the Permit which relate to rehabilitation (Condition 6(a)(x)) and decommissioning (Condition 42).

It is considered that **the proposed amendment will not result in a change in construction impacts**. Additionally, it is not anticipated that the amended WEF will result in a change in potential impact from decommissioning.

Whilst not considered as part of this application (and will be subject to separate approvals), the on-site quarry proposed as part of the SHWF project will significantly reduce the overall traffic impact of the project and provide a potential source of local material for road and track construction, maintenance and repair.

The traffic impact assessment considered the effect of the provision of an on-site quarry and found that there would be a decrease in the total number of heavy vehicle trips on the surrounding network (for both the permitted WEF and amended WEF) over the course of a workday.

The traffic impact assessment is contained in Appendix J.

### **7.8.2 Environmental Management Plan**

The Guidelines state that an EMP *“must be provided as part of every planning application, setting out how environmental impacts will be managed through construction and providing future operational and maintenance specifications”*.

An EMP Framework (EMPF) was provide as part of the original planning permit application (Chapter 22 of the Planning Permit Application Report (Appendix AA)), which is referred to within Condition 6 of the Permit. Condition 6 of the Permit requires an EMP to be prepared based on the approach described with the EMPF.

As part of this amendment application it is requested that the condition be amended to reference a revised EMPF (Appendix BB), which has been updated to be a ‘standalone’ document, reference current standards and guidelines and ensure the EMPF does not have the potential to contradict with other conditions of the Permit (e.g. removal of the requirement of the Traffic Management Plan as part of the EMP, as this is required pursuant to a separate condition).

As such, this application requests that Condition 6 of the Permit be amended to reference the revised updated EMPF.

Additionally, the EMPF has been revised to include mitigation measures identified within Section 2.5 of the Brett Lane and Associates, Proposed Stockyard Hill Wind Farm, Flora and Fauna Assessment October 2009 (Appendix CC), which are required to be adopted pursuant to Condition 13 of the Permit. As such, this application requests that as a result of the inclusion of these measures in the EMPF, that this condition is deleted from the Permit.

A number of other administrative (e.g. department names, updated codes of practice etc.) amendments to Condition 6 are requested as part of this application. These changes include the removal of the requirement for a pest animal management to be prepared as part of the EMP, as it is considered superfluous in the context of the EMP, obligations under the *Catchment and Land Protection Act 1994* and the farm management practices employed on site.

Further rational and justification is provided for the proposed amendments in the table contained in Appendix C.

## 7.9 Planning Assessment Conclusion

A summary of the findings of this assessment, against the decision guidelines of the relevant planning provisions, as well as the matters for consideration identified in Section 5 of the Guidelines, is contained in Table 11.

Table 11 – Summary of Key Matters for Consideration

Matter	Summary of Assessment
<b>Decision Guidelines</b>	<ul style="list-style-type: none"> <li>The proposed amendment gives effect to the State and Local Planning Policy Framework and is consistent with the purpose and requirements of zones, overlays and other applicable planning provisions of the Pyrenees Planning Scheme.</li> <li>The assessment against the relevant decision guidelines demonstrate that the amendments proposed are reasonable. The proposed changes have been assessed and independent specialists have found that the impact of the changes on the local area will be negligible, whilst the benefits from the amended WEF will be significant.</li> </ul>
<b>Contribution to Government Policy Objectives</b>	<ul style="list-style-type: none"> <li>The permit amendment gives effect to the objectives of planning in Victoria and complies with and gives effect to the provision of the Pyrenees Planning Scheme, in particular Clause 19.01-1 (Provision of Renewable Energy)</li> <li>The approval of the amendment will help achieve the Victorian Government objective: <i>“Accelerating development of renewable energy generation in Victoria to reduce emissions, create jobs and put downward pressure on energy prices.”</i></li> </ul>
<b>Amenity of Surrounding Area</b>	
Noise	<ul style="list-style-type: none"> <li>The overall noise limits established in accordance with the 1998 Standard and the 2010 Standard do not change significantly. Therefore the allowable noise from the compliant amended WEF will be no greater than the allowable noise from the compliant permitted WEF as a result in the change in permit conditions.</li> <li>A comparison between the predicted noise (based on the 2010 Standard) found that depending on the turbine model used, the predicted noise at some non-participant dwellings from the amended WEF is up to 3 dB(A) higher and as much as 5 dB(A) lower than the predicted noise from the permitted WEF.</li> <li>Whilst there is an increase or decrease in noise associated with the amended WEF at some dwellings, the predicted noise at these dwellings complies with 2010 Standard for both the amended and permitted WEF.</li> </ul> <p><b>The proposed amendment will result in the application of a better methodology for noise assessment (consistent with the 2010 Standard) and noise compliance with the limits defined in the 20120 Standard and the Permit will be achieved at all dwellings.</b></p>
Blade Glint	<ul style="list-style-type: none"> <li>Blade glint is not likely to cause a problem for observers in the vicinity of the WEF as non-reflective coatings are required to be used on the blades of the turbines for the permitted WEF and amended WEF.</li> </ul> <p><b>The proposed amendment will not result in a change in potential impact from blade glint.</b></p>

Matter	Summary of Assessment
Shadow Flicker	<ul style="list-style-type: none"> <li>The amended WEF increases the number of dwellings that are predicted to experience theoretical shadow flicker durations above the 30 hours per year limit recommended by the <i>draft National Wind Farm Development Guidelines, July 2010</i>. However, there is no change in the number of dwellings that are expected to experience theoretical shadow flicker durations which would be inconsistent with the Permit conditions.</li> <li>The amended WEF decreases the number of dwellings that are predicted to experience actual shadow flicker durations above the recommended limit compared to the permitted WEF.</li> </ul> <p><b>The proposed amendment will not result in a material change in potential impact by shadow flicker.</b></p>
Electromagnetic Interference	<ul style="list-style-type: none"> <li>The amended WEF has the potential to change the impact on telecommunication services (e.g. fixed point-to-point links, satellite television and internet signals, terrestrial television broadcasts etc.), however in some cases it is an increase whilst in others a decrease.</li> <li>In the event that interference is an issue during construction or after commissioning of the SHWF WEF, there are several mitigation options available to ensure these impacts are mitigated and are in compliance with Condition 38 of the Permit.</li> </ul> <p><b>The proposed amendment will not result in a material change in potential impact on electromagnetic interference.</b></p>
Landscape and Visual Amenity	<ul style="list-style-type: none"> <li>The reduction in the number of wind turbines from 157 (permitted WEF) to 149 wind turbines (amended WEF) is not visually significant. Additionally, the reduction of wind turbines in some views would have a minor or insignificant reduction on the visual impact of the WEF. The relocation of some wind turbines makes no perceptible difference to the level of visual impact.</li> <li>The change between the visual impact of the dimensions (including increased height and rotor diameter) of the permitted wind turbine and the amended wind turbine is not significant.</li> <li>The application to amend the Permit responds by requesting an extension of the requirement (within Condition 34 of the Permit) to offer voluntary landscape mitigation to residents within 4 km (an extension from 3 km) of the nearest wind turbine.</li> </ul> <p><b>The proposed amendment will not result in a material change in potential landscape and visual impact.</b></p>
Flora and Fauna	<p>Ground Flora and Fauna</p> <ul style="list-style-type: none"> <li>For the purpose of this application, an assessment of the permitted WEF and amended WEF has been undertaken under the <i>Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines, September 2013</i> to provide a like for like comparison of the construction impact of both scenarios.</li> <li>The design of the amended WEF (including roadworks) has taken into consideration a number of factors, including the avoidance of state and federal significant species and native vegetation.</li> <li>The proposed amendments to the WEF footprint have resulted in the avoidance of ecological impacts, including FFG and EPBC listed species, and will result in the avoidance of remnant native vegetation, when considering like for like design assumptions. In accordance with the <i>Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines, September 2013</i>, the application falls under the High Risk-based pathway.</li> <li>Given the highly modified nature of the patches of vegetation and the subsequent low habitat score, along with the low Strategic Biodiversity Score, of the native vegetation proposed to be impacted by the amended WEF, this has led to a similar offset requirement compared with the offset requirements in the Permit.</li> <li>The offset obligations generated by amended WEF can be satisfied through existing credits registered through the over the counter scheme, without any difficulty.</li> </ul> <p>When considering like for like design assumptions, the existing and proposed amended conditions of the Permit, as well as the overall environmental and economic benefits of the SHWF project it is</p>

Matter	Summary of Assessment
	<p>considered that <b>the proposed amendment will result in an acceptable change in potential impact on ground flora and fauna.</b></p> <p>Birds and Bats</p> <ul style="list-style-type: none"> <li>For all listed threatened and migratory bird and bat species, any potential impacts of the WEF on relevant species would be low or negligible and is unchanged from the permitted WEF.</li> <li>There was potential for a low impact on Brolgas (FFG listed) for both the permitted WEF and amended WEF. The difference between the modelled effects of the permitted WEF and amended WEF on the Victorian Brolga population is negligible.</li> <li>It is considered that mitigation and offset mechanisms (determined consultation with Department of Environment, Land, Water and Environment, as part of the preparation of a Bat and Avifauna Management Plan in accordance with Condition 15 of the Permit) can achieve the requirement for no net impact on the Victorian Brolga population.</li> </ul> <p><b>The proposed amendment will not result in a change in potential impact on birds and bats.</b></p>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>The amended WEF will not result in a change in impact on cultural heritage places listed on the Victorian Heritage Register (VHR) or Victorian Heritage Inventory (VHI), under the <i>Heritage Act 1995</i>, or local heritage places recognised under a Heritage Overlay in the Pyrenees Planning Scheme (including HO32 / VHR HO563 'Mawallok Homestead, 3802 Geelong Road, Stockyard Hill').</li> <li>A review of Cultural Heritage Management Plan (CHMP) No. 10530 found that that an additional CHMP should be prepared to include two new areas which are not in the existing activity area and to ensure that mitigation measures are appropriate for the proposed new layout. As such, CHMPs (14281 and 14279) are currently being prepared, in consultation with the Wathaurung Aboriginal Corporation.</li> </ul> <p><b>The proposed amendment will not result in a material change in potential impact on heritage.</b></p>
<b>Aircraft Safety</b>	<ul style="list-style-type: none"> <li>The SHWF WEF will not be of operational significance nor be a hazard to aviation safety.</li> <li>In line with the NASF Guideline D and the findings of the Qualitative Risk Assessment, aviation safety lighting is not considered necessary as the assessed risk is 'low' and no additional mitigation is required.</li> <li>The Department of Defence have no objection to the proposed development, whilst Airservices Australia confirmed that the proposed development will not interfere with any instrument approach or departure procedures, or the performance of any Airservices Communications, Navigation or Surveillance facilities.</li> </ul> <p><b>The proposed amendment will not result in a change in potential impact on aircraft safety.</b></p>
<b>Construction and Decommissioning Impacts</b>	<ul style="list-style-type: none"> <li>The amended WEF will result in a reduction in length of access tracks, underground cabling and overhead powerlines.</li> <li>Potential construction impacts are likely to be reduced, whilst any impact will be managed through the existing requirement for an Environmental Management Plan, pursuant to Condition 6 of the Permit.</li> <li>A traffic impact assessment found that the amended WEF has a neutral to positive traffic impact compared to the permitted WEF.</li> </ul> <p><b>The proposed amendment will not result in a change in construction impacts. Additionally, it is not anticipated that the amended WEF will result in a change in potential impact from decommissioning.</b></p>

## 8. Other Legislation

This section describes the State and Commonwealth environmental legislation (in addition to the *Planning and Environment Act 1987 (Vic)* relevant to the SHWF WEF.

### 8.1 Environment Protection and Biodiversity Conservation Act 1999

EPBC decision 2009/4719 was made on 11 February 2011 under the *EPBC Act 1999 (Cth)* to approve the WEF (as a controlled action).

The WEF referral contemplated a range of activities to support the use and development of the WEF, however the proposed changes to the WEF now means that it is considered a different action as compared to the action described in the original referral for the project<sup>24</sup>. As such, a self-assessment of the amended WEF (as well as the other project components) has been undertaken considering the *Significant Impact Guidelines 1.1: Matters of National Environmental Significance*, and in particular the 'significant impact criteria', as relevant.

Whilst the individual (or combined) related projects are not considered to have potential to have a significant impact on Matters of National Environmental Significance, It is intended that SHWFPL will lodge 4 'split' referrals (for each project component) under the *Environment Protection and Biodiversity Conservation Act 1999* to ensure risks are mitigated.

### 8.2 Environment Effects Act 1978

On 8 July 2008, SHWFPL sought advice from the Minister for Planning as to whether the WEF (then proposing 282 turbines) would require assessment under the *Environmental Effects Act 1978 (Vic)*. The Minister for Planning determined on 29 September 2008 that no Environment Effect Statement was required to be prepared, subject to three conditions.

These conditions were met through the planning permit process, which resulted in the Permit being issued by the Minister for Planning on 26 October 2010.

In response to the changes to the SHWF a new self-assessment of the WEF and related projects has been undertaken in accordance with the *Ministerial Guidelines for assessment of environmental effects under the Environment Effects Act 1978*.

The assessment found that the SHWF project will not have a significant effect on the environment. As such, a referral under the *Environment Effects Act 1978* will not be made. A copy of the self-assessment has been provided to the Department of Environment, Land, Water and Planning for their information.

### 8.3 Aboriginal Heritage Act 2006

As discussed in Section 7.6, on 22 October 2009 the Wathaurung Aboriginal Corporation approved a CHMP for the WEF (CHMP 10530) under the *Aboriginal Heritage Act 2006 (Vic)*.

A review of CHMP 10530 found that that an additional two CHMPs should be prepared. One CHMP to include 2 new areas not currently included within the activity area (1 of which is not within an area of

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<sup>24</sup> The definition of an action within the EPBC Act includes an alteration of a project. As such, the revised WEF is a different action to the action approved, because it is an alteration to the project described in the original referral.

cultural heritage sensitivity) and to ensure that mitigation measures are appropriate for the proposed new layout (amend the management recommendations at two sites to ensure impact is minimised). The other CHMP will include the activities (and area) associated with the roadworks.

As such, CHMPs (14281 and 14279) are currently being prepared, in consultation with the Wathaurung Aboriginal Corporation.

#### **8.4 Other**

The requirements of other relevant Acts, including (but not limited to) the following, will also be addressed through the development of the SHWF project:

- *Native Title Act 1993 (Cth)*
- *Civil Aviation Act 1988 (Vic)*
- *Crown Land (Reserves) Act 1978 (Vic)*
- *Land Act 1958 (Vic)*
- *Electricity Industry Act 2000 (Vic)*
- *Electricity Safety Act 1988 (Vic)*
- *Environment Protection Act 1970 (Vic)*
- *Flora and Fauna Guarantee Act 1988 (Vic)*
- *Heritage Act 1995 (Vic)*
- *Land Acquisition and Compensation Act 1986 (Vic)*
- *Road Management Act 2004 (Vic)*
- *Rail Corporation Act 1996 (Vic)*
- *Water Act 1989 (Vic)*
- *Wildlife Act 1975 (Vic)*

## 9. Related Projects

In addition to the WEF there are three related projects, and associated approval applications, to enable the development and operation of the SHWF. This includes a terminal station, overhead powerlines and a quarry (shown on Figure 17). These projects do not form part of the amendment application and are included here to provide context only.

### 9.1 Terminal Station

A terminal station is proposed to be located approximately 5 km south of Lismore, adjacent to the existing Moorabool to Heywood double circuit 500 kV regulated transmission line. The terminal station will connect the SHWF 132 kV overhead powerlines to the 500 kV transmission line via a transformer substation and switchyard.

The terminal station (and associated works) was approved by the Shire of Corangamite via a planning permit issued (PP2012/152), subject to conditions. In addition to this permit:

- The Department of Environment, Land, Water and Planning has been advised of the outcomes of a self-assessment under the *Environment Effects Act 1978 (Vic)*.
- A CHMP (12081) was approved on the 19 July 2012.
- A referral has been made under the *Environment Protection and Biodiversity Conservation Act 1999* in 2012; however it was put on hold following advice from the Federal Department of Environment that it should be withdrawn and re-lodged as a 'split' referral concurrently with the overhead powerlines. It is intended that a referral will be re-lodged shortly.

### 9.2 Overhead Powerlines

A 132 kV overhead powerlines are proposed to extend approximately 75 km (in total length) between the WEF and the terminal station. The overhead powerlines alignment crosses land in the Shire of Pyrenees and Shire of Corangamite. The alignment has been selected to avoid native vegetation; however there will be some native vegetation impacted as result of the development of the overhead powerlines.

No approvals for the overhead powerlines have been obtained to date, however the following are currently in progress:

- A planning permit application has been/ will be lodged, with the Minister for Planning.
- A CHMP (12177) is currently being prepared under the *Aboriginal Heritage Act 2006 (Vic)*.
- It is intended that a referral under the *Environment Protection and Biodiversity Conservation Act 1999* will be lodged with the Federal Minister for Environment shortly.
- The Department of Environment, Land, Water and Planning has been advised of the outcomes of a self-assessment under the *Environment Effects Act 1978 (Vic)*.

### 9.3 Quarry

A quarry is now proposed to be located on a site within the boundary of the WEF area. The quarry will produce an estimated total of 1,200,000 tonnes of crushed rock to be used for construction of internal access roads, turbine hardstands, power pole hardstands and concrete aggregate, associated with the SHWF project. In addition, general and bulk fill may be required for upgrade or remediation of local

public roads which need to be upgraded to facilitate the construction of the WEF or which sustain wear beyond normal use during the construction.

Upon cessation of construction of the SHWF, the quarry will be rehabilitated to return to agricultural use.

Approval is required for the use and development of the quarry via a work plan and work authority under the *Mineral Resources (Sustainable Development) Act 1990* and a planning permit under the Pyrenees Planning Scheme. A separate planning permit application has been lodged for the quarry with the Shire of Pyrenees.

As part of a Work Authority process, a draft Work Plan (WA1518) was prepared and endorsed by the Department of State Development and Business Innovation, now the Department of Economic Development, Jobs, Transport and Resources under the *Mineral Resources (Sustainable Development) Act 1990*, on 5 May 2014. The endorsed work plan will form the basis of the planning permit.

Additionally, a voluntary CHMP (12648) was prepared for the Quarry, and approved by Wathaurung Aboriginal Corporation on 14 May 2014.

Self-assessments under the *Environment Effects Act 1978* and *Environment Protection and Biodiversity Conservation Act 1999* have been undertaken and based in consultant advice it has been determined that referrals under these Acts are not required, as the quarry will not have a significant impact on the environment.

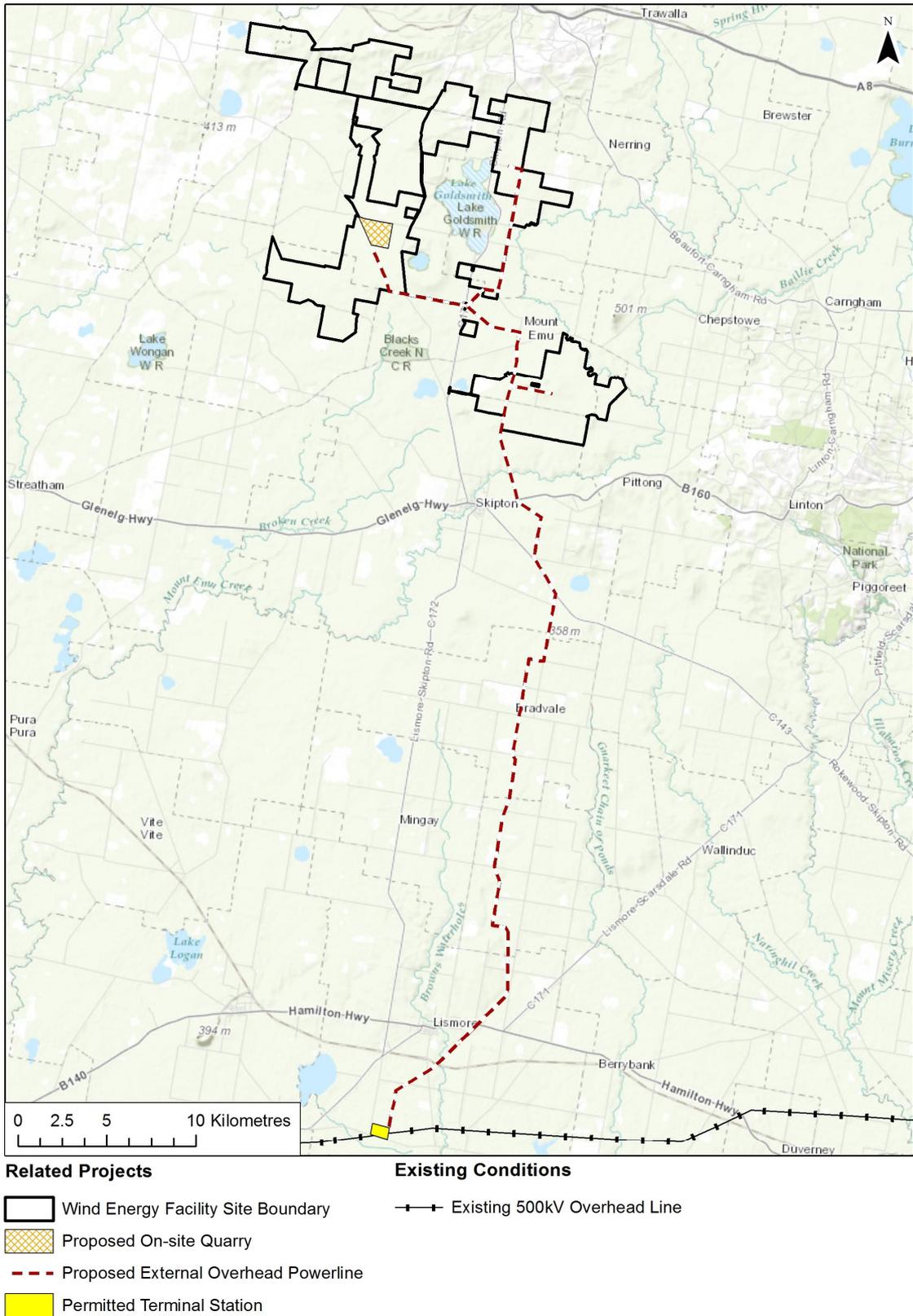


Figure 17 – Related Projects

(Source: SHWFPL, 28/04/2016) (Appendix E)

## 10. Conclusion

Since the Permit was issued the wind turbine technology available in the market has continued to progress and allow generation of renewable energy at lower long-run average cost.

As such, SHWFPL is seeking an amendment to the Permit to allow for taller turbines to achieve more efficient generation of energy. Taller towers and larger diameter rotors will enable electricity generation to be significantly increased from fewer wind turbines locations. The amended WEF will result in an approximate 40% increase in electricity output and power an estimated 94,500 additional average households per annum. Additionally, the amendment will result in the displacement of approximately 1900 tonnes of CO<sub>2</sub> per year (550 tonnes more than the permitted WEF).

SHWFPL have undertaken extensive consultation with both the community and government agencies to ensure their views and concerns have been addressed.

The changes proposed in this application to amend the Permit are reasonable. The proposed changes have been assessed and independent specialists have found that the impact of the changes on the local area will be negligible, whilst the benefits from the amended WEF will be significant.

The amendment application demonstrates that the proposed changes will:

- give effect to the objectives of planning in Victoria and the State Planning Policy Framework and Local Planning Policy Framework;
- comply with the standards contained in the Guidelines;
- meet Victorian government comments with regard to wind and renewable energy; and
- not result in any significant effects on the environment, the amended WEF will not result in a material change to any potential environmental or social impact (including potential impact to the amenity of the surrounding area, landscape and visual amenity, flora and fauna, heritage and aircraft safety).

## Appendix A. Existing Planning Permit

## **Appendix B. Permitted WEF Indicative Layout Plan**

## Appendix C. Proposed Amendments to the Permit Conditions

### C.1 Proposed Changes to Preamble, Permit Conditions, and Permit Notes

Existing Permit			Proposed Amended Permit Condition	Rational / Justification
Condition Number	Condition Name	Existing Wording	Proposed Wording	
-	Address of Lands	See C.2.	See C.2.	See C.2.
-	Preamble	Use and development of land for a wind energy facility comprising a maximum of 157 wind turbines and associated buildings and works including access tracks, underground cabling, overhead 132kV powerlines, not more than five substations, temporary concrete batching plants, up to 8 permanent anemometers (monitoring masts), a maintenance facility, car parking and bicycle facilities, a business identification sign, removal of native vegetation and the creation or alteration of access to roads in a Road Zone Category 1.	Use and development of land for a wind energy facility comprising a maximum of 149 wind turbines and associated buildings and works including access tracks, underground cabling, overhead powerlines (up to 132kV), not more than four substations/switchyards, temporary concrete batching plants, up to 8 permanent anemometers (monitoring masts), a maintenance facility, car parking and bicycle facilities, a business identification sign, removal of native vegetation and the creation or alteration of access to roads in a Road Zone Category 1.	The amendments to the preamble reflect the proposed amended WEF, including reduction of the total maximum turbine locations by 8, deletion of a substation and to allow internal overhead powerlines less than 132kV (e.g. the powerlines have been designed for distribution rather than sub-transmission). These changes are required as a result of the optimisation of entire layout to improve project efficiencies, in response to the spacing required for larger rotor diameters to reduce predicted turbulence and to ensure compliance with shadow flicker and noise conditions of PL-SP/05/0548.
Condition 1	Development Plans	Before the development starts, development plans must be prepared to the satisfaction of the Minister for Planning. The plans may be submitted for approval in stages or for particular wind farm sectors shown on the amended indicative layout plan (Exhibit A202 at the panel hearing). When approved, the plans will be endorsed by the Minister for Planning and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided.  The plans must be generally in accordance with the revised indicative layout plan (Exhibit A202A at the panel hearing) being Map No. WF 02C; Rev. 01; dated 23/05/2010) but modified to show:	Before the development starts, development plans must be prepared to the satisfaction of the Minister for Planning. The plans may be submitted for approval in stages or for particular wind farm sectors shown on the amended indicative layout plan (Amended Indicative Layout Plan – 20160428 Rev 0A). When approved, the plans will be endorsed by the Minister for Planning and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided.  The plans must be generally in accordance with the indicative layout plan (Amended Indicative Layout Plan – 20160428 Rev 0A) but modified to show:	Insert reference to indicative layout plan (Amended Indicative Layout Plan – 20160428 Rev 0A) showing the indicative layout of the proposed amended WEF.
Condition 1a	Development Plans	a) in addition to those 29 turbines already deleted from the lodged plan as shown on A202A), deletion of the following further 56 turbines: T5, T12, T13, T14, T15, T17, T18, T21, T23, T25, T26, T28, T29, T31, T100, T102, T105, T108, T109, T113, T116, T118, T121, T123, T127, T128, T133, T137, T139, T140, T143, T144, T146, T150, T152, T153, T158, T159, T160, T162, T165, T166, T170, T171, T175, T218 (proposed by Applicant), T221, T222, T224, T227, T228, T230, T231, T234, T236 and T237.	Delete condition 1a	This condition has been addressed through the preparation of a revised indicative layout plan (Amended Indicative Layout Plan – 20160428 Rev 0A), which includes the deletion of the 29 turbines deleted from the lodged plan as shown on A202A, deletion of the additional 56 turbines located in the condition, as well as:  - Relocation of 3 turbines onto 3 new titles within the centre of the WEF site (adjoining existing permitted address of lands); - Addition of 4 new turbine locations within the existing permit address of lands; - Deletion of 12 turbine locations; - Movement of most turbine positions, but limiting movement to 250 m from the original permitted layout; and - Optimisation and relocation of the associated civil and electrical infrastructure within the WEF area.
Condition 1b	Development Plans	b) removal of other infrastructure associated with the deleted turbines including associated access tracks, underground cables, overhead powerlines, substations, anemometers and temporary works areas to the satisfaction of the Minister for Planning and retention of any native vegetation previously required to be removed for the deleted turbines or associated infrastructure.	Delete condition 1b	This condition has been addressed through the preparation of a revised indicative layout plan (Amended Indicative Layout Plan – 20160428 Rev 0A), including the removal of other infrastructure associated with the deleted turbines.
Condition 1c	Development Plans	c) resiting of turbines T174, T84, T132, T149, T173 and T179 and associated infrastructure, together with changes to tracks, cabling and powerlines associated with other turbines, all as shown on the plan listed as Exhibit A236 to the panel hearing and the associated inset plans	Delete condition 1c	This condition has been addressed through the preparation of a revised indicative layout plan (Amended Indicative Layout Plan – 20160428 Rev 0A), including the resiting of turbines.

