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12 September 2025

Kerry Greenfield
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Department of Transport and Planning

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Dear Kerry

RE: APPLICATION FOR PLANNING PERMIT PA2503812 JOEL FOREST ROAD JOEL JOEL VIC 3384

I refer to your Request for Information (RFI) issued on 11 August 2025 following a preliminary assessment of the Watta Wella Renewable Energy Project (the Project) planning permit application (PPA).

RES and Umwelt have reviewed the RFI and updated the Planning Permit Application (PPA) and associated documentation to address the matters raised. To assist the Minister for Planning in their consideration of the PPA, **Table 1.1** below provides guidance to DTP on how the PPA and associated Planning Assessment Report has been updated to respond to the RFI and where specific information related to individual matters within the RFI can be found. In particular, a Map Book has now been prepared to collate the figures and plans illustrating the Project infrastructure and its relationship to planning and land use features including dwellings and native vegetation in the surrounds which are discussed in the Planning Assessment Report.

The updated Planning Assessment Report is provided along with appendices including the Map Book as **Appendix B** and the full Ecological Assessment report as **Appendix E** to replace the previous documents submitted.

We trust this information meets with your current requirements. Please do not hesitate to contact the undersigned on 0412 691 663 should you require clarification or further information.

Yours sincerely

Louise Hill
Environmental Planner
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Table1.1 RFI Response

RFI #	Issue Raised	Response
i)	The layout of the wind turbine generators and associated builds and works (i.e. utility installations and associated infrastructure).	Refer to Appendix B.1 of the Map Book prepared now to form Appendix B of the Planning Assessment Report to accompany the Planning Permit Application for the Project. These were previously included as figures in the Planning Assessment Report but are now collated with the Development Plans and more detailed site plans in a Map Book to accompany the PPA.
ii)	A site plan showing the following: <ul style="list-style-type: none"> o Title details of the lots comprising the subject site. o All existing easements and infrastructure (e.g. transmission lines or pipelines). o Surrounding land uses clearly labelled. o Existing vegetation on site. o Mapped areas of cultural sensitivity. o Mapped wetlands or waterways. 	Refer to Appendix B.1 and B.2 series in the map book.
iii)	GIS coordinates showing the location of each turbine and key infrastructure.	Refer to Appendix B.3 in the map book.
iv)	Distances from each turbine to the closest dwelling and to the site boundaries.	Refer to Appendix B.3 and B.5 in the map book.
v)	Location of all houses within one and two kilometres of a turbine.	Refer to Appendix B.5 in the map book.
vi)	The location and dimensions of all buildings and works.	Refer to Appendix B.1 and development plans in map book.
vii)	The location of all vegetation removal (including applicable overlays).	Refer to Appendix B.4 in the map book.
viii)	Access roads on the site.	Refer to Appendix B.7 in the map book.
ix)	Access road options and swept path diagrams that demonstrate that oversize vehicle can access the site, and the impact on roadside vegetation.	Refer to Appendix B.6A-C in the map book which shows the three main site access points with the modelled swept paths for over-sized over-mass (OSOM) deliveries during construction. Note that there is more than one swept path option shown per site entrance which will be confirmed at detailed design stage

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		when final equipment and delivery vehicle selection is made. Vegetation impacts assumed for the Ecological Assessment are shown on these plans.
x)	Measures to manage any fire risks associated with the facility or connections to the electricity grid.	Indicative fire water tanks have been included in Appendix B.1G in the map book. Fire breaks and buffer areas are built into the infrastructure footprint for the Project but we do not have any figures to specifically demonstrate this. The Bushfire Risk Assessment contains more details of the CFA requirements that have been adopted for the project.
2)	<p>An amended biodiversity report (refer to section 4.3.3 of Planning Guidelines for Development of Wind Energy Facilities, September 2023) which assesses but is not limited to:</p> <ul style="list-style-type: none"> ○ Sites of flora and fauna listed under the FFG and EPBC Acts, including significant habitat corridors, and movement corridors for fauna. ○ The Impact of the proposal on any species (including birds and bats) listed under the FFG Act or EPBC Act. 	<p>Attached to this letter is the full Ecological Assessment Report prepared by EHP (2025) which has also informed the Project’s Environment Report, this now forms Appendix E of the Planning Assessment report including details of:</p> <ul style="list-style-type: none"> ○ Sites of flora and fauna listed under the FFG and EPBC Acts, including significant habitat corridors, and movement corridors for fauna. ○ The Impact of the proposal on any species (including birds and bats) listed under the FFG Act or EPBC Act.
3)	<p>Evidence of the written consent of any owner as at the date of that application of existing dwelling located within one kilometre of a proposed turbine (measures from the centre of the tower at ground level) that forms part of a wind energy facility.</p>	<p>Not applicable. As mentioned in the planning report, no dwellings are located within one kilometre of a proposed wind turbine. The proponent has committed to ensuring all turbines are sited beyond 1 kilometre of dwellings and this will be maintained through detailed design and any micro-siting.</p>
4)	<p>The planning report amended to include an assessment against the Declared Special Water Catchment Area (please note that there is a section 55 referral pursuant to Clause 66.02-5 – Special water supply catchment area).</p>	<p>The planning report has been amended to include an assessment against the Declared Special Water Catchment Area in Section 9.1.6. The Project is located within the Wimmera System, a declared Special Water Supply Catchment Area (SWSCA) under Division 2 of Part 4 of the <i>Catchment and Land Protection Act 1994</i>. These declarations aim to protect water quality by regulating development within catchment zones. As required under Clause 66.02-5 of the Victorian Planning Provisions, any planning permit applications within the SWSCA must be referred to the relevant water corporation—Grampians Wimmera Mallee Water—as the determining referral authority. The Project is not expected to significantly alter natural water flow patterns or reduce flood storage capacity. To maintain water quality and protect surrounding ecosystems, a range of site management measures will be implemented,</p>

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		including erosion and sediment control, water-sensitive design, and compliant waterway crossings in accordance with Wimmera CMA requirements.

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