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Our Ref: 21637_HAPL-RCD_Planning Permit Application_Tarrone_Response to RFI

14 December 2021

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Dear [REDACTED]

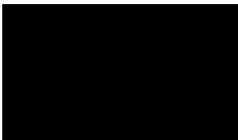
RE: Application for Planning Permit PA2000877 – Tarrone Terminal Station Augmentation – Request for S.50 Amendment and Response to Request for Further Information

Umwelt acts on behalf of Ryan Corner Development Pty Ltd and Hawkesdale Asset Pty Ltd, both of which are subsidiaries of Global Power Generation Australia Pty Ltd, in relation to the above matter.

By way of background, on 26 August 2021, Umwelt submitted a planning permit application to the Minister for Planning (care of the Department of Environment, Land, Water and Planning (DELWP)) for buildings and works to occur at the existing Tarrone Terminal Station located on Lot 2 on Plan of Subdivision 218923A (subject site). The works are proposed to accommodate the connection of two approved wind energy facilities to the electricity grid, being Ryan Corner Wind Farm and Hawkesdale Wind Farm.

On 23 September 2021, DELWP issued a request for further information (RFI) requiring:

1. An amendment to the application form to include all permit triggers
2. An update to the planning report to reflect all permit triggers
3. Updated plans to show the layout and details of the proposed facility (in addition to other requests for clarification)
4. Clarification around whether the planning permit application seeks to create an easement on title
5. Clarification around whether the equipment that is eventually installed might be louder than the noise levels provided by Ausnet Services, and the resulting impacts on neighbouring dwellings.



This submission provides a response to the RFI and requests an amendment to the planning permit application in accordance with S.50 of the *Planning and Environment Act 1987* (the Act). The amendment to the application requests planning approval for the use of a utility installation and for the removal of native vegetation (in addition to approval for buildings and works originally sought). We confirm that the landowners of the subject site have been notified of the amendment to the planning permit application.

This submission is accompanied by:

- An updated planning permit application form reflecting all permit triggers and requesting approval for the use of a utility installation, buildings and works, and the removal of native vegetation.
- An updated planning permit assessment report:
 - reflecting the request for approval for the use of a utility installation, buildings and works, and the removal of native vegetation;
 - incorporating additional information requested by DELWP in their RFI, particularly site context maps now provided at Appendix 2, updated development plans provided at Appendix 3, drainage plans provided at Appendix 4;
 - including an updated Flora and Fauna Assessment provided at Appendix 5;

1.0 Amended application form to include all permit triggers

It appears the application includes the Use of a Utility Installation. The application should be amended to include this unless it can be demonstrated that the proposed use meets the conditions to be a section 1 use under the SUZ6.

The proposed use of utility installation is a Section 2 use under the SUZ6. The application form and the planning assessment report have been amended to reflect the associated planning permit trigger and a request for approval for the use of land for a utility installation.

2.0 Updated planning report

Updated planning report to reflect the inclusion of Use of land for a Utility Installation if required as per point 1.

As above.

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3.0 Updated plans

The RFI includes a request to update the plans to show the layout and details of the proposed facility and to include additional information on the plans. A response to each request is provided in Table 1 below.

Table 1 Response to request for update to plans

Request	Response
A scale provided on all plans	Provided in Appendix 2 (Context of Proposed Works) and Appendix 3 (Proposed Development Plans) of the planning assessment report.
The location of easements on title shown	Provided in Appendix 2 (Context of Proposed Works).
An additional site plan showing how the balance of the lot is used and developed. This should include lot boundaries and formal identifier information.	Provided in Appendix 2 (Context of Proposed Works).
The location of existing native vegetation to be retained.	Provided in Figure 2 of the Flora and Fauna Assessment (Appendix 5 of the planning assessment report). This figure clearly shows the native vegetation to be removed. Any native vegetation not marked to be removed, will be retained.
The location of sections shown on all plan-view drawings.	The Proposed Development Plans (Appendix 3 of the planning assessment report) have been updated accordingly.
The location of the retention pond/drainage features mentioned in the submitted planning report.	A retention pond is no longer required and has been removed from the list of proposed works included in Section 4.0 of the planning assessment report. A drainage plan is provided in Appendix 4 of the planning assessment report.
Setbacks of all proposed infrastructure from title boundaries, neighbouring property boundaries, and any other significant features.	Provided in Appendix 2 (Context of Proposed Works).

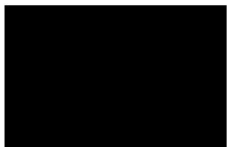
4.0 Proposed 132kV easement

The planning report states that the proposal includes a “132 kv easement”. Clarification is sought as to whether the planning permit application also seeks to create an easement on title. If so, the application will need to be amended accordingly, and include a proposed new title plan showing this easement, in addition to showing the proposed easement on development plans.

The proposal has been amended to no longer include a 132 kv easement as it is not relevant to the proposed works. If an easement is required as a result of the external transmission line connecting Ryan Corner Wind Farm and Hawkesdale Wind Farm external transmission line to Tarrone Terminal Station, the appropriate approvals will be sought.

We trust this information meets with your current requirements. Please do not hesitate to contact the undersigned should you require clarification or further information.

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5.0 Noise levels

No specifications are provided in the noise modelling report regarding the equipment that has been chosen for installation. Clarification is sought as to whether the equipment that is eventually installed might be louder than the noise levels provided by Ausnet Services, and the resulting impacts on neighbouring dwellings.

The noise assessment considers a 420 MVA power transformer which is what will be installed on site and specifies in Table 5 the sound power data and in Table 6 the octave band sound power levels for noise modelling. AusNet has confirmed that the 420 MVA power transformer to be installed on site is designed to meet a maximum A-weighted sound power level (LWA) of 96 dB. This is within the 98 dBA assumed in the noise assessment. AusNet have confirmed that this maximum value will be verified before leaving the factory during Factory Acceptance Testing. If it does not comply, the transformer will be rejected until it meets the required noise specifications.

In addition, an adjustment of +2 dB was applied in the noise assessment to the predicted noise levels to account for the potential tonal characteristics of transformer noise. The predicted noise levels are low and expected to be comparable to or less than background noise levels, subsequently reducing the likelihood of tonality being an audible characteristic at receivers. The inclusion of the +2 dB adjustment for tonality in the prediction is therefore conservative.

Therefore, the outcomes of the noise assessment and the predicted noise emissions at neighbouring dwellings specified in Table 7 of the noise assessment are conservative.

Section 6.5.2 of the planning assessment report has been updated with the above information and further clarification.

Yours sincerely



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