

Appendix B

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APPENDIX B: OVERVIEW OF RELEVANT CLAUSES OF THE LPPF FOR EACH PLANNING SCHEME AND ACCOMPANYING POLICY ASSESSMENT OF THE PROJECT

TABLE B.1: OVERVIEW AND ASSESSMENT AGAINST THE RELEVANT LOCAL POLICY CLAUSES OF THE LATROBE PLANNING SCHEME

Relevant LPP clauses in the Latrobe Planning Scheme	Policy Assessment
<p>Clause 02.03 (Strategic Directions) identifies nine key planning issues Council considers needs addressing, with the strategic framework plan for the City provided in Clause 02.04 (Strategic Framework Plans).</p> <p>The Framework Plan identifies the subject site within the Strzelecki Ranges and within the broad location of the 'potential Strzelecki-Alpine Biolink'. To the east is the Morwell Open Cut Mine and Hazelwood Pondage and to the north is the Yallourn Open Cut Mine. The Plan also designates a settlement hierarchy for towns, with Moe-Newborough and Morwell designated as key population centres where growth is supported to the north west and north east (respectively).</p> <p>The two towns closest to the subject site are Yinnar (designated as a District Town where future growth will be supported but not actively promoted) and Boolarra (designated as a small town and also where growth will be supported but not promoted).</p> <p>The map includes areas designated as rural living precincts, the closest of these being Moe South, which is some distance to the north west of the site, in addition to intensive agriculture precincts</p>	<p>The proposal responds to the key planning issues set out through its siting and design. Notably, and as further discussed in this table:</p> <ul style="list-style-type: none"> ▪ The proposal will not detrimentally impact on the existing operations of the plantation in which it is located. ▪ The proposal is not expected to prejudice the development of coal resources in the surrounding area (as discussed in greater detail in the body of the Report). ▪ The proposal is not expected to have a detrimental amenity impact or prejudice the growth of the nearest towns and settlements, given their distance from the Project site and noting the accompanying technical reports which specifically address amenity issues including noise, shadow flicker, electromagnetic interference and visual impact potential on surrounding dwellings and which conclude that the proposal will not have unreasonable amenity impacts. <div data-bbox="1249 1007 1789 1307" style="border: 2px solid red; padding: 10px; text-align: center; margin-top: 20px;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>

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<p>Clause 02.03-1 (Settlement) seeks to consolidate development within existing township boundaries and surrounding activity centres and to ensure that future land use development is consistent with the Strategic Framework Plan discussed above.</p>	<p>The Project is consistent with the strategic framework plan and proposes development in a plantation area that also accommodates a potential biolink. As noted above, the Project will not have a detrimental impact on the anticipated growth of settlements nominated for growth in the surrounding area or on agricultural land. In addition, as also noted above, the amenity impacts of surrounding dwellings has been considered in detail in the various technical reports accompanying this application, including the potential for noise, shadow flicker, electromagnetic interference and visual impacts.</p>
<p>Clause 02.03-1 (Settlement) identifies that Yinnar provides limited range of services / facilities to the immediate surrounding township. The town is identified to have limited growth ('manage future growth' as opposed to supporting or promoting future growth) in the Strategic Framework Plan in Clause 02.04</p>	<p>The Project will not impact of any an impact on the Yinnar township noting that the majority of the township is designated as limited change.</p>
<p>Clause 02.03-2 (Environmental and Landscape Values) and Clause 12.01-1L (Protection of Biodiversity) seeks to protect indigenous flora and fauna species and their habitat across the municipality and to support the retention and enhancement of habitat and biodiversity values.</p>	<p>As discussed in greater detail in the body of the Report, the Biodiversity Assessment undertaken by Ecology and Heritage Partners confirms that appropriate consideration has been given to flora and fauna impacts as a result of the Project and that the impacts will not be unreasonable, subject to the implementation of a series of mitigation measures outlined in the Assessment.</p>
<p>Clause 02.03-3 (Environmental Risks and Amenity – Climate Change) and 15.02-1L (Energy Resource Efficiency) seeks to encourage environmentally sustainable land use and development and reduce the effects of climate change including through evaluating use and development proposals having regard to climate change implications. In addition, the clause identifies the need to prioritise new and alternative clean energy industries and investments within the city, leveraging from existing energy infrastructure and workforce expertise.</p>	<p>The Project is entirely consistent with this policy direction by providing an alternate renewable energy source within the municipality. The wind farm has the potential to reduce carbon emissions by up to approximately 590,000 tonnes per annum, an outcome that it consistent with the key directions of this clause. Based on the average price per tonne of carbon abatement (\$16.14), the Project is expected to result in \$9.5 million each year in carbon dioxide abatement (or \$285.7 million over the project's 30-year life).</p>