Existing Permit		Proposed Amended Permit Condition	Rational / Justification
Condition 1d	Development Plans	d) the location, setbacks to property boundaries, layout and dimensions of all on-site buildings and works including all approved wind turbines, access tracks, underground cables, overhead powerlines, substations, permanent anemometers, the maintenance facility, designated car parking and bicycle facilities, the single business identification sign, landscaping, fire fighting infrastructure and water tanks, and ancillary works, such as temporary construction compounds, staging areas as well as off-site road works, removal of native vegetation, and temporary concrete batching plants.	<i>No amendments proposed.</i>
Condition 1e	Development Plans	e) the global positioning system coordinates, using an appropriate datum, for each turbine and anemometer.	<i>No amendments proposed.</i>
Condition 1f	Development Plans	f) details of the model and capacity of the wind turbines to be installed.	<i>No amendments proposed.</i>
Condition 1g	Development Plans	g) dimensions, elevations, materials and finishes of the wind turbines and other permanent buildings and works (e.g. substation facilities).	<i>No amendments proposed.</i>
Condition 1h	Development Plans	h) any staging of development.	<i>No amendments proposed.</i>
Condition 1i	Development Plans	i) the setting back of all turbines by at least 100 metres from boundaries to non-participating neighbouring properties and roads which are formed roads at the date of this permit (when measured from the centre of the base of the turbine at ground level).	<i>No amendments proposed.</i>
Condition 1j	Development Plans	j) the collocation of the internal and external powerlines on common poles where their routes coincide.	<i>No amendments proposed.</i>
Condition 1k	Development Plans	k) any additional works and facilities and any changes to the proposed layout required to meet conditions in this permit under Country Fire Authority.	any additional works and facilities and any changes to the proposed layout required to meet conditions in this permit under the heading 'Country Fire Authority'.
Condition 1l	Development Plans	l) any further necessary adjustment to the layout: (i) to ensure that clearing of native vegetation is avoided or minimised. (ii) to ensure that ground disturbance associated with the construction of the wind energy facility does not adversely impact on drainage lines. (iii) to ensure that remnant indigenous grasslands, and any other areas of significant fauna habitat identified by a qualified ecologist engaged to inspect the micro-sited turbine and overhead powerline pole locations are avoided or minimised. (iv) to ensure that any indigenous or non-indigenous archaeological site identified by the on-site archaeological survey, and required to be protected, is avoided. (v) to accommodate road and intersection upgrades and access requirements. (vi) to meet the siting conditions required in other conditions of this permit.	<i>No amendments proposed.</i>
Condition 1m	Development Plans	m) the deletion of company logos from all turbines and the display only of one permitted business sign. The siting, dimensions and other details of the sign must be generally as shown on Exhibits A54a and A54b from the Panel hearing.	the display only of one permitted business sign. The siting, dimensions and other details of the sign must be generally as shown on Indicative Business Sign – Drawing No. 0106120_02 and Amended Indicative Layout Plan – 20160428 Rev 0A. No company logos are permitted on any turbines.
Condition 2		The use and development as shown on the endorsed plans must not be altered or modified without the written consent of the Minister for Planning, except that: - no application can be made for consent to modify those matters specified in	The use and development as shown on the endorsed plans must not be altered or modified without the written consent of the Minister for Planning, except that: a) no application can be made for consent to modify those matters specified in Condition 3; and Replace condition with wording adapted from the new micro-siting condition for the Ararat Wind Farm approved by the Minister for Planning in 2015, as well as the form recommended by the EES panel for the Dundonnell Wind

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
		<p>Condition 4; and</p> <p>- the micro-siting of wind turbines and overhead powerlines, access tracks and underground cabling as defined below, does not require consent and will be viewed as generally in accordance with the endorsed plans.</p> <p>For the purpose of this condition:</p> <p>- micro-siting of turbines is where the siting of a wind turbine is altered by not more than 100 metres but is not relocated closer to a nearby boundary of a non stakeholder property including any formed road than shown on the endorsed plans and includes any consequential changes to access tracks, overhead powerlines, and underground cabling; and</p> <p>- is only allowed where the Minister for Planning is satisfied that the relocation of the turbine(s), access track(s), overhead powerlines and underground cabling will not give rise to an adverse change to assessed landscape, vegetation, cultural heritage, visual amenity, shadow flicker, noise, fire risk or aviation impacts when compared to the site shown on the endorsed plans.</p> <p>To this end, any request for confirmation of the Minister for Planning's satisfaction must be accompanied by supporting material addressing the above matters as relevant.</p>	<p>b) the micro-siting of wind turbines and overhead powerlines, access tracks and underground cabling as defined below, does not require consent and will be viewed as generally in accordance with the endorsed plans provided that:</p> <p>(i) the developer of the wind energy facility has written advice from appropriately qualified experts that the alteration or modification will not result in material adverse change in landscape, vegetation, cultural heritage, visual, shadow flicker, noise, fire risk or aviation impacts compared to the endorsed plans;</p> <p>(ii) No turbine located more than a kilometre from a dwelling is moved to within 1 km of a dwelling that existed on [date of amendment application] which was not the subject of written consent of the owner as at that date, unless evidence has been provided to the satisfaction of the responsible authority that the owner of the dwelling has consented in writing to the location of the turbine; and</p> <p>(iii) The micro-siting does not result in the removal of any additional native vegetation, unless that removal has been authorised by a planning permit.</p> <p>For the purposes of this condition:</p> <ul style="list-style-type: none"> <li>• the measurement of any distance between a dwelling and a turbine must be from the closest point of the turbine to the closest point of the dwelling.</li> <li>• 'micro-siting of turbines' means: <ul style="list-style-type: none"> <li>o an alteration to the siting of a turbine by not more than 100 metres; and</li> <li>o any consequential changes to access tracks, overhead powerlines, and underground cabling.</li> </ul> </li> </ul> <p>Plans and global positioning system coordinates of the relocated turbines and copies of the advice referred to in condition 2(b)(i) must be provided to the Minister for Planning.</p>	<p>Farm (permit not issued yet) in 2016.</p>
Condition 3	Further Flora and Fauna Surveys	<p>Before plans are finalised and submitted for endorsement under Condition 1, further field surveys must be undertaken in the spring season of areas which may be disturbed by wind energy facility works beyond the areas of native vegetation already identified, to ascertain the presence of any further areas of native grassland communities and the presence of any endangered species of flora and fauna.</p> <p>The survey approach to identifying Natural Temperate Grassland of the Victorian Volcanic Plains remnants outlined in the Matters of National Environmental Significance peer review report (page 10) presented at the Panel hearing must be adopted in all surveys.</p> <p>The survey must be undertaken to the satisfaction of the Minister for Planning upon the advice of DSE and a report of the survey results must be submitted to, and be to the satisfaction of the Minister for Planning.</p> <p>The results of this further survey work must be used to inform the preparation of the plans under Condition 1 to the satisfaction of the Minister on the advice of DSE.</p>	Delete condition.	<p>Additional flora and fauna field surveys have been undertaken at appropriate times of year in areas that are proposed to be disturbed by WEF works beyond the areas of native vegetation already identified, including the determining the presence and likely extent of impacts to the EPBC Act-listed Natural Temperate Grassland of the Victorian Volcanic Plains (Ecology and Heritage Partners 2011a, 2011b, 2011c, 2012a, 2012b, 2013a, 2013b, 2014). These surveys were originally prepared with the purpose of meeting this condition (and Condition 10) of the Permit.</p> <p>The results of the further surveys have been used to inform the proposed amendments to the Permit. That is, several areas supporting national and State significant species and ecological communities have been avoided, and this is reflected in the amended WEF.</p>
Condition 4	Specifications	<p>The wind energy facility must meet the following requirements:</p> <p>a) the wind energy facility must comprise no more than 157 wind turbines;</p> <p>b) the overall maximum height of the wind turbines (to the tip of the rotor blade when vertical) must not exceed 132 metres above natural ground level;</p> <p>c) wind turbines must be mounted on a tubular tower with a height of no greater than 80 metres;</p> <p>d) each wind turbine is to have not more than three rotor blades, with each blade having a length of no greater than 52 metres;</p> <p>e) no aviation safety lighting is permitted on any turbine;</p> <p>f) the transformer associated with each wind generator must be located beside each tower and pad mounted, or be enclosed within the tower structure;</p> <p>g) the wind turbine towers, nacelles and rotor blades must be of non-</p>	<p>The wind energy facility must meet the following requirements:</p> <p>a) the wind energy facility must comprise no more than 149 wind turbines;</p> <p>b) the overall maximum height of the wind turbines (to the tip of the rotor blade when vertical) must not exceed 180 metres above natural ground level;</p> <p>c) wind turbines must be mounted on a tubular tower with a hub-height of no greater than 120 metres;</p> <p>d) each wind turbine is to have not more than three rotor blades, with a rotor diameter of no greater than 142 metres;</p> <p>e) no aviation safety lighting is permitted on any turbine;</p> <p>f) the transformer associated with each wind generator must be located beside each tower and pad mounted, or be enclosed within the tower or nacelle structure;</p> <p>g) the wind turbine towers, nacelles and rotor blades must be of non-reflective finish and colour that blends within the landscape to the satisfaction of the Minister</p>	<p>The amendments to this condition reflect the amended WEF, including maximum number of turbines and their dimensions. Changes are also sought to provide clarity on how the turbine dimensions are measured.</p>

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
		<p>reflective finish and colour that blends within the landscape to the satisfaction of the Minister for Planning;</p> <p>h) the colours and finishes of all other buildings and ancillary equipment must be such as to minimise the impact of the development on landscape to the satisfaction of the Minister for Planning;</p> <p>i) access tracks within the site are to be sited and designed to minimise impacts on overland flows, soil erosion, the landscape value of the site, environmentally sensitive areas and, where appropriate, the farming activities on the land to the satisfaction of the Minister for Planning;</p> <p>j) all wind turbines must be set back at least 100 metres from boundaries to non-participating neighbouring properties and roads which are formed roads at the date of this permit;</p> <p>k) on-site fire fighting infrastructure must be provided in accordance with conditions in this permit under Country Fire Authority</p> <p>l) lightning protection devices must be installed on each wind turbine;</p> <p>m) monitoring systems must be installed in each wind turbine tower, to detect temperature increases in the turbines and shut them down when a threshold temperature is reached; and</p> <p>n) no turbine shall be installed within 50 metres of a designated waterway.</p>	<p>for Planning;</p> <p>h) the colours and finishes of all other buildings and ancillary equipment must be such as to minimise the impact of the development on landscape to the satisfaction of the Minister for Planning;</p> <p>i) access tracks within the site are to be sited and designed to minimise impacts on overland flows, soil erosion, the landscape value of the site, environmentally sensitive areas and, where appropriate, the farming activities on the land to the satisfaction of the Minister for Planning;</p> <p>j) all wind turbines must be set back at least 100 metres from boundaries to non-participating neighbouring properties and roads which are formed roads at the date of this permit;</p> <p>k) on-site fire fighting infrastructure must be provided in accordance with conditions in this permit under the heading 'Country Fire Authority'</p> <p>l) lightning protection devices must be installed on each wind turbine;</p> <p>m) monitoring systems must be installed in each wind turbine tower, to detect temperature increases in the turbines and shut them down when a threshold temperature is reached; and</p> <p>n) no turbine shall be installed within 50 metres of a designated waterway.</p>	
Condition 5	Staging	The use and development authorised by this permit may be completed in stages as shown on the endorsed development plan(s) to the satisfaction of the Minister for Planning. Any corresponding obligation arising under this permit (including the preparation and approval of plans) may be similarly completed in stages or parts.	No amendments proposed.	No amendments proposed.
Condition 6	Environmental Management Plan	<p>6. Before the development starts, an environmental management plan must be prepared to the satisfaction of the Minister for Planning, in consultation with the Department of Sustainability and Environment, Pyrenees Shire Council, Country Fire Authority and other agencies as specified in this condition or as further directed by the Minister for Planning. The environmental management plan must be based on the approach outlined in Chapter 22 of the Planning Permit Application Report (October 2009). The environmental management plan may be prepared in sections or stages. When approved, the plan will form part of this permit.</p> <p>The environmental management plan must include the following:</p>	<p>Before the development starts, an environmental management plan must be prepared to the satisfaction of the Minister for Planning, in consultation with the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987, Pyrenees Shire Council, Country Fire Authority and other agencies as specified in this condition or as further directed by the Minister for Planning. The environmental management plan must be based on the approach outlined in Stockyard Hill Wind Farm, Wind Energy Facility Environmental Management Plan Framework (4 May 2016). The environmental management plan may be prepared in sections or stages. When approved, the plan will form part of this permit.</p> <p>The environmental management plan must include the following:</p>	<p>New reference to Stockyard Hill Wind Farm, Wind Energy Facility Environmental Management Plan Framework (MONTH 2016). An Environmental Management Plan Framework was provide as part of the original planning permit application (Chapter 22 of the Planning Permit Application Report), and referred to within this condition. The proposed Stockyard Hill Wind Farm, Wind Energy Facility Environmental Management Plan Framework (MONTH 2016) has been prepared to be a 'standalone' document, reference current standards and guidelines and ensure the EMPF does not have the potential to contradict with other conditions of the Permit (e.g. removal of the requirement of the Traffic Management Plan as part of the EMP, as this is required pursuant to a separate condition). Additionally, the EMPF has been revised to include mitigation measures identified within Section 2.5 of the Brett Lane and Associates, Proposed Stockyard Hill Wind Farm, Flora and Fauna Assessment October 2009, which are required to be adopted pursuant to Condition 13 of the Permit. Administrative Improvement - reference to department name.</p>
Condition 6a	Environmental Management Plan	<p>a) A construction and site works management plan which must include:</p> <p>(i) procedures for access, noise control, dust emissions, spills and leaks from the handling of fuels and other hazardous materials and pollution management. Such construction and site works procedures are to be in accordance with EPA requirements;</p> <p>(ii) the identification of all potential contaminants stored on site;</p> <p>(iii) the identification of all construction and operational processes that could potentially lead to water contamination;</p> <p>(iv) the identification of appropriate storage, construction and operational methods to control any identified contamination risks;</p> <p>(v) the identification of waste re-use, recycling and disposal procedures;</p> <p>(vi) appropriate sanitary facilities for construction and maintenance staff in</p>	<p>A construction and site works management plan which must include:</p> <p>(i) procedures for access, noise control, dust emissions, spills and leaks from the handling of fuels and other hazardous materials and pollution management. Such construction and site works procedures are to be in accordance with EPA requirements;</p> <p>(ii) the identification of all potential contaminants stored on site;</p> <p>(iii) the identification of all construction and operational processes that could potentially lead to water contamination;</p> <p>(iv) the identification of appropriate storage, construction and operational methods to control any identified contamination risks;</p> <p>(v) the identification of waste re-use, recycling and disposal procedures;</p> <p>(vi) appropriate sanitary facilities for construction and maintenance staff in</p>	<p>Administrative Improvement - reference updated code of practice (EPA Publication 891.3 Code of Practice – Onsite Wastewater Management).</p>

Existing Permit		Proposed Amended Permit Condition	Rational / Justification
		<p>accordance with the EPA Publication 891.1 Septic Tanks Code of Practice;</p> <p>(vii) a timetable, where practicable for the construction of turbine bases, access tracks and power cabling during warmer months to minimise impacts on ephemeral wetlands, local fauna and sediment mobilisation;</p> <p>(viii) procedures to ensure that construction vehicles and equipment use designated tracks and works areas to avoid impacts on native vegetation;</p> <p>(ix) procedures to prevent, as far as practicable, native fauna and domestic stock from being injured by or entrapped in excavations or trenches and to fill trenches as soon as practicable after excavation; and</p> <p>(x) the removal of works, buildings and staging area on completion of construction of the project.</p>	
Condition 6b	Environmental Management Plan	<p>b) A sediment, erosion and water quality management plan. This plan must be prepared in consultation with the Glenelg Hopkins Catchment Management Authority and other authorities as may be directed by the Minister for Planning. The plan must include:</p> <p>(i) procedures to ensure that silt from batters, cut-off drains, table drains and road works is retained on the site during and after construction and replaced as soon as possible. To this end:</p> <p>§ all land disturbances must be confined to a minimum practical working area;</p> <p>§ soil to be removed must be stockpiled and separate soil horizons must be retained in separate stockpiles and not mixed and replaced as soon as possible in sequence; and</p> <p>§ stockpiles must be located away from drainage lines;</p> <p>(ii) criteria for the siting of any temporary concrete batching plant associated with the development of the wind energy facility and the procedure for its removal and reinstatement of the site once its use finishes. The establishment and operation of any such temporary concrete batching plant must be designed and operated in accordance with the Environment Protection Authority Publication 628 Environmental Guidelines for the Concrete Batching Industry;</p> <p>(iii) the installation of geo-textile silt fences (with sedimentation basins where appropriate) on all drainage lines from the site which are likely to receive run-off from disturbed areas;</p> <p>(iv) procedures to suppress dust from construction-related activities. Appropriate measures may include water spraying of roads and stockpiles, stabilising surfaces, temporary screening and/or wind fences, modifying construction activities during periods of heightened winds and revegetating exposed areas as soon as practicable;</p> <p>(v) procedures to ensure that steep batters are treated in accordance with Environmental Protection Authority Publication 275 Construction Techniques for Sediment Pollution Control;</p> <p>(vi) procedures for waste water discharge management;</p> <p>(vii) a process for overland flow management to prevent the concentration and diversion of waters onto steep or erosion prone slopes;</p> <p>(viii) pollution management measures for stored and stockpiled materials including waste materials, litter, contaminated run-off and any other potential source of pollution to ground or surface waters;</p> <p>(ix) incorporation of pollution control measures outlined in EPA Publication 480 Environmental Guidelines for Major Construction Sites;</p> <p>(x) siting of concrete batching plant and any on-site wastewater and disposal and disposal treatment fields at least 100 metres from any watercourse;</p>	<p>Administrative Improvement - consistent referencing to EPA publications throughout condition / planning permit.</p>

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		<p>(xi) sediment control measures shall be put in place before construction commences. Appropriate measures shall be implemented to manage significant rain run-off from the site to minimise transport of sediment into waterways. The applicant is directed to the EPA publications 'Construction Techniques for Sediment Pollution Control', Publication 275, Appropriate sediment control measures shall be employed in all drains adjacent to the access track network.</p> <p>(xii) where silt fences are employed for sediment control, they shall be constructed with a centre section lower than the ground levels at the end of the silt fence to avoid outflanking during storm events.</p> <p>(xiii) appropriate capacity and an agreed program for annual inspection and regular maintenance of any on-site wastewater management system constructed to service staff, contractors or visitors; and</p> <p>(xiv) a program of inspection and remediation of localised erosion within a specified response time.</p>	
Condition 6c	Environmental Management Plan	<p>c) A blasting plan. This plan is only required if blasting is proposed to be undertaken on site as part of the construction of the wind energy facility. The plan must include the following:</p> <p>(i) name and qualification of the person responsible for blasting;</p> <p>(ii) a description of the location of where the explosives will be used, and the location of every licensed bore on any property with an adjoining boundary within 1km of the location of the blasting;</p> <p>(iii) a requirement for the identification and assessment of any potentially sensitive site within 1 km of the location of the blasting, including the procedure for pre-blast and post-blast qualitative measurement or monitoring at such site;</p> <p>(iv) the procedure for site clearance and post blast reoccupation;</p> <p>(v) the procedure for the storage and handling of explosives;</p> <p>(vi) a requirement that blasting only occur after at least 48 hours prior notification in writing of the intention to undertake blasting has been given to the occupants of the properties which are located in whole or in part within 1km of the location of the proposed blasting; and</p> <p>(vii) a requirement that blasting only be undertaken between the hours of 8am and 4pm.</p>	<p>No amendments proposed.</p>
Condition 6d	Environmental Management Plan	<p>d) A hydrocarbon and hazardous substances plan. The plan must include:</p> <p>(i) procedures for any on-site, permanent post-construction storage of fuels, lubricants or waste oil to be in bunded areas; and</p> <p>(ii) contingency measures to ensure that any chemical or oil spills are contained on-site and cleaned up in accordance with Environment Protection Authority requirements.</p>	<p>No amendments proposed.</p>
Condition 6e	Environmental Management Plan	<p>e) A fire prevention and emergency response plan prepared in consultation with and to the satisfaction of the Country Fire Authority, the Department of Sustainability and Environment, and Pyrenees Shire. This plan must take into consideration the CFA Emergency Management Guidelines for Wind Farms, Version 3, April 2007, must meet the requirements of Conditions 43, 44 and 45 and include:</p> <p>(i) criteria for the provision of static water supply tanks solely for fire fighting purposes, including minimum capacities, appropriate connections and signage;</p> <p>(ii) procedures for vegetation management, fuel control and the provision of fire fighting equipment during declared fire danger periods;</p> <p>(iii) minimum standards for access roads and tracks to allow access for fire fighting vehicles including criteria for access to static water supply tanks for</p>	<p>A fire prevention and emergency response plan prepared in consultation with and to the satisfaction of the Country Fire Authority, the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987, and Pyrenees Shire. This plan must take into consideration the CFA Emergency Management Guidelines for Wind Energy Facilities, May 2015, must meet the requirements of Conditions 34, 35 and 36 and include:</p> <p>(i) criteria for the provision of static water supply tanks solely for fire fighting purposes, including minimum capacities, appropriate connections and signage;</p> <p>(ii) procedures for vegetation management, fuel control and the provision of fire fighting equipment during declared fire danger periods;</p> <p>(iii) minimum standards for access roads and tracks to allow access for fire fighting vehicles including criteria for access to static water supply tanks for fire fighting vehicles;</p>

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		<p>fire fighting vehicles;</p> <p>(iv) the facilitation by the operator, no later than 1 month prior to the commencement of the operation of the wind energy facility, of a familiarisation visit to the site and explanation of emergency services procedures for the Country Fire Authority, Rural Ambulance Victoria, State Emergency Services, the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987, Pyrenees Shire Council's Municipal Emergency Management Committee and Victoria Police;</p> <p>(v) subsequent familiarisation sessions for new personnel of those organisations on a regular basis and/or as required; and</p> <p>(vi) if requested, training of authority personnel in relation to suppression of wind energy facility fires.</p>		
Condition 6f	Environmental Management Plan	<p>f) A native vegetation management plan to be prepared in consultation with the Department of Sustainability and Environment. This plan must include:</p> <p>(i) a clear identification of the siting and extent of the 5.28 ha (3.09 habitat hectares) of native vegetation to be removed;</p> <p>(ii) procedures for the rehabilitation of construction zones with appropriate pasture species or, if in areas of native vegetation, appropriate indigenous revegetation;</p> <p>(iii) procedures for ensuring that native vegetation to be retained near turbines, access tracks, underground cabling and other wind farm infrastructure will not be adversely affected by construction and operation of the wind farm; and</p> <p>(iv) protocols to prevent inadvertent loss or disturbance of Spiny Rice Flower if identified in surveys undertaken in accordance with Condition 10.</p>	<p>A native vegetation management plan to be prepared in consultation with the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987. This plan must include:</p> <p>(i) a clear identification of the siting and extent of the 38.267 ha (5.437 general biodiversity equivalence units and 0.202 specific units of habitat for Button Winklewort) of native vegetation to be removed;</p> <p>(ii) procedures for the rehabilitation of construction zones with appropriate pasture species or, if in areas of native vegetation, appropriate indigenous revegetation;</p> <p>(iii) procedures for ensuring that native vegetation to be retained near turbines, access tracks, underground cabling and other wind farm infrastructure will not be adversely affected by construction and operation of the wind farm; and</p> <p>(iv) protocols to prevent inadvertent loss or disturbance of significant flora species (e.g. White Sunray, Matted Flax-lily, Plume Swamp Wallaby-grass, Golden Cowslips, Arching Flax-lily) and fauna species (e.g. Golden Sun Moth, Tussock Skink).</p>	<p>Update to vegetation removal extent to reflect the extent of remnant native vegetation proposed to be removed under the amended WEF footprint. The reason why there is a difference in the areas is that that the original footprint was based on eight metre wide internal access tracks, while the amended footprint is based on a 12.5 metre wide area for the smaller access tracks and a 13.5 metre wide area for trunk access roads.</p> <p>Additionally, it is important to note that the majority of the native vegetation proposed to be impacts is of very low quality (&lt;20 habitat score) and a low Strategic Biodiversity Score (i.e. 0.366).</p> <p>Significant flora and fauna species identified in further flora and fauna surveys (pursuant to Condition 10) that are known to occur within, or in the vicinity, of the amended WEF footprint should be included in an EMP and therefore have been added.</p> <p>Administrative Improvement - reference to department name.</p>
Condition 6g	Environmental Management Plan	<p>g) A fauna management plan for Striped Legless Lizard and Fat Tailed Dunnart to be prepared in consultation with the Department of Sustainability and Environment. This plan must include a salvage protocol for relocating individuals disturbed during construction.</p>	<p>A fauna management plan for Striped Legless Lizard and Fat Tailed Dunnart to be prepared in consultation with the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987.</p>	<p>The Department of Environment, Land, Water and Planning currently have a moratorium on salvage and relocation activities and do not encourage salvage of ground dwelling species such as Striped Legless Lizard. This is due to the inherit risk and questionable beneficial outcome on a species population level. As such the requirement for a salvage protocol is sought to be removed.</p> <p>Administrative Improvement - reference to department name.</p>
Condition 6h	Environmental Management Plan	<p>h) A pest animal management plan to be prepared in consultation with the Department of Sustainability and Environment and the Department of Primary Industries to the satisfaction of these Departments. This plan must include:</p> <p>(i) procedures for the control of pest animals, particularly by avoiding opportunities for the sheltering of pests and attraction of scavengers due to the presence of dead birds or bats ; and</p> <p>(ii) follow-up pest animal control for all areas disturbed by the wind energy facility construction works for a period of two years following the completion of the wind energy facility.</p>	Delete Condition 6(h)	<p>A pest animal management plan for this project is not considered necessary. The proposed development is unlikely to lead to the spread and/or increase in the populations of pest animals. There is a current obligation under the <i>Catchment and Land Protection Act 1994</i> for landowners to control pest animals.</p> <p>This condition is considered superfluous and if the plan was to be prepared and implemented this is likely to be a substantial financial imposition, particularly given the geographical extent of the project, for no or insignificant beneficial ecological outcome.</p>
Condition 6i	Environmental Management Plan	<p>i) A pest plant management plan to be prepared in consultation with the Department of Sustainability and Environment and the Department of Primary Industries to the satisfaction of these Departments. This plan must include:</p> <p>(i) procedures to prevent the spread of weeds and pathogens from earth moving equipment and associated machinery including the cleaning of all plant and equipment before transport to the site and the use of road making material comprising clean fill that is free of weeds;</p>	<p>A pest plant management plan to be prepared in consultation with the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987 and the Secretary to the Department administering the Catchment and Land Protection Act 1994 to the satisfaction of these Departments. This plan must include:</p> <p>(i) procedures to prevent the spread of weeds and pathogens from earth moving equipment and associated machinery including the cleaning of all plant and</p>	Administrative Improvement - reference to department name.

