Appendix C

APPENDIX C: ASSESSMENT OF THE PROJECT AGAINST THE DECISION GUIDELINES OF THE RELEVANT ZONES AND OVERLAYS IN THE THREE PLANNING SCHEMES

TABLE C.1: ASSESSMENT AGAINST FZ OF THE LATROBE PLANNING SCHEME'S DECISION GUIDELINES

Decision Guidelines	Assessment
General Issues	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is generally consistent with the Municipal Planning Strategy and Planning Policy Framework. Refer to discussion in Chapter 8 of the Report and Appendix B.
Any Regional Catchment Strategy and associated plan applying to the land.	The Project site is not located within any declared water supply catchment or groundwater water supply protection areas. Please refer to further discussion in the enclosed Desktop Assessment Geotechnical, Contaminated Land and Hydrological Constraints prepared by Golder Associates.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The Project Site, comprising an overall site area of 4,778 hectares, will have the capacity to accommodate the proposed wind energy facility. The issue of the disposal of effluent is not relevant to the Project other than in relation to the operations and maintenance facilities and visitor information centre where appropriate disposal will be provided.
How the use or development relates to sustainable land management.	The proposal makes efficient use of the land by accommodating a wind energy facility within existing productive land (timber plantations). On a broader scale, the proposed wind energy facility will further renewable energy targets and replace electricity lost from the retirement of coal-fired power stations in Victoria.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The Project site is considered to be an appropriate location for the proposed use and development, and is compatible with adjoining and nearby land uses based on the following: ○ The use of the land for plantations, resulting in dwellings being limited to the outer boundary of the site within a large contiguous land holding; ○ Accessibility via the Strzelecki Highway which transects the site, providing principal access; ○ The proximity of the Hazelwood to Rowville 220kV transmission line, allowing efficient connection to existing infrastructure; and

	○ The disturbed nature of some of the surrounding landscape, comprising timber plantations and open-cut mines to the east; ○ The ability for the plantations and surrounding agricultural land uses to continue.
How the use and development makes use of existing infrastructure and services.	The proposed use and development are associated with electricity generation and takes advantage of existing energy infrastructure and distribution networks, thereby minimising the extent of additional works and infrastructure required to connect the wind energy facility to the Victorian transmission network.
Agricultural issues and the impacts from non-agricultural uses	
Whether the use or development will support and enhance agricultural production.	The proposed use and development are entirely appropriate in the Farming Zone (noting that is the 'typical' zone location for wind farms) and will not prejudice the operation of nearby agricultural uses or the operation of the timber plantation on which the Project is sited.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposal is not expected to adversely affect soil and will not permanently remove land from agricultural production.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposal will not prejudice the operation of nearby agricultural uses.
The capacity of the site to sustain the agricultural use.	The site has ample capacity to accommodate the proposed use.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The proposal is not expected to adversely impact on soil quality, access to water and rural infrastructure.
Any integrated land management plan prepared for the site.	Not Applicable. An integrated land management plan has not been prepared for the site however an environmental management plan will be prepared for the site, as discussed in the body of the Report.
Dwelling issues	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	Not Applicable. No dwellings are proposed as part of this application.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	Not Applicable. No dwellings are proposed as part of this application.

Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	Not Applicable. No dwellings are proposed as part of this application.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	Not Applicable. No dwellings are proposed as part of this application.
Environmental Issues	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The Desktop Geotechnical and Hydrogeology Assessment concludes that the proposed construction and operation of the windfarm will not result in any significant soil erosion and salinity impacts provided appropriate mitigation measures are implemented and maintained at the site.
The impact of the use or development on the flora and fauna on the site and its surrounds.	The Biodiversity Assessment prepared by Ecology and Heritage Partners outlines the native vegetation required to be removed and recommends a series of mitigation and offset measures to limit impacts both in relation to native vegetation and significant species. The Assessment concludes that the Project will not have an unreasonable impact on identified biodiversity values.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The Biodiversity Report confirms that there is limited presence of National or State significant flora and fauna as a result of the use of the site for plantations. The only nationally significant species recorded as part of targeted surveys comprised the Strzelecki Gum and Growling Grass Frog. The siting of the turbines has been carefully located to avoid both direct and indirect impacts to Strzelecki Gum trees. In the case of the Growling Grass Frog habitat, with the exception of the road widening at Nursery Track where there will be managed localised disturbance, there will also be minimal impacts. This is discussed in greater detail in the body of the Report and in the documentation submitted in response to the EES referral requirements.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	Due to the nature of the proposed development and use, any effluent management will be limited.
Design and siting issues	
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	Due to the nature of the proposed use, it is not feasible to locate all the wind turbines in one area. However, the expansive area of the Project Site allows for the turbines to be well-separated from each other while taking advantage of the screening benefits that the surrounding pine plantations and topography provides. As noted above, the development of the wind turbines will not prejudice the operation of nearby agricultural uses or the operation of the timber plantation on which the Project is sited.

