

# Application for Planning Permit - Cressy Terminal Station

Application for Subdivision

Prepared for AusNet Services

Prepared by Beca Pty Ltd

ABN: 85 004 974 341

13 April 2023



**make  
everyday  
better.**

Image Source: Westwind Energy

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**Appendix A – Proposed Subdivision Plan**

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# 1 Introduction

AusNet Services Transmission Pty Ltd (AusNet), with the consent of [REDACTED] (the landowner), seeks approval for two lot subdivision at 899 Bells Road, Barunah Park, VIC 3329 (the Site).

The subdivision is required to accommodate the Cressy Terminal Station (CRTS) associated with the approved Golden Plains Wind Farm (the Project) to be constructed by Golden Plains WF1 Pty Ltd (ACN 650 490 056) as trustee for the Golden Plains WF1 Unit Trust (ABN 78 542 431 379) (GPWF1). GPWF1 has entered into a commercial arrangement with AusNet, under which AusNet will design, construct the CRTS and the lines that will connect CRTS to the Victorian transmission network. Easements will be created for the purpose of electricity infrastructure.

The development and use of the CRTS has State and Commonwealth approval and therefore this application is restricted to the subdivision required to site the CRTS. This report provides the background to this application, assessment of the relevant clauses of the Golden Plains Planning Scheme (Planning Scheme) and supporting information.

The following table summarises the application details.

Table 1. Application Details

Item	Application Details
<b>Proposal</b>	Subdivision of land to create two lots in accordance with the approved development of the Golden Plains Wind Farm.
<b>Subject Site</b>	899 Bells Road, Barunah Park, VIC 3329 Lot 2 PS617382
<b>Zones</b>	Farming Zone
<b>Overlays</b>	Land Subject to Inundation Overlay Special Controls Overlay 2
<b>Other Layers</b>	Aboriginal Cultural Heritage Sensitivity
<b>Permit Triggers</b>	Clause 35.07-3 – a permit is required to subdivide land in the Farming Use Zone. Clause 44.04-3 – a permit is required to subdivide land subject to the LSIO.
<b>Arial (Body) Municipality</b>	Golden Plains

## 2 Background

### 2.1 State and Commonwealth Approval

The Golden Plains Wind Farm (the Project) has been approved to be constructed in Rokewood, Victoria.

The Project, and associated infrastructure, was assessed under the *Environment Effects Act 1978* (Vic) and *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act). The Victorian Minister for Planning first granted a planning permit for the Project (PA1700266) (Planning Permit) on 21 December 2018. The Planning Permit was subsequently amended several times, with the last amendment approved on 21 November 2021. EPBC Act approval was issued on 1 August 2019. The Cultural Heritage Management Plan (CHMP) was originally approved on 24 September 2018. All Project approvals are held by Golden Plains Shared Assets Pty Ltd (Shared Asset Co), a related entity of GPWF1.

This application relates to the subdivision required to site the CRTS. The development and use of the CRTS has State and Commonwealth approval.

### 2.2 Relevant Planning Permit Condition

The Planning Permit includes a condition to relocate the CRTS to avoid impacts on the nearby wetland. Specifically, condition 1 states:

*1. Before development starts, development plans must be submitted to, approved and endorsed by the responsible authority. When endorsed, the plans will form part of this permit.*

...

*e. clear delineation of the boundary for the transmission station site, which must not intrude into the boundary of the Plains Grassy Wetland Ecological Vegetation Class boundary. The boundary of the transmission site must be approved by DELWP Environment Portfolio*

This condition is also included in the Golden Plains Windfarm Incorporated Document, which is incorporated into the Scheme by the Special Controls Overlay which applies to the site.

To address this condition, the CRTS has been moved 800m to the east to:

- Provide a greater setback from Geggies Road to minimise its visibility from the road;
- Avoid impacts on a wetland located on the southern boundary of the Site; and
- Minimise effects on native vegetation.

Plans illustrating the final layout and location of the CRTS were submitted the Department of Environment, Land, Water and Planning (DELWP) (now the Department of Energy, Environment and Climate Action (DEECA)) Grampians Region for review on 1 December 2020. In response DELWP said:

*“DELWP Grampians Region is satisfied that the revised design of the CRTS will minimise the impact via disturbance to brolga breeding within the wetland, as well as to the structure of the wetland due to construction activities. Review of the plans indicate that it may achieve a better outcome than the previous design which was supported by DELWP Grampian (sic) region.”*

The amended CRTS' location was included in the application to amend the planning permit which was approved on 14 November 2021. The amended CHMP was approved on 18 January 2021.



## 3 Subject Site

### 3.1 Location

This application relates to the proposed subdivision of a property at 899 Bells Road, Barunah Park, VIC 3320 with legal description Lot 2 PS617382.