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		<p>(ii) Measures to manage the spread of invasive weeds;</p> <p>(iii) revegetation of disturbed areas, as described in Condition 6(f)(ii); and</p> <p>(iv) a protocol to ensure follow-up weed control is undertaken on all areas disturbed through construction of the wind energy facility for a minimum period of 2 years following completion of the works.</p>	<p>equipment before transport to the site and the use of road making material comprising clean fill that is free of weeds;</p> <p>(ii) Measures to manage the spread of invasive weeds;</p> <p>(iii) revegetation of disturbed areas, as described in Condition 5(f)(ii); and</p> <p>(iv) a protocol to ensure follow-up weed control is undertaken on all areas disturbed through construction of the wind energy facility for a minimum period of 2 years following completion of the works.</p>
Condition 6j	Environmental Management Plan	j) A training program for construction workers and permanent employees or contractors at the wind energy facility site including a site induction program relating to the range of issues addressed by the environmental management plan.	<i>No amendments proposed.</i>
Condition 6k	Environmental Management Plan	<p>k) A complaints management plan designed in accordance with Australian Standard Customer satisfaction – Guidelines for complaints handling in organizations (ISO 1002:2006) having regard to the guidance provided in The why and how of complaints handling HB 229-2006.</p> <p>The complaints management plan must include procedures for:</p> <p>(i) readily accessible information on how complaints can be made free of cost to complainants;</p> <p>(ii) immediate acknowledgement of complaints and regular and comprehensive feedback to complainants on actions proposed, their implementation and success or otherwise;</p> <p>(iii) closure of complaints by agreement with complainants;</p> <p>(iv) establishment and maintenance of a complaint register for the recording of receipt and acknowledgement of complaints, recording the nature of the complaint as to whether it relates to noise and/or health and the associated wind direction during the period of the effect, actions taken, success or otherwise of actions and complaint closure and for the register to be available to the public during normal working hours;</p> <p>(v) reporting of the contents of the complaint register to the Minister for Planning as required; and</p> <p>(vi) annual auditing of the implementation of the complaints management plan with audit results being reported to the Minister for Planning.</p>	<i>No amendments proposed.</i>
Condition 6l	Environmental Management Plan	<p>l) An incident management plan that must include:</p> <p>(i) A procedure for the establishment and maintenance of an incident register for the recording of:</p> <ul style="list-style-type: none"> <li>§ environmental incidents</li> <li>§ non-conformances, and</li> <li>§ corrective actions.</li> </ul> <p>(ii) The register must be available for inspection by the public during normal working hours and its contents should be reported to the Minister for Planning as required.</p>	<i>No amendments proposed.</i>
Condition 6m	Environmental Management Plan	m) A timetable for implementation of all programs and works identified in the plans referred to in Conditions 6 (a) to (l) above.	<i>No amendments proposed.</i>
Condition 7	Environmental Management Plan	The environmental management plan must be reviewed and if necessary amended in consultation with the Pyrenees Shire Council, Corangamite Shire, the CFA, Glenelg Hopkins CMA and DSE to the satisfaction of the Minister for Planning every 5 years to reflect operational experience and changes in environmental management standards and techniques and must	<p>The environmental management plan must be reviewed and if necessary amended in consultation with the Pyrenees Shire Council, Corangamite Shire, the CFA, Glenelg Hopkins CMA and the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987 to the satisfaction of the Minister for Planning every 5 years to reflect operational experience and</p> <p>Administrative Improvement - reference to department name and remove reference to "and changes in environmental management standards" to ensure the implementation of the EMP cannot result in changes noise criteria being implemented through the EMP.</p>

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		be submitted to the Minister for Planning for re-endorsement	techniques and must be submitted to the Minister for Planning for re-endorsement.
Condition 8	Environmental Management Plan	The use and development must be carried out in accordance with the endorsed environmental management plan to the satisfaction of the responsible authority.	<i>No amendments proposed.</i>
Condition 9	Flora and Ground Fauna	<p>Before the development begins, further habitat and flora surveys and assessments of potentially disturbed areas must be undertaken to the satisfaction of the Minister for Planning upon the advice of DSE. (Note: this may be met in whole or in part by meeting the requirements of Condition 3). This must include areas outside previously identified remnant grassland that are likely to be disturbed during development.</p> <p>The survey approach to identifying Natural Temperate Grassland of the Victorian Volcanic Plains remnants outlined in the Flora and Fauna Matters of National Environmental Significance peer review report by Biosis Research Pty Ltd (February 2010) at page 10 (Exhibit A47 at the panel hearing) must be adopted in all preconstruction habitat surveys.</p> <p>The results of the pre-construction surveys required by this condition must be used to inform detailed design of the wind farm and micro-siting including in areas of non-indigenous grassland linked to remnant native grassland habitat and are to be presented in compliance with the requirements of Condition 2.</p>	<p>Delete condition.</p> <p>Additional on-site surveys have been completed to map the extent of Natural Temperate Grassland of the Victorian Volcanic Plain across the amended WEF footprint (Ecology and Heritage Partners 2011c). The results of these vegetation surveys have informed the amended WEF including avoidance of areas.</p>
Condition 10	Flora and Ground Fauna	Before development begins, a further survey for Spiny Rice flower ( <i>Pimelea spinescens</i> subsp. <i>spinescens</i> ) must be undertaken to the satisfaction of the Minister for Planning on the advice of DSE, by a qualified ecologist, between April and August (flowering season) to ensure no impacts to this species occur. Should Spiny Rice flower be identified, the wind farm infrastructure layout must be micro-sited to avoid these plants and appropriate environmental management measures adopted to prevent inadvertent loss or disturbance to the satisfaction of the Minister for Planning on the advice of DSE.	<p>Delete condition.</p> <p>Targeted surveys for Spiny Rice-flower have been completed across the WEF (Ecology and Heritage Partners 2011c). No specimens of this species were detected during these surveys and there is a low likelihood that this species will be impacted by the amended WEF footprint.</p>
Condition 11	Flora and Ground Fauna	Before development begins, a survey to identify the exact extent of non-indigenous habitat for the Striped Legless Lizard must be undertaken by a qualified ecologist, to the satisfaction of the Minister for Planning upon the advice of DSE. Should suitable non-indigenous habitat for the Striped Legless Lizard be identified, the wind farm infrastructure layout must be micro-sited to avoid these areas to the satisfaction of the Minister for Planning. If avoidance is not possible, then a salvage protocol for relocating disturbed individuals must be applied prior to construction to the satisfaction of the Minister for Planning on the advice of DSE.	<p>If avoidance of Striped Legless Lizard habitat is not possible, then a salvage protocol for relocating disturbed individuals must be applied prior to construction to the satisfaction of the Minister for Planning on the advice of the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987.</p> <p>Targeted surveys for Striped Legless Lizard have been completed across the WEF in areas of potentially suitable habitat (Ecology and Heritage Partners 2012a). A small number of specimens were detected along grassland roadside remnants which will be avoided as part of the amended WEF.</p>
Condition 12	Flora and Ground Fauna	The siting and micro-siting of wind farm infrastructure must be informed by the advice of a qualified botanist and zoologist and areas that are to be avoided and not disturbed, must be clearly demarcated on the ground in advance of construction activities.	<i>No amendments proposed.</i>
Condition 13	Flora and Ground Fauna	The mitigation measures to reduce further potential impacts on flora and native vegetation that are identified in Section 2.5 of the Flora and Fauna Assessment Report by Brett Lane and Associates in the Planning Permit Application Report should be adopted.	<p>Delete condition.</p> <p>Mitigation measures to reduced further potential impacts on flora and native vegetation that are identified in Section 2.5 of the Flora and Fauna Assessment Report by Brett Lane and Associates in the Planning Permit Application Report have been incorporated into the Stockyard Hill Wind Farm, Wind Energy Facility Environmental Management Plan Framework (MONTH 2016).</p>

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Condition 14	Offset Vegetation	<p>Before the clearing of any native vegetation starts, a native vegetation offset management plan must be prepared by a suitably qualified ecological specialist and submitted to and approved by the Department of Sustainability and Environment. Once approved, the plan will be endorsed and will then form part of the permit. The offset plan must include the following:</p> <p>a) Details of the proposed offsets which will achieve a net gain in quality and quantity of native vegetation in accordance with the principles and guidelines associated with the Native Vegetation Management: A Framework for Action (DNRE 2002).</p> <p>b) Fully dimensioned plans (drawn to an appropriate scale), which clearly show the locations, boundaries and title details of all offset sites. The plans must also clearly show the boundaries of any different management zones and the location of any proposed fencing.</p> <p>c) Type of offsets to be provided for each location.</p> <p>d) Details of revegetation including number of trees, shrubs and other plants, species mix and density.</p> <p>e) Methods of managing and restoring the vegetation, including revegetation, such as fencing, weed control, enhancement planting and other habitat management actions.</p> <p>f) A statement of the need for revegetation works to be carried out by a suitably qualified ecological specialist.</p> <p>g) Methods of permanent protection for the offsets, such as the registration on title of an agreement under Section 173 of the Planning and Environment Act 1987, an agreement under Section 69 of the Conservation Forests and Lands Act 1987, or a covenant under section 3A of the Victorian Conservation Trust Act 1972.</p> <p>h) Persons responsible for implementing and monitoring the offset plan.</p> <p>i) A time frame for implementing the offset plan.</p> <p>All actions specified in the endorsed offset plan must be completed within the specified timeframes, to the satisfaction of the Department of Sustainability and Environment and the Minister for Planning.</p> <p>The permit holder must pay the reasonable costs of the preparation and execution of any agreements.</p>	<p>Before the clearing of any native vegetation starts, a native vegetation offset management plan must be prepared by a suitably qualified ecological specialist and submitted to and approved by the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987. Once approved, the plan will be endorsed and will then form part of the permit. The offset plan must include details of the proposed offsets which will achieve a net gain in quality and quantity of native vegetation in accordance with the principles and guidelines associated with the Permitted clearing of native vegetation - Biodiversity assessment guidelines' (DEPI 2013).</p>	<p>Offsets for the amended WEF footprint have been determined in accordance with the current 'Permitted clearing of native vegetation - Biodiversity assessment guidelines' and not the former Native Vegetation Management: A Framework for Action (DNRE 2002). This condition is sought to be amended accordingly.</p>
Condition 15	Bats and Avifauna	<p>15. Before the development starts, a Bat and Avifauna Management Plan (BAM Plan) must be prepared in consultation with the Department of Sustainability and Environment to the satisfaction of the Minister for Planning. When approved the plan will be endorsed and will then form part of the permit. The use must thereafter accord with the endorsed plan to the satisfaction of the responsible authority on the advice of DSE. The BAM Plan must include:</p> <p>a) a statement of the objectives and overall strategy for managing and mitigating any significant bird and bat strike arising from the wind energy facility operations;</p> <p>b) a comprehensive science-based bird and bat monitoring program must be developed to the satisfaction of the Minister for Planning upon the advice of DSE. Threshold levels for bird and bat mortality should also be established for the wind farm and if exceeded agreed mitigation measures are to be put in place.</p> <p>c) a mitigation plan for Brolga to the satisfaction of the Minister for Planning on the advice of DSE that includes a program of powerline marking (in accordance with d) below) and evaluation and a program to develop metrics to enable the assessment of the contribution of all mitigation and offset measures that are proposed for implementation.</p>	<p>Before the development starts, a Bat and Avifauna Management Plan (BAM Plan) must be prepared in consultation with the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987 to the satisfaction of the Minister for Planning. When approved the plan will be endorsed and will then form part of the permit. The use must thereafter accord with the endorsed plan to the satisfaction of the responsible authority on the advice of the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987.</p> <p>The BAM Plan must include:</p> <p>a) a statement of the objectives and overall strategy for managing and mitigating significant impact on bird and bat taxa listed as threatened under the EPBC Act or the FFG Act due to collisions arising from the wind energy facility operations. Definition of 'significant impact' will be to the satisfaction of the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987 and in accordance with policies published by the Australian Government for the EPBC Act;</p> <p>b) a comprehensive science-based monitoring program designed to detect and document collisions with turbines by bird and bat taxa listed as threatened under the EPBC Act or the FFG Act must be developed to the satisfaction of the Minister for Planning upon the advice of the Secretary to the Department as constituted</p>	<p>This condition has sought to be amended with the purpose to:</p> <ul style="list-style-type: none"> <li>- Refine the condition to focus on threatened and migratory taxa and provide definition of important criteria.</li> <li>- Provide continuity. Conditions h), i), j) and k) of permit are proposed to be moved for continuity to position immediately following condition b).</li> <li>- Improve clarity. E.g the requirement for "information on the efficacy of searches for carcasses of birds and bats, and, where practicable, information on the rate of removal of carcasses by scavengers, so that correction factors can be determined to enable calculations of the total number of mortalities."</li> </ul> <p>The process can only provide estimates within a defined range and has been amended accordingly.</p> <p>Administrative Improvement - reference to department name.</p>

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<p>d) measures to avoid broлга collision with powerlines such as marking the upper most wires of sections of the powerline that pass within 3km of all breeding sites known to have been occupied by brolgas within the past 20 years.</p> <p>e) the development of a contingency turbine shut down protocol in the event of a major migration of shorebirds to and from Lake Goldsmith to the satisfaction of the Minister for Planning on the advice of DSE.</p> <p>f) an evaluation of the likely effects of the wind farm on the Sharp-tailed Sandpiper to be undertaken in accordance with EPBC Act Policy Statement 3.21.</p> <p>g) a comprehensive science-based monitoring program for bats and bird species of at least 2 years' duration from the commissioning of the last turbine of the first stage of the development or alternatively such other time of commencement as is to the satisfaction of the Minister for Planning. The monitoring program must be to the satisfaction of the Minister for Planning upon the advice of DSE.</p> <p>The monitoring program must include surveys during breeding and migratory seasons to ascertain:</p> <p>§ the location of potentially at risk Broлга breeding, migration and flocking activities;</p> <p>§ the species, number, age, sex (if possible) and date of any bird or bat strike;</p> <p>§ any seasonal and yearly variation in the number of bird and bat strikes;</p> <p>§ whether further detailed investigations of any potential impacts on birds and bats are warranted.</p> <p>h) procedures for the reporting of any bird and bat strikes to the Department of Sustainability and Environment within 7 days of becoming aware of any strike.</p> <p>i) information on the efficacy of searches for carcasses of birds and bats, and, where practicable, information on the rate of removal of carcasses by scavengers, so that correction factors can be determined to enable calculations of the total number of mortalities.</p> <p>j) procedures for the regular removal of carcasses likely to attract raptors to areas near turbines.</p> <p>k) procedures for periodic reporting, within agreed timeframes, of the findings of the monitoring to the Department of Sustainability and Environment and the local community.</p> <p>l) recommendations in relation to threshold mortality rates for specified species which if exceeded would trigger the requirement for responsive mitigation measures to be undertaken by the operator of the wind energy facility to the satisfaction of the Minister for Planning.</p> <p>m) implementation measures developed in consultation with the Department of Sustainability and Environment to offset any impacts detected during monitoring including turbine operation management and on-site or off-site habitat enhancement (including management or improvement of habitat or breeding sites).</p>	<p>under Part 2 of the Conservation, Forests and Lands Act 1987. Threshold levels for mortality of bird and bat species listed as threatened under the EPBC Act or the FFG Act should also be established for the wind farm and if exceeded agreed mitigation measures are to be put in place. Threshold levels will be determined in accordance with the criteria for identifying significant impacts established under condition 10(a).</p> <p>c) procedures for the reporting of strikes of birds and bats listed threatened or migratory under the EPBC Act or the FFG Act to the the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987 within 7 days of becoming aware of any strike.</p> <p>d) information on the efficacy of searches for carcasses of birds and bats, and, where practicable, information on the rate of removal of carcasses by scavengers, so that correction factors can be determined to enable quantified estimates to be made of the total number of mortalities.</p> <p>e) procedures for the regular removal of carcasses likely to attract raptors to areas near turbines.</p> <p>f) procedures for periodic reporting, within agreed timeframes, of the findings of the monitoring to the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987 and the local community.</p> <p>g) measures to avoid broлга collision with powerlines such as marking the upper most wires of sections of the powerline that pass within 3km of all breeding sites known to have been occupied by brolgas within the past 20 years.</p> <p>h) the development of a contingency turbine shut down protocol in the event of a major migration of shorebirds to and from Lake Goldsmith to the satisfaction of the Minister for Planning on the advice of the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987. Definition of 'major migration' will be to the satisfaction of the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987.</p> <p>i) an evaluation of the likely effects of the wind farm on the Sharp-tailed Sandpiper to be undertaken in accordance with EPBC Act Policy Statement 3.21.</p> <p>j) a comprehensive science-based program for monitoring use of the wind farm site by listed threatened and migratory bats and bird taxa of at least 2 years' duration from the commissioning of the last turbine of the first stage of the development or alternatively such other time of commencement as is to the satisfaction of the Minister for Planning. The monitoring program must be to the satisfaction of the Minister for Planning upon the advice of the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987. The monitoring program must include surveys during breeding and migratory seasons to ascertain:</p> <p>§ the location of potentially at risk Broлга breeding, migration and flocking activities;</p> <p>§ the species, number, age, sex (if possible) and date of any listed threatened and migratory bird or bat strike;</p> <p>§ any seasonal and yearly variation in the number of listed threatened and migratory bird and bat strikes;</p> <p>§ whether further detailed investigations of any potential impacts on listed threatened and migratory birds and bats are warranted.</p> <p>k) a mitigation plan for Broлга to the satisfaction of the Minister for Planning on the advice of the Secretary to the Department as constituted under Part 2 of the Conservation, Forests and Lands Act 1987 that includes a program which develops metrics to enable the assessment of the contribution of all mitigation and offset measures that are proposed for implementation.</p>	

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
Condition 16	Bats and Avifauna	Following the completion of the monitoring program of at least 2 years duration as specified in Condition 15 (g), a report must be prepared by the operator of the wind energy facility setting out the findings of the program to the satisfaction of the Minister for Planning. If, after consideration of this report, the Minister for Planning directs that further investigation of potential or actual impacts on birds and bats is to be undertaken, the extent and details of the further investigation must be to the satisfaction of the Department of Sustainability and Environment and the investigation must be carried out to the satisfaction of the Minister for Planning.	Following the completion of the monitoring program of at least 2 years duration as specified in Condition 10 (g), a report must be prepared by the operator of the wind energy facility setting out the findings of the program to the satisfaction of the Minister for Planning. If, after consideration of this report, the Minister for Planning directs that further investigation of potential or actual impacts on birds and bats listed threatened and migratory under the EPBC Act or the FFG Act is to be undertaken, the extent and details of the further investigation must be to the satisfaction of the Secretary to the Department as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i> and the investigation must be carried out to the satisfaction of the Minister for Planning.	Refined with a view to focus on threatened taxa and administrative improvement - reference to department name.
Condition 17	Blade Shadow Flicker	Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any dwelling existing at the date of this permit. This condition does not apply to any dwelling where a landowner has agreed to the exceedance (This exemption will be given effect through an agreement with the landowner that will apply to any occupant of the dwelling).	Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any dwelling existing at the date of this permit. This condition does not apply if the operator of the wind energy facility has entered into an agreement with a landowner under which the landowner acknowledges and accepts that shadow flicker may exceed 30 hours per annum at the landowner's dwelling. Evidence of the agreement must be provided to the satisfaction of the responsible authority upon request, and must be in a form that runs with the land for the life of the wind energy facility.	This application seeks to amend this condition to clarify when this condition does not apply to a dwelling. The amendment does not change the intent of the condition.
Condition 18	Noise Limits	Except as provided below in this condition, the operation of the wind energy facility must comply with the noise criteria recommended in NZS 6808:1998 Acoustics – 'The assessment and measurement of sound from wind turbine generators' at any dwelling existing on land on or in the vicinity of the proposed wind energy facility as at the date of issue of this permit. In determining compliance the following requirements apply: a) noise from construction of the wind energy facility must comply with the requirements of the Interim Guidelines for Control of Noise from Industry in Country Victoria, N3/89 (EPA Vic, 1989); b) the noise of the wind energy facility only at any non-stakeholder dwelling after the wind energy facility has commenced operation must not exceed the background noise level by more than 5dBA, or a level of 40dBA L95, whichever is the greater; c) the noise of the wind energy facility only at any participating landowner's dwelling after the wind energy facility has commenced operation must not exceed the background noise level by more than 5dBA, or a level of 45dBA L95, whichever is the greater. This condition does not apply to any dwellings under option to the permit holder; d) compliance must be assessed separately for 24 hour and night time and for each of those time periods for wind direction sectors of ± 45° of 0°, 90°, 180°, and 270°. For this requirement, night time is defined as 10.00 pm to 7.00 am; and e) if the noise has a special audible characteristic the measured sound level must have a penalty up to a maximum 5dB applied.	Delete condition 18	Noise conditions replaced by more contemporary conditions, which require demonstration of achievement of NZS6808:2010.
Condition 19	Background and Acceptable Noise Levels	Before the development starts, background noise monitoring must be undertaken to the satisfaction of the Minister for Planning complying with the following requirements: a) a background noise monitoring plan, or plans, must be prepared by a suitably qualified and experienced acoustics expert; b) if the wind energy facility is to be constructed in stages, the background noise monitoring plan may be prepared for each stage before the development of that stage begins and those plans may be submitted successively to the Minister for Planning for approval, provided that where a	Delete condition 19	This Condition related to a requirement to measure background noise after the previous approval. These measurements have now been conducted and forms part of the application to amend the Permit. Therefore, condition is no longer required.

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
		<p>dwelling might be affected by noise from more than one stage that is accounted for;</p> <p>c) the plan, or plans, must include the number and location of background noise monitoring sites and the justification for the selection of those sites, the methodology to be used for the noise monitoring and the development of the background noise curves, and a statement of how the uncertainty of those results will be estimated;</p> <p>d) the plan must include background noise monitoring at a minimum of 20 representative non-stakeholder dwellings for the whole wind energy facility, subject to access being granted, or a lesser number per stage if the wind energy facility is to be so constructed, as approved by the Minister for Planning. These monitoring sites must be within the modelled 35dBA L95 noise contour for noise from the wind energy facility only, as determined in Condition 19 c);</p> <p>e) the plan must include background noise monitoring at a minimum of 10 representative stakeholder dwellings, other than dwellings under option to the permit holder, for the whole wind energy facility, or a lesser number per stage if the wind energy facility is to be so constructed, as approved by the Minister for Planning. These monitoring sites shall be within the modelled 40dBA L95 noise contour for noise from the wind energy facility only as determined in Condition 19 c); and</p> <p>f) when approved by the Minister for Planning the noise monitoring plan, or each plan (if the wind energy facility is to be developed in stage), must be made available publicly.</p>		
Condition 20	Background and Acceptable Noise Levels	<p>After the noise monitoring plan is approved, the background noise testing at each dwelling must be carried out in accordance with that plan and in accordance with NZS 6808:1998 Acoustics – ‘The assessment and measurement of sound from wind turbine generators’ subject to the following:</p> <p>a) unless with the consent of the Minister for Planning, the equipment used for measuring noise, wind speed and wind direction must be calibrated by a NATA accredited testing organisation and the background noise measurement and assessment carried out by a NATA approved signatory;</p> <p>b) unless with the consent of the Minister for Planning, the noise monitor used at each site must be a Type 1 noise logger calibrated with a Type 1 calibrator;</p> <p>c) the anemometer used for the correlation of background noise against wind speed must:</p> <ul style="list-style-type: none"> <li>• be situated at hub height on the nearest meteorological mast to the noise monitoring site;</li> <li>• remain in place after commissioning of the wind energy facility or that stage of it, and</li> <li>• be unaffected by wind turbine turbulence.</li> </ul> <p>d) a minimum of 4000 ten minute data pairs are to be collected for each site;</p> <p>e) the data pairs must be correlated by 24 hour and night (10 pm to 7 am) time periods and for each time sector for wind directions of <math>\pm 45^\circ</math> of <math>0^\circ</math>, <math>90^\circ</math>, <math>180^\circ</math>, and <math>270^\circ</math> using the regression technique of NZS 6808:1998 or ‘bin analysis’, as appropriate</p> <p>f) for each noise monitoring site, the same correlation technique must be used for this pre construction background noise monitoring as this will be used for the post construction compliance monitoring, including the same order regression equation; and</p> <p>g) an estimate must be made of the uncertainty of the background noise</p>	Delete condition 20	This Condition related to a requirement to measure background noise after the previous approval. These measurements have now been conducted and forms part of the application to amend the Permit. Therefore, condition is no longer required.

Existing Permit		Proposed Amended Permit Condition	Rational / Justification
		curves.	
Condition 21	Background and Acceptable Noise Levels	For each of the above background noise curves the derived acceptable noise limit curves for the wind energy facility at each dwelling for the specified time periods and wind direction sectors must then be prepared as described in NZS 6808:1998 Acoustics – 'The assessment and measurement of sound from wind turbine generators'.	Delete condition 21  This Condition related to a requirement to measure background noise after the previous approval. These measurements have now been conducted and forms part of the application to amend the Permit. Therefore, condition is no longer required.
Condition 22	Background and Acceptable Noise Levels	The background noise curves and the derived acceptable noise limit curves for each background noise monitoring site for the specified time periods and wind direction sectors must be provided to the Minister for Planning for approval as having been carried out in accordance with these conditions; and when approved by the Minister for Planning the background noise curves and the acceptable noise limit curves must be made publicly available.	Delete condition 22  This Condition related to a requirement to measure background noise after the previous approval. These measurements have now been conducted and forms part of the application to amend the Permit. Therefore, condition is no longer required.
New Condition	Performance Requirement	New condition  The operation of the wind energy facility must comply with New Zealand Standard 6808:2010, Acoustics – Wind Farm Noise (the Standard) as modified by this condition to the satisfaction of the responsible authority. The following requirements apply: a) The operator must ensure that at any hub height integer wind speed, wind farm sound levels at non-participant dwellings existing on 29 October 2010 do not exceed a noise limit of 40dB LA90(10 min), provided that where the circumstances specified in Condition 13 (b) apply, the noise limit of 40dB L A90(10 min) will be modified as specified in Condition 13 (b). b) At the specified non-participant dwelling assessment positions referred to in Condition 17(b), the noise limit of 40dB LA90(10min) referred to in Condition 13(a) will be modified in the following way when the following circumstances exist: i. where the background sound level is greater than 35 dB LA90(10 min), the noise limit will be the background sound level LA90(10 min) plus 5 dB; ii. where a high amenity noise limit has been found to be justified, as defined by section 5.3 of the Standard, for specific locations determined to be high amenity areas following procedures outlined in clause C5.3.1 of the Standard. c) At the specified non-participant assessment positions referred to in Condition 17 (b), the wind farm sound level at dwellings will be modified in the following way when the following circumstances exist: i. where special audible characteristics, including tonality, impulsive sound or amplitude modulation occur, the sound level will be modified by applying a penalty of up to + 6 dB L90 in accordance with section 5.4 of the Standard; d) The operator must ensure that at any hub height integer wind speed, wind farm sound levels at participant dwellings do not exceed a noise limit of 45dB LA90(10 min), provided that where the circumstances specified in Condition 13 (e) apply, the noise limit of 45dB LA90(10 min) will be modified as specified in 13 (e). e) At the specified participant dwelling assessment positions referred to in Condition 17(b), the noise limit of 45dB LA90(10min) referred to in Condition 13 (c) will be modified where the background sound level is greater than 40 dB LA90(10 min), the noise limit will be the background sound level LA90(10 min) plus 5 dB. For the purpose of this condition, a participant dwelling means a dwelling on land listed in the Address of the Land in this permit or where the landowner has a written agreement relating to a dwelling their land which addresses noise from the permitted wind turbines. A non-participant dwelling means any dwelling that is not a participant dwelling. Evidence of the agreement must be provided to the satisfaction of the responsible authority upon request, and must be in a form that runs with the land for the life of the wind energy facility.	This condition is based on the Example Permit Conditions provided in the Guidelines, but modified to keep the intent of the existing conditions of the Permit, including: - The words "hub height integer" have been added to "wind speed" to confirm the methodology of NZS 2010. - Non-participant dwellings added in to reflect the dwellings with commercial agreements, consistent with the intent of the existing conditions of the Permit. - (b)ii of this example condition has been modified and changed to (c)i as penalties are added to measured (or predicted) levels for the periods in which they apply, rather than being subtracted from the noise limit. This is important as NZS2010 specifically requires penalties to be added only in the periods in which the character applies. This is not possible if the penalty is subtracted from the noise limit. - the section relating to high amenity noise limit is removed as the Environmental Noise Assessment has found that it does not apply. - Noise limits for participant dwellings are added to example conditions to reflect agreements and existing conditions of the Permit - The final paragraph of this condition has been included to reflect the intent of the existing conditions of the Permit.

