



# ADVERTISED PLAN

## APPENDIX I CLAUSE 53.13 – RENEWABLE ENERGY FACILITY (OTHER THAN WIND ENERGY FACILITY)

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate the application requirements and decision guidelines under Clause 53.13. These are detailed below.

### APPLICATION REQUIREMENTS

Application Requirement	Response
<b>A site and context analysis</b> , including:	
A site plan, photographs or other techniques to accurately describe the site and the surrounding area.	<ul style="list-style-type: none"><li>Site plans, aerial maps and photographs identifying the site location and surrounds have been provided as part of the planning submission.</li><li>The proposed development has been carefully designed to consider the potential environmental and amenity impacts on the site and surrounding area.</li></ul>
A location plan showing the full site area, local electricity grid, access roads to the site and direction and distance to nearby accommodation, hospital or education centre.	<ul style="list-style-type: none"><li>Details of the nearest electricity substation (Elaine Terminal) and site access have been included within the planning submission as stated above.</li></ul>
<b>A design response</b> , including:	
Detailed plans of the proposed development including, the layout and height of the facility and associated building and works, materials, reflectivity, colour, lighting, landscaping, the electricity distribution starting point (where the electricity will	<ul style="list-style-type: none"><li>Site layout plans and elevations are provided at <b>Appendix B, C and E</b>. Refer to Section 4 of the Planning Report for equipment specification details and photographs.</li></ul>

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enter the distribution system), access roads and parking areas.	
Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.	<ul style="list-style-type: none"> <li>▪ Photo simulations and a Landscape and Visual Impact Assessment are provided at <b>Appendix Q</b> of this report.</li> <li>▪ A Glare and Glint Assessment is provided at <b>Appendix R</b>.</li> </ul>
The extent of vegetation removal and a rehabilitation plan for the site.	<ul style="list-style-type: none"> <li>▪ Details of the required vegetation removal and the offsets and revegetation proposed is provided in sections 10.3.2 and 11.3 of the Planning Report. Refer to <b>Appendix M</b> for the Biodiversity Assessment.</li> </ul>
<b>Written report and assessment</b> , including:	
An explanation of how the proposed design derives from and responds to the site analysis.	<ul style="list-style-type: none"> <li>▪ Refer to section 4.2 of the Planning Report for details of the development of the site layout.</li> </ul>
A description of the proposal, including the types of process to be utilised, materials to be stored and the treatment of waste.	<ul style="list-style-type: none"> <li>▪ The proposed installation is a solar energy facility. Materials will not be stored at the site and no waste will be produced.</li> </ul>
Whether a Development Licence, Operating Licence, Permit or Registration is required from the Environment Protection Authority.	<ul style="list-style-type: none"> <li>▪ At this stage there is no requirement for a Works Approval or Licence from the Environmental Protection Authority for the proposed works.</li> </ul>
The potential amenity impacts such as noise, glint, light spill, emissions to air, land or water, vibration, smell and electromagnetic interference.	<ul style="list-style-type: none"> <li>▪ Amenity has been assessed and considered in the Planning Report at section 10.2 and 12.2, including:               <ul style="list-style-type: none"> <li>– Landscape and visual impacts</li> <li>– Noise impacts. A Noise Impact Assessment that assesses noise impacts and outlines noise attenuation measures will be issued shortly.</li> <li>– Cumulative impacts</li> <li>– Traffic and access</li> </ul> </li> </ul>