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<p>Clause 02.03-3 (Environmental Risks and Amenity – Floodplain Management) seeks to reduce the damage and costs associated with flood events.</p>	<p>The Project is not expected to have any significant impacts on the water environment within the wind farm site and surrounding area (refer to the Desktop Geotechnical and Hydrogeology Assessment prepared by Golder Associates), also highlighting that the Project site is not affected by the Urban Floodway Zone (UFZ) or Land Subject to Inundation Overlay (LSIO) which typically applies to flood-prone areas.</p>
<p>Clause 02.03-3 (Environmental Risks and Amenity – Bushfire) seeks to minimise risk to life, property and the environment from bushfire.</p>	<p>Bushfire risk and mitigation measures have been considered in the Bushfire Risk Assessment prepared by Fire Risk Consultants, given the Project’s siting within a high-risk area. The Assessment concludes that the development of the proposed wind farm will not increase bushfire risk within the landscape on the basis that recommendations during the development, construction and operation stages are implemented. This is discussed in greater detail in the body of the Report.</p>
<p>Clause 02.03-4 (Natural Resource Management – Coal) and 14.03-1L (Coal Resources) identifies the significance of the brown coal resource in the Latrobe Valley and its role in supplying over 90 per cent of Victoria’s electricity. The policies seek to :</p> <ul style="list-style-type: none"> ▪ ensure that new development does not compromise coal resources and to integrate coal resource development use with state and local strategic planning. ▪ minimise land use conflict between the development of coal resource and other development and use in the municipality ▪ minimise risk of fire from within and around mine sites 	<p>It is noted that the SUZ1 has a different alignment to the licence areas and so in the case of the SUZ1, there are two turbines and associated infrastructure, in addition to the battery storage facility and terminal station. There are no turbines proposed in the mine licence area.</p> <p>As discussed in the body of the Report, given the limited extent of physical infrastructure located within either the mine licence area or the SUZ1 area (noting that the SUZ1 also seeks to provide for electricity generation and associated uses), the Project is not expected to cause any unreasonable constraints on future access to brown coal resources, if it is required in that location.</p> <p>As noted above, the Bushfire Risk Assessment, which includes consideration of the potential for mine fires concludes that there will be no increased bushfire risk as a result of the Project subject to appropriate measures being out in place.</p>
<p>Clause 02.03-4 (Natural Resource Management – Agriculture) and 14.01-1L (Protection of Agricultural Land) seeks to protect productive agricultural land from fragmentation and the establishment of non-agricultural use and development. It also encourages the establishment of intensive agriculture in specific locations as shown on the</p>	<p>Some parts of the Project site sit within an area designated as being potentially suitable for intensive agriculture and a potential ‘Biolink’ area. The proposal is entirely appropriate in the context of these policy directions given:</p> <ul style="list-style-type: none"> • The proposal will have minimal impact on the forestry and timber operations on the site and makes use of existing infrastructure associate with those uses to further minimise environmental impacts of the Project;