Existing Permit			Proposed Amended Permit Condition	Rational / Justification
Condition 23	Noise Modelling	<p>Before the development starts a noise modelling plan must be prepared to the satisfaction of the Minister for Planning meeting the following requirements:</p> <p>a) noise modelling must be undertaken by a suitably qualified and experienced acoustics expert;</p> <p>b) if the wind energy facility is to be constructed in stages noise modelling may be carried out for each stage before the development of that stage commences and those results submitted successively to the Minister for Planning for approval provided that where a dwelling might be affected by noise from more than one stage that is accounted for;</p> <p>c) the modelling must include:</p> <p>i. the wind energy facility noise contours;</p> <p>ii. modelling of the wind energy facility only noise at those dwellings for which acceptable noise limit curves have been prepared; and</p> <p>iii. an estimate of the uncertainty of the modelled results;</p>	<p>Before the development starts a noise modelling assessment must be prepared to the satisfaction of the Minister for Planning meeting the following requirements:</p> <p>a) noise modelling must be undertaken by a suitably qualified and experienced acoustics expert;</p> <p>b) if the wind energy facility is to be constructed in stages noise modelling may be carried out for each stage before the development of that stage commences and those results submitted successively to the Minister for Planning for approval provided that where a dwelling might be affected by noise from more than one stage that is accounted for;</p> <p>c) the modelling must include:</p> <p>i. the wind energy facility noise contours; and</p> <p>ii. modelling of only the noise generated by the wind energy facility at those dwellings for which acceptable noise limit curves have been prepared.</p>	<p>Minor amendments to the wording sought to improve clarity / reading of the condition.</p>
Condition 24	Noise Modelling	<p>The results of the noise modelling for each dwelling must:</p> <ul style="list-style-type: none"> <li>• be overlaid on the acceptable noise limit curve for that dwelling;</li> <li>• together with the comparison against the acceptable noise limit, be submitted to the Minister for Planning for approval as having demonstrated that noise compliance can be expected; and</li> <li>• when approved by the Minister for Planning, be made available publicly.</li> </ul>	<p><i>No amendments proposed.</i></p>	<p><i>No amendments proposed.</i></p>
Condition 25	Noise Modelling	<p>Should the modelling required above not be done with the turbine finally selected for the wind energy facility that modelling must be repeated once the final turbine type is selected and resubmitted to the Minister for approval.</p>	<p><i>No amendments proposed.</i></p>	<p><i>No amendments proposed.</i></p>
Condition 26	Noise Compliance Testing	<p>Before the wind energy facility is commissioned, a noise compliance testing plan must be prepared to the satisfaction of the Minister for Planning meeting the following requirements:</p> <p>a) the noise compliance testing plan must be prepared by a suitably qualified and experienced acoustics expert;</p> <p>b) the noise compliance testing plan must include a plan for noise monitoring to assess noise levels after construction of the wind energy facility and a plan for concurrent assessment of the presence or otherwise of special audible characteristics;</p> <p>c) the noise compliance testing plan must include advice on timing of the assessment including defining when commissioning of the wind energy facility, or an identified stage of it, will occur, and when the compliance noise monitoring results will be provided to the Minister for Planning. That time must not be more than 60 days after commissioning unless with the further consent of the Minister for Planning;</p> <p>d) if the Wind Energy Facility is to be constructed in stages a noise compliance testing plan may be prepared for each stage before the development of that stage commences and those plans submitted to the Minister for Planning for approval provided that where a dwelling might be affected by noise from more than one stage that is accounted for;</p> <p>e) the noise compliance testing must be carried out at those dwellings at which background noise curves were determined as identified in Conditions 19 d) – e).</p>	<p>Before the wind energy facility is commissioned, a noise compliance testing plan must be prepared to the satisfaction of the Minister for Planning meeting the following requirements:</p> <p>a) the noise compliance testing plan must be prepared by a suitably qualified and experienced acoustics expert;</p> <p>b) the noise compliance testing plan must include a plan for noise monitoring to assess noise levels after construction of the wind energy facility and a plan for concurrent assessment of the presence or otherwise of special audible characteristics;</p> <p>c) the noise compliance testing plan must include advice on timing of the assessment including defining when commissioning of the wind energy facility, or an identified stage of it, will occur, and when the compliance noise monitoring results will be provided to the Minister for Planning;</p> <p>d) if the Wind Energy Facility is to be constructed in stages a noise compliance testing plan may be prepared for each stage before the development of that stage commences and those plans submitted to the Minister for Planning for approval provided that where a dwelling might be affected by noise from more than one stage that is accounted for;</p> <p>e) the noise compliance testing must be carried out at locations defined in accordance with the New Zealand Standard 6808:2010, Acoustics – Wind Farm Noise (the Standard), including consideration for alternative locations for assessment (if locations become inaccessible in future).</p> <p>When approved, the plans will be endorsed by the Minister for Planning and will then form part of this permit.</p>	<p>Amendments to this condition include removing the 60 day limit for provision of a noise monitoring results. The timing will be agreed to within the noise testing plan, and whilst it is important that compliance testing commence after commissioning, setting a limit of 60 days for the completion of the report is counterproductive as it will limit the proper assessment and analysis of noise. Additionally, the proposed amendments defines measurement requirements locations in accordance with NZS6808:2010 and allows flexibility in the event that not all locations remain accessible.</p>

Existing Permit			Proposed Amended Permit Condition	Rational / Justification
Condition 27	Noise Compliance Testing	<p>After approval of the testing plan by the Minister for Planning the noise compliance testing shall be carried out by a suitably qualified and experienced acoustics expert:</p> <ul style="list-style-type: none"> <li>generally in accordance with NZS 6808:1998 Acoustics – 'The assessment and measurement of sound from wind turbine generators' with the variations described in this permit; or</li> <li>subject to approval by the Minister for Planning by an 'on/off' or 'shutdown' method as referred to in sections 7.1.2 and 7.7.1 of NZS 6808:2010 – Acoustics – Wind farm noise.</li> </ul> <p>If this method is used, it must have been earlier approved by the Minister for Planning as a part of the noise compliance testing plan and must be designed by a suitably qualified and experienced acoustics expert; The presence or otherwise of special audible characteristics must be assessed concurrently at all the subject dwellings over a range of operational and meteorological conditions.</p>	Delete condition 27	Noise conditions replaced by more contemporary conditions, which require demonstration of achievement of NZS6808:2010.
Condition 28	Noise Compliance Testing	<p>The results of the noise compliance testing for each dwelling, adjusted for any penalty for special acoustic characteristics, must:</p> <ul style="list-style-type: none"> <li>be compared with the acceptable noise limit curve for that dwelling to identify whether or not compliance has been achieved;</li> <li>whether with an accompanying statement of compliance or otherwise, be submitted within the time specified in Condition 26 c) to the Minister for Planning; and</li> <li>be made available publicly and provided to the owner or occupier of the dwelling(s) involved</li> </ul>	Delete condition 28	Noise conditions replaced by more contemporary conditions, which require demonstration of achievement of NZS6808:2010.
Condition 29	Noise Compliance Enforcement	<p>If a breach of the noise limits prescribed in Condition 18 is detected by the procedure in Condition 27:</p> <ol style="list-style-type: none"> <li>the permit holder must take immediate action to vary the operation of the Wind Energy Facility such that, based on professional advice, it can be expected to be brought into compliance;</li> <li>when the breach of noise limits is notified to the Minister for Planning as required by Condition 28, the permit holder must advise of the immediate response in Condition 29 a) and the actions to be taken to bring the wind energy facility into compliance and to demonstrate that compliance;</li> <li>within 180 days of the commissioning of the wind energy facility it must be brought into compliance to the satisfaction of the Minister for Planning. That compliance must be demonstrated by testing as described in Condition 26 having been completed;</li> <li>the wind energy facility must continue to be operated in that noise compliant mode unless a plan for varied operation is submitted to and approved by the Minister for Planning;</li> <li>should such a variation as foreshadowed by Condition 29 b) be sought and approved that must be made available publicly.</li> <li>between 10 and 14 months after commissioning of the wind energy facility noise compliance testing as required by Condition 28 must be repeated to demonstrate continuing compliance of the facility and submitted to the Minister for Planning; and</li> <li>when approved by the Minister for Planning the noise compliance testing results required by Condition 28 must be made available publicly.</li> </ol>	Delete condition 29	Noise conditions replaced by more contemporary conditions, which require demonstration of achievement of NZS6808:2010.
Condition 30	Noise Complaints	Any complaint about noise from the construction or operation of the wind energy facility must be dealt with in accordance with the complaints management section of the Environmental Management Plan in Condition 6	Delete condition 30	Noise conditions replaced by more contemporary conditions, which require demonstration of achievement of NZS6808:2010.

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
		above, or by the Minister for Planning at Condition 29 above, as appropriate to the receipt of the complaint.		
Condition 31	Active Noise Management System	Before the development starts, an active noise management system plan must be prepared and submitted to the Minister for Planning for approval. It must meet the following requirements: a) the plan must indicate that an active noise management system for the wind energy facility as to be prepared by a suitably qualified and experienced acoustics expert; b) the plan must indicate that the active noise management system will be supplementary to the design of the proposed wind energy facility to meet the noise standards required by these conditions and hence will be designed to respond to any non-compliance with noise standards and to assist with the resolution of any justified noise complaints whilst having regard to operational efficiency; and c) the active noise management system plan must describe the methodology and timing for the design of the system, its testing, refinement and implementation.	Delete condition 31  Noise conditions replaced by more contemporary conditions, which require demonstration of achievement of NZS6808:2010.	
Condition 32	Active Noise Management System	When approved by the Minister for Planning, the active noise management system plan will form part of this permit and must be made available publicly. Thereafter, the operation of the wind energy facility must comply with the active noise management system.	Delete condition 32  Noise conditions replaced by more contemporary conditions, which require demonstration of achievement of NZS6808:2010.	
New Condition	Noise compliance assessment	New condition	For the purposes of determining compliance, the following requirements apply: a) Acoustic compliance reports shall be prepared by a suitably qualified and experienced independent acoustic engineer to demonstrate compliance with the noise limits specified in the Standard. b) Noise assessment positions must be located according to the Standard, and shown on a map. The map shall clearly identify each noise assessment position as either a participant or non-participant dwellings. c) An initial acoustic compliance report must be submitted within six months of the commissioning of the first turbine, and at six monthly intervals thereafter until full operation has commenced (following completion of construction and commissioning). d) A final compliance report must be submitted to the responsible authority after a 12 month period following the commencement of full operation of the facility. e) Compliance reports must be publicly available. f) Following facility commissioning, all complaints shall be managed following procedures set out in the noise complaints management plan.	This condition is based on the Example Permit Conditions provided in the Guidelines, but modified to provide clarity around participant and non-participant noise assessment positions.
New Condition	Noise complaints evaluation	New condition	For the purposes of complaints evaluation, the following requirements apply: a) Post installation sound levels shall, where practical, be measured at a selection of locations where the background sound levels were determined (GPS coordinates and a map showing these locations is to be provided). b) If a non-compliance with Condition 13 is detected, or an acoustic investigation is required under the noise complaints plan endorsed under Condition 19, an independent assessment report must be prepared by a suitably qualified and experienced independent acoustic engineer to: • identify the weather or operational conditions associated with the complaint / breach; • analyse the uncertainty and confidence levels in the monitoring, and the steps taken to reduce uncertainty; • target assessment to identify the cause and remediation actions; and	This condition is based on the Example Permit Conditions provided in the Guidelines. However, the words "be selected from" have been added to "locations where the background sound levels were determined". This is because the background sound levels were measured at 45 locations including many participant dwellings. Measuring at this large number of dwellings does not assist in the understanding of compliance and is not required by the methodology of NZS2010.

Existing Permit			Proposed Amended Permit Condition	Rational / Justification
			<ul style="list-style-type: none"> <li>submit a remediation plan to the satisfaction of the responsible authority outlining, the investigation process, complainant communications, actions and timelines to resolve the complaint/breach.</li> </ul> <p>If the complaint is not resolved through the processes outlined above, the responsible authority may request an independent peer review at the cost of the permit holder and on/off shut down testing to resolve uncertainty.</p> <p>c) Following the initial post-construction reporting process, additional independent assessment may be requested by the responsible authority at any time, where complaints are received and are considered to reasonably warrant investigation.</p> <p>d) If investigations indicate special audible characteristics are potentially occurring, procedures outlined in Appendix B of the Standard should be applied.</p>	
New Condition	Noise complaint response plan	New condition	<p>Before the first turbine is commissioned, the permit holder must prepare a noise complaint investigation and response plan to the satisfaction of the responsible authority.</p> <p>The plan shall include:</p> <ol style="list-style-type: none"> <li>a process of investigation to resolve a complaint;</li> <li>a requirement that all complaints will be recorded in an incidents register;</li> <li>how contact details will be communicated to the public;</li> <li>a toll free telephone number and email contact for complaints and queries;</li> <li>details of the appropriate council contact telephone number and email address (where available); and</li> <li>a table outlining complaint information for each complaint received, including: <ul style="list-style-type: none"> <li>the complainant's name;</li> <li>any applicable property reference number if connected to a background testing location;</li> <li>the complainant's address;</li> <li>a receipt number for each complaint which is to be communicated to the complainant</li> <li>the time, prevailing conditions and description of the complainant's concerns including the potential incidence of special audible characteristics</li> <li>the processes of investigation to resolve the complaint.</li> </ul> </li> </ol> <p>A report including a reference map of complaint locations, and outlining complaints, investigation and remediation actions is to be provided on an annual basis to the satisfaction of the responsible authority.</p> <p>The register and complaints response process shall continue for the duration of the operation of the wind energy facility and must be made available to the responsible authority on request.</p> <p>The owner of the wind energy facility must implement and comply with the Approved Noise Complaint, Investigation and Response Plan for the duration of the operation of the wind energy facility.</p>	This condition is based on the Example Permit Conditions provided in the Guidelines, with no modifications.
Condition 33	On Site Landscaping Plan	Before the development starts, on-site landscape plans must be prepared for the substations and maintenance facility to the satisfaction of the Minister for Planning. When approved, the plans will be endorsed and will then form part of this permit. The plans must include: <ol style="list-style-type: none"> <li>landscaping to screen the substation, maintenance facility and associated permanent buildings other than the turbines;</li> <li>details of plant species proposed to be used in the landscaping, including height and spread at maturity;</li> <li>a timetable for implementation of all landscaping works;</li> <li>a maintenance and monitoring program; and</li> <li>surfacing of access tracks in a manner which does not unduly contrast with the landscape.</li> </ol>	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
		The landscaping as shown on the endorsed on-site landscaping plan must be completed to the satisfaction of the Minister for Planning in accordance with the implementation timetable.		
Condition 34	Off-Site Landscaping Plan	<p>Within 6 months of the date of endorsement of the development plan under Condition 1, a program of voluntary landscape mitigation works to the satisfaction of the Minister for Planning must be made available to the owners of dwellings within 3 kilometres of the nearest turbine.</p> <p>The offer to owners to participate in the program must remain available up until 12 months after the commissioning of the last wind turbine of the development or relevant stage.</p> <p>If a program of voluntary landscape mitigation works is accepted by one or more owners, as part of that program, an off-site landscaping plan must be prepared in consultation with each landowner participating in the landscaping program for their property at the cost of the operator under this permit and to the satisfaction of the responsible authority.</p> <p>The plan must:</p> <ul style="list-style-type: none"> <li>a) provide details of planting or other treatments that will be used to reduce the visual impact of the wind turbines at the landowner's dwelling including plant species to be used and the expected height and spread of plants at maturity;</li> <li>b) include the maintenance of the landscaping for a period of two years; and</li> <li>c) include a timetable for implementation of the landscaping works.</li> </ul> <p>When approved by the Minister the plans will be endorsed accordingly and will then form part of this permit.</p> <p>The landscaping as shown on the endorsed off-site landscape plans must be completed to the satisfaction of the Minister for Planning within 12 months of the endorsement of the particular plan unless otherwise agreed by the landowner.</p>	<p>Within 6 months of the date of endorsement of the development plan under Condition 1, a program of voluntary landscape mitigation works to the satisfaction of the Minister for Planning must be made available to the owners of dwellings within 4 kilometres of the nearest turbine.</p> <p>The offer to owners to participate in the program must remain available up until 12 months after the commissioning of the last wind turbine of the development or relevant stage.</p> <p>If a program of voluntary landscape mitigation works is accepted by one or more owners, as part of that program, an off-site landscaping plan must be prepared in consultation with each landowner participating in the landscaping program for their property at the cost of the operator under this permit and to the satisfaction of the responsible authority.</p> <p>The plan must:</p> <ul style="list-style-type: none"> <li>a) provide details of planting or other treatments that will be used to reduce the visual impact of the wind turbines at the landowner's dwelling including plant species to be used and the expected height and spread of plants at maturity;</li> <li>b) include the maintenance of the landscaping for a period of two years; and</li> <li>c) include a timetable for implementation of the landscaping works.</li> </ul> <p>When approved by the Minister for Planning the plans will be endorsed accordingly and will then form part of this permit.</p> <p>The landscaping as shown on the endorsed off-site landscape plans must be completed to the satisfaction of the Minister for Planning within 12 months of the endorsement of the particular plan unless otherwise agreed by the landowner.</p>	<p>The landscape and visual impact assessment prepared to accompany this application found that the permitted wind turbines would be 'highly visible and will usually dominate the landscape' between 1.5-3 km, where the amended wind turbines will be visible at up to 4 km. Given that the zone of visual influence has expanded, the application to amend the Permit responds by requesting an extension of the requirement to offer voluntary landscape mitigation to residents within 4 km of the nearest wind turbine.</p>
Condition 35	Traffic Management Plan	<p>35. Before the development starts, a traffic management plan must be prepared by a suitably qualified and experienced road and traffic engineer in consultation with Pyrenees Shire Council, Corangamite Shire Council and VicRoads to the satisfaction of the Minister for Planning. When approved, the plan will be endorsed and will then form part of this permit. The plan must include:</p> <ul style="list-style-type: none"> <li>a) an existing conditions survey of public roads that may be used for access and designated construction transport vehicle routes in the vicinity of the wind energy facility, including details of the suitability, design, condition and construction standard of the roads;</li> <li>b) the designation of appropriate construction and transport vehicle routes to the wind energy facility site;</li> <li>c) details of the road works required to upgrade all roads identified in Condition 35 b) to a standard suitable to cater for the movement of heavy and over-dimensioned vehicles. All upgrade works identified in the plan are to be completed before construction works on the wind farm site begin, to the satisfaction of the relevant road authority;</li> <li>d) the identification and timetabling of any required construction works;</li> <li>e) the designation of all vehicle access points to the wind energy facility from surrounding roads. The location and detailed design of the connection between the internal access tracks and the public roads must ensure safe sight distances, turning movements, and avoid potential through traffic conflicts;</li> <li>f) recommendations on the need for road and intersection upgrades to</li> </ul>	<p>Before the development starts, a traffic management plan must be prepared by a suitably qualified and experienced road and traffic engineer in consultation with Pyrenees Shire Council, Corangamite Shire Council and VicRoads to the satisfaction of the Minister for Planning. When approved, the plan will be endorsed and will then form part of this permit. The plan must include:</p> <ul style="list-style-type: none"> <li>a) an existing conditions survey of public roads that may be used for access and designated construction transport vehicle routes in the vicinity of the wind energy facility, including details of the suitability, design, condition and construction standard of the roads;</li> <li>b) the designation of appropriate construction and transport vehicle routes to the wind energy facility site;</li> <li>c) details of the road works required to upgrade all roads identified in Condition 22 b) to a standard suitable to cater for the movement of heavy and over-dimensioned vehicles. All upgrade works identified in the plan can be completed in stages before construction works on the wind farm site begin, to the satisfaction of the relevant road authority;</li> <li>d) the identification and timetabling of any required construction works;</li> <li>e) the designation of all vehicle access points to the wind energy facility from surrounding roads. The location and detailed design of the connection between the internal access tracks and the public roads must ensure safe sight distances, turning movements, and avoid potential through traffic conflicts;</li> <li>f) recommendations on the need for road and intersection upgrades to accommodate any additional traffic or site access requirements, whether temporary or on-going and the timing of when these upgrades are to be</li> </ul>	<p>The proposed amendments clarify that the Traffic Management Plan can be prepared in stages, consistent with Condition 5 of the Permit, and include reference to VicRoads in regard to the payment of security deposits and/or bonds (as requested by VicRoads). It is proposed to remove the note which relates to additional approval required for native vegetation associated with roadworks, as this is being considered as part of this application and therefore the anticipated amended permit.</p> <p><i>Administrative Improvement - inclusion of full reference to the Planning and Environment Act 1987.</i></p>

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
		<p>accommodate any additional traffic or site access requirements, whether temporary or on-going and the timing of when these upgrades are to be undertaken. This is to include engineering plans demonstrating how truck movements can be accommodated on sealed roadways and turned where possible without encroaching onto the incorrect side of the road;</p> <p>g) measures to be used to manage traffic impacts associated with the ongoing operation of the wind energy facility on the traffic volumes and flows on surrounding roads, including the designation of operating hours and speed limits for trucks on routes accessing the site so as to avoid school bus routes and school bus times where relevant, and to provide for resident safety;</p> <p>h) a program of regular inspections to be carried out during the construction period to identify maintenance works necessary as a result of construction traffic;</p> <p>i) a program to rehabilitate roads to the condition identified by the surveys required above by Condition 35 a) above; and</p> <p>j) prior to the completion of the traffic management plan a site visit between VicRoads and the wind energy facility operator must be undertaken.</p> <p>k) if required by Pyrenees and/or Corangamite Shire Council, the payment of (a) security deposit(s) or bond(s) for a maintenance period of 24 months in respect of works covered by the traffic management plan in their respective shires. Such security deposit(s) or bond(s) is/are to be applied to roadworks not completed under the traffic management plan or to be released at the end of that period.</p> <p>The traffic management and road upgrade and maintenance works associated with the wind energy facility must be carried out in accordance with the traffic management plan to the satisfaction of the responsible authority and the cost of any works including maintenance are to be at the expense of the wind energy facility operator.</p> <p>All heavy and over-dimensioned vehicles are to be restricted to the haul routes identified in the traffic management plan unless with the prior written consent of VicRoads and the Shire of Pyrenees or Shire of Corangamite as relevant.</p> <p>Note: Once the traffic routes are finalised, it may be necessary to apply for further permission for native vegetation removal to accommodate road works – either by application to amend this permit under section 72 of the Act or by a new permit application.</p>	<p>undertaken. This is to include engineering plans demonstrating how truck movements can be accommodated on sealed roadways and turned where possible without encroaching onto the incorrect side of the road;</p> <p>g) measures to be used to manage traffic impacts associated with the ongoing operation of the wind energy facility on the traffic volumes and flows on surrounding roads, including the designation of operating hours and speed limits for trucks on routes accessing the site so as to avoid school bus routes and school bus times where relevant, and to provide for resident safety;</p> <p>h) a program of regular inspections to be carried out during the construction period to identify maintenance works necessary as a result of construction traffic;</p> <p>i) a program to rehabilitate roads to the condition identified by the surveys required above by Condition 22 a) above; and</p> <p>j) prior to the completion of the traffic management plan a site visit between VicRoads and the wind energy facility operator must be undertaken.</p> <p>k) if required by Pyrenees and/or Corangamite Shire Council and/or VicRoads, the payment of (a) security deposit(s) or bond(s) for a maintenance period of 24 months in respect of works covered by the traffic management plan in their respective shires. Such security deposit(s) or bond(s) is/are to be applied to roadworks not completed under the traffic management plan or to be released at the end of that period.</p> <p>The traffic management and road upgrade and maintenance works associated with the wind energy facility must be carried out in accordance with the traffic management plan to the satisfaction of the responsible authority and the cost of any works including maintenance are to be at the expense of the wind energy facility operator.</p> <p>All heavy and over-dimensioned vehicles are to be restricted to the haul routes identified in the traffic management plan unless with the prior written consent of VicRoads and the Shire of Pyrenees or Shire of Corangamite as relevant.</p>	
Condition 36	Television and Radio Reception and Interference	A pre-construction survey must be carried out to the satisfaction of the Minister for Planning to determine television and radio reception strength at selected locations within 5km of any wind turbine including non-stakeholder dwellings. The location of such monitoring is to be determined to the satisfaction of the Minister for Planning by an independent television and radio monitoring specialist appointed by the operator under this permit.	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Condition 37	Television and Radio Reception and Interference	If, following commencement of the operation of the wind energy facility, a complaint is received regarding the wind energy facility having an adverse effect on television or radio reception at the site of any dwelling in the area which existed at the date of the pre-construction survey, a post-construction survey must be carried out at the dwelling.	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Condition 38	Television and Radio Reception and Interference	If the post-construction survey establishes any increase in interference to reception as a result of the wind energy facility operations, the wind energy facility operator must undertake measures to mitigate the interference and return the affected reception to pre-construction quality at the cost of the wind	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
		energy facility operator and to the satisfaction of the Minister for Planning.		
Condition 39	Complaints made to the Responsible Authority	<p>If a complaint is received by the responsible authority about the wind energy facility the responsible authority will after consideration of the views of the complainant and the wind energy facility operator, determine if a dispute exists. For the purposes of this condition a dispute is a matter remaining unresolved after application of the complaints management plan.</p> <p>If the responsible authority determines and advises that a dispute does not exist, the complainant and the wind energy facility operator should use the provisions of the complaint management plan to resolve the complaint.</p> <p>If the responsible authority determines that a dispute does exist and that there is a breach of the permit, action must be taken to bring the operation of the wind farm into compliance with the permit</p> <p>In determining whether a breach exists the responsible authority may require the wind energy facility operator to:</p> <ul style="list-style-type: none"> <li>• Commission a suitably qualified expert to provide an opinion as to whether a breach exists, and/or</li> <li>• Conduct compliance testing.</li> </ul>	<i>No amendments proposed.</i>	
Condition 40	Security	All site and wind turbine access points and electrical equipment must be locked when not in use and made inaccessible to the general public to the satisfaction of the responsible authority. Public safety warning signs must be located on all towers and all spare parts and other equipment and materials associated with the wind energy facility must be located in screened, locked storage areas that are inaccessible to the public to the satisfaction of the responsible authority.	<p>A pre-construction survey must be carried out to the satisfaction of the Minister for Planning to determine television and radio reception strength at selected locations within 5km of any wind turbine including non-participant dwellings. The location of such monitoring is to be determined to the satisfaction of the Minister for Planning by an independent television and radio monitoring specialist appointed by the operator under this permit.</p>	Minor amendments. Replace "stakeholder" with "participant", to use consistent wording throughout the Permit.
Condition 41	Preliminary Investigative Works		<i>No amendments proposed.</i>	
Condition 42	Decommissioning	<p>The wind energy facility operator must, no later than 1 month after all wind turbines have permanently ceased to generate electricity, notify the Minister for Planning in writing of the cessation of the use. Within a further 6 months of this notification (or in the absence of notification, unless with the consent of the Minister for Planning, within 12 months of all turbines ceasing to operate), the wind energy facility operator, or in the absence of the operator, the owner of the land on which the relevant turbine(s) is/are located, must prepare a decommissioning plan to the satisfaction of the Minister for Planning.</p> <p>The decommissioning plan must provide for the following:</p> <ol style="list-style-type: none"> <li>the removal of all above ground non-operational equipment;</li> <li>the removal and clean up any residual spills or contamination;</li> <li>the rehabilitation of all storage, construction, access tracks and other areas affected by the project closure or decommissioning, if not otherwise useful to the on-going management of the subject land;</li> <li>a decommissioning traffic management plan to the satisfaction of the Minister for Planning; and</li> <li>a post-decommissioning revegetation management plan, including a timetable of works to the satisfaction of the Minister for Planning.</li> </ol> <p>The decommissioning plan must be implemented to the satisfaction of the Minister for Planning within 24 months of approval of the plan or within such other timeframe as may be specified by the Minister for Planning.</p>	<i>No amendments proposed.</i>	
Condition	Country Fire Authority	<p>Access</p> <ol style="list-style-type: none"> <li>Constructed roads must be a minimum of four (4) metres in trafficable</li> </ol>	<i>No amendments proposed.</i>	