The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	Potential impacts of the proposed Wind Energy Facility on the surrounding landscape is addressed in the accompanying Landscape and Visual Impact Assessment prepared by Jacobs. The Assessment concludes that the potential visual and landscape impacts of the proposal on significant views, including visual corridors and sightlines is considered to be primarily low to negligible, apart from major roads where impacts are assessed to be low - moderate. In addition, it is noted that the proposed wind turbines will be painted in a non-reflective finish to minimise potential visual impacts on the surrounding area.
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	As above. Please refer to the Landscape and Visual Impact Assessment prepared by Jacobs for further discussion.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	The Strzelecki Highway transects the site, which provides principal access to the Project site. Where possible, the turbines have been sited to take advantage of existing access tracks within the plantation to minimise works. Whilst some sections of the existing roads/tracks will require widening to accommodate construction vehicles the widenings have been sited to ensure minimal impacts to vegetation. Please refer to the Traffic Impact Assessment for further discussion. Due to the nature of the proposed use, minimal infrastructure is required in terms of water, telecommunications and sewerage facilities.
Whether the use and development will require traffic management measures.	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. The Traffic Impact Assessment recommends the implementation of a Traffic Management Plan to outline measures to minimise impacts to existing road users during and post construction, which is expected to be required as a condition of any permit issued.

Assessment against the Decision Guidelines of the Special Use Zone – Schedule 1 (SUZ1) in the Latrobe Planning Scheme

TABLE C.2: ASSESSMENT AGAINST SUZ1 OF THE LATROBE PLANNING SCHEME'S DECISION GUIDELINES

Decision Guidelines	Assessment
Use of the Land	
Transport of materials, goods or commodities to or from the land.	It is anticipated that frequent transport of materials, goods or commodities is required to and from the land during the construction phase, however this is not expected during the operation phase of the wind energy facility. Maintenance such as the replacement of a wind turbine blade involving OD vehicle movements are expected to occur infrequently. The Assessment notes that any OD vehicle movements to accommodate these activities will be subject to DoT/VicRoads permitting requirements at that time. The transportation of materials during the construction phase has been fully considered in the accompanying Traffic Impact Assessment prepared by AECOM.
Appearance of any stored goods or materials.	It is expected that goods and materials will be stored on-site temporarily during the construction phase, however it is not expected that any goods and materials will be stored externally during the operational phase of the wind energy facility.
Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.	The proposed use of a wind energy facility is not expected to emit vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil. Potential noise impacts have been assessed in the accompanying Background Noise Monitoring Report and Environmental Noise Assessment prepared by Marshall Day Acoustics. A peer review of the report was undertaken report was undertaken by Sonus and an Environmental Noise Assessment Audit was also undertaken by Senversa, in accordance with the requirements Clause 52.32-4 of the Planning Scheme. The Marshall Day Assessment found that the proposed wind turbines are predicted to comply with the operational noise requirements of NZS6806:2010, as required by the Victorian Wind Energy Guidelines. It is expected that emission of noise during the construction process will be appropriately managed through the implementation of a CEMP, which is expected to be required via permit condition. With respect to artificial light, some external artificial lighting is proposed during the construction phase and to the buildings during operational phase, however these will be minimal to allow visibility at night and it not expected to have an impact on any adjoining properties. The turbines will not be illuminated.