The Site is located south of the wind farm, northeast of the intersection of Ledwells and Geggies Roads. Access to the Site is via Bells Road. The general location of the Site is shown in Figure 3-1 and the current property boundaries are illustrated in Figure 3-2.

The area surrounding the Site is currently used agricultural purposes. A wetland is located on the southern boundary of the Site.

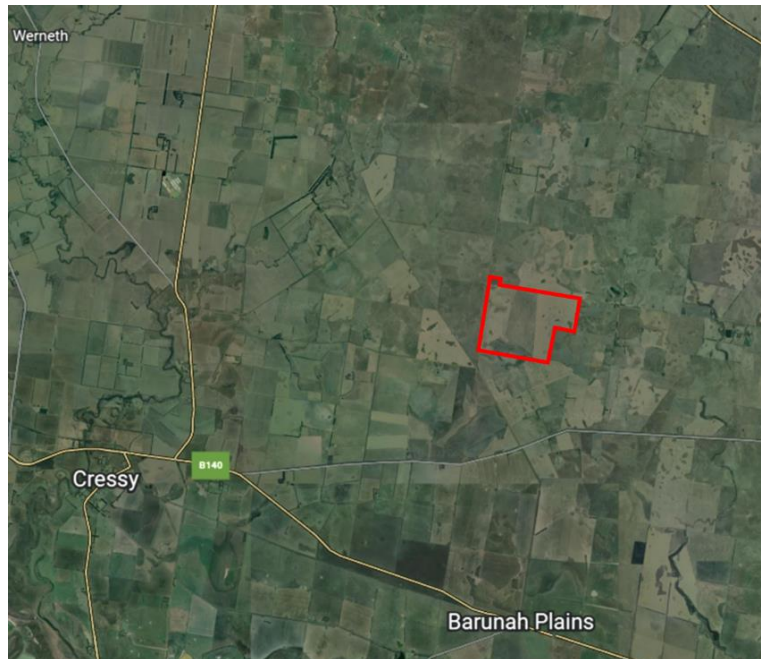


Figure 3-1 – Location of Site (NearMap, 2022)

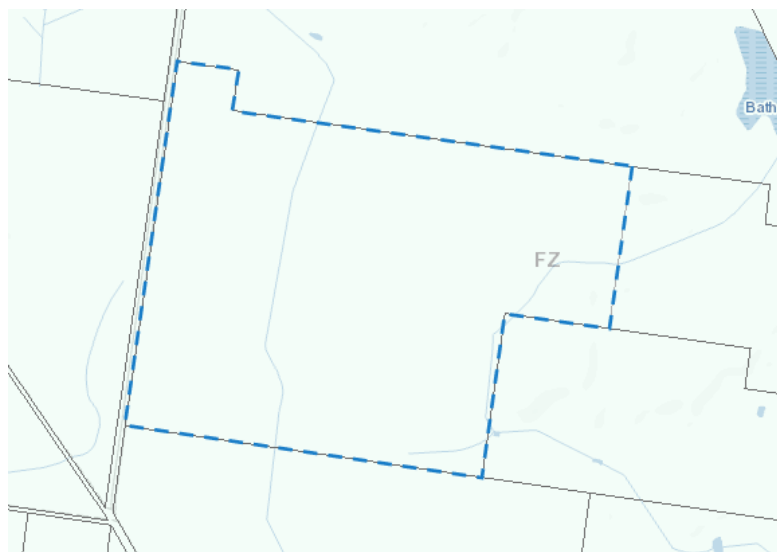


Figure 3-2 – Cadastre Boundaries (VicPlan, 2022)

### 3.2 Site Overview

The following provides an overview of key site features.

#### 3.2.1 Vegetation

The Site is largely clear of canopy trees and shrub vegetation. The Site was subject to ecological surveys as part of the Golden Plains Project EES process. As illustrated in Figure 3-3, an area of Plains Grassy Wetland (EVC 125) was recorded on the southern boundary of the Site in addition to small patches of Heavier-soils Plains Grassland (EVC 132\_61).

The Planning Permit approves the disturbance of a small area of the wetland (0.563ha) to remove two existing transmission towers (currently in the wetland) and realign the transmission line around the wetland and provide connection to the CRTS (Nature Advisory, 2021).

