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RE Future

Mumblin Wind Farm

Application for Planning Permit

Volume 1 – Planning Report

October 2025

Version History

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Executive Summary

The Mumblin Wind Farm is located on Curdies – Leichfield Rd at Elingamite North, Victoria, approximately 10 km south west of Cobden, as shown in Section 12, Figure 1. The wind farm will consist of up to eight wind turbine generators together with ancillary civil and electrical infrastructure required to construct and operate the wind farm.

The subject site is bounded by Walshes Road and Hanleys Road to the north, Timboon – Terang Road to the west, Cobden – South Ecklin Rd and Horstedes Road to the east, and Cobden – Warrnambool Road to the south. The subject site consists of twenty-seven privately owned parcels, together with ten road reserves adjoining their boundaries which are to be utilised for access and the reticulation and export of electricity. These 37 areas of land constituting the subject site have a combined area of approximately 1496 Ha. Details pertaining to these parcels are shown in Table 2, while the shape, orientation and dimensions of the subject site and development footprint are shown in Section 12, Figure 2.

The development footprint, which is the area containing all temporary and permanent works, is equal to approximately 18.1 Ha, and corresponds to approximately 1.32% of the subject site. The area of works is based on the area of all temporary and permanent works, plus an additional buffer of 50 m around all temporary and permanent works—except where such a buffer encroaches on an external private property boundary—to ensure that it captures all possible areas where works will be carried out on the subject site. The area of works is equal to approximately 184 Ha.

The proposed wind farm is located within the Corangamite Shire Planning Scheme.

The following permit triggers are relevant to the proposal:

- Clause 35.07-1 (Farming Zone): Use of a wind energy facility; use of a utility installation;
- Clause 35.07-4 (Farming Zone): Use of a wind energy facility associated with Section 2 Use (wind energy facility and utility installation) within 10 metres of a road; works within 5 metres from a boundary;
- Clause 36.04-1 (Transport Zone 2): Buildings and works associated with Section 2 Use (utility installation);
- Clause 52.05 (Signs): Construct or put up for display a business identification sign;
- Clause 52.06 (Car Parking): Construction of car parking spaces not listed in Table 1;
- Clause 52.17 (Native Vegetation): Remove, destroy or lop native vegetation; and
- Clause 52.29 (Land Adjacent to the Principle Road Network): Create or alter access to a road in a Transport Zone 2; and
- Clause 52.32 (Wind Energy Facility): Use and development of land for a wind energy facility.
- Clause 53.22 (Significant Economic Development): Use and development of land for a renewable energy facility with an installed capacity of one megawatt (1 MW) or greater.

The subject site is well suited for a wind farm of the proposed scale with direct access to necessary infrastructure, and the proposal is well supported by the balance of policies under the planning scheme, particularly those which seek to encourage the provision of renewable energy with minimal impact on the amenity of the area in which it is located.

This report provides an assessment of the proposal against the provisions of the Corangamite Planning Scheme. Technical reports completed by subject matter experts and the proponent form part of the planning permit application and are presented in Volume 2.

An overview of the thematic areas of assessment and results of the technical reports is provided below.

Noise

A pre-construction predictive noise assessment has been carried out by Marshall Day Acoustics in support of this application and can be found in Volume 2. The Environmental Noise Assessment concludes that the proposal will comply with the requirements of the relevant noise standard NZS

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6808:2010, with the highest predicted noise level for a non-participating dwelling being 35.9 dBA LA90.

An accompanying report prepared by an environmental auditor appointed under Part 8.3 of the *Environment Protection Act 2017* confirming that the environmental noise assessment was prepared in accordance with NZS6808:2010 has also been prepared in support of the application and can be found in Volume 2.

Blade Glint

All wind turbine components will be coated in industry standard non-reflective paints to attenuate reflection of sunlight, ensuring any adverse impacts associated with blade glint are avoided.

Shadow Flicker

The effects of the facility in relation to shadow flicker have been modelled using industry standard software WindPro. It was found that no non-participating dwellings will receive shadow flicker as a result of the wind farm, while one dwelling belonging to a participating landowner is modelled to receive approximately 12.46 hours of shadow flicker annually.

Electromagnetic Interference

An electromagnetic interference assessment has been carried out and found that the proposal will not cause interference to either television broadcasting or point-to-point radio links.

Landscape and Visual Assessment

The potential impact of the proposed wind farm on public viewpoints and landscape values is assessed in the Landscape and Visual Impact Assessment (LVIA) that can be found in Volume 2. The LVIA concluded that the visual impact of the project is likely to be low to moderate from publicly accessible locations and that the proposed wind farm:

- Would have a moderate to high visual effect on dwellings located within the 2 km viewshed of the wind farm;
- Would have a low to moderate visual effect on most dwellings between the 2 km and 5 km viewsheds of the wind farm;
- Would have a low visual impact on the surrounding rural townships;
- Would result in a low to moderate impact on views from local roads;
- Would result in a moderate visual impact from scenic areas, camping ground, public reserves and recreational areas; and
- Would result in a low visual impact from distant elevated views from Mount Noorat and regional state parks and conservation areas.

Flora and Fauna

An Ecological Assessment and a standalone Microbat Assessment have been carried out for the proposal, both of which can be found in Volume 2.

A flora and vegetation survey was conducted as part of the Ecological Assessment. This survey consisted of an assessment of all areas in which wind farm infrastructure is proposed to be located. In general, the subject site is highly modified due to its use as an operating dairy farm and is generally comprised of pasture paddocks bordered by planted windrows and intersected by constructed farm tracks. No significant flora species were recorded on the subject site and no flora species of National or State significance are considered likely to occur due to the highly modified condition of vegetation.

Native vegetation within and immediately adjacent to the ecological assessment area is representative of three EVCs, namely Plains Grassy Wetland (EVC 125), Herb-rich Foothill Forest (EVC 23) and Aquatic Herbland (EVC 653). Numerous large trees in patches and scattered trees were also recorded in the ecological assessment area. The remainder of the subject site is highly modified and actively grazed and/or cropped and comprised typically of improved pastures, with some areas showing outbreaks of noxious weed species.

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A permit is required under Clause 52.17 to remove 0.427 Ha of native vegetation, comprised of 0.241 hectares of native vegetation patches, four scattered trees (two large and two small) and three large trees in patches. The permit application falls under the Intermediate assessment pathway, and the offset requirement for native vegetation removal is 0.166 General Habitat Units and five Large Trees. It is worth noting that wherever possible the alignment of the access tracks has followed existing farm tracks, and the swept path of blade delivery vehicles avoided native vegetation wherever possible, meaning impacts to productive agricultural land and native vegetation have been avoided and minimised wherever possible.

Concurrently with the flora and vegetation assessments, a fauna assessment was undertaken to obtain information on fauna values in the vicinity of the proposed wind farm. This assessment consisted of a general fauna survey of the entire subject site and its surrounds, a Bird Utilisation Survey spanning three seasons, and a Level One Assessment of the risk posed to Brolga. The general fauna survey did not identify any significant terrestrial fauna values that would be put at risk by the proposed development. Due to the absence of a permanent natural water source, sparse vegetation, and the highly modified nature of the subject site, the assessment found that the development footprint is unlikely to support habitat relied on by significant species and therefore that the potential impact of the wind farm on terrestrial fauna values is considered to be low to negligible. Based on the paucity of recent Brolga records within the locality and the absence of potential Brolga breeding and flocking habitat within the locality, it was determined that the risk posed to Brolga is low and therefore that a Level Two Assessment was not required.

As the subject site is located within the known range of the Southern Bent Wing Bat (SBWB) and the Yellow-bellied Sheath-tailed Bat (YBSB), a standalone significant microbat assessment was prepared in order to ascertain the risk posed by the proposed wind farm to these species. As part of this assessment a roost cave assessment and an acoustic microbat survey were carried out over the course of two years, taking in four migration seasons of these species. During these survey events a total of six, six, twelve and twenty-four acoustic microbat detectors were deployed throughout the subject site. Bat calls were analysed by a recognised expert and YBSB and SBWB was observed at low levels of activity. YBSB was not observed at any of the proposed wind turbine locations. Based on these results, the dimensions of the candidate wind turbine locations, the number of wind turbines proposed, the SBWB Assessment and YBSB Assessment, it is considered that the proposed wind farm will result in a significant impact to the microbat population.

No other significant fauna species are considered likely to occur on or near the subject site or be impacted by the proposal.

Cultural Heritage

The subject site is located with the boundary of the Eastern Maar Registered Aboriginal Party. There are three areas of cultural heritage sensitivity located within the subject site, all of which are impacted by the proposal, and therefore there is a requirement for a mandatory Cultural Heritage Management Plan (CHMP). A mandatory CHMP has been prepared by Tardis Archaeology and approved by the Eastern Maar Registered Aboriginal Party.

Aircraft Safety and Obstacle Lighting

An Aviation Impact Assessment (AIA) has been prepared by Aviation Projects Pty Ltd in support of this application. The AIA found that the wind farm will have no impact on any aeronautical activities, infrastructure or services.

In accordance with the AIA which accompanies this application for planning permit, it is proposed that the wind farm is not equipped with aviation obstacle lighting, due to the low risk the wind farm poses to aviation and the amenity impact that aviation lighting has on the surrounding landscape.

Traffic and Transport

A Preliminary Transport Assessment has been carried out for the proposal. The assessment demonstrates that impacts to the road network will be acceptable, with negligible operational impacts and construction impacts that may be suitably managed through development of a traffic management plan via standard permit conditions, in consultation with Corangamite Shire Council and VicRoads. Swept path assessments have been carried out for the OSOM delivery route and

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determined that offsite intersection upgrades will be limited to temporary gravel shoulder extensions and removal of street furniture.

Fire Risk

A Fire Risk Assessment has been prepared in support of this application. This risk assessment follows the guidance provided by the CFA in their *Design Guidelines and Model Requirements: Renewable Energy Facilities 2023*, as well as relevant local planning policies. The assessment of fire risk within the wind energy facility including the nacelle, substation and office compound identified that these types of developments represent a low risk in terms of bushfire. This risk level, combined with the mitigation treatments outlined within the CFAs *Design Guidelines and Model Requirements: Renewable Energy Facilities 2023* which all wind farm developments must comply with, ensures a high level of fire safety in any new wind energy facility. Accordingly, the outcome of the risk assessment has indicated that the development can occur in this landscape and not increase the risk of fire to the surrounding community or other infrastructure.

Geotechnical

Melbourne Geotechnics completed a Geotechnical Desktop Study in support of this application. This study assessed the general ground conditions of the site and did not raise any concerns with the regard to the suitability of the ground conditions on the subject site.

Consultation and Engagement Plan

To date a range of consultation activities have been undertaken to inform the community of the proposal and give local residents an opportunity to meet face-to-face with a company representative, including the distribution of information pamphlets by mail, the launch of a project website, and face-to-face house visits for all dwellings located within 3 km of a wind turbine location.

Following submission of this planning application a similar range of consultation activities will be undertaken to further inform the surrounding community of the proposal, including but not limited to the distribution of additional information pamphlets, updates to the project website, further house visits, and community information sessions.

Further, in line with the objectives of the *Community Engagement and Benefit Sharing in Renewable Energy Developments – A Guide for Renewable Energy Developers*, RE Future will develop a community benefit scheme for the project which will come into effect at the commencement of operation, and will include:

- Annual payments to immediate neighbours;
- Subsidies for energy efficiency measures for nearby dwellings;
- An annual fund for support of general community projects; and
- An annual fund for support of local education.

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Glossary

AHD	Australian Height Datum
AIA	Aviation Impact Assessment
AIS	Aeronautical Information Service
ACMA	Australian Communications and Media Authority
Activity Area	The area containing all temporary and permanent works, also referred to as the development footprint
AMSL	Above Mean Sea Level
Area of Works	The area of land within which all temporary and permanent works will take place, incorporating a buffer of 50 m around all temporary and permanent works except where such a buffer encroaches on an external property boundary
BMP	Bushfire Management Plan
CASA	Civil Aviation Safety Authority
CFA	Country Fire Authority
CEMP	Construction Environmental Management Plan
CHMP	Cultural Heritage Management Plan
CO ₂	carbon dioxide
dB	Decibels
dba	Decibels (A-weighted)
DEECA	Department of Environment, Land, Water and Planning
DELWP	Department of Environment, Land, Water and Planning
Development Footprint	The area containing all temporary and permanent works
DTM	Digital terrain model
DTP	Department of Transport and Planning
EHP	Ecology and Heritage Partners
EMI	Electromagnetic interference
EMP	Environmental Management Plan
EPBC	Environment Protection and Biodiversity Conservation Act 1999
EVC	Ecological vegetation class
FFG	Flora and Fauna Guarantee Act 1988
FZ	Farming Zone
GBD	Green Bean Design Pty Ltd
GIS	Geographical Information System
GWh	Gigawatt hours
Heritage Act	Aboriginal Heritage Act 2006
HHa	Habitat Hectare
HH150; HH166	Turbine Hub Height of 150 m or 166 m
HO	Heritage Overlay
IPCC	Intergovernmental Panel on Climate Change
km	Kilometre
kV	Kilovolt

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LGA	Local Government Area
LVIA	Landscape and Visual Impact assessment
m	Metre
MW	Megawatt
MWh	Megawatt hour
NASAG	National Airports Safeguarding Advisory Group
NASF	National Airports Safeguarding Framework
National Guidelines	Draft National Wind Farm Guidelines July 2010
NZS 6808:2010	New Zealand Standard 6808:2010 Acoustics
OLS	Obstacle Limitation Surface
OSOM	Oversize Overmass
Policy and Planning Guidelines	Policy and Planning Guidelines for the Development of Wind Energy Facilities in Victoria September 2023
RAAF	Royal Australian Air Force
RAP	Registered Aboriginal Party
RDZ1	Road Zone Category 1
RET	Renewable Energy Target
RSA	Rotor Swept Area
SLO	Significant Landscape Overlay
SPPF	State Planning Policy Framework
SRES	Small-scale Renewable Energy Scheme
SWVLAS	South West Victoria Landscape Assessment Study
SBWB	Southern Bent-wing Bat
Subject Site	The area of land within which the development footprint is located, as described in Table 1.
VAHR	Victorian Aboriginal Heritage Register
VCAT	Victorian Civil and Administrative Tribunal
Vestas V162, V172	Model turbine types
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register
VVP	Victorian Volcanic Plain
WindPro	Proprietary wind farm modelling software
Wind Turbine, Turbine, or WTG	Triple blade horizontal axis wind turbine generator
YBSB	Yellow-bellied Sheath-tail Bat
ZVI	Zone of Visual Influence

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1 Introduction

This document has been prepared in support of an application for a planning permit to use and develop land for the purposes of a wind energy facility, herein referred to as the Mumblin Wind Farm.

The subject site is located approximately 10 km southwest of Cobden, Victoria. The subject site is wholly within the local government area of the Corangamite Shire Council.

The wind farm will consist of up to eight wind turbine generators and associated works, buildings and infrastructure required for their construction and operation, as well as native vegetation removal, business identification signage, and carparking spaces sufficient for the ongoing operation of the wind farm.

This planning report forms an assessment of the proposal against all relevant provisions of the Corangamite Planning Scheme. The remainder of this report is structured as follows:

- Section 2: A brief profile of the proponent;
- Section 3: A description of the proposal;
- Section 4: An analysis of the subject site and its context;
- Section 5: A description of the design response;
- Section 6: An outline of the relevant planning provisions;
- Section 7: An outline of other relevant legislation;
- Section 8: An assessment of the proposal against all relevant provisions of the Corangamite Planning Scheme;
- Section 9: An assessment of the proposal against the provisions of the *Planning Guidelines for Development of Wind Energy Facilities September 2023*;
- Section 10: Conclusion;
- Section 11: Development plans;
- Section 12: Figures.

Technical reports completed by specialist consultants and the proponent which form part of this planning permit application can be found in Volume 2.

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2 The Proponent

The applicant is Mumblin Wind Farm Pty Ltd, a special purpose project company wholly owned by REF Developments Pty Ltd, the registered business name of which is RE Future. RE Future is an Australian owned and funded enterprise operated by a small group of seasoned wind industry professionals. With over 60 years of combined experience in the wind industry the RE Future team contains extensive experience in wind farm development. Since 2001 the team at RE Future have successfully developed over 840 MW of wind projects that are now built and operating. For more information about RE Future refer to the project website at www.refuture.com.au.

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3 The Proposal

The Mumblin Wind Farm is located on Curdies – Leichfield Rd at Elingamite North, Victoria, approximately 10 km south west of Cobden, Victoria, as shown in Figure 1. The wind farm will have a combined capacity of approximately 54 MW and will consist of up to eight wind turbine generators together with ancillary civil and electrical infrastructure required to construct and operate the wind farm. The subject site, proposed wind turbine model, ancillary infrastructure and proposed works are outlined in this section.

3.1 Subject Site, Development Footprint and Activity Area

The subject site is bounded by Walshes Road and Hanleys Road to the north, Timboon – Terang Road to the west, Cobden – South Ecklin Rd and Horsteds Road to the east, and Cobden – Warrnambool Road to the south. The subject site consists of twenty-seven privately owned parcels, together with ten road reserves adjoining their boundaries which are to be utilised for access and the reticulation and export of electricity. These 37 areas of land constituting the subject site have a combined area of approximately 1496 Ha. Details pertaining to these parcels are shown in Table 2, while the shape, orientation and dimensions of the subject site and development footprint are shown in Section 12, Figure 2.

The development footprint, which is the area containing all temporary and permanent works, is equal to approximately 18.1 Ha, and corresponds to approximately 1.32% of the subject site. The area of works is based on the area of all temporary and permanent works, plus an additional buffer of 50 m around all temporary and permanent works—except where such a buffer encroaches on an external private property boundary—to ensure that it captures all possible areas where works will be carried out on the subject site. The area of works is equal to approximately 184 Ha.

3.2 Wind Turbine Generators

The proposed wind farm will consist of up to eight horizontal axis wind turbine generators. For the purposes of assessing the potential impacts associated with the proposed wind farm, a range of turbine dimensions have been considered in order to provide a degree of flexibility in the contracting phase of the wind farm development process. In particular, two configurations of two separate wind turbine models have been considered in order to assess potential impacts associated with the proposed wind farm. These configurations are as follows:

- Vestas V162 HH150: Maximum RSA height of 231 m, minimum RSA height of 69 m, rotor diameter of 162 m, tower height of 150 m;
- Vestas V162 HH166: Maximum RSA height of 247 m, minimum RSA height of 85 m, rotor diameter of 162 m, tower height of 166 m;
- Vestas V172 HH150: Maximum RSA height of 236 m, minimum RSA height of 64 m, rotor diameter of 172 m, tower height of 150 m; and
- Vestas V172 HH166: Maximum RSA height of 252 m, minimum RSA height of 80 m, rotor diameter of 172 m, tower height of 166 m;

Altogether, the overall dimensional envelope encompassing these four wind turbine configurations is as follows:

- A maximum RSA height of 252 m;
- A minimum RSA height of 64 m;
- A maximum rotor diameter of 172 m; and
- A maximum tower height of 166 m.

Dimensioned elevations of these turbine configurations are reproduced in Section 11, Figures 10 through 13.

The wind turbines will be erected on a mass pad concrete footing measuring approximately 20 m x 20 m in area, and approximately 3 m in depth. Apart from a small plinth surrounding the base of the tower these foundations will be covered with topsoil and returned to pasture following completion

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of construction. As per standard industry practice all wind turbines will be coated in low reflectivity light grey paint, as detailed in Section 11 Figures 10 through 13.

For the purposes of modelling potential impacts associated with the proposed wind farm, the candidate wind turbine configuration with the greatest impact has been adopted in order to ensure that the worst-case scenario is considered. In particular, this has meant that the following technical assessments have been based on the following candidate wind turbine configuration:

- Landscape and Visual Impact Assessment: V172 HH166;
- Environmental Noise Assessment and accompanying Noise Audit: V172 HH166;
- Aviation Impact Assessment: V172 HH166;
- Ecological Assessment: V172 HH150 and V172 HH166;
- Southern Bent-Winged Bat Assessment: V172 HH150;
- Preliminary Transport Assessment: V172 HH166;
- Electromagnetic Interference Risk Assessment: V172 HH166; and
- Shadow Flicker Assessment: V172 HH166.

The fire risk assessment and the desktop geotechnical assessment did not specifically reference the turbine model used for assessment purposes as the difference between the four configurations did not have a material bearing on their investigation.

While this application for planning permit is premised on the four candidate wind turbine configurations detailed above, the final selection of wind turbine will depend upon intervening developments in the economic, technological and regulatory environment of the Australian wind industry. In the event that the final choice of turbine differs from one of the configurations listed above, the selected wind turbine generator will comply with the dimensional envelope listed above, and all modelling will be redone on the basis of the final choice of turbine, with the Mumblin Wind Farm to comply with all conditions of development approval.

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3.3 Turbines Within One Kilometre of a Dwelling

There are three dwellings, all belonging to a single participating landowner, located within 1000 m of a proposed wind turbine location, as measured from the centre of the tower at ground level. There are no dwellings belonging to non-participating landowners located within 1000 m of a proposed wind turbine location.

The distance and bearing of all dwellings located within 2000 m of a wind turbine generator are shown in Table 1. The locations of these dwellings in relation to the wind farm are shown in Section 12 Figure 6.

Table 1: Distance and Bearing to Dwellings within 2 km of a Wind Turbine Location

House No.	Easting	Northing	Nearest WTG	Distance (m)	Bearing (°)	Status
178	671294	5751146	T6	775	242	Host
79	671311	5751257	T6	847	236	Host
80	671456	5751169	T6	931	246	Host
177	672821	5752566	T5	1022	348	Host
81	671386	5751619	T6	1140	223	Host
61	671026	5748190	T8	1163	26	Host
59	672003	5748117	T8	1208	337	Neighbour
176	670416	5754136	T2	1266	321	Neighbour
60	671129	5748012	T8	1288	19	Neighbour

82	671420	5751886	T6	1366	216	Host
98	670663	5754236	T2	1368	310	Host
101	668041	5755645	T1	1422	80	Neighbour
105	668242	5756731	T1	1468	125	Neighbour
74	669491	5751770	T6	1488	131	Neighbour
100	668040	5755382	T1	1489	70	Host
57	672394	5747985	T8	1512	326	Neighbour
103	667959	5756235	T1	1524	103	Neighbour
62	670529	5748060	T8	1549	41	Neighbour
225	669736	5757414	T1	1557	191	Neighbour
73	669053	5751114	T6	1588	102	Neighbour
58	672036	5747716	T8	1596	342	Neighbour
37	674051	5754269	T5	1603	244	Neighbour
226	669819	5757464	T1	1624	193	Host
99	667973	5755118	T2	1641	90	Host
83	670862	5752455	T6	1687	189	Host
26	669809	5757558	T1	1713	192	Neighbour
27	669592	5757593	T1	1715	185	Neighbour
56	672686	5747938	T8	1730	319	Neighbour
63	669942	5748346	T7	1731	16	Neighbour
76	669874	5752357	T6	1733	155	Neighbour
39	674377	5753709	T5	1773	265	Host
65	669535	5748438	T7	1807	30	Neighbour
104	667676	5756293	T1	1813	103	Neighbour
107	668337	5757323	T1	1815	142	Neighbour
35	673433	5755198	T5	1828	207	Neighbour
64	669707	5748283	T7	1870	23	Neighbour
38	674396	5754191	T5	1892	251	Neighbour
102	667535	5756099	T1	1919	96	Neighbour
96	667834	5754365	T2	1932	67	Host
75	669360	5752280	T6	1946	140	Neighbour
77	669579	5752452	T6	1958	148	Neighbour

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Table 2: Land Details

Description	Address/Description	Ownership/Management	Parcel SPI	Volume/Folio	Zone	Overlays	Encumbrances	Area (Ha)
Parcel 1	640 Timboon-Terang Road, Dixie 3265	Private	3B~10\PP2573	03024/779	FZ	BMO	NA	78.3 ha
Parcel 2	369 Curdies-Leichfeild Road, Elingamite Road 3266	Private	2\TP533829	07416/156	FZ		NA	48.5 ha
Parcel 3	112 Retallacks Road, Elingamite North 3266	Private	1\PS346259	10268/790	FZ		NA	44.3 ha
Parcel 4	Curdies-Leichfeild Road, Elingamite North 3266	Private	2\PS346259	10268/790	FZ	BMO	NA	44.3 ha
Parcel 5	Curdies-Leichfeild Road, Elingamite North 3266	Private	3\PS346259	10268/790	FZ	BMO	NA	44.3 ha
Parcel 6	112 Retallacks Road, Elingamite North 3266	Private	2\LP20754	07573/066	FZ	BMO	NA	52.6 ha
Parcel 7	112 Retallacks Road, Elingamite North 3266	Private	3\LP20754	07573/066	FZ	BMO	NA	52.7 ha
Parcel 8	112 Retallacks Road, Elingamite North 3266	Private	1\LP73428	07573/066	FZ	BMO	NA	43.8 ha
Parcel 9	820 Cobden-South Ecklin Road, Elingamite North 3266	Private	1\TP239654	08373/675	FZ	BMO	NA	92.7 ha
Parcel 10	820 Cobden-South Ecklin Road, Elingamite North 3266	Private	1\TP344944	04589/756	FZ	BMO	NA	40.5 ha
Parcel 11	820 Cobden-South Ecklin Road, Elingamite North 3266	Private	2\PS519459	10756/346	FZ		NA	29 ha
Parcel 12	369 Curdies-Leichfeild Road, Elingamite North 3266	Private	2\LP116888	09116/253	FZ		NA	70 ha

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Parcel 13	309 Curdies-Leichfeild Road, Elingamite Road 3266	Private	4B~14\PP2573	09197/268	FZ		NA	71.5 ha
Parcel 14	309 Curdies-Leichfeild Road, Elingamite Road 3266	Private	4A~15\PP2573	09197/268	FZ		NA	2.1 ha
Parcel 15	299 Curdies-Leichfeild Road, Elingamite North 3266	Private	4~15\PP2573	06619/610	FZ	BMO	NA	133 ha
Parcel 16	1430 Cobden-Warrnambool Road, Glenfyne 3266	Private	1\TP748663	06897/236	FZ	BMO	NA	58.4 ha
Parcel 17	1430 Cobden-Warrnambool Road, Glenfyne 3266	Private	1\TP336995	09476/902	FZ	BMO	NA	57.3 ha
Parcel 18	1430 Cobden-Warrnambool Road, Glenfyne 3266	Private	1\PS616887	11084/366	FZ	BMO	NA	114 ha
Parcel 19	Timboon-Terang Road, Dixie 3265	Private	3\PS402914	10299/152	FZ		NA	81 ha
Parcel 20	Timboon-Terang Road, Dixie 3265	Private	2\PS402914	10299/152	FZ		NA	78.4 ha
Parcel 21	50 Peggs Road, Elingamite North 3266	Private	2\LP9430	05585/901	FZ		NA	29.1 ha
Parcel 22	50 Peggs Road, Elingamite North 3266	Private	1\LP9430	05585/901	FZ		NA	16.8 ha
Parcel 23	369 Curdies-Leichfeild Road, Elingamite Road 3266	Private	1\TP533829	07416/156	FZ		NA	19.4 ha
Parcel 24	369 Curdies-Leichfeild Road, Elingamite Road 3266	Private	1\LP116888	09116/254	FZ		NA	1.1 ha
Parcel 25	112 Retallacks Road, Elingamite North 3266	Private	4A~10\PP2573	08290/058	FZ	BMO	NA	49.74 ha

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Parcel 26	112 Retallacks Road, Elingamite North 3266	Private	4A1~10\PP2573	08290/058	FZ	BMO	NA	28.78 ha
Parcel 27	309 Curdies-Leichfeild Road Elingamite North 3266	Private	1\TP215843	06608/526	FZ	BMO	Water Supply	52.80 ha
RES1	Unnamed road adjoining 2\PS402914, 3\PS402914 and 1\PS346259	Corangamite Shire Council				FZ		NA
RES2	Road reserve of Curdies – Leichfield Rd between Retallacks Rd and Walshs Rd	Corangamite Shire Council				FZ	BMO	NA
RES3	Road reserve of Retallacks Rd adjoining 3\LP20754 and 1\LP73428 and road reserve of Hanleys Rd between Curdies – Leichfield Rd and Cobden – South Ecklin Rd	Corangamite Shire Council				FZ	BMO	NA
RES4	Road reserve of Cobden – Warrnambool Rd adjoining 1\TP748663, 1\TP336995 and 12\PP2240, and Curdies – Leichfield Rd	Victorian Road Corporation				FZ		NA
RES5	Unnamed road adjoining 1\TP748663 and 1\TP336995	Corangamite Shire Council				FZ	BMO	NA
RES6	Road Reserve of Curdies – Leichfield Rd between Cobden – South Ecklin Rd and Retallacks Rd	Corangamite Shire Council				FZ		NA
RES7	Road reserve of Cobden – South Ecklin Rd adjoining 2\PS519459 and 2\LP116888	Corangamite Shire Council				FZ		NA
RES8	Road reserve of Hanleys Rd between Curdies – Leichfield Rd and Cobden – South Ecklin Rd	Corangamite Shire Council				FZ		NA
RES9	Road reserve of Horstedts Rd adjoining 2\TP533829 and 2\LP9430	Corangamite Shire Council				FZ		NA

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RES10	Road reserve of Curdies – Leichfield Rd adjacent to 1\LP116888, 2\LP116888, 4B~14\PP2573, 4A~15\PP2573 and 4~15\PP2573	Corangamite Shire Council			FZ	BMO	NA
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*Calculated using Vicmap Parcel layer accessed 16/10/2024.

**These two parcels appear as one within the Vicmap Parcel layer, however they are designated as separate parcels on the relevant title documents.

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3.4 Associated Infrastructure

In addition to the eight wind turbine generators, the following ancillary infrastructure will be required for construction and operation of the wind farm.

3.4.1 Access Tracks

Access tracks will be required for both construction and operation of the wind farm. Access tracks will have a trafficable width of 5.5 m and will be accompanied by spoon drains on both sides, taking their overall width to approximately 7.5 m. In accordance with the recommendations of the Fire Risk Assessment passing bays have been incorporated into the access track network at intervals of approximately 600 m for the purposes of allowing firefighting vehicles to pass one another without delay in the event of an emergency. The total length of access tracks will be approximately 10 km. Access tracks will be constructed of locally sourced crushed rock and will remain in place after construction for the duration of the life of the wind farm. The dimensions of the access tracks will not be altered following completion of construction. The layout of the access tracks is shown in Section 12, Figure 5.

3.4.2 Hardstands

Hardstand areas will be required at the base of each turbine for the purposes of facilitating construction of the foundation and erection of the wind turbine generator. These hardstands will measure 75 m x 50 m and will be constructed of locally sourced crushed rock. Hardstands will remain in place for the duration of the life of the wind farm. The location and dimensions of the hardstand areas are shown in Section 12, Figure 5 and Section 11, Figures 1 through 9

3.4.3 Substation

The proposed wind farm will require a substation in order to be connected to the electricity grid. The substation will house a control building, high voltage electrical infrastructure, and metering and control equipment as required by the Network Service Provider. The location and dimensions of the substation are shown in Section 12, Figure 5, while plan and elevation views of a typical substation layout are shown in Section 11, Figures 16 and 17. The substation plans included with this application for planning permit are based on a preliminary design only. The final layout and construction of the substation will be finalised as part of the detailed engineering design which will be prepared in accordance with the requirements of the Network Service Provider.

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3.4.4 Electrical Cabling

Electrical cabling will be required between the wind turbine generators and the wind farm substation, as well as between the substation and the point of connection with the electricity grid.

With the exception of the point of connection with the electricity grid, all electrical reticulation located on the subject site will be located underground. The above ground electrical cabling between the substation and the electricity grid will consist of an above-ground powerline of concrete or wood pole construction measuring approximately 910 m in length, and will travel in a southerly direction from its point of departure in the substation to the proposed point of connection with an existing powerline located in the road reserve of Cobden – Warrnambool Rd, directly south of the southern-most parcel of the subject site (namely 1\TP748663). Accordingly, with the exception of the above ground connection between the substation and the point of connection with the electricity grid, no new powerlines will be required in order to connect the proposed wind farm to the national electricity grid.

As the subject site is dissected by a number of public roads, it will be necessary for internal underground reticulation to traverse a number of road reserves. Given that the road reserves located within the subject site contain native vegetation, and in order to minimise any potential disruption to local traffic flows, it is proposed that these sections of the internal electrical reticulation be constructed via underground directional boring. Altogether these sections will amount to a total of approximately 850 m of underground electrical cabling, and will include crossings of the following local roads: Curdies – Leichfield Rd, Hanleys Rd, Cobden – South Ecklin Rd and Hordsteds Rd.

The remaining internal electrical reticulation, totalling approximately 17.6 km, will be constructed using the conventional trenching method. All electrical cable will be located at a minimum depth of 600 mm. The location and dimensions of all above and below ground electrical reticulation are shown in Section 11, Figures 1 through 9 and Section 12, Figure 5.

3.4.5 Static Water Supply

In accordance with the recommendations of the Fire Risk Assessment which forms part of this application for planning permit, the proposed wind farm will be supplied with a static water supply for the purposes of assisting local firefighting. A total of four water tanks of at least 45,000 L capacity will be installed on the wind farm site, with two to be installed at each site entrance. These water tanks will be installed according to the CFA Guidelines. The location of these water tanks is shown in Section 12, Figure 5.

3.4.6 Fire Breaks

In accordance with the recommendations of the Fire Risk Assessment which forms part of this application for planning permit, the proposed wind farm will incorporate compacted gravel fire breaks of 10 m width around the base of wind turbine generators, site compounds and the substation. The location of these fire breaks are shown in 11, Figures 2 through 9 with an overview shown in Section 12, Figure 29.

3.4.7 Site Entrances

The proposed wind farm will require four separate entrances. These are:

- Entrance 1: Curdies – Leichfield Rd Southern Entrance, which will service the substation and WTG8;
- Entrance 2: Curdies – Leichfield Rd Central Entrance, which will service WTG6 and WTG7;
- Entrance 3: Cobden – South Eastern Entrance, which will service WTG5; and
- Entrance 4: Curdies – Leichfield Rd Northern Entrance, which will service WTG1 – WTG4.

Of these entrances, two will be B-Double entrances, namely Entrances 1 and 2—while the remaining two will be A-Double entrances, namely Entrances 3 and 4. In all cases, however, works will be required to facilitate delivery of oversize and overmass turbine (OSOM) components, as the existing entrances are only designed to accommodate B-Double traffic movements.

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At all the entrances, irrespective of existing conditions, proposed works will consist of the creation of all-weather engineered gravel surfaces. This will entail at a minimum the removal of topsoil and the layering and compaction of engineered crushed rock to the engineering specification of the relevant wind turbine or high voltage infrastructure supplier. Like the access tracks, the site entrance works will be constructed of locally sourced crushed rock and will be accompanied by spoon drains on both sides which themselves will be incorporated into the drainage system of the site and the roads with which they intersect. The geometry of the proposed site entrance upgrades has been determined using the swept path assessments contained in this report.

Plans of the site entrances, comparing existing conditions with proposed works, are shown in Section 11, Figures 24 through 27.

3.4.8 Meteorological Mast

It is proposed that one permanent meteorological mast measuring 140 m in height, and associated wind monitoring equipment (anemometers), be located on the subject site. The location of this monitoring mast is shown in Section 12, Figure 5, with plan and elevation views of it shown in Section 11, Figures 14 and 15.

3.5 Offsite Intersection Upgrades

Turbine components will be delivered to the site from the port of Portland and will delivered via the following route: Henty Hwy toward Heywood A200, right turn onto Princes Hwy A1, continue on Princes Hwy through Port Fairy and Warrnambool, right turn onto Great Ocean Rd B100, left turn onto Cobden – Warrnambool Rd C167, left turn onto Curdies – Leichfield Rd, and either continue

onto Entrances 1, 3 and 4, or right turn onto Cobden – South Ecklin Rd and continue onto site Entrance 2.

Swept path analyses have been conducted using proprietary software and have found that no intersections along the delivery route will require permanent upgrades. Nevertheless, seven intersections along the delivery route have been identified as requiring temporary works to facilitate the OSOM movements associated with the wind farm, namely:

- Henty Hwy onto Henty Hwy;
- Henty Hwy onto Princes Hwy;
- Princes Hwy onto Great Ocean Rd;
- Great Ocean Rd onto Cobden – Warrnambool Rd;
- Cobden Warrnambool Rd onto Curdies – Leichfield Rd; and
- Curdies – Leichfield Rd onto Cobden – South Ecklin Rd.

Proposed works at these intersections are limited to the temporary removal of road furniture and the construction of temporary gravel hardstands, as detailed in the swept path diagrams included in this volume and the Preliminary Transport Assessment.

The transport route for turbine components and swept path diagrams are presented in Section 12, Figures 14 through 23. For more information about potential impacts to the traffic network please refer to the Preliminary Transport Assessment in Volume 2.

3.6 Signage

It is proposed that a single panel sign be installed at Entrance 1 for the purposes of identifying the wind farm and communicating safety information. This signage will have a total display area of less than 3 sqm, be no greater than 2.5 m in height, and will be fixed to either the site entrance gate or to a metal frame. An elevation and location of the proposed signage is included at Section 11, Figures 22 and 23 respectively.

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3.7 Native Vegetation Removal

A permit is required under Clause 52.17 to remove 0.127 Ha of native vegetation, comprised of 0.241 hectares of native vegetation patches, four scattered trees (two large and two small) and three large trees in patches. The permit application falls under the Intermediate assessment pathway, and the offset requirement for native vegetation removal is 0.166 General Habitat Units and five Large Trees. It is worth noting that wherever possible the alignment of the access tracks has followed existing farm tracks, and the swept path of blade delivery vehicles avoided native vegetation wherever possible, meaning impacts to productive agricultural land and native vegetation have been avoided and minimised wherever possible. More information about design response measures adopted in order to avoid and minimise impacts to vegetation can be found in Section 5.

3.8 Aviation Obstacle Lighting

In accordance with the Aviation Impact Assessment which accompanies this application for planning permit, it is proposed that the wind farm is not equipped with aviation obstacle lighting, due to the low risk the wind farm poses to aviation and the relative impact that aviation lighting has on the surrounding landscape. For further information concerning potential impacts to aviation refer to the Aviation Impact Assessment in Volume 2.

3.9 Temporary Works

A temporary site office and a number of temporary laydown areas will be required for construction of the wind farm. The site office area will be located in the vicinity of Entrance 4, and will house the site office and amenities, allow for storage of shipping containers and wind turbine components, and provide parking facilities. This site office and staging area will measure up to 100 m x 150 m and will be paved with locally sourced crushed rock. At the completion of construction, the site office and staging area will be remediated to the satisfaction of the owner of the land on which it is located.

Further to the site office area, three laydown areas of up to 100 m x 150 m will be located in vicinity of the three other site entrances—namely Entrance 1, Entrance 2, and Entrance 3— and will be used to store wind turbine blades, nacelles and other OSOM components and machinery. The laydown area will also be paved with locally sourced crushed rock or other suitable paving material as required by the turbine manufacturer. At the completion of construction, the laydown areas will also be remediated to the satisfaction of the owner of the land on which it is located. The locations and dimensions of the site office and staging area and the laydown areas are shown in Section 11, Figure 19, while plans and elevations of the site office and amenity buildings to be located in the site office area are shown in Section 11, Figures 19 and 20.

Given the size of the proposed wind farm and its location in relative proximity to Cobden, Terang, and Warrnambool it is anticipated there will be no requirement for a concrete batching plant. However, should a concrete batching plant be required one of the proposed laydown areas will be used for this purpose.

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4 Site and Context Analysis

The subject site was selected because it is highly suitable for a wind energy facility, possessing a high-quality wind resource, being in close proximity to supporting infrastructure and being away from sensitive land uses. The present state of the subject site and its surrounds is addressed in this section.

4.1 Subject Site

The land comprising the subject site is defined in Section 3 above. The existing conditions of this land are detailed immediately in the below section.

4.1.1 Topography

The majority of the subject site is relatively flat to gently undulating. The elevation of the area defined as the subject site ranges from 138 m at its highest point to 125 m at its lowest.

4.1.2 Existing Land Use

The land defined by the subject site is used for grazing and dairy farming. There are six occupied dwellings located on the parcels which comprise the subject site, all of which belong to participating landowners. Existing access to the site (for its current use) is via a combination of well-constructed and poorly constructed farm tracks which feed a network of smaller unformed farm tracks that traverse the site. There are a number of small farm dams scattered throughout the site, as well as a range of farm buildings including dairies, haystacks, grain silos and storage sheds, the majority of which are located in clusters throughout the site. These features are shown in Section 12, Figure 7.

4.1.3 Existing Vegetation and Habitat

The subject site has long been used primarily for dairy farming and as such is highly modified from its pre-colonial state. The land comprising the subject site is generally comprised of pasture paddocks bordered by planted windrows and lightly constructed farm tracks.

Native vegetation within and immediately adjacent to the ecological assessment area is representative of three EVCs, namely Plains Grassy Wetland (EVC 198), Herb-rich Foothill Forest (EVC 23) and Aquatic Herbland (EVC 153). Numerous large trees in patches and scattered trees were also recorded in the ecological assessment area. The remainder of the subject site is highly modified and actively grazed and/or cropped and comprised typically of improved pastures, with some areas showing outbreaks of noxious weed species.

Specific details relating to the observed EVCs and Scattered Trees are provided below.