<p>rural framework plan included at Clause 02.04. The plan shows a broad area including where the wind farm is proposed as a potential intensive agriculture area, as well as a potential Biolink area.</p>	<ul style="list-style-type: none"> The proposal will not impact or limit the ability for intensive agricultural uses to establish in the surrounding area, noting that local policy encourages such uses in proximity to plantation areas that offer relatively isolated locations for enterprises with biosecurity needs, and on land within coal reserve zones and overlays that are relatively undeveloped, commonly distant from sensitive uses.
<p>Clause 02.03-4 (Natural Resource Management – Water) and Clause 12.03-1L (River Corridors and Waterways) seeks to protect and improve waterway health including through the provision of buffers to waterways and retention of riparian land.</p>	<p>As noted above, the Project is not expected to have any significant impacts on the water environment within the wind farm site and surrounding area (refer to the Desktop Geotechnical and Hydrogeology Assessment prepared by Golder Associates).</p>
<p>Clause 02.03-3 (Natural Resource Management – Timber) and 14.01-3L (Forestry and Timber Production) recognises the need to encourage environmentally sustainable timber production and to encourage expansion of plantation forestry opportunities in appropriate locations, including within the proposed Strzelecki-Alpine Biolink. The wind farm is located within a timber plantation area, and has been sited in consultation with the plantation operators.</p>	<p>The Project area currently comprises a mix of softwood and hardwood plantation. The proposal will not detrimentally impact these existing forestry operations as forestry and timber activities will continue to occur during the operation of the wind farm.</p>
<p>Clause 02.03-4 (Natural Resource Management – Stone Resources) seeks to balance use and development with the need to protect significant stone resources. The subject site, including the existing quarry centrally located within the site, is within an ‘Extractive Industry Interest area’, as shown in the ‘Extractive Industries Framework Plan’ in Clause 02.04.</p>	<p>As also discussed in the body of the Report, the Project is also not expected to impact on identified stone resources in the area. The Driffield quarry is located centrally on the wind farm site and it is intended to use the quarry products in the construction of the Project. The Project infrastructure has been located taking into account any potential future expansion of the quarry to ensure that will not impact its future operations.</p> <p>In this regard it is noted that exploration boreholes undertaken by the Driffield quarry operators indicate that there are potential stone resources underlying the location WTG08. However, the proposed work authority extensions to source the material supply for the development does not include the location of proposed WTG08, which it is understood is because the material expected to be present beneath WTG08 is of a lower quality resource compared to other areas. Stone resources were not identified elsewhere within the Project site. Accordingly, it is considered that the Project is appropriate in the context of this clause.</p>



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<p>Clause 02.03-4 (Natural Resource Management - Intensive Agriculture) seeks to direct intensive agricultural uses to areas considered more appropriate for such uses including plantation areas that offer relatively isolated locations for enterprises with biosecurity needs, and on land within coal reserve zones and overlays that are relatively undeveloped, commonly distant from sensitive uses.</p>	<p>The Project site is located in an area where such uses are encouraged and, as previously discussed, the Project will not impact the ability for such uses to establish.</p>
<p>Clause 02.03-5 (Built Environment and Heritage) seeks to identify, recognise and protect places of heritage, cultural and social significance.</p>	<p>The Project area within Latrobe City does not include any land within the Heritage Overlay however there are areas of aboriginal cultural heritage.</p> <p>A Cultural Heritage Management Plan (CHMP) has been prepared in relation to the management of cultural heritage matters.</p>
<p>Clause 02.03-6 (Housing – Rural Residential Development) and 16.01-3L (Rural Residential Development), identifies that rural living is supported in appropriate locations, which includes where there will be minimal or no negative environmental impact or conflict with commercial agriculture. This policy is mentioned in the context of the Project as the wind farm is proposed in an area where agricultural uses are the priority, not rural living.</p>	<p>This policy highlights that agricultural and associated land uses are to be prioritised within the Farming Zone, relative to the use of dwellings. The proposal is consistent with this policy as the use and development of a wind farm in the Farming Zone is entirely appropriate and consistent with the purpose of the Zone, as discussed in greater detail in the body of the Report.</p>
<p>Clause 02.03-7 (Economic Development) includes policy support for the establishment of new and alternative energy related jobs growth and investments within Latrobe City, leveraging the advantages of existing energy infrastructure and distribution networks. Strategies to support this include promoting and encouraging investment in new energies, particularly in locations with good access to energy distribution infrastructure.</p>	<p>The Project is entirely consistent with the policy directions of this clause. The Economic Impact Assessment prepared by Jacobs finds that the combined construction and operation of the Project is expected to create a \$106 million increase in GRP to the three local government areas over a 32 year period (based on two years construction and 30 years operation) which can be broken down into \$22.5million annually to the region for the two years of construction and \$2.1million annually for the 30 years of operation.</p> <p>The Project is also expected to create an additional 186 full-time equivalent jobs within the three municipalities combined during the two years of construction and an additional 25 ongoing full-time equivalent jobs over the 30-year period of operation. This will assist with alleviating the projected economic slowdown and rising unemployment partly resulting from the closure of coal-fired power stations within</p>