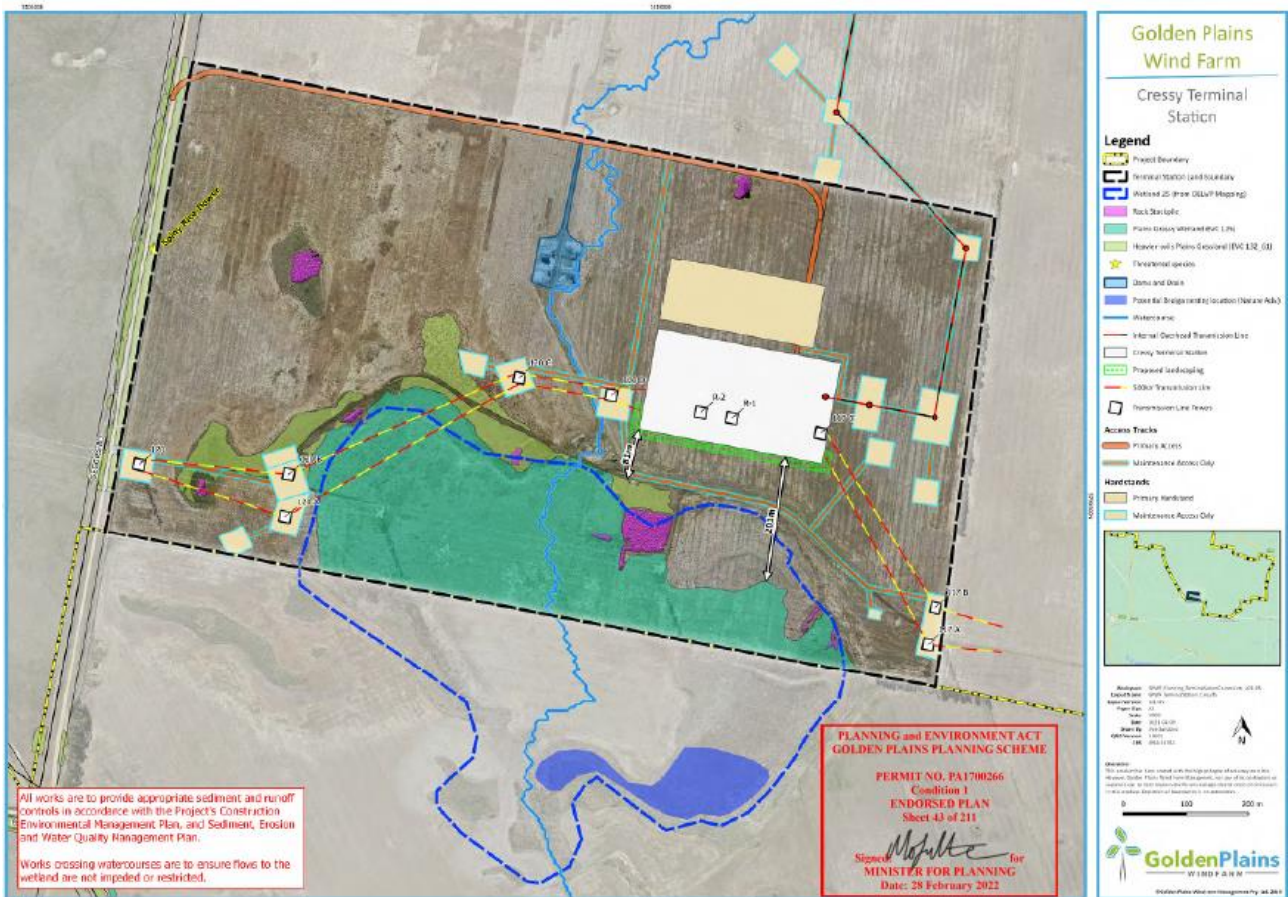


Figure 3-3 – CRTS Plan and Vegetation Mapping (Golden Plains Wind Farm, 2021)

#### 3.2.2 Surface Water and Flooding Risks

The Surface Water Desktop Assessment (Jacobs, 2017) prepared for the EES indicates that 100-year Average Recurrence Interval (ARI) flood event mapping occurs over the extent of the wetland (see Figure 5-1), however the remainder of the Site falls outside 100-year ARI flood mapping.

This is consistent with the Surface Water Impact Assessment (Water Technology, 2020) prepared for the purpose of the Planning Permit amendment application which found that the CRTS was not at risk from a 100-year ARI flood event.

### 3.2.3 Cultural Heritage

The Planning Scheme's maps indicate that an area of Aboriginal Cultural Heritage Significance is located on the southern boundary of the Site. The area of significance, shown in Figure 3-4, reflects the extent to the mapped wetland discussed at Section 3.2.2.

A CHMP was prepared and approved for the Golden Plains Project, including Project related works to occur on the Site. The proposed subdivision would take place in accordance with the terms of the CHMP, including the documented accidental discovery protocol.

