

ADVERTISED PLAN

Delburn Wind Farm Planning Summary

Delburn Wind Farm Pty Ltd proposes to develop a wind energy facility comprising thirty-three (33) turbines and associated infrastructure (the Project) within south-east Victoria, in the Strzelecki Ranges, to the south of the Latrobe Valley.

The Project Site has a total area of 4,778 hectares and crosses into three different Local Government Areas of Latrobe City, South Gippsland Shire and Baw Baw Shire.

The Project requires a Planning under the provisions of the *Planning and Environment Act 1987* within the Latrobe, South Gippsland and Baw Baw Planning Schemes

The Minister for Planning is the Responsible Authority for assessing and determining this planning permit application pursuant to Clause 72.01 within each Planning Scheme (as it is a Renewable Energy Facility with an installed capacity of 1 megawatt or greater and for Utility Installations used to store, transmit or distribute electricity generated by a renewable energy facility with an installed capacity of 1 megawatt or greater).

Overall, the Project will consist of the following components:

- thirty-three (33) wind turbines with a maximum height of 250 metres above foundation level (to the blade tip), a maximum rotor diameter of 180 metres, a lower tip sweep of not less than 40 metres above foundation level and adjacent hard stand areas;
- three permanent anemometers (or wind monitoring masts) and one 'development' anemometer;
- an operations and maintenance building;
- a battery energy storage system facility;
- approximately 41 kilometres of site access tracks comprising 30 kilometres of existing forestry access tracks to be upgraded and 11 kilometres of new tracks;
- approximately 120 kilometres of underground 33 kV electrical reticulation and fibre optic cabling connecting the wind turbines to the substation including cable junction boxes (located above or below ground level);
- two (2) visitor information and viewing areas for passing traffic to park and view the turbines;
- major upgrade to one intersection off the Strzelecki Highway (Creamery Rd);
- minor upgrades to approximately 4.5 kilometres of local roads, including minor hard standing at two intersections off the Strzelecki Highway (Golden Gully Rd, Smiths Rd);
- business identification signage
- 12.344 hectares of native vegetation clearance

Due to the fact that the site is located across three Local Government Areas (Latrobe, Baw Baw and South Gippsland), three separate planning permit applications are required to be lodged. The accompanying Delburn Wind Farm Planning Permit Application Report addresses the requirements of all three permit applications in a single document,

It is noted that a separate planning permit application has been prepared for the proposed terminal station within the Latrobe City LGA. The terminal station is required to connect the wind farm into the existing Hazelwood to Rowville 220kV transmission line. The terminal station has not been included as part of the broader wind farm application as the terminal station will be owned, operated and managed separately to the wind farm project. This permit application is covered by a standalone permit application report.

The works proposed within each LGA and the corresponding planning permit approvals required within each LGA is described below.

Latrobe City LGA

The following components are proposed within the Latrobe LGA:

- twenty-eight (28) wind turbines;

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

- operations and maintenance facility;
- two (2) visitor information and viewing areas,
- temporary construction compounds;
- temporary concrete batching plants;
- access tracks (both upgrades to existing tracks and new tracks);
- underground cabling between turbines;
- battery energy storage system facility;
- two anemometers of which one is intended to be permanent;
- one major and two minor intersection upgrades and local road upgrades
- business identification signage; and
- 10.591 hectares of native vegetation clearance.

Refer to Figure 1.

Having regard to the proposed works, planning permission is required under the Latrobe Planning Scheme for the following:

- Use of a Wind Energy Facility pursuant to Clause 35.07-1 (FZ1), Clause 37.01-1(SUZ1) and Clause 36.04-1 (RDZ1);
- Buildings and works pursuant to Clause 35.07-4 (FZ1), Clause 37.01-4 (SUZ1), Clause 36.04-2 (RDZ1) and Clause 43.02-2 (DDO1);
- Use and development of a Wind Energy Facility pursuant to Clause 52.32;
- Removal, destruction or lopping of native vegetation, including dead native vegetation, pursuant to Clause 52.17;
- Creation and/or alteration of access to a road in a Road Zone, Category 1, pursuant to Clause 52.29;
- Display of Business identification signage pursuant to Clause 52.05.

South Gippsland Shire LGA

The following components are proposed within the South Gippsland Shire LGA:

- Four (4) wind turbines
- access tracks (both upgrades to existing tracks and new tracks);
- underground cabling between turbines;
- one permanent anemometer and
- 1.670 hectares of native vegetation clearance.