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	the Latrobe Valley, while leveraging on existing infrastructure assets and utilise local skills sets. The economic benefits are discussed in greater detail in the body of the Report.
Clause 02.03-8 (Transport - Latrobe Regional Airport) Clause 18.04-1L (Latrobe Regional Airport) seeks to promote and protect the operations of the airport.	The Project is consistent with the policy directions of this clause as confirmed by the Aeronautical Impact Assessment which concludes that the Project is not expected to result in any significant risk to normal flying operations at the Latrobe Regional Airport, subject to a minor amendment to the Instrument Approach Procedure at the Latrobe Valley Aerodrome. Consultation is currently being undertaken with the aerodrome operator to address this requirement.
Clause 02.03-9 (Infrastructure – Infrastructure Assets) and 19.01-3L (Pipeline Infrastructure) seeks to ensure future land use and development appropriately responds to existing high pressure gas pipelines.	The only component of the Project that intersects with DDO1 is 33kV underground electrical cable connecting the turbines to the terminal station which will cross the DDO1 area. This element of the Project is not expected to impact the pipeline.
Clause 11.01-1L (Latrobe Settlement Patterns-Boolarra Town Structure Plan) identifies that any future expansion of Boolarra will be to the east of the township.	The Project will not impact on the future growth of Boolarra township, noting also the policy direction for future development to be to the east.
Clause 14.01-1L (Subdivision and Dwelling in the Farming Zone – Schedule 1) applies only to applications for dwellings or subdivision in the Farming Zone. However, it is noted in the context of the proposed wind farm as it seeks to discourage the proliferation of dwellings in the Farming Zone not associated with agricultural uses and to ensure that the siting of dwellings doesn't prejudice existing and future agricultural activities on surrounding land. This is supported by Clause 02.03-6 (Housing – Rural Residential Development) and 16.01-3L (Rural Residential Development),	This policy highlights that agricultural and associated land uses are to be prioritised within the Farming Zone, relative to the use of dwellings. As noted above, the proposal is consistent with this policy as the use and development of a wind farm in the Farming Zone is entirely appropriate and consistent with the purpose of the Zone, as discussed in greater detail in the body of the Report.
Clause 15.01-6L (Design for Rural Areas) seeks to locate buildings away from ridgelines and hilltops and be designed so that they blend into the landscape.	The Project's impact on the surrounding landscape is assessed in the accompanying Landscape and Visual Impact Assessment Report prepared by Jacobs. The Report concludes that the impacts of the proposal on significant views within the surrounding landscape is primarily low to negligible, with the exception of major roads where impacts are assessed to be low to moderate.