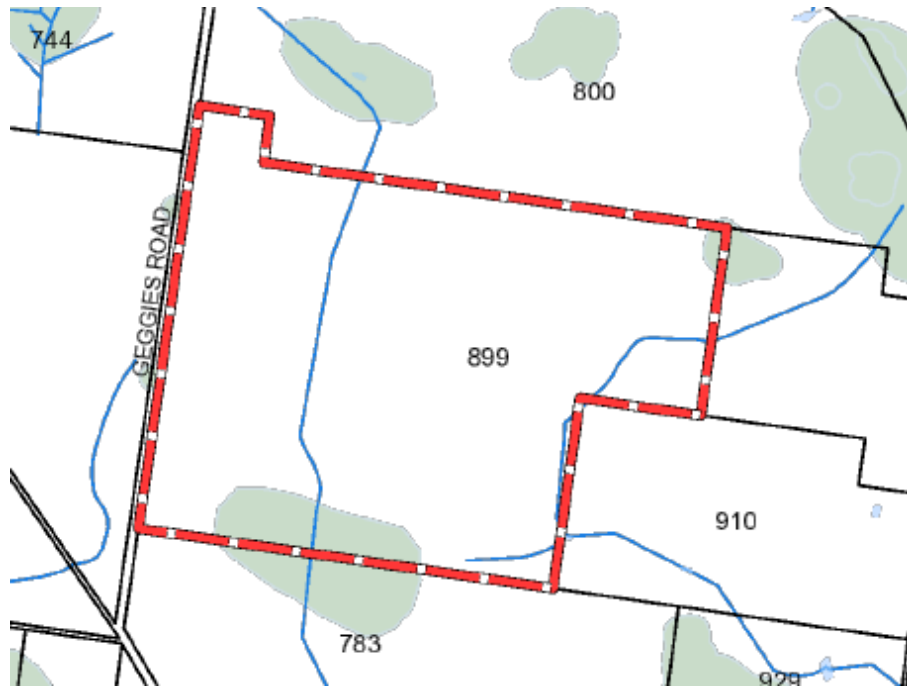


Figure 3-4 – Areas of Aboriginal Cultural Heritage Significance (shown in green) (VicPlan, 2022)







Figure 4-2. Proposed Subdivision.

## 5 Planning Assessment

### 5.1 Land Use Definition

The proposed subdivision resulting in the in the creation of Lots 1 and 2 are associated with the construction and operation of a “utility installation” as defined by Clause 73.03 of the Planning Scheme:

*‘To transmit, distribute or store power’.*

In accordance with the “*Policy and planning guidelines for development of wind energy facilities in Victoria*” (DELWP, 2021) the CRTS is a “utility installation” and not a “wind facility” because the CRTS provides a connection to the electricity grid.

### 5.2 Planning Context

The Site is in the Farming Zone (FZ) and is subject to the:

- Land Subject to Inundation Overlay (LSIO) (Figure 5);
- Specific Controls Overlay 2 (SCO2); and
- Is identified as an area of Aboriginal Cultural Heritage Significance (Figure 4).

#### 5.2.1 Farming Zone

A permit is required to subdivide land in the FZ.

The new lot, Lot 1, would be 100ha. The parent lot, Lot 2, would be 334.1 ha.

In accordance with the schedule to clause 35.07 of the Planning Scheme a subdivision permit can be granted where the size of the new lot is 100ha or greater.

As the size of Lot 1 would be 100ha the permit can be granted without the need for any of the applicable exemptions.

#### 5.2.2 Land Subject to Inundation Overlay

In accordance with Clause 44.04-3 a permit is required to subdivide land subject to the LSIO. The extent of the mapped LSIO reflects the extent of the wetland located on the southern boundary (see Figure 5-1). The permitted CTRS is to be located to the north of the LSIO.

The Surface Water Desktop Assessment (Jacobs, 2017) prepared for the EES indicates that 100-year Average Recurrence Interval (ARI) flood event mapping occurs over the extent of the wetland (see Figure 5-1), however the remainder of the Site falls outside 100-year ARI flood mapping.

This is consistent with the Surface Water Impact Assessment (Water Technology, 2020) prepared for the purpose of the Planning Permit amendment application which found that the CRTS was not at risk from a 100-year ARI flood event.

As discussed, no buildings or structures would be located in the wetland area, although temporary disturbance of the wetland is required to remove two existing transmission towers currently located in the wetland. Such works are approved by virtue of the Project’s approvals received to date.



Figure 5-1 – Land Subject to Inundation Overlay (LSIO)

### 5.2.3 Special Controls Overlay 2

The SCO2 incorporated the Golden Plains Windfarm Incorporated Document into the Planning Scheme. The Incorporated Document includes development conditions for the wind farm which are consistent with the approved planning permit. This proposal is consistent with the conditions of the permit and Incorporated Document, as further assessed in section 5.3.