Refer to Figure 2.

Planning permission is required under the South Gippsland Planning Scheme for the following:

- Use of a Wind Energy Facility pursuant to Clause 35.07-1 (FZ) and RDZ1 (Clause 36.04-1);
- Buildings and works pursuant to Clause 35.07-4 (FZ), Clause 36.04-2 (RDZ1) and Clause 42.01-2 (ESO5);
- Use and development of a Wind Energy Facility pursuant to Clause 52.32;
- Remove, destroy or lop native vegetation including dead vegetation, pursuant to Clauses 42.01-2 (ESO5) and Clause 52.17;
- Creation and/or alteration of access to a road in a Road Zone, Category 1, pursuant to Clause 52.29.

Baw Baw Shire LGA

The following components are proposed within the Baw Baw Shire LGA:

- one (1) wind turbine
- access tracks (both upgrades to existing tracks and new tracks);

- underground cabling between turbines
- one permanent anemometer; and
- 0.083 of hectares native vegetation clearance.

Refer to Figure 3.

Planning permission is required under the Baw Baw Planning Scheme for the following:

- Use of a Wind Energy Facility pursuant to Clause 35.07-1 (FZ);
- Buildings and works pursuant to Clause 35.07-4 (FZ);
- Use and development of a Wind Energy Facility pursuant to Clause 52.32; and
- Remove, destroy or lop native vegetation, including dead vegetation pursuant to Clause 44.01-3 (EMO) and Clause 52.17.

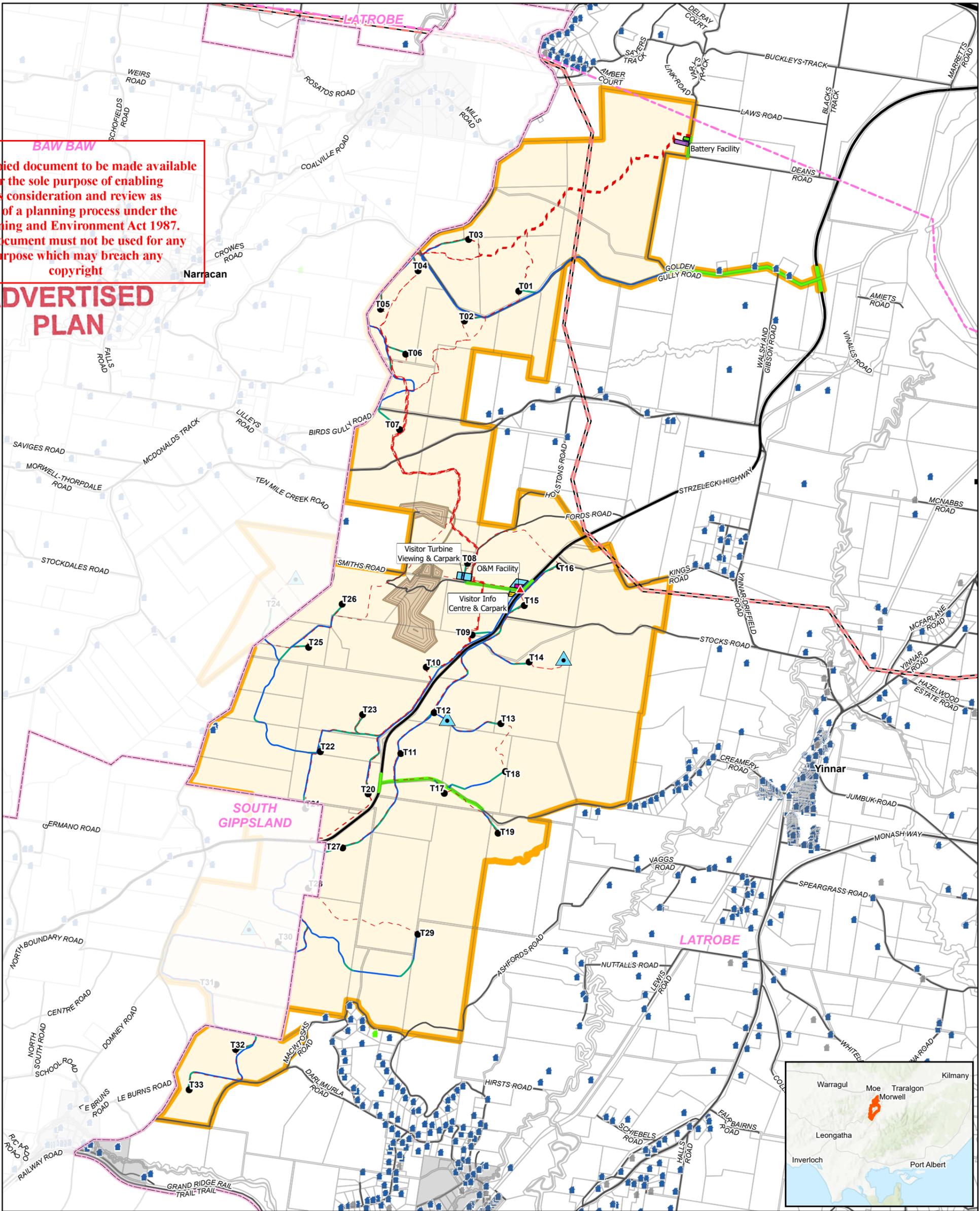
**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

