



ADVERTISED PLAN

APPENDIX H CLAUSE 43.02 – DESIGN AND DEVELOPMENT OVERLAY (SCHEDULE 2)

DECISION GUIDELINES

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the below. An application also must be accompanied by any information specified in a schedule to this overlay. This is assessed below in the ‘Schedule 2’ Section.

Decision Guideline	Response
The Municipal Planning Strategy and the Planning Policy Framework.	<ul style="list-style-type: none">▪ Please refer to Section 8 of the Planning Report for an assessment against the Moorabool Planning Scheme (including the Municipal Planning Strategy and Planning Policy Framework).
The design objectives of the relevant schedule to this overlay.	<ul style="list-style-type: none">▪ Please see responses below under ‘Design Objectives – Schedule 2’.
The provisions of any relevant policies and urban design guidelines.	<ul style="list-style-type: none">▪ The project design has been informed by the <i>Solar Energy Facilities Design and Development Guidelines</i> (DELWP, 2022). Please refer to Appendix F for a full assessment against this Guideline.
Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	<ul style="list-style-type: none">▪ The Landscape and Visual Impact Assessment prepared by Peter Haack Consulting assessed landscape character impacts and concluded that while the Project results in a significantly different landscape character from the existing setting when viewed from the air, its low profile will ensure that from ground-based viewing locations, only localised changes to the landscape character will result.▪ Additionally, the landscape of the project setting has a generally high landscape absorptive capacity due to its topography and does not allow for significant overlooking from fore or middle ground locations.

Decision Guideline	Response
	<ul style="list-style-type: none"> ▪ The site is also located within an “envelope” of energy infrastructure components, ensuring collocation or clustering of landscape modifying elements. Refer to Appendix Q for further details.
<p>Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.</p>	<ul style="list-style-type: none"> ▪ N/A. There are no identified heritage places surrounding the site.
<p>Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.</p>	<ul style="list-style-type: none"> ▪ The plant species identified will be in keeping with the vegetative character of the surrounding area. Given the location of the project, the plant species have been drawn from a number of EVC’s and Council plant lists, including: <ul style="list-style-type: none"> • EVC 55- Victorian Volcanic Plains – Plains woodlands or forests • EVC 132 – Victorian Volcanic Plain – Plains grassland and chenopod shrublands • EVC 22 – Central Victorian Uplands – Grassy Dry Forests • EVC 128 – Central Victorian Uplands – Grassy Forest • EVC 175 - Central Victorian Uplands – Grassy woodland ▪ Additionally, as mentioned above, the project is located within an “envelope” of energy infrastructure components, which ensures a visual clustering of landscape modifying elements. Refer to the Landscape Strategy at Appendix C for further details.
<p>The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.</p>	<ul style="list-style-type: none"> ▪ Loading and unloading areas will not be required once the proposed solar farm and BESS are operational. A CEMP will be provided as a condition of consent for the management of loading and unloading materials and access/egress during the construction phase. ▪ Two access points are provided for Peters, as well as two access points for Windy.

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Decision Guideline	Response
Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	<ul style="list-style-type: none"> ▪ N/A. Subdivision is not proposed.
Any other matters specified in a schedule to this overlay.	<ul style="list-style-type: none"> ▪ Please see responses below.

DESIGN OBJECTIVES – SCHEDULE 2

Design Objective	Response
To enhance visual amenity in rural, township and vegetated areas of the Moorabool Shire.	<ul style="list-style-type: none"> ▪ As outlined in the Landscape and Visual Impact Assessment (LVIA) at Appendix Q, following amelioration (including the establishment of locally indigenous screening vegetation) along the project boundaries, the landscape character will appear similar to the remainder of the regional agricultural landscape and other bands of vegetation that occur through the landscape of the region. ▪ Therefore, the proposed amelioration will contribute to further vegetation in the Elaine township, thus enhancing the rural vegetated setting.
<p>To encourage the use of external cladding, such as non-reflective materials for building construction.</p> <p>To discourage the use of materials, such as reflective cladding for building construction, which could have a detrimental effect on amenity.</p>	<ul style="list-style-type: none"> ▪ As outlined within the Planning Report, the PV panels are glass surfaced and are coated to maximise daylight absorption, and thus minimise glare potential. Other materials are an encapsulant, a rear layer and a frame around the outer edge. ▪ The panels will be attached in a single portrait configuration to horizontal mounting frames. The panels will ‘track’ the sun in an east to west plane to maximise solar exposure. The mounting frames will be made of either galvanized aluminium or steel and will have a rough matte finish, rather than a polished finish. ▪ The panels will be well screened by existing and planted vegetation and will not have a detrimental effect on the surrounding area or properties.