### 5.2.4 Areas of Aboriginal Cultural Significance

As discussed at Section 3.2.3, the wetland is also mapped as an area of Aboriginal Cultural Significance.

A CHMP has been approved for the Project, including the CRTS, and therefore a CHMP is not required for the proposed subdivision. This proposed subdivision will not impede the implementation of the CHMP and would satisfy all relevant conditions of the CHMP.

## 5.3 Relevant conditions of Planning Permit

As discussed in Section 2.2, Condition 1(e) of the Planning Permit (and Incorporated Document) requires the movement of the CRTS to avoid impacts on the wetland located on the southern boundary of the Site. This change has occurred and was granted planning permission by virtue of the Planning Permit amendment.

Other conditions of the Planning Permit (and Incorporated Document) that relate to the CRTS and associated infrastructure are set out in full in Appendix B can be summarised as follows:

- Conditions 11 and 12: Onsite Landscaping Plans must be prepared and submitted to the responsible authority for endorsement and the plans implemented to the satisfaction of the responsible authority. The plans must address potential impacts on native vegetation and Brolga habitat in the wetland located on the southern boundary of the Site.
- Noise Management – Conditions related to noise management which apply to the CRTS are as follows:
  - Conditions 16 and 17: Noise generated from the operation of the CRTS must always comply with noise levels for noise sensitive areas unless there is an agreement with the relevant landowner to waive compliance for meeting the relevant noise levels.
  - Condition 18: A Pre-construction Noise Assessment must be prepared and submitted to DELWP for endorsement.
  - Conditions 23 to 24: An Operating Acoustic Compliance Assessment must be prepared and submitted to the responsible authority within 6 months of ancillary infrastructure first operating (including the

CRTS). The purpose of the assessment is to demonstrate compliance with condition 16. The compliance assessment must be provided to the responsible authority on an annual basis until the last turbine is operating.

- Conditions 64 and 68: The Construction Environmental Management Plan (CEMP) must include a Sediment, Erosion and Water Quality Management Plan which, amongst other things, must detail sediment control measures to treat and manage runoff from the CRTS during construction and operation of the facility.

This proposed subdivision would not affect Shared Asset Co, GPWF1 or AusNet’s ability to comply with the conditions of the Planning Permit.

## 5.4 Decision Guidelines

Table 2. Assessment of Decision Guidelines

Decision Guideline	Assessment
<b>Clause 35.07-6 Farming Zone</b>	
<b>General Issues</b>	
The Municipal Planning Strategy and the Planning Policy Framework.	<p>The proposed subdivision is consistent with the Municipal Planning Strategy and Planning Policy Framework, namely:</p> <ul style="list-style-type: none"> <li>• The objective of clause 14.01-1S, “to protect the state’s agricultural base by preserving productive farmland”.</li> <li>• The objective of clause 19.01-1S, “to support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.”</li> </ul> <p>The subdivision proposes to create one 100ha lot (Lot 1) to site the CRTS and ancillary infrastructure, while allowing the majority of the site to continue its use for agricultural purposes.</p> <p>The proposed subdivision is also consistent with Clause 19.01-1S in that it facilitates the construction of a renewable energy facility while still minimising the loss of agricultural land.</p> <p>The subdivision does not change the approved Project.</p>
Any Regional Catchment Strategy and associated plan applying to the land.	The Corangamite Regional Catchment Strategy applies to the Site. The subdivision is consistent with the Strategy as it ensures that the majority of the Site (Lot 2) continues to be used for agricultural purposes.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The Planning Permit was issued after consideration of the use and development of the Project (including CRTS) and associated impacts.
How the use or development relates to sustainable land management.	No onsite effluent disposal is approved or proposed.



Decision Guideline	Assessment
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses	
How the use and development makes use of existing infrastructure and services.	
<b>Agricultural issues and the impacts from non-agricultural uses</b>	
Whether the use or development will support and enhance agricultural production.	The use and development of the Site for the purpose of the CRTS is permitted under the Planning Permit.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	This subdivision seeks to minimise the area of land removed from agricultural production by creating a smaller lot to facilitate the construction and operation of the CRTS and access to it. The remainder of the Site will continue to be used for agricultural purposes.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	
The capacity of the site to sustain the agricultural use	
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	
Any integrated land management plan prepared for the site.	Not applicable
<b>Accommodation issues</b>	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	Not applicable
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.	The use of the Site is for an approved utility installation not a dwelling.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	
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.	
<b>Environmental Issues</b>	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	Any potential impacts on soil and water quality, associated with the CRTS, is permitted by the Planning Permit
	Conditions 64 and 65 of the Planning Permit (see Section 5.3) provides that the Shared Asset Co & GPWF1 must prepare a Sediment, Erosion and Water Quality Management Plan, which, among other things, includes details of the sediment control measures to be treat and manage runoff from the