FIGURE 1 PROPOSED SITE PLAN (LATROBE CITY)

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

ADVERTISED PLAN

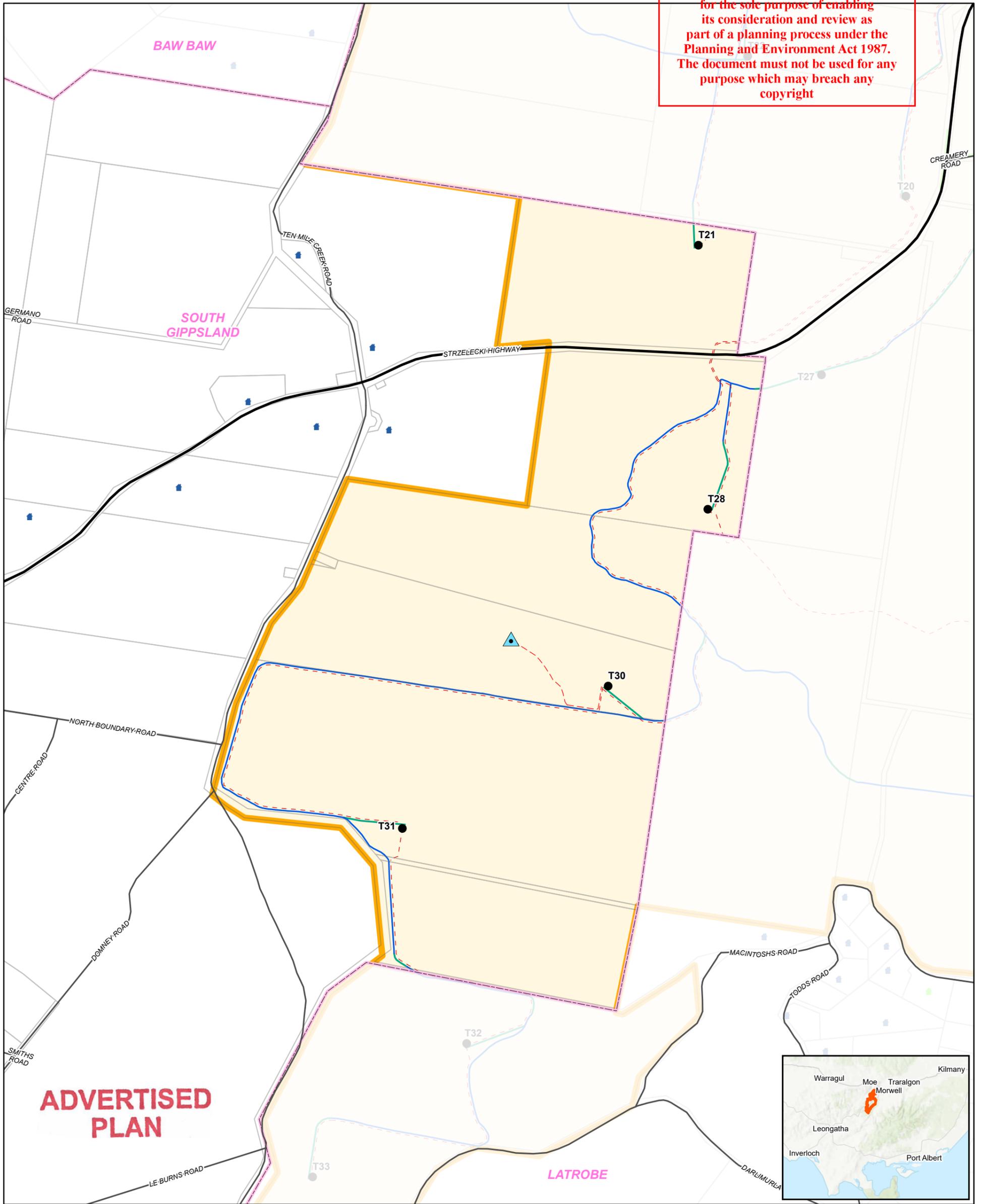


LEGEND			
WEF Project Boundary	Public Roads for Access Upgrade	Built-Up Area	LGA Boundary
Wind Turbine	O&M Facility	Dwelling	Existing 220kV Powerline
Met Mast	Visitor Info Centre & Carpark	Unconfirmed Dwelling	Existing 500kV Powerline
Business identification signage location	Visitor Turbine Viewing & Carpark	Nominated Future Dwelling	Major Road
Underground Electrical Reticulation	Battery Facility	Existing Quarry Lease Area	Minor Road
New Access Track	Construction Compound / Batch Plant	Cadastral Boundary	
Existing Access Track	Construction Compound		

PROJECT	