Plains Grassy Wetland and Aquatic Herbland within the subject site provides low to moderate quality habitat to native fauna. The vegetation in these patches has been disturbed and is present predominantly as recent regrowth. Nevertheless, the sedgy and grassy vegetation provides suitable foraging and nesting habitat for a variety of waterbirds (i.e. ducks) and frogs.

The scattered trees, patches of Herb-rich Foothills Forest, and windrows are of low to moderate habitat value for fauna. While the majority of the remnants within the assessment area are structurally deficient, lacking key mid-storey and understorey components, they are likely to act as 'stepping stones' of habitat for more mobile species (principally birds).

Trees (native and non-native) are also likely to facilitate fauna movement throughout the otherwise cleared landscape and provide habitat for diurnal raptors (e.g., Nankeen Kestrel *Falco cenchroides*, Black-shouldered Kite *Elanus axillaris*) which use trees for perching, roosting and foraging activities.

The remainder of the site is comprised of exotic grassland, dominated by a range of introduced pasture grasses and herbaceous weeds, likely to be used as a foraging resource by common generalist bird species that are tolerant of modified open areas.

For further information concerning existing flora and habitat values of the subject site please refer to the Ecological Assessment in Volume 2. Flora, vegetation and fauna habitat identified by the Ecological Assessment are presented in Section 12, Figure 8.

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4.1.4 Cultural Heritage

4.1.4.1 Aboriginal Cultural Heritage

The subject site is located with the boundary of the Eastern Maar Registered Aboriginal Party. There are numerous areas of modelled cultural heritage sensitivity located in the vicinity of the site, as well as three that either traverse the subject site or are located within it. All three of these areas of sensitivity are directly impacted by the development footprint, meaning the proposed activity triggers a Mandatory Cultural Heritage Management Plan (CHMP).

Of the three areas of cultural heritage sensitivity that either traverse or are located within the subject site, one pertains to a drainage line while the remaining two pertain to intermittent wetlands. There are no known artefacts or other objects or areas of cultural significance recorded either on or in close proximity to the subject site.

A mandatory CHMP has been prepared by Archaeology and approved by the Eastern Maar Registered Aboriginal Party. No artefacts were discovered during archaeological testing, meaning no material cultural heritage will be impacted by the proposal. The activity area (also defined as the development footprint) and areas of cultural heritage sensitivity located in the vicinity of the subject site are shown in Section 12, Figure 9.

4.1.4.2 Historical Cultural Heritage

A search of the Victorian Heritage Register for built heritage and the Victorian Heritage Inventory for archaeological heritage found that there are no listed heritage sites located on the subject site nor its immediate surrounds. Further, an assessment of local planning protections for heritage values found that there are no areas covered by the Heritage Overlay in the immediate vicinity of the project. Accordingly, there will be no matters of historical heritage directly impacted by the project.

4.1.5 Wind Characteristics

The subject site is located in one of Australia's premier wind regions and is surrounded by an open landscape free of obstructions and as a result receives undisturbed wind flow with strong consistent wind speeds.

4.1.6 Land Details and Encumbrances

The subject site is comprised of twenty-seven land parcels and two road reserves. There are no encumbrances on the parcels constituting the subject site that would affect the proposed use and development of the site. One of the twenty-seven land parcels constituting the subject site is encumbered by an easement for a water supply pipeline. This easement is located over 850 m from the development footprint, and no infrastructure related to the wind farm is proposed on this land parcel. As such, the easement will in no way be affected by the proposed wind farm. The details of the land contained within the subject site, including the parcel SPIs, certificates of title and any relevant overlays or zones, are listed in Table 2. These details are also shown in Section 12, Figure 2.

4.2 Surrounding Area

4.2.1 Landscape

The landscape of the subject site and its surrounds is characterised by its history of agricultural land use. The subject site exhibits features characteristic of agricultural landscapes in Western Victoria, such as fence lines, shelterbelts, lightly formed farm tracks, and various farm buildings. The subject site is predominantly cleared of trees, with the exception of a number of shelterbelts of both exotic and native origin and clusters of paddock trees. There are a number of commercial blue gum plantations in the general vicinity of the subject site. There are no notable rocky features or significant bodies of water or watercourses located on or near the subject site. From a regional perspective the landscape surrounding the subject site is characterised as level to gently undulating and is a highly modified agricultural landscape. The broader landscape surrounding the subject site is characterised by the cleared uplands of Staughton Hill to the north west of the site, Lake Elingamite to the east, and the Curdies River and environs to the south. These broader landscape features are presented in Section 12, Figure 10.

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4.2.2 Proximity to Dwellings

There are three dwellings, all belonging to a single participating landowner, located within 1000 m of a proposed wind turbine location, as measured from the centre of the tower at ground level. There are no dwellings belonging to non-participating landowners located within 1000 m of a proposed wind turbine location. The distance and bearing of each dwelling located within 2000 m of a wind turbine generator are shown in Table 1. The locations of these dwellings in relation to the wind farm are shown in Section 12, Figure 6.

4.2.3 Proximity to National Power Grid

The site is located directly adjacent to its proposed point of connection with the national power grid, namely an existing powerline which is located in the road reserve of the Cobden – Warrnambool Rd. Accordingly, no new powerlines will be required in order to connect the proposed wind farm to the national electricity grid.

4.2.4 Proximity to Other Wind Farms

There are many proposed and operating wind farms in southwest Victoria. The three closest operating wind farms are Mortlake South Wind Farm (18 km northwest), Timboon West Wind Farm (16 km south) and Ferguson Wind Farm (30 km southeast). The Mortlake South Wind Farm consists of 35 wind turbine generators with a total tip height of up to 186 m. The Timboon West Wind Farm consists of two wind turbine generators with a total tip height of up to 150 m. The Ferguson Wind Farm consists of three wind turbine generators with a total tip height of 200 m. The location of these wind farms is shown in Section 12, Figure 11.

4.2.5 Proximity to Aviation Facilities

The Aviation Impact Assessment (AIA) identified that there are two certified airports and two aerodromes located in the vicinity of the proposed wind farm. The two airports are the Warrnambool Airport, which is located approximately 24 km north of the proposed wind farm, and the Peterborough Airport, which is located approximately 24 km south of the proposed wind farm. The two aerodromes consist of the Cobden Aerodrome, which is located at a distance of 7.8 km from the proposed wind farm, and the Colac Aerodrome, which is located approximately 16 km from the wind farm. The AIA found that the proposed wind farm will not have an impact on any of these aviation facilities. The location of these aerodromes are shown in Section 12, Figure 12. For further information concerning potential impacts refer to the Aviation Impact Assessment in Volume 2.

4.2.6 Access to Heavy Industry and Transport Infrastructure

The subject site is well serviced by existing road infrastructure, being located on a VicRoads arterial road, namely Cobden – Warrnambool Rd, which intersects with a national highway, namely the Princess Hwy. Being in close proximity to the regional city of Warrnambool and the regional towns of Cobden and Terang, the proposed wind farm is well placed in relation to heavy industry such as concrete plants and quarries, and light industry such as equipment hire.

4.2.7 Proximity to Amenities and Other Notable Features

Other notable features of the area include:

- Glenfyne CFA, located 1.9 km south-east of the nearest wind turbine;
- Glenfyne Hall, located 2.0 km south-east of the nearest wind turbine;
- Ecklin & District CFA, located 3.5 km west-north-west of the nearest wind turbine;
- Lake Elingamite camp ground, located 3.4 km east of the nearest wind turbine;
- Ecklin Hall, located 3.4 km west of the nearest wind turbine; and
- Brucknell – Ayrford CFA, located 5.2 km south-west of the nearest wind turbine.

With the exception of the Lake Elingamite Campground, given the distances separating the wind farm from these land uses, and the nature of the particular activities that accompany them, it is anticipated that the wind farm will have no impact on these other notable features. The potential impact of the proposed wind farm on the Lake Elingamite Campground is discussed in Section 8 and the Landscape and Visual Impact Assessment in Volume 2.

5 Design Response

The design of the proposed wind farm has been informed by the context of the site and its surrounds. In particular, the wind farm design has been through three iterations, each of which has resulted in a reduction of known or potential impacts to environmental and/or amenity values. The design objectives driving these iterations, as well as the selection of the site, are outlined below.

5.1 Design Objectives

Both the identification of a wind farm site, and the subsequent design of a wind farm on that site, require the project proponent to balance a number of competing design objectives. These include the requirement of the relevant planning schemes to consider the following:

- Potential impacts on environmental values;
- Potential impacts on cultural heritage;
- Potential impacts on the amenity of nearby residents, in particular due to shadow flicker, noise and landscape impacts;
- Potential impacts to essential infrastructure such as aerodromes and telecommunications facilities; and
- The proximity of the proposed use and development to appropriate supporting infrastructure, in particular the national electricity network and road infrastructure.

Further, in identifying a wind farm site and developing a wind farm layout for that site, project proponents must also consider engineering and commercial considerations, such as the following:

- The overall capacity of the project;
- The separation distance between wind turbines, due to its influence on energy production;
- The setback distances between wind turbines and nearby dwellings;
- The accessibility and consistency of the site; and
- The proximity of the site to a commercially viable point of connection with the electricity grid.

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5.2 Site Identification

In the first instance the site of the proposed wind farm was identified on the basis that it meets the following criteria:

- It is located in a region of the national electricity network that has capacity available for the connection of an additional wind farm;
- It is located sufficiently close to a proposed point of connection with the national electricity network such that it is commercially viable to connect the wind farm to the network;
- It is located in an area with sufficient setbacks to neighbouring dwellings to ensure potential impacts to community amenity are acceptable;
- It receives undisturbed wind flow with strong consistent winds;
- It is located in an area dedicated to agricultural land uses that are compatible with a wind energy facility;
- It is well served by existing transport infrastructure;
- It is located away from critical infrastructure that is susceptible to interference from wind energy facilities, such as aerodromes and telecommunications facilities;
- It is located away from significant townships, landscapes, tourist destinations and recreation areas;

- It is located away from national parks, state parks, coastal reserves and significant wetlands;
- It is not located in an area with known significant Aboriginal cultural heritage; and
- It is not located in an area with high Aboriginal archaeological potential.

Significantly, at a time when the Victorian electricity network is reaching capacity, and as a result greenfield high-voltage powerlines are becoming a necessary accompaniment of renewable energy facilities, the site of the proposed wind farm represents a rare opportunity to connect a wind farm to the national electricity market without the need for upgrades to the Victorian electricity network.

5.3 Wind Farm Design

5.3.1 Design Iteration One

Once the wind farm site was identified, the first iteration of the wind farm design was prepared and consisted of fifteen wind turbine generators. This design sought primarily to maximise setbacks to existing dwellings while minimising impacts to known flora and fauna values and complying with the requirements of the participating landowners. At this stage of the design process impacts to flora and fauna values were minimised by:

- Locating proposed access tracks on the site of existing farm tracks;
- Locating wind turbines and ancillary infrastructure away from native vegetation wherever possible; and
- Making vegetation clearance the limiting factor in the design of the delivery route and turning movements of blade delivery vehicles.

5.3.2 Design Iteration Two

The second iteration of the wind farm design was informed by a more detailed survey of nearby dwellings and accommodation units, feedback received in relation to potential habitat for the Southern Bent-wing Bat (SBWB), the results of vegetation surveys, and further consultation with the local electricity network service provider Powercor.

In particular, the second revision of the wind farm design sought to increase the minimum distance to nearby dwellings, achieve compliance with the high-amenity noise limit—which is not pertinent to the proposed wind farm but is the most stringent noise limit applicable under the relevant standard—reduce the amount of vegetation clearance, reduce the number of scattered trees that were proposed to be cleared, and decrease the number of potential SBWB habitat features located within 200 m of a proposed wind turbine location.

These outcomes were achieved by removing six wind turbines from the wind farm layout and by relocating the remaining wind turbines closer together. These design measures resulted in a reduction in the overall capacity of the wind farm of approximately 40%, as well as a reduction in the efficiency of the wind farm due to reduced separation distances resulting in increased wake losses. However, the changes made as part of the second iteration of the wind farm design resulted in:

- The distance to the nearest non-participating dwelling being increased to over 1200 m, thereby reducing potential impacts associated with shadow flicker and noise;
- The proposed wind farm complying with the high-amenity noise limit at all non-participating dwellings;
- The impact to native vegetation being reduced from 1.8 Ha to 0.412 Ha;
- The impact to native trees has being reduced from 32 to 8;
- The number of turbines within 200 m of the following potential SBWB habitat features being reduced as follows:
 - Native scattered tree: from 92 to 33;
 - Native windrow: from 13 to 8;
 - Natural waterbody: from 2 to 0;

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- Regrowth native forest: from 9 to 5;
- Artificial waterbody: from 9 to 8; and
- The point of connection with the electricity grid being moved to an existing powerline located to the south of the site (on Cobden – Warrnambool Rd), meaning that no new powerlines would be required for its connection to the electricity network.

5.3.3 Design Iteration Three

The third and current iteration of the wind farm design was developed in response to further consultation with the local network service provider, information gathered from the manufacturer of the candidate wind turbine model, and the goals of further reducing potential impacts to community amenity and environmental values.

In particular, during consultation with the network service provider and the manufacturer of the candidate wind turbine model it came to light that, with the adoption of a slightly larger turbine model—the difference in height being equal to 5 m—one further wind turbine could be removed from the wind farm layout without unduly compromising the commercial viability of the project. Accordingly, the overall number of wind turbines was reduced from nine to eight. Proximity to potential SBWB habitat was the criteria used to select the specific turbine location to be removed. Accordingly, WTG 9, which was located in relatively close proximity to a body of native trees and an artificial waterbody, was the turbine location removed from the wind farm layout.

These design measures resulted in a further reduction in both the capacity and the efficiency of the wind farm, which in turn further reduced estimated energy production, however in part the commercial impact of removing a further turbine from the wind farm layout was offset by proposing the slightly larger candidate wind turbine model.

The changes made as part of the second iteration of the wind farm design also resulted in the following:

- A material increase in the distance of buildings located to the east of the former location of WTG 9, thereby further reducing potential community amenity;
- The impact to native trees has been reduced from 8 to 5;
- The following setbacks to potential SBWB habitat features being further reduced as follows:
 - Native scattered tree: from 33 to 27;
 - Native windrow: from 8 to 7;
 - Regrowth native forest: from 5 to 4;
 - Artificial waterbody: from 8 to 7.

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5.3.4 Further Design Mitigation Measures

As a further mitigation measure it is also proposed that the wind farm is subjected to a regime of nighttime low wind speed curtailment during the spring and autumn months, when SBWB activity is at its greatest. Low wind speed curtailment is a design measure that increases the minimum speed at which wind turbines commence operating. By increasing this minimum wind speed, wind farm operators can reduce the amount of time wind turbines are operating while SBWB are potentially flying over the site, which has been shown to significantly reduce bat collisions with wind turbines. It is proposed that the final details of the nighttime low wind speed curtailment regime are determined as part of a Bat and Avifauna Management Plan, to be prepared to the satisfaction of DEECA prior to the commencement of construction in accordance with standard wind farm planning permit conditions.

5.4 Summary of Design Response

As is evident from the summary above, with each revision of the wind farm design all reasonable attempts have been made to place wind turbines further than 200 m from potential Southern Bent-wing Bat habitat, with a hierarchy of habitat types adopted as follows, in order of descending priority:

- Regrowth native forest and natural waterbodies (highest priority);
- Artificial waterbodies;
- Native plantations;
- Native scattered trees;
- Exotic plantations;
- Exotic windrows; and
- Exotic scattered trees (lowest priority).

In relation to the remaining turbines located within 200 m of potential SBWB habitat, it is important to note that, in spite of the subject site consisting of highly modified dairy farms, and being extensively cleared of vegetation, it was practically impossible to locate all eight wind turbines further than 200 m from all forms of potential SBWB habitat while also complying with other regulatory requirements pertaining to noise and shadow flicker, as well as the target separation distances required between individual wind turbines. Accordingly, the final wind farm design represents a balance between competing design criteria in which the commercial viability of the project has been compromised. For example, while there is no exact distance at which wind turbines cease to interact with one another, distances in excess of ten rotor diameters are generally considered sufficient to ensure that downwind turbulence does not have a significant impact on the energy production of a wind farm, however in the case of the current wind farm a compromised target separation distance of six rotor diameters, or 1032 m, was adopted in order to assist with meeting the other stated design objectives.

The target setback and separation distances discussed above are shown in Section 12, Figure 30, together with flora and fauna values, and other relevant features of the site.

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6 Planning Provisions—Corangamite Planning Scheme

The following is an outline of the key provisions of the first of the relevant planning scheme that apply to the proposal. Other relevant legislation and policies are outlined in Section 7, while a full assessment of the proposal against the provisions outlined in Sections 6 and 7 is provided in Sections 8 and 9.

6.1 Permit Triggers

A planning permit is required under the following clauses of the Corangamite Planning Scheme:

- Clause 35.07-1 (Farming Zone): Use of a wind energy facility; use of a utility installation;
- Clause 35.07-4 (Farming Zone): Buildings and works associated with Section 2 Use (wind energy facility and utility installation); works within 20 metres of a road; works within 5 metres from a boundary;
- Clause 36.04-1 (Transport Zone 2): Buildings and works associated with Section 2 Use (utility installation);
- Clause 52.05 (Signs): Construct or put up for display a business identification sign;
- Clause 52.17 (Native Vegetation): Remove, destroy or lop native vegetation;
- Clause 52.29 (Land adjacent to the principal road network): Create or alter access to a road in a Transport 2 Zone; and
- Clause 52.32 (Wind Energy Facility): Use and development of land for a wind energy facility.
- Clause 53.22 (Significant Economic Development): Use and development of land for a renewable energy facility with an installed capacity of one megawatt (1 MW) or greater.

This application also seeks approval for car parking spaces provided to the satisfaction of the responsible authority in accordance with Clause 52.06-6.

6.2 Referral Triggers

6.2.1 CI 52.29 Transport Zone 2

Under Clause 52.29-4 and 66.03 an application to create or alter access to a RDZ1 must be referred to the Roads Corporation as a Determining Referral Authority under Section 55 of the Act.

6.2.2 CI 62.02-2 Native Vegetation

Under Clause 66.02-2 an application to remove, destroy or lop native vegetation must be referred to the Secretary of the Department of Environment, Land, Water and Planning if any of the following conditions are met: the application falls into the Detailed Assessment Pathway, or a vegetation plan applies to the site on which the vegetation is located, or the vegetation is located on Crown Land which is occupied or managed by the Responsible Authority.

This application proposes the removal of 0.412 Ha of native vegetation comprising 0.257 Ha of native vegetation, three large trees in patches and three scattered trees, and falls under the intermediate assessment pathway. It therefore does not require referral to the Secretary of DEECA as a recommending referral authority.

6.3 Zoning Provisions

The subject site is predominantly within the Farming Zone of the Corangamite Planning Scheme.

6.3.1 Farming Zone

The relevant purposes of the Farming Zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework;
- To provide for the use of land for agriculture;
- To encourage the retention of productive agricultural land;

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

A permit is required under the provisions of the Farming Zone.

6.3.2 Transport Zone 2

A small area of works is proposed within the Transport Zone 2 to connect the facility to the electricity grid.

The relevant purposes of the Transport Zone 2 are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework;
- To provide for an integrated and sustainable transport system;
- To identify transport land use and land required for transport services and facilities;
- To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation; and
- To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

A permit is required under the provisions of the Transport Zone 2.

Land zoning on and around the subject site is shown in Section 12, Figure 3.

6.4 Overlay Provisions

There are no relevant overlays that affect the subject site.

The Bushfire Management Overlay (BMO) under the Planning and Environment Act 1987, there are no relevant permit triggers associated with the use of the subject site for the proposed facility and utility installation.

Planning overlays on and around the subject site are shown in Section 12, Figure 4.

6.5 Particular Provisions

6.5.1 Clause 52.05 – Signs

The purposes of Clause 52.05 are:

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

Clause 35.07-7 of the Farming Zone specifies that sign requirements in this zone are as per the provisions of Clause 52.05, and that the Farming Zone is a Category 4 area. The purpose of Category 4 is to provide for unobtrusive signs in areas requiring strong amenity control.

In Category 4 areas a permit is required to construct or put up for display a business identification sign, and the total display area allowed is 3sqm per premises.

Business signage up to 3sqm is proposed and therefore a permit is required.

6.5.2 Clause 52.06 – Car Parking

Table 1 at Clause 52.06 of the Corangamite Planning Scheme outlines the car parking requirements associated with various uses. A wind energy facility or utility installation is not listed in Table 1.

Clause 52.06-6 states that:

Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.

Therefore, no permit is required under Clause 52.06 for the application, however parking for the new use of a wind energy facility and utility installation must be provided to the satisfaction of the responsible authority and this application seeks that approval.

6.5.3 Clause 52.17 – Native Vegetation

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

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

The purpose of this clause is also to manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the Guidelines. The conditions of any planning permit with a native vegetation destruction or lopping of native vegetation must specify the offsetting requirements to secure the offset.

The first step in determining the type of assessment required for any site in Victoria is to determine the assessment pathway for the proposed native vegetation removal. The three possible assessment pathways for applications to remove native vegetation in Victoria are:

- Basic
- Intermediate; or
- Detailed.

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The assessment pathway is determined by two factors being the Location Category and the Extent of Native Vegetation.

A permit is required under Clause 52.17 to remove 0.427 Ha of native vegetation under the intermediate assessment pathway.

It is worth noting that wherever possible the alignment of the access tracks has followed existing farm tracks, and the swept path of blade delivery vehicles avoided native vegetation. This means impacts to productive agricultural land and native vegetation have been avoided and minimised wherever possible.

6.5.4 Clause 52.29 Land Adjacent to the Principal Road Network

The relevant purpose of Clause 52.29 is:

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network and ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

Clause 52.29 stipulates that a permit is required to alter or change access to a road in a Transport Zone 2.

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.

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- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to schedule 2, clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.

A permit is required under this clause. The application proposes temporary works at the intersection of Cobden -Warrnambool Rd and Curdies – Leichfield Rd. As the Cobden – Warrnambool Rd is a road in a Transport Zone 2, a permit requirement is triggered under this clause.

6.5.5 Clause 52.32 Wind Energy Facility

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

Clause 52.32 stipulates that a permit is required to use and develop land for a Wind energy facility, and that the use and development of land for a Wind energy facility is prohibited in locations listed in the table to Clause 52.32-2.

An application for a planning permit to use and develop land for a Wind Energy Facility must be accompanied by the following information as appropriate:

- Site and context analysis:
 - Site shape, dimensions and size;
 - Orientation and contours;
 - Current land use;
 - The existing use and siting of buildings or works on the land;
 - Existing vegetation types, condition and coverage;
 - The landscape of the site;
 - Species of flora and fauna listed under the Flora and Fauna Guarantee Act 1988 and the Environment Protection and Biodiversity Conservation Act 1999 (Cwth);
 - Sites of cultural heritage significance;
 - Wind characteristics;
 - Any other notable features, constraints or other characteristics of the site;
- Design response:
 - Existing land uses;
 - Above-ground utilities;
 - Access to infrastructure;
 - 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;
 - The siting and use of buildings on adjacent properties;
 - Views to and from the site, including views from existing dwellings and key vantage points including major roads, walking tracks, tourist routes and regional population growth corridors;
 - Sites of flora and fauna listed under the Flora and Fauna Guarantee Act 1988 and Environment Protection and Biodiversity Conservation Act 1999 (Cwth), including significant habitat corridors, and movement corridors for these fauna;
 - Sites of cultural heritage significance;
 - National Parks, State Parks, Coastal Reserves and other land subject to the National Parks Act 1975;

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- Land declared a Ramsar wetland as defined under section 17 of the Environment Protection and Biodiversity Conservation Act 1999 (Cwth);
- Location of any land included in the schedule to Clause 52.32-2 of the planning scheme
- Any other notable features or characteristics of the area
- Bushfire risks
- Mandatory noise assessment carried out as per the provisions of Clause 52.32-4.
- Evidence of written consent of any owner as at the date of the application of an existing dwelling location within one kilometre of a proposed turbine (measured from the centre of the tower at ground level) as per the provisions of Clause 52.32-3.

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework;
- The effect of the proposal on the surrounding area in terms of noise, blade glint, shadow flicker and electromagnetic interference;
- The impact of the development on significant views, including visual corridors and sightlines;
- The impact of the facility on the natural environment and natural systems;
- The impact of the facility on cultural heritage;
- The impact of the facility on aircraft safety;
- Policy and Planning Guidelines of Development of Wind Energy Facilities in Victoria (Department of Environment, Land, Water and Planning, July 2021);
- The New Zealand Standard NZS 6808:2010, Acoustics - Wind Farm Noise.

A permit is required under this clause for the development of the wind energy facility.

6.5.6 Clause 53.22 Significant Economic Development

This clause applies to any renewable energy facility with an installed capacity of one megawatt (1 MW) or greater.

The purposes of the clause are to:

- Prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.
- Provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

Under Clause 53.22-4, the application is exempt from the decision requirements of Sections 64(1), (2) and (3), and the review rights of Sections 82(1) of the Act.

6.6 Planning Policy Framework (PPF)

This section provides an overview of the most relevant sections of the PPF, against which the proposal must be assessed.

6.6.1 Clause 11.02-1S Supply of Urban Land

The objective of this clause is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

6.6.2 Clause 11.03-5S Distinctive Areas and Landscapes

The objective of this clause is to protect and enhance the valued attributes of identified distinctive areas and landscapes.

6.6.3 Clause 11.03-5R The Great Ocean Road region

The objective of this clause is to manage the sustainable development of the Great Ocean Road region, which includes the general area of the subject site as indicated under the policy documents to this clause.

Relevant policy documents under the clause include the Great Ocean Road Region Landscape Assessment Study, further details of which are included at Section 7 of this report.

6.6.4 Clause 12.01-1S Protection of Biodiversity

The objective of this clause is to assist the protection and conservation of Victoria's biodiversity.

6.6.5 Clause 12.01-2S Native Vegetation

The objective of this clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This clause operates in conjunction with clause 52.17.

6.6.6 Clause 12.03-1S River Corridors, Waterways, Lakes and Wetlands

The objective of this clause is to protect and enhance river corridors, waterways, lakes and wetlands.

6.6.7 Clause 12.05-2S Landscapes

The objective of this clause is to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

6.6.8 Clause 13.01-1S Natural Hazards and Climate Change

The objective of this clause is to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

6.6.9 Clause 13.02-1S Bushfire Planning

This policy applies to land within a designated bushfire prone area and subject to a Bushfire Management Overlay, and therefore applies to the subject site. The subject site is fully within a designated bushfire prone area and is partially subject to a Bushfire Management Overlay.

The objective of this clause is to assist the protection of residents and communities to bushfire through risk-based planning that minimises the potential loss of human life.

6.6.10 Clause 13.05-1S Noise Management

The objective of this clause is to assist the control of noise effects on sensitive land uses. The Environment Protection Regulations under the Environment Protection Act 2017 should be considered as relevant, along with the Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (EPA May 2021).

Clause 52.32 contains further guidance for wind energy facilities in relation to appropriate noise limits and assessment methods.

6.6.11 Clause 13.07-1S Land Use Compatibility

The objective of this clause is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

6.6.12 Clause 14.01-1S and 14.01-1L Protection of Agricultural Land

The objective of this clause is to protect the state's agricultural base by preserving productive farmland.

6.6.13 Clause 14.01-2S Sustainable Agricultural Land Use

The objective of this clause is to encourage sustainable agricultural land use.

6.6.14 Clause 15.01-6 Design for rural areas

The objective of this clause is to ensure development respects valued areas of rural character.

6.6.15 Clause 15.02-1S Energy and resource efficiency

The objective of this clause is to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

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6.6.16 Clause 15.03-1S Heritage Conservation

The objective of this clause is to ensure the conservation of places of heritage significance.

6.6.17 Clause 15.03-2S Aboriginal Cultural Heritage

The objective of this clause is to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

6.6.18 Clause 17.01-1S Diversified Economy

The objective of this clause is to strengthen and diversify the economy.

6.6.19 Clause 18.02-4S Roads and Clause 18.02-4L Road system

The objective of this clause is to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

6.6.20 Clause 18.02-7S Airports and Airfields

The objective of the clause is to strengthen the role of Victoria's airports and airfields within the state's economic and transport infrastructure, facilitate their siting and expansion, and protect their ongoing operation.

6.6.21 Clause 19.01-1S Energy Supply

The objective of this clause is to facilitate appropriate development of energy supply infrastructure. This is a key clause. Strategies seek to support renewable energy and greenhouse emission reductions, and provide new energy facilities in strategic locations.

6.6.22 Clause 19.01-2S Renewable Energy and 19.01-2R Renewable Energy – Great South Coast

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. This is a key overarching clause for assessment of the application.

Strategies include:

- Facilitate renewable energy development in appropriate locations.
- Protect energy infrastructure against competing and incompatible uses.
- Develop appropriate infrastructure to meet community demand for energy services.
- Set aside suitable land for future energy infrastructure.
- Consider 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.
- Recognise that economically viable wind energy facilities are dependent on locations with consistently strong winds over the year.
- Plan for and sustainably manage the cumulative impacts of alternative energy development.

6.6.23 Clause 19.03-4S Telecommunications

The objective of this clause is to facilitate the orderly development, extension and maintenance of telecommunication infrastructure.

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7 Other Relevant Legislation and Policies

Relevant legislation, standards, and guidelines, including those referred to in the Corangamite Planning Scheme, are outlined in this section.

A full assessment of the proposal against the relevant policies is provided in Sections 8 and 9.

7.1 Policy and Planning Guidelines for Development of Wind Energy Facilities

The Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (the Guidelines) are a reference document under the Corangamite Planning Scheme at Clauses 19.01-2S and 52.32-6.

The guidelines form a key overarching policy framework for assessment of wind energy facility planning permit applications. The guidelines outline how the Victorian Government will facilitate the appropriate development of wind energy facilities, balancing environmental, social and economic outcomes.

Accordingly the Guidelines set out a decision-making framework within which the environmental and economic benefits of proposed wind farms are assessed against their potential impacts on matters of federal, state and local importance. The considerations that factor into this equation include:

- Proximity to dwellings;
- Potential impacts to native flora and fauna;
- Potential impacts to Aboriginal and historical cultural heritage;
- Potential impacts to landscape values;
- Noise impacts;
- Shadow flicker;
- Electromagnetic interference; and
- Impacts to aviation.

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Section 9 of this report assesses this application against the key thematic issues identified by the Guidelines.

7.2 New Zealand Standard NZS 6808:2010 Acoustics – Wind Farm Noise

The New Zealand Standard NZS 6808:2010 is referred to in the Guidelines and at Clause 52.32 of the Corangamite Planning Scheme as the appropriate set of guidelines for assessing wind farm noise impacts in Victoria. The objective of the NZS 6808:2010 is to avoid adverse noise effects of wind farms. NZS 6808:2010 defines the allowable noise limit of wind farms in the following terms:

As a guide to the limits of acceptability at a noise sensitive location, at any wind speed, wind farm sound levels (LA90(10 min)) should not exceed the background sound level by more than 5 dB, or a level of 40 dB LA90(10 min), whichever is the greater.

According to NZS 6808:2010 a noise sensitive location means:

The location of a noise sensitive activity, associated with a habitable space or education space in a building not on the wind farm site.

This definition of a noise sensitive location does not include buildings used for commercial or industrial purposes, but does include residential dwellings, schools, and hotels and motels.

There are provisions in NZS 6808:2010 for the application of a reduced noise limit for high amenity areas. The determination of whether a particular area should be considered as a high amenity area is based on the following test, which is defined in Section 5.3 of NZS 6808:2010:

- Does the planning schedule relevant to the location of non-stakeholder residential properties where the predicted wind farm noise level is at or above 35 dB require a high level of amenity?
- If the relevant planning schedule requires a high level of amenity, is the high amenity area noise limit justified based on the calculation detailed in Comment C5.3.1 of NZS 6808:2010?

Non-stakeholder dwellings located within the vicinity of the proposed wind farm are located in the Farming Zone. The Victorian Civil and Administrative Tribunal (VCAT) considered the applicability of high amenity limits in *Cherry Tree Wind Farm Pty Ltd v Mitchell Shire Council & Ors* and ruled that a high amenity limit should not apply in the Farming Zone. Accordingly, the high amenity noise limit is not pertinent to this application.

Finally, at Section 5.4.2 NZS6808:2010 also requires that wind turbine sound levels with special audible characteristics (such as tonality, impulsiveness and amplitude modulation) shall be adjusted by arithmetically adding up to 6 dB to the measured level at the noise sensitive location.

7.3 Environment Protection Act 2017 and Environment Protection Regulations 2021

From 1 July 2021, the Environment Protection Act (EP Act) introduced changes aimed to position the EPA as the single regulator of operational wind turbine noise. The EP Act introduces a 'general environmental duty' and 'unreasonable noise' provisions that apply to wind turbine noise emissions. The Environment Protection Regulations 2021 also set specific requirements for compliance in a range of land use zones, including the Farming Zone in which the proposal is located.

Under the regulations, operators of wind energy facilities must make sure they:

- Comply with the NZ standard;
- Implement a noise management plan;
- Implement a complaints management plan;
- Provide an annual statement with details of complaints, maintenance activities, and noise remediation actions during the previous 12 months; and
- Undertake noise monitoring procedures every five years to ensure ongoing compliance with the relevant noise limits.

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EPA will begin requesting noise management plan reports from operators from 1 July 2022.

7.4 Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018

The Aboriginal Heritage Act 2006 came into effect on 28 May 2007 to replace the Archaeological and Aboriginal Relics Preservation Act 1972 and Part IIA of the Aboriginal and Torres Strait Islander Heritage Protection Act 1984.

According to the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018, an application for planning permission must be accompanied by a Cultural Heritage Management Plan (CHMP) if the action proposed is both a high impact activity and is located in an area of cultural heritage sensitivity. If the proposed action does not meet both these criteria, it is not necessary to prepare a CHMP to accompany an application for planning permission; however, project proponents may still prepare a CHMP voluntarily.

As part of the activity area of this project is located in an area of cultural heritage sensitivity the proposed activity triggers a Mandatory CHMP. A CHMP for this project has been prepared by Tardis Archaeology and approved by the Eastern Maar Registered Aboriginal Party. No artefacts were discovered during archaeological testing, meaning no material cultural heritage will be impacted by the proposal. A letter from the Eastern Maar Registered Aboriginal Party confirming this can be found in the Volume 2 of this report.

The activity area (also defined as the development footprint) and areas of cultural heritage sensitivity located in the vicinity of the subject site are shown in Section 12, Figure 9.

7.5 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) came into force on 16 July 2000. The EPBC Act protects matters of National Environmental Significance. The objectives of the Act are as follows:

- To provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance;
- To promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources;
- To promote the conservation of biodiversity;
- To provide for the protection and conservation of heritage;
- To promote a cooperative approach to the protection and management of the environment involving governments, the community, landholders and Indigenous peoples;
- To assist in the cooperative implementation of Australia's international environmental responsibilities;
- To recognise the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and
- To promote the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.

Under the EPBC Act assessment and approval is required for actions that are likely to have a significant impact on:

- A matter of national environmental significance;
- The environment of Federal land (even if the action is taken outside Federal land); and
- The environment anywhere in the world if the action is undertaken by the Federal Government).

An action includes a project, development, undertaking, activity, or series of activities. When a person proposes to take an action they believe may need approval under the EPBC Act, they must refer the proposal to the Australian Government Minister for the Environment and Water Resources by submitting a completed Referral Form to the Department.

Federal agencies are also required to consider advice before authorising certain actions. The Minister may exempt a person from the requirement to undergo an environmental assessment and/or obtain approval, if it is considered in the national interest to do so.

As outlined in the Ecological Assessment accompanying the application in Volume 2, the proposal is unlikely to have a significant impact on any matter of National Environmental Significance. Nevertheless, the proposal has been referred to the Commonwealth Environment Minister regarding matters listed under the EPBC Act due to its being located within the range of the nationally significant Southern Bent-winged Bat. The project has been determined a controlled action, meaning it will be assessed under a bilateral agreement by the Commonwealth (DCCEEW) and the relevant Victorian state agency (DEECA).

7.6 Guidelines for the Removal, Destruction or Lopping of Native Vegetation

The Guidelines for the Removal, Destruction or Lopping of Native Vegetation (Native Vegetation Guidelines) is an incorporated document at Clause 81.01 of all planning schemes in Victoria. The guideline operates in conjunction with Clause 52.17 and 12.01-25 of planning schemes.

The purpose of these guidelines is to set out and describe the application of Victoria's statewide policy in relation to assessing and compensating for the removal of native vegetation.

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This includes:

- The assessment of impacts from removing native vegetation on biodiversity and other values; and
- How offsets are calculated and established to compensate for the loss in biodiversity value from the removal of native vegetation.

The Guidelines is an incorporated document at Clause 81.01 of all planning schemes in Victoria. This means it:

- Must be considered by planning authorities when preparing a planning scheme amendment, as relevant;
- Must be considered by responsible authorities when making decisions in relation to development plans, as appropriate;
- Must be applied when a permit is required under Clauses 52.16 or 52.17 of planning schemes;
- Must be applied when developing a Native Vegetation Precinct Plan (NVPP); and
- May be considered in other planning decisions to meet statewide objectives for native vegetation protection and management.

A total of 0.427 Ha of native vegetation removal is proposed under the intermediate assessment pathway. An assessment against the Native Vegetation Guidelines is included within the Ecological Assessment that accompanies this application and is further discussed in this report in Section 8 below.

7.7 NASF Guideline D

CASA, and more recently the National Airports Safeguarding Advisory Group (NASAG), have provided guidance to State and Territory authorities, developers and airport operators as to the location and marking of buildings located away from aerodromes so as to ensure that new developments do not constitute a hazard to aviation. To this end CASA and NASAG have published guidelines relating to the construction and marking of buildings located away from aerodromes. These are:

- AC 139-08(0) Reporting of Tall Structures—April 2005;
- AC 139-18(0) Obstacle Marking and Lighting of Wind Farms—December 2005 (Repealed); and
- The National Airports Safeguarding Framework, Guideline D: Managing the Risk of Wind Turbine Farms as Physical Obstacles to Air Navigation—July 2012.

In the first instance AC 139-08(0) Reporting of Tall Structures—April 2005 prescribes that developers, authorities and decision makers should report all structures that meet the following criteria to the Royal Australian Air Force (RAAF) Aeronautical Information Service (AIS):

- Structures 30 m in height located within 30 km of an aerodrome; and
- Structures 45 m in height located elsewhere.

AC 139-18(0) was repealed in September of 2008 as a result of a challenge to its legal validity. Accordingly, it is no longer applicable to the planning approvals process of proposed wind farms.

Of these three sets of guidelines only one is pertinent to this proposal, namely The National Airports Safeguarding Framework, Guideline D: Managing the Risk of Wind Turbine Farms as Physical Obstacles to Air Navigation—July 2012.

According to these guidelines CASA must be informed of a proposal if it meets the following two criteria:

- The total height of turbines is greater than 150 m; and
- The proposal is located within 30 km of a certified or registered aerodrome.

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7.8 CFA Design Guidelines and Model Requirements for Renewable Energy Facilities

The purpose of these guidelines is to provide details about standard measures and processes in relation to fire safety, risk and emergency management that should be considered when designing, constructing and operating new renewable energy facilities, and upgrading existing facilities.

In relation to wind energy facilities, the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (CFA Guidelines) recommend the following measures in relation to the siting, operation and maintenance of wind energy facilities:

- Where practicable, wind energy installations can be sited on open grassed areas (such as grazed paddocks). Vegetation is to be managed as per the requirements of this guideline, or as informed through a risk management process.
- Wind turbines are to be located no less than 300 metres apart. This provides adequate distance for aircraft to operate around a wind energy facility given the appropriate weather and terrain conditions. Fire suppression aircraft operate under visual flight rules. As such, fire suppression aircraft only operate in areas where there is no smoke and can operate during the day or night.
- Installed weather monitoring stations can be high and difficult to see and are hazardous to CFA flight operations during fires. CFA requires the following in relation to the installation of these monitoring stations:
 - All monitoring towers must be clearly marked, even where marking is not required by CASA.
 - The installation must be notified to CASA and Geoscience Australia (for inclusion in the Vertical Obstruction Database).
- Adjoining property use and distances to habitable buildings must be considered in the design of wind energy installations, with regard made to turbine height and prevailing wind speeds.
- A wind energy facility emergency plan must include maximum operational wind speed and temperature conditions and operating procedures to limit fire risk. This information must be provided within the content of the emergency information book.

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It is noted that the subject site is within a Bushfire Prone Area under the Building Act 1993 and is partially affected by the Bushfire Management Overlay. An assessment against the relevant bushfire policies of the planning scheme including the CFA Guidelines is included within the Fire Risk Assessment which forms part of this application.

7.9 Great Ocean Road Region Landscape Assessment Study

The Great Ocean Road Region Landscape Assessment Study was commissioned as part of the Great Ocean Road Strategy undertaken by the then Department of Sustainability and Environment in 2003 and is referenced under Clause 11.03-5R of the Corangamite Planning Scheme.

The landscape of the Great Ocean Road Region is a major tourist attraction, and therefore a major driver of the region's economy. The study completed a comprehensive assessment of the character of landscapes in the region and the way in which various types of development can be managed in different landscape types.

Under this document the subject site is within the Western Plains, Cones and Lakes region (1.4 and 1.5). The western plains, cones and lakes region is located in a horizontal band across the northern section of the region assessed by the Great Ocean Road Region Landscape Assessment Study. This landscape character type is associated with the flat to gently rolling topography of the western plains, punctuated in some areas by volcanic cones, craters and outcrops. The landscape consists mostly of paddocks divided by shelter belts, with some remnant stands of vegetation throughout.