The effect that use may have on nearby existing or proposed brown coal mining and sequential development of brown coal resources in the area, having regard to any comments or directions of the referral authorities.	The proposal is not anticipated to have a detrimental impact on nearby existing or proposed brown coal mining and future development of brown coal resources in the area. Notably, the proposed works area forms only a limited area of the overall land zoned SUZ1. It does not significantly reduce the area available for future or sequential development of brown coal resources in the area and only two wind turbines (T15 and T16) are located within SUZ1. As a portion of the SUZ1 area is overlain by mining licence MIN2256, the project team has been in discussions with the mining license holder regarding this application.
The effect that the use may have on land in residential zones having regard to any comments or directions of the referral authorities.	The proposed wind energy facility and utility installation (BESS) is not directly abutted by any residential zones. Nonetheless, consideration has been given to the amenity of dwellings on surrounding land in either the Farming Zone or Rural Living Zone, and it has been determined that the Project will not unreasonably affect the amenity of nearby dwellings, as evidenced in the following reports: ○ Environmental Noise Assessment and Background Noise Monitoring prepared by Marshall Day Acoustics; ○ Landscape and Visual Impact Assessment prepared by Jacobs; ○ Shadow Flicker and Blade Glint Assessment prepared by K2 Management; and ○ EMI Assessment prepared by DNV GL. Notwithstanding the above it is also noted that prior to lodgement of the permit applications there has been extensive consultation with relevant authorities (including each of the local Councils, and relevant State Authorities) to ensure all potential issues have been addressed. In addition, it is highlighted that the BESS is a Section 1 use and so doesn't trigger a use permit in any case.
The effect that the use may have on nearby existing or proposed uses for or associated with brown coal mining and electricity generation	The proposed use and development of the wind farm complements the electricity generation and brown coal mining uses in the surrounding area. It takes advantage of existing energy infrastructure and distribution networks, thereby minimising the extent of additional works and infrastructure required to connect the wind energy facility to the Victorian transmission network. As noted above, there is also only limited infrastructure associated with the wind farm located on land in the SUZ1, including the BESS which is a Section 1 use and doesn't trigger a planning permit.

The effect nearby existing or proposed uses for or associated with brown coal mining and electricity generation may have on the proposed use.	It is not expected that any nearby existing or proposed uses for or associated with brown coal mining and electricity generation will have a significant impact on the Project, again noting the limited infrastructure that is located within the SUZ1 area.
If an industry, utility installation (other than minor utility installation), or warehouse whether there is a demonstrated need or significant benefit in being located near uses for, or associated with brown coal mining and electricity generation.	There are significant benefits in the Project (both the wind farm and the BESS) being located near existing electricity generation uses.
The drainage of the land.	Drainage matters have been considered in the Desktop Assessment Geotechnical, Contaminated Land and Hydrological Constraints undertaken by Golder Associates.
Measures to cope with fire, particularly in the vicinity of a brown coal mine	The Project has been assessed and designed to mitigate bushfire risk given its siting within a high-risk area. The Assessment concludes that the Project will not increase bushfire risk in the landscape if recommendations made for during the development and construction and operation phases are implemented. Please refer to the Bushfire Risk Assessment prepared by Fire Risk Consultants and the summary chapter of that Assessment Section 6.8 of the Report.
The availability of and connection to services.	It is expected that the proposal will be able to connect to all required services. Notably, the proposal takes advantage of the existing transmission lines to the north of the Project Site to enable connection of the wind farm facility to the Victorian grid while minimising the extent of infrastructure required.
The effect of traffic to be generated on roads.	Traffic and access matters have been addressed in the accompanying Traffic Impact Assessment prepared by AECOM, which takes into consideration traffic generation across the construction, operation and repowering / decommissioning stages.
The period for which the use may operate so that the use does not adversely affect the sequential development of brown coal resources in the area.	Wind energy facilities have a typical life of 25-30 years, after which the wind turbines can either be replaced or decommissioned. Regardless, the proposal is not anticipated to have a detrimental impact on nearby existing or proposed brown coal mining and future development of brown coal resources in the area as the overall land zoned SUZ1 within the Project site only comprises a limited area. It does not significantly reduce the area available for future or sequential development of brown coal resources in the area.

The interim use of those parts of the land not required for the proposed use.	The land within the site that is not occupied by wind farm infrastructure will continue to be used for plantation purpose.
Buildings and Works	
Any natural or cultural values on or near the land.	Natural values relating to ecology and biodiversity have been addressed in the accompanying Biodiversity Assessment by Ecology and Heritage Partners and discussed in greater detail in the body of the Report.
Landscape treatment.	Landscape treatment will be provided to ameliorate visual impacts of the wind turbines on surrounding dwellings, in consultation with the landowners, where possible. Please refer to the Landscape and Visual Impact Assessment prepared by Jacobs and the summary chapter in the body of the Report for further information.
Parking and site access, loading and service areas, outdoor storage, fencing, lighting and stormwater discharge.	Two temporary construction compounds are proposed to be built for the Project, with one located in a central area of the site on Smiths Rd to be the primary compound and assembly area for construction staff, and one to the north of the project site off Varys Track and adjacent to the terminal station. The compounds will both include office, amenity and toilet facilities, associated car parking, temporary lay down areas for components and other equipment, fencing and lighting. Traffic and access matters have been addressed in the accompanying Traffic Impact Assessment prepared by AECOM, which takes into consideration the access requirements across the construction, operation and repowering / decommissioning stages. Appropriate drainage of the site will be designed as part of detailed design.
The impact of the building and works on nearby existing or proposed brown coal mining and the sequential development of brown coal resources in the area, having regard to any comments or directions of referral authorities.	As noted above, the proposal is not anticipated to have a detrimental impact on nearby existing or proposed brown coal mining and future development of brown coal resources in the area. Please refer to the discussion earlier in this table which addresses this issue as part of the Decision Guidelines associated with the use of land.