Delburn Wind Farm	
Site Layout - Latrobe City LGA	
DATE: 28/04/2021	PRODUCED: A.Curtis
SCALE: 1:50,000 @ A3	CHECKED: I.Mackey
STATUS: Draft	APPROVED: P.Marriott
DRAWING No. DWF_OVR_36-04B-v3-5-A3 Site Plan LGA	REV: v3.5

FIGURE 2 PROPOSED SITE PLAN (SOUTH GIPPSLAND SHIRE)

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



ADVERTISED PLAN



Disclaimer: OSMI Australia Pty Ltd makes no warranty in relation to the accuracy, reliability, completeness or suitability of the data and does not accept liability for any loss, damage or costs, including consequential damage, in relation to any use of the data in this map.

© OSMI Australia Pty Ltd

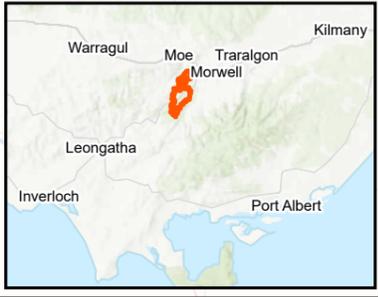
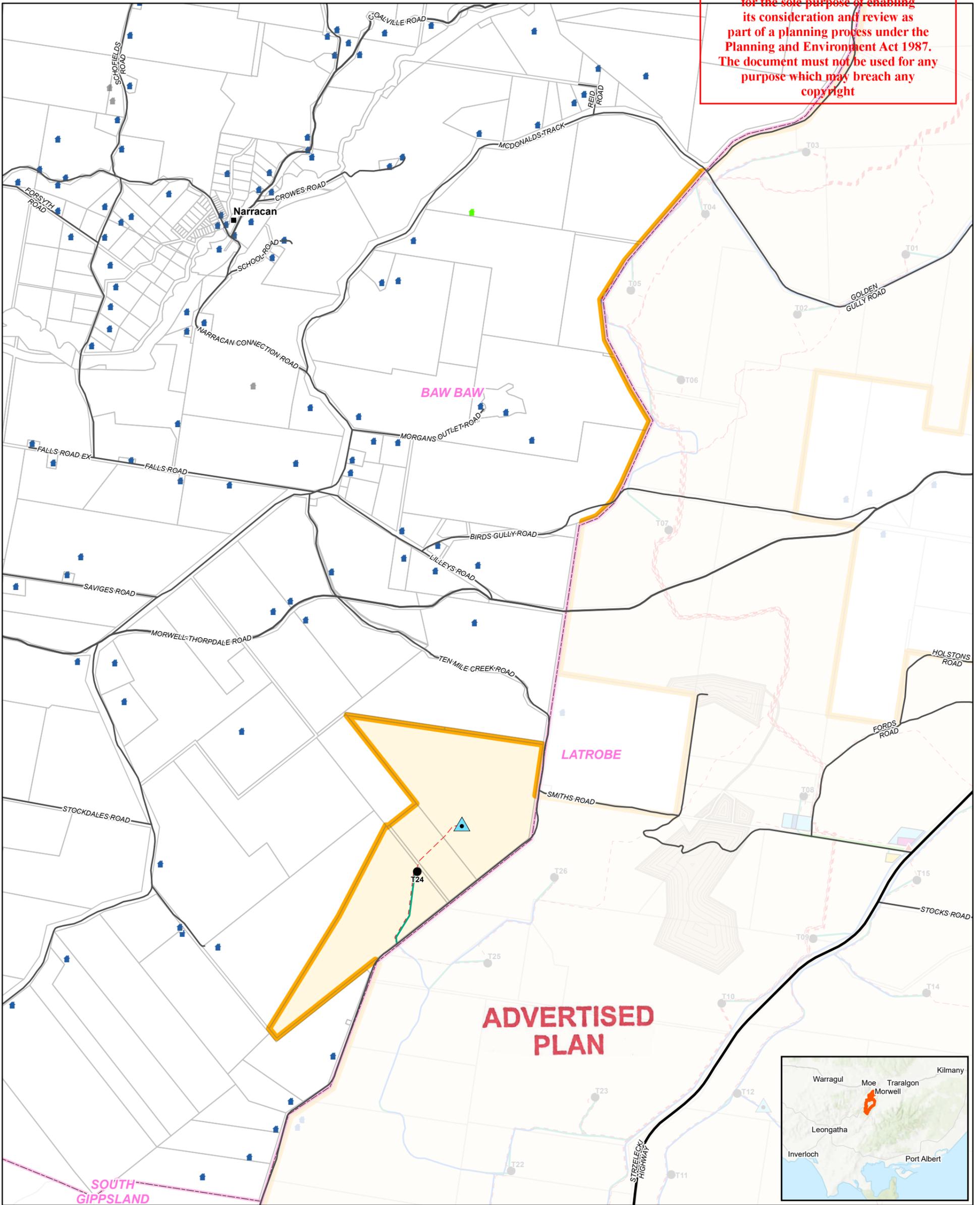
LEGEND