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<p>Clause 18.02-3L (Road System) seeks to ensure that new development provides for safe and efficient vehicular access.</p>	<p>Consistent with the policy directions of this this clause, the Project has been designed and sited to ensure appropriate transport routes are available to the wind farm, particularly during the construction phase to ensure there are minimal impacts on the surrounding road network. The proposed traffic routes and recommended road widening works are addressed in the Traffic Impact Assessment prepared by AECOM.</p> <p>The project team has had initial consultations with Latrobe City Council and Regional Road Victoria to discuss the proposed transport routes.</p>
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TABLE B.2: OVERVIEW AND ASSESSMENT AGAINST THE RELEVANT LPPF CLAUSES OF THE SOUTH GIPPSLAND PLANNING SCHEME

Relevant LPPF clauses in the Latrobe Planning Scheme	Policy Assessment
<p>Clause 21.01-2 (Key Issues) seeks to:</p> <ul style="list-style-type: none"> • Manage development and land use to ensure that environmental and landscape values are maintained; • Minimise the incidence of landslip and erosion (particularly within steep areas of the Strzelecki Ranges) flooding and drainage problems affecting parts of the Shire; • Protect the character and significance of the coast line; • Promote and protect the strong agricultural base of the Shire; • Encourage the development of alternative energy sources. <p>The South Gippsland Shire Council Framework Plan shows the subject site as being located in an area of high quality agricultural soils and identifies the Toora Wind Farm as a 'preferred' wind farm area.</p>	<p>The Project is appropriate in the context of the key issues identified for South Gippsland and will deliver an alternative energy source to the municipality and wider regional area while ensuring that potential environmental and amenity are appropriately mitigated and managed. In particular it is highlighted that based on the accompanying technical reports, the following is concluded:</p> <ul style="list-style-type: none"> • The operation and construction of the wind farm will not result in unreasonable soil erosion and salinity impacts provided appropriate mitigation measures are implemented and maintained at the site; • The Project is not expected to have any significant impacts on the water environment within the wind farm site and surrounding area (refer to the Desktop Geotechnical and Hydrogeology Assessment prepared by Golder Associates); and • The proposed wind turbines and associated infrastructure will not unreasonably impact views from the public realm (refer to the Landscape Visual Impact Assessment prepared by Jacobs). • The 'preferred' wind farm area relates to the Toora wind farm site which was developed many years ago. Thus, it is not possible to develop new alternative energy sources in the Shire, in the 'preferred' location. As discussed in greater detail in the body of the Report, the proposed site location is entirely appropriate in the context of the range of locational matters associated with a wind farm proposal.
<p>Clause 21.02 (Settlement) identifies a hierarchy of settlements for the Shire, including Mirboo North as a 'district town' and</p>	<p>The Project will not have a detrimental impact on the anticipated growth of settlements in the surrounding area or on agricultural land, particularly given the Project area is located within an existing pine plantation.</p>



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<p>Darlimurla as a 'locality' (the two closest settlements in South Gippsland Shire to the wind farm site)</p>	
<p>Clause 21.03-2 (Biodiversity) seeks to achieve a measurable net gain in the extent and quality of the Shire's biodiversity.</p>	<p>As previously noted, and discussed in greater detail in the body of the Report, the Biodiversity Assessment undertaken by Ecology and Heritage Partners confirms that appropriate consideration has been given to flora and fauna impacts as a result of the Project and that the impacts will not be unreasonable, subject to the implementation of a series of mitigation measures outlined in the Assessment.</p>
<p>Clause 21.03-3 (Overview – Coastal and Hinterland Landscapes) refers to the Coastal Spaces Landscape Assessment Study (2006) which identifies six different character areas along the coast line where the Significant Landscape Overlay (SLO) has been applied. The wind farm is not located within the SLO areas.</p>	<p>The Project site is not located within the identified 'character areas' of this clause.</p>
<p>Clause 21.04-1 (Overview – Land and Catchment Management) seeks to achieve a measurable improvement in the health of the Shire's land and water resources.</p>	<p>An assessment of the geotechnical, hydrogeology and hydrology conditions and potential impacts was undertaken by Golder Associates. The assessment concludes that the operation and construction of the wind farm will not result in unreasonable soil erosion and salinity impacts provided appropriate mitigation measures are implemented and maintained at the site. Please refer to the accompanying report for further details.</p>
<p>Clause 21.05-1 (Overview – Agriculture) seeks to protect high quality agricultural land for primary production and to consider land capability when assessing applications for the use and development of rural land.</p>	<p>The Project area currently comprises a mix of softwood and hardwood plantation. The proposal will not detrimentally impact these existing forestry operations as forestry and timber activities will continue to occur during the operation of the wind farm. In addition, the Project will not prejudice the use of surround land for agricultural activities.</p>
<p>Clause 21.05-5 (Overview – Extractive Industry) encourages mining and extractive industry in an environmentally responsible manner.</p>	<p>As discussed in relation to Latrobe and also in the body of the Report, the Project is not expected to impact on identified sand and stone resources in the area.</p> <p>In addition, the Project is not expected to cause any unreasonable constraints on future access to brown coal resources, as previously discussed.</p>