The study did not recommend any special landscape character controls to be implemented in the planning scheme and no special significance is ascribed to this landscape character type that would warrant elevated protection.

7.10 Community Engagement and Benefit Sharing Guidelines

The Community Engagement and Benefit Sharing Guidelines (the Community Engagement Guidelines) were first released in 2017 with the guide being updated in July 2021. The guide sets the Victorian Government's expectations for leading practice community engagement and benefit sharing across all renewable energy technologies.

The Community Engagement Guide describes factors that contribute to better practice community engagement and describes benefit sharing and why it is important.

While acknowledging that a flexible approach to community engagement is essential in the context of different technologies and regional contexts, the community engagement guide sets out several key factors that consistently contribute to positive social outcomes and strong community support. These include:

- Starting engagement early in the development process;
- Integration of the development with local landscape values and local identity (tailoring to local context);
- Completing a social feasibility analysis;
- Community (especially local) participation in decision-making and design (fair process);
- Sharing the benefits from the development in an equitable way (fair outcomes);
- Building trust and relationships with stakeholders;
- Providing diverse and ongoing opportunities for engagement;
- Prioritising an accessible complaints management process and responding quickly and clearly to feedback; and
- Tailoring and adapting engagement for local history, context, priorities and needs.

The Community Engagement Guide acknowledges that the required level of any benefit sharing program will be dependent on the type of technology, scale of project, and project location, and provides a broad range of examples of benefit sharing as follows:

- Local jobs and procurement;
- Sponsorship and community benefit funds;
- In-kind contributions (employee volunteerism); and
- Innovative products (including electricity products) and innovative financing (including co-investment and co-ownership).

7.11 Great South Coast Regional Growth Plan

The Great South Coast Regional Growth Plan provides a regional approach to land use planning in the Great South Coast region and includes the municipality of Corangamite.

The five strategic directions of the plan are:

1. Position the Great South Coast for economic growth, including through new and renewable energy – a major opportunity for the region and Victoria;
2. Improve connections;
3. Sustain the natural assets of the Great South Coast;
4. Strengthen the communities of the Great South Coast; and
5. Increase collaboration in the Great South Coast.

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7.12 Corangamite Shire Economic Development Strategy 2017-2021

The Corangamite Shire Economic Development Strategy 2017-2021 sets out a five year vision for the municipality providing economic development guidance for both Council and stakeholders.

Relevant parts of the strategy include Theme 5 which aims to develop emerging industries.

Corangamite Shire has an abundance of renewable energy resources and a significant supply of natural gas. Corangamite Shire has several unique strengths that make it attractive for large-scale renewable energy investment:

- Strong wind particularly in the southern area of the Shire;
- Moderate solar irradiance in some parts of the Shire, particularly to the north, in proximity to transmission lines; and
- The presence of transmission lines through Corangamite Shire, including the 66kV and 500kV Alcoa lines, make it attractive for large scale energy projects.

Theme 5 of the strategy outlines that private sector investment into renewable energy production should be considered as a potential focus of Corangamite's Economic Development and Tourism Unit. Under Theme 5 sits Action 1.37 of the strategy; *Support renewable energy projects throughout the Shire.*

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8 Assessment Against Planning Provisions

The following section provides an assessment of the proposal against the most relevant sections of the Corangamite Planning Scheme, including against the purposes and decisions guidelines of the provisions outlined in Sections 6 and 7 of this report, the decision guidelines in Clause 65, and any other relevant matter.

8.1 Planning Policy Framework

This section outlines the most relevant thematic areas for assessment under the PPF, including the relevant local clauses of the Corangamite Planning Scheme. The proposed use and development is assessed against these themes below.

8.1.1 Overarching Policy Clause 19.01-2 Renewable Energy

The overarching PPF policy for assessment of renewable energy facilities can be found at Clause 19.01-2S Renewable energy and 19.01-2R Renewable energy Great South Coast. These clauses seek to promote the provision of renewable energy in appropriate locations. This means that provided that a location is appropriate and can be demonstrated to have minimal impact, a renewable energy facility is likely to warrant approval. Other policy points must be balanced against this overarching clause.

The proposal is strongly supported under this policy. The site is a high-quality location for a wind energy facility, with convenient access to the national electricity network, a relatively low population density, and being located within a low sensitivity landscape. The proposed use will not adversely affect the agricultural use of the land and the site has an excellent wind resource.

There will be limited adverse impact on the immediate area, which is demonstrated by the expert reports that accompany this application. The proposal will contribute to economic opportunities that will help diversify the local economy through the development of agriculture.

Impacts on the environment, including native vegetation removal and impacts on aerial fauna will be balanced with the benefit of providing renewable energy and responding to climate change.

The proposed wind farm will contribute to the ongoing development of renewable energy and strengthening of the electricity grid in Victoria.

8.1.2 Protection of Distinctive Areas and Landscapes (Clause 11.03-5S, 11.03-5R and 12.05-2S)

The intent of these clauses is to protect significant landscapes and significant areas, particularly those of environmental and/or cultural significance.

The proposed wind farm is located in an area dominated by agriculture, identified as the Western Plains, Cones and Lakes region of the Great Ocean Road Region Landscape Assessment Study referenced under Clause 11.03-5R. This region is typified by flat to gently rolling topography of paddocks divided by shelter belts with some remnant stands of vegetation.

The landscape will not be unduly impacted by the proposal as demonstrated by the assessment at Section 9 of this report and in the accompanying Landscape and Visual Impact Assessment contained in Volume 2. The landscape has no overlay or additional policy measure that identifies it as significant and requiring unique protection. It is unlikely there will be a significant adverse impact on tourism or agriculture which are the main drivers of the region's economy. The impact of the proposal will be acceptable within the context of policies that seek to protect significant areas and landscapes, particularly when those policies are balanced against Clause 19.01-2.

8.1.3 Protection of Environmental Values (Clause 12.01-1S, 12.01-2S, 12.03-1S)

The intent of these clauses is to protect the environmental values of places and biodiversity generally, included to protect flora, fauna and native habitat. These clauses work with Clause 52.17 aiming to avoid and minimise vegetation removal and impacts on ecology generally.

A comprehensive assessment of the ecological values of the site is provided in the ecological assessment and standalone significant microbat assessment that accompany this application, with

further details contained in the assessment under Section 9 of this report. As demonstrated by the assessment, the proposal will have acceptable impacts on the environmental values of the site and wider area, including on native flora, fauna and habitat. The environmental values of surrounding water bodies and wetlands will be maintained, including the cultural and tourism assets these values provide. This includes impacts of pests and impacts on soil from development.

8.1.4 Protection of Heritage Values (Clause 15.03-1S and 15.03-2S)

The intent of these clauses is to protect and ensure the conservation of cultural heritage and heritage places. No places listed on the Victorian Heritage Register or Victorian Heritage Inventory will be unduly affected by the proposal. There are no significant heritage sites located in the activity area of the project, nor its immediate surrounds. The proposal will have no significant adverse impacts on heritage places, and will support the intent of Clauses 15.03-1S and 15.03-2S.

8.1.5 Natural Hazards, Bushfire and Climate Change (Clause 13.01-1S, 13.02-1S)

The key purpose of these clauses is to plan for natural hazards including climate change. In relation to bushfire, priority is to be given to protection of human life, while also identifying bushfire hazards for settlements and essential infrastructure. Utility scale energy generation facilities are essential infrastructure and therefore form an important consideration for bushfire risks.

The guidance contained within the CFA Guidelines has been considered and appropriately applied to the proposed facility, ensuring appropriate bushfire risk mitigation for the essential electricity generation facility. The proposal does not present an unacceptable bushfire risk and will not unduly increase risks for residents in the area. Bushfire risks are considered further under Section 9.

The facility directly addresses climate change risks by providing a new renewable energy source that will minimise emissions. The balance of policy strongly supports the facility with regard to natural hazards and climate change.

8.1.6 Effective Land Use Planning and Essential Infrastructure (Clause 11.02-1S, 13.05-1S, 13.07-1S, 15.01-1S, 18.02-1S, 18.02-2S, 18.02-3S, 18.02-4S, 18.02-5S, 18.02-6S, 18.02-7S, 18.02-8S, 18.02-9S, 18.02-10S, 18.02-11S, 18.02-12S, 18.02-13S, 18.02-14S, 18.02-15S, 18.02-16S, 18.02-17S, 18.02-18S, 18.02-19S, 18.02-20S, 18.02-21S, 18.02-22S, 18.02-23S, 18.02-24S, 18.02-25S, 18.02-26S, 18.02-27S, 18.02-28S, 18.02-29S, 18.02-30S, 18.02-31S, 18.02-32S, 18.02-33S, 18.02-34S, 18.02-35S, 18.02-36S, 18.02-37S, 18.02-38S, 18.02-39S, 18.02-40S, 18.02-41S, 18.02-42S, 18.02-43S, 18.02-44S, 18.02-45S, 18.02-46S, 18.02-47S, 18.02-48S, 18.02-49S, 18.02-50S, 18.02-51S, 18.02-52S, 18.02-53S, 18.02-54S, 18.02-55S, 18.02-56S, 18.02-57S, 18.02-58S, 18.02-59S, 18.02-60S, 18.02-61S, 18.02-62S, 18.02-63S, 18.02-64S, 18.02-65S, 18.02-66S, 18.02-67S, 18.02-68S, 18.02-69S, 18.02-70S, 18.02-71S, 18.02-72S, 18.02-73S, 18.02-74S, 18.02-75S, 18.02-76S, 18.02-77S, 18.02-78S, 18.02-79S, 18.02-80S, 18.02-81S, 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There are no significant land use conflicts, and no unacceptable amenity impacts as listed under these clauses. The proposal is supported by the intent of the PPF policies which seek to minimise amenity impacts and land use conflicts.

8.1.7 Protection of Agricultural Land (Clause 14.01-1S, 14.01-1L, 14.01-2S)

The intent of these clauses is to protect productive agricultural land and land that contributes significantly to regional economies.

The proposed wind energy facility is located in an area dominated by the dairy industry, is located away from areas used for rural living and other sensitive agricultural land uses such as the growing of wine grapes, and will not have a significant impact on the current agricultural productivity of the site. Moreover, by adding a new and drought-proof income stream for the owners of the properties involved in the wind farm, the proposed use and development of the site will contribute towards the diversification and resilience of agriculture in the state of Victoria.

8.1.8 Promotion of a Strong and Diverse Economy (Clause 17.01-1S)

The proposed wind farm will contribute to the strengthening and diversification of the regional and Victorian economy.

Construction of the proposed wind farm will support the Victorian wind industry via the supply and installation of wind turbine generators and ancillary infrastructure, and the Victorian high voltage electrical industry via the supply and installation of high voltage electrical plant and the completion of high voltage line works.

Construction of the wind farm will support local manufacturers, heavy industry and small business via the supply of concrete, road building materials, electrical cabling, equipment hire, accommodation, consumables and hospitality services.

During operation the wind farm will add a new and drought-proof income stream for the owners of the properties hosting the facility, thereby contributing towards the diversification and resilience of agriculture in the state of Victoria. Maintenance and operation of the wind farm will contribute to ongoing employment in the Victorian wind industry and high voltage electrical industry.

Further, in line with the objectives of the *Community Engagement and Benefit Sharing in Renewable Energy Developments – A Guide for Renewable Energy Developers*, the proposed wind farm will be accompanied by a community benefit scheme. The details of this scheme will ultimately be determined in consultation with the local community, it will include as a minimum the following measures which will contribute to the diversity and strength of the local economy:

- Annual cash payments to immediate neighbours;
- Subsidies for energy efficiency measures for nearby dwellings;
- An annual fund for support of general community projects; and
- An annual fund for support of local education.

8.2 Zoning

8.2.1 Farming Zone

The subject site is predominantly contained within the Farming Zone of the Corangamite Shire Council.

The purpose of the Farming Zone is to protect productive agricultural land from conflicting land uses and to ensure non-agricultural uses do not adversely affect the use of the land for agriculture.

Along with tourism, agriculture is identified under the Corangamite Planning Scheme as a key economic driver for the region. Primarily, the impacts of the proposal must be considered against the relevant provisions which seek to retain and support agriculture.

The proposed wind energy facility and utility installation integrates well with agricultural uses and is generally supported for the following reasons:

- The siting of the facility is well located with regard to existing infrastructure, including roads and high voltage transmission lines;

- Ongoing agricultural production of the subject land and the surrounding area will not be impacted. Agricultural uses can easily continue around wind turbines throughout the life of a wind energy facility. The facility provides a stable source of income for host landholders assisting with fluctuations in commodity prices, crop yields, and assisting with investment in agriculture by using the stable income for purchasing agricultural business investments. The facility provides increased diversification of the economic base of the municipality while using a negligible amount of agricultural land to do so;
- The effect of the facility on sustainable agricultural potential of the land is negligible, with the small amount of land being utilised able to be reinstated after the life of the facility without significant impacts on future uses; and
- The operation of the wind energy facility will not limit the agricultural capabilities of adjoining land or land in the wider vicinity. A wind energy facility is a compatible use with adjoining land holdings and zoning of the wider area.

The proposed use and development is supported by the stated purposes of the Farming Zone.

8.2.2 Transport Zone 2

A small area of works is proposed within the Transport Zone 2 to connect the facility to the electricity grid.

The purpose of the Transport Zone 2 is to ensure land use and development is compatible with a safe, efficient, integrated and sustainable transport system.

The proposed wind energy facility and utility installation integrates well with the transport system and will have limited impact on it. No significant permanent changes are proposed to the principal transport network or to local roads. Road works are limited to temporary works, works to construct and augment existing property driveways, and works to construct and augment electrical infrastructure within road reserves.

A full assessment of traffic and road works is contained in Section 9 of this report. The proposal will have minimal impacts on the transport network and will be conducted for the purposes of the Transport Zone 2. Construction impacts will be suitably managed by a Traffic Management Plan that will be prepared prior to works and made a condition of permit.

Further details are contained in the Preliminary Transport Assessment included with this application.

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8.3 Overlays

There are no relevant overlays that affect the subject site. The Bushfire Management Overlay does not trigger the requirement for a planning permit for a wind energy facility. Bushfire matters are considered against the relevant sections of the PPF, the Bushfire Management Overlay and Clause 52.32 in Section 9 below.

8.4 Particular Provisions

8.4.1 Clause 52.05 Signs

A planning permit is required under Clause 52.05 of the Planning Scheme for business identification signage. The site is within the Farming Zone which falls within Category 4, where a total display area is limited to 3 square metres.

It is proposed that a permanent business identification sign be located at Site Entrance 1 for the purposes of identifying the wind farm. This signage will be a maximum of 3 square metres and will not be illuminated. The sign will be unobtrusive and befitting of its context.

There will be no visual clutter associated with the single sign and there will be negligible impact on the visual amenity of the area, satisfying the intent of Clause 52.05.

8.4.2 Clause 52.06 Car Parking

As outlined in Section 6 of this report, no permit is required for car parking for a wind energy facility or utility installation. Car parking for the new use must be provided to the satisfaction of the responsible authority.

All car parking will be provided alongside main site facilities on site, with ample room for all personnel attending the site for construction and operation purposes. There will be no impact on local roads or local parking requirements. It is submitted that the proposed provision of parking is acceptable.

8.4.3 Clause 52.17 Native Vegetation

The purpose of this clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The three step approach of avoid, minimise and offset has been applied in formulating the design of the facility, and has been assessed under the ecological assessment that accompanies the application. Further details of native vegetation removal and flora impacts are contained under Section 9 of this report.

8.4.4 Clause 52.29 Land Adjacent to the Principal Road Network

The purpose of this zone is to ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network and ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

Clause 52.29 stipulates that a permit is required to alter or change access to a road in a Transport Zone 2. As the application proposes temporary works at the intersection of Cobden – Warrnambool Rd and Curdies – Leichfield Rd, and Cobden – Warrnambool Rd is a road in a Transport Zone 2, a permit requirement is triggered under this clause.

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to schedule 2, clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.

The works in question will consist of a temporary grave yardstand designed to increase the geometrical capacity of the intersection of Cobden – Warrnambool Rd and Curdies – Leichfield Rd, in order to facilitate OSOM deliveries associated with the wind farm. With the exception of their construction, during which time impacts to the operation of the road and/or risks to public safety can be adequately managed by standard traffic management measures, the works in question will have little to no impact on the ongoing operation or safety of the roads on which they will be located. Further information about temporary offsite works proposed as part of the wind farm are detailed in Section 9 below and the Preliminary Transport Assessment in Volume 2.

8.4.5 Clause 52.32 Wind energy facility

Clause 52.32 of the Planning Scheme outlines the key provisions relevant to the application. 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 areas in which they are located. This is a key overarching policy directive for framing assessment of the application.

In addition to setting out application requirements and decision guidelines, this clause references separate guidelines, standards and legislation that are relevant to the assessment of a wind energy facility planning permit application, such as the *Planning Guidelines for the Development of Wind Energy Facilities September 2023*, New Zealand Standard NZS6808:2010, and the *Aboriginal Heritage Act 2006*.

The requirements of Clause 52.32 are assessed below, including the decision guidelines and reference documents—guidelines, standards and legislation—listed in Clause 52.32. The key matters for consideration outlined in the *Planning Guidelines for Wind Energy Facilities in Victoria September 2023* are assessed under Section 9 of this report.

8.4.5.1 Clause 52.32-3 Turbines within one kilometre of a dwelling

Clause 52.32 stipulates that an application that includes a proposed wind turbine within one kilometre of an existing dwelling/s must be accompanied by evidence of written consent of the owner/s of said dwelling/s. There are three dwellings, all belonging to one participating landowner, that are located within 1 km of a proposed wind turbine location, as measured from the centre of the tower at ground level. There are no dwellings belonging to non-participating landowners located within 1 km of a proposed turbine location. Written consent of the owners of dwellings located within 1 km of a proposed wind turbine location will be provided to the responsible authority separately to protect the privacy of said owners.

8.4.5.2 Clause 52.32-4 Site and Context Analysis

Section 4 details the context of the subject site and surrounding area.

8.4.5.3 Design Response

Section 5 details how the design of the proposal responds to the context of the site and its surrounds.

8.4.5.4 Plans

Detailed plans of the proposed development accompany this application in Section 11 and 12 and include plans and elevations of the candidate wind turbine generator, and all works required to connect the facility to the electricity network such as transmission infrastructure and utility works. The substation plans included with this application are based on a preliminary design only. The final layout and construction of the substation will be determined as part of the detailed engineering design to be prepared in accordance with the requirements of the Network Service Provider. The plans accompanying this application also detail access road options.

8.4.5.5 Visual Simulations

Visual simulations illustrating the development in the context of the surrounding area and from key public viewpoints are included in Section 12 of this report and are also separately provided within the Landscape and Visual Impact Assessment in Volume 2.

8.4.5.6 Written Report

This planning report documents the details of the proposal and an assessment of its impacts, providing reference to technical reports where relevant. This includes:

- A description of the proposal (Section 3);
- An explanation of how the proposed design derives from and responds to the site analysis (Section 5);
- A statement of why the site is suitable for the wind energy facility (Section 5);
- An environmental management plan (Section 9);
- A rehabilitation plan (Section 9); and
- An assessment of potential impacts on landscape values, native flora and fauna, significant nature reserves and wetlands, and both Aboriginal and non-Aboriginal cultural heritage (Section 9).

8.4.5.7 Statement of Suitability of the Site

The suitability of the site for the proposed use and development is outlined in Section 5.

8.4.5.8 Pre-Construction Predictive Noise Assessment

A preconstruction predictive noise assessment is included in Volume 2 of this report. Section 9 details how this application meets the requirement for a pre-construction predictive noise assessment, demonstrating compliance with NZS6808:2010.

An accompanying report prepared by an Environmental Auditor appointed under Part 8.3 of the *Environment Protection Act 2017* that verifies that the predictive noise assessment was conducted in accordance with NZS6808:2010 is also included in Volume 2 of this application.

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9 Policy and Planning Guidelines

The *Planning Guidelines for Development of Wind Energy Facilities September 2023* (Planning Guidelines) provide guidance for developers, decision makers and the community as to how planning permit application requirements might be met by proponents. Together with the decision guidelines of 52.32 and other reference documents listed in both Clause 52.32 and the guidelines, they list a range of matters for consideration essential to the assessment of a wind farm planning permit application. These matters are:

- Noise emissions;
- Blade glint;
- Shadow flicker;
- Electromagnetic interference;
- Landscape and visual impact;
- Impacts on native flora and fauna;
- Impacts on Aboriginal and non-Aboriginal cultural heritage;
- Impacts to aviation;
- Transport considerations;
- Bushfire prevention and safety;
- Geotechnical considerations;
- Construction impacts;
- Decommissioning; and
- Community engagement and benefit sharing.

Each of these matters for consideration is addressed below.

9.1 Noise Emissions

9.1.1 Pre-construction Predictive Noise Assessment

Clause 52.32 and the Planning Guidelines stipulate that wind farm noise emissions should comply with New Zealand Standard NZS6808:2010 Acoustics – Wind Farm Noise.

According to NZ6808:2010 wind farm noise emissions (LA90(10 min)) must not exceed the background sound level by more than 5 dBA, or a level of 40 dB LA90(10 min), whichever is the greater, at any noise sensitive location, where a noise sensitive location is a habitable space or education space in a building not on the wind farm site.

A pre-construction predictive noise assessment has been carried out by Marshall Day Acoustics in support of this application. This assessment concludes that the proposal will comply with the requirements of the relevant noise standard NZS 6808:2010, with the highest predicted noise level for a non-participating dwelling being 35.9 dBA LA90 at Receiver 176. For more information concerning noise emissions and compliance with NZS6808:2010 refer to the Environmental Noise Assessment in Volume 2. Predicted noise emission contours for the proposed wind farm are shown in Section 12, Figure 24.

An accompanying report prepared by an Environmental Auditor appointed under Part 8.3 of the *Environment Protection Act 2017* has also been prepared in support of this application and is included in Volume 2.

9.1.2 Cumulative Impacts

The NZS 6808:2010 requires wind farms in the surrounding area to be included in the predictive noise assessment. However, there are no wind farms sufficiently proximal to the subject site to cause cumulative noise impacts.

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9.2 Blade Glint, Shadow Flicker and Electromagnetic Interference

9.2.1 Blade Glint

Both Clause 52.32 and the Planning Guidelines stipulate that wind farm planning permit applications must consider the effect of the proposal on the surrounding area in terms of blade glint.

Blade glint occurs when sunlight is reflected off the rotating blades of a wind turbine. However, it is now standard industry practice to coat wind turbine components—including blades, towers, nacelles and rotor hubs—in non-reflective paints which attenuate the reflection of sunlight. This will ensure that the potential for the proposed wind farm to impact community amenity via blade glint is avoided.

The details of the non-reflective paint proposed to be used on wind turbine components are shown in Section 11, Figure 10 through 13.

9.2.2 Shadow Flicker

Both Clause 52.32 and the Planning Guidelines stipulate that wind farm planning permit applications must consider the effect of the proposal on the surrounding area in terms of shadow flicker.

Shadow flicker occurs when the movement of wind turbine blades creates a rotating shadow that appears as an intermittent, or flickering, shadow when experienced from a single vantage point in the vicinity of a wind turbine. Shadow flicker does not pose any risk of causing health effects however it does have the potential to adversely impact the amenity of nearby dwellings by subjecting residents to sharp contrasts of shade and light in short succession.

According to the Planning Guidelines, the amount of shadow flicker experienced in the area immediately surrounding a dwelling (garden fenced area) must not exceed 30 hours per year. The shadow flicker resulting from this proposal will be modelled using industry standard software, namely WindPro, and it is predicted that participating landowners will be subjected to shadow flicker levels of approximately 13 hours per annum. Of the dwellings belonging to participating landowners, dwelling 80 is predicted to be subjected to shadow flicker caused by the wind farm, namely dwelling 80 is predicted to be subjected to shadow flicker of approximately 13 hours per annum. In all cases shadow flicker modelling was carried out on the basis of the worst-case scenario in which it is assumed the sun is always shining, there are no intervening obstacles, wind turbines are always facing perpendicular to the line of sight between the point of observation and the turbine, and shadow receptors face all directions. Accordingly, it is important to note that actual shadow flicker levels will be lower than those predicted above.

For more information concerning shadow flicker refer to the Shadow Flicker Assessment in Volume 2. Modelled shadow flicker levels for the proposed wind farm are shown in Section 12, Figure 25.

9.2.3 Electromagnetic Interference

Both Clause 52.32 and the Planning Guidelines stipulate that wind farm planning permit applications must consider the effect of the proposal on the surrounding area in terms of electromagnetic interference.

Wind farms have the potential to cause electromagnetic interference via the reflection of radio signals. Theoretically there are a range of services that are susceptible to electromagnetic interference from wind farms, however with the exception of aeronautical navigational systems, in practice wind farms only pose a risk to television broadcasting and point-to-point radio links due to the increased robustness of many modern telecommunications devices.

An Electromagnetic Interference Assessment has been carried out for the proposed wind farm and found that it will not adversely affect television broadcasting or point-to-point radio links. For more information concerning the potential of the wind farm to cause electromagnetic interference refer to the Electromagnetic Interference Assessment in Volume 2. Setbacks to television broadcast towers and point-to-point radio links are shown in Section 12, Figure 26 and 27.

The potential for the wind farm to cause electromagnetic interference to aeronautical navigational systems was considered separately in the Aviation Impact Assessment, which can be found in Volume 2.

9.3 Landscape and Visual Impact

Both Clause 52.32 and the Planning Guidelines stipulate that proponents of wind farms must address the potential impact of the wind farm on landscape values. A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of this application, the results of which are summarised below.

9.3.1 Landscape Character

The subject site and its surrounds have been the subject of a regional landscape study, namely the Great Ocean Road Region Landscape Assessment Study, which was commissioned as part of the Great Ocean Road Strategy undertaken by the then Department of Sustainability and Environment in 2003. The study completed a comprehensive assessment of the character of landscapes in the region and the way in which various types of development can be managed in different landscape types.

According to this study the subject site and its surrounds are located within the Western Plains and Cones and Lakes Region. The Western Plains and Cones and Lakes Region is located in a horizontal band across the northern section of the region assessed by the Great Ocean Road Region Landscape Assessment Study. This landscape character type is associated with the flat to gently rolling topography of the western plains, punctuated in some areas by volcanic cones, craters and outcrops. The landscape is a highly modified one and consists largely of paddocks divided by shelter belts, with some remnant stands of vegetation throughout.

The authors of the Great Ocean Road Region Landscape Assessment Study did not recommend any special landscape character controls to be implemented in the planning scheme and no special significance is ascribed to this landscape character type that would warrant elevated protection.

9.3.2 Impact on Public Viewpoints

The potential impact of the proposed wind farm on public viewpoints and landscape values has been assessed in the Landscape and Visual Impact Assessment. The LVIA concluded that the visual impact of the proposed wind farm is likely to be low to moderate from publicly accessible locations and that the proposed Mumblin Wind Farm:

- Would have a low visual impact on the principal rural townships;
- Would result in a low to moderate impact on views from local roads;
- Would result in a moderate visual impact from scenic areas, camping ground, public reserves and recreational areas; and
- Would result in a low visual impact from distant elevated views from Mount Noorat and regional state parks and conservation areas.

Although some mitigation measures are considered appropriate to minimise the visual effects for a number of the elements associated with the proposal, it is acknowledged that the degree to which wind turbines may be visually mitigated is limited by their scale and position within the landscape relative to surrounding view locations.

These findings suggest that the impact of the proposed wind farm on public viewpoints will be acceptable within the overall context of Corangamite Planning Scheme, in which the strength of renewable energy policy objectives must be balanced with acceptable impacts to community amenity.

9.3.3 Impact on Private Viewpoints

The Landscape and Visual Impact Assessment assessed the potential impact of the wind farm on all non-participating dwellings located within five kilometres of a proposed wind turbine location.

A rating was given to each dwelling on the basis of the magnitude of the visual impact, the visual sensitivity of the dwelling, and the extent of existing visual screening (vegetation or buildings) surrounding each dwelling. The results of this assessment are summarised below:

- 3 dwellings would experience a high visual impact;
- 10 dwellings would experience a moderate to high visual impact;

- 10 dwellings would experience a moderate visual impact;
- 2 dwellings would experience a low to moderate visual impact; and
- 3dwelling would experience a low visual impact.

These findings suggest that the impact of the proposed wind farm on private viewpoints will be acceptable within the overall context of Corangamite Planning Scheme, in which the strength of renewable energy policy objectives must be balanced with acceptable impacts to community amenity.

Although the level of proposed impact is acceptable, unlike impacts to public viewpoints, the impacts to private viewpoints may be effectively reduced through the implementation of a offset landscape screening screen, in accordance with standard wind farm planning permit conditions.

9.3.4 Cumulative Impacts

There are many proposed and operating wind farms in southwestern Victoria. The three closest operating wind farms are Mortlake South Wind Farm (18 km northwest), Timboon West Wind Farm (16 km south) and Ferguson Wind Farm (30 km southeast). The Mortlake South Wind Farm consists of 35 wind turbine generators with a total tip height of up to 186 m. The Timboon West Wind Farm consists of two wind turbine generators with a total tip height of up to 150 m. The Ferguson Wind Farm consists of three wind turbine generators with a total tip height of 200 m. The location of these wind farms is shown in Section 12, Figure 11.

At these distances the proposed wind farm is unlikely to be directly visible in addition to other wind farms from the majority of the viewshed where gently undulating rises and tree cover combine to restrict distant views beyond the wind farm site. Regional views from elevated landforms such as Mount Noorat would take in views to multiple wind farms (approved and operational); however, there would be no distinct overlap between the Mumblin Wind Farm and other wind farm developments. The small number of wind turbines included in the Mumblin Wind Farm would further reduce the potential for extending an excessive horizontal field of view toward wind turbines. Accordingly, the potential for the proposed wind farm to cause cumulative landscape impacts is considered low to negligible, and therefore acceptable in the context of the Corangamite Planning Scheme when balanced against the raft of policies under the scheme that strongly promote renewable energy generation whilst minimising, though not completely avoiding, adverse amenity impacts.

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9.3.5 Photomontages

Visual models of the development in the context of the surrounding area and from key public viewpoints are reproduced in Section 12, Figures 31 through 38.

9.4 Flora and Fauna

Both Clauses 52.32 and the Planning Guidelines stipulate that proponents of wind farms must address the potential impact of the wind farm on native flora, fauna and vegetation, including any species listed under the FFG Act 1988 and the EPBC Act 1999. An Ecological Assessment and a standalone Microbat Assessment has been carried out in support of the proposal, the findings of which are summarised below.

9.4.1 Flora and Vegetation

A flora and vegetation survey was conducted as part of the Ecological Assessment. This survey consisted of an assessment of all areas in which wind farm infrastructure is proposed to be located, including in public road reserves adjacent to proposed site entrances.

In general, the subject site is highly modified due to its use as an operating dairy farm and is generally comprised of pasture paddocks bordered by planted windrows and intersected by constructed farm tracks. No significant flora species were recorded on the subject site and no flora species of National or State significance are considered likely to occur due to the highly modified condition of the site. A number of patches of native vegetation were recorded on the subject site or directly adjoining road reserves. Native vegetation within the subject site was found to be comprised of Plains Grassy Wetland (EVC 125), Herb-rich Foothills Forest (EVC 23) and Aquatic Herbland (EVC

653), as well as numerous Large Trees in patches and Scattered Trees, with the remaining land predominantly modified, containing some noxious weed outbreaks and actively used for pasture.

Herb-rich Foothills Forest (EVC 23) located on or near the subject site is made up largely of eucalypt overstory and was found largely undisturbed within the road reserves and moderately disturbed within private property. The habitat value of the Herb-rich Foothills Forest on or near the subject site was found to be low to moderate for native fauna, and most likely to act as a 'stepping stone' for more mobile species.

Areas of Plains Grassy Wetland (EVC 125) were recorded around the edge of two artificial or ephemeral waterbodies on the subject site. The vegetation in these patches has been disturbed and is present predominantly as recent regrowth. Nevertheless, it was found that these areas of Plains Grassy Wetland provide low to moderate quality habitat for native fauna.

Aquatic Herbland (EVC 653) was recorded in areas in the subject site containing semi-permanent water and, like the Plains Grassy Wetland, the vegetation in these patches has been disturbed and is present predominantly as recent regrowth and represents low to moderate quality habitat for native fauna.

The flora assessment also recorded 228 Large Trees in Patches and 276 Scattered Trees within the study area, both dominated by Manna Gum and Swamp Gum with numerous other species found in lower numbers. Large Trees and Scattered Trees within the study area were found to offer low to moderate quality habitat for native fauna.

The remainder of the subject site is highly modified and actively grazed and/or cropped and comprised typically of improved pastures, with some areas showing outbreaks of noxious weed species.

Flora and vegetation habitat identified by the Ecological Assessment are presented in Section 12, Figure 8. The Ecological Assessment by Ecology and the Brolga plan can be found in Volume 2.

9.4.2 General Fauna Assessment

Concurrently with the flora assessment a fauna assessment was undertaken to obtain information on fauna values within the wind farm development boundary. This assessment consisted of a general fauna survey of the entire subject site and its surrounds, a Bird Utilisation Survey spanning three seasons, a Level One Assessment of the risk posed to Brolga, and an acoustic survey of microbat activity that spanned two seasons.

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The general fauna survey did not identify any significant terrestrial fauna values that would be put at risk by the proposed development. In particular, due to the absence of a permanent natural water source, sparse vegetation, and the highly modified nature of the subject site, the assessment found that the development footprint is unlikely to support habitat relied on by significant species that are predicted to occur within the locality, and therefore that the potential impact of the wind farm on terrestrial fauna values is considered to be low to negligible.

During Bird Utilisation Surveys a total of 77 bird species were recorded, consisting of 2,863 individuals. A total of 93% of bird observations made during the point counts were of individuals that were either on the ground or flying below the Rotor Swept Area. No nationally significant species were recorded during Bird Utilisation Surveys, however one species listed as vulnerable under the FFG Act was recorded, namely Musk Duck. The most frequently recorded bird species were Australian Magpie, Little Raven, and Eurasian Skylark. Overall, given the quality of habitat in the study area, the small size of the wind farm and the ability of birds to actively avoid collisions, the Ecological Assessment found that the impact of the proposed wind farm on local avifauna is expected to be low.

As the subject site is located on the southern extent of the Victorian range of the Brolga, a Level One Brolga Assessment was carried out in accordance with the *Interim Guidelines for the Assessment, Avoidance, Mitigation and Offsetting of Potential Wind Farm Impacts on the Victorian Brolga Population 2011* in order to determine the potential impact of the wind farm on the species. Based on the paucity of recent Brolga records within the locality and the absence of potential Brolga breeding and flocking habitat within the locality, it was determined that the risk posed to Brolga is low and therefore that a Level Two Assessment was not required.

With the exception of two significant species of microbat, no other significant fauna species are considered likely to occur on or near the subject site or be impacted by the proposal.

Fauna habitat identified by the Ecological Assessment is presented in Section 12, Figure 8. The Ecological Assessment by the Ecology and Heritage Partners can be found in Volume 2.

9.4.3 Southern Bent-wing Bat and Yellow-bellied Sheath-tailed Bat Assessment

As the subject site is located within the known range of the Southern Bent-wing Bat (SBWB) and the Yellow-bellied Sheath-tailed Bat (YBSB), a standalone microbat assessment has been prepared in support of this application, the results of which are summarised below.

This assessment took into account results from the following investigations:

- A roost cave assessment comprising a desktop geomorphological investigation by Dr Susan White and Dr Neville Rosengren, and subsequent cave surveys completed by EcoAerial Environmental Services. The desktop investigation of potential roost caves identified a group of potential sites in the vicinity of Timboon, Victoria, that warranted further assessment. In consultation with the then DELWP, Rob Gratton of EcoAerial Environmental Services subsequently surveyed all but one of these sites and found that none of them were currently suitable for roosting due to a combination of deliberate destruction (i.e. filling and capping by landowners), natural degradation, and encroachment by weeds and other vegetation; and
- Bat detector surveys carried out over the course of two years, taking in four migration seasons of this species. During these survey events a total of six, six, twelve and twenty-four acoustic devices were deployed throughout the subject site, resulting in a cumulative survey effort of 2,414 bat detector nights. These surveys were designed to coincide with peak periods of microbat activity and identified a range of habitats present across the wind farm site. Bat calls were identified by specialised experts in bat calls analysis, with SBWB observed at relatively low numbers across the survey period.

Noting that, even though SBWB were recorded in relatively low numbers as a critically endangered species it is important to avoid, minimise and offset potential impacts to this species to the greatest extent practicable, the following mitigation measures have either been adopted as part of the wind farm design process or are proposed to be adopted during operation as part of an overarching Bat and Avifauna Management Plan:

- The minimisation of potential SBWB habitat located in close proximity to proposed wind turbine locations. This outcome was achieved by removing seven wind turbines from the wind farm layout and by relocating the remaining wind turbines closer together. These design measures resulted in a reduction in the overall capacity of the wind farm of over 40%, as well as a reduction in the efficiency of the wind farm due to reduced separation distances resulting in increased wake losses, both of which will result in lower energy production. However, the changes made as part of the second iteration of the wind farm design resulted in the following reductions in the number of wind turbines in close proximity to SBWB habitat:
 - Native scattered tree: from 92 to 27;
 - Native windrow: from 13 to 7;
 - Natural waterbody: from 2 to 0;
 - Regrowth native forest: from 9 to 4;
 - Artificial waterbody: from 9 to 7; and
- The adoption of an adaptive low wind speed curtailment regime which, at a minimum, will consist of increasing cut-in wind speeds to 4.5 m/s during Spring and Autumn; and
- An offset fund for improvement and protection of SBWB habitat.

It is also worth noting that the dimensions of the candidate wind turbine model—in particular its minimum blade ground clearance of 64 m—also represent a mitigation measure insofar as it is understood that the microbats generally fly at heights of less than 30 m above ground level.

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Based on these results acoustic surveys, the dimensions of the candidate wind turbine model, the small number of wind turbines proposed, and the proposed curtailment regime, the microbat assessment found that it was unlikely that the proposed wind farm would have a significant impact on either species of microbat.

The Southern Bent-wing Bat and Yellow-bellied Sheath-tail Bat Assessment completed by Nature Advisory can be found in Volume 2.

9.4.4 Vegetation Clearance

A permit is required under Clause 52.17 to remove a total of 0.427 hectares of native vegetation which is comprised of a total of 0.241 hectares of native vegetation in patches, three Large Trees in patches and four Scattered Trees (two large and two small). As the study area is within Location 1, the permit application falls under the intermediate assessment pathway. The offset requirement for native vegetation removal is 0.166 General Habitat Units and five Large Trees. It is worth noting that extensive efforts have been made to avoid and minimise vegetation clearance prior to settling on the proposed development footprint. For a more detailed discussion of the design response measures that have been used to avoid and minimise vegetation clearance please refer to Section 5.

9.5 Cultural Heritage

Both Clause 52.32 and the Planning Guidelines stipulate that proponents of wind farms must address the potential impact of the wind farm on heritage values.

9.5.1 Aboriginal Cultural Heritage

The subject site is located with the boundary of the Eastern Maar Registered Aboriginal Party. There are numerous areas of modelled cultural heritage sensitivity located in the vicinity of the site, as well as three that either traverse the subject site or are located within it. All three of these areas of sensitivity are directly impacted by the development footprint, meaning the proposed activity triggers a Mandatory Cultural Heritage Management Plan (CHMP).

Of the three areas of cultural heritage sensitivity that either traverse the subject site or are located within the subject site, one pertains to a drainage line. The remaining two pertains to intermittent wetlands. There are no known artefacts, other objects or areas of cultural significance recorded either on or in close proximity to the subject site.

A mandatory CHMP has been prepared by Tardis Archaeology and approved by the Eastern Maar Registered Aboriginal Party. No artefacts were discovered during archaeological testing, meaning no material cultural heritage will be impacted by the proposal. The activity area (also defined as the development footprint) and areas of cultural heritage sensitivity located in the vicinity of the subject site are shown in Section 12, Figure 9.

9.5.2 Historical Cultural Heritage

A search of the Victorian Heritage Register for built heritage and the Victorian Heritage Inventory for archaeological heritage found that there are no listed heritage sites located on the subject site nor its immediate surrounds. Further, an assessment of local planning protections for heritage values found that there are no areas covered by the Heritage Overlay in the immediate vicinity of the project. Accordingly, there will be no matters of historical heritage directly impacted by the project.

9.6 Aircraft Safety

Both Clause 52.32 and the Planning Guidelines stipulate that proponents of wind farms must address the potential impact of the wind farm on aviation. An Aviation Impact Assessment (AIA) has been prepared in support of this application, the results of which are summarised below.

The Aviation Impact Assessment (AIA) identified that there are two certified airports and two aerodromes located in the vicinity of the wind farm. The two certified airports are the Warrnambool Airport, which is located approximately 42.9 km from the proposed wind farm, and the Peterborough Airport, which is located approximately 24.8 km from the proposed wind farm. The two aerodromes consist of the Cobden Aerodrome which is located at a distance of 7.8 km from the proposed wind farm, and the Colac Aerodrome which is located approximately 61.9 km from the wind farm. The location of these aerodromes are shown in Section 12, Figure 12.

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The Aviation Impact Assessment considered the potential for the proposed wind farm and associated meteorological mast to impact the following:

- Aerodromes and airports in the vicinity of the wind farm;
- OLS and PANS-OPS Surfaces associated with said aerodromes and airports;
- ATC Surveillance Systems;
- Navigations aids;
- IFR Air Route Lowest Safe Altitudes; and
- Visual flight operations.