- WEF Project Boundary
- Wind Turbine
- ▲ Met Mast
- ▲ Business identification signage location
- - - Underground Electrical Reticulation
- New Access Track
- Existing Access Track
- Public Roads for Access Upgrade
- O&M Facility
- Visitor Info Centre & Carpark
- Visitor Turbine Viewing & Carpark
- Battery Facility
- Construction Compound / Batch Plant
- Construction Compound
- Existing Quarry Lease Area
- Cadastral Boundary
- Built-Up Area
- LGA Boundary
- Dwelling
- Unconfirmed Dwelling
- Nominated Future Dwelling
- Existing 220kV Powerline
- Existing 500kV Powerline
- Major Road
- Minor Road

PROJECT		Delburn Wind Farm	
TITLE			
Site Layout - South Gippsland LGA			
DATE	28/04/2021	PRODUCED	A.Curtis
SCALE	1:50,000 @ A3	CHECKED	I.Mackey
STATUS	Draft	APPROVED	P.Marriott
DRAWING No.		REV	
DWF_OVR_36-04B-v3-5-A3 Site Plan LGA		v3.5	

FIGURE 3 PROPOSED SITE PLAN (BAW BAW SHIRE)

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



LEGEND			
WEF Project Boundary	Public Roads for Access Upgrade	Built-Up Area	Existing 220kV Powerline
Wind Turbine	O&M Facility	LGA Boundary	Existing 500kV Powerline
Met Mast	Visitor Info Centre & Carpark	Dwelling	Major Road
Business identification signage location	Visitor Turbine Viewing & Carpark	Unconfirmed Dwelling	Minor Road
Underground Electrical Reticulation	Battery Facility	Nominated Future Dwelling	
New Access Track	Construction Compound / Batch Plant	Existing 220kV Powerline	
Existing Access Track	Construction Compound	Existing 500kV Powerline	
	Existing Quarry Lease Area		
	Cadastral Boundary		

PROJECT		Delburn Wind Farm	
TITLE			
Site Layout - Baw Baw Shire LGA			
DATE	28/04/2021	PRODUCED	A.Curtis
SCALE	1:50,000 @ A3	CHECKED	I.Mackey
STATUS	Draft	APPROVED	P.Marriott
DRAWING No.		REV	
DWF_OVR_36-04B-v3-5-A3 Site Plan LGA		v3.5	