Existing Permit		Proposed Amended Permit Condition	Rational / Justification	
43		<p>width.</p> <p>b) There must be no fixed obstructions within 1 metre of the formed edge of the road width and a four (4) metre vertical clearance over the trafficable width to allow access by a fire truck.</p> <p>c) Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.</p> <p>d) The average grade must be no more than 1 in 7 (14.4%) (8.1 deg.) with a maximum of no more than 1 in 5 (20%) (11.3 deg.) for no more than 50 metres. Dips must have no more than a 1 in 8 (12.5%) (7.1 deg.) entry and exit angle.</p> <p>e) Bridges and culverts must comply with the Australian Bridge Design Code and live load must be SM1600 traffic design loading.</p> <p>f) All roads must have a maximum cross fall alignment of 1 in 33 (3%) and a minimum of curves.</p> <p>g) Curves should have a minimum inner radius of 10 metres.</p> <p>h) Constructed roads more than 200 metres in length must have passing bays provided every 200 metres. Passing bays must be a minimum six (6) metres in trafficable width and twenty (20) metres long.</p>		
Condition 44	Country Fire Authority	<p>Water Supply</p> <p>a) A static water supply solely dedicated for fire fighting is to be provided and maintained at the concrete batching plant(s).</p> <p>b) Static water supply tanks for fire fighting must be fitted with at least one, preferably two 64mm, 3 thread / 25mm x 50mm nominal bore British Standard Pipe (BSP), round male coupling.</p> <p>c) Static water supply tanks for fire fighting must be readily identifiable with red 300mm x 400mm x 400mm triangular water markers with the letter W in white and a reflective blue marker.</p> <p>d) Fire brigade vehicles must be able to get within four (4) metres of the outlet(s) on a hard standing and turning area which:</p> <ul style="list-style-type: none"> <li>• is accessible in all weather conditions;</li> <li>• is capable of accommodating a vehicle of 15 tonnes; and</li> <li>• has a minimum radius of ten (10) metres.</li> </ul>	<p><i>No amendments proposed.</i></p>	<p><i>No amendments proposed.</i></p>
Condition 45	Country Fire Authority	<p>Fuel/Vegetation Management</p> <p>a) During the declared Fire Danger Period, grass must be no more than 100mm in height and leaf litter no more than 10mm deep for a distance of thirty (30) metres around constructed buildings and viewing platforms.</p> <p>b) During the declared Fire Danger Period, a fuel reduced area of four (4) metres width must be maintained around the perimeter of Electricity Compounds and Substation type facilities.</p> <p>c) During the declared Fire Danger Period, there must be no long grass or deep leaf litter in areas where plant and heavy equipment will be working.</p> <p>d) During the declared Fire Danger Period, all plant and heavy equipment must carry at least one 9.0 litre Water Stored Pressure fire extinguisher with a minimum rating of 3A, when conducting work activities onsite and obtain a permit for work on days of total fire ban.</p>	<p><i>No amendments proposed.</i></p>	<p><i>No amendments proposed.</i></p>
Condition 46	Corangamite Shire	<p>A publicly accessible information shelter displaying information about the wind farm and designed in consultation with the Corangamite Shire Council and VicRoads must be constructed in Skipton.</p>	<p><i>No amendments proposed.</i></p>	<p><i>No amendments proposed.</i></p>

Existing Permit			Proposed Amended Permit Condition	Rational / Justification
Condition 47	Corangamite Shire	The permit holder must develop and implement a Construction Workforce Accommodation Strategy, in consultation with affected councils and to the satisfaction of the Minister for Planning with the objectives of: <ul style="list-style-type: none"> <li>• minimising housing stress for low income households in rental accommodation in nearby townships;</li> <li>• creating new housing including short term worker accommodation within township boundaries;</li> <li>• minimising the need for new physical and social infrastructure; and</li> <li>• minimising any adverse effect on community cohesion</li> </ul>	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Condition 48	Expiry	This permit will expire if one of the following circumstances applies: <ol style="list-style-type: none"> <li>i. the development is not started within 5 years of the date of this permit;</li> <li>ii. the development is not completed within 10 years of the date of this permit.</li> </ol> The Minister for Planning may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Permit Note 1		For the purpose of these conditions, a non-stakeholder or non participating landholder means the land holder of an abutting property without a contract for the installation of the permitted wind turbines on that person's property.	For the purpose of these conditions, a non-participant means a landowner whose land is listed in the Address of the Land in this permit or has written agreement relating to their land dealing with noise or shadow flicker from the permitted wind turbines. A non-participant means any landowner who is not a participating landowner.	Permit Note 1 seeks to make clear that dwellings outside of the Address of the Lands may be classified as participant because dwellings on lands not permitted for development may belong to stakeholders in the project. These stakeholders are willing to accept "participant" level impacts due to the benefits of being involved in the project. The current Permit Note attempts to include these participating landowner dwellings, but does this in a potentially confusing manner. The current wording of the Permit Note limits participation to a contract for permitted wind turbines and is ambiguous as to how dwellings within the Address of Lands are to be classified. As such, amended wording is proposed to provide clarity on the definition of a participant and non-participant for SHWFPL, landowners and agencies, whilst maintaining the intent of the existing permit note.
Permit Note 2		For the purpose of Condition 6 (e), consultation with the CFA must include CFA at headquarters level, the CFA Regional Office and the local volunteer brigades.	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Permit Note 3		Prior to the removal, destruction or lopping of any vegetation listed under the <i>Flora and Fauna Guarantee Act 1988</i> from Crown land, a permit under that Act must be obtained from the Department of Sustainability and Environment.	Prior to the removal, destruction or lopping of any vegetation listed under the <i>Flora and Fauna Guarantee Act 1988</i> from Crown land, a permit under that Act must be obtained from the Department administering the <i>Flora and Fauna Guarantee Act 1988</i> .	Administrative Improvement - reference to department name.
Permit Note 4		Prior to works commencing, a Works on Waterways Permit must be obtained from Glenelg Hopkins CMA for construction of all proposed waterway crossings for vehicles and utility conduits. Unless electrical conduit crossings are aligned with access tracks, otherwise separate permission will be required for these.	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Permit Note 5		5. Where surface water or groundwater is to be used for construction purposes, before commencement of works, permits will need to be obtained from Southern Rural Water.	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>

## C.2 Proposed Changes to Address of the Land

Address of the Land (Listed in Permit)	Proposed Amendment	Rational / Justification
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Address of the Land (Listed in Permit)	Proposed Amendment	Rational / Justification
Volume 08274 Folio 012 Crown Allotment 2 Section A Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08350 Folio 829 Crown Allotment 5B Section A Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08451 Folio 358 Lot 1 on title plan TP330600V	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08712 Folio 277 Crown Allotment 5 Section A Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 06062 Folio 304 Lots 1, 2, 3, 4, 5, 6,7,8,9, & 10 on title plan TP761464V	Delete	Delete - Not required for the amended WEF.
Volume 02472 Folio 229 Crown Allotment 49A Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 02670 Folio 946 Crown Allotment 40G Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 02679 Folio 730 Crown Allotment 40H Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 09523 Folio 494 Crown Allotment 40A2 Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 02711 Folio 103 Crown Allotment 49B Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 04797 Folio 392 Crown Allotment 49E Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 09297 Folio 444 Crown Allotment 50A Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 04759 Folio 721 Crown Allotment 57G Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 03347 Folio 248 Crown Allotment 57F Parish of Trawalla	Delete	Delete - Not required for the amended WEF.
Volume 05964 Folio 779 Lots 1, 2, 3 & 4 on title plan TP233573M	Delete	Delete - Not required for the amended WEF.
Volume 10856 Folio 455 Lot Portion 48 on title plan TP853236X	Delete	Delete - Not required for the amended WEF.
Volume 10856 Folio 456 Lot Portion 46 on title plan TP853236X	Delete	Delete - Not required for the amended WEF.
Volume 10856 Folio 457 Lot Portion 47 on title plan TP853236X	Delete	Delete - Not required for the amended WEF.
Volume 10660 Folio 643 Lot 1 on title plan PS503079F	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10660 Folio 644 Lot 2 on title plan PS503079F	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10241 Folio 262 Crown Allotments 66B1 & 66B2 Parish of Trawalla	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10241 Folio 261 Crown Allotments 65A1 & 65A2 Parish of Trawalla	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 06306 Folio 200 Lot 26 on title plan LP005158	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 7839 Folio 005 Lots 23 & 24 on title plan LP005158	Delete	Delete - Not required for the amended WEF
Volume 07839 Folio 006 Lots 23 & 24 on title plan LP005158	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 9344 Folio 097 Crown Allotment 55C Section 3 Parish of Eurambeen Mahkwallok	Delete	Delete - Not required for the amended WEF
Volume 10926 Folio 157 Lot 3 on title plan TP860886Q	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10926 Folio 158 Lot 4 on title plan TP860886Q	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10926 Folio 161 Lot 1 on title plan TP860886Q	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10926 Folio 172 Lot 2 on title plan TP860886Q	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10926 Folio 174 Lots 5,6,7 & 8 on title plan TP860886Q	Volume 10926 Folio 174 Lots 5, 7 & 8 on title plan TP860886Q	Delete - Lot 6 not required for the amended WEF.
Volume 08250 Folio 270 Lots 1,2,3,4,5 & 6 on title plan TP749151N	Volume 08250 Folio 270 Lots 1 & 6 on title plan TP749151N	Delete - Lots 2, 3, 4 & 5 not required for the amended WEF.
Volume 05850 Folio 856 Crown Allotments 23A, 23B, 24A & 24B Parish of Eurambeen	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 05147 Folio 359 Crown Allotment 14D Parish of Eurambeen	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08575 Folio 922 Crown Allotments 5BB Section13 Parish of Enuç Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 07583 Folio 115 Lots 1,2,3,4, 5,6,7,8 & 9 on title plan TP513735C	Delete	Delete - Not required for the amended WEF
Volume 03929 Folio 698 Crown Allotments 5A & 5BA Section 13 Parish in Section 1, 15, 16 & 17: Enuç Yangerahwill	Delete	Delete - Not required for the amended WEF

Address of the Land (Listed in Permit)	Proposed Amendment	Rational / Justification
Volume 08494 Folio 564 Lot 1 on title plan LP061492	Delete	Delete - Not required for the amended WEF
Volume 08494 Folio 562 Lot 2 on title plan LP061492	Delete	Delete - Not required for the amended WEF
Volume 08178 Folio 460 Lots 1, 2, 3 & 4 on title plan TP242371Y	Volume 08178 Folio 460 Lot 3 on title plan TP242371Y	Delete - Lots 1, 2 & 4, not required for the amended WEF.
Volume 08687 Folio 349 Lots 1, 2 & 3 on title plan TP746129W	Delete	Delete - Not required for the amended WEF
Volume 093307 Folio 659 Lots 1, 2, 3 & 4 on title plan TP173370J	Volume 9307 Folio 659 Lots 2, 3 & 4 on title plan TP173370J	Correction - Volume 9307 (not 093307). Delete Lot 1.
Volume 08744 Folio 903 Lots 1, 2, 3, 4, 5,6,7,8 & 9 on title plan TP406280R	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 09307 Folio 658 Lots 1,2,3,4,5,6,7 & 8 on title plan TP171660K	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08654 Folio 072 Lots 1,2,3,4,5,6,7,8,9,10,11 & 12 on title plan TP366294X	Volume 08654 Folio 072 Lots 5,6,7,8,9,10,11 & 12 on title plan TP366294X	Delete - Lots 1,2,3,4 not required for the amended WEF.
Volume 08524 Folio 770 Lot 1 on title plan TP571312E	Volume 11111 Folio 285, Lot 1 on title plan TP571312	Replace - Property subdivided since the Permit was issued.
Volume 2315 Folio 918 Crown Allotments 2,3 & 3A Section 12 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 01478 Folio 516 Lots 1 & 2 on title plan TP618390B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 00761 Folio 190 Lots 1 & 2 on title plan TP628274W	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 02592 Folio 296 Crown Allotment 2 Section 14 Parish of Mahkwallok	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 02208 Folio 566 Lots 1, 2 & 3 TP842125U	Volume 11552 Folio 707 Lot 1 on title plan PS726750 Volume 11552 Folio 708 Lot 1 on title plan TP436856 Volume 11552 Folio 709 Lot 1 on title plan TP842125	Replace - Property subdivided since the Permit was issued.
Volume 01770 Folio 839 Crown Allotments 1 & 9 Section 12 Parish of Yangerahwill	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 11111 Folio 284 Lot 1 on title plan TP591474N	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 06417 Folio 280 Crown Allotments 69B2 & 69B3 Parish of Trawalla	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 09345 Folio 482 Lot 1 on title plan LP126112	Delete	Delete - Not required for the amended WEF
Volume 08121 Folio 164 Lots 1, 2, 3, & 4 on title plan TP238241M	Delete	Delete - Not required for the amended WEF
Volume 08252 Folio 049 Lot 1 on title plan TP237012J	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08252 Folio 048 Lots 1 & 2 on title plan TP853330G	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 06861 Folio 055 Crown Allotment 2 Section 11 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 08721 Folio 600 Crown Allotments 1 Section 11 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 06241 Folio 009 Crown Allotment 6 Section 10 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 08252 Folio 047 Lot 22 on title plan LP005158	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08130 Folio 056 Lot 1 on title plan TP336049G	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 01469 Folio 625 Crown Allotments 3 & 4 Section 2 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 05644 Folio 686 Lot 1 on title plan TP556700F	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08946 Folio 985 Lot 2 on title plan LP096172	Delete	Delete - Not required for the amended WEF
Volume 00620 Folio 843 Lots 1 & 2 on title plan TP863833W	Delete	Delete - Not required for the amended WEF
Volume 08941 Folio 978 Crown Allotment 7 Section 28 Parish of Enuoc	Delete	Delete - Not required for the amended WEF
Volume 09007 Folio 719 Lots 1 & 2 on title plan TP551753K	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 06094 Folio 739 Lots 1 & 2 on title plan TP445570L	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 06412 Folio 386 Lots 1 & 2 on title plan TP853328S	Volume 06412 Folio 386 Lot 2 on title plan TP853328S	Delete - Lot 1 not required for the amended WEF.
Volume 10269 Folio 808 Lots 1,2,3, & 4 on title plan TP080285R	Volume 10269 Folio 808 Lots 2, 3, & 4 on title plan TP080285R	Delete - Lot 1 not required for the amended WEF.
Volume 10269 Folio 806 Lots 1,2 & 3 on title plan TP545337K	Volume 10269 Folio 806 Lots 1 & 2 on title plan TP545337K	Delete - Lot 3 not required for the amended WEF.
Volume 10269 Folio 807 Lot 1 on title plan TP093283X	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>

Address of the Land (Listed in Permit)	Proposed Amendment	Rational / Justification
Volume 10754 Folio 102 Lot 2 on title plan PS421069P	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 3399 Folio 622 Lot 14 on title plan LP005158	Volume 3399 Folio 651 Lot 14 on title plan LP005158	Correction - Folio 651 (not 622)
Volume 06014 Folio 622 Lots 1, 2 & 3 on title plan TP822064B	Delete	Delete - Not required for the amended WEF
Volume 08304 Folio 394 Lots 1,2,3 & 4 on title plan TP246368Q	Volume 08304 Folio 394 Lot 2 on title plan TP246368Q	Delete - Lots 1, 3 and 4 not required for the amended WEF.
Volume 11062 Folio 277 Crown Allotment 3 Section A Parish of Nanimia	Volume 11182 Folio 49 Lot 1 on Plan of Subdivision 622104U Volume 11182 Folio 50 Lot 2 on Plan of Subdivision 622104U	Replace - Property subdivided since the Permit was issued.
Volume 08414 Folio 431 Lot 1 on title plan TP404637L	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08941 Folio 449 Crown Allotment 9 Section 28 Parish of Enucl	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 09388 Folio 915 Crown Allotment 8 Section 28 Parish of Enucl	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 09203 Folio 716 Lot 1 on title plan TP160728N	Delete	Delete - Not required for the amended WEF
Volume 10470 Folio 197 Lot 1 on title plan TP014622Y	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10470 Folio 199 Lot 1 on title plan TP014623W	Delete	Delete - Not required for the amended WEF
Volume 10470 Folio 200 Crown Allotment 73 Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10470 Folio 201 Crown Allotment 74 Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10470 Folio 202 Crown Allotment 75 Parish of Nanimia	Delete	Delete - Not required for the amended WEF
Volume 10470 Folio 203 Crown Allotment 78 Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10470 Folio 204 Crown Allotment 79 Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10470 Folio 205 Crown Allotment 80 Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08617 Folio 843 Crown Allotment 5 Section 28 Parish of Enucl	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 02208 Folio 567 Lot 1 on title plan TP436856S	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 09429 Folio 286 Crown Allotment 6 Section A Parish of Nanimia	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 05007 Folio 258 Lots 1, 2, 3 & 4 on title plan TP392377V	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 11032 Folio 990 Lot 2 on title plan PS604561R	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10010 Folio 147 Crown Allotment 98 Parish of Woodnaggerak	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08458 Folio 533 Crown Allotment 3 Section 6 Parish of Yangerahwill	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08067 Folio 827 Crown Allotment 12 Section 28 Parish of Enucl	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08494 Folio 563 Lot 3 on title plan LP061492	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 05818 Folio 452 Crown Allotment 6 Section 13 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 10615 Folio 744 Crown Allotment 6A Section 13 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 08478 Folio 773 Lots 1,2,3,4,5,6,7 & 8 on title plan TP665970Q	Delete	Delete - Not required for the amended WEF
Volume 09388 Folio 784 Crown Allotment 97 Parish of Woodnaggerak	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 09011 Folio 716 Crown Allotment 99 Parish of Woodnaggerak	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 09637 Folio 763 Lot 2 on title plan LP126112	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08250 Folio 268 Lots 1, 2, 3 & 4 on title plan TP244875H	Volume 08250 Folio 268 Lots 1, 3 & 4 on title plan TP244875H	Delete - Lot 2 not required for the amended WEF.
Volume 09019 Folio 711 Crown Allotment 1 Section 6 Parish of Yangerahwill	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08712 Folio 371 Crown Allotment 6 Section 28 Parish of Enucl	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 07803 Folio 001 Lots 1,2,3,4,5,6,7 & 8 on title plan TP601035S	Volume 07803 Folio 001 Lots 1,2,3 & 8 on title plan TP601035S	Delete - Lots 4, 5, 6 & 7 not required for the amended WEF.
Volume 08250 Folio 269 Crown Allotments 20A, 20B, 21A, 21B, 22A, & 22B Parish of Eurambeen	Volume 08250 Folio 269 Crown Allotments 20A, 20B, 21A, 21B & 22A Parish of Eurambeen	Delete - Crown Allotment 22B not required for the amended WEF.

Address of the Land (Listed in Permit)	Proposed Amendment	Rational / Justification
Volume 04298 Folio 578 Lot 25 on title plan LP005158	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10331 Folio 639 Lot 1 on title plan PS407794Q	Delete	Delete - Not required for the amended WEF
Volume 10407 Folio 769 Crown Allotment 39C Parish of Trawalla	Delete	Delete - Not required for the amended WEF
Volume 00742 Folio 274 Crown Allotment 50B Parish of Trawalla	Delete	Delete - Not required for the amended WEF
Volume 06461 Folio 160 Lot 1 & 3 on title plan LP005401	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 05007 Folio 257 Lots 1, 2, 3 & 4 on title plan TP671274C	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 08587 Folio 127 Lot 3 on title plan LP051454	Delete	Delete - Not required for the amended WEF
Volume 02304 Folio 717 Crown Allotment 2 Section 14 Parish of Yangerahwill	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 01174 Folio 614 Crown Allotment 1 Section 14 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 08504 Folio 744 Crown Allotment 2 Section 15 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 04413 Folio 506 Crown Allotment 4 & 4A Section 14 Parish of Yangerahwill	Delete	Delete - Not required for the amended WEF
Volume 07430 Folio 889 Crown Allotment 3 Section 15 Parish of Yangerahwill	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 049 Lot Portion 41 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 050 Lot Portion 42 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 051 Lot Portion 43 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 052 Lot Portion 44 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 053 Lot Portion 45 on title plan TP019147B	Delete	Delete - Not required for the amended WEF
Volume 10539 Folio 054 Lot Portion 55 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 055 Lot Portion 56 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 056 Lot 1 on title plan TP019147B	Delete	Delete - Not required for the amended WEF
Volume 10539 Folio 057 Lot 2 on title plan TP019147B	Delete	Delete - Not required for the amended WEF
Volume 10539 Folio 058 Lot Portion 57 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 059 Lot Portion 58 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 060 Lot Portion 59 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 061 Lot Portion 60 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 062 Lot Portion 61 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 036 Lot Portion 62 on title plan TP 019147B	Volume 10539 Folio 063 Lot Portion 62 on title plan TP 019147B	Correction - Folio 063 (not 036)
Volume 10539 Folio 064 Lot Portion 63 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 10539 Folio 065 Lot Portion 64 on title plan TP019147B	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
Volume 11032 Folio 989 Lot 1 on title plan PS604561R	<i>No amendments proposed.</i>	<i>No amendments proposed.</i>
New	Volume 08478 Folio 774 Lot 3 on title plan TP671365Y	Omission from original planning permit - Volume 08478 Folio 774 Lot 3 on title plan TP671365Y
New	Volume 08983 Folio 002 Lot 2 on title plan PS087819	Omission from original planning permit - Volume 08983 Folio 002 Lot 2 on title plan PS087819
New	Allotment 2004 on title plan PP3257 Parish of Nanima	Omission from original planning permit - Allotment 2004 on title plan PP3257 Parish of Nanima
New	Volume 10826 Folio 008 Lot 1 on title plan TP620469	Addition - Volume 10826 Folio 008 Lot 1 on title plan TP620469 is required for the amended WEF.
New	Volume 10826 Folio 009 Lot 2 on title plan PS620469	Addition - Volume 10826 Folio 009 Lot 2 on title plan PS620469 is required for the amended WEF.

Address of the Land (Listed in Permit)	Proposed Amendment	Rational / Justification
New	Volume 8252 Folio 671 Lot 1,2,3 and 4 on title plan TP663543	Addition - Volume 8252 Folio 671 Lot 1,2,3 and 4 on title plan TP663543 is required for the amended WEF.
New	Volume 11644 Folio 238 Crown Allotment 3A Section 8 Parish of Yangerahwill	Addition - Volume 11644 Folio 238 Crown Allotment 3A Section 8 Parish of Yangerahwill is required for the amended WEF.
New	Volume 9558 Folio 918 Lot 2 on title plan PS145218	Addition - Volume 9558 Folio 918 Lot 2 on title plan PS145218 is required for the amended WEF.
New	Volume 10654 Folio 101 Lot 1 on title plan PS421069	Addition - Volume 10654 Folio 101 Lot 1 on title plan PS421069 is required for the amended WEF.
New	All roads and road reserves that lie within the wind energy facility site boundary, as shown on indicative layout plan (Amended Indicative Layout Plan – 20160428 Rev 0A), including used public roads, and unused roads (licensed and unlicensed).	Omission from original planning permit

## Appendix D. Certificates of Title

## Appendix E. Figures

## **Appendix F. Amended WEF Indicative Layout Plan**

## **Appendix G. Preliminary Intersection Designs (RDZ1)**

## **Appendix H. Proposed Amended Permit (with tracked changes)**

## **Appendix I. Indicative Business Identification Sign**

## Appendix J. Traffic Impact Assessment

## Appendix K. Social Impact Assessment Findings

Matters of Interest	Perceived Impact <i>(identified through social research conducted in 2013)</i>	Impact Rating	What has / will be done to address these concerns <i>(independently or as a condition of the Permit)</i>
<b>Road Safety</b>	<p><i>Impacts on: Non-landowner residents, Landowners, general road users/through traffic</i></p> <ul style="list-style-type: none"> <li>Increased road traffic (particularly heavy vehicles) will damage and reduce the life of roads.</li> <li>The extent of the impacts and specific roads affected will depend considerably on the source of quarried materials for the project.</li> <li>Increased truck movements affecting local traffic volume, trip timing and frequency of interaction between trucks and light vehicles</li> <li>Safety, particularly child safety during school bus pick up/drop off times</li> </ul>	<b>High</b>	<ul style="list-style-type: none"> <li>The amended WEF access arrangements have been designed to minimise the impact on public roads by limiting the roads which construction traffic will be required to use / frequency of use.</li> <li>In accordance with Condition 35 of the Permit, a Traffic Management Plan will be prepared to the satisfaction of the Pyrenees Shire Council, Corangamite Shire Council and VicRoads, and will include road safety measures.</li> <li>The Traffic Management Plan and proposed trunk route has been discussed with community members and with Pyrenees Shire Councillors and officers</li> </ul>
<b>Visual Amenity</b>	<p><i>Impacts on: Landowners, Non-landowner residents, Businesses, people passing through the area</i></p> <ul style="list-style-type: none"> <li>Wind turbines and high voltage transmission lines are new visual elements in the local landscape and will have a negative effect on the visual amenity of the area for some residents.</li> <li>The extent of the visual impact of the power transmission lines will vary according to location, existence of screening vegetation (and the extent of any vegetation clearing required for easements), the nature of the landscape being traversed and the design of the transmission infrastructure (i.e. lattice towers, poles).</li> </ul>	<b>High</b>	<ul style="list-style-type: none"> <li>An assessment of change in potential impact by the amended WEF compared with the permitted WEF has been undertaken.</li> <li>Condition 33 (On-Site Landscaping Plan) and Condition 34 (Off-Site Landscaping Plan) require SHWFPL to prepare onsite landscaping plans to mitigate potential impact by the substations and maintenance facility, and implement an off-site program of voluntary landscaping works for dwellings within the surrounding area.</li> <li>The application to amend the Permit seeks to amend Condition 34 to increase the availability of the voluntary landscaping works to dwelling owners up to 4 km (from 3 km) from a turbine.</li> <li>When speaking with neighbours within 2 km of a permitted turbine SHWPL have discussed the availability of voluntary landscaping works, if required.</li> </ul>
<b>Amenity of local environment</b>	<p><i>Impacts on: Non-landowner residents, Landowners, Businesses</i></p> <ul style="list-style-type: none"> <li>Increased truck noise (e.g. through towns, during times of low background noise), increased inconvenience and annoyance caused by requiring changed</li> </ul>	<b>Medium</b>	<ul style="list-style-type: none"> <li>The amended WEF will result in a reduction in overall footprint for the WEF, including a reduction in length of access tracks, underground cabling and overhead powerlines. Potential construction impacts are therefore likely</li> </ul>