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Application Requirement	Response
	<ul style="list-style-type: none"> <li>▪ It is concluded that there would be little to no impacts upon the area from any of the above matters.</li> </ul>
The effect of traffic to be generated on roads.	<ul style="list-style-type: none"> <li>▪ The supporting Traffic and Transport Assessment at <b>Appendix O</b> concludes that traffic from the proposal will have negligible impact on the surrounding road network during the operation stage.</li> <li>▪ Refer to Section 12.2 of the report for detail on construction traffic management.</li> </ul>
The impact upon Aboriginal or non-Aboriginal cultural heritage.	<ul style="list-style-type: none"> <li>▪ The supporting cultural heritage advice at <b>Appendix N</b> concludes that the site is not within a mapped area of potential cultural significance.</li> <li>▪ A Cultural Heritage Management Plan is not required for the proposed development.</li> <li>▪ A hut has been found on site which may be of heritage characteristics. However, this has not been confirmed. The application has taken a conservative approach and the proposed development has left a minimum 11.5 metre buffer around the hut so as to not impact the structure or immediately surrounding area.</li> </ul>
The impact of the proposal on any species listed under the <i>Flora and Fauna Guarantee Act 1988</i> or <i>Environment Protection and Biodiversity Conservation Act 1999</i> .	<ul style="list-style-type: none"> <li>▪ The presence of listed species is provided in the report at Section 10.3.2 and is detailed in the Biodiversity Assessment at <b>Appendix M</b>. Any mitigation measures will be included as part of the proposal.</li> </ul>
A statement of why the site is suitable for a renewable energy facility including, a calculation of the greenhouse benefits.	<ul style="list-style-type: none"> <li>▪ The site is suitable as it can continue to function as agricultural land (graze sheep) and no significant impacts would be caused to the environment or the community. Evidently, this 150MW solar farm project will contribute to Victoria's target of reaching 50% of energy needs met by renewable energy by 2030, legislated in the Renewable Energy (Jobs and Investment) Act 2017.</li> <li>▪ When operational the facility will generate 150MW of solar photovoltaic energy, creating enough clean, renewable electricity to power around 48,000 Victorian homes, the equivalent of reducing 220,000 metric tonnes of carbon emissions per annum.</li> </ul>
An environmental management plan including, a construction management plan, any rehabilitation and monitoring.	<ul style="list-style-type: none"> <li>▪ An environmental management plan and construction management plan may be requested via condition and will be provided before the commencement of construction.</li> </ul>

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## DECISION GUIDELINES

Decision Guideline	Response
The Municipal Planning Strategy and the Planning Policy Framework.	<ul style="list-style-type: none"> <li>▪ Please refer to Section 8 of the Planning Report for an assessment against the Moorabool Planning Scheme (including Planning Policy Framework).</li> </ul>
The effect of the proposal on the surrounding area in terms of noise, glint, light spill, vibration, smell and electromagnetic interference.	<ul style="list-style-type: none"> <li>▪ Amenity and the effect of the proposal on the surrounding area has been assessed within the application requirements table as above.</li> <li>▪ A Noise Impact Assessment that assesses noise impacts and outlines noise attenuation measures will be issued shortly.</li> </ul>
The impact of the proposal on significant views, including visual corridors and sightlines.	<ul style="list-style-type: none"> <li>▪ The Landscape and Visual Impact Assessment outlines that the proposal will have a low impact on views and sightlines.</li> </ul>
The impact of the proposal on strategically important agricultural land.	<ul style="list-style-type: none"> <li>▪ The Agricultural Assessment concludes that the land is not considered versatile from an agricultural perspective, and that it is of moderate productivity for grazing. Accordingly, sheep grazing will occur under the panels.</li> <li>▪ Please refer to Section 10.3.1 of the Planning Report for an assessment against the potential loss of agricultural land.</li> </ul>
The impact of the proposal on the protection of declared irrigation districts.	<ul style="list-style-type: none"> <li>▪ The site is not within or surrounded by a declared irrigation district.</li> </ul>
The impact of the proposal on the natural environment and natural systems.	<ul style="list-style-type: none"> <li>▪ As described above, the presence of listed species is provided in the report and is detailed in the Biodiversity Assessment at <b>Appendix M</b>. Any mitigation measures will be included as part of the proposal.</li> </ul>
The impact of the proposal on the road network.	<ul style="list-style-type: none"> <li>▪ The Traffic and Transport Assessment at <b>Appendix O</b> provides an assessment against the impact of the proposal on the road network. The assessment concludes that the proposal will have negligible</li> </ul>

Decision Guideline	Response
	<p>impact on the surrounding road network during the operation stage. Sections 4.2.6 and 12.2 of the Planning Report provides further detail regarding proposed access routes and the local road network.</p>
<p><i>Solar Energy Facilities Design and Development Guideline</i> (Department of Environment, Land, Water and Planning, October 2022).</p>	<ul style="list-style-type: none"> <li>▪ <b>Appendix F</b> provides a full assessment against this relevant document.</li> </ul>

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