The Aviation Impact Assessment found that the wind farm will have no impact on any of these aeronautical activities, infrastructure or services. For more information concerning potential impacts to aviation refer to the Aviation Impact Assessment in Volume 2.

9.6.1 Aviation Obstacle Lighting

In accordance with the Aviation Impact Assessment which accompanies this application for planning permit, it is proposed that the wind farm is not equipped with aviation obstacle lighting, due to the low risk the wind farm poses to aviation and the relative impact that aviation lighting has on the surrounding landscape. For further information concerning potential impacts to aviation refer to the Aviation Impact Assessment in Volume 2.

9.7 Traffic and Road Impacts

Clause 52.32 requires that proponents of wind farms consider the proximity of the proposal to sufficient road infrastructure and to provide a concept plan of access road options. A summary of anticipated traffic impacts and site entrance works is provided below. For further information concerning access to transport infrastructure and the delivery route refer to the Preliminary Transport Assessment in Volume 2. The transport route for turbine components, and swept path diagrams for intersections along it, are presented in Section 12, Figures 14 through 23.

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9.7.1 Traffic Impacts

A Preliminary Transport Assessment has been carried out for the proposal. Key findings of this assessment were:

- Operational impacts on the road network will be negligible, with approximately one visit per month required for maintenance activities;
- Turbine components will be delivered to the site from the port of Portland, and will be delivered via the following route: Henty Hwy toward Heywood A200, right turn onto Princes Hwy A1, continue on Princes Hwy through Port Fairy and Warrnambool, right turn onto Great Ocean Rd B100, left turn onto Cobden – Warrnambool Rd C167, left turn onto Curdies – Leichfield Rd, right turn onto Cobden – South Ecklin Rd, and continue onto the various site entrances;
- With the exception of Cobden – Warrnambool Rd, Curdies – Leichfield Rd and Cobden – South Ecklin Rd all these roads are OSOM approved VicRoads roads. Cobden – Warrnambool Rd and Cobden – South Ecklin Rd are both B-Double approved municipal roads. While it is not formally approved for B-Double traffic, the section of Curdies – Leichfield Rd that is proposed to be used is a well-made gravel rural collector road that already accommodates B-Double milk tankers, and is therefore considered suitable for the transport of wind farm components;
- With the exception of the tower base section, the dimensions of the largest and heaviest deliveries will not exceed the geometrical capacity of transport infrastructure along the proposed transport route. Given the global nature of wind turbine technology and the step-wise availability of wind turbine models, it is presumed that, at the time when the proposed wind farm is due to commence construction, multiple wind farms will simultaneously face the problem posed by the diameter of the bottom tower section of prevailing wind turbine

models, and that an industry-wide solution will be required in order to facilitate their construction;

- Swept path analyses have been carried out using proprietary software and it was found that no intersections along the delivery route will require permanent upgrades, with proposed road works limited to temporary gravel hardstands and temporary removal of street furniture;
- As the project is located close to the Princess Highway in between a regional city, namely Warrnambool, and two regional towns, Terang and Cobden, it is anticipated that the majority of construction materials (including crushed rock and concrete) will be sourced from the region surrounding Warrnambool, Terang and Cobden and will therefore be delivered to the site via the local OSOM network described above;
- During construction the project will generate approximately 5000 vehicle movements, with a peak of approximately 250 daily movements; and
- The development of a traffic management plan via standard permit conditions, in consultation with Corangamite Shire Council and VicRoads, will suitably manage any potential impacts to transport infrastructure and traffic movements during and after construction.

For more information concerning access to transport infrastructure and potential impacts to the transport network please refer to the Preliminary Transport Assessment in Volume 2.

9.7.2 Site Entrances

The proposed wind farm will require several separate site entrances. These are:

- Entrance 1: Curdies – Leichfield Rd Central Entrance, which will service the substation and WTG8;
- Entrance 2: Curdies – Leichfield Rd Central Entrance, which will service WTG6 and WTG7;
- Entrance 3: Cobden – South Edlin Rd Entrance, which will service WTG5; and
- Entrance 4: Curdies – Leichfield Rd Northern Entrance, which will service WTG1 – WTG4.

Of these entrances, two will be located on existing property driveways—namely Entrances 1 and 2—while the remainder will be created for the purpose of constructing and operating the wind farm. In all cases, however, works will be required to facilitate delivery of oversize and overmass turbine (OSOM) components, as the existing property entrances are only designed to accommodate B-Double traffic movements. A more detailed discussion of proposed works at access points can be found in Section 3.

9.8 Bushfire Prevention and Safety

Both Clause 52.32 and the Planning Guidelines stipulate that proponents of wind farms must assess the potential bushfire risk associated with proposed projects.

A Fire Risk Assessment has been prepared in support of this application. This risk assessment follows the guidance provided by the CFA in their *Design Guidelines and Model Requirements: Renewable Energy Facilities 2023*, as well as relevant local planning policies. The assessment of fire risk within the wind energy facility including the nacelle, substation and office compound identified that these types of developments represent a low risk in terms of bushfire. This risk level, combined with the mitigation treatments outlined within the CFAs *Design Guidelines and Model Requirements: Renewable Energy Facilities 2023* which all wind farm developments must comply with, ensures a high level of fire safety in any new wind energy facility. Accordingly, the outcome of the risk assessment has indicated that the development can occur in this landscape and not increase the risk of fire to the surrounding community or other infrastructure.

The risk assessment also recommended a range of mitigations to manage fire risk including:

- Installation of four static water supply tanks of a minimum of 45,000 litres each spread across the development;

- Provision of fire breaks around the base of the wind turbines, the substation and office compound;
- Installation of smoke detection and fire suppression systems within the nacelle;
- Provision of overtaking bays within the access track network of the development; and
- Ongoing maintenance programs for the life of the project in accordance with the relevant Standards or manufacturer specifications.

All of these mitigation measures will be adopted as part of the development. Proposed locations for fire breaks, passing bays and static water supply tanks are shown in Section 12, Figure 29.

It is also worth noting that, in accordance with the CFA Guidelines, the proposed wind farm is situated on open grassed paddocks free of obstacles to firefighting aircraft, and that the spacing between wind turbines is greater than 300 m to allow for access by firefighting aircraft.

The development of an emergency management plan via standard permit conditions, in consultation with the CFA, will suitably manage any residual fire risks posed by the project. This plan will be prepared prior to the commencement of construction in consultation with the CFA to ensure best practice operational procedures both during and after construction.

For more information concerning the potential bushfire risk posed by the proposed wind farm refer to the Fire Risk Assessment in Volume 2.

9.9 Geotechnical

A Geotechnical Desktop Study has been completed to provide an initial assessment of the ground conditions most likely to be encountered at the site. The study did not raise any significant concerns in relation to the site being a bushfire hazard, nor other aspects of the project such as roads and hardstands. The Geotechnical Desktop Study can be found in Volume 2.

9.10 Construction Environmental Management Plan

The development of a Construction Environmental Management Plan (CEMP) via standard permit conditions will suitably manage the potential impacts to environmental, cultural and amenity values during the construction process. This plan will be prepared prior to the commencement of construction in consultation with the Glenelg Hopkins CMA, DJPR, DTP, Corangamite Shire Council, CFA and DEECA as appropriate to ensure best practice procedures are adopted in the CEMP.

It is anticipated that the following management measures will be incorporated into the CEMP at a minimum:

- Measures to ensure the development footprint (which is also the activity area) is flagged and that no construction machinery or personnel leave the designated area;
- Measures to ensure all areas of native vegetation not to be cleared are flagged and protected by a vegetation retention zone shown on construction site plans;
- Measures to ensure all construction staff undergo a site induction which includes information about the environmental, cultural and amenity values of the site and its surrounds, and the measures implemented in order to protect them;
- Measures to locate stockpiles and machinery at appropriate distances from the environmental values of the site;
- Measures to tidy up and reinstate the site at the completion of construction;
- The development of a weed management plan which includes requirements relating to the cleansing of vehicles prior to entering the site, the sourcing of weed free construction materials, and the completion of pre and post construction weed surveys;
- The development of a sediment and erosion management plan which includes measures to avoid offsite impacts to waterways and water bodies; and
- The development of a construction noise management plan which includes measures to ensure noisy construction activities are conducted during appropriate hours.

9.11 Decommissioning Plan

The development of a Decommissioning Plan via a standard permit condition will suitably manage the potential impacts of the decommissioning process. This plan will be prepared following the commencement of construction in consultation with DTP and Corangamite Shire Council as appropriate to ensure best practice procedures are adopted in the Decommissioning Plan.

It is anticipated that the following management measures will be incorporated into the Decommissioning Plan at a minimum:

- Deconstruction and removal of wind turbine generators from the site;
- Deconstruction and removal of electrical infrastructure from the site;
- Covering of former turbine foundations with topsoil;
- Removal and reinstatement of hardstand areas; and
- Reseeding of all disturbed areas.

It is anticipated that access tracks would remain after decommissioning to serve as farm access tracks.

9.12 Consultation and Community Benefits

The Planning Guidelines recommend that proponents of wind farms develop a plan for community engagement for the purposes of ensuring effective community consultation prior to lodging of the permit application.

A community engagement plan has been prepared for the proposed wind farm and addresses the following themes:

- The identification of stakeholders;
- The consultation methods to be used in consultation activities;
- How the results of community engagement activities will be recorded; and
- The details of the community benefit scheme.

To date a number of consultation activities have been undertaken to inform the community of the proposal and give local residents an opportunity to meet face-to-face with a company representative, including:

- The distribution of detailed information packages to all residents located within 5 km of a proposed wind turbine location;
- The launch of a project website; and
- Face-to-face house visits for all dwellings located within 3 km of a wind turbine location, and anywhere else that a house visit is requested.

Following submission of this planning application a similar range of consultation activities will be undertaken to further inform the surrounding community of the proposal, including but not limited to the distribution of additional information pamphlets, updates to the project website, further house visits, and community information sessions.

Further, in line with the objectives of the *Community Engagement and Benefit Sharing in Renewable Energy Developments – A Guide for Renewable Energy Developers*, the proposed wind farm will be accompanied by a community benefit scheme. While the details of this scheme will ultimately be determined in consultation with the local community, it will include as a minimum:

- Annual cash payments to immediate neighbours;
- Subsidies for energy efficiency measures for nearby dwellings;
- An annual fund for support of general community projects; and
- An annual fund for support of local education.

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10 Conclusion

This report has provided an assessment of the proposed use and development against all relevant sections of the Corangamite Planning Scheme, including the Planning Policy Framework, the decision guidelines at Clause 65, and any other relevant matter.

Overall the proposal is strongly supported by the policies and objectives of the Corangamite Planning Scheme for the following reasons:

- The proposal is consistent with the Planning Policy Frameworks and relevant Particular Provisions;
- The proposal responds to the *Planning Guidelines for the Development of Wind Energy Facilities September 2023*;
- The application responds to the requirements of the Farming Zone;
- The proposal will not impact on agricultural uses within the area;
- The proposal responds to site conditions;
- The proposal will not have an unreasonable impact on the existing environmental values of the subject site or the adjoining or surrounding properties;
- The proposal will not have an impact on the cultural heritage values of the subject site and its surrounds;
- The proposal will not have an unreasonable impact on the landscape or the community amenity of the surrounding area;
- The proposal will result in an increase to the state of Victoria's wind energy supply, and importantly will assist in reducing the reliance on non-renewable energy; and
- The project will provide for a positive social impact through the delivery of community and neighbour benefit schemes.

On balance, the proposal is strongly supported by the suite of policies that seek to facilitate renewable energy facilities where there are minimal adverse impacts. The proposal is in a high-quality location for a wind energy facility, with minimal and acceptable impacts on landscape, environment and residential amenity.

It is respectfully submitted that the application warrants approval resulting in issue of a planning permit subject to conditions.

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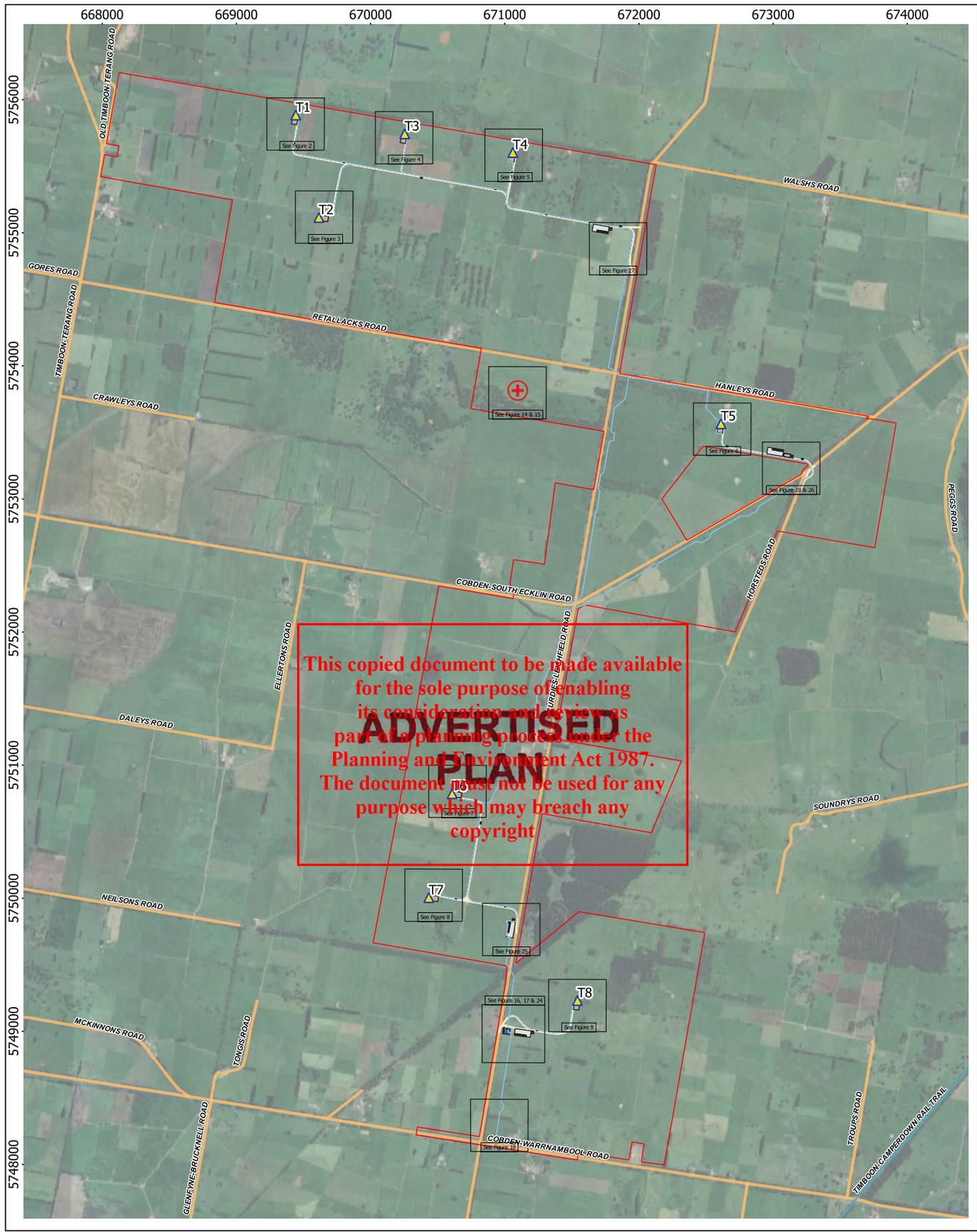
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11 Development Plans

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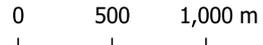
- Subject Site
- Static Water Supply
- ▲ Wind Turbine
- Substation
- Turbine Footing
- Site Office
- Laydown Area
- Hardstand
- Passing Bay
- Cable Trench
- Cabling
- Access Track
- + 140m Met Mast
- ROAD

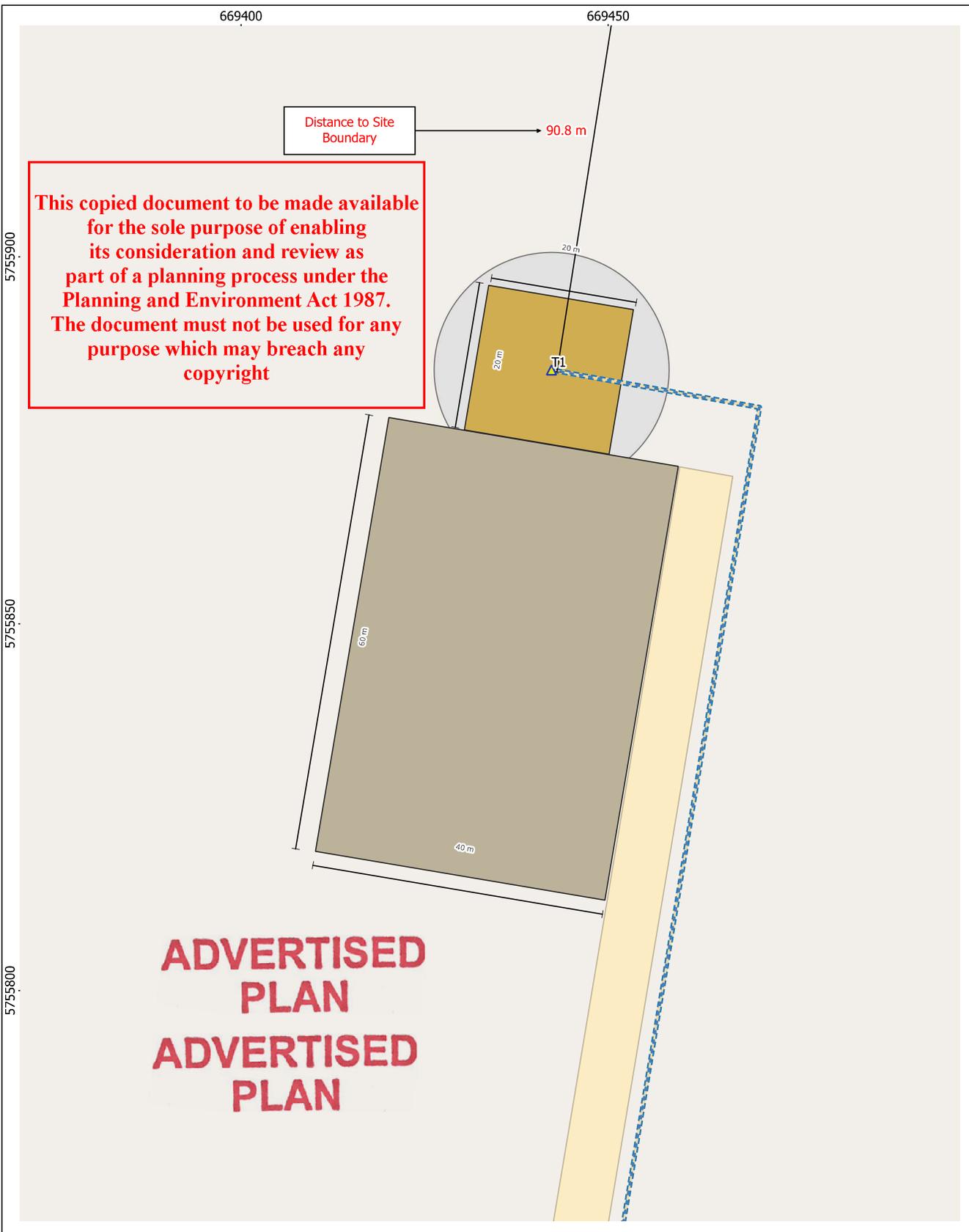


Mumblin Wind Farm

Development Plans - Overview

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Checked	SS	Date	29-04-2025
Approved	SS	Figure	01





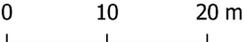
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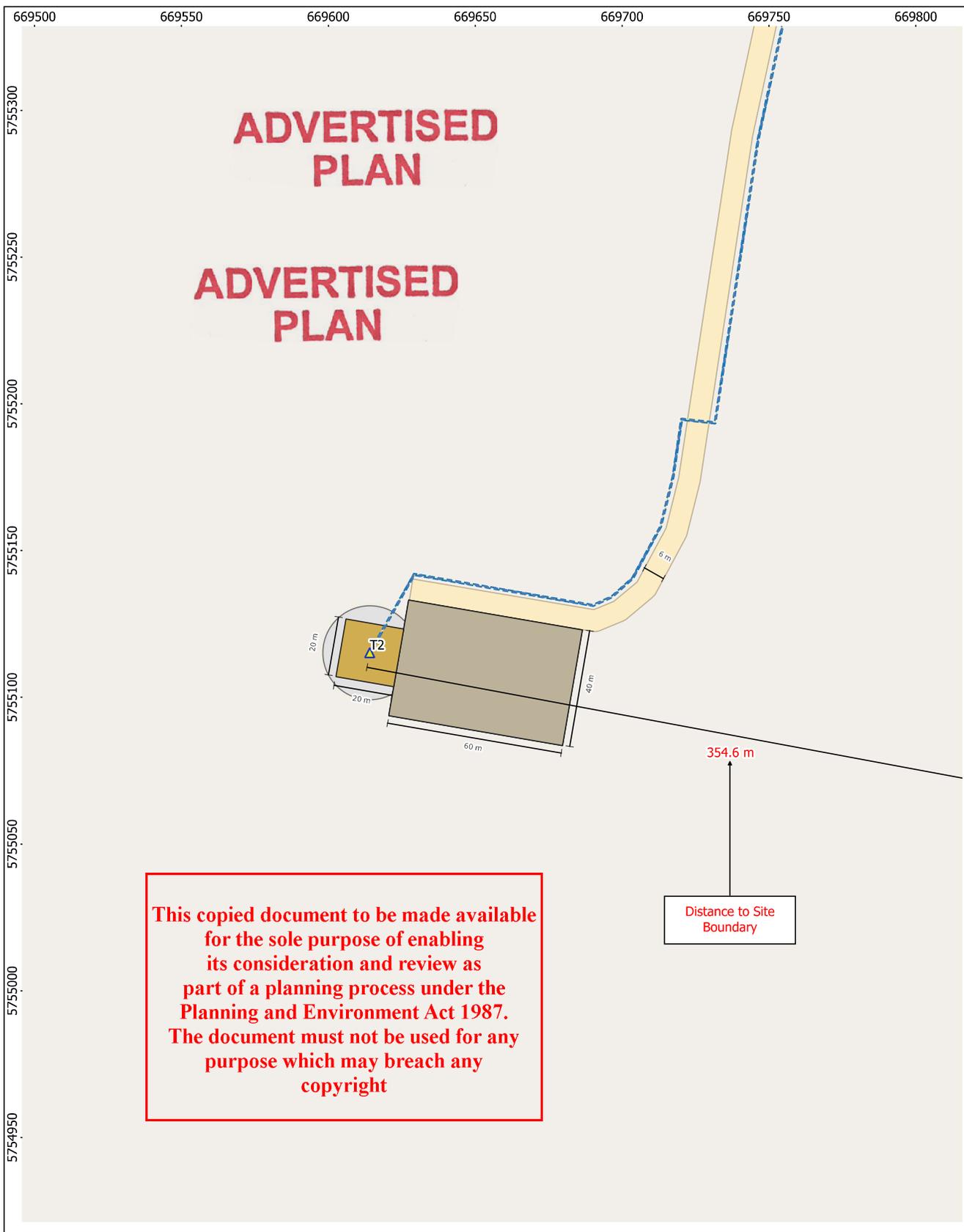
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- Legend**
-  Wind Turbine
 -  Turbine Footing
 -  Hardstand
 -  Access Track
 -  Subject Site
 -  10m Fire Break
 -  Cable Trench



Mumblin Wind Farm	
Development Plans - Turbine 1	
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Approved	SS
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Date	27-03-2025
Figure	02
	
	



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Distance to Site
 Boundary

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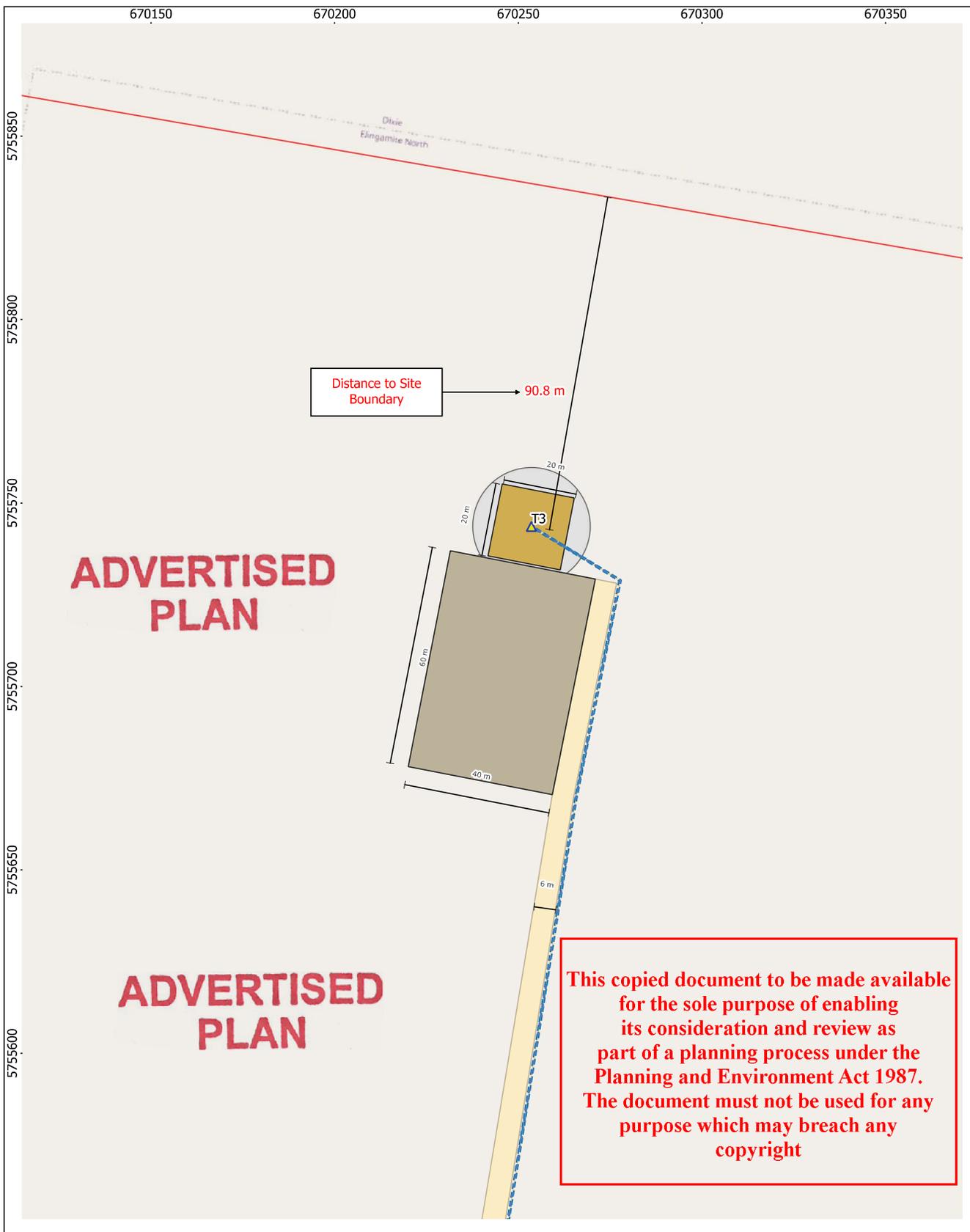
- Wind Turbine
- Turbine Footing
- Hardstand
- Access Track
- Subject Site
- 10m Fire Break
- Cable Trench



Mumblin Wind Farm

Development Plans - Turbine 2

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Approved SS	Figure 03



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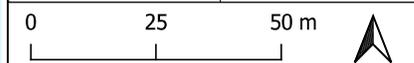
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- Turbine Footing
- Hardstand
- Access Track
- Subject Site
- 10m Fire Break
- Cable Trench

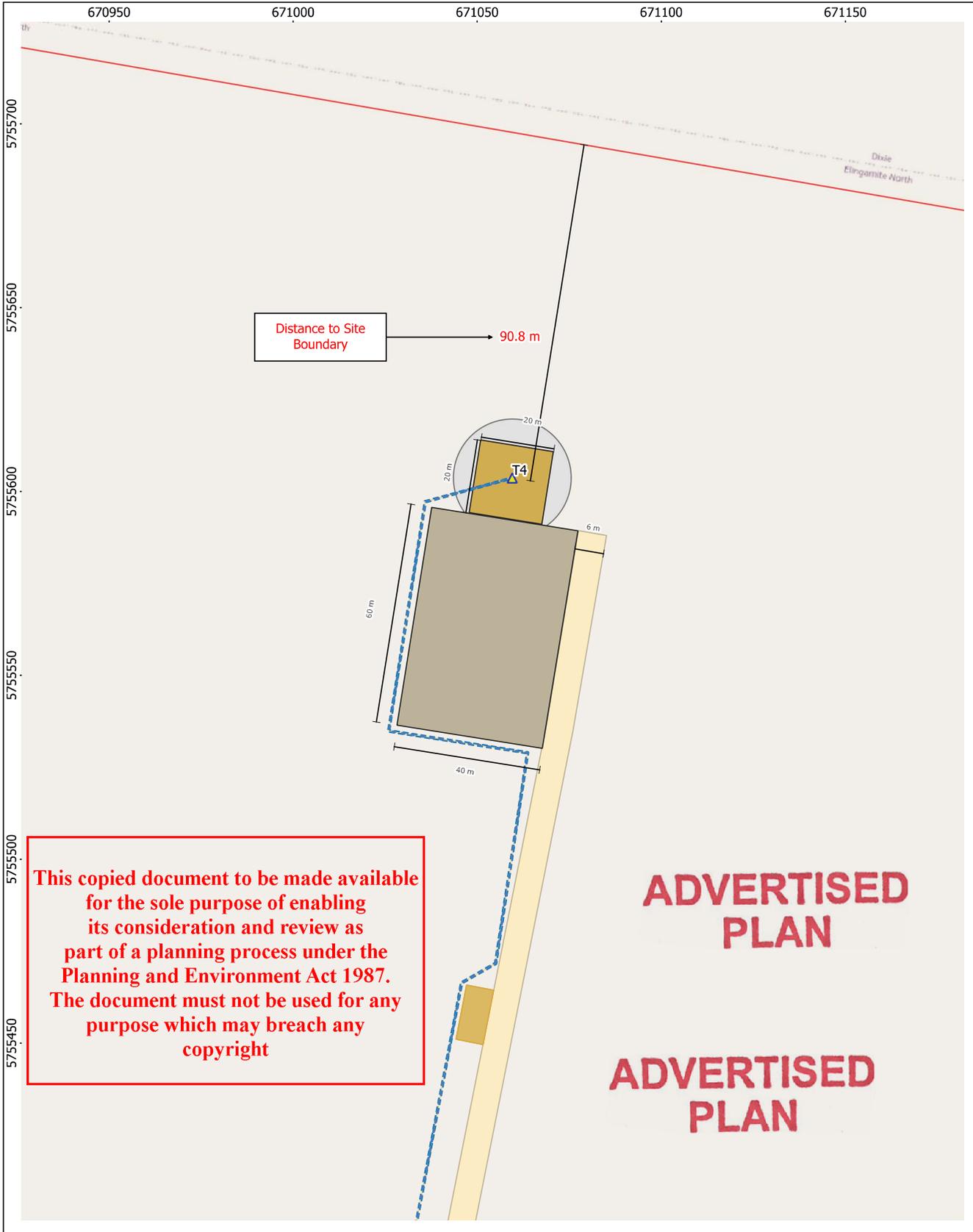


Mumblin Wind Farm

Development Plans - Turbine 3

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Legend

- Wind Turbine
- Turbine Footing
- Hardstand
- Passing Bay
- Access Track
- Subject Site
- Cable Trench
- 10m Fire Break

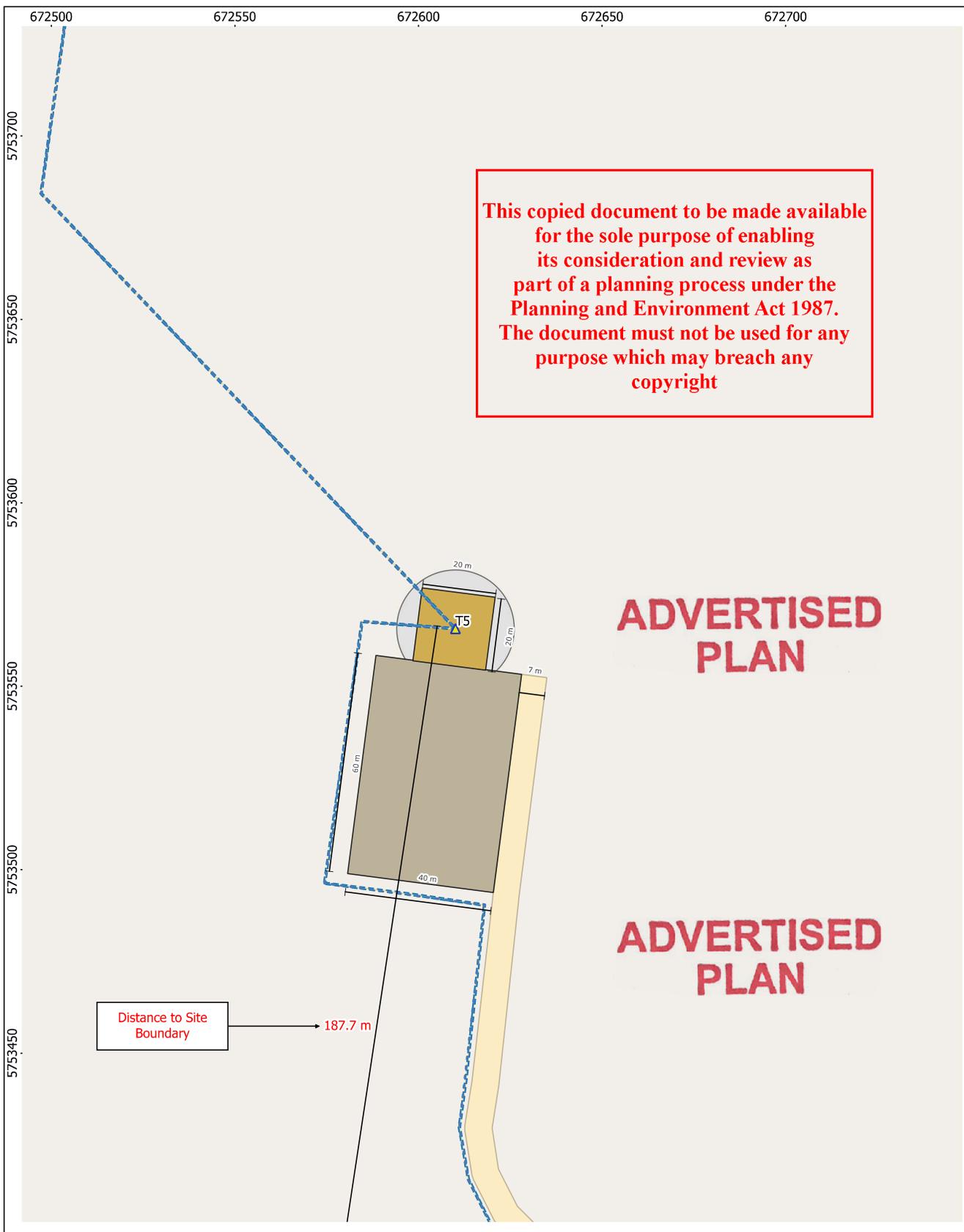


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Development Plans - Turbine 4

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Approved	SS	Figure	05

0 25 50 m



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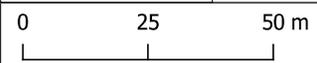
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- Hardstand
- Access Track
- Subject Site
- Cable Trench
- 10m Fire Break



Mumblin Wind Farm

Development Plans - Turbine 5

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Approved	SS	Figure	06



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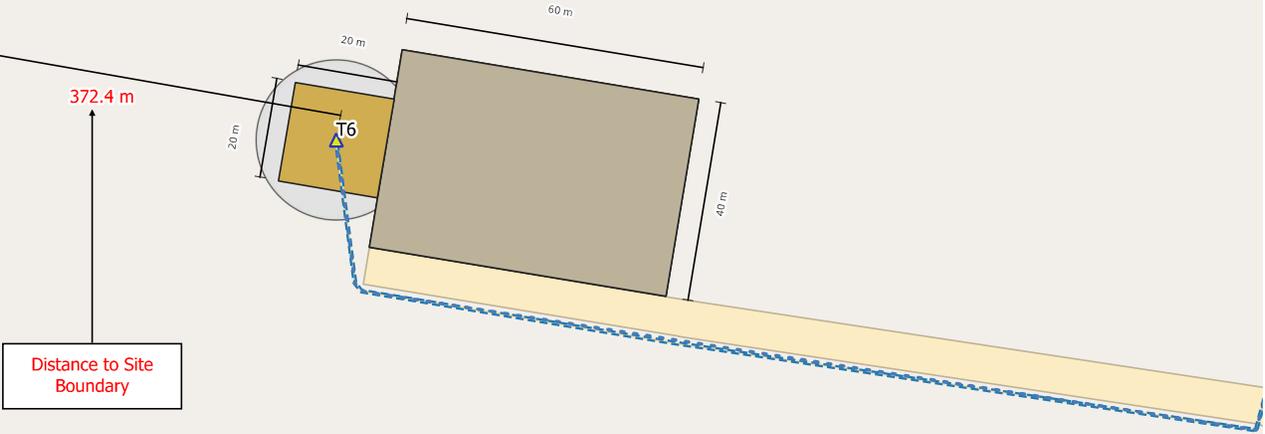
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5750750

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5750650

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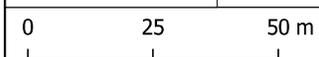
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- Turbine Footing
- Hardstand
- Access Track
- Subject Site
- Cable Trench
- 10m Fire Break



Mumblin Wind Farm

Development Plans - Turbine 6

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5750050

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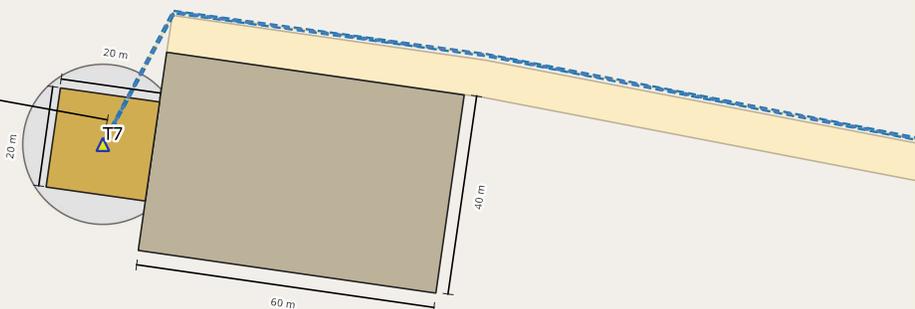
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345.6 m

Distance to Site Boundary



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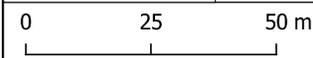
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- Hardstand
- Access Track
- Subject Site
- 10m Fire Break
- Cable Trench

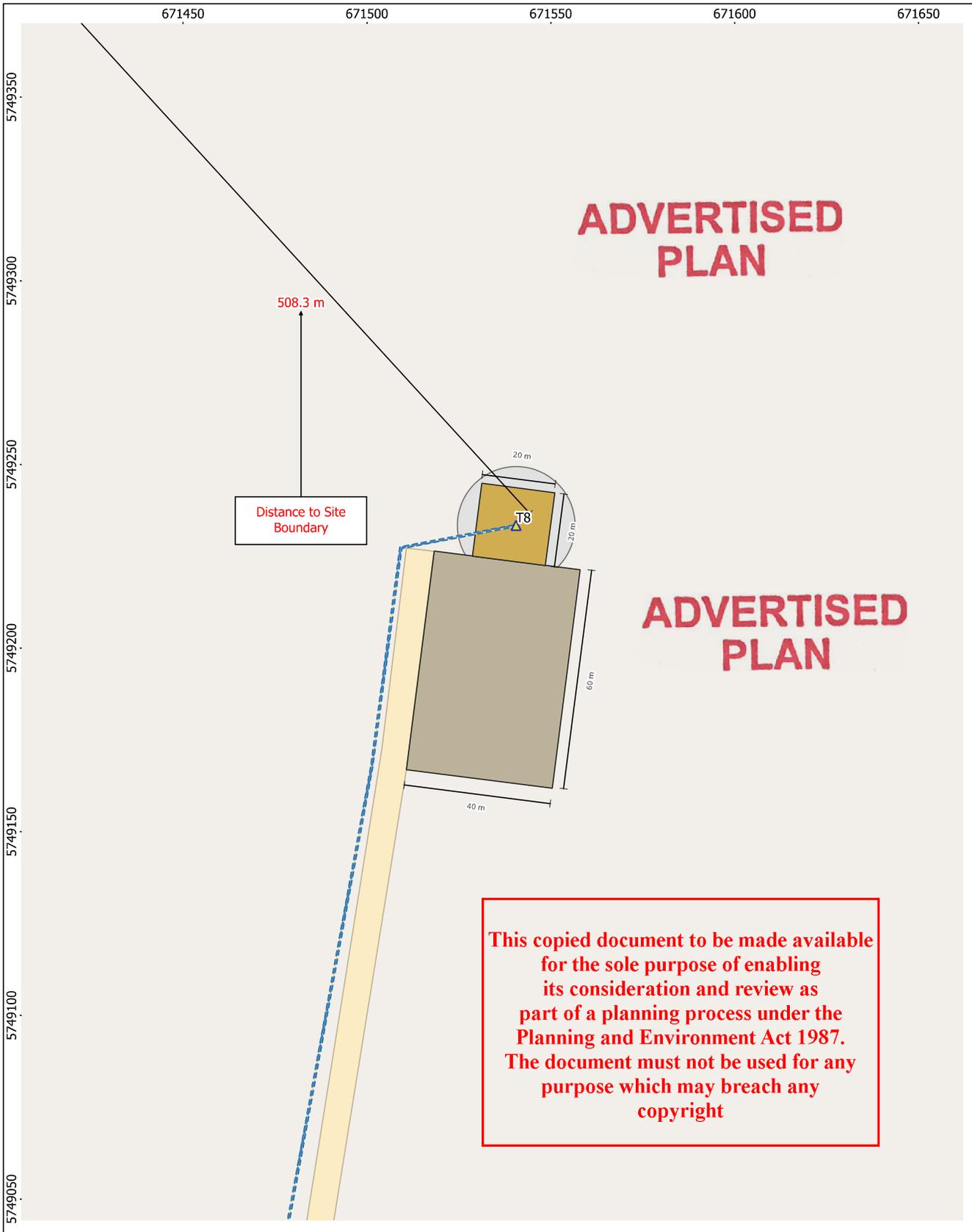


Mumblin Wind Farm

Development Plans - Turbine 7

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Legend

- Wind Turbine
- Turbine Footing
- Hardstand
- Access Track
- Subject Site
- 10m Fire Break
- Cable Trench