Matters of Interest	Perceived Impact <i>(identified through social research conducted in 2013)</i>	Impact Rating	What has / will be done to address these concerns <i>(independently or as a condition of the Permit)</i>
	behaviours (e.g. one-way traffic impacts, slow traffic, increased roadside dust).		<p>to be reduced.</p> <ul style="list-style-type: none"> <li>Mitigation measures will be prescribed in an EMP, pursuant to Condition 6 of the Permit.</li> <li>In accordance with Condition 35 of the Permit, a Traffic Management Plan will be prepared to the satisfaction of the Pyrenees Shire Council, Corangamite Shire Council and VicRoads.</li> </ul>
<b>Social Cohesiveness</b>	<p><i>Impacts on: Non-landowner residents, Landowners, Businesses, Organisations</i></p> <ul style="list-style-type: none"> <li>Division in the community between those supportive and those in opposition to the project.</li> <li>The integration of the construction workforce into the community.</li> <li>Will there be a construction workforce code of conduct to which all contractors working on the project would be required to commit.</li> </ul>	<b>Medium</b>	<ul style="list-style-type: none"> <li>SHWFPL communicated with community members who opposed the wind farm in 2009/10 and offered the opportunity for an individual discussions regarding the progress of the project during 2011 and the amendment application in 2016.</li> <li>SHWFPL has been operating a project specific website providing information and updates, it also has a project specific 1800 phone number for community members to call for further information.</li> <li>A SHWFPL representative is regularly on-site to meet with landowners, neighbours and the general community regarding the project.</li> <li>SHWFPL regularly advertised and provided information via the local media through advertisements and media articles, as well as a regular community newsletter.</li> <li>SHWFPL has conducted a community investment program that contributes to the communities surrounding the project area, this will continue through the construction phase of the project.</li> <li>A publicly accessible information shelter displaying information about the wind farm will be implemented in accordance with Condition 46 of the Permit.</li> <li>It is envisaged that a construction workforce code of conduct will be developed prior to construction commencing.</li> </ul>
<b>Increased stress and anxiety</b>	<p><i>Impacts on: Landowners, Non-landowner residents</i></p> <ul style="list-style-type: none"> <li>Issues of concern to some local residents</li> </ul>	<b>Medium</b>	<ul style="list-style-type: none"> <li>Provision of up-to date project information through a project specific website providing information and</li> </ul>

Matters of Interest	Perceived Impact <i>(identified through social research conducted in 2013)</i>	Impact Rating	What has / will be done to address these concerns <i>(independently or as a condition of the Permit)</i>
	<p>that could be expected to cause stress and anxiety include concerns about the possibility of:</p> <ul style="list-style-type: none"> <li>o health effects and noise annoyance;</li> <li>o impacts on adjacent property values; and</li> <li>o the actual appearance of them and how this will impact views and resident amenity.</li> </ul>		<p>updates, it also has a project specific 1800 phone number for community members to call for further information.</p> <ul style="list-style-type: none"> <li>• A SHWFPL representative is regularly on-site to meet with landowners and the general community regarding the project.</li> <li>• A publicly accessible information shelter displaying information about the wind farm will be implemented in accordance with Condition 46 of the Permit.</li> <li>• A complaints management plan will be prepared as part of the Environmental Management Plan required by Condition 6 of the Permit.</li> <li>• Noise modelling has been undertaken to inform the design of the amended WEF to ensure compliance with conditions of the Permit and NZS6808:2010.</li> <li>• Condition 33 (On-Site Landscaping Plan) and Condition 34 (Off-Site Landscaping Plan) require SHWFPL to prepare onsite landscaping plans to mitigate potential impact by the substations and maintenance facility, and implement an off-site program of voluntary landscaping works for dwellings within the surrounding area.</li> <li>• The majority of neighbours within 2 km have entered into agreements with the SHWFPL (in relation to the neighbour consents required by Clause 52.32 of the Pyrenees Planning Scheme).</li> </ul>
<b>Decreased availability and affordability of accommodation</b>	<p><i>Impacts on: Non-landowner residents i.e. people renting or seeking to rent (or renew leases) in local towns</i></p> <ul style="list-style-type: none"> <li>• Imported labour will require accommodation within a reasonable commuting distance of the project site and may be competing for accommodation with local people.</li> </ul>	<b>Medium</b>	<ul style="list-style-type: none"> <li>• SHWFPL will prepare a Construction Workforce Accommodation Strategy in accordance with Condition 47 of the Permit.</li> <li>• The strategy will be informed by investigations into accommodation options including (but not limited to) Ballarat, Ararat, local caravan parks and/or on-site in SHWFPL owned dwellings.</li> </ul>
<b>Disruption to daily activities</b>	<p><i>Impacts on: Landowners, Non-landowner residents and commuters</i></p> <ul style="list-style-type: none"> <li>• Disruption to general traffic, in particular, but also to stock movements and other</li> </ul>	<b>Medium</b>	<ul style="list-style-type: none"> <li>• The amended WEF access arrangements have been designed to minimise the impact on public roads by limiting the roads which construction</li> </ul>

Matters of Interest	Perceived Impact <i>(identified through social research conducted in 2013)</i>	Impact Rating	What has / will be done to address these concerns <i>(independently or as a condition of the Permit)</i>
	farm-associated activities		<p>traffic will be required to use / frequency of use.</p> <ul style="list-style-type: none"> <li>In accordance with Condition 35 of the Permit, a Traffic Management Plan will be prepared to the satisfaction of the Pyrenees Shire Council, Corangamite Shire Council and VicRoads, and will include measures to reduce disruption (e.g. avoiding peak bus times, providing prior warning of potentially disruptive activities etc.)</li> <li>Proactive communication measures will be undertaken to ensure host landowners and the general community are kept information on construction schedule</li> </ul>
<b>Impacts on valued places and wildlife</b>	<p><i>Impacts on: Non-landowner residents, Landowners, Organisations (specifically environmental)</i></p> <ul style="list-style-type: none"> <li>The wind farm may impact on views, places or things valued by the community for their natural, heritage or cultural characteristics</li> <li>Possible impact on wildlife populations (including potential Transmission impact on broлга)</li> </ul>	<b>Medium</b>	<ul style="list-style-type: none"> <li>Site wide flora and fauna assessment were undertaken to inform the design of the amended WEF.</li> <li>The amended WEF was designed to avoid and minimises potential impact on significant flora and fauna species (e.g. Spiny Rice-Flower, NTGVVP and Golden Sun Moth).</li> <li>A Ground Fauna and Flora assessment was undertaken to inform the application to amend the Permit, which assesses the change in potential impact of the proposed WEF.</li> <li>Measures will be undertaken in accordance with an Environmental Management Plan prepared in accordance with Condition 6 of the Permit, to further minimise impact on any environmentally sensitive areas.</li> <li>Collision risk of broлга with turbines and the internal overhead powerline has been modelled to determine the potential impact by the amended WEF (and the change in potential impact from the permitted WEF).</li> </ul>
<b>Increased demand on local services</b>	<p><i>Impacts on: Businesses, Non-landowner residents, Landowners</i></p> <ul style="list-style-type: none"> <li>The increase in local community due to the construction workforce may increase slightly the demand for local services (e.g. health, policing, emergency)</li> </ul>	<b>Low</b>	<ul style="list-style-type: none"> <li>SHWFPL will prepare a Construction Workforce Accommodation Strategy in accordance with Condition 47 of the Permit.</li> <li>SHWFPL has conducted a community investment program that contributes to</li> </ul>

Matters of Interest	Perceived Impact <i>(identified through social research conducted in 2013)</i>	Impact Rating	What has / will be done to address these concerns <i>(independently or as a condition of the Permit)</i>
	reducing the service level for general community.		<p>the communities surrounding the project area, which will continue through the construction phase of the project.</p> <ul style="list-style-type: none"> <li>• SHWFPL will consult with the relevant authorities prior to construction of the WEF to ensure measures are in place to manage issues as they arise</li> </ul>
<b>Increased income, standard of living</b>	<ul style="list-style-type: none"> <li>• Impacts on: Landowners with turbines or transmission line on property, Businesses, Non-landowner residents, Local government</li> <li>• Increased standard of living of direct beneficiaries (e.g. landholders with turbines, contractors)</li> <li>• Significant increased revenue into the local economy (e.g. payments to council in lieu of rates and other wind farm associated revenue).</li> </ul>	<b>Positive</b>	<ul style="list-style-type: none"> <li>• The development of the WEF will provide opportunities for direct and indirect local employment during construction and operation of the project.</li> <li>• The development of the WEF will provide benefit to farm business by providing a source of income to host landowners, which will encourage investment into agricultural uses.</li> <li>• The majority of neighbours within 2 km have entered into agreements with the SHWFPL (in relation to the neighbour consents required by Clause 52.32 of the Pyrenees Planning Scheme).</li> </ul>

## Appendix L. Stakeholder Engagement Material

## Appendix M. Agency Engagement

Table 12 – AWG Members Interest in SHWF / Amendment

Stakeholder	Matters of Interest	Specific comments Addressed
Australian Rail Track Corporation (ARTC)	Impact of SHWF project on rail corridor (e.g. overhead powerline crossing and heavy vehicle crossings). Rail lessor.	No comments provided.
CFA	The SHWF project design and mitigation measure response to fire and other emergencies.	No comments provided.
Corangamite Catchment Management Authority (CCMA)	Impact of SHWF project on waterways. Assessment and approval of Works on Waterways permit applications under the <i>Water Act 1989</i> within the CCMA area.	No comments provided.
Department of Economic Development, Jobs, Transport and Resources (DEDJTR) <i>(Earth Resources and Economic Development Departments)</i>	Responsible authority for the quarry and the Work Plan and Work Authority process under the <i>Mineral Resources (Sustainable Development) Act 1990</i> . Additionally, DEDJTR are responsible for the development of Victoria's Renewable Energy Roadmap.	<u>Transport</u> Their review focussed on the main submission document and traffic assessment. Only minor comments were provided regarding ensure the documentation referred to the current department names (and noted their previous names), as there has been numerous name changes throughout the life of the project. <i>This final report has been reviewed to ensure department names have been correctly referenced.</i> <u>Resources</u> No comments provided.
Department of Environment, and Land, Water and Planning (DELWP) <i>(includes the Planning and Environment Departments)</i>	Impact of the SHWF from a planning and land use perspective. Minister for Planning is the responsible authority for WEF planning permit. Responsible authority for <i>Environment Effects Act 1987</i> . Impact of SHWF project on the transport network (including road and rail). Impact of SHWF project on the environment. Referral authority and interested party in amendment application, work plan, and environmental approval processes. Responsible Authority for approvals, and interest in species protected (e.g. avifauna etc.), under the <i>Flora and Fauna</i>	<u>Environment</u> DELWPs comments largely related to the Ground Flora and Fauna Assessment and Bird and Bat assessment. A summary of their comments are as follows: <u>General</u> <ul style="list-style-type: none"> <li>The conceptual foundation used (benchmarking against existing approval with due diligence review for changes to regulation and operating environment) is sound and is supported</li> </ul> <u>Ground Flora and Fauna</u> <ul style="list-style-type: none"> <li>Clearly state whether information provided on the identification of native vegetation on the amended proposal is the result of on ground surveys or interpretation of modelled data.</li> <li>Ensure application demonstrates how the proponent has implemented the avoid and minimise principal. E.g. highlight where the proposal has avoided native vegetation and threatened species / habitat, including mapping illustrating the difference between permitted WEF and amended WEF.</li> <li>It would be beneficial for DELWP to undertake a site visit with</li> </ul>

Stakeholder	Matters of Interest	Specific comments Addressed
	<p><i>Guarantee Act 1988, Wildlife Act 1975, Crown Land (Reserves) Act 1978 and Land Act 1958.</i></p>	<p>the proponents and/or consultants to assess the newly proposed areas for vegetation removal. This does not necessarily need to occur before lodgement of the application.</p> <p><i>Bird and Bat</i></p> <ul style="list-style-type: none"> <li>• The report is comprehensive and robust, any residual issues can be readily addressed at the subsequent steps in the approval process.</li> <li>• The commentary provided in Section 7.1.3 is noted and the argument for the use of ensuring proven mitigation measures as the most cost effective approach is supported.</li> <li>• Technical information (and confidence in its interpretation) had improved since the Permit was issued in 2010, reducing uncertainty in assessment of risk and the consequential need for a very conservatively control environment. As such, the bird and bat related permit conditions could be further amended to: <ul style="list-style-type: none"> <li>○ ensure consistency with the nationally agreed principles of environmental policy, note clause 3.4(3) <a href="http://www.environment.gov.au/about-us/esd/publications/intergovernmental-agreement">http://www.environment.gov.au/about-us/esd/publications/intergovernmental-agreement</a></li> <li>○ consider ISO14001 (2015) and the role of public reporting</li> </ul> </li> </ul> <p><i>The final Ground Flora and Fauna Assessment has been updated to clearly state that the identification of native vegetation is a result of ground surveys, and now includes additional mapping / discussion illustrating where native vegetation, threatened species / habitat has been avoided. Additionally, SHWFPL will arrange a site visit with representatives from DELWP once the application has been lodged.</i></p> <p><i>The amendment application has not been update to include less conservative bird and bat related conditions at this stage. SHWFPL are happy to commit to the previous more conservative approach, however welcome further discussion with DELWP during the anticipated referral process / post lodgement.</i></p> <p><i>Planning</i></p> <p>No comments provided.</p>
<p>Environment Protection Authority (EPA)</p>	<p>Impact of the SHWF project on the environment.</p> <p>Responsible for the administration of the <i>Environment Protection Act 1970</i> and regulations such as the State Environment Protection Policies (SEPPs), industrial waste management policies, works approvals, licences, permits and pollution abatement notices, and implementing the National Environment Protection Measures.</p>	<p>No comments provided.</p>
<p>Glenelg Hopkins</p>	<p>Impact of SHWF project on</p>	<p>GHCMA have no specific comments on the application to amend</p>

Stakeholder	Matters of Interest	Specific comments Addressed
<p>Catchment Management Authority (GHCMA)</p>	<p>waterways. Assessment and approval of Works on Waterways permit applications under the <i>Water Act 1989</i> within the GHCMA area.</p>	<p>the Permit, however noted that:</p> <ol style="list-style-type: none"> <li>“Works are proposed within the bed and banks of a waterway or watercourse that is a designated waterway according to our mapping information. Depending on the works proposed, a licence to complete the works with conditions attached, may be required from the CMA. Works that are typically licenced by the CMA include; <ul style="list-style-type: none"> <li><input type="checkbox"/> Bridge or ford crossings;</li> <li><input type="checkbox"/> Vegetation removal on or near a waterway;</li> <li><input type="checkbox"/> Service crossings of a waterway such as buried water lines, electrical cables etc;</li> <li><input type="checkbox"/> Excavations within the bed and banks of the waterway</li> </ul> <p>The list above is not exhaustive. Proposed works will be assessed on a case by case basis. Works on Waterway licences will be granted with appropriate conditions if the proposed works are acceptable from a waterway health perspective.</p> </li> <li>As a referral under section 55 of the Planning and Environment Act 1987 (P&amp;E Act). Under this circumstance, a planning permit application may be referred to the CMA via the local council if the CMA is identified in the planning scheme provisions (zones and overlays) as a mandatory referral authority. Additionally the CMA may be notified by the local council under Section 52 of the P&amp;E Act of a planning permit application, if council officers consider that the application is of relevance to the CMAs functions (regulation of works on waterways and floodplain management authority).“</li> </ol>
<p>Heritage Victoria</p>	<p>Impact of SHWF project on heritage objects and places. Responsible Authority for approval under the <i>Heritage Act 1995</i>.</p>	<p>No comments provided.</p>
<p>OAAV</p>	<p>Impact of the SHWF project on aboriginal heritage. Assessment and approval of CHMPs where there is no Registered Aboriginal Party (RAP) (the southern half of the project area.</p>	<p>No comments provided.</p>
<p>Shire of Corangamite</p>	<p>Impact of the SHWF on the local community and environment (including use of local road network and road reserves, vegetation removal, land use and amenity etc.) Responsible Authority for planning approval for the terminal station, and approval under the <i>Road Management Act 2004</i>.</p>	<p>No comments provided.</p>

Stakeholder	Matters of Interest	Specific comments Addressed
Shire of Pyrenees	<p>Impact of the SHWF on the local community and environment (including local road network, vegetation, land use and amenity etc.)</p> <p>Responsible Authority for planning approval for the quarry and northern section of overhead powerline, and approval under the <i>Road Management Act 2004</i>.</p>	<p>The Shire of Pyrenees sought third party review of the Traffic Impact Assessment and asked for the following comments to be addressed</p> <ol style="list-style-type: none"> <li> <p>“We note that superseded 2013 traffic count data has been adopted for the existing conditions. The VicRoads open data website provides traffic volume information at this web address: <a href="http://vicroadsopendata.vicroadsmaps.opendata.arcgis.com/datasets/147696bb47544a209e0a5e79e165d1b0_0?geometry=142.422%2C-37.734%2C144.378%2C-37.408">http://vicroadsopendata.vicroadsmaps.opendata.arcgis.com/datasets/147696bb47544a209e0a5e79e165d1b0_0?geometry=142.422%2C-37.734%2C144.378%2C-37.408</a>.</p> <p>Using VicRoads data alters the values for Skipton Road, shown in Table 2 of the traffic impact assessment, to 2015 data, with an AADT of 890 vehicles (350 CV). The VicRoads data also gives a growth rate for traffic of 5.5%, with confidence limits being for growth between 4.0% and 7.0%.</p> <p>The 2% value adopted in the assessment is considered a reasonable estimate under normal circumstances, but should be updated using the specific data supplied by VicRoads. When projected to 2018 as the adopted design date, the more recent VicRoads figures increase the traffic on Skipton Road by 400 vehicles per day, or 40 vehicles per hour for the peak calculations.</p> <p>This additional traffic is likely to result in the right turn movement into Thompsons Road meeting the Austroads requirement for a CHR(S) treatment. With the large number of trucks, requiring more time to accelerate, this is considered a significant traffic impact and should be further addressed in the traffic impact assessment as a potential intersection upgrade requirement.</p> </li> <li> <p>Section 2.2.1 Table 1 lists the Austroads minimum criteria for SSD, SISD, ASD and MGSD at intersections. The figures are based upon a design speed of 100 km/hr for Skipton Road, which is also the legislated speed zone for that road. Commonly accepted good road design practice is to set the design speed at 10 km/hr above the legislated speed wherever possible. Austroads Guide to Road Design Part 3 Section 3.1 states that “designers need to ensure that the design speed of every element is either equal to, or greater than, the 85th percentile operating speed on that element at times of light traffic conditions. The 85th percentile speed on a straight section of lightly trafficked rural sealed road is generally at or above the legislated speed, implying a design speed of between 100 km/hr and 110 km/hr is appropriate. For a design speed of 110 km/hr, the Austroads minimum criteria for SSD, SISD, ASD and MGSD increase to 241m, 300m, 209m and 153m respectively. This should be amended in the traffic impact assessment, or a lower design speed justified by actual measurement of 85th percentile speed at the four identified intersections along Skipton Road.</p> </li> <li> <p>Section 2.2.1 Table 1 provides sight distance assessments for the four proposed access intersections along Skipton</p> </li> </ol>

Stakeholder	Matters of Interest	Specific comments Addressed
		<p>Road. The worst case intersection is at Thompsons Road, where SSD, SISD and MGSD are all stated as &gt;200m. Based upon minimum criteria for either a 100 km/hr or 110 km/hr design speed, 200m SSD and SISD is inadequate. In addition, inspection of the intersection using Google Street View (2008 image) indicates that the SISD for Thompsons Road when travelling north on Skipton Road is actually less than 100 m. This will have a major safety impact on vehicles turning left or right out of Thompsons Road.</p> <p>Greater detail in relation to the proposed treatment at this location, from a road safety perspective, should be provided in the traffic impact assessment. In particular, the assessment should confirm that sight lines were measured at an eye-height appropriate for drivers of trucks and over dimensional vehicles. Typically, additional vegetation will need to be cleared but other obstacles, including the house on the south west corner of the intersection, will also have an impact on sight distances.</p> <p>Although not as critical as the Thompsons Road intersection, the three remaining intersections highlighted in Table 1 of the traffic impact assessment will have a marginal SISD, should the Austroads 110 km/hr design speed requirement of 300m be deemed appropriate after checking the 85<sup>th</sup> percentile speed. They should all be examined in more detail to ensure compliance.</p> <p>4. No drawings show the proposed locations of quarries or concrete batching plants, yet reductions in number of trips on public roads are claimed (see Section 4.2.2). It is noted that peak truck volumes are halved on the grounds that 50% of the trips will be undertaken on internal rather than public roads. Without information about the location of the quarries and batching plants, it is not possible to confirm the 50% figure. In any case, this figure will apply to the total vehicle trips. The peak number of trips will remain at the unadjusted value, but will occur less frequently, depending upon the location of the batching plant. The routes taken for the pouring of footings is not clearly described. As there are only 149 footings to be poured, this is not believed to have a significant impact across the whole project.</p> <p>5. The traffic impact assessment does not clearly explain the assumptions concerning existing turning movements from Skipton Road. Section 4.4.1 of the assessment implies Skipton Road traffic is all through traffic, which will underestimate the need to provide turning facilities.</p> <p>6. Turning movements are shown in Appendix D of the assessment, indicating road works required to allow the passage of OD vehicles. The drawings have been produced by a number of different designers, and they are of varying clarity. Austroads Design Vehicles and Turning Templates Guide, Section 4.6, Step 7 specifies that an offset of 0.5 m should be allowed to the edge of pavement. This is not</p>

Stakeholder	Matters of Interest	Specific comments Addressed
		<p>obvious on the drawings provided, implying the works are underestimated and the corners will be difficult for the large vehicles to negotiate.</p> <p>In summary, the two main questionable areas in this report are (1) the existing traffic counts for Skipton Road, which in turn affect the turning facilities that need to be provided from Skipton Road (particularly at Thompsons Road) and (2) the inadequate Safe Intersection Site Distance (SISD) at Thompsons Road and, depending upon design speed, the marginal SISD at the remaining three intersection along Skipton Road. In addition, the lack of clarity on the turning templates in Appendix D, and the inadequate offset used, may put unreasonable stress on heavy vehicle drivers when undertaking the turning manoeuvres.”</p> <p>The above comments have been addressed as follows:</p> <ol style="list-style-type: none"> <li>1. The final Traffic Impact Assessment has been updated to use the data suggested.</li> <li>2. It is acknowledged that on a lightly trafficked rural road, operating speeds are likely to be at or above the posted speed limit. The final report has been updated to reflect this.</li> <li>3. The Traffic Impact Assessment have recommended that sight distance at this location be checked in more detail at a later stage (through the preparation of the required Traffic Management Plan) to determine the type of treatments warranted (including all intersections).</li> <li>4. The 50% reduction comes from the distribution of wind turbines throughout the site. This comment has not been specifically addressed in the final report.</li> <li>5. Whilst not specifically included as part of the Traffic Impact Assessment, this application seeks to amend the Permit to allow alteration of access off Skipton Road. Preliminary design for these intersections has been prepared, for the purpose of over dimensional traffic movements, to determine maximum native vegetation impacts.</li> <li>6. The designs provided are preliminary. Detailed designs will be prepared and will require endorsement by the Minister for Planning, in accordance with Condition 1 of the Permit.</li> </ol>
VicRoads	<p>Determining referral authority for the amendment application.</p> <p>Impact of SHWF project on the arterial road network.</p> <p>Responsible Authority for approval under the <i>Road Management Act 2004</i>.</p>	<p>VicRoads have requested that the Traffic Management Plan permit condition (Condition 35(k)) is amended to include reference to VicRoads.</p> <p><i>This request has been included in this amendment application.</i></p>
VicTrack	<p>Impact of SHWF project on rail corridor (e.g. overhead powerline crossing and heavy vehicle crossings).</p> <p>Responsibility Authority for approval under the <i>Rail</i></p>	<p>No comments provided.</p>

Stakeholder	Matters of Interest	Specific comments Addressed
	<i>Corporations Act 1996.</i>	
V-Line	Impact of SHWF project on rail corridor (e.g. overhead powerline crossing and heavy vehicle crossings). Rail operator.	No comments provided.

Additionally, Central Highlands Water were consulted on this application, as a determining referral authority referral authority (pursuant to Clause 66.04), as the amendment application includes changes to the development of the WEF within the Environmental Significance Overlay – (Schedule 1 - Designated Water Supply Areas). They advised that the St Enochs Catchment Supply area (of which the schedule to the overlay protects) is not in use and therefore is unlikely to cause any issues. However, they will provide formal comments when the application is referred.