Decision Guideline	Assessment
	CRTS during construction and operation of the development. The subdivision would not impede the implementation the of these conditions.
The impact of the use or development on the flora and fauna on the site and its surrounds.	Any potential impacts on biodiversity, associated with the CRTS, is permitted under the Planning Permit.
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.	Conditions 11 and 12 of the Planning Permit provide that before development can start, onsite landscaping plans for the CRTS must be submitted to, approved and endorsed by the responsibility authority. These plans must address potential impacts on vegetation associated with the wetland. The size of Lot 1 is sufficient to accommodate landscaping and planting and therefore the subdivision will not impede the implementation of these conditions.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	Not applicable. No onsite effluent disposal is permitted or proposed.
<b>Design and Siting Issues</b>	
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.	The location, size, bulk and scale of the CRTS is permitted under the Planning Permit.
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.	
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.	
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	
Whether the use and development will require traffic management measures.	
<b>Clause 44.04-8 Land Subject to Inundation Overlay</b>	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed subdivision is consistent with the Municipal Planning Strategy and Planning Policy Framework, namely: <ul style="list-style-type: none"> <li>Objectives of Clause 13.03-1S that seek to assist the protection of Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.</li> </ul>

Decision Guideline	Assessment
	<ul style="list-style-type: none"> <li>The Golden Plains floodplain management policy (Clause 13.03L) which discourages subdivision that would increase risk to life and property from flooding.</li> </ul> <p>The subdivision will not increase risk to life and property and flooding as the location of the CRTS and all other infrastructure on the Site is fixed by virtue of the Planning Permit. If additional infrastructure is proposed for the Site, it will be subject to a new and separate planning application process.</p>
Any local floodplain development plan.	<p>Not applicable</p> <p>No local flood plain development plans apply to the Site.</p>
Any comments from the relevant floodplain management authority.	<p>Not applicable</p> <p>The CRTS is not located in a modelled floodplain.</p>
<p>The existing use and development of the land.</p> <p>Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay</p> <p>Alternative design or flood proofing responses.</p> <p>The susceptibility of the development to flooding and flood damage.</p> <p>The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.</p> <p>The potential flood risk to life, health and safety associated with the development</p>	<p>The development and use associated with the CRTS is permitted under the Planning Permit.</p> <p>The proposed subdivision will not increase flooding risks.</p>
The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.	<p>The development and use of the CRTS and any potential impacts on the nearby wetland is permitted under the Planning Permit.</p> <p>Conditions 11 and 12 of the Planning Permit provide that before development can start, onsite landscaping plans for the transmission station must be submitted to, approved and endorsed by the responsibility authority. These plans must address potential impacts on vegetation associated with the wetland.</p> <p>Conditions 64 and 65 of the Planning Permit (see Section 5.3) provides that Shared Asset Co / GPWF1 must prepare a Sediment, Erosion and Water Quality Management Plan, which, among other things, includes details of the sediment control measures to be treat and manage runoff from the terminal station during construction and operation of the development.</p>



Decision Guideline	Assessment
	The proposed subdivision will have no bearing on Shared Asset Co / GPWF1 ability to satisfy the aforementioned conditions.
<b>Clause 65.02 Approval of an Application to Subdivide Land</b>	
The suitability of the land for subdivision.	The CRTS is permitted under the Planning Permit.
The existing use and possible future development of the land and nearby land.	The purpose of this subdivision application is to create the tenure needed to site the CRTS and protect the wetland, while allowing the remainder of the Site to be used for agricultural purposes.
The availability of subdivided land in the locality, and the need for the creation of further lots.	
The effect of development on the use or development of other land which has a common means of drainage.	The use and development of CRTS, including potential effects of development with common drainage has been considered as part of the assessment process associated with Planning Permit.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The location of the CRTS, the access road, and transmission lines are permitted under the Planning Permit. The proposed subdivision is proposed to facilitate the construction and operation of the CRTS, and ancillary infrastructure, and allowing the remainder of the Site (334.1ha) to be used for agricultural purposes.
The density of the proposed development.	
The area and dimensions of each lot in the subdivision.	
The layout of roads having regard to their function and relationship to existing roads.	
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	The location of the access road is permitted by the Planning Permit.  The subdivision will not affect traffic or pedestrian movement.
The provision and location of reserves for public open space and other community facilities.	
The staging of the subdivision.	
The design and siting of buildings having regard to safety and the risk of spread of fire.	
The provision of off-street parking.	The design and siting of the CRTS and associated infrastructure is permitted under the Planning Permit.
The provision and location of common property.	Not applicable. No common property or body corporate applies to the subdivision application.
The functions of any body corporate.	
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.	All utility connections to the CRTS are permitted under the Planning Permit.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot.	
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	All potential effects on native vegetation, including the wetland, are permitted by the Planning Permit. Notwithstanding, the layout of Lot 1 is designed to cover the extent of the wetland. Post subdivision, Lot 1 will be purchased by GPWFM which has committed to remove the existing transmission