The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses.	As per the above response, the Project is not expected to impact on brown coal mining or electricity generation. The Project site is located within a timber plantation and is also not expected to impact on the future operations of the plantation or surrounding agricultural uses.

Assessment against the Decision Guidelines of the Environmental Significance Overlay – Schedule 5 (ESO5) in the South Gippsland Planning Scheme

TABLE C.3: ASSESSMENT AGAINST ESO5 OF THE SOUTH GIPPSLAND PLANNING SCHEME'S DECISION GUIDELINES

Decision Guidelines	Assessment
The purpose of the overlay.	The proposal is consistent with the purpose and objectives of the ESO5 in minimising land disturbance and vegetation loss and preventing increased surface runoff leading to erosion or siltation of watercourses.
The following publications: ○ B*ackground documentation Environment Guidelines for Major Construction Sites (Environment Protection Authority, February 1996)* ○ *Construction Techniques for Sediment Pollution Control (Environment Protection Authority, May 1991)* ○ *Background document Control of Erosion on Construction sites (Soil Conservation Authority)* ○ *Background document Your Dam, an Asset or Liability (Department of Conservation and Natural Resources)*	The Desktop Assessment of Geotechnical, Contaminated Land and Hydrological Constraints as an Appendix was prepared having regard to the following documents: ○ *Environmental Guidelines for Major Construction Sites.* ○ *Construction Techniques for Sediment Pollution Control.* ○ *Control of Erosion on Construction Sites.* *Your Dam, an Asset or Liability* is not relevant to this application as the proposal does not include the development of a dam.
Any proposed measures to minimise the extent of soil disturbance and runoff.	The Desktop Assessment finds that the proposed turbine locations will not directly impact upon surface water drainage courses or declared water supply catchment areas.

	Sediment runoff could potentially impact upon surface water if uncontrolled erosion is allowed to occur. However, it is expected that erosion and sediment runoff will be controlled if normal erosion construction measures are implemented.
The need to stabilise disturbed areas by engineering works or vegetation.	The Desktop Assessment concludes that where vegetation clearance is required as part of wind turbined construction, it is expected that erosion can be managed through normal construction and slope maintenance processes implemented in accordance with *Construction Techniques for Sediment Pollution* Control (EPA Victoria Publication, May 1991), *Environment Guidelines for Major Construction Sites* (EPA Victoria, February 1996) and *Control of Erosion on Construction Sites* (Soil Conservation Authority).
Whether the land is capable of providing a building envelope, which is not subject to high or severe erosion problem.	The extensive area of the Project site is capable of accommodating the proposal. No infrastructure is proposed in areas that are susceptible to landslides. Further, the proposed turbine locations are also a significant distance from surface water courses that could be susceptible to impact.
Whether the proposed buildings or works are likely to cause erosion or landslip.	The susceptibility of the Project site to erosion is considered in the Desktop Assessment to be low, based on the low prevalence of erosion observed across the site. None of the wind turbine locations proposed are within areas identified as susceptible to landslide and it is not expected that the proposal will change or impact on landslide risk.
Whether the proposed access and servicing of the site or the building envelope is likely to result in erosion or landslip.	As noted previously, the susceptibility of the Project site to erosion is considered by Golder Associates to be low, based on the low prevalence of erosion observed across the site. No infrastructure is proposed in areas that are susceptible to landslides. Erosion of exposed soils during construction is expected to be managed using standard construction techniques including dust suppression, silt fences and temporary drainage.
Any Land Capability Report Guidelines prepared by the Department of Natural Resources and Environment, Centre for Land Protection Resource.	Not Applicable.
The views of the Department of Natural Resources and Environment in respect to:	The application will be referred to the Department of Natural Resources and Environment.