## Appendix N. State and Local Planning Policy

Clause	Key policy objectives and strategies
<b>State Planning Policy Framework</b>	
Clause 12.01 Biodiversity	<p>An objective of Clause 12.01-1 (Protection of biodiversity) is to “assist the protection and conservation of Victoria’s biodiversity, including important habitat for Victoria’s flora and fauna and other strategically valuable biodiversity sites”. Strategies identified to achieve the objectives of the clause include:</p> <ul style="list-style-type: none"> <li>• “Use statewide biodiversity information to identify high value biodiversity and consider the impact of land use and development on these values”.</li> <li>• “Ensure that decision making takes into account the impacts of land use and development on Victoria’s high value biodiversity”.</li> </ul> <p>Objectives of Clause 12.01-2 (Native vegetation management) includes “to ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria’s biodiversity”. A strategies identified to achieve this objective includes:</p> <ul style="list-style-type: none"> <li>• “Apply the risk-based approach to managing native vegetation as set out in Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013).”</li> </ul> <p>Including:</p> <ul style="list-style-type: none"> <li>- “Avoid the removal of native vegetation that makes a significant contribution to Victoria’s biodiversity.</li> <li>- Minimise impacts on Victoria’s biodiversity.</li> <li>- Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria’s biodiversity that is equivalent to the contribution made by the native vegetation to be removed.”</li> </ul> <p>Clause 12.01-1 and Clause 12.01-2 requires the consideration, as relevant of :</p> <ul style="list-style-type: none"> <li>• Permitted clearing of native vegetation – Biodiversity assessment guidelines, (the Native Vegetation Guidelines).</li> <li>• The Native Vegetation Information Management System maintained by the Department of Environment, Land, Water and Planning.</li> </ul> <p>The design of the amended WEF (including roadworks) has taken into consideration a number of factors, including the avoidance of state and federal significant species and native vegetation. Additionally, further measures will be taken during detailed design and construction pursuant to an Environmental Management Plan prepared in accordance with Condition 6 of the Permit.</p> <p>An assessment of the permitted WEF and amended WEF under the Native Vegetation Guidelines provided a like for like comparison of the construction impact of both scenarios. The assessment found that proposed amendments to the WEF footprint have resulted in the avoidance of ecological impacts, including FFG and EPBC listed species, and remnant native vegetation.</p> <p>Additionally, a comparison of the offset requirement under the current Native Vegetation Guidelines) for the amended WEF footprint with the 3.09 habitat hectares allowed for under the Permit (and in accordance with the Framework) concluded that given the highly modified nature of the patches of vegetation and the subsequent low habitat score (i.e. the majority of patches have a habitat score of 0.23 or less), along with the low Strategic Biodiversity Score (i.e. 0.293) this has led to a very similar offset requirement for the amended WEF footprint. Furthermore, the native vegetation proposed to be removed</p>

Clause	Key policy objectives and strategies
	<p>associated with roadworks is considered to have a low to moderate contribution to Victoria's biodiversity. With the vegetation within the route ranging in quality from a site assessed condition score of 0.15 to 0.49.</p> <p>The offset obligations generated by SHWF WEF can be satisfied through existing credits registered through the over the counter (OTC) scheme, without any difficulty, thus ensuring there is no net loss of native vegetation in Victoria as a result of the project.</p>
<p>Clause 12.04 Significant environments and landscapes</p>	<p>Clause 12.04-2 (Landscapes) sets out the objective <i>"to protect landscapes and significant open spaces that contribute to character, identity and sustainable environments"</i>.</p> <p>Strategies to achieve this objective include:</p> <ul style="list-style-type: none"> <li>• <i>"Recognise the natural landscape for its aesthetic value and as a fully functioning system"</i>.</li> <li>• <i>"Ensure natural key features are protected and enhanced"</i>.</li> </ul> <p>The proposed amendments will not result in a change in impact to landscapes and open spaces that contribute to character, identity and sustainable environments.</p> <p>This conclusion is supported by the landscape and visual impact assessment (contained in Appendix U) which found that the reduction in the number of wind turbines is not visually significant, the relocation of some wind turbines makes no perceptible difference to the level of visual impact, and the change between the visual impact of a permitted wind turbine and the amended wind turbine is not significant.</p>
<p>Clause 13.04 Noise and air</p>	<p>An objective of Clause 13.04-1 (Noise Abatement) is <i>"to assist the control of noise effects on sensitive land uses"</i>. The help achieve that objective the clause include the strategy to <i>"ensure that development is not prejudiced and community amenity is not reduced 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"</i>.</p> <p>The amended WEF will not result in an increased impact of noise effects on sensitive land uses. The amended WEF has been designed to ensure the development does not increase any potential impact on community amenity, by ensuring the WEF can meet relevant noise standards. Additionally, the Permit requires compliance with specific noise conditions and standards to ensure impact is minimised. Whilst this application seeks to amend these conditions in line with a more contemporary standard, the change will result in a negligible change to the noise experienced at dwellings.</p> <p>Furthermore, a comparison between the predicted noise for the permitted WEF and amended WEF found that the amendment could result in an increase of predicted noise at some dwellings and a decrease at other dwellings. Overall, the average change is a not a noticeable change in noise level.</p> <p>Additionally, Condition 6 of the Permit requires an Environmental Management Plan to be prepared which will help minimise potential construction impacts (e.g. construction noise and dust emissions).</p>
<p>Clause 14.01 Agriculture</p>	<p>The protection of <i>"productive farmland which is of strategic significance in the local or regional context"</i> is an objective of Clause 14.01-1 (Protection of agricultural land).</p> <p>Strategies to achieve this include:</p> <ul style="list-style-type: none"> <li>• <i>"Ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use"</i>.</li> <li>• <i>"Permanent removal of productive agricultural land from the State's agricultural base must not be undertaken without consideration of its economic importance for the agricultural production and processing sectors"</i>.</li> </ul> <p>Whilst the location of the footprint of the WEF will change, the amendment will reduce the area of agricultural land to be impacted by the SHWF WEF. As such, it is considered that the amended WEF will have a reduced impact on farmland. Additionally, the development</p>

Clause	Key policy objectives and strategies
	<p>of the WEF will benefit farm businesses by providing a source of non-rainfall dependent income to host landowners. This income helps agricultural areas by allowing investment back into agricultural uses.</p>
<p>Clause 15.03 Heritage</p>	<p>Clause 15.03-1 (Heritage Conservation) sets out the objective “to ensure the conservation of places of heritage significance”, with strategies to achieve this including:</p> <ul style="list-style-type: none"> <li>• “Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value”.</li> <li>• “Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.</li> <li>• “Retain those elements that contribute to the importance of the heritage place”.</li> </ul> <p>An objective of Clause 15.03-2 (Aboriginal cultural heritage) is to “ensure the protection and conservation of places of Aboriginal cultural heritage significance”. A strategy to achieve this objective includes to “ensure that permit approvals align with recommendations of a Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006”.</p> <p>The amended WEF will not result in an increase in impact on places of heritage significance or places of Aboriginal cultural heritage significance.</p> <p>A CHMP was approved for the SHWF WEF in 2009. A review of this CHMP identified and found that that an additional two CHMPs should be prepared. One CHMP to include 2 new areas not currently included within the activity area (1 of which is not within an area of cultural heritage sensitivity) and to ensure that mitigation measures are appropriate for the proposed new layout (amend the management recommendations at two sites to ensure impact is minimised). The other CHMP will include the activities (and area) associated with the roadworks. As such, CHMPs are currently being prepared, in consultation with the Wathaurung Aboriginal Corporation.</p> <p>Additionally, the amended WEF will not result in a change in impact on cultural heritage places listed on the Victorian Heritage Register (VHR) or Victorian Heritage Inventory (VHI), under the Heritage Act 1995, or local heritage places recognised under a Heritage Overlay within the Pyrenees Planning Scheme (including HO32 / VHR HO563 ‘Mawallok Homestead, 3802 Geelong Road, Stockyard Hill’.</p>
<p>Clause 18.04 Airports</p>	<p>An objective of Clause 18.04-2 (Planning for airports) is “to strengthen the role of Victoria’s airports within the State’s economic and transport infrastructure and protect their ongoing operation”. A strategy to “protect airport from incompatible land-uses”.</p> <p>This clause requires consideration of the <i>National Airports Safeguarding Framework</i> (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012).</p> <p>Aircraft safety has been considered in accordance with the <i>National Airports Safeguarding Framework</i>, and found that the amended WEF will not result in a change in potential impact aircraft safety, including registered airports.</p>
<p>Clause 19.01 Renewable energy</p>	<p>Clause 19.01-1 (Provision of Renewable Energy) sets out the objective “to promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met”.</p> <p>Strategies identified to achieve the objectives of the clause include:</p> <ul style="list-style-type: none"> <li>• “Facilitate renewable energy development in appropriate locations.</li> <li>• Protect energy infrastructure against competing and incompatible uses.</li> <li>• Develop appropriate infrastructure to meet community demand for energy services and setting aside suitable land for future energy infrastructure.</li> <li>• In considering proposals for renewable energy, consideration should be given to</li> </ul>

Clause	Key policy objectives and strategies
	<p><i>the economic 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.</i></p> <ul style="list-style-type: none"> <li><i>In planning for wind energy facilities, recognise that economically viable wind energy facilities are dependent on locations with consistently strong winds over the year."</i></li> </ul> <p>Clause 19.01-1 requires the consideration, as relevant, of:</p> <ul style="list-style-type: none"> <li><i>Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria</i> (Department of Environment, Land, Water and Planning, January 2016).</li> </ul> <p>The amended WEF will result in economic and environmental benefits to the broader community, and has been designed to ensure appropriate siting and design considerations are met (including, in most cases, a better outcome than the permitted WEF). The amendment will result in an improvement in output of approximately 40% and power an additional 94,500 average households per annum. Additionally, the amendment will result in the displacement of approximately 1900 tonnes of CO2 per year (550 tonnes more than the permitted WEF). The specialist assessments undertaken to assess the amended WEF proposal have generally found that whilst the proposed turbine dimensions have increased and footprint optimised for construction, there has not been a material change in potential impact on the community and the environment.</p> <p>This application has been prepared in accordance with requirements set out in the <i>Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria</i>.</p>
<p><b>Local Planning Policy Framework</b></p>	
<p>MSS</p>	
<p>Clause 21.03 Key Issues</p>	<p>Clause 21.03-1 (Key Planning Issues in the Shire) identifies the following key planning issues for the Shire:</p> <ul style="list-style-type: none"> <li><i>"The protection and management of the Shire's natural resources and environment".</i></li> <li><i>"The protection and management of agricultural land and the need to encourage agricultural diversity".</i></li> <li><i>"The need to generate further employment opportunities".</i></li> </ul> <p>These issues form the foundation of the objectives, strategies and controls which are embodied in the Pyrenees Planning Scheme.</p> <p>The amended WEF has been designed to avoid impact on the biodiversity of the area and will reduce the area of agricultural land to be impacted by the SHWF WEF.</p> <p>Additionally, the development of the WEF will provide opportunities for direct and indirect local employment during construction and operation of the project. The amended WEF will not result in a change to these opportunities.</p>
<p>Clause 21.05 Objectives and Strategies</p>	<p>Clause 21.05-1.1 (General Farming Areas) highlights that the majority of non-urban land in the Shire is used for dry land pastoral and agricultural purposes and that the <i>"continuation of these uses should be encouraged, consistent with responsible land management practices"</i>.</p> <p>Objectives of this clause include:</p> <ul style="list-style-type: none"> <li><i>"To promote appropriate land use and development by":</i> <ul style="list-style-type: none"> <li><i>"Discouraging non-agricultural use and development in all rural areas".</i></li> <li><i>"Encouraging agricultural diversity".</i></li> </ul> </li> </ul> <p>Strategies to achieve this objective include:</p> <ul style="list-style-type: none"> <li><i>"To provide opportunities for sustainable agriculture".</i></li> </ul>

Clause	Key policy objectives and strategies
	<ul style="list-style-type: none"> <li>• <i>“To protect areas suitable for sustainable agriculture from inappropriate subdivision”.</i></li> </ul> <p>The design of the WEF allows agricultural use to continue within the WEF boundaries, whilst providing benefit to farm business by providing a source of non-rainfall dependent income to host landowners. The amendment will reduce the area of agricultural land to be impacted by the SHWF WEF.</p> <p>Clause 21.05-1.6 Waterways and Water Resources identifies that: <i>“Rivers and streams and designated water supply areas in the Shire are relied upon extensively for urban water supply and/or agriculture. The protection of these resources is of paramount importance.”</i></p> <p>Objectives of this clause include:</p> <ul style="list-style-type: none"> <li>• <i>“To provide for appropriate land use and development control in areas adjacent to designated rivers and streams and within designated water supply areas”.</i></li> <li>• <i>“To protect and conserve the water quantity and quality within the designated rivers, streams and designated water supply areas”.</i></li> <li>• <i>“To prevent riparian vegetation removal in sensitive locations other than is required to maintain or promote more effective management of streamways and flood plains”.</i></li> </ul> <p>A strategy to achieve these objectives is to <i>“ensure that land use activities are sited and managed to minimise potentially contaminated run-off to waterways and designated water supply areas”</i>. It is policy that this strategy will be implemented including the following:</p> <ul style="list-style-type: none"> <li>• <i>“Applying the Environmental Significance Overlay to the designated water supply areas in the Shire and areas adjacent to significant watercourses”.</i></li> <li>• Considering the <i>“potential effect on the quality and quantity of natural resources in designated water supply areas and along streams of regional significance”</i> when assessing applications for the use and development of land.</li> <li>• <i>“Where appropriate, designating relevant water authorities as referral authorities under the relevant overlay provisions”.</i></li> </ul> <p>The design of the amended WEF (including roadworks) has taken into consideration a number of factors, including the avoidance of state and federal significant species and native vegetation. The disturbance area is considered the maximum extent of impact, there may be opportunity to further reduce impact on native vegetation through detailed design. Additionally, further measures will be taken during detailed design and construction pursuant to an Environmental Management Plan prepared in accordance with Condition 6 of the Permit.</p>
LPPs	
Clause 22.01 General Policies	<p>General Policies for the Shire include that:</p> <ul style="list-style-type: none"> <li>• <i>“Rural land should be protected and diversification of rural land uses should be encouraged where appropriate”.</i></li> <li>• <i>“The amenity of residents is to be maintained and provision made for a variety of lifestyles and residential needs”.</i></li> <li>• <i>“Local employment opportunities should be developed, in particular through value adding to local product”.</i></li> </ul> <p>The WEF complements rural land by allowing agricultural use to continue within the WEF boundaries, whilst providing benefit to farm business. The amended WEF will not result in any turbines being located closer to any residents within the area and will not result in an increase in potential impact to the amenity of residents.</p> <p>Additionally, the development of the WEF will provide opportunities for direct and indirect local employment during construction and operation of the project. The amended WEF</p>

Clause	Key policy objectives and strategies
	will not result in a change to these opportunities.
Clause 22.02 Agricultural Policies	<p>Agricultural Policies for the Shire include:</p> <ul style="list-style-type: none"> <li>• <i>“To encourage land use and development which is environmentally and ecologically sustainable and which incorporate best management principles”.</i></li> <li>• <i>“To encourage diversification of the agricultural base and the introduction of more intensive agricultural uses”.</i></li> <li>• <i>“To encourage sustainable resource management and the protection of agricultural land within the Shire”.</i></li> <li>• <i>“To protect significant flora and fauna habitats and remnant native vegetation”.</i></li> </ul> <p>The amendment will reduce the area of agricultural land to be impacted by the SHWF WEF. Additionally, the income landowners receive for hosting wind turbines helps agricultural areas by allowing investment back into agricultural uses.</p> <p>The amended WEF has been designed to avoid significant flora and fauna habitats and remnant vegetation.</p>
Clause 22.03 Environmental Policies	<p>Environmental Policies for the Shire include:</p> <ul style="list-style-type: none"> <li>• <i>“To minimise the potential of new development and land use causing pollution of waterways, water storages and ground water resources, land degradation, fire hazards or other adverse environmental impacts”.</i></li> <li>• <i>“To protect existing native vegetation and encourage further planting of native vegetation particularly on land which has a high degree of environmental hazard and in areas with salinity problems”.</i></li> <li>• <i>“To prevent inappropriate development from occurring in environmentally sensitive areas and areas which are subject to erosion, land slip or flooding hazards”.</i></li> </ul> <p>The design of the amended WEF has taken into consideration a number of factors, including the avoidance of native vegetation, as well as the geology of the area. Additionally, measures will be undertaken in accordance to an Environmental Management Plan prepared in accordance with Condition 6 of the Permit, to minimise impact on any environmentally sensitive areas.</p>
Clause 22.05 Employment Policies	<p>Employment Policies for the Shire include:</p> <ul style="list-style-type: none"> <li>• <i>“To encourage and facilitate the development of local employment opportunities”.</i></li> <li>• <i>“To encourage diversification of the agricultural base and associated value-added enterprises”.</i></li> <li>• <i>“To encourage the development of new industry”.</i></li> </ul> <p>The development of the WEF will provide opportunities for direct and indirect local employment during construction and operation of the project. The amended WEF will not result in a change to these opportunities. Additionally, the development of the WEF will benefit farm business by providing a source of income to host landowners, which will encourage investment into agricultural uses.</p>
Clause 22.06 Specific-Purpose Policies	<p>Clause 22.06-01 (Native Vegetation Protection) identifies that the <i>“retention of native vegetation (and the planting of additional vegetation) is important from an environmental viewpoint as a means of minimising the potential for erosion and salinity problems and to maintain the health of catchments”.</i></p> <p>Objectives of this clause include:</p> <ul style="list-style-type: none"> <li>• <i>“To conserve and enhance existing vegetation throughout the Shire wherever practicable”.</i></li> <li>• <i>“To protect significant and sensitive areas including wetlands from the negative effects of vegetation clearance and modification”.</i></li> </ul>

Clause	Key policy objectives and strategies
	<p>Pursuant to this clause it is policy that:</p> <ul style="list-style-type: none"> <li>• <i>“Trees having a height of greater than 5 metres should be retained where possible and reasonable.</i></li> <li>• <i>Areas of remnant understorey should be retained.</i></li> <li>• <i>Native vegetation in areas ... which an Environmental Significance Overlay has been applied should be retained.</i></li> <li>• <i>Native vegetation in gullies and along streams and drainage lines should not be removed except where this is necessary to improve streamway or flood plain management.</i></li> <li>• <i>In considering applications for the removal of native vegetation the responsible authority should take into account the likely effect of the removal of such vegetation and the desirability of including conditions in any Permit requiring planting or replanting of native vegetation on other parts of the land”.</i></li> </ul> <p>As discussed earlier, assessment found that proposed amendments to the WEF footprint have resulted in the avoidance of ecological impacts, including FFG and EPBC listed species, and will result in the avoidance of remnant native vegetation.</p> <p>Suitable offsets, for the unavoidable native vegetation loss, will be obtained in accordance with the <i>Permitted Clearing Of Native Vegetation - Biodiversity Assessment Guidelines</i>.</p>

## Appendix O. Application Requirements

### O.1 Application Requirements: ESO1

Requirement	How/ where it is met <sup>25</sup>
<p>A site context plan showing the relationship of the subject land with:</p> <ul style="list-style-type: none"> <li>surrounding land;</li> <li>contours and soil type;</li> <li>the locations of streams, watercourse, and water bodies;</li> <li>boundaries of any land known to be subject to flooding or affected by or subject to erosion or salting.</li> <li>existing trees or areas of substantial bush or forest.</li> <li>existing buildings and their uses;</li> <li>existing roads and hard-surface areas;</li> <li>any reticulated services available to the land;</li> <li>any existing water treatment and or disposal facilities</li> </ul>	Figure 2 – Site Context Plan, as relevant.
<p>A development plan which shows how the proposed development will relate to the site context features of the land as identified and, where relevant, what measures will need to be taken to address natural resource management issues, physical limitations and environmental hazards.</p>	<p>Not applicable.</p> <p><i>Condition 6 of the Permit requires the preparation of an Environmental Management Plan to manage any construction impacts, including environmental hazards.</i></p>
<p>A report from a qualified geotechnical engineer or wastewater practitioner which demonstrates that the land is capable of absorbing sewerage and sullage effluent generated on the lot and that a wastewater treatment system has been designed as part of the proposal to contain all wastewater on-site and will not impact on the beneficial use of surface or groundwater resources.</p>	<p>Not applicable.</p> <p><i>The amended WEF will not result in a change to wastewater generation or disposal. Additionally, Condition 6 of the Permit requires the preparation of an Environmental Management Plan to manage any construction impacts, including water re-use, recycling and disposal procedures, etc.</i></p>

### O.2 Application Requirements: Clause 52.17 Native Vegetation

Requirement	How/ where it is met
<b>General application requirements</b>	
All applications to remove, destroy or lop native vegetation must be accompanied by the following information, as appropriate:	
The location of the native vegetation to be removed.	Appendix V and Appendix W.
A description of the native vegetation to be removed, including the area of the patch of native vegetation and/or the number of any scattered trees to be removed.	See Section 7.5.1 and Appendix V and Appendix W.
Maps or plans containing information set out in the Permitted clearing of native vegetation – Biodiversity assessment guidelines, (Department of Environment and Primary Industries, September 2013)	See Section 7.5.1 and Appendix V and Appendix W.
Recent dated photographs of the native vegetation to be removed.	See Section 7.5.1 and Appendix V and Appendix W.

<sup>25</sup> If in the opinion of the responsible authority a requirement of the site and context analysis or design response is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Requirement	How/ where it is met
Topographic information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion.	Figure 2 – Site Context Plan, as relevant.
A copy of any property vegetation plan that applies to the site.	Not applicable. <i>A property vegetation plan does not apply to the site.</i>
Where the removal, destruction or lopping of vegetation is to create defendable space, a statement explaining why removal, destruction or lopping of native vegetation is required having regard to other available bushfire risk mitigation measures. This does not apply to the creation of defendable space in conjunction with an application under the Bushfire Management Overlay.	Not applicable. <i>The removal, destruction or lopping of vegetation proposed is not required to create defendable space.</i>
Details of any other native vegetation that was permitted to be removed on the same property with the same ownership in the five year period before the application for a permit to remove native vegetation is lodged.	Whilst infrastructure associated with the SHWF WEF, external overhead powerlines and/or quarry may in some cases be located on the same parcel of land, there are no instances where native vegetation removal is proposed on a single property associated with multiple pieces of infrastructure.
The strategic biodiversity score of the native vegetation to be removed.	See Section 7.5.1 and Appendix V and Appendix W.
The offset requirement if the native vegetation is permitted to be removed.	See Section 7.5.1 and Appendix V and Appendix W.
<b>Moderate and high risk-based pathway application requirements</b>	
An application included in the moderate and high risk-based pathway must also be accompanied by the following information, as appropriate:	
A habitat hectare assessment of the native vegetation to be removed.	See Section 7.5.1 and Appendix V and Appendix W.
A statement outlining what steps have been taken to minimise the impacts of the removal of native vegetation on biodiversity.	See Section 7.5.1 and Appendix V and Appendix W.
An assessment of whether the proposed removal of native vegetation will have a significant impact on Victoria's biodiversity, with specific regard to the proportional impact on habitat for any rare or threatened species.	See Section 7.5.1 and Appendix V and Appendix W.
An offset strategy that details how a compliant offset will be secured to offset the biodiversity impacts of the removal of native vegetation.	See Section 7.5.1 and Appendix V and Appendix W.

### O.3 Application Requirements: Clause 52.32 Wind Energy Facility

Requirement	How/ where it is met
<b>Site and context analysis</b>	
A site and context analysis may use a site plan, photographs or other techniques to accurately describe the site and surrounding area and must include the following information:	

Requirement	How/ where it is met
In relation to the site:	
<ul style="list-style-type: none"> <li>Site shape, dimensions and size</li> </ul>	Figure 2 – Site Context Plan.
<ul style="list-style-type: none"> <li>Orientation and contours</li> </ul>	Figure 2 – Site Context Plan
<ul style="list-style-type: none"> <li>Current land use</li> </ul>	Figure 2 – Site Context Plan, Figure 3 – Dwelling Locations, and Figure 10 – Planning Zones and Overlays.
<ul style="list-style-type: none"> <li>The existing use and siting of buildings or works on the land</li> </ul>	Figure 2 – Site Context Plan and Figure 3 – Dwelling Locations.
<ul style="list-style-type: none"> <li>Existing vegetation types, condition and coverage</li> </ul>	See section 7.5.1, Appendix V.
<ul style="list-style-type: none"> <li>The landscape of the site</li> </ul>	Figure 3 – Site Context Plan and Appendix W..
<ul style="list-style-type: none"> <li>Species of flora and fauna listed under the <i>Flora and Fauna Act 1988</i> and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth)</li> </ul>	See section 7.5 and Appendix V, Appendix W and Appendix X.
<ul style="list-style-type: none"> <li>Sites of cultural heritage significance</li> </ul>	<p>Not relevant.</p> <p>The amended WEF will not result in a change in impact on cultural heritage places. However, note that HO32 / VHR HO563 'Mawallok Homestead, 3802 Geelong Road, Stockyard Hill' is shown on Figure 4 – Regional Context Plan.</p> <p>Additionally, a CHMP 10530 was approved on 22 October 2009. Additionally, two new CHMPs are currently being prepared. One new CHMP is required to include two new areas not currently included within the activity area of CHMP 10530 (one of which is not within an area of cultural heritage sensitivity) and to ensure that mitigation measures are appropriate for the proposed new layout (amend the management recommendations at two sites to ensure impact is minimised). The other CHMP will include the activities (and area) associated with the roadworks.</p>
<ul style="list-style-type: none"> <li>Wind characteristics</li> </ul>	<p>Not relevant.</p> <p><i>This has not changed since the Permit was issued.</i></p>
<ul style="list-style-type: none"> <li>Any other notable features, constraints or other characteristics of the site.</li> </ul>	Figure 2 – Site Context Plan, as relevant.
In relation to the surrounding area:	
<ul style="list-style-type: none"> <li>Existing land uses</li> </ul>	Figure 4 – Regional Context Plan, as relevant.
<ul style="list-style-type: none"> <li>Above-ground utilities</li> </ul>	Figure 4 – Regional Context Plan, as relevant.
<ul style="list-style-type: none"> <li>Access to infrastructure</li> </ul>	Figure 4 – Regional Context Plan, as relevant.
<ul style="list-style-type: none"> <li>Direction and distances to nearby dwellings, townships, urban areas, significant conservation and recreation areas, water features, tourist routes and walking tracks, major roads, airports, aerodromes and existing and proposed wind energy facilities</li> </ul>	Figure 4 – Regional Context Plan, as relevant.
<ul style="list-style-type: none"> <li>The siting and use of buildings on adjacent properties</li> </ul>	Figure 4 – Regional Context Plan and Figure 3 – Dwelling Locations.
<ul style="list-style-type: none"> <li>Views to and from the site, including views from existing dwellings and key vantage</li> </ul>	See section 7.4 and Appendix U.

Requirement	How/ where it is met
points including major roads, walking tracks, tourist routes and regional population growth corridors	
<ul style="list-style-type: none"> <li>Sites of flora and fauna listed under the <i>Flora and Fauna Act 1988</i> and <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth) Acts, including significant habitat corridors, and movement corridors for these fauna.</li> </ul>	Not relevant.
<ul style="list-style-type: none"> <li>Sites of cultural heritage significance.</li> </ul>	Not relevant.
<ul style="list-style-type: none"> <li>National Parks, State Parks, Coastal Reserves and other land subject to the <i>National Parks Act 1975</i>.</li> </ul>	Figure 4 – Regional Context Plan.
<ul style="list-style-type: none"> <li>Land declared a Ramsar wetland as defined under section 17 of the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth)</li> </ul>	Figure 4 – Regional Context Plan.
<ul style="list-style-type: none"> <li>Location of any land included in the schedule to clause 52.32-2 of the planning scheme.</li> </ul>	Figure 4 – Regional Context Plan.
<ul style="list-style-type: none"> <li>Any other notable features or characteristics of the area</li> </ul>	Figure 4 – Regional Context Plan, as relevant.
<ul style="list-style-type: none"> <li>Bushfire risks</li> </ul>	Figure 10 – Planning Zones and Overlays, location of the BMO.
<b>Design response</b>	
Detailed plans of the proposed development.	See Appendix F.
A concept plan of associated transmission infrastructure, electricity utility works and access road options.	See Appendix F and <b>Error! Reference source not found..</b>
Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.	See Section 7.4 and Appendix U.
A rehabilitation plan for the site.	See Section 7.8.
A written report(s), including:	
<ul style="list-style-type: none"> <li>A description of the proposal.</li> </ul>	See Section 4.
<ul style="list-style-type: none"> <li>An explanation of how the proposed design derives from and responds to the site analysis.</li> </ul>	See Section 4.
<ul style="list-style-type: none"> <li>A description of how the proposal responds to any significant landscape features for the area identified in the planning scheme.</li> </ul>	See Section 7.4.
An assessment of:	
<ul style="list-style-type: none"> <li>the visual impact of the proposal on the surrounding landscape.</li> </ul>	See section 7.4 and Appendix U.
<ul style="list-style-type: none"> <li>the visual impact on abutting land that is described in a schedule to <i>the National Parks Act 1975</i> and Ramsar wetlands and</li> </ul>	See section 7.4 and Appendix U.

Requirement	How/ where it is met
coastal areas.	
<ul style="list-style-type: none"> <li>the impact of the proposal on any species (including birds and bats) listed under the <i>Flora and Fauna Guarantee Act 1988</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth).</li> </ul>	See section 7.5 and Appendix V, Appendix W and Appendix X.
<ul style="list-style-type: none"> <li>the noise impacts of the proposal prepared in accordance with the New Zealand Standard NZS6808:2010, Acoustics - Wind Farm Noise, including an assessment of whether a high amenity noise limit is applicable, as assessed under Section 5.3 of the Standard.</li> </ul>	See Section 7.3.1 and Appendix Q.
<ul style="list-style-type: none"> <li>the impacts upon Aboriginal or non-Aboriginal cultural heritage.</li> </ul>	See Section 8.1 and Section 7.6.
A statement of why the site is suitable for the wind energy facility.	Not applicable. <i>The site deemed suitable for a WEF by the Minister for Planning by the issuing of the Permit.</i>
An environmental management plan including any rehabilitation and monitoring requirements.	See Section 7.8.2 and Appendix BB.