Mumblin Wind Farm

Development Plans - Turbine 8

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Mumblin Wind Farm

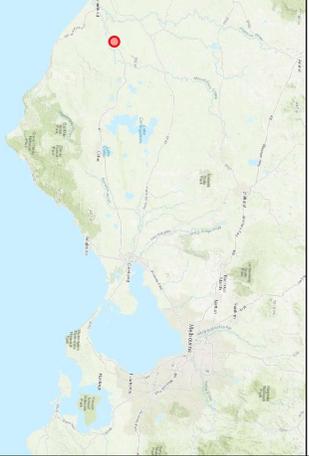
Development Plans - Turbine Elevation

Vestas V162 150m Hub Height

Indicative Detail

Not for Construction

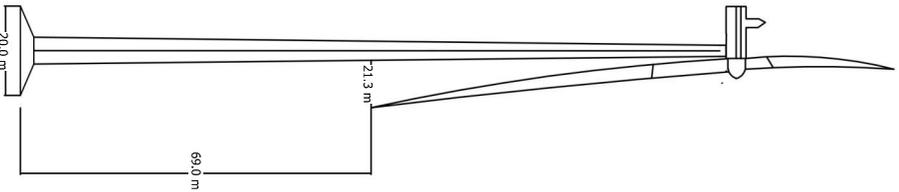
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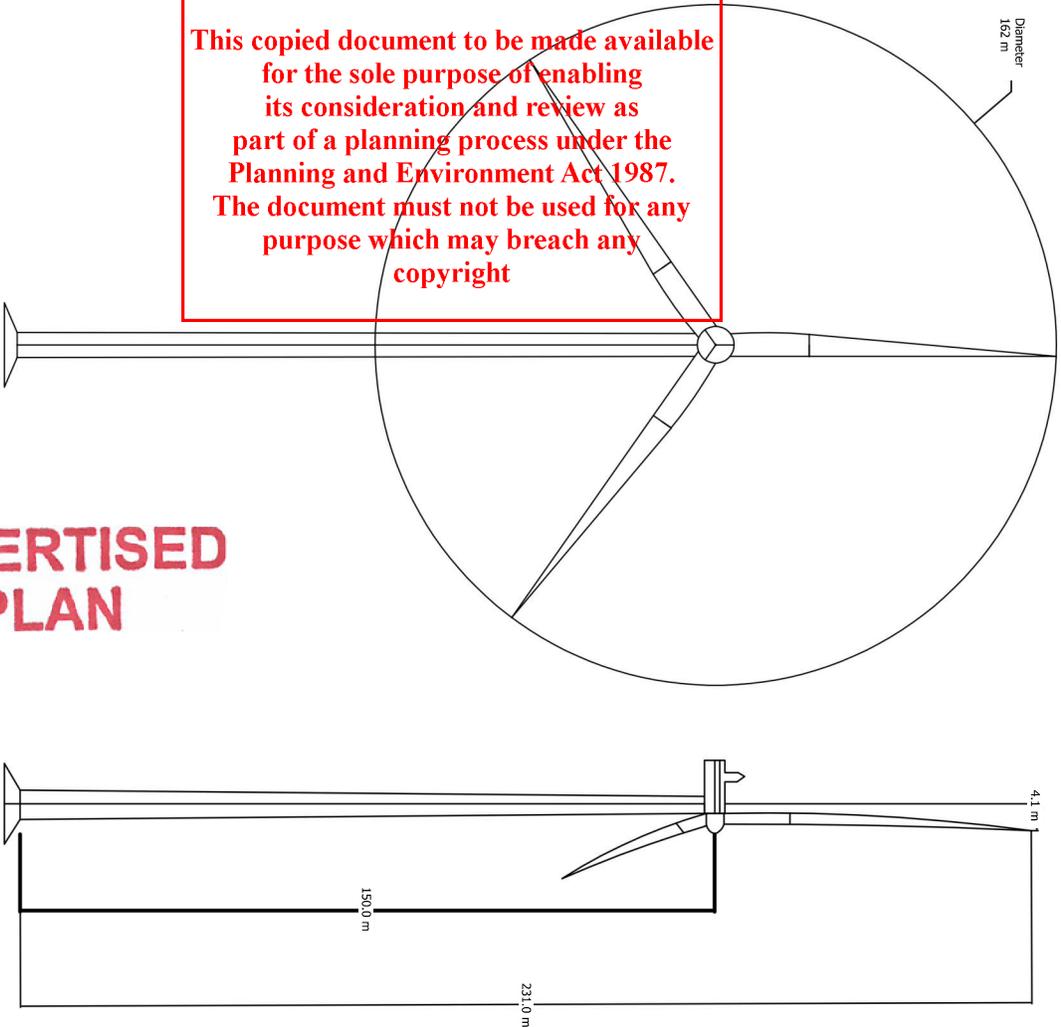


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ADVERTISED PLAN



- Make: VESTAS
- Model: V162
- Capacity: 7.2 MW
- Nacelle: Cooler
- Blade Material: Fibreglass composite
- Blade Serration Material: Plastic
- Tower Material: Concrete with steel reinforcement
- Stair Material: Aluminium
- Colour and Finish of Stairs: Natural Aluminium
- Colour and Finish of Towers: Light Grey (RAL 7035) (Industry Standard)
- Colour and Finish of Foundations: Cement Grey, Natural Concrete

Mumblin Wind Farm

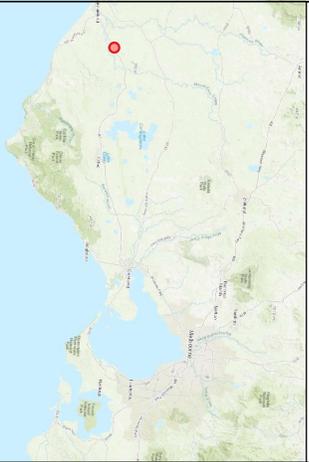
Development Plans - Turbine Elevation

Vestas V162 166m Hub Height

Indicative Details

Not For Construction

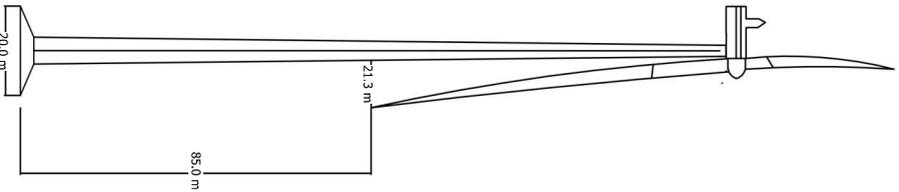
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Approved	SS	Figure No:	11



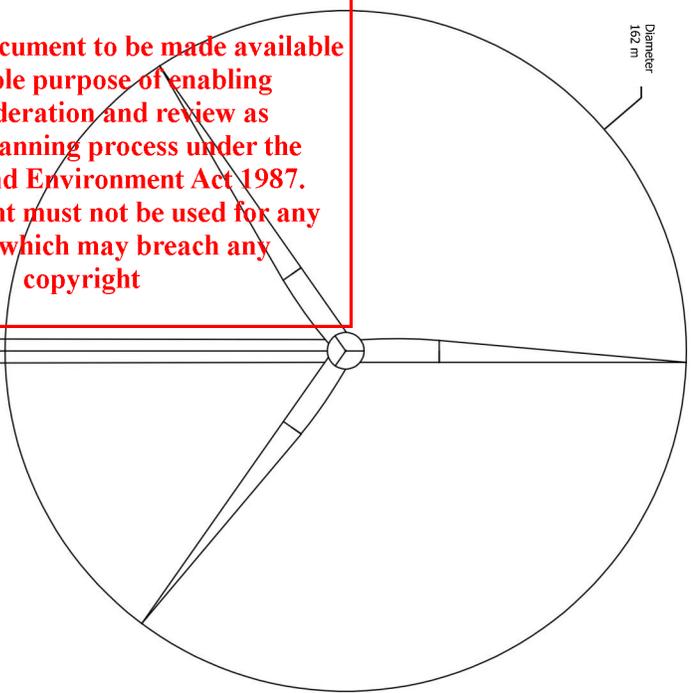
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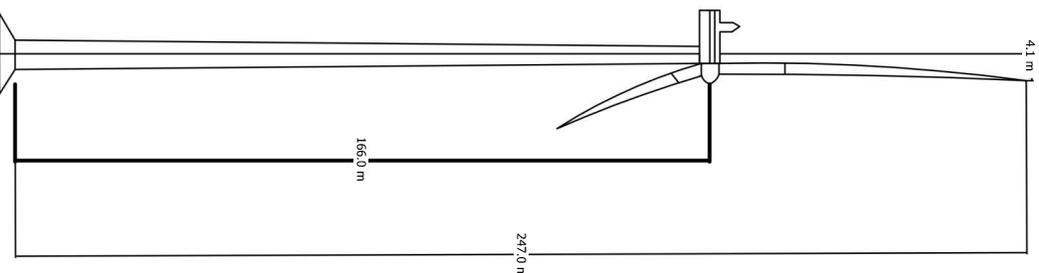
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ADVERTISED PLAN



- Make: VESTAS
- Model: V162
- Capacity: 7.2 MW
- Nacelle: Cooler Tor/Rotor Hub Material: Steel framed fibreglass composite cover
- Blade Material: Fibreglass composite
- Blade Serration Material: Plastic
- Tower Material: Concrete with steel reinforcement
- Stair Material: Aluminium
- Colour and Finish of Stairs: Natural Aluminium
- Colour and Finish of Turbines: Light Grey (RAL 7035), (Industry Standard)
- Colour and Finish of Foundations: Cement Grey, Natural Concrete

Mumblin Wind Farm

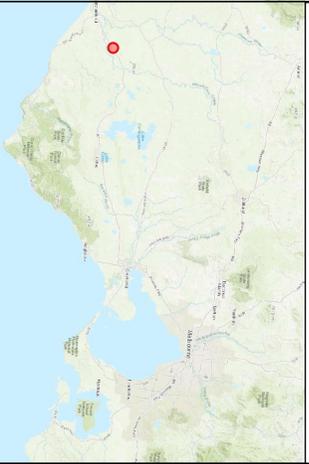
Development Plan - Turbine Elevation

Vestas V172 150m Hub Height

Indicative Details

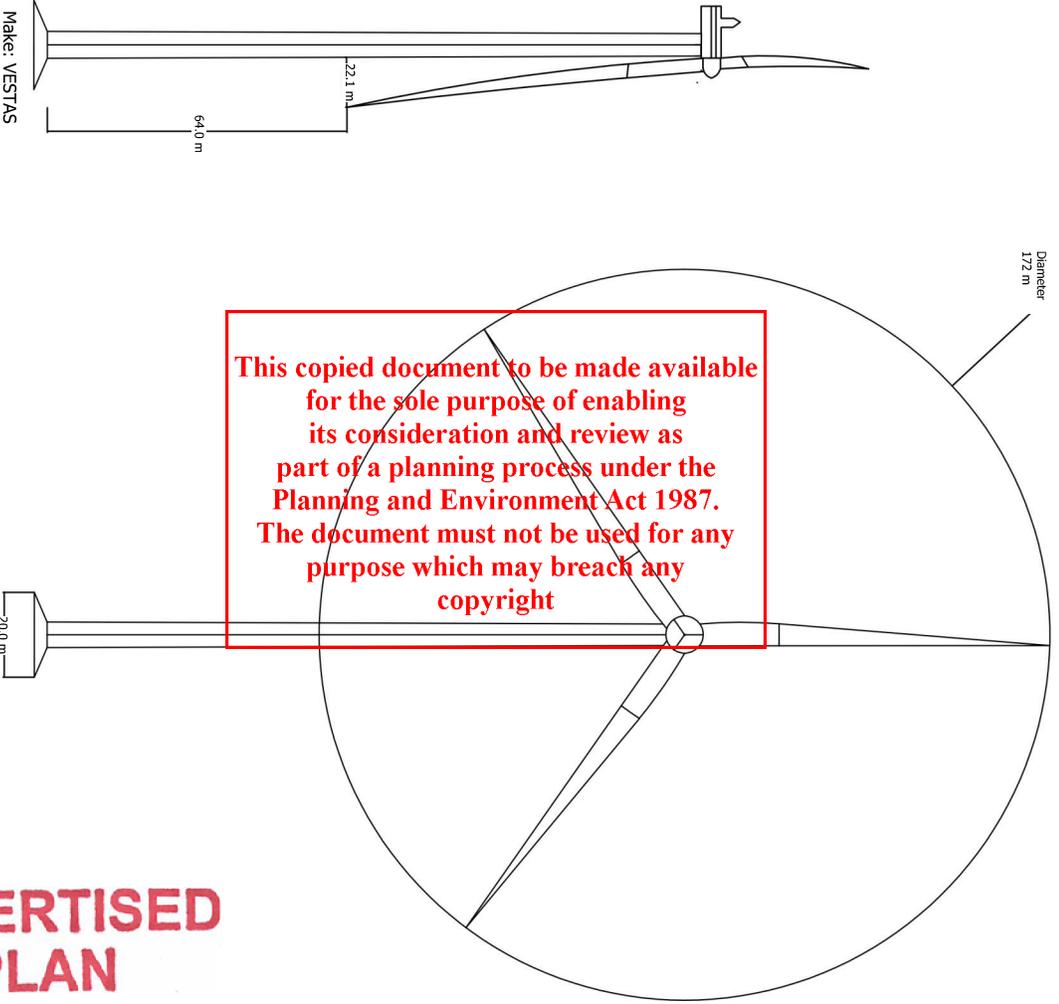
Not For Construction

Drawn	AM	Scale when printed at A3
Checked	VM	Not to Scale
Approved	SS	Date 01-04-2025
		Figure 12



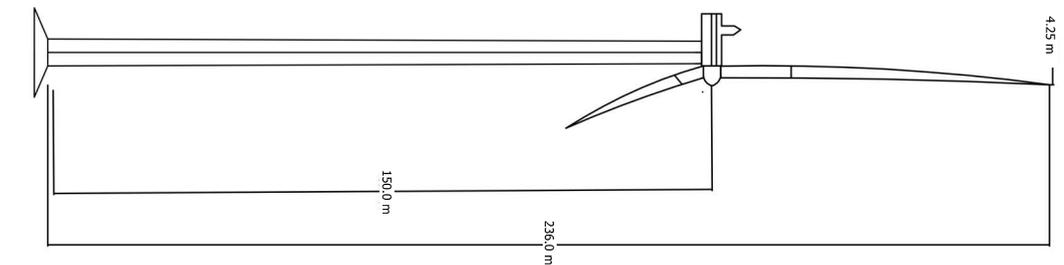
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ADVERTISED PLAN

ADVERTISED PLAN



- Make: VESTAS
- Model: V172
- Capacity: 7.2 MW
- Nacelle, Cooler Tor/Rotor Hub Material: Steel framed fibreglass composite cover
- Blade Material: Fibreglass composite
- Blade Serration Material: Plastic
- Tower Material: Concrete with steel reinforcement
- Stair Material: Aluminium
- Colour and Finish of Stairs: Natural Aluminium
- Colour and Finish of Turbines: Light Grey (RAL 7035), {Industry Standard}
- Colour and Finish of Foundations: Cement Grey, Natural Concrete

Mumblyn Wind Farm

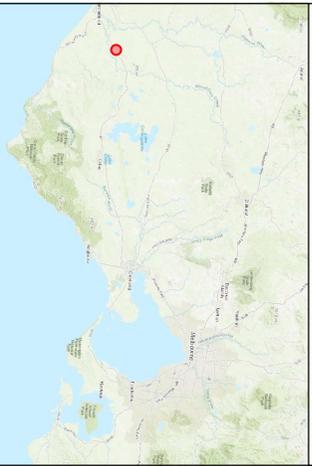
Development Plans - Turbine Elevation

Vestas V172 166m Hub Height

Indicative Details

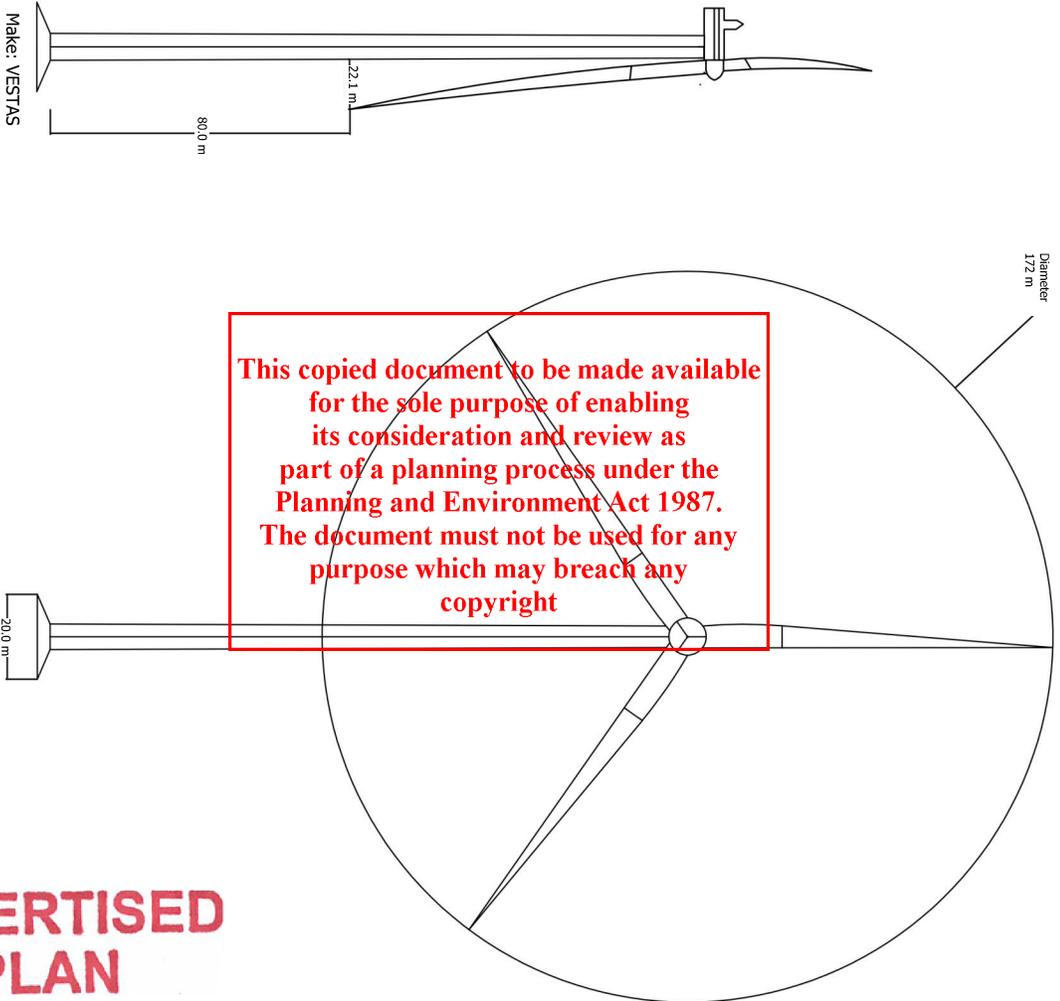
Not For Construction

Drawn	AM	Scale when printed at A3
Checked	VM	Not to Scale
Approved	SS	Date 27-03-2025
		Figure 13



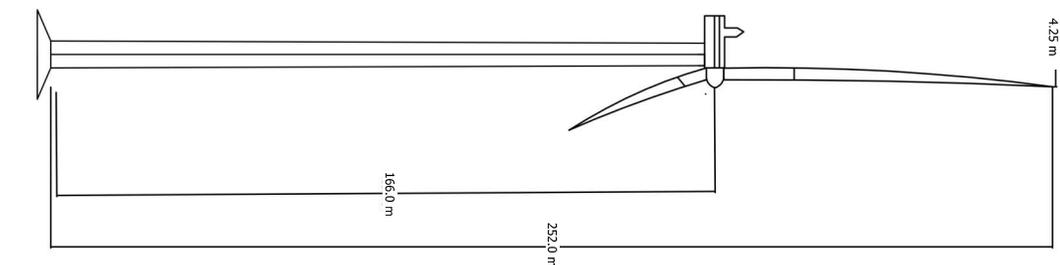
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ADVERTISED PLAN

ADVERTISED PLAN



- Make: VESTAS
- Model: V172
- Capacity: 7.2 MW
- Nacelle, Cooler Tor/Rotor Hub Material: Steel framed fibreglass composite cover
- Blade Material: Fibreglass composite
- Blade Serration Material: Plastic
- Tower Material: Concrete with steel reinforcement
- Stair Material: Aluminium
- Colour and Finish of Stairs: Natural Aluminium
- Colour and Finish of Turbines: Light Grey (RAL 7035), {Industry Standard}
- Colour and Finish of Foundations: Cement Grey, Natural Concrete

671000

671050

671100

671150

671200

5753950

5753900

5753850

5753800

5753750

5753700

5753650

X	Y
671726	5754100

75m

50m

30m

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Legend

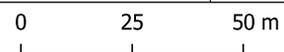
- Subject Site
- 140m MET Mast Guy Radius
- + 140m MET Mast



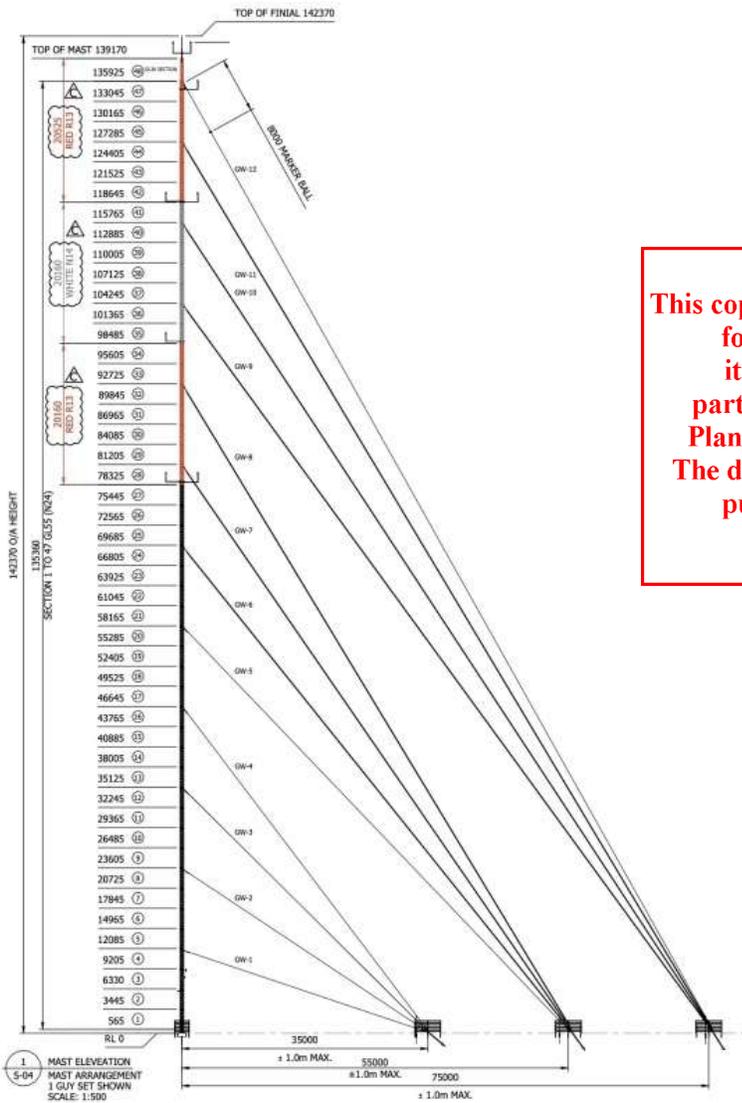
Mumblin Wind Farm

Development Plans - Meteorological Mast Plan View

Drawn	AM	Scale when printed at A3	1:1,125
Checked	SS	Date	08-04-2025
Approved	SS	Figure	14



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Elevation

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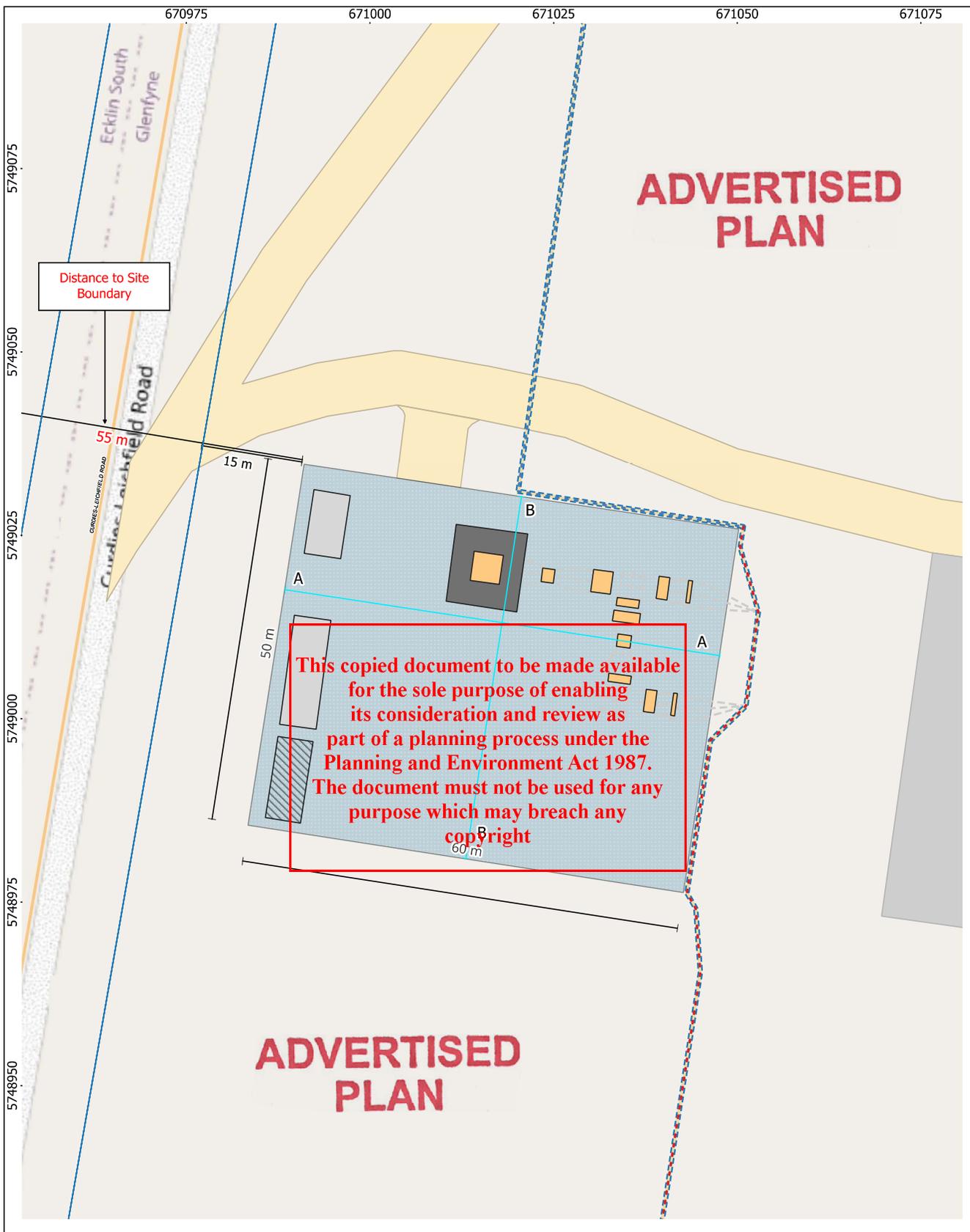
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Mumblin Wind Farm

Development Plans - MET Mast Detail

Drawn	AM	Scale when printed at A3	Not to Scale
Checked	SS	Date	27-03-2025
Approved	SS	Figure	15



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Legend

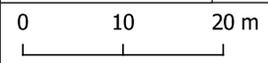
- Cable Trench
- Control Building
- Parking
- Control Building
- Switchyard Infrastructure Pad
- Transformer Pad
- Substation Line
- Substation
- Laydown Area
- Access Track
- Subject Site
- Parcel
- Cabling**
- Above Ground
- Underground



Mumblin Wind Farm

Development Plans - Substation Plan View

Drawn	AM	Scale when printed at A3	1:500
Checked	SS	Date	06-05-2025
Approved	SS	Figure	16

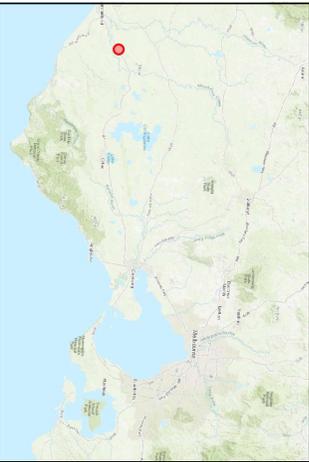


Mumbliin Wind Farm

Development Plans

Substation Elevation View

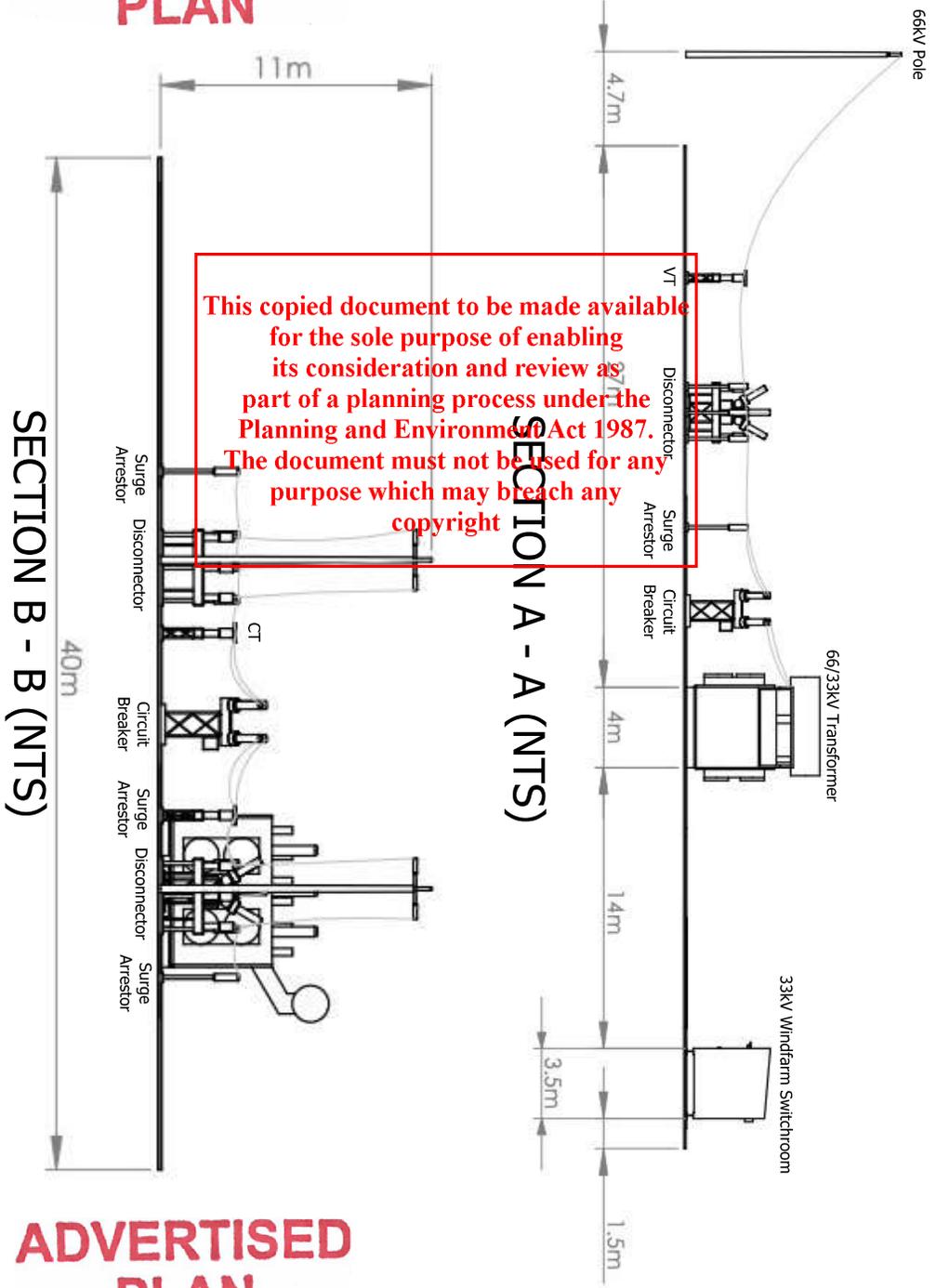
Drawn	AM	Scale when printed at A3 NOL to Scale
Checked	VM	Date 27-03-2025
Approved	SS	Figure 17



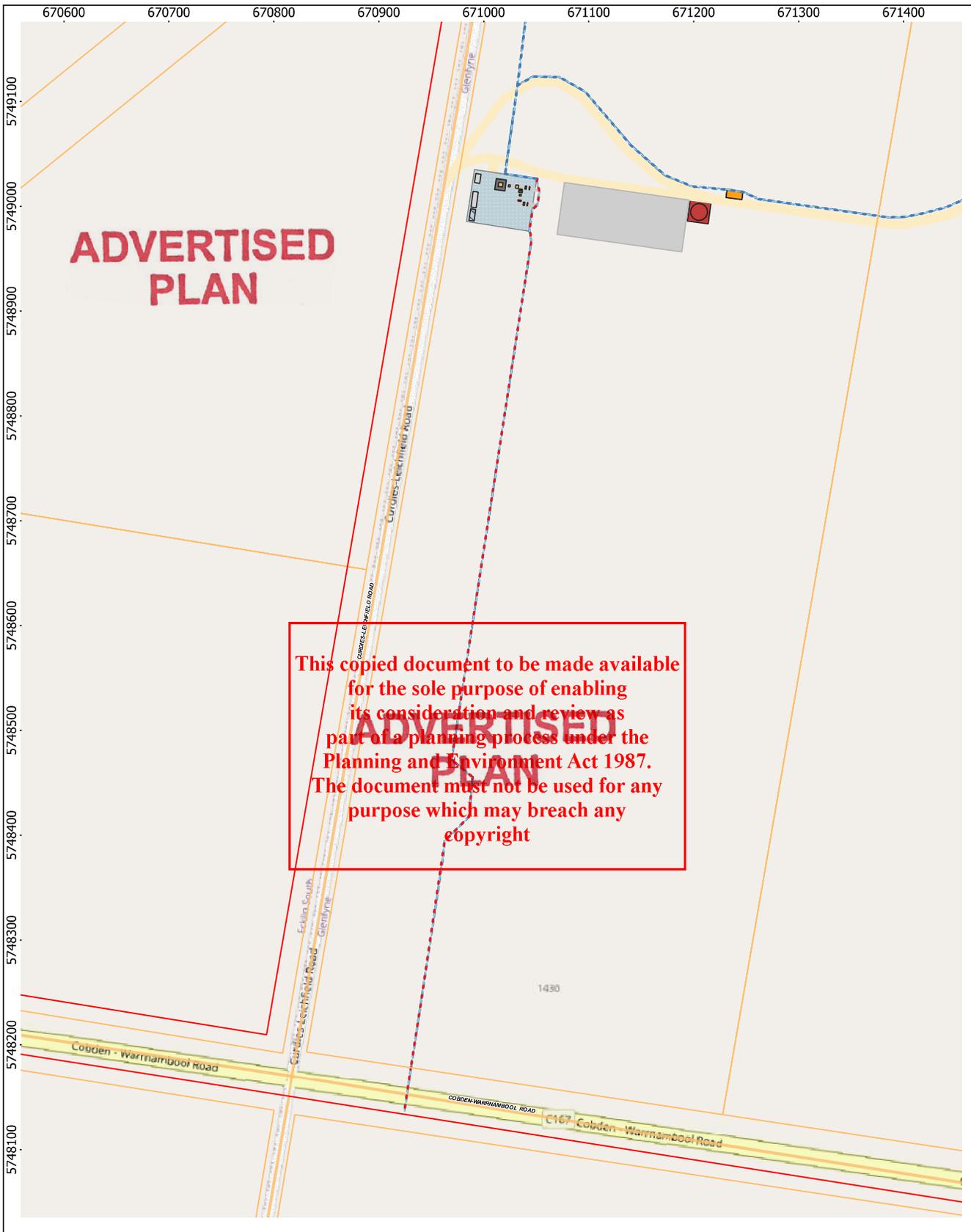
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Legend

Cable Trench	Passing Bay
Control Building	Access Track
Parking	Static Water Supply
Control Building	Site Envelope
Switchyard Infrastructure Pad	Parcel
Transformer Pad	Cabling
Substation Line	Above Ground
Substation	Underground
Laydown Area	

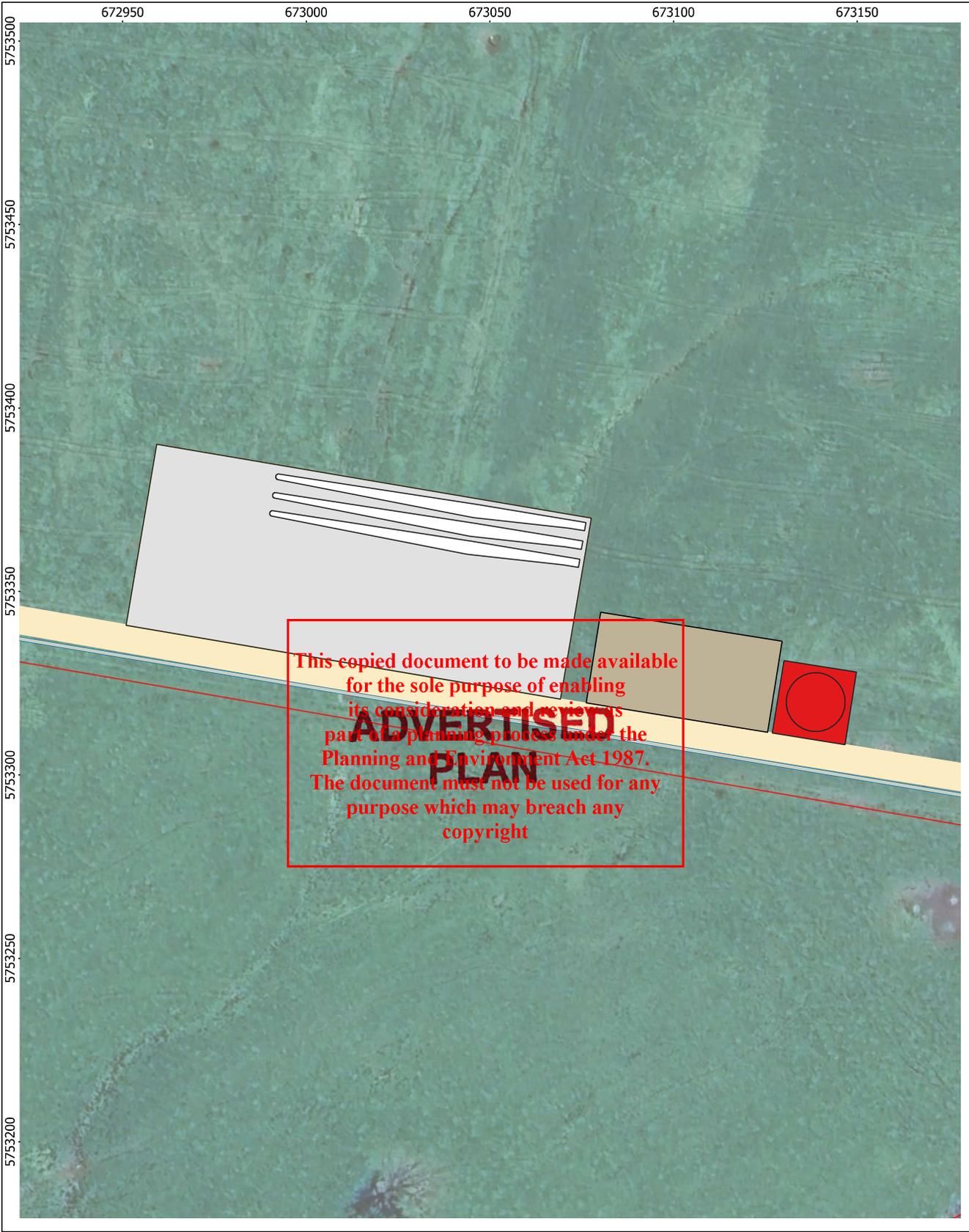


Mumblin Wind Farm

Development Plans - Connection Detail

Drawn	AM	Scale when printed at A3	1:3,500
Checked	SS	Date	06-05-2025
Approved	SS	Figure	18