<p>Clause 21.06-1 (Overview – Heritage) seeks to ensure that heritage places in the Shire are used, managed and developed in a way that conserves or reveals their heritage significance.</p>	<p>The Project area is not affected by any heritage overlays and accordingly the Project is not expected to impact heritage places in the Shire.</p>
<p>Clause 21.06-6 (Signage and Infrastructure) seeks to minimise the visual impact of signage and infrastructure on the landscape via a series of strategies including:</p> <ul style="list-style-type: none"> • 'Locate infrastructure away from highly scenic locations, key views and near-coastal locations, or underground wherever possible in the case of powerlines and other utility services; • Locate power lines, access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations, and avoid the use of materials that contrast with the landscape; • Use vegetation to screen infrastructure from key viewing corridors and public use areas; • Encourage reticulated electricity to be provided by underground cabling'. 	<p>The proposal responds appropriately to the policy directions of this clause. The Landscape and Visual Impact Assessment confirms that the proposal is expected to have minimal visual impacts in the context of scenic locations and key views (also noting the distance of the Project from the coastline) and identifies mitigation measures in the form of landscaping to residential dwellings where visual impacts are expected, where possible. In addition, all cabling is proposed to be underground, where possible existing forestry access tracks are utilised and the wind farm utilises an existing transmission line to connect into the Victorian grid.</p> <div data-bbox="1442 592 1980 895" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 21.07-7 (Overview – Rural Residential Development) seeks to ensure that agricultural land is protected and retained in primary production by discouraging dwellings not related to commercial scale agriculture in rural and high quality agricultural areas.</p>	<p>This policy highlights that agricultural and associated land uses are to be protected in rural areas. Consistent with this clause, the Project will not prejudice agricultural activities on surrounding land.</p>
<p>Clause 21.08-1 (Overview – Processing and Manufacturing) seeks to promote economic development of industries including the timber industry.</p>	<p>This policy seeks to encourage emerging natural resource-based industries including wind, tidal, solar and methane. The Project will deliver wind energy as an alternative energy source to the municipality and wider regional area, without impacting the timber industry, entirely consistent with the policy direction of this clause.</p>
<p>Clause 21.09 (Transport) seeks to maintain a safe and efficient road network across the whole of the Shire including encouraging improvements to the South Gippsland and Strzelecki Highways.</p>	<p>The Project has been designed and sited to ensure appropriate transport routes are available to the wind farm, particularly during the construction phase to ensure there are minimal impacts on the surrounding road network. The proposed traffic routes and recommended road widening works are addressed in the Traffic Impact Assessment prepared by AECOM.</p>