Decision Guideline	Assessment
	<p>towers from the wetland and remediate any disturbance caused by the removal of the towers. No other works are proposed or permitted to occur in the wetland.</p>
<p>The impact the development will have on the current and future development and operation of the transport system.</p>	<p>All traffic associated with the construction and operation of the CRTS is permitted under the Planning Permit.</p>



## 6 Conclusion

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This application relates to a two-lot subdivision at 899 Bells Road, Barunah Park, VIC 3329. The subdivision is required to create the necessary tenure to locate the CRTS and associated infrastructure, in addition to protecting the wetland located on the boundary of the Site which is a commitment made by Shared Asset Co / GPWF1. The land use and construction of the CRTS, and associated impacts, has State and Commonwealth approval and therefore the scope of this application is restricted to the subdivision.

In summary the lots to be created are as follows:

- Lot 1 – to be owned by GPWFM for the purpose of a utility installation; and
- Lot 2 – to remain in the ownership of the current landowner.

The assessment of this proposal against the relevant decision guidelines (see Section 5.4), demonstrates that this Proposal is consistent with the Golden Plains Planning Scheme and that it is appropriate for a planning permit for subdivision to be granted.

## 7 References

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Department of Environment, Land, Water & Planning (2021) “Policy and planning guidelines for development of wind energy facilities in Victoria” dated November 2021.

Golden Plains Wind Farm (2021), “Golden Plains Wind Farm - Cressy Terminal Station” Development Plan dated 9 April 2021.

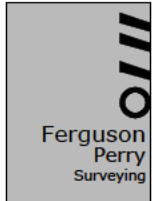
Jacobs Pty Ltd (2017) “Desktop Surface Water Assessment” prepared for Golden Plains Wind Farm dated 26 May 2017.

Nature Advisory (2021) “Biodiversity Assessment for Permit Amendments 215 WTG Layout”, prepared for Golden Plains Wind Farm dated March 2021.

Water Technology (2020) “Surface Water Impact Assessment” prepared for Golden Plains Wind Farm dated 25 November 2020.

# A

Appendix A – Proposed Subdivision Plan

<h1>PLAN OF SUBDIVISION</h1>		EDITION 1	<h1>PS843530S</h1>		
<b>LOCATION OF LAND</b>  PARISH: POORNEET TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 122 (PART) CROWN PORTION: _____ TITLE REFERENCE: VOL.11062 FOL.062  LAST PLAN REFERENCE: PS617382T (LOT 2) POSTAL ADDRESS: 899 BELLS ROAD, BARUNAH PARK 3329 (at time of subdivision)  MGA CO-ORDINATES: E: 741860                      ZONE: 54 (of approx centre of land                      N: 5791050                      GDA 2020 in plan)		<h2>NOTATIONS</h2>			
<b>VESTING OF ROADS AND/OR RESERVES</b>					
IDENTIFIER	COUNCIL/BODY/PERSON				
Nil.	Nil.				
<b>NOTATIONS</b>		<h2>NOTATIONS</h2>			
DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN					
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No.  This survey has been connected to permanent marks No(s). YARIMA 2, 25 POORNEET 3, 15 & 24  In Proclaimed Survey Area No. _____					
<b>EASEMENT INFORMATION</b>					
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	TRANSMISSION OF ELECTRICITY	40	THIS PLAN	AUSNET TRANSMISSION GROUP	
E-2 & E-3	WATER SUPPLY AND DRAINAGE	10.06	C/E. No.C735024	SEEC735024	
E-3 & E-4	TRANSMISSION OF ELECTRICITY	60	C/G. Vol.9560 Fol.899	S.E.C.V.	
E-5	WATER SUPPLY AND DRAINAGE	10.06	C/E. No.C735023	SEEC735023	
Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3400 ABN 76126 194 483  T (03) 5382 2023 F (03) 5381 1544 E admin@fergusonperry.com.au  A member of Alexander Symonds Group + Property + Land Development + + Construction + Mining + + Spatial Information Management +		 <b>SURVEYORS</b> FILE REF: <b>H006619</b>	DRAWN BY: T.H. 05-11-20  <b>DONALD JAMES PERRY    VERSION 1</b>	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2





# B

Appendix B – Existing Permit Conditions

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## Appendix B – Existing Permit Conditions