○ *Subdivision applications of greater than four lots or any subdivision application which may have adverse environmental effects.* ○ *Applications which immediately abut Crown Land.* ○ *Applications, which in the opinion of the responsible authority may cause or otherwise cause erosion, land degradation or affect land stability on either the subject land or on adjoining land.*	

Assessment against the Application Requirements and Decision Guidelines of the Erosion Management Overlay (EMO) in the Baw Baw Planning Scheme

TABLE C.4: ASSESSMENT AGAINST EMO OF THE BAW BAW PLANNING SCHEME'S APPLICATION REQUIREMENTS AND DECISION GUIDELINES

Application Requirements	Assessment
The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.	The Desktop Assessment of Potential Geotechnical, Contaminated Land and Hydrogeological Impacts prepared by Golder Associates (refer Appendix E of the Planning Report provides a summary of the existing site conditions and extent of existing erosion and landslip. The assessment states*: "The Baw Baw Shire Erosion Management Overlay (EMO) does not trigger a permit requirement where the natural slope is less than 1 in 5. One WTG, T24 is within the area subject to the EMO and given it is located on a slope of less than 1 in 5, does not trigger a permit application under the EMO."* A map is provided in Figure 3 of the assessment indicating areas susceptible to slope instability based on the identification of slopes that have an angle steeper than 20 degrees and assessment of where landslides have previously occurred.
The extent of any proposed earthworks.	A planning permit is not required for the buildings and works proposed as part of the application pursuant to the EMO as the slope of the land is less than 1 in 5. However a planning permit is required for proposed removal of native vegetation. Accordingly, details of the proposed earthworks are not required (this would also be subject to further detailed design). A map showing the extent of native vegetation removal isprovided within the accompanying Biodiversity Report prepared by Ecology & Heritage Partners (Appendix D in the Planning Report).

The means proposed to stabilise disturbed areas	The accompanying Desktop Assessment of Potential Geotechnical, Contaminated Land and Hydrogeological Impacts finds that none of the WTG locations are within areas identified as susceptible to landslide and there is no evidence to suggest that the proposal will change or impact on the landslide risk. Regardless, erosion risk can be managed through normal construction and slope maintenance processes where relevant, including sheeting of unsealed roads with crushed rock, temporary and permanent drainage and silt barriers where there is a risk of erosion and sediment runoff from exposed soils, mulching and revegetation of areas temporarily cleared for construction purposes
Any other application requirements specified in a Schedule to this overlay	None specified.
Decision Guidelines	**Assessment**
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is generally consistent with the Municipal Planning Strategy and Planning Policy Framework. Refer to discussion in Appendix B and in the main body of the Report.
Regional Catchment Strategy (*Catchment and Land Protection Act 1994).*	The Project site is not located within any declared water supply catchment or groundwater water supply protection areas. Please refer to further discussion in the enclosed Desktop Assessment Geotechnical, Contaminated Land and Hydrological Constraints prepared by Golder Associates.
Environmental Guidelines for Major Construction Sites, Environment Protection Authority, February 1996.	The enclosed Desktop Assessment was prepared having regard to the *Environmental Guidelines for Major Construction Sites.*
Construction Techniques for Sediment Pollution Control, Environment Protection Authority, May 1991.	The enclosed Desktop Assessment was prepared having regard to *Construction Techniques for Sediment Pollution Control*.
Control of Erosion on Construction Sites, Soil Conservation Authority.	The enclosed Desktop Assessment was prepared having regard to *Control of Erosion on Construction Sites.*
Your Dam, An Asset or Liability, Department of Conservation and Natural Resources.	Not Applicable. The proposal does not include the development of a dam.
Any proposed measures to manage concentrated runoff and site drainage.	The Desktop Assessment finds that the proposed turbine locations will not directly impact upon surface water drainage courses or declared water supply catchment areas, as discussed in relation to ESO3.