APPLICATION REQUIREMENTS – SCHEDULE 2

Application Requirement	Response
A site analysis and descriptive statement, a site plan and plans and elevations of the proposed structures showing:	<ul style="list-style-type: none"> A site plan for Windy and Peters has been provided as a part of this application, as well as elevations of the proposed structures. The site plan is at Appendix B, and elevations are detailed at Appendix E.
The location of the proposed development explaining how the proposed development responds to the site and its context with adjoining land. Details of views obtained to the proposed development from outside the site should also be provided.	<ul style="list-style-type: none"> A detailed views analysis, including from sensitive receptors, view points and along key roads has been undertaken to identify issues to views, glint and glare surrounding the site. The LVIA at Appendix Q concludes there is low impact to surrounding properties and roads.
The form of development proposed.	<ul style="list-style-type: none"> The form of development is appropriate due to limited sensitive viewpoints, topography and limited overlooking issues. Additionally, the amelioration screening proposed will reduce visual impact.
Full details of the type, colour and finish of all external cladding materials proposed.	<ul style="list-style-type: none"> Refer to response above in ‘Design Objectives’ section regarding PV panels.
Any landscaping proposed around the buildings and works.	<ul style="list-style-type: none"> A planting strategy has been developed surrounding the site to ensure limited visual impact to surrounding properties and roads. Notably, landscaping is proposed on all interfaces of both Windy and Peters in specific locations. Please refer to the Landscape Strategy prepared by Urbis for further details regarding screening typologies, buffer distances and example species for planting.
A report that shows how the proposal responds to the decision guidelines detailed in this schedule.	<ul style="list-style-type: none"> Please see assessment below.

DECISION GUIDELINES – SCHEDULE 2

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered by the responsible authority. A response to these is detailed below. Before deciding on an application to construct a building using reflective materials the responsible authority must consider:

Decision Guideline	Response
Whether the proposed buildings and works would have any adverse impact on the landscape and the visual amenity of the surrounding area.	<ul style="list-style-type: none"> ▪ The project is assessed as having a low level of visual impact. ▪ A response to impacts regarding visual amenity and the landscape of the surrounding area is detailed in the Landscape and Visual Impact Assessment at Appendix Q as well as Section 10.1.2 of the Planning Report.
Whether the materials proposed to be used, and the form of development proposed would avoid or reduce any adverse impact on the landscape and the visual amenity of the surrounding area.	<ul style="list-style-type: none"> ▪ The glass surfaced panels are coated to maximise daylight absorption, and thus minimise glare potential. Other materials are an encapsulant, a rear layer and a frame around the outer edge. ▪ The landscape of the project setting has a generally high landscape absorptive capacity and is located within an 'envelope' of energy infrastructure ensuring the colocation of landscape modifying elements. ▪ A response to potential changes to the landscape and visual amenity of the surrounding area is within the LVIA at Appendix Q as well as Section 10.1.2 of the Planning Report.
Whether the setbacks of the proposed building and works from adjoining roads and properties will ensure that the development would avoid or reduce any adverse impact on the landscape and the visual amenity of the surrounding area.	<ul style="list-style-type: none"> ▪ Amelioration planting is proposed along boundaries adjoining roads to reduce the visual impact on the landscape and visual amenity of the surrounding area. Please refer to the LVIA and Landscape Strategy for further details.
Whether any proposed landscaping around the buildings and works would reduce any adverse visual impacts on the landscape and the visual amenity of the surrounding area.	<ul style="list-style-type: none"> ▪ Given the location of the project, the plant species have been drawn from a number of EVC's and Council plant lists as outlined in the Landscape Strategy. These include: <ul style="list-style-type: none"> • EVC 55- Victorian Volcanic Plains – Plains woodlands or forests • EVC 132 – Victorian Volcanic Plain – Plains grassland and chenopod shrublands • EVC 22 – Central Victorian Uplands – Grassy Dry Forests • EVC 128 – Central Victorian Uplands – Grassy Forest

Decision Guideline	Response
	<ul style="list-style-type: none">• EVC 175 - Central Victorian Uplands – Grassy woodland▪ The planting strategy for each site has been discussed at Sections 4.2.11 and 10.3.3 of the Planning Report as well as within the Landscape Strategy at Appendix C.

As detailed above in the above tables, the proposed installation will meet the requirements of Clause 43.02 and the Schedule. It is considered that the works proposed are entirely appropriate for development of the project within the Schedule 2 to the Design and Development Overlay.

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