	<p>It is noted that only four wind turbines are proposed to be located within South Gippsland Shire. The wind turbines will be accessed via local roads under the control of Latrobe City Council or Regional Roads Victoria (part of Department of Transport) and there will be no project impacts on South Gippsland Shire Council’s road asset.</p>
<p>Clause 21.10-6 (Overview – Alternative Energy) seeks to:</p> <ul style="list-style-type: none"> • Encourage the use of alternative energy sources in the provision of electricity including by promoting the use of alternative energy sources such as wind, tidal and solar power. • Ensure that the use of alternative energy technology does not detrimentally affect the surrounding environment, via the following strategies: <ul style="list-style-type: none"> • Ensure the design and siting of structures associated with alternative energy production does not detrimentally affect the character of the area; • Discourage tall structures on ridgelines or in view corridors; • Minimise the potential impact of alternative energy sources on the existing physical and ecological relationships of flora and fauna, and identify appropriate mitigation techniques where required; • Minimise the potential impact of alternative energy sources on public health and safety, including fire hazard. 	<p>As noted above, and discussed in detail in the body of the Report, the proposal is appropriately located in the context of minimising environmental and amenity impacts, as directed by this policy. Whilst the Project will result in tall structures being located on ridgelines, the Landscape and Visual Impact Assessment finds that visual impacts are not unreasonable, taking into account the character of the area and views form a range of different locations, and identifies mitigation measures to manage impacts where possible. In relation to minimising impacts to public health and safety, the Project also gives appropriate consideration to potential key risks, including fire hazard, with the relevant specialist reports addressing matters associated with noise, shadow flicker, bushfire risk and aviation impacts.</p> <div data-bbox="1256 831 1800 1134" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 21.15-5 (Mirboo North) includes a framework plan for the township which shows a potential urban expansion area to the south (i.e. away from the wind farm site).</p>	<p>The Project will not impact on the Mirboo North township and its future growth, noting the town is located some 7.2 kilometres away and that any future expansion would be to the south in any case,</p>

<p>Clause 21.19-9 (Darlimurla) allows for limited rural dwellings within the settlement boundary providing they comply with the applicable restructure plan that is incorporated in the Planning Scheme.</p>	<p>The Project is not expected to have an impact on the locality of Darlimurla and any limited future growth, noting that the settlement has an established settlement boundary and that most lots within the boundary already have dwellings on them.</p>
<p>Clause 22.05 (Rural Dwellings) applies to applications for dwellings in the Farming Zone and seeks to ensure that the development of dwellings on rural land does not prejudice existing agricultural activities on surrounding land.</p>	<p>This policy highlights that agricultural and associated land uses are to be prioritised within the Farming Zone, relative to the use of dwellings. The Project will not prejudice agricultural activities on surrounding land.</p>
<p>Clause 22.06 (Rural Subdivision) seeks to limit the further fragmentation of rural land by subdivision.</p>	<p>The Project does not seek to subdivide land and however the policy is of relevance in terms of its key direction to minimise the establishment of new lots and this new dwellings in the Farming Zone.</p>
<p>Clause 22.07 (Rural Activity Zone) seeks to manage development in the Rural Activity Zone including by ensuring that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.</p>	<p>This policy highlights that agricultural and associated land uses are to be prioritised within the Rural Activity Zone, relative to the use of dwellings. The Project is consistent with this policy as no dwellings are proposed as part of this application, it is an appropriate use in the Farming Zone and the use and development of wind farm will not prejudice agricultural activities on surrounding land in the RAZ.</p>

TABLE B.3: OVERVIEW AND ASSESSMENT AGAINST THE RELEVANT LPPF IN THE BAW BAW PLANNING SCHEME

Relevant LPPF clauses in the Latrobe Planning Scheme	Policy Assessment
<p>Clause 21.03-3 (Directions for Growth) seeks to, inter alia, protect agricultural land and activities to maintain their long-term sustainable use and to conserve and protect the natural environment and minimise risk as a result of future growth.</p>	<p>As discussed in relation to similar policies in Latrobe and South Gippsland, the Project will not have a detrimental impact on the anticipated growth of settlements in the surrounding area or on agricultural land uses, particularly given the Project area is located within an existing pine plantation.</p>
<p>Clause 21.06 (Natural Environment and Resource Management) seeks to, amongst a range of matters:</p> <ul style="list-style-type: none"> • Increase the quality and extent of native vegetation and to protect and manage native flora, fauna and habitats in the Shire; • Ensure development proposals make a positive contribution to the environment in terms of soil 	<p>The Project area within Baw Baw Shire is not identified as a specific area of 'natural resources' and is not within a designated water catchment area.</p> <p>Nonetheless, it is highlighted that the overall water and soil quality of the wind farm site has been assessed in the Desktop Geotechnical and Hydrogeology Assessment prepared by Golder Associates which concludes that the proposed construction and operation of the windfarm will not result in</p>