Any proposed measures to minimise the extent of soil disturbance.	The extent of soil disturbance has been minimised where possible. Notably, the Desktop Assessment highlights that no infrastructure is proposed in areas, and native vegetation removal (for which planning permission is required under the EMO) is located outside of areas that are susceptible to landslides.
Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.	The extent of native vegetation removed within the EMO is limited to 0.083 hectares of native vegetation patches within an overall area of 164 hectares. Importantly, no large trees are proposed to be removed. Notably, the native vegetation patches within the EMO are primarily located along the existing access track or along the boundary of the Project site, with none of the proposed removal vegetation areas overlapping with areas identified as susceptible to landslides. Appendix
The need to stabilise disturbed areas by engineering works or revegetation.	As noted in the discussion associated with ESO5, the Desktop Assessment prepared by Golder Associates concludes that where vegetation clearance is required as part of wind turbine construction, it is expected that erosion can be managed through normal construction and slope maintenance processes implemented in accordance with *Construction Techniques for Sediment Pollution* Control (EPA Victoria Publication, May 1991), *Environment Guidelines for Major Construction Sites* (EPA Victoria, February 1996) and *Control of Erosion on Construction Sites* (Soil Conservation Authority).
Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.	The Project site covers an extensive area and is capable of accommodating the proposal. No infrastructure is proposed in areas that are susceptible to landslides. Further, the proposed turbine locations are also a significant distance from surface water courses that could be susceptible to impact.
Whether buildings or works are likely to cause erosion or landslip.	It is noted that the proposed buildings and works do not require planning permission under the EMO of the Baw Baw Planning Scheme as the turbine and associated works are located on land where the natural ground level has a slope less than 20% (1 in 5). Planning permission is only required for the removal of native vegetation under the EMO. Regardless, the susceptibility of the Project site to erosion is considered by Golder Associates to be low, based on the low prevalence of erosion observed across the site, and no infrastructure is proposed in areas that are susceptible to landslides.

Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.	As noted previously, the susceptibility of the Project site to erosion is considered by Golder Associates to be low, based on the low prevalence of erosion observed across the site. No infrastructure is proposed in areas that are susceptible to landslides. Erosion of exposed soils during construction is expected to be managed using standard construction techniques.
Land Capability Report (if prepared) as developed by the Department of Environment, Land, Water and Planning.	Not Applicable.
The need to remove, destroy or lop vegetation to create defendable space to reduce the risk of bushfire to life and property.	Some vegetation clearance is required to mitigate bushfire risk. Refer to the Bushfire Risk Assessment prepared by Fire Risk Consultants. However, this primarily relates to clearance of plantation trees for which planning permission is not required under the EMO. The removal of native vegetation is limited to a minimal extent, primarily located along the existing access track or along the boundary of the Project site.
Any technical information or reports required to be provided by a schedule to this overlay.	There are no additional information requirements included in the Schedule to the Overlay.
Any other matters specified in a schedule to this overlay.	There are no additional matters specified in the Schedule to the Overlay.

Assessment against the Decision Guidelines of Design and Development Overlay – Schedule 1 (DDO1) in the Latrobe Planning Scheme's Decision Guidelines

TABLE C.5: ASSESSMENT AGAINST DDO1 OF THE LATROBE PLANNING SCHEME'S DECISION GUIDELINES

Decision Guidelines	Assessment
The appropriateness of constructing any buildings or fences within 3 metres of any pipeline.	This application does not propose any fencing or building structures within 3 metres of the pipeline. The only works proposed are associated with the underground cabling, which is proposed to transect the DDO1 area in only one location.

The appropriateness of constructing any dwelling or building designed to accommodate 20 or more people within 200 metres of a Type C Pipeline.	Not Applicable. The proposal does not seek to construct a dwelling or building designed to accommodate 20 or more people.
The views of the Secretary of the Department administering the *Pipelines Act 1967.*	The application will be referred to the Secretary of the Department administering the *Pipelines Act 1967*.

Assessment against the Decision Guidelines of Road Zone in the Latrobe and South Gippsland Planning Schemes

TABLE C.6: ASSESSMENT AGAINST THE ROAD ZONE DECISION GUIDELINES

Decision Guidelines	Assessment
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is generally consistent with the Municipal Planning Strategy and Planning Policy Framework. Refer to discussion in Appendix B and in the main body of the Report.
The views of the relevant road authority.	Regional Roads Victoria (part of the Department of Transport) was consulted as part of the design development of the proposal. A summary of the issues raised by Regional Roads Victoria and the project's response is outlined in Section 1.3 of the accompanying Traffic Impact Assessment prepared by AECOM. It is noted that the application will be referred to the Department of Transport as part of the application process.
The effect of the proposal on the operation of the road and on public safety.	The effect of the proposal on the operation of the road network and on public safety has been reviewed and assessed by AECOM in the accompanying Traffic Impact Assessment. It concludes that there is unlikely to be a material traffic capacity impact on the local road network throughout the various project stages, and recommends the preparation of a Traffic Management Plan as a condition of any planning permit issued. The Traffic Management Plan will address whether a Road Safety Audit is required to be conducted at key areas of the proposed route, including where road safety barriers are proposed to be temporarily removed or temporary pavement are proposed.