### On-Site Landscaping Plans

11. *Before development starts, landscaping plans for the transmission station and each collector station must be submitted to, approved and endorsed by the responsible authority. All plans must specify the type of landscaping, timing of planting, height of plants at maturity and maintenance program.*  
*The plan for the transmission station must:*
  - a. *be prepared in consultation with DELWP Environment Portfolio*
  - b. *address potential impacts on remnant native vegetation and Brolga habitat in the wetland adjacent to the transmission station site.*
12. *The endorsed On-site Landscaping Plans must be implemented to the satisfaction of the responsible authority, and must not be altered or modified without the written consent of the responsible authority.*

### Sediment Management

64. *The Construction Environmental Management Plan must include a Sediment, Erosion and Water Quality Management Plan that addresses the requirements of the SEPP (Waters of Victoria), SEPP (Groundwaters of Victoria), EPA Publication 275: Construction Techniques for Sediment Pollution Control and EPA Publication 480: Environmental Guidelines for Major Construction Sites. The Sediment, Erosion and Water Quality Management Plan must be developed in consultation with the Corangamite CMA and DELWP Environment Portfolio, and approved by the responsible authority before development starts.*
68. *The Sediment, Erosion and Water Quality Management Plan must contain:*
  - a. *details of sediment and erosion control measures to be implemented prior to commencing ground disturbance works and throughout construction*
  - b. *details of the sediment control measures to treat and manage runoff from the terminal station during construction and operation of the development*
  - c. *a monitoring program (including, as a minimum, visual monitoring during construction activities) and monitoring of sediment management measures developed under condition 65(b)*
  - d. *a complaint investigation and response plan.*

### Noise Management

For the purpose of these conditions “ancillary infrastructure” means the terminal station and collector station.

#### Ancillary Infrastructure Performance Requirements

16. *Subject to condition 17, noise from ancillary infrastructure associated with the wind energy facility must comply with the noise levels for noise sensitive areas in accordance with NIRV at all times.*
17. *The limits specified in condition 16 do not apply if an agreement has been entered into with the owner of a noise sensitive area which waives compliance with condition 16. Evidence of the agreement must be provided to the satisfaction of the responsible authority upon request, and be in a form that applies to the land upon which the noise sensitive area is located for the life of the wind energy facility.*

### Compliance assessment

#### Pre-construction Noise Assessment

18. *Before development starts, a Pre-construction Noise Assessment based on the final turbine layout and turbine model to be installed and the detailed design of the ancillary infrastructure must be submitted to, approved and endorsed by the responsible authority. The endorsed Pre-Construction Noise Assessment must be placed on the project website as soon as practicable.*  
*The Pre-construction Noise Assessment must:*
  - a. *be prepared in accordance with the Standard and NIRV, and must demonstrate to the satisfaction of the responsible authority that the facility will comply with the performance requirements specified in conditions 13 and 16*

- b. *include the collection of background noise monitoring data points over a 6-week period, or at least 4,032 valid data points (whichever is lesser) for each representative site, analysis by 24 hour and night (10 pm to 7 am) only period, and for each time sector analysis for each 45 degree wind rose direction*
- c. *include:*
  - i. *a specific acknowledgement that the areas in and around Rokewood that are zoned Township Zone and Low Density Residential Zone are a high amenity area for the purposes of the Standard*
  - ii. *an assessment as to whether the high amenity noise limit should apply to these areas and the appropriate threshold wind speed, based on the guidance in Clause C5.3.1 of the Standard*
- d. *be accompanied by an Environmental Audit Report prepared under Part IXD, Section 53V of the Environment Protection Act 1970 from an environmental auditor appointed under Part IXD of the Environment Protection Act 1970. The report must verify that the Preconstruction Noise assessment has been conducted in accordance with the Standard and meets the requirements of this permit.*

*Operating acoustic compliance assessment*

...

- 23. *The post-construction noise assessment report, prepared in accordance with the Standard and NIRV which demonstrates whether the facility complies with the performance requirements specified in conditions 13 and 16 (including any penalty for special audible characteristics), must be submitted to the responsible authority within:*
  - a. *6 months of the first turbine operating (in respect of demonstrating compliance with condition 13); and*
  - b. *6 months of the ancillary infrastructure commencing operations (in respect of demonstrating compliance with condition 16).*

*Further post-construction noise assessment reports prepared in accordance with this condition must be submitted to the responsible authority annually from the date of the first report being submitted until the final turbine is operating.*

- 24. *Each post-construction noise assessment report must be accompanied by an environmental audit report prepared under Part IXD, Section 53V of the Environment Protection Act 1970 by an environmental auditor appointed under Part IXD of the Environment Protection Act 1970. The environmental audit report must verify that the acoustic assessment undertaken for the purpose of the post-construction noise assessment report has been conducted in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise.*