<p>stability, erosion, flood and drainage management and the retention of native vegetation.</p> <ul style="list-style-type: none"> • Protect water catchments; • Protect and maintain high quality agricultural land. 	<p>unreasonable soil erosion and salinity impacts provided appropriate mitigation measures are implemented and maintained at the site.</p> <p>In relation to flora and fauna, as previously highlighted, the Biodiversity Assessment prepared by Ecology and Heritage Partners concludes that the Project will not have an unreasonable impact on identified biodiversity assets.</p> <p>In addition, as also discussed for Latrobe and South Gippsland, the Project will not impact negatively on surrounding agricultural land uses.</p>
<p>Clause 21.06-7 (Forestry Operations) supports the development of the timber industry on an ecologically sustainable basis, particularly where it can assist with environmental rehabilitation.</p>	<p>As previously discussed, the Project area currently comprises a mix of softwood and hardwood plantation. The proposal will not detrimentally impact these existing forestry operations as forestry and timber activities will continue to occur during the operation of the wind farm.</p>
<p>Clause 21.07 (Economic Activity) includes a range of objectives and strategies including seeking to encourage investment and establish value added industry particularly those which relate to the agricultural base and natural resources.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>	<p>The Project is entirely consistent with the policy directions of this clause. As discussed in relation to Latrobe, the Economic Impact Assessment prepared by Jacobs finds that the combined construction and operation of the Project is expected to create a \$106 million increase in GRP to the three local government areas over a 32 year period (based on two years construction and 30 years operation) which can be broken down into \$22.5million annually to the region for the two years of construction and \$2.1million annually for the 30 years of operation.</p> <p>The Project is also expected to create an additional 186 full-time equivalent jobs within the three municipalities combined during the two years of construction and an additional 25 ongoing full-time equivalent jobs over the 30-year period of operation. This will assist with alleviating the projected economic slowdown and rising unemployment partly resulting from the closure of coal-fired power stations within the Latrobe Valley, while leveraging on existing infrastructure assets and utilise local skills sets. The economic benefits are discussed in greater detail in the body of the Report.</p>
<p>Clause 21.08 (Transport and Infrastructure) seeks to support economic development through the timely provision of infrastructure.</p>	<p>Consistent with the policy directions of this this clause, the Project has been designed and sited to ensure appropriate transport routes are available to the wind farm, particularly during the construction phase to ensure there are minimal impacts on the surrounding road network. The proposed traffic routes and recommended road widening works are addressed in the Traffic Impact Assessment prepared by AECOM.</p>

	<p>It is noted that only one wind turbine is proposed to be located within Baw Baw Shire. The wind turbine will be accessed via local roads under the control of Latrobe City Council or Regional Roads Victoria (part of Department of Transport). Accordingly, there will be no project impacts on Baw Baw Shire Council's road asset.</p>
<p>Clause 21.09 (Heritage) Seeks to retain the historic character and fabric of heritage places throughout the Shire.</p>	<p>The Project area within Baw Baw Shire is not affected by any Heritage Overlays, however there are areas of aboriginal cultural heritage.</p> <p>A Cultural Heritage Management Plan (CHMP) has been prepared in relation to the management of cultural heritage matters.</p>
<p>Clause 22.01 (Rural Zones Policy) applies to all land in the Farming Zone and Rural Activity Zone and seeks to protect and maintain agricultural land primarily from the encroachment of dwellings and residential subdivision. As noted in relation to Latrobe's equivalent policies, this is only relevant insofar as it highlights that agricultural and associated land uses are to be prioritised in the Farming Zone.</p>	<p>This policy highlights that agricultural and associated land uses are to be prioritised within the Farming Zone, relative to the use of dwellings. The Project is consistent with the intent of this policy and will not impact agricultural land uses in the area.</p>

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