0 50 100 m



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Legend

- Site Office
- Laydown Area
- Access Track
- Static Water Supply
- Turbine Blade
- Cabling
- Cable Trench



Mumblin Wind Farm

Site Office and Laydown Area

Drawn AM	Scale when printed at A3 1:1,000
Checked SS	Date 27-03-2025
Approved SS	Figure 19

0 25 50 m



Mumblyn Wind Farm

Development Plans - Site Office Elevation

Typical Site Office Building

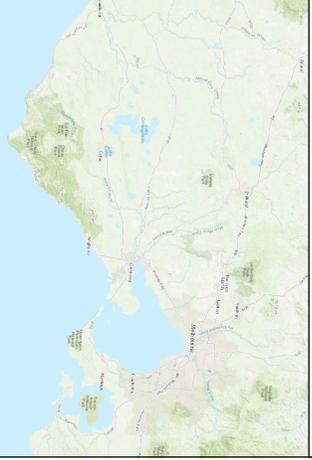
Indicative Details

Not For Construction

Drawn AM Scale when printed at A3
Not to Scale

Checked VM Date 27-03-2025

Approved SS Figure 20

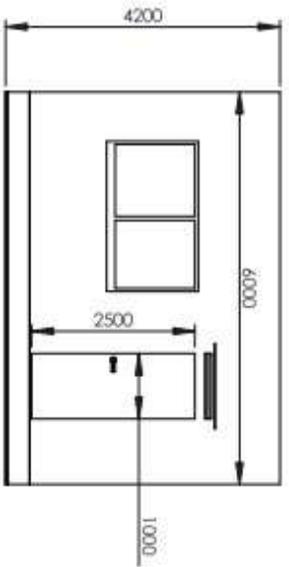


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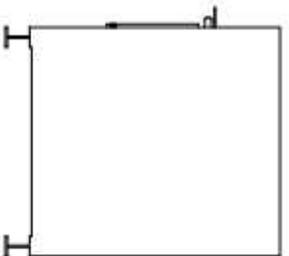
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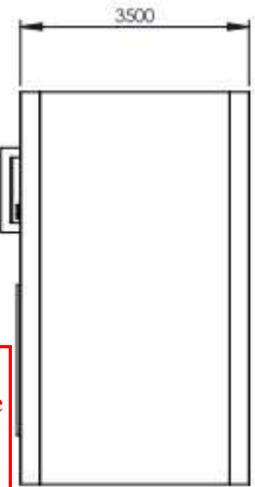
FRONT VIEW



SIDE VIEW

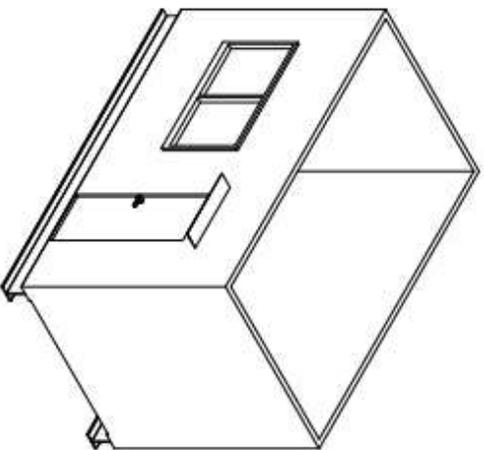


TOP VIEW



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Mumblin Wind Farm

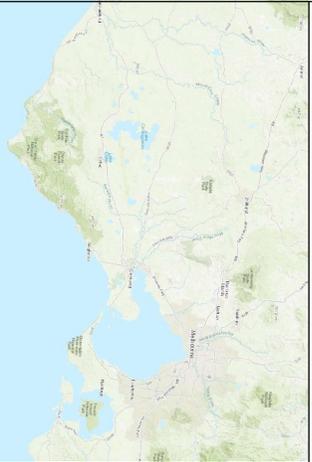
Development Plans - Amenity Elevation

Typical Amenities Building

Indicative Details

Not For Construction

Drawn	AM	Scale when printed at A3
Checked	VM	Not to Scale
Approved	SS	Date 27-03-2025 Figure 21



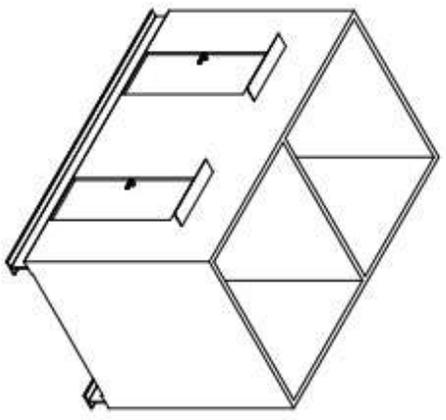
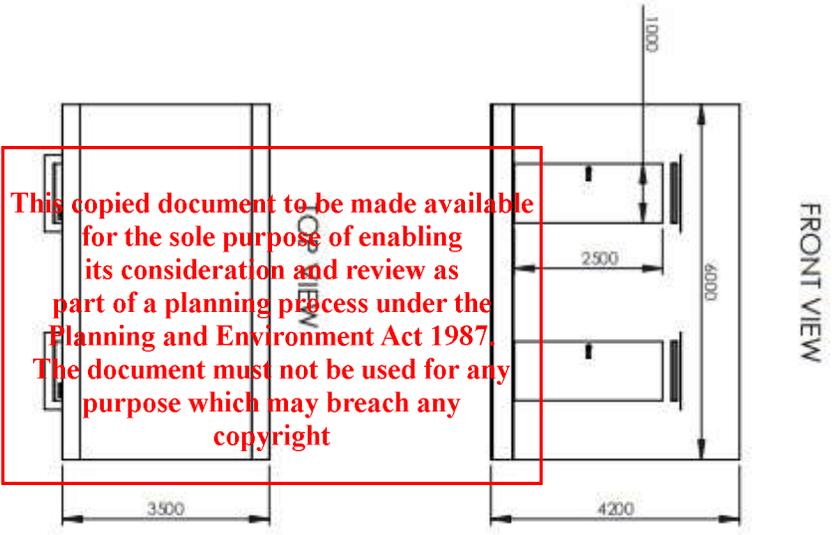
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Mumblin Wind Farm

Development Plans - Signage Elevation

Indicative Details

Not For Construction

Scale when printed at A3
Not to Scale

Drawn AM

Checked VM

Date 27-03-2025

Approved SS

Figure 22

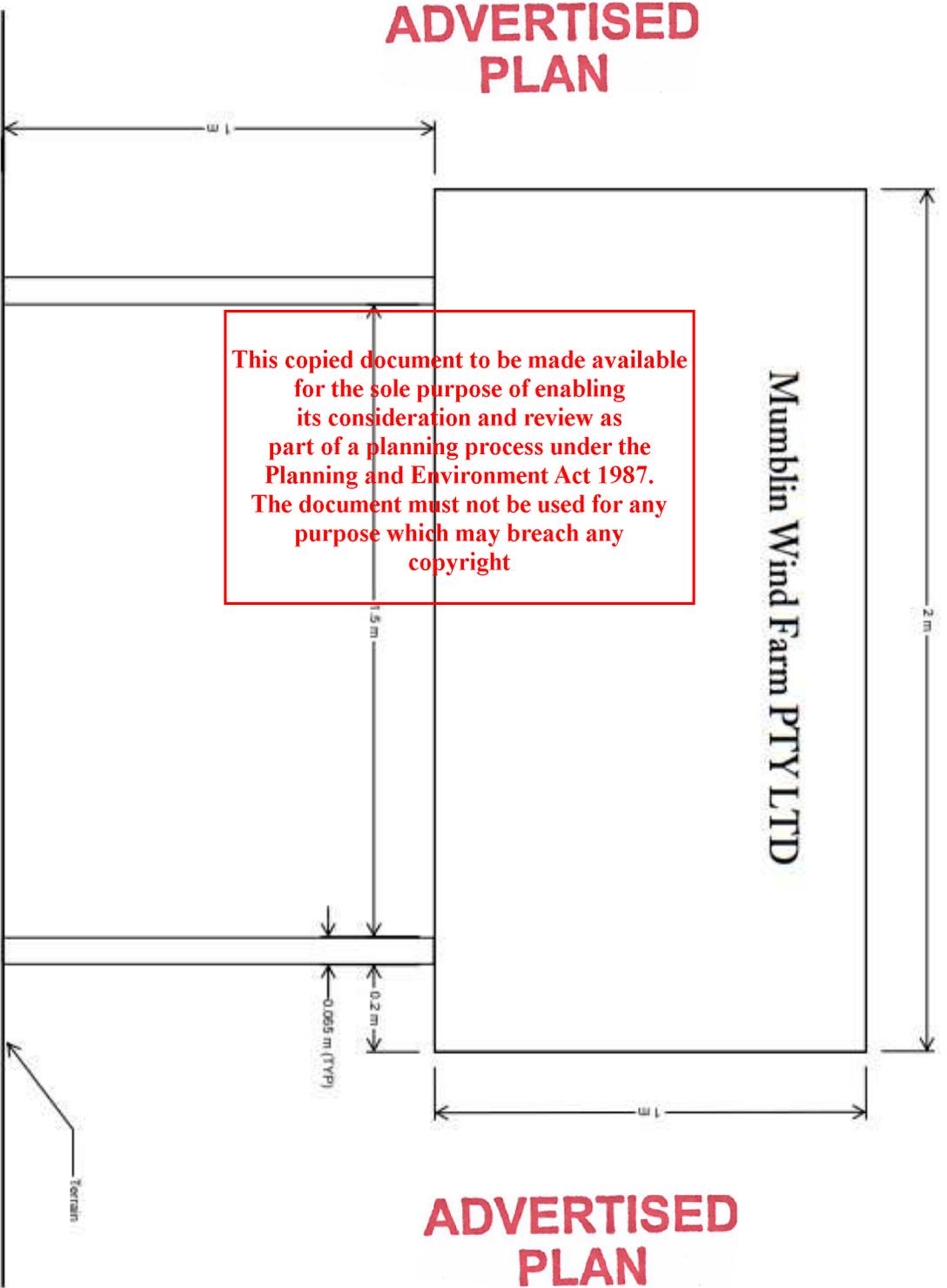


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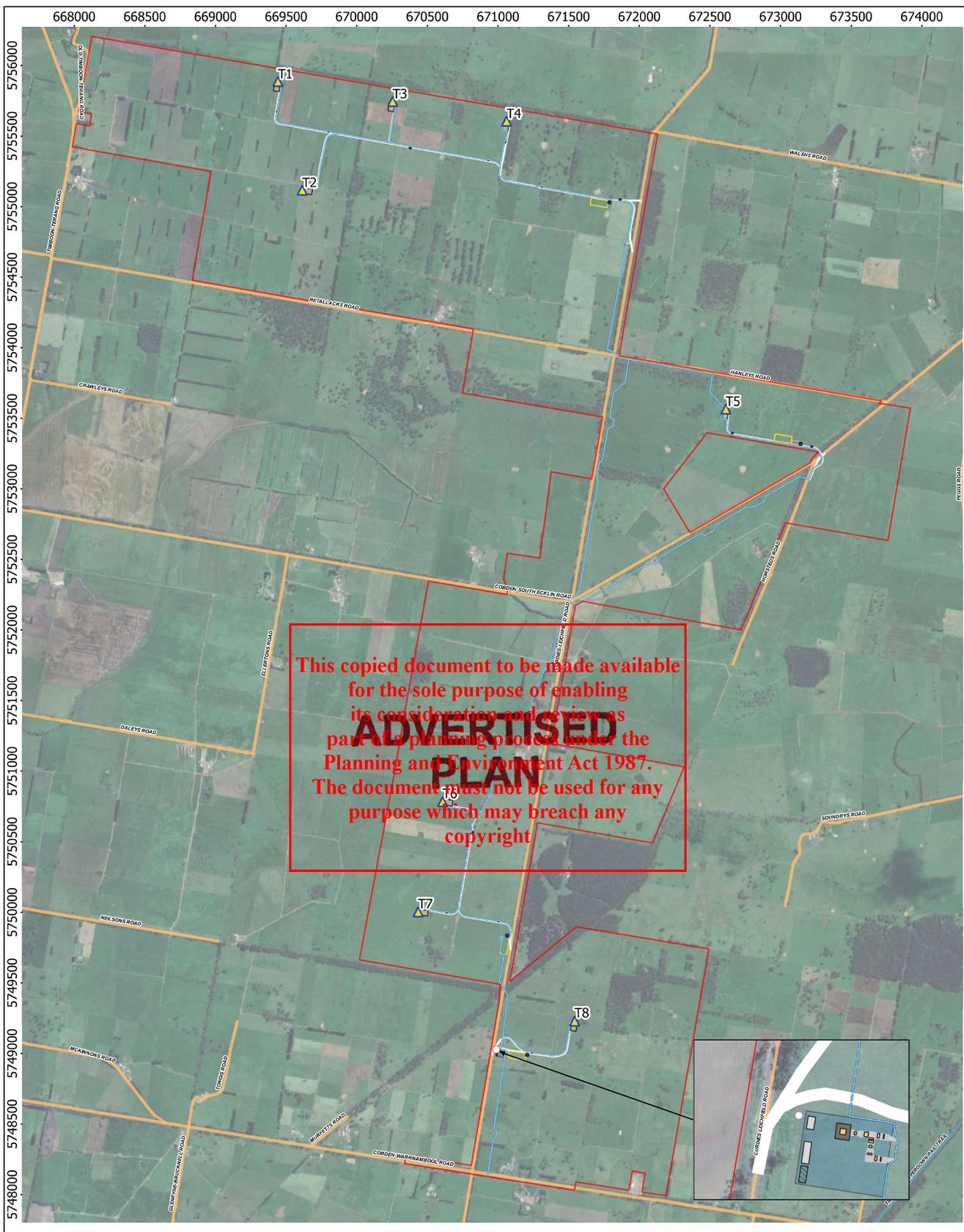


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Legend

- Wind Turbine
- Subject Site
- Access Track
- Substation
- Turbine Footing
- Site Office
- Laydown Area
- Hardstand
- Passing Bay
- Access Track
- Signage Location

Roads

- ROAD



Mumblin Wind Farm

Development Plans - Signage Location

Drawn	AM	Scale when printed at A3	1:26,000
Checked	SS	Date	06-05-2025
Approved	SS	Figure	23

0 0.5 1 km



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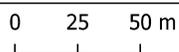
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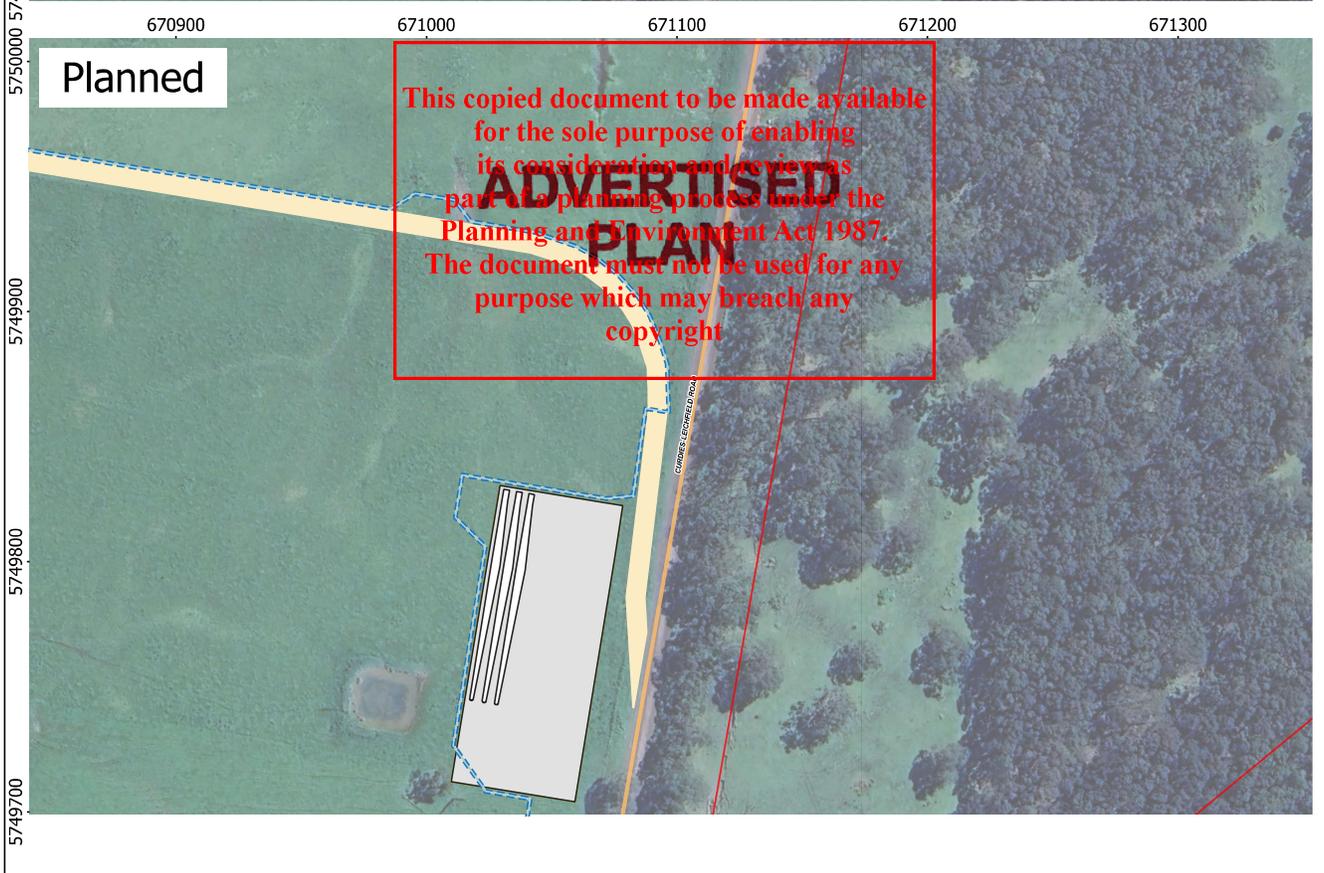


Legend

Cabling	Switchyard Infrastructure Pad
Cabling Trench	Transformer Pad
Access Track	Substation Lines
Substation	Subject site
Control Building	
Parking	
Roads	
ROAD	



Mumblin Wind Farm		
Development Plans - Site Entrance 1		
Drawn	AM	Scale when printed at A3 1:2,000
Checked	SS	Date 06-05-2025
Approved	SS	Figure 24
		



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Legend

-  Access Track
-  Cabling
-  Cabling Trench
-  Turbine Blade
-  Laydown Area
-  Subject site

Roads

-  ROAD



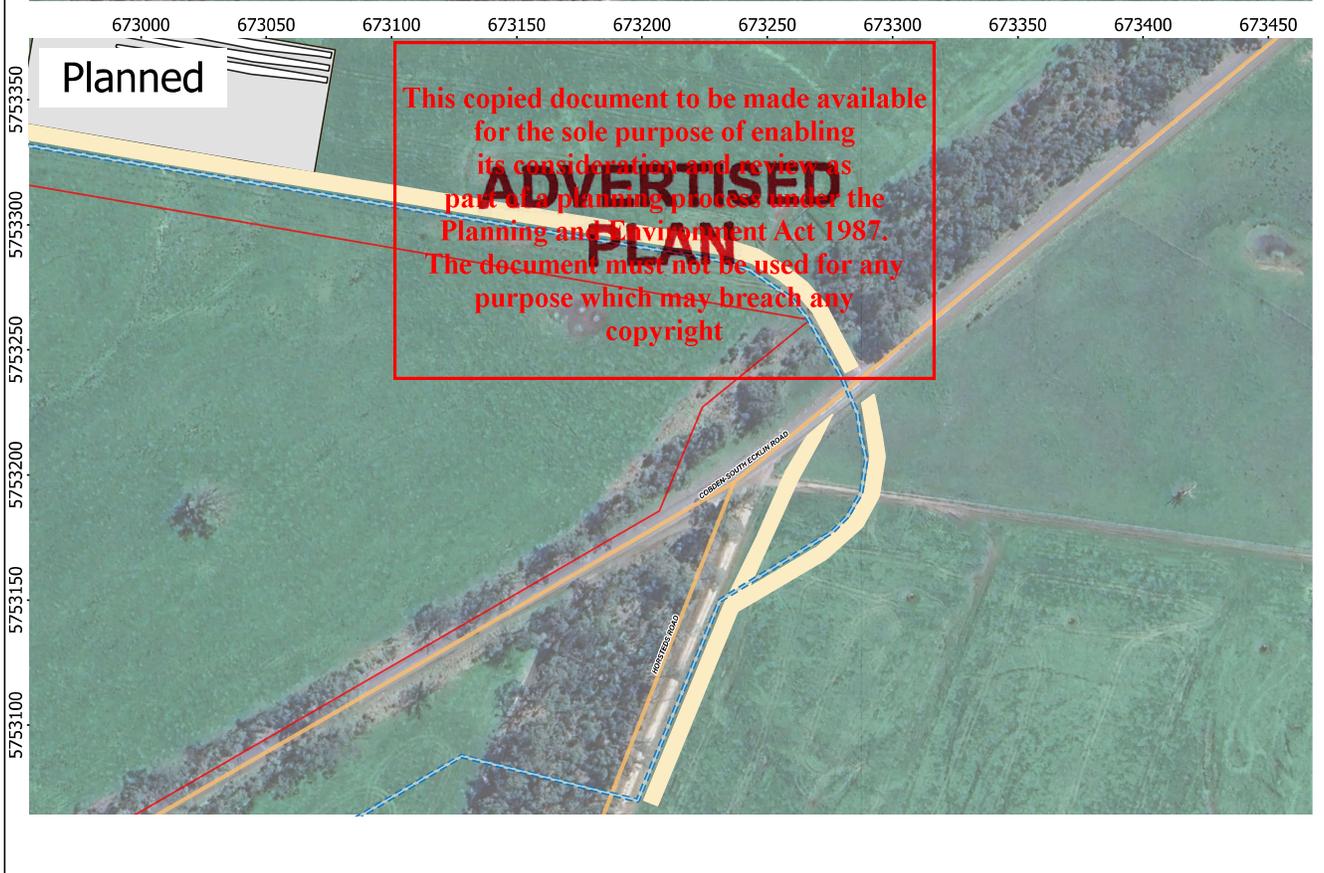
Mumblin Wind Farm

Development Plans - Site Entrance 2

Drawn	AM	Scale when printed at A3	1:2,000
Checked	SS	Date	06-05-2025
Approved	SS	Figure	25

0 25 50 m





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Legend

- Access Track
- Cabling
- Cabling Trench
- Laydown Area
- Subject site

Roads

- ROAD



Mumblin Wind Farm

Development Plans - Site Entrance 3

Drawn	Scale when printed at A3
AM	1:2,000
Checked	Date
SS	06-05-2025
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SS	26

0 25 50 m





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Legend

- Access Track
- Cabling
- Cabling Trench
- Laydown Area
- Turbine Blade
- Subject site

Roads

- ROAD



Mumblin Wind Farm

Development Plans - Site Entrance 4

Drawn AM	Scale when printed at A3 1:3,000
Checked SS	Date 06-05-2025
Approved SS	Figure 27

0 25 50 m

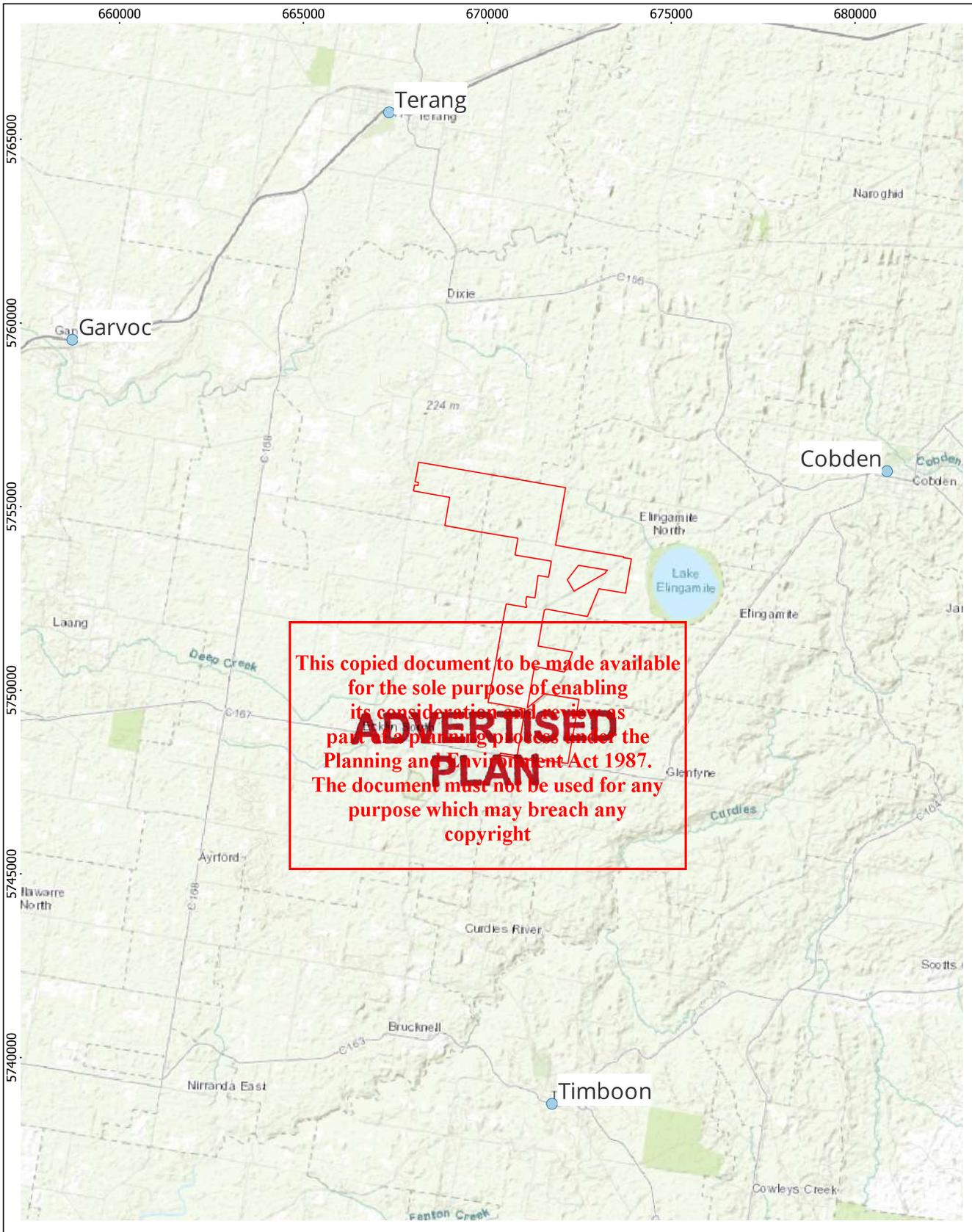


12 All Figures

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Legend

- Locality Location
- Subject Site

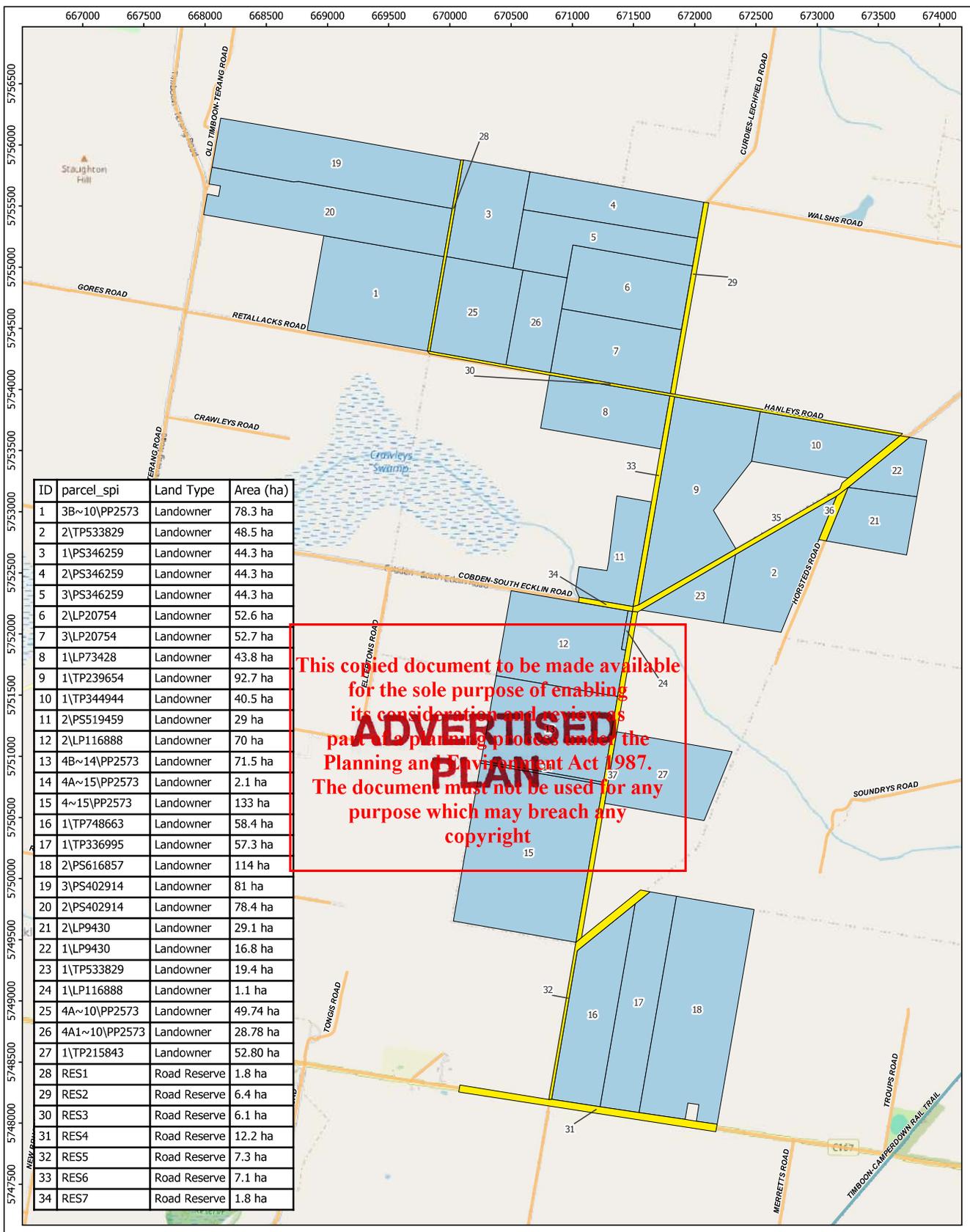


Mumblin Wind Farm

Location Plan

Drawn AM	Scale when printed at A3 1:100,000
Checked SS	Date 29-04-2025
Approved SS	Figure 01

0 2,500 5,000 m



ID	parcel_spi	Land Type	Area (ha)
1	3B~10\PP2573	Landowner	78.3 ha
2	2\TP533829	Landowner	48.5 ha
3	1\PS346259	Landowner	44.3 ha
4	2\PS346259	Landowner	44.3 ha
5	3\PS346259	Landowner	44.3 ha
6	2\LP20754	Landowner	52.6 ha
7	3\LP20754	Landowner	52.7 ha
8	1\LP73428	Landowner	43.8 ha
9	1\TP239654	Landowner	92.7 ha
10	1\TP344944	Landowner	40.5 ha
11	2\PS519459	Landowner	29 ha
12	2\LP116888	Landowner	70 ha
13	4B~14\PP2573	Landowner	71.5 ha
14	4A~15\PP2573	Landowner	2.1 ha
15	4~15\PP2573	Landowner	133 ha
16	1\TP748663	Landowner	58.4 ha
17	1\TP336995	Landowner	57.3 ha
18	2\PS616857	Landowner	114 ha
19	3\PS402914	Landowner	81 ha
20	2\PS402914	Landowner	78.4 ha
21	2\LP9430	Landowner	29.1 ha
22	1\LP9430	Landowner	16.8 ha
23	1\TP533829	Landowner	19.4 ha
24	1\LP116888	Landowner	1.1 ha
25	4A~10\PP2573	Landowner	49.74 ha
26	4A1~10\PP2573	Landowner	28.78 ha
27	1\TP215843	Landowner	52.80 ha
28	RES1	Road Reserve	1.8 ha
29	RES2	Road Reserve	6.4 ha
30	RES3	Road Reserve	6.1 ha
31	RES4	Road Reserve	12.2 ha
32	RES5	Road Reserve	7.3 ha
33	RES6	Road Reserve	7.1 ha
34	RES7	Road Reserve	1.8 ha

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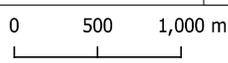
- Legend**
- Site Parcels
 - Landowner
 - Road Reserve
 - Roads
 - ROAD

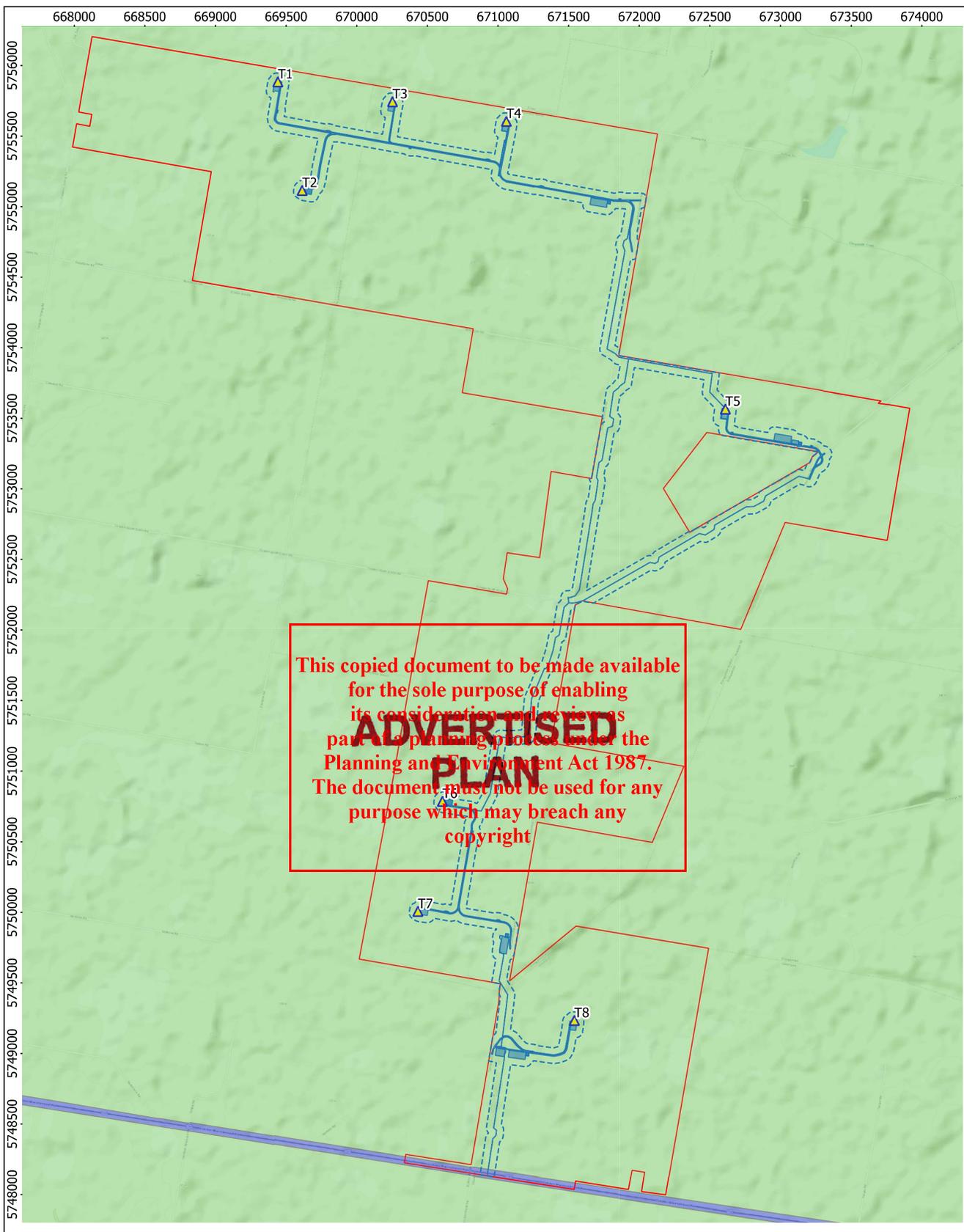


Mumblin Wind Farm

Land Details

Drawn	AM	Scale when printed at A3	1:30,000
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Approved	SS	Figure	02





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Legend

- Subject Site
- ▲ Wind Turbine
- ▭ Development Footprint
- ⬭ Area of Works

Planning Zones

- FARMING ZONE - SCHEDULE 1
- TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

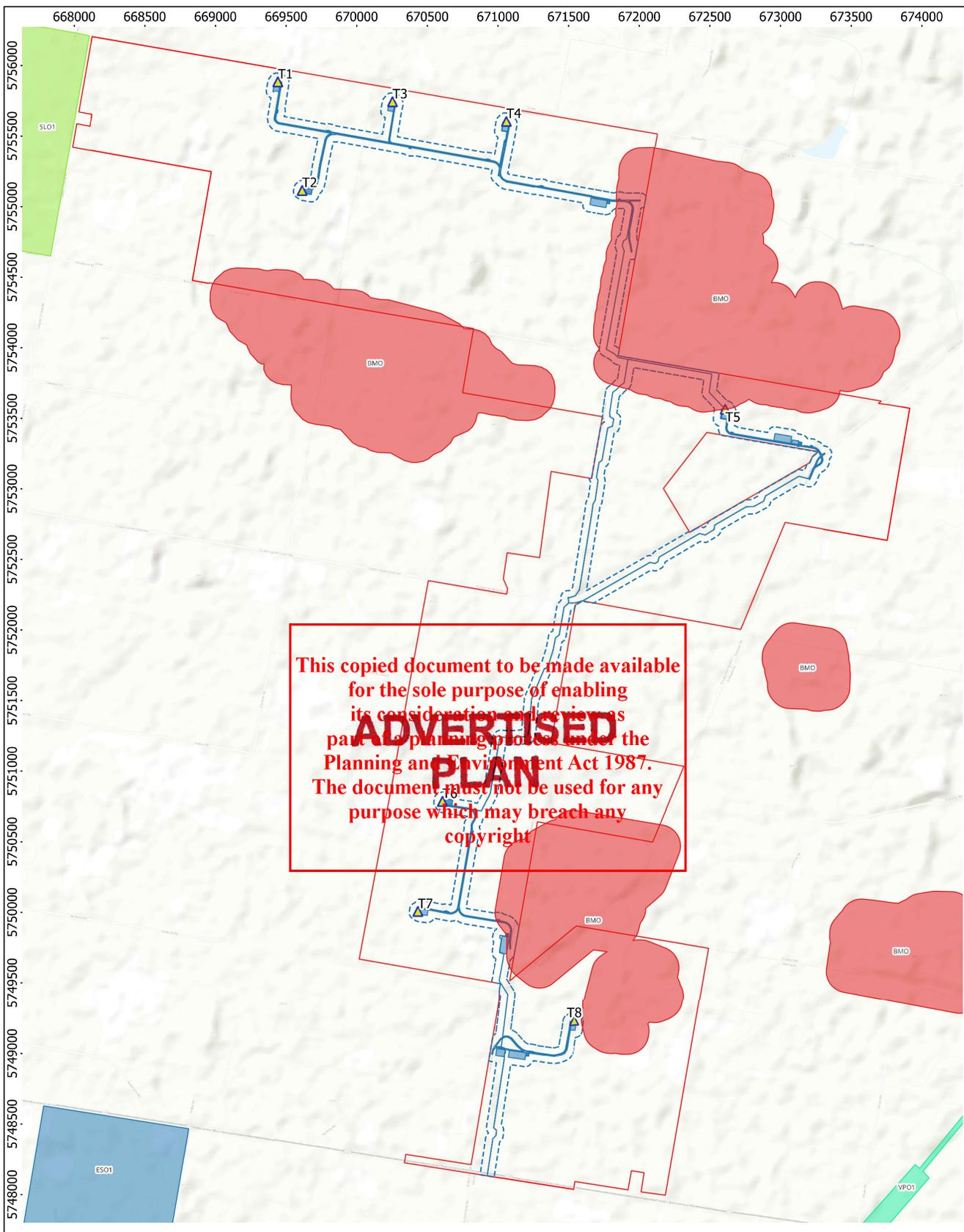


Mumblin Wind Farm

Planning Zones

Drawn	AM	Scale when printed at A3	1:26,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	03