## Appendix P. Decision Guidelines

### P.1 Decision Guidelines: FZ

Decision Guidelines	Assessment
<b>General issues</b>	
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	The amended WEF is consistent with the relevant planning policies and strategies. An assessment of the proposal against the State Planning Policy Framework and the Local Planning Policy Framework is included in Appendix L.
Any Regional Catchment Strategy and associated plan applying to the land.	<p>The relevant Regional Catchment Strategy is the “Glenelg Hopkins Regional Catchment Strategy 2013 – 2019”</p> <p>The WEF site is not identified as a regionally significant area for rivers or floodplains, however there are some regionally significant wetlands within the area surrounding the SHWF. The amended WEF will not change any potential impact on these areas.</p> <p>The site is within the Victorian Volcanic Plains bioregion. A significant risk identified in the strategy includes the “clearance of native vegetation, which reduces the diversity of habitats and ecological processes that occur within them”.</p> <p>Additionally, key principals of the strategy include:</p> <ul style="list-style-type: none"> <li>• (Sustainable Development) “A whole-of-catchment approach to natural resource management that seeks to deliver social, economic and environmental outcomes for the community and reduce our ecological footprint.”</li> <li>• (Accountability) “Those making decisions on natural resource management should be clearly accountable to government and the community, both in a financial sense and for biophysical outcomes.”</li> </ul> <p>The amended WEF will provide economic and environmental benefits to the community and “reduce our ecological footprint”. The development of the WEF will benefit farm business by providing a source of non-rainfall dependent income to host landowners and will provide opportunities for direct and indirect local employment during construction and operation of the project. The amended WEF will result in the displacement of approximately 1900 tonnes of CO<sub>2</sub> per year (550 tonnes more than the permitted WEF).</p> <p>Whilst native vegetation removal is proposed as part of the amended WEF, the design of the amended WEF has taken into consideration a number of factors, including biodiversity. The assessment found that proposed amendments to the WEF footprint have resulted in the avoidance of ecological impacts, including FFG and EPBC listed species, and will result in the avoidance of remnant native vegetation.</p>
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	<p>The site deemed suitable for a WEF by the Minister for Planning by the issuing of the Permit. Whilst new land (zoned FZ) is proposed to be included within the SHWF boundaries, this land is within the centre of the permitted site and is suitable for the use of a WEF.</p> <p>The WEF complements rural land by allowing agricultural use</p>

Decision Guidelines	Assessment
	<p>to continue within the WEF boundaries.</p> <p>Any effluent generated site will be managed on site in accordance with the relevant EPA requirements and the Environmental Management Plan prepared in accordance with Condition 6 of the Permit. No waste water will be discharged from the site.</p>
<p>How the use or development relates to sustainable land management.</p>	<p>The development of the WEF providing a source of non-rainfall dependent income to host landowners, allowing investment back into agricultural uses. The amended WEF does not result in a change to this outcome.</p>
<p>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</p>	<p>As discussed earlier, the site was deemed suitable for a WEF by the Minister for Planning by the issuing of the Permit. Whilst new land (zoned FZ) is proposed to be included within the SHWF boundaries, this land is within the centre of the permitted site and is suitable for the use of a WEF.</p> <p>The WEF complements rural land by allowing agricultural use to continue within the WEF boundaries and will not affect agricultural uses within the surrounding area. Additionally, the amended WEF will not result in any turbines being located closer to any residents within the area and will not result in an increase in potential impact to the amenity of residents.</p>
<p>How the use and development makes use of existing infrastructure and services.</p>	<p>The amended WEF has been optimised to take into consideration a number of factors, including the redesign of access tracks to reduce potential impact on public road infrastructure.</p>
<p><b>Agricultural issues and the impacts from non-agricultural uses</b></p>	
<p>Whether the use or development will support and enhance agricultural production.</p>	<p>As discussed above, the SHWF WEF will support and enhance agricultural production, as the development of the WEF allows agricultural use to continue within the WEF boundaries, whilst providing financial benefits to host landowners. The amended WEF does not change this outcome.</p>
<p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p>	<p>The SHWF WEF will permanently remove land from agricultural production. However, the amended WEF will result in a smaller footprint than the permitted WEF, due to a reduced number of turbines and the optimisation of access tracks and cabling.</p>
<p>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</p>	<p>The SHWF WEF will not limit (and the amended WEF will not change the potential impact) the operation and expansion of adjoining and nearby agricultural uses.</p>
<p>The capacity of the site to sustain the agricultural use.</p>	<p>As discussed earlier, the SHWF WEF will permanently remove land from agricultural production. However, the amended WEF will result in a smaller footprint than the permitted WEF, due to a reduced number of turbines and the optimisation of access tracks and cabling.</p>
<p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p>	<p>The amended WEF will result in a smaller footprint than the permitted WEF and will not change any potential impact on the agricultural quality of the land, such as soil quality access to water and access to rural infrastructure.</p>

Decision Guidelines	Assessment
Any integrated land management plan prepared for the site.	Not applicable.
<b>Environmental issues</b>	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The amended WEF is not anticipated to result in a change in impact on the natural physical features and resources of the area, as the amended WEF will result in a smaller footprint, due to a reduction of turbines and optimisation of access tracks and cabling.
The impact of the use or development on the flora and fauna on the site and its surrounds.	An assessment of the permitted WEF and amended WEF under the Native Vegetation Guidelines provided a like for like comparison of the construction impact of both scenarios. The assessment found that proposed amendments to the WEF footprint have resulted in the avoidance of ecological impacts, including FFG and EPBC listed species, and remnant native vegetation. As such, it is not considered that the amended WEF will result in a change in potential impact to flora and fauna on the site and its surrounds.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The amended WEF will not result in an increase in potential impact on biodiversity of the area. Additionally, the Environmental Management Plan prepared in accordance with Condition 6 of the Permit will include details on the rehabilitation of areas impacted by constructed activities (e.g. staging area).
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	Any effluent generated site will be managed on site in accordance with the relevant EPA requirements and the Environmental Management Plan prepared in accordance with Condition 6 of the Permit. No waste water will be discharged from the site.
<b>Design and siting issues</b>	
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The design of the amended WEF considered the location of infrastructure to minimising impacts on the agricultural uses of the area. The amended WEF has resulted in a smaller footprint to the permitted WEF, minimising the loss of productive agricultural land.
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The amended WEF has been designed to minimise any adverse impacts on the surrounding area. Specifically, specialist assessments found that the proposed amendments will not result in a change in potential impact by shadow flicker experienced at dwellings within the surrounding area, and will not result in a change in potential landscape and visual impact.  Additionally, non-reflective coatings are proposed to be used on the blades of the turbines (for the permitted WEF and amended WEF) so blade glint is not likely to cause a problem for observers in the vicinity of the WEF.
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	As discussed above, the amended WEF will not result in a change in potential landscape and visual impact. Additionally, the amended WEF will not result in a change in potential impact on any areas of historic significance.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage,	The amended WEF has been optimised to take into consideration a number of factors, including the redesign of access tracks to reduce potential impact on public road

Decision Guidelines	Assessment
telecommunications and sewerage facilities.	infrastructure.
Whether the use and development will require traffic management measures.	In accordance with Condition 35 of the Permit a Traffic Management Plan will be prepared to manage the potential traffic impacts.

## P.2 Decision Guidelines: RDZ1

Decision Guidelines	Assessment
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	The amended WEF is consistent with the relevant planning policies and strategies. An assessment of the proposal against the State Planning Policy Framework and the Local Planning Policy Framework is included in Appendix L.
The views of the relevant road authority.	Consultation has been undertaken with VicRoads on the location of these access points (see Appendix M)
The effect of the proposal on the operation of the road and on public safety.	Turbines are not proposed to be located within the RDZ1, changes to the location of underground cables and new access points are proposed as part of the amended WEF and will not affect the operation of the road and on public safety. Additionally, in accordance with Condition 35 of the Permit a Traffic Management Plan will be prepared to manage the potential traffic impacts.

## P.3 Decision Guidelines: ESO1

Decision Guidelines	Assessment
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	The amended WEF is consistent with the relevant planning policies and strategies. An assessment of the proposal against the State Planning Policy Framework and the Local Planning Policy Framework is included in Appendix L.
The statement of environmental significance and the environmental objective contained in a schedule to this overlay.	<p>The statement of environmental significance of the ESO1, as relevant to SHWF WEF, includes:</p> <p><i>“The areas affected by this Overlay include Special Water Supply Catchment Areas [St Enochs Catchment Supply area].... controlled and managed by the relevant water authority [Central Highlands Water Authority]..... It is a matter of high priority that land within water supply catchments and the environs of town supply water bores is used and managed in a responsible manner, in order to protect the quality and quantity of water which is available to be harvested and supplied to consumers.”</i></p> <p>Objectives of the schedule include “to protect the quality of surface and groundwater supplies within the Shire and the broader region”.</p> <p>While the amended WEF will result in a change to the location of buildings and works within the ESO1, these activities were permitted by the Permit, and are not expected to change the potential impact on the catchment area.</p> <p>Additionally, existing conditions of the Permit will ensure potential impacts are minimised, including the Environmental Management Plan (Condition 6) which will incorporate (but is not limited to):</p>

Decision Guidelines	Assessment
	<ul style="list-style-type: none"> <li>• A construction and sit works management plan</li> <li>• Sediment, erosion and water quality management plan</li> <li>• Blasting plan</li> <li>• Hydrocarbon and hazardous substances plan</li> </ul> <p>Furthermore, it has been advised by Central Highlands Water that this catchment is not longer used.</p>
The need to remove, destroy or lop vegetation to create defensible space to reduce the risk of bushfire to life and property.	Not applicable.
Matters specified in a schedule to this overlay, which include:	
The issues (as appropriate) listed under the decision guidelines specified for the zone	See P.1 and P.2
The slope, soil type and other environmental factors including the potential for pollution of waterways and groundwater.	As discussed above, the amended WEF proposes a change to the location of buildings and works within the ESO1; however these activities were permitted by the Permit.
Any recommendations or requirements made in any land capability report or development plan.	Not applicable.
The need to maintain water quality at a local and regional level and whether the proposal is consistent with the provisions of any incorporated documents (including the state Environment Protection Policies – Waters of Victoria and Groundwaters of Victoria).	As stated above, the existing conditions of the Permit will adequately manage potential impacts of water quality, including the Environmental Management Plan (Condition 6).
The possible effect of the subdivision or development on the quality and quantity of water in waterways, water bodies, storages and drains.	Not applicable.
The preservation of, and impact on, soils and the need to prevent erosion.	A sediment, erosion and water quality management plan will be prepared, as part of the Environmental Management Plan, in accordance with Condition 6(b) of the Permit. It is not anticipated that the amended WEF will change the potential impact on soils including the risk of erosion.
The need to manage incremental development that is likely to result in, or create a precedent for, development densities or activities likely to be detrimental to water quality or yield.	Not applicable.
The information contained in any site context plan or development plan which the Responsible Authority may have requested.	Not applicable.
Any relevant catchment management plan, policy strategy or Ministerial Direction (including the Interim Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any subsequent revision of that guideline).	See discussion in P.1 (Decision Guidelines, FZ), above, in response to the Regional Catchment Strategy is the “Glenelg Hopkins Regional Catchment Strategy 2013 – 2019”
If within the Troy, Musical Gully and Avoca (Sugarloaf) catchments, Sections 5.2 and 5.3 of the Forest Management Plan – Midlands Forest Management Area (Department of Sustainability and Development).	Not applicable.

## P.4 Decision Guidelines: Clause 52.17 Native Vegetation

Decision Guidelines	Assessment
<p><b>Biodiversity considerations</b></p>	<p>The amended WEF is consistent with the relevant planning policies and strategies. An assessment of the proposal against the State Planning Policy Framework and the Local Planning Policy Framework is included in Appendix L.</p>
<p><b>For all applications</b></p>	
<p>The contribution that native vegetation to be removed makes to Victoria's biodiversity. This is determined by:</p> <ul style="list-style-type: none"> <li>• The extent and condition of the native vegetation.</li> <li>• The biodiversity value of the native vegetation, including whether the native vegetation is important habitat for rare or threatened species.</li> </ul>	<p>The proposed amendments to the WEF footprint have resulted in the avoidance of ecological impacts, including FFG and EPBC listed species, and will result in the avoidance of remnant native vegetation.</p> <p>The permitted WEF requires specific offsets for three species including Button Wrinklewort, White Sunray, and Matted Flax Lily, along with general offsets. In comparison, the amended WEF will only require general offsets and is therefore considered to have a reduced ecological impact. The offset required for the roadworks impact requires a small quantity of specific offsets (0.202 specific biodiversity equivalence units of Button Wrinklewort).</p> <p>While the total extent of remnant native vegetation proposed to be removed associated with the amended WEF footprint is greater than the area allowed for in the Permit, given the highly modified nature of the patches of vegetation and the subsequent low habitat score (i.e. the majority of patches have a habitat score of &lt;20), along with the low Strategic Biodiversity Score (i.e. the majority of patches have a habitat score of 0.23 or less), along with the low Strategic Biodiversity Score (i.e. 0.293) this has led to a very similar offset requirement for the amended WEF footprint.</p>
<p>Whether the removal of native vegetation is defined as being in the low, moderate or high risk-based pathway, as defined in the Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013) and apply the decision guidelines accordingly.</p>	<p>In accordance with the <i>Permitted clearing of native vegetation – Biodiversity assessment guidelines</i>, the SHWF WEF is located within Location C, and with total maximum extent of 38.267 hectares of native vegetation proposed to be removed (5.437 general biodiversity equivalence units and 0.202 specific units of habitat for Button Wrinklewort) of native vegetation proposed to be removed, the application falls under the High Risk-based pathway.</p>
<p><b>For an application considered under the high risk-based pathway</b></p>	
<p>Whether reasonable steps have been taken to minimize the impacts of the removal of native vegetation on biodiversity.</p>	<p>Several measures have been (and will be) undertaken to minimise the impacts of the proposed removal of native vegetation on biodiversity, including (but not limited to) the following:</p> <ul style="list-style-type: none"> <li>• The avoidance of areas supporting remnant native vegetation, including EPBC Act-listed species and communities, and sensitive sites such as roadsides and waterways; and</li> <li>• Alteration and reductions in the development footprint (e.g. internal access).</li> </ul> <p>Additionally, further measures will be undertaken, as part of the detailed design process and the preparation of the Environmental Management Plan (in accordance with Condition 6 of the Permit), to ensure that further impacts to</p>

Decision Guidelines	Assessment
	<p>biodiversity are minimised, including (but not limited to):</p> <ul style="list-style-type: none"> <li>• Further micro-siting techniques, including fencing retained areas of native vegetation. If necessary, trees will be lopped or trimmed rather than removed. Similarly, soil disturbance and sedimentation into drainage lines / dams will be avoided or kept to a minimum, to avoid, or minimise impacts to fauna habitats;</li> <li>• All contractors will be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Habitat zones (areas of sensitivity) will be included as a mapping overlay on construction plans;</li> <li>• Tree Retention Zones (TRZs) will be implemented to prevent indirect losses of native vegetation during construction activities; and</li> <li>• Construction stockpiles, machinery, roads, and other infrastructure will be placed away from areas supporting native vegetation and/or other ecological sensitive areas.</li> </ul>
<p>Whether the native vegetation to be removed makes a significant contribution to Victoria's biodiversity.</p>	<p>The native vegetation proposed to be removed is highly modified and has subsequent low habitat score (i.e. the majority of patches have a habitat score of &lt;20).</p>
<p>That an offset that meets the offset requirements for the native vegetation that is to be removed as defined in the <i>Permitted clearing of native vegetation – Biodiversity assessment guidelines</i> (Department of Environment and Primary Industries, September 2013) has been identified.</p>	<p>In accordance with the <i>Permitted clearing of native vegetation – Biodiversity assessment guidelines</i>, the amended WEF footprint is located within Location C, and with 38.267 hectares of native vegetation proposed to be removed (5.437 general biodiversity equivalence units and 0.202 specific units of habitat for Button Wrinklewort) of native vegetation proposed to be removed, the application falls under the High Risk-based pathway.</p> <p>Condition 14 of the Permit requires that “before the clearing of any native vegetation starts, a native vegetation offset management plan must be prepared by a suitably qualified ecological specialist and submitted to an approved” by DELWP.</p> <p>The offset obligations generated by amended WEF can be satisfied through existing credits registered through the over the counter (OTC) scheme, without any difficulty.</p>
<p><b>Other matters</b></p>	
<p>The need to remove, destroy or lop native vegetation to create defendable space to reduce the risk of bushfire to life and property, having regard to the other available bushfire risk mitigation measures.</p>	<p>Not applicable.</p>
<p>The role of native vegetation in:</p> <ul style="list-style-type: none"> <li>• Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway and in special water supply catchment areas listed in the <i>Catchment and Land Protection Act 1994</i>.</li> <li>• Preventing land degradation, including soil erosion, salination, acidity, instability, and water logging, particularly: <ul style="list-style-type: none"> <li>- Where ground slopes are more than 20 per cent.</li> </ul> </li> </ul>	<p>The amended WEF will result in a smaller extent of native vegetation proposed to be removed within the ESO1 ‘Designated Water Supply Areas’ (St Enochs Catchment Supply area). Additionally, while the amended WEF will result in a change to the location of native vegetation removal it is not expected to change the potential impact on water quality, and waterway and riparian ecosystems.</p> <p>Additionally, existing conditions of the Permit will ensure potential impacts are minimised, including the Environmental Management Plan (Condition 6) which will incorporate (but is</p>

Decision Guidelines	Assessment
<ul style="list-style-type: none"> <li>- On land which is subject to soil erosion or slippage.</li> <li>- In harsh environments, such as coastal or alpine area.</li> <li>• Preventing adverse effects on groundwater quality on land: <ul style="list-style-type: none"> <li>- Where groundwater recharge to saline waterbodies occurs.</li> <li>- That is in proximity to a discharge area.</li> <li>- Which is a known recharge area.</li> </ul> </li> </ul>	<p>not limited to):</p> <ul style="list-style-type: none"> <li>• A construction and sit works management plan</li> <li>• Sediment, erosion and water quality management plan</li> <li>• Blasting plan</li> <li>• Hydrocarbon and hazardous substances plan</li> <li>• Native vegetation management plan</li> <li>• Pest plant management plan</li> </ul>
<p>In the case of timber production, the benefits of including a condition requiring operations to be carried out in accordance with any relevant code of practice under Part 5 of the <i>Conservation, Forests and Land Act 1987</i>.</p>	<p>Not applicable.</p>
<p>Managing native vegetation to preserve identified landscape values.</p>	<p>The amended WEF will not result in the loss of native vegetation which has been identified to preserve identified landscape values.</p>
<p>The conservation of native vegetation protected under the <i>Aboriginal Heritage Act 2006</i>.</p>	<p>There is no native vegetation protected under the <i>Aboriginal Heritage Act 2006</i> proposed to be impacted by the amended WEF.</p> <p>Additionally, CHMP 10530 and two new CHMPs (for the WEF and roadworks) will provide appropriate protection to matters protected under the <i>Aboriginal heritage Act 2006</i>.</p>

## P.5 Decision Guidelines: Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

Decision Guidelines	Assessment
<p>The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>The amended WEF is consistent with the relevant planning policies and strategies. An assessment of the proposal against the State Planning Policy Framework and the Local Planning Policy Framework is included in Appendix L.</p>
<p>The views of the relevant road authority.</p>	<p>Consultation has been undertaken with VicRoads on the location of these access points (see Appendix M).</p>
<p>The effect of the proposal on the operation of the road and on public safety.</p>	<p>The amendment will result in a reduction of 7 new and altered access to a road in a RDZ1 to a total of 12 (9 new, 3 alterations)), reducing the potential impact along Skipton Road. Additionally, it should be noted that 4 of the new locations are off Old Geelong Road at a point which is currently unused, however remains to be zoned RDZ1.</p> <p>In accordance with Condition 1 of the Permit development plans will need to be submitted to the Minister for Planning for endorsement, including plans associated with access tracks and off-site road works. Additionally, Condition 35 of the Permit a Traffic Management Plan will be prepared to manage the potential traffic impacts.</p>
<p>Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the <i>Road Management Act 2004</i> regarding access between a controlled access road and adjacent land.</p>	<p>VicRoads do not have a policy pursuant to Schedule 2, Clause 3 of the <i>Road Management Act 2004</i> which relates to the access between Skipton Road and the adjacent road.</p> <p>Old Geelong Road (at the proposed new access locations) is</p>

Decision Guidelines	Assessment
	currently an unused road, however remains to be zoned RDZ1.

## P.6 Decision Guidelines: Clause 52.32 Wind Energy Facility

Decision Guidelines	Assessment
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	The amended WEF is consistent with the relevant planning policies and strategies. An assessment of the proposal against the State Planning Policy Framework and the Local Planning Policy Framework is included in Appendix L.
The effect of the proposal on the surrounding area in terms of noise, blade glint, shadow flicker and electromagnetic interference.	<p>The amended WEF will not result in an increase in potential impact of noise, blade glint, shadow flicker or electromagnetic interference. Specialist assessment which support this application found that:</p> <ul style="list-style-type: none"> <li>• The most relevant comparison of the noise from the permitted WEF and amended WEF is a comparison of the permitted and proposed noise limits / permit conditions. The overall noise limits established in accordance with NZS6808:1998 and NZS6808:2010 do not change significantly and therefore there is a negligible change to the potential impact of environmental noise at residences resulting from the proposed change in noise limits / permit conditions.</li> <li>• Additionally, a comparison between the predicted noise for the permitted WEF and amended WEF found that the amended WEF will not result in any clear increase or decrease in noise</li> <li>• Non-reflective coatings are proposed to be used on the blades of the turbines (for the permitted WEF and amended WEF) so blade glint is not likely to cause a problem for observers in the vicinity of the WEF.</li> <li>• The amended WEF increases the number of dwellings that are predicted to experience theoretical shadow flicker durations above the 30 hours per year limit recommended by the Draft National Guidelines. However, the amended WEF will not breach the Permit, once written agreements with landowners are considered. Additionally, the amended WEF decreases the number of dwellings that are predicted to experience actual shadow flicker durations above the recommended limit compared to the permitted WEF.</li> <li>• It is considered that the proposed amendment will not result in a change in potential impact on electromagnetic interference. In the event that interference is an issue during construction or after commissioning of the SHWF WEF, there is several mitigation options available to ensure these impacts are mitigated and are in compliance with Condition 38 of the Permit.</li> </ul>
The impact of the development on significant views, including visual corridors and sightlines.	<p>The amended WEF is not considered to have in a change in potential landscape and visual impact. The Landscape and Visual Impact Assessment found that:</p> <ul style="list-style-type: none"> <li>• The numbers of wind turbines have reduced in some</li> </ul>

Decision Guidelines	Assessment
	<p>views, and that such a reduction in numbers would have a minor or insignificant reduction on the visual impact of the WEF.</p> <ul style="list-style-type: none"> <li>• The reduction in the number of wind turbines from 157 (permitted WEF) to 149 wind turbines (amended WEF) is not visually significant.</li> <li>• The relocation of some wind turbines makes no perceptible difference to the level of visual impact.</li> <li>• The change between the visual impact of a permitted wind turbine and the amended wind turbine is not significant.</li> <li>• Given that the zone of visual influence has expanded, the application to amend the Permit responds by requesting an extension of the requirement (within Condition 34 of the Permit) to offer voluntary landscape mitigation to residents within 4 km (an extension from 3km) of the nearest wind turbine.</li> </ul>
<p>The impact of the facility on the natural environment and natural systems.</p>	<p>Whilst native vegetation removal is proposed as part of the amended WEF, the design of the amended WEF has taken into consideration a number of factors, including biodiversity. The assessment found that proposed amendments to the WEF footprint have resulted in the avoidance of ecological impacts, including FFG and EPBC listed species, and will result in the avoidance of remnant native vegetation.</p> <p>Additionally, the existing conditions of the Permit will ensure potential impacts on natural systems are minimised, including the Environmental Management Plan (Condition 6).</p>
<p>The impact of the facility on cultural heritage.</p>	<p>The amended WEF will not result in an increase in impact on places of heritage significance or places of Aboriginal cultural heritage significance.</p> <p>A CHMP was approved for the SHWF WEF in 2009. A review of this CHMP identified and found that that an additional two CHMPs should be prepared. One CHMP to include 2 new areas not currently included within the activity area (1 of which is not within an area of cultural heritage sensitivity) and to ensure that mitigation measures are appropriate for the proposed new layout (amend the management recommendations at two sites to ensure impact is minimised). The other CHMP will include the activities (and area) associated with the roadworks. As such, CHMPs are currently being prepared, in consultation with the Wathaurung Aboriginal Corporation.</p> <p>Additionally, the amended WEF will not result in a change in impact on cultural heritage places listed on the Victorian Heritage Register (VHR) or Victorian Heritage Inventory (VHI), under the Heritage Act 1995, or local heritage places recognised under a Heritage Overlay within the Pyrenees Planning Scheme (including HO32 / VHR HO563 'Mawallok Homestead, 3802 Geelong Road, Stockyard Hill'.</p>
<p>The impact of the facility on aircraft safety.</p>	<p>The SHWF WEF is located within approximately 26km from the Ararat aerodrome (and 33km from the Ballarat aerodrome), and proposed wind turbines of up to 180m</p>

Decision Guidelines	Assessment
	<p>above natural ground level. The permitted WEF and amended WEF will not infringe the obstacle limitation surface around a declared aerodrome.</p> <p>An aircraft safety assessment has been undertaken and concluded that:</p> <ul style="list-style-type: none"> <li>• The Aviation Impact Statement shows that the SHWF WEF will not impact upon the following: <ul style="list-style-type: none"> <li>- The Obstacle Limitation Surface published for any registered or certified aerodrome;</li> <li>- The Instrument Departure and Approach Procedures (DAP) and the associated PANS-OPS surfaces published for any aerodrome;</li> <li>- The published Lowest Safe Altitude of Air Routes in the vicinity;</li> <li>- The operation of any Navigation Aids and Communication facilities; and</li> <li>- The operation of any airspace surveillance facility.</li> </ul> </li> <li>• The Qualitative Risk Assessment shows that the SHWF WEF will not be of operational significance nor be a hazard to aviation safety.</li> </ul> <p>The Permit specifically prohibits aviation safety lighting from being installed on the SHWF WEF. The Obstacle Lighting Review conducted as part of the Aircraft Safety Assessment concluded that aviation safety lighting is not considered necessary as the assessed risk is 'low' and no additional mitigation is required.</p> <p>It is considered that the proposed amendment will not result in a change in potential impact on aircraft safety.</p>
<p><i>Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria</i> (Department of Environment, Land, Water and Planning, January 2016).</p>	<p>This application has been prepared and supporting assessments undertaken, in accordance with the <i>Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria</i>.</p>
<p>The New Zealand Standard NZS6808:2010, Acoustics - Wind Farm Noise.</p>	<p>This application seeks to replace the current noise conditions with new conditions based on New Zealand Standard NZS6808:2010 (instead of the 1998 Standard), Acoustics - Wind Farm Noise. The Environmental Noise Assessment (Appendix Q) found that the amended WEF will achieve the environmental noise related requirements of the New Zealand Standard NZS6808:2010.</p>

## Appendix Q. Environmental Noise Assessment

## **Appendix R. Peer Review of Environmental Noise Assessment**

## **Appendix S. Shadow Flicker and Blade Glint Assessment**

## **Appendix T. Electromagnetic Interference Assessment**

## **Appendix U. Landscape and Visual Impact Assessment**

## **Appendix V. Ground Flora and Fauna Assessment (WEF)**

## **Appendix W. Ground Flora and Fauna Assessment (Roadworks)**

## Appendix X. Bird and Bat Assessment

## **Appendix Y. Peer Review of Brolga Collision Risk Modelling**

## **Appendix Z. Aircraft Safety Assessment**

## **Appendix AA. Original Environmental Management Plan Framework**

## **Appendix BB. Revised Environmental Management Plan Framework**

## **Appendix CC. Section 2.5 of the Brett Lane and Associates Report**