0 500 1,000 m



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Legend

- Subject Site
- ▲ Wind Turbine
- Development Footprint
- Area of Works

Planning Overlays

- BUSHFIRE MANAGEMENT OVERLAY
- ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1
- VEGETATION PROTECTION OVERLAY - SCHEDULE 1

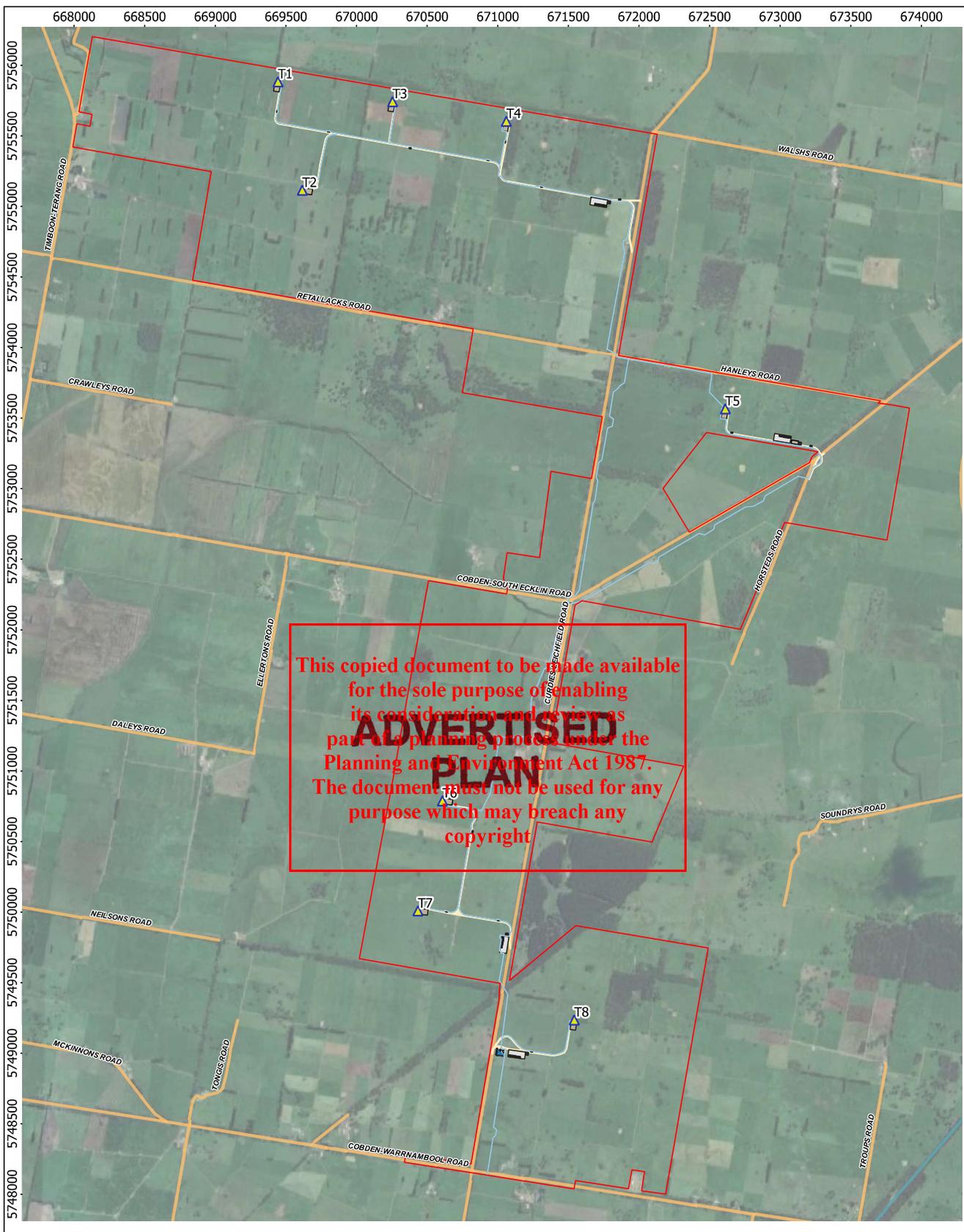


Mumblin Wind Farm

Planning Overlays

Drawn	AM	Scale when printed at A3	1:26,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	04

0 500 1,000 m



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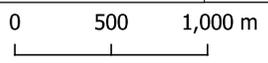
- Legend**
- Subject Site
 - ▲ Wind Turbine
 - ▬ Cabling Trench
 - ▬ Static Water Supply
 - ▬ Turbine Footing
 - ▬ Site Office
 - ▬ Laydown Area
 - ▬ Hardstand
 - ▬ Emergency Overtaking Lane
 - ▬ Access Track
 - ▬ Control Building
 - ▬ Switchyard Infrastructure Pad
 - ▬ Transformer Pad
 - ▬ Substation
 - Land Details**
 - ▬ ROAD
 - ▬ TRAIL



Mumblin Wind Farm

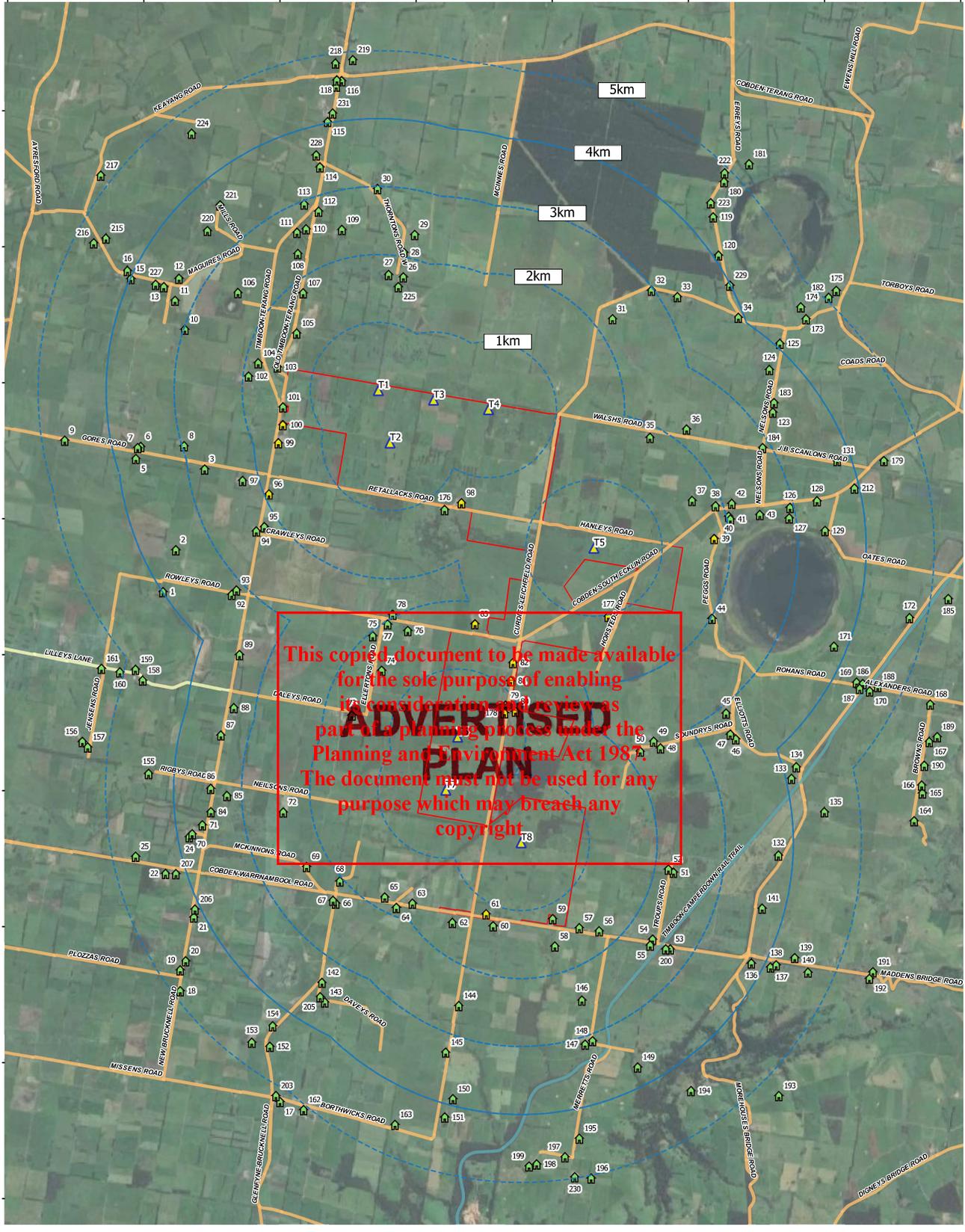
Site Plan

Drawn	AM	Scale when printed at A3	1:26,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	05



664000 666000 668000 670000 672000 674000 676000 678000

5756000
5758000
5756000
5754000
5752000
5750000
5748000
5746000
5744000



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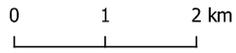
- Legend**
- Subject Site
 - ▲ Wind Turbine
 - 1km Distance Ring
 - Dwellings**
 - Neighbour
 - Host
 - Roads**
 - LANE
 - ROAD

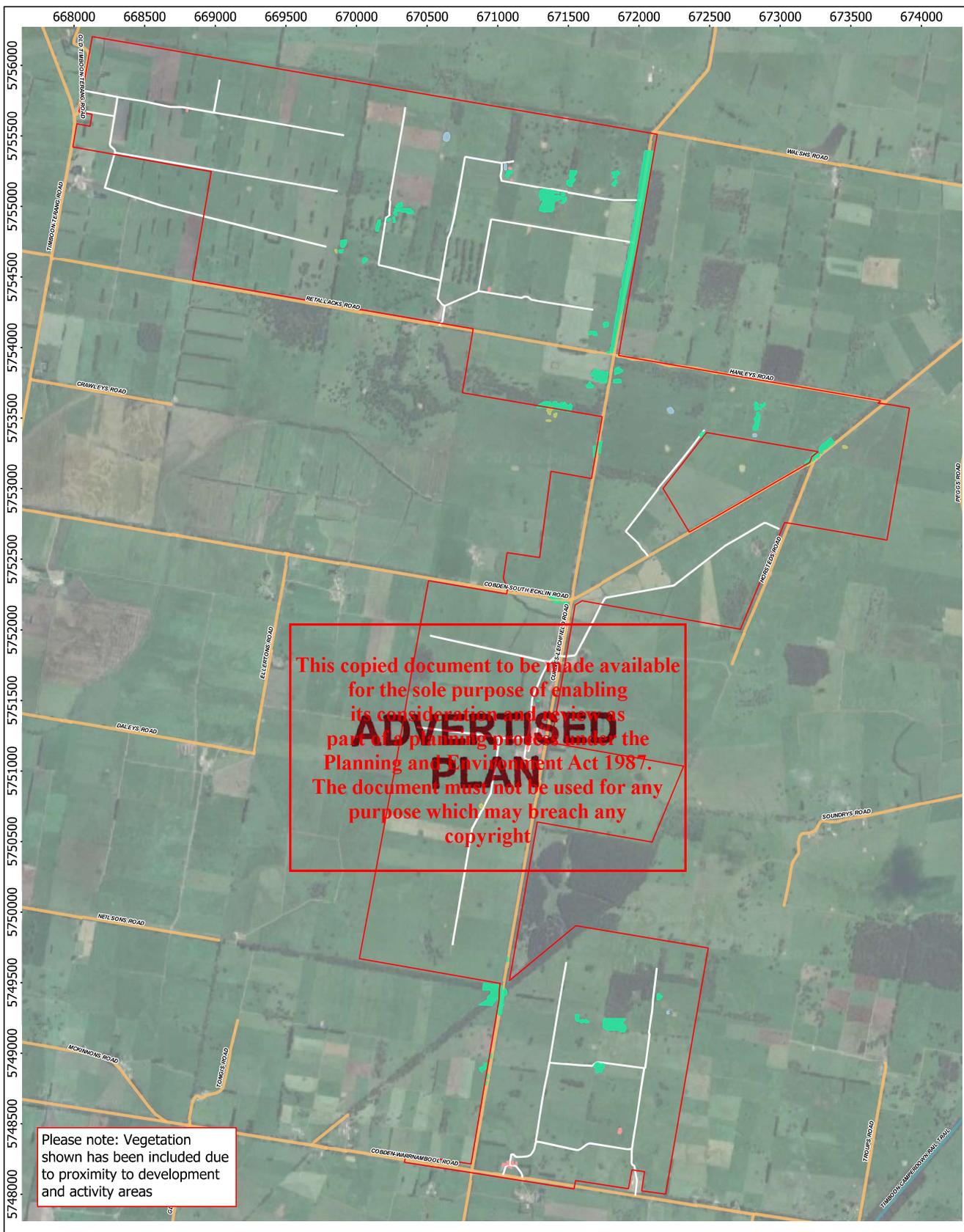


Mumblin Wind Farm

Nearby Dwellings

Drawn	AM	Scale when printed at A3	1:55,000
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Approved	SS	Figure	06





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Please note: Vegetation
 shown has been included due
 to proximity to development
 and activity areas

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Legend

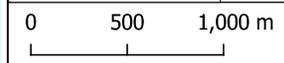
- Subject Site
- Aquatic Herbland (EVC 653)
- Herb-rich Foothill Forest (EVC 23)
- Plains Grassy Wetland (EVC 125)
- Farm Buildings
- Existing Farm Tracks
- ROAD
- TRAIL

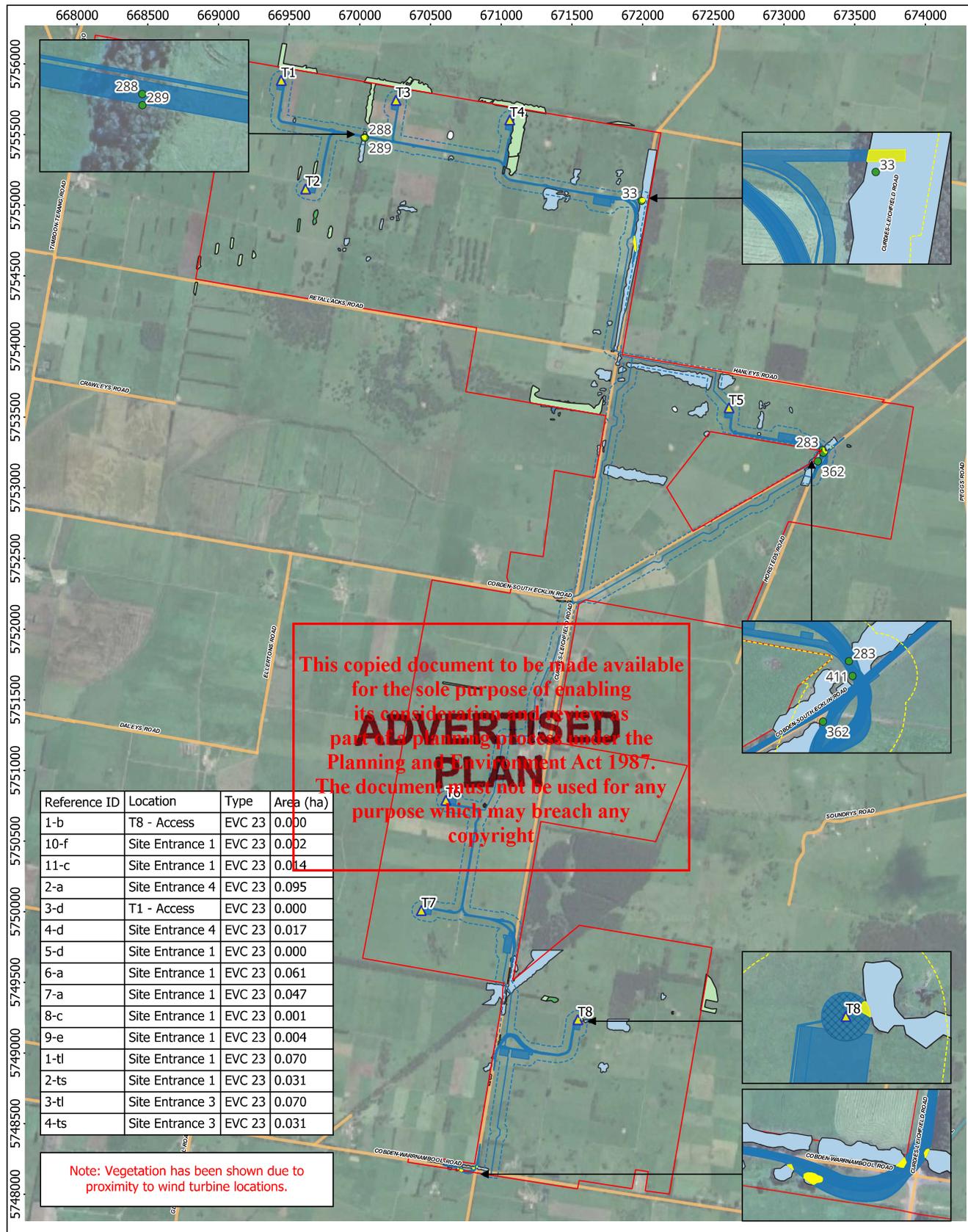


Mumblin Wind Farm

Existing Conditions

Drawn	AM	Scale when printed at A3	1:26,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	07





Reference ID	Location	Type	Area (ha)
1-b	T8 - Access	EVC 23	0.000
10-f	Site Entrance 1	EVC 23	0.002
11-c	Site Entrance 1	EVC 23	0.014
2-a	Site Entrance 4	EVC 23	0.095
3-d	T1 - Access	EVC 23	0.000
4-d	Site Entrance 4	EVC 23	0.017
5-d	Site Entrance 1	EVC 23	0.000
6-a	Site Entrance 1	EVC 23	0.061
7-a	Site Entrance 1	EVC 23	0.047
8-c	Site Entrance 1	EVC 23	0.001
9-e	Site Entrance 1	EVC 23	0.004
1-tl	Site Entrance 1	EVC 23	0.070
2-ts	Site Entrance 1	EVC 23	0.031
3-tl	Site Entrance 3	EVC 23	0.070
4-ts	Site Entrance 3	EVC 23	0.031

Note: Vegetation has been shown due to proximity to wind turbine locations.

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Legend

Site Features

- Subject Site
- Development Footprint
- Area of Works
- Scattered Trees
- Removed (Native)
- Planted Vegetation
 - Native Windrow
 - Planted Windrow
 - Impacted Vegetation

Ecological Vegetation Classes

- Aquatic Herland (EVC 653)
- Herb-rich Foothill Forest (EVC 23)
- Plains Grassy Wetland (EVC 125)

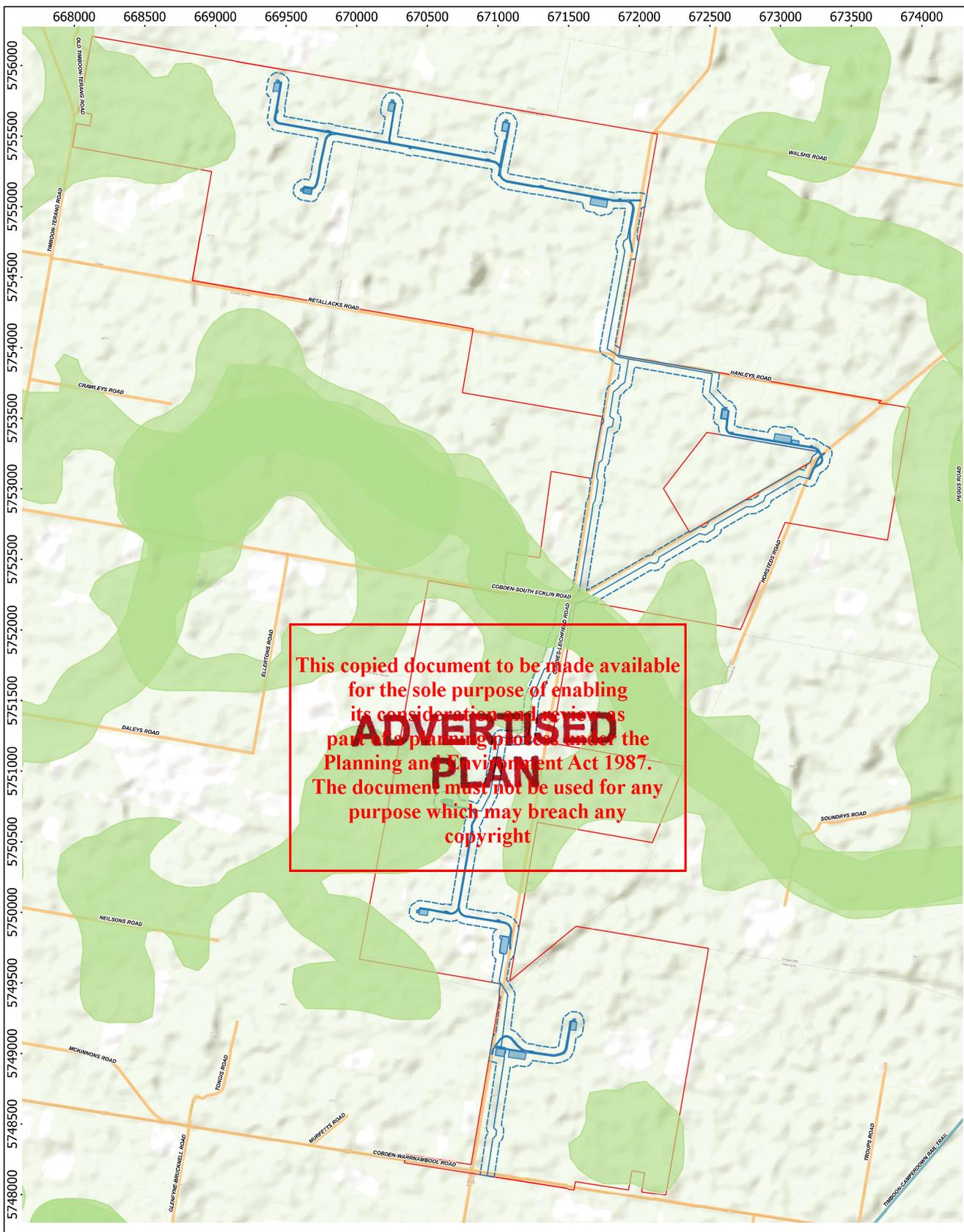


Mumblin Wind Farm

Flora, Vegetation & Fauna Habitat

Drawn	AM	Scale when printed at A3	1:26,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	08

0 500 1,000 m



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Legend

- Development Footprint
- ▬ Area of Works
- Areas of Cultural Heritage Sensitivity
- ROAD
- TRAIL

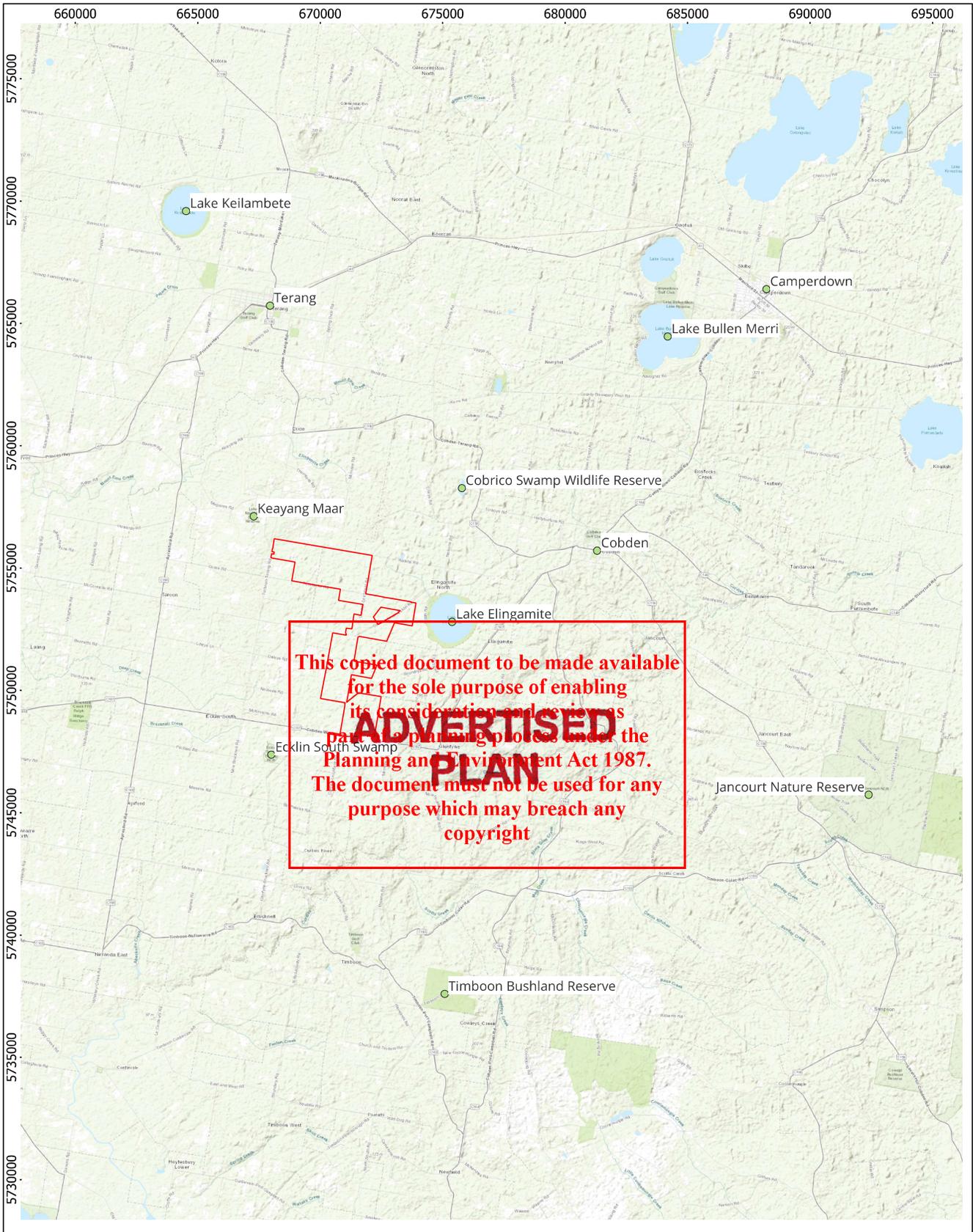


Mumblin Wind Farm

Areas of Cultural Heritage Sensitivity

Drawn	AM	Scale when printed at A3	1:26,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	09

0 500 1,000 m



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Legend

□ Subject Site



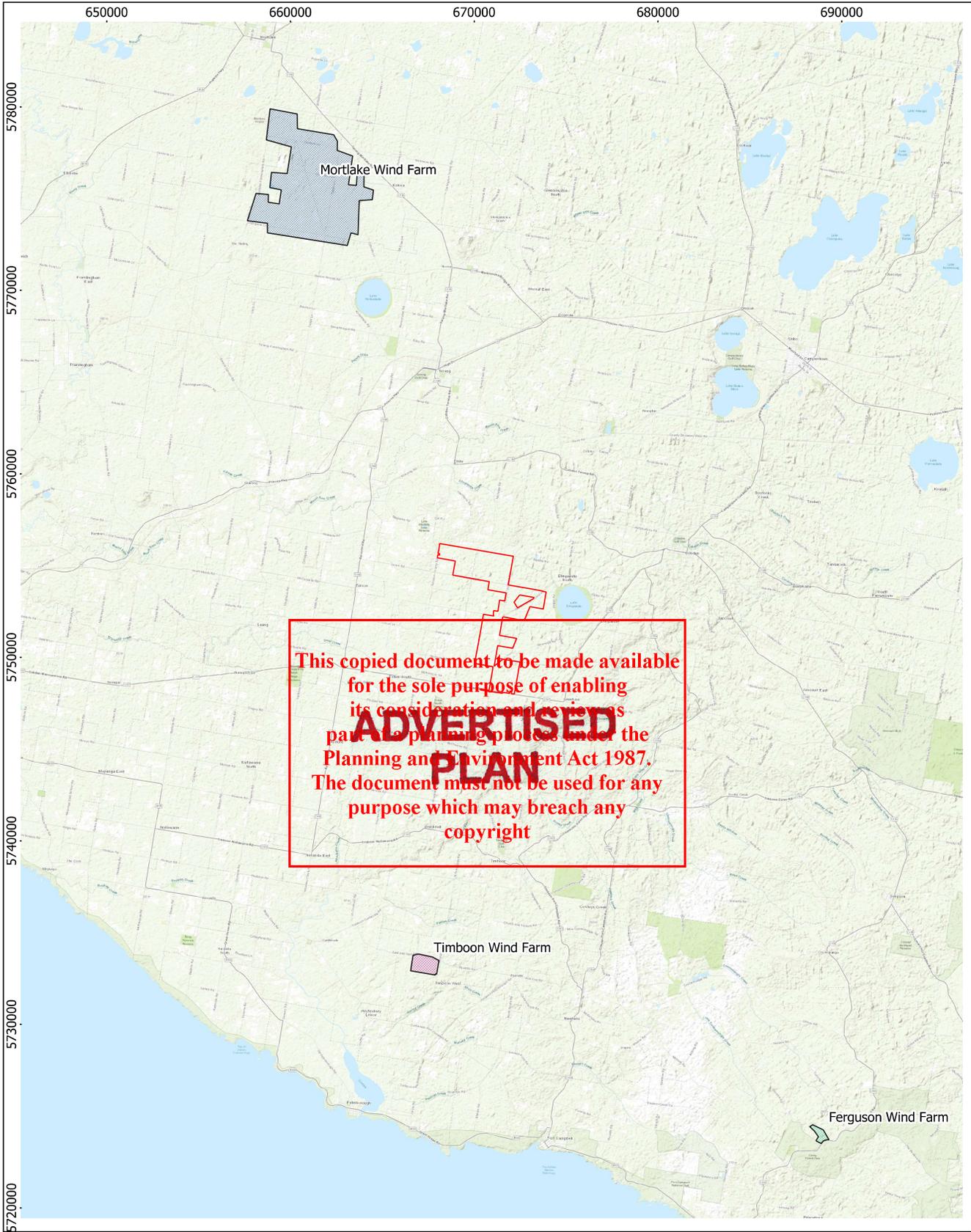
Mumblin Wind Farm

Regional Landscape Features

Drawn	AM	Scale when printed at A3	1:150,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	10

0 2.5 5 km





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Legend

- Subject Site
- Other Windfarms**
- Ferguson
- Mortlake
- Timboon



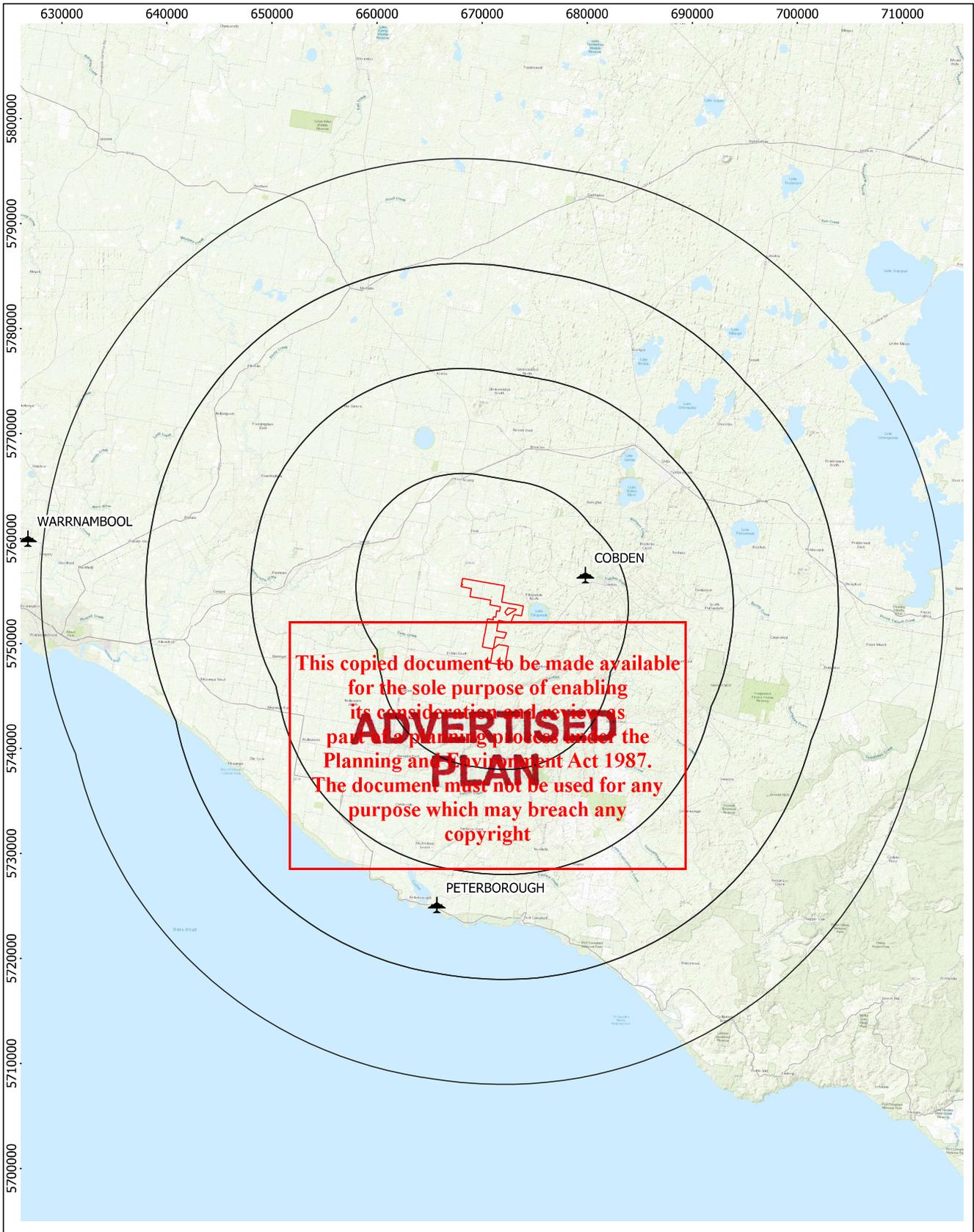
Mumblin Wind Farm

Nearby Wind Farms

Drawn	AM	Scale when printed at A3	1:200,000
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Approved	SS	Figure	11

0 5 10 km





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Legend

- Subject Site
- 10km Distance Ring
- Nearby Aerodrome



Mumblin Wind Farm

Nearby Aerodromes

Drawn	Scale when printed at A3
AM	1:350,000
Checked	Date
SS	29-04-2025
Approved	Figure
SS	12

550000

600000

650000

5800000

5750000

5700000



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Legend

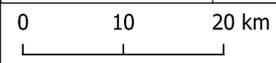
- Initial/Final Locations
- Transport Route

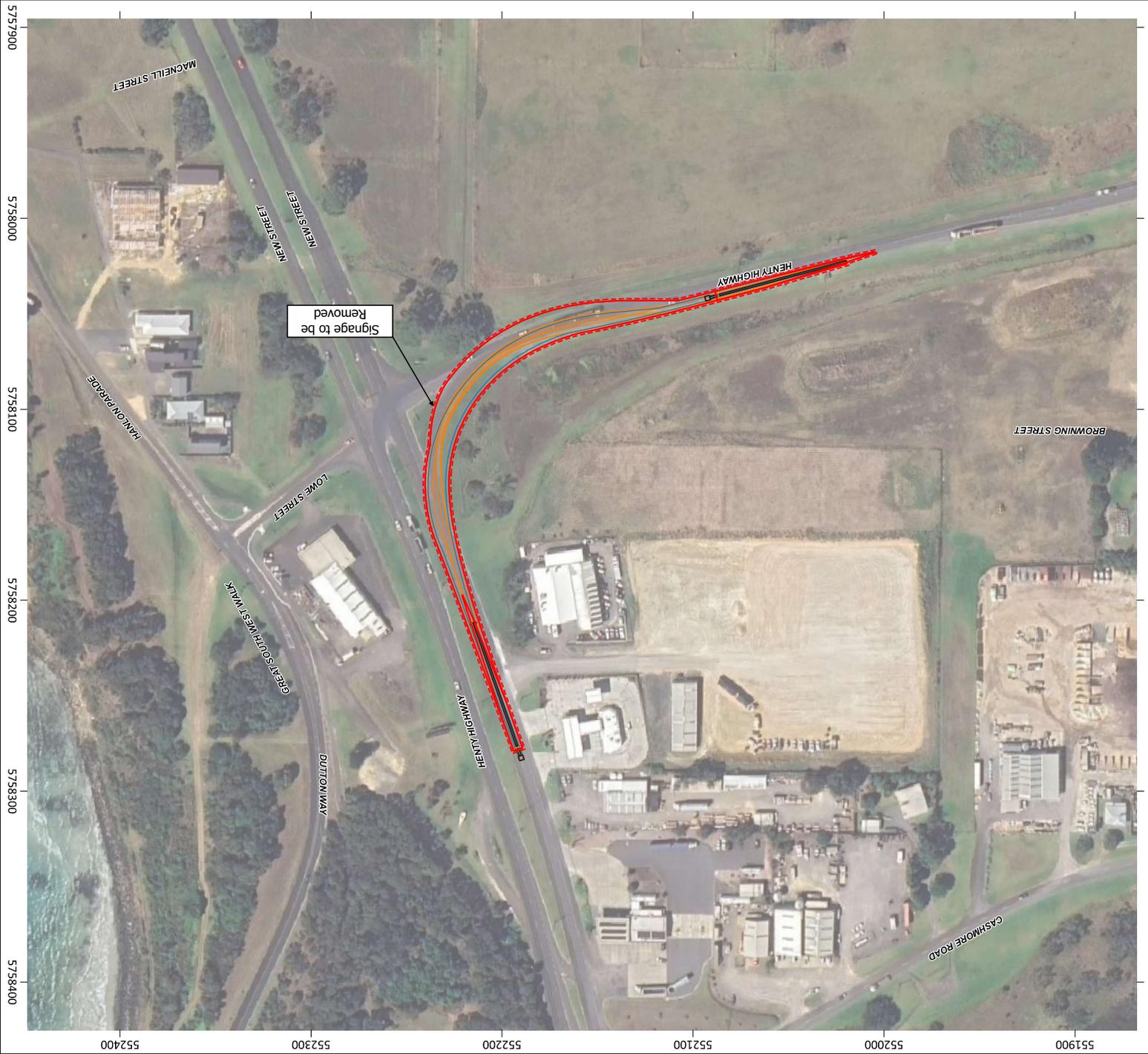


Mumblin Wind Farm

Transport Route

Drawn	AM	Scale when printed at A3	1:500,000
Checked	SS	Date	01-04-2025
Approved	SS	Figure	13





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Mumblyn Wind Farm

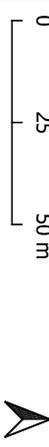
Swept Path Analysis - Henry Highway onto Princes Highway

Legend

-  Tyre Envelope
-  Vehicle Envelope
-  Vehicle
-  Blade Envelope
-  Blade Clearance
-  Tyre Path

Shire
Glengly Shire

Drawn	AM	Scale when printed at A3	1:1,200
Checked	VM	Date	08-04-2025
Approved	SS	Figure No	15

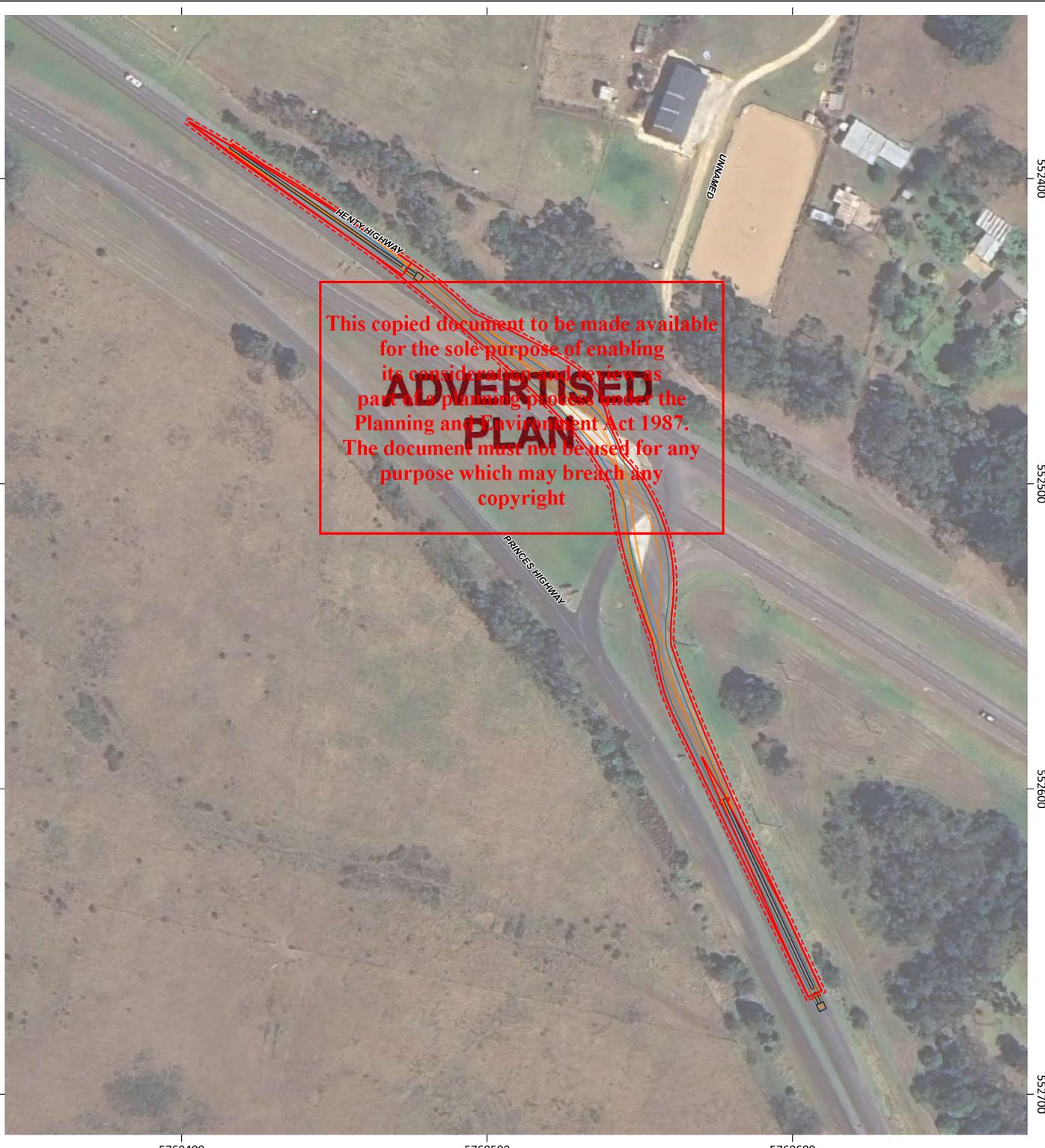


GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF KERB AND CHANNEL UNLESS NOTED OTHERWISE.
2. SPEEDS FOR ROADWAY SPEED ZONE 100KM/H
- PRINCES HIGHWAY (SPEED ZONE 100KM/H)
- HENRY HIGHWAY (SPEED ZONE 100KM/H)
3. BASE INFORMATION FROM GOOGLE EARTH, PHOTOGRAPHY DATED 2024

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552400

552500

552600

552700

5760400

5760500

5760600



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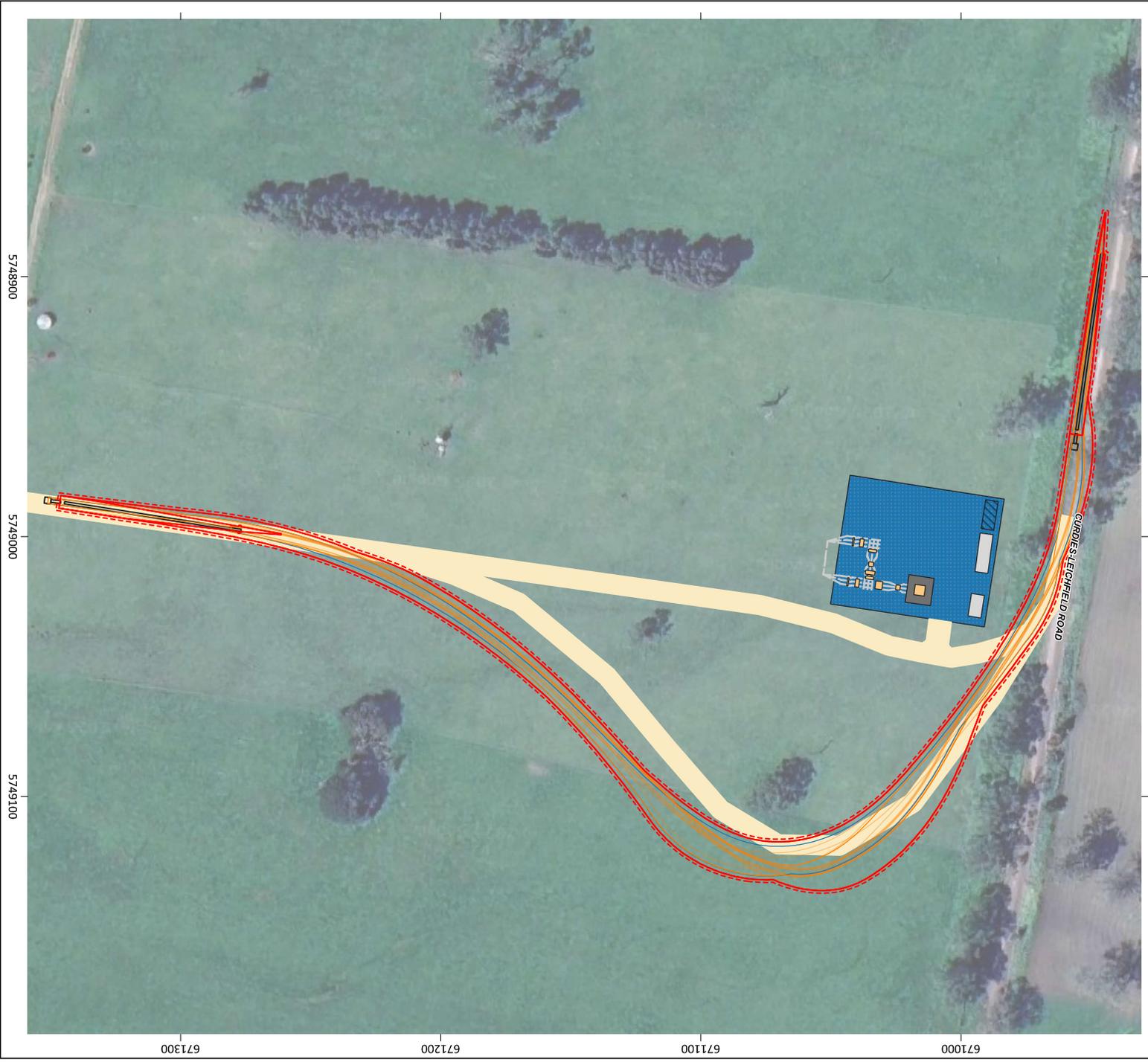
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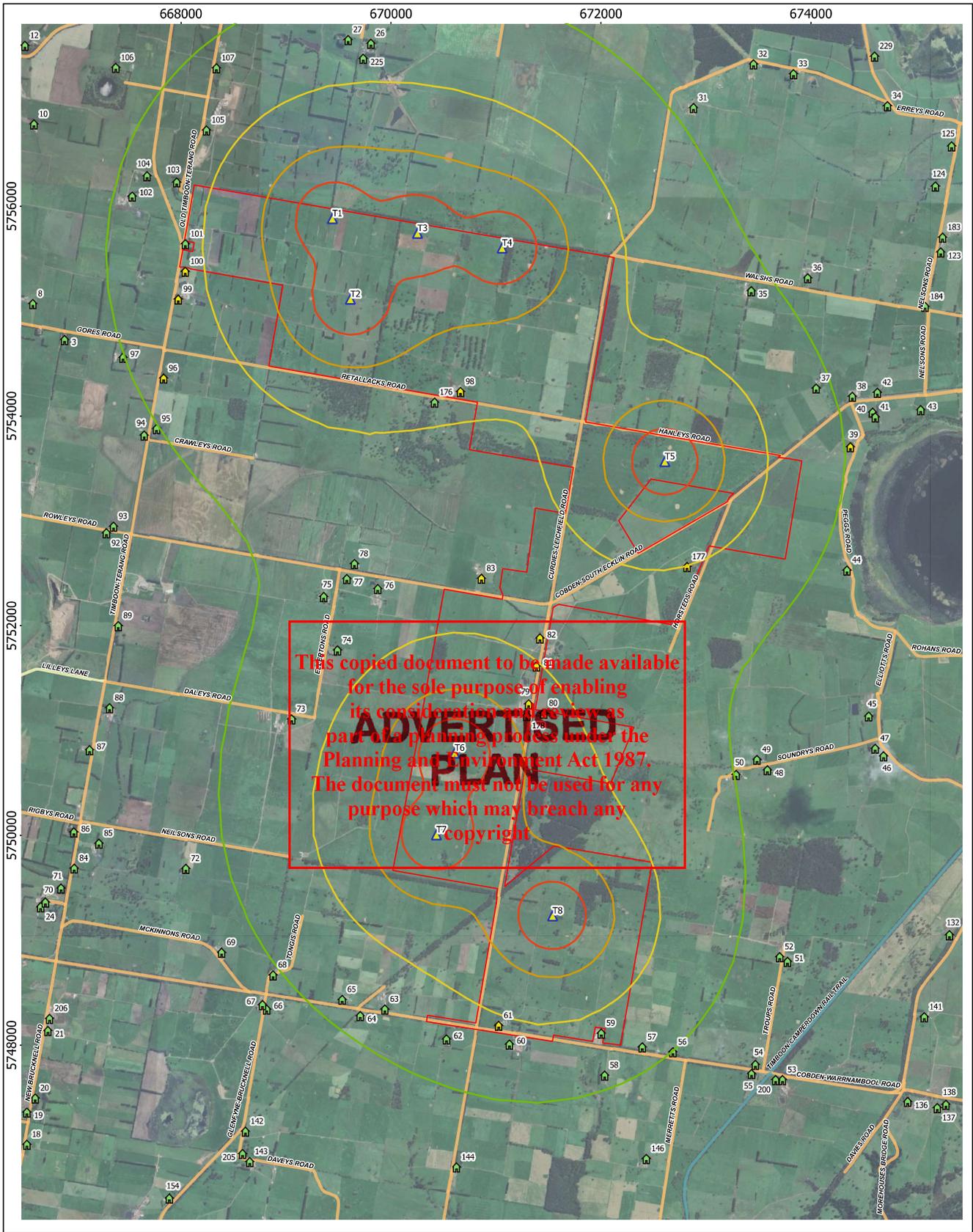
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Legend

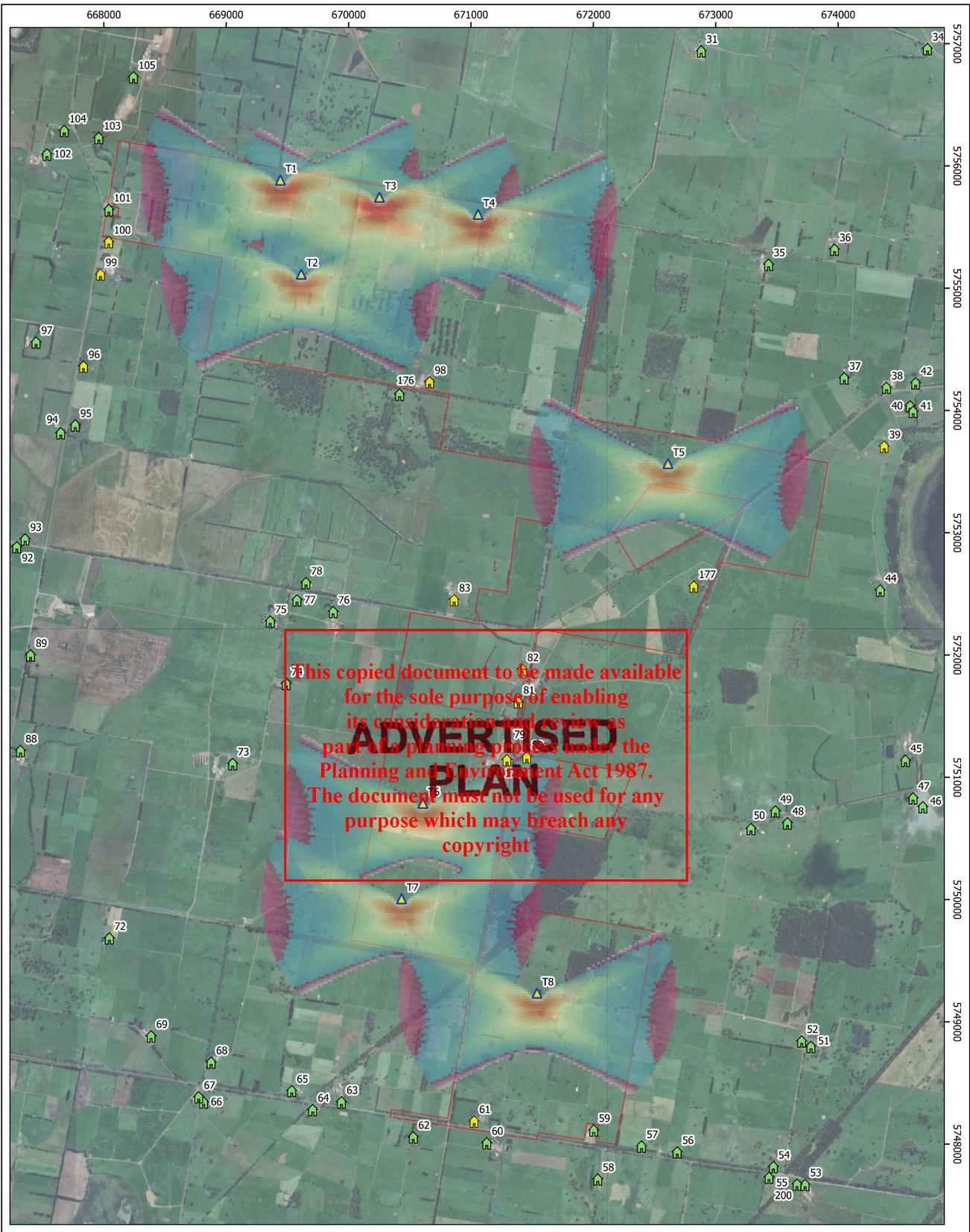
- Subject Site
- ▲ Wind Turbine
- Dwellings
- Neighbour
- Host
- Roads
- LANE
- ROAD
- Noise Contours (dBA)
- 30.00
- 35.00
- 40.00
- 45.00



Mumblin Wind Farm

Predictive Noise Contours

Drawn AM	Scale when printed at A3 1:35,000
Checked SS	Date 29-04-2025
Approved SS	Figure 24



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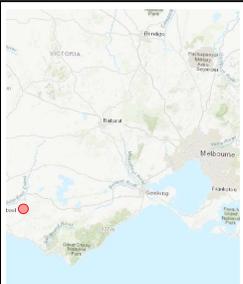


Legend

- Wind turbine
- Subject Site
- Dwelling
- Host dwelling

Shadow Flicker per annum

- Above 30 hours
- Less than 30 hours



Mumblin Wind Farm

Predicted Shadow Flicker

Drawn	VM	Scale when printed at A3	1:30,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	25

1 2 km

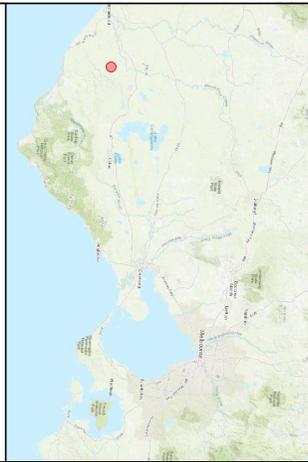
Mumblyn Wind Farm

Microwave Links in the Vicinity of the Wind Farm

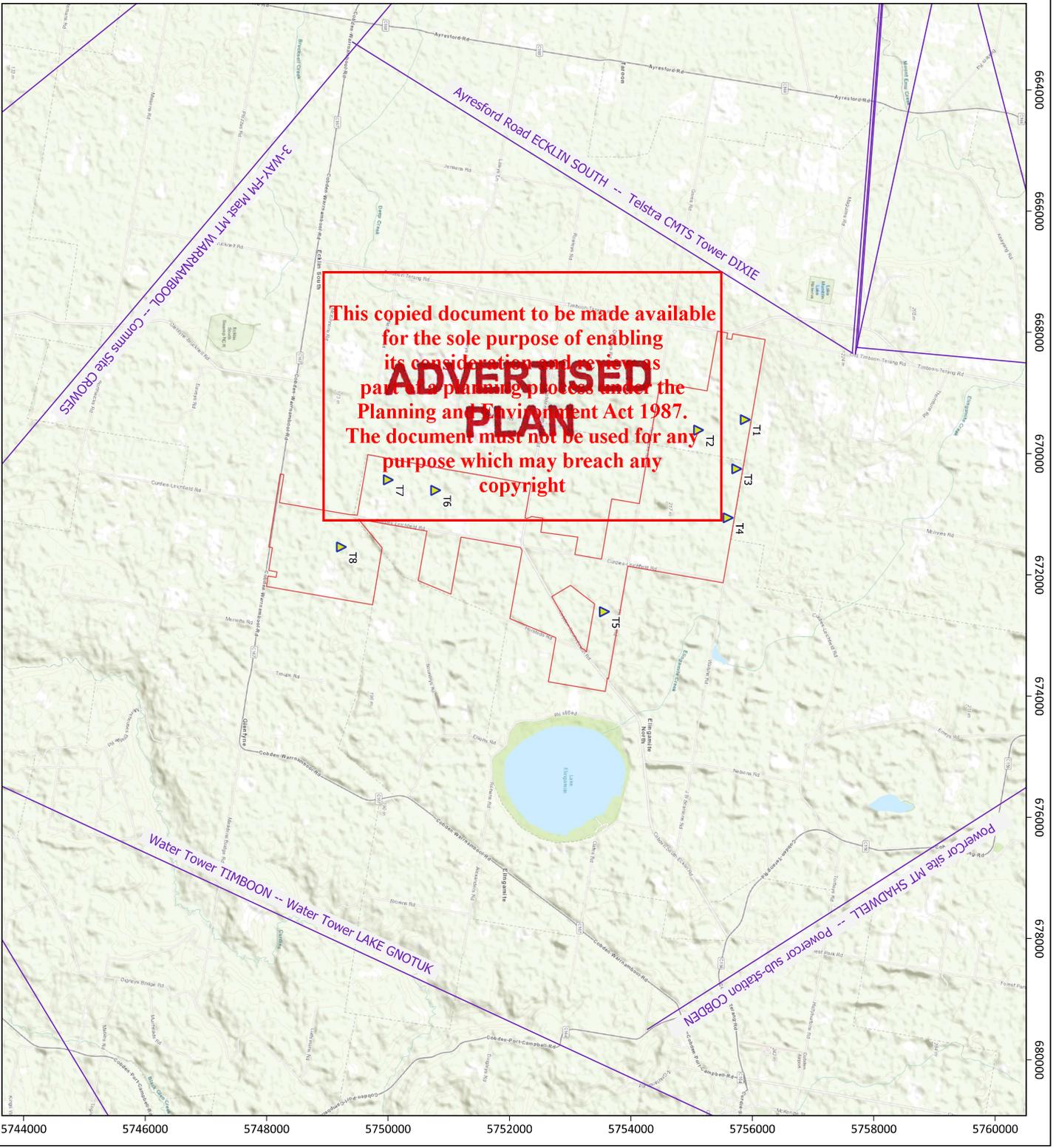
Legend

-  Wind Turbine
-  Subject Site
-  Microwave Link

Drawn	VM	Scale when printed at A3	1:60,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	26



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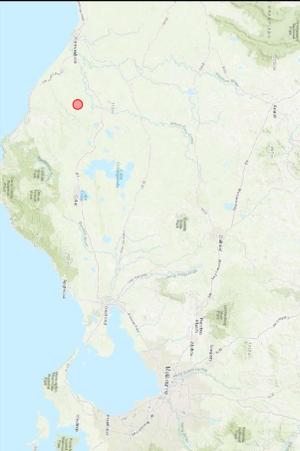


Mumblin Wind Farm

Television Broadcast Sites in the Vicinity of the Wind Farm

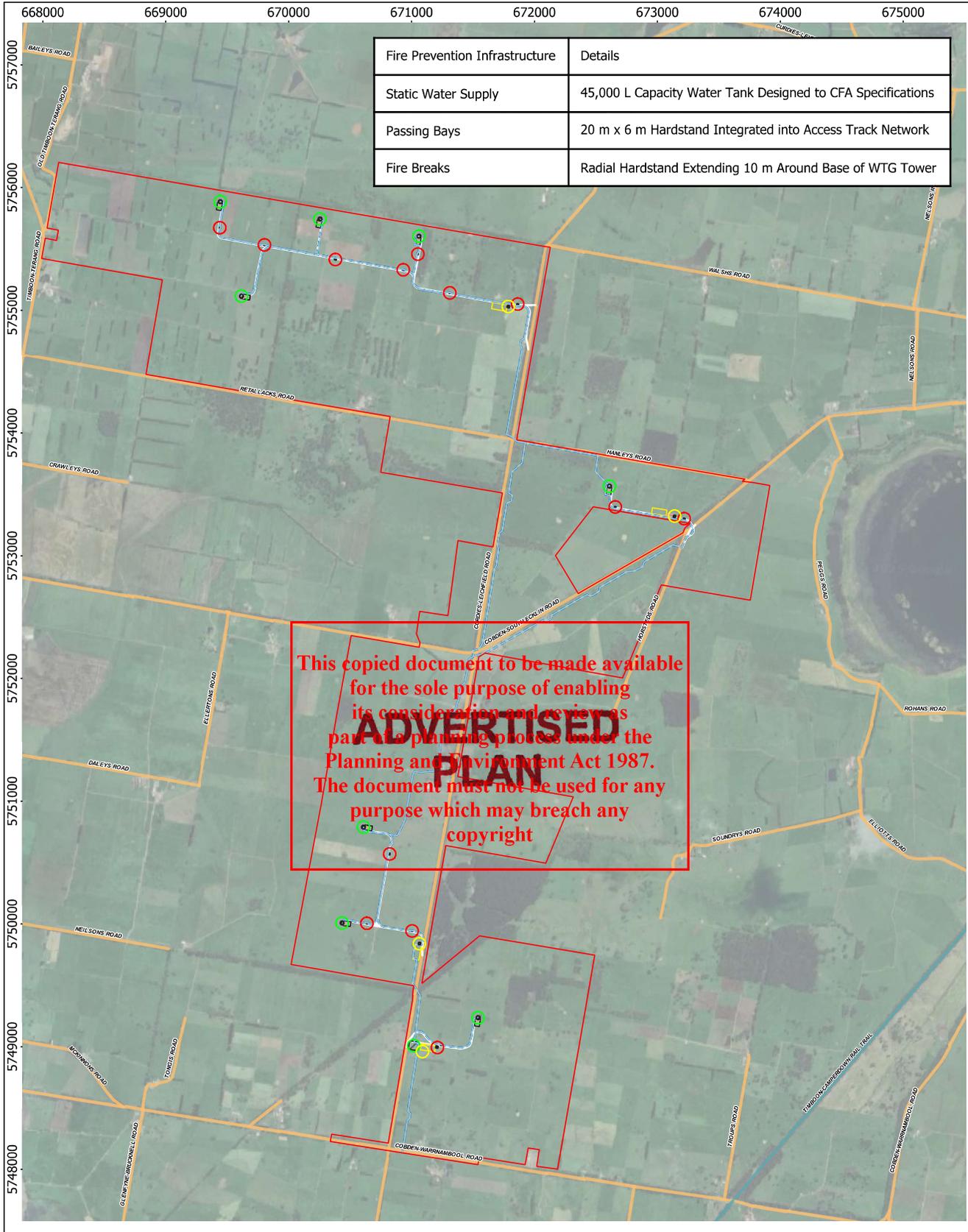
- Legend
-  DTV transmitter
 -  Subject Site

Drawn	VM	Scale when printed at A3	1:300,000
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Approved	SS	Figure	27



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Fire Prevention Infrastructure	Details
Static Water Supply	45,000 L Capacity Water Tank Designed to CFA Specifications
Passing Bays	20 m x 6 m Hardstand Integrated into Access Track Network
Fire Breaks	Radial Hardstand Extending 10 m Around Base of WTG Tower

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Legend

 Subject Site	 Site Office
 Fire Prevention Infrastructure	 Laydown Area
 Fire Break	 Hardstand
 Passing Bay	 Passing Bay
 Static Water Supply	 Access Track
 Turbine Footing	 ROAD

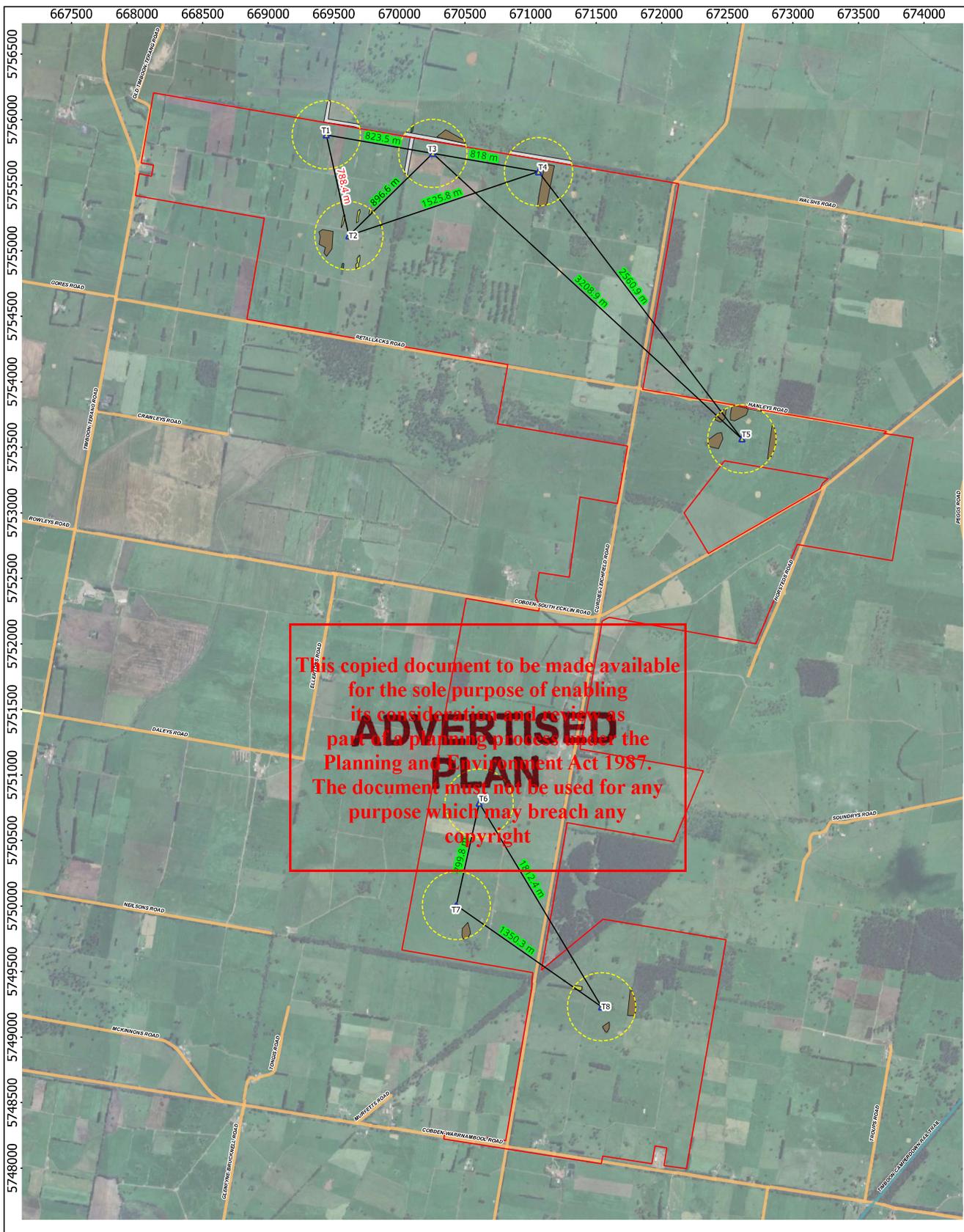


Mumblin Wind Farm

Locations of Fire Prevention Infrastructure

Drawn	AM	Scale when printed at A3	1:30,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	29

0 500 1,000 m



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Legend		Land Details
□	Subject Site	Roads
▲	Wind Turbine	LANE
■	SBWB Habitat	ROAD
■	Eucalypt windbreak	TRAIL
■	Pine windbreak	
■	remnant native woodland	
■	roadside vegetation	
	260m SBWB Encompassed	



Mumblin Wind Farm

Design Response

Drawn	AM	Scale when printed at A3	1:28,000
Checked	SS	Date	29-04-2025
Approved	SS	Figure	30

0 500 1,000 m





Figure 31
Photomontage PM1



Extent of detail view



A photomontage can never show exactly what the wind farm will look like in reality due to factors such as different lighting, weather and seasonal conditions which vary through time and the resolution of the image. Also a static image cannot convey turbine movement. The images provided give a reasonable impression of the scale of the turbines and the distance to the turbines, but can never be 100% accurate. The viewpoints illustrated are representative of views in this location, but cannot represent visibility at all locations.

Photomontage limitations

West to west from Lake Ellingamite. Approximate distance to closest wind turbine 2.9km

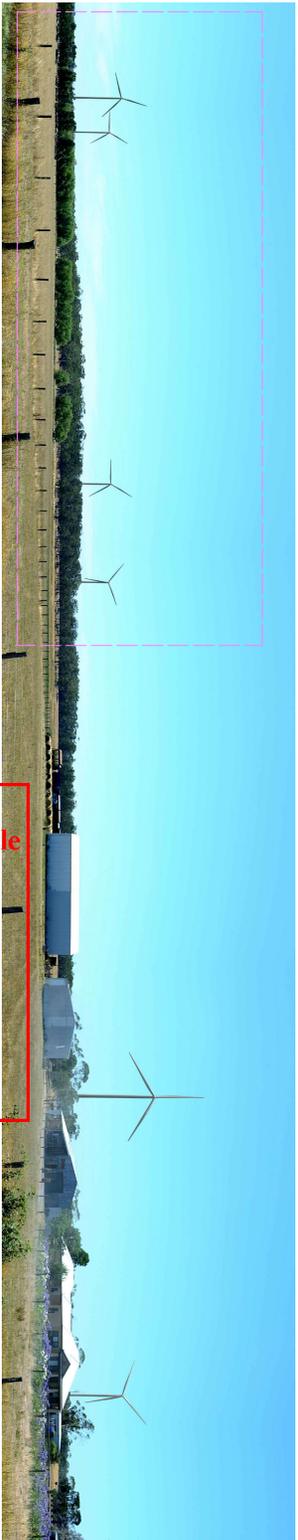


General Notes:
Coordinates: Easting 675993, Northing 5752416
Camera: Nikon D850 digital SLR, 50mm focal length
Date: 21 January 2022 Time: 3:08pm
Original Page Format - A4 Landscape
Photomontage PM1 is illustrated at a view angle of around 80 degrees which is within the central, binocular field, of human vision.

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Photomontage PM2 - Proposed view north northwest to north east from South Egklin Road. Approximate distance to closest wind turbine 1.8km

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ADVERTISED PLAN



Photomontage PM2 - Detail view

Extent of detail view

General Notes:

Coordinates:
Easting 670727, Northing 5752330

Camera: Nikon D7000 digital SLR, 50mm focal length (35mm focal length equivalent 75mm)

Date: 21 January 2022 Time:2.14pm

Original Page Format - A4 Landscape

Photomontage PM2 is illustrated at a view angle of around 80 degrees which is within the central, binocular field, of human vision.

Photomontage limitations

A photomontage can never show exactly what the wind farm will look like in reality due to factors such as different lighting, weather and seasonal conditions which vary through time and the resolution of the image. Also a static image cannot convey turbine movement.

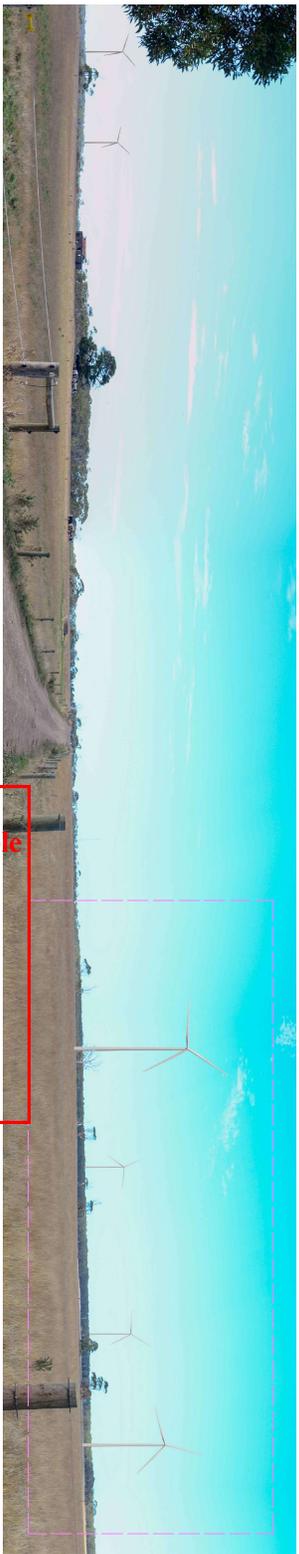
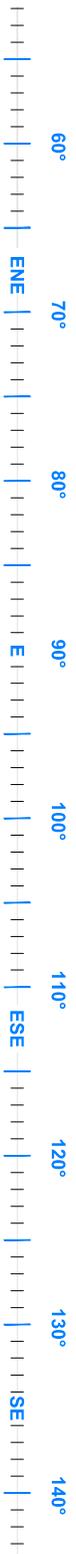
The images provided give a reasonable impression of the scale of the turbines and the distance to the turbines, but can never be 100% accurate.

The viewpoints illustrated are representative of views in this location, but cannot represent visibility at all locations.

Mumblin Wind Farm

Landscape and Visual Impact Assessment

Figure 32
Photomontage PM2



Photomontage PM3 - Proposed view east southeast to north east from Ellertons Road. Approximate distance to closest wind turbine 1.4km



Photomontage PM3 - Detail view

Extent of detail view



General Notes:

Coordinates:
Easting 669339, Northing 5751458

Camera: Nikon D7000 digital SLR,
50mm focal length (35mm focal
length equivalent 75mm)

Date: 23 February 2022 Time:1.44pm

Original Page Format - A4 Landscape

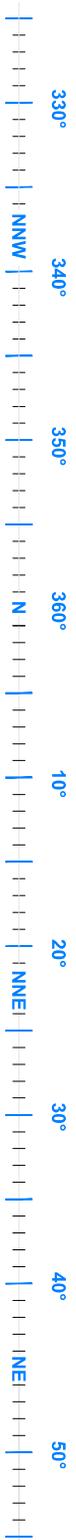
Photomontage PM3 is illustrated at a view angle of around 80 degrees which is within the central, binocular field, of human vision.

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Photomontage PM4 - Proposed view northwest to northeast from Cobden Warrambool Road (approximate distance to closest wind turbine 1.15km)

General Notes:
 Coordinates:
 Easting 671305, Northing 5748086
 Camera: Nikon D7000 digital SLR,
 50mm focal length (35mm focal
 length equivalent 75mm)
 Date: 21 January 2022 Time:2:03pm
 Original Page Format - A4 Landscape
 Photomontage PM4 is illustrated at a
 view angle of around 80 degrees
 which is within the central, binocular
 field, of human vision.

Photomontage limitations

A photomontage can never show exactly what the wind farm will look like in reality due to factors such as different lighting, weather and seasonal conditions which vary through time and the resolution of the image. Also a static image cannot convey turbine movement.

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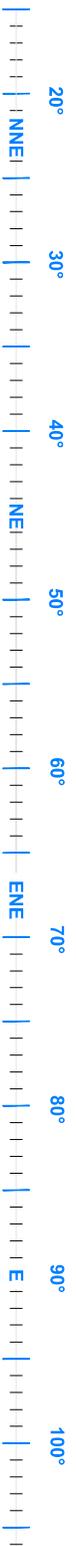


Photomontage PM4 - Detail view

Extent of detail view



Figure 34
 Photomontage PM4



Photomontage PMS - Proposed view north north-east to southeast from Timboon Terang Road (approximate distance to closest wind turbine 3.4km)

General Notes:

Coordinates:
Easting 667047, Northing 5750277

Camera: Nikon D7000 digital SLR,
50mm focal length (35mm focal
length equivalent 75mm)

Date: 21 January 2022 Time: 1:32pm

Original Page Format - A4 Landscape

Photomontage PMS is illustrated at a view angle of around 80 degrees which is within the central, binocular field, of human vision.

Photomontage limitations

A photomontage can never show exactly what the wind farm will look like in reality due to factors such as different lighting, weather and seasonal conditions which vary through time and the resolution of the image. Also a static image cannot convey turbine movement.

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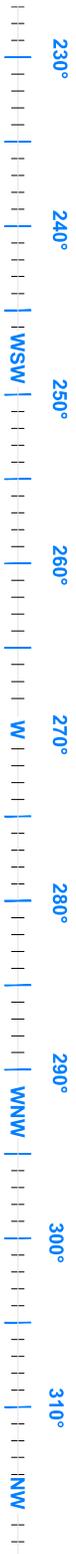


Photomontage PMS - Detail view

Extent of detail view



Figure 35
Photomontage PMS



Photomontage PM6 - Proposed view south west to north west from Soundrys Road. Approximate distance to closest wind turbine 2km

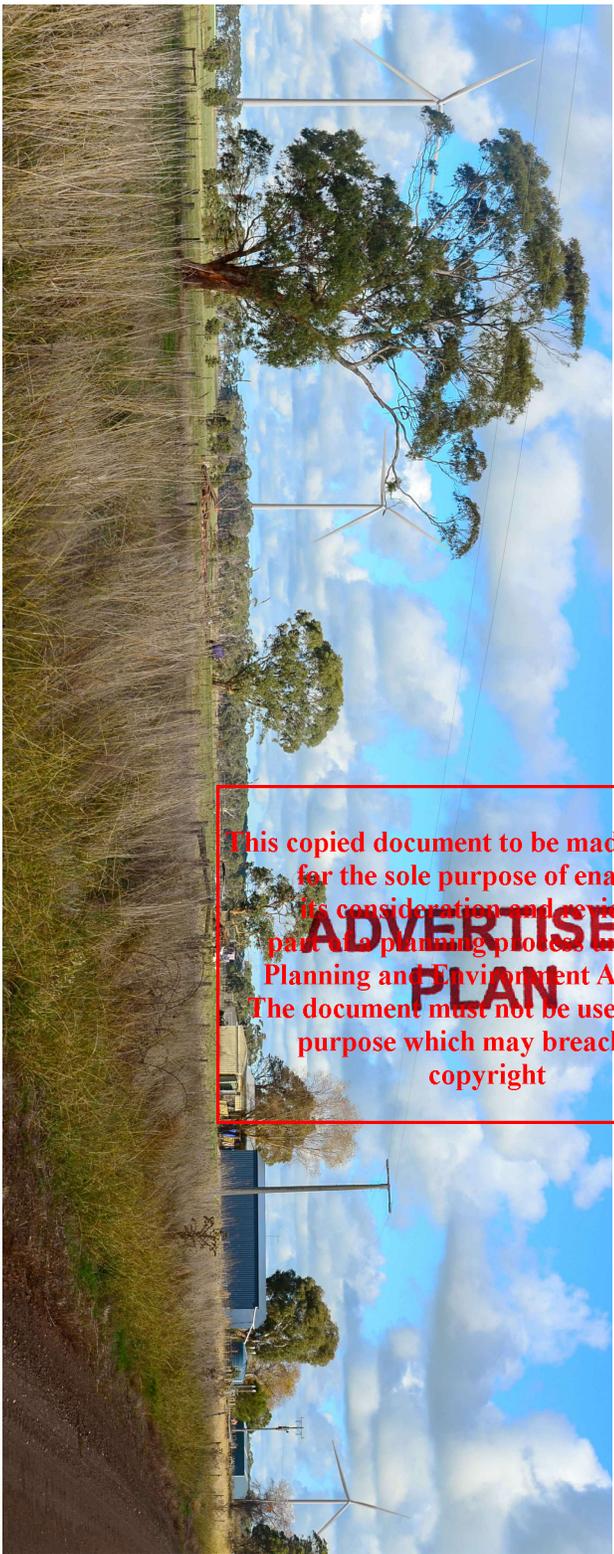
General Notes:
 Coordinates:
 Easting 673793, Northing 57507219
 Camera: Nikon D7000 digital SLR,
 50mm focal length (35mm focal
 length equivalent 75mm)
 Date: 27 May 2022 Time:1.06pm
 Original Page Format - A4 Landscape
 Photomontage PM6 is illustrated at a
 view angle of around 80 degrees
 which is within the central, binocular
 field, of human vision.

Photomontage limitations

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Photomontage PM6 - Detail view

Extent of detail view



Figure 36
 Photomontage PM6



Photomontage PM7 - Proposed view east to southeast from Timboon Terang Road. Approximate distance to closest wind turbine 1.55km

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Photomontage PM7 - Detail view

Extent of detail view



General Notes:

Coordinates:
 Easting 667768, Northing 5756292

Camera: Nikon D7000 digital SLR,
 50mm focal length (35mm focal
 length equivalent 75mm)

Date: 10 May 2022 Time: 1:32pm

Original Page Format - A4 Landscape

Photomontage PM7 is illustrated at a
 view angle of around 80 degrees
 which is within the central, binocular
 field, of human vision.

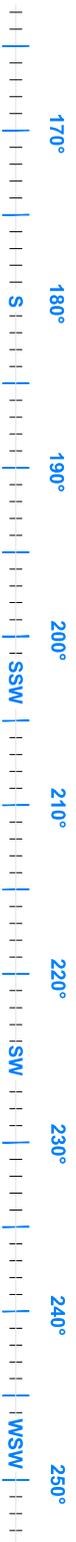
Photomontage limitations

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Figure 37
 Photomontage PM7



Photomontage PM8 - Proposed view southwest to southeast from Curdies Leitchfield Road. Approximate distance to closest wind turbine 2.55km

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Photomontage PM8 - Detail view

Extent of detail view



General Notes:

Coordinates:
Easting 672978, Northing 5757205

Camera: Nikon D850 digital SLR,
50mm focal length

Date: 13 March 2022 Time: 11.39am

Original Page Format - A4 Landscape

Photomontage PM8 is illustrated at a view angle of around 80 degrees which is within the central, binocular field, of human vision.

Photomontage limitations

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