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## ADVERTISED PLAN

229 Lady Franklin Road, Barnawartha

APRIL 2022

**Wodonga Solar Farm Network Connection**  
Use and Development of Land for Utility Installation

**Prepared for**

Wodonga Solar Pty Ltd

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# 1. Introduction

This report has been prepared by Habitat Planning on behalf of Wodonga Solar Pty Ltd in support of a planning permit application for utility installation associated with the approved Wodonga Solar Farm at 229 Lady Franklin Road.

The subject land is zoned primarily across the Industrial 1 Zone (“IN1Z”) pursuant to the Wodonga Planning Scheme (“the planning scheme”). It is also subject to Design and Development Overlay (“DDO”).

A permit is required:

- Carry out works in the IN1Z (cl 33.01-4)
- Works in the Design and Development Overlay (cl. 43.02-2).

This report and accompanying information are provided in accordance with the requirements of the Planning and Environment Act 1987 and the planning scheme. It provides a detailed description of the existing site and its context, an assessment against the relevant planning policies and matters for consideration within the planning scheme and other relevant documentation. This report is also accompanied by specialist technical reports as required.

The purpose of this report is to detail the proposed development and consider the proposal against the relevant matters for consideration and demonstrate the proposal is worthy of approval by Council.

## 1.1. Background

The proposal is for a network connection to an approved renewable energy facility (solar farm)- approved by Indigo Shire Council under Planning Permit PP-18-0037, referred to as the “Wodonga Solar Farm”. Specifically, the proposed works will support this facility upon construction by enabling the connection to the nearest substation located on land addressing Baxter-Whelans Road.

## 1.2. Supporting Plans and Documentation

This application is accompanied by:

- Title information
- Proposed Plans, Prepared by Downer

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## 2. Site Analysis

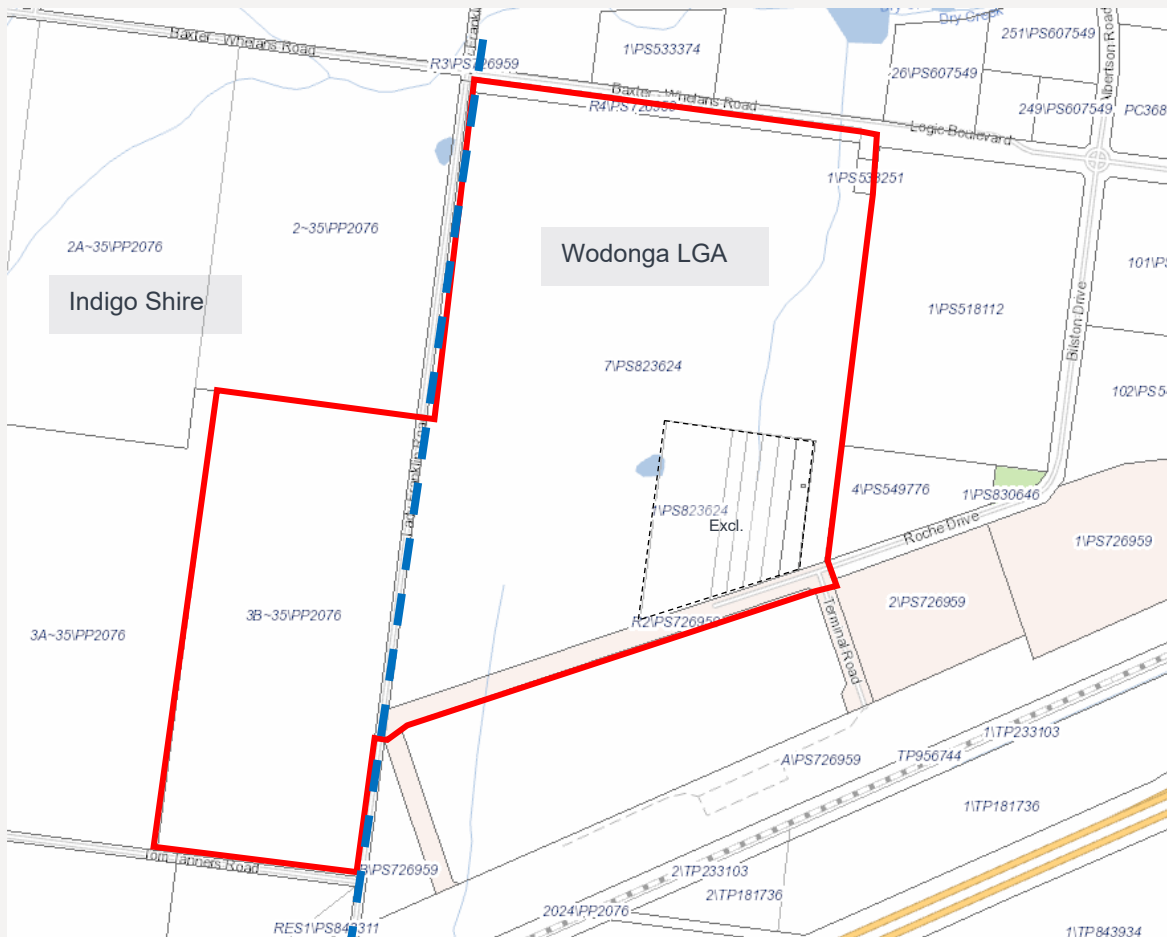
### 2.1. Site Location and Context

The subject land is located across multiple land parcels along Lady Franklin Road, Baxter-Whelens Road and Roche Drive. The parts of the site relevant to the Wodonga LGA comprise the following:

- Lot 1 in PS538251
- Lot 7 in PS823624
- Lot R4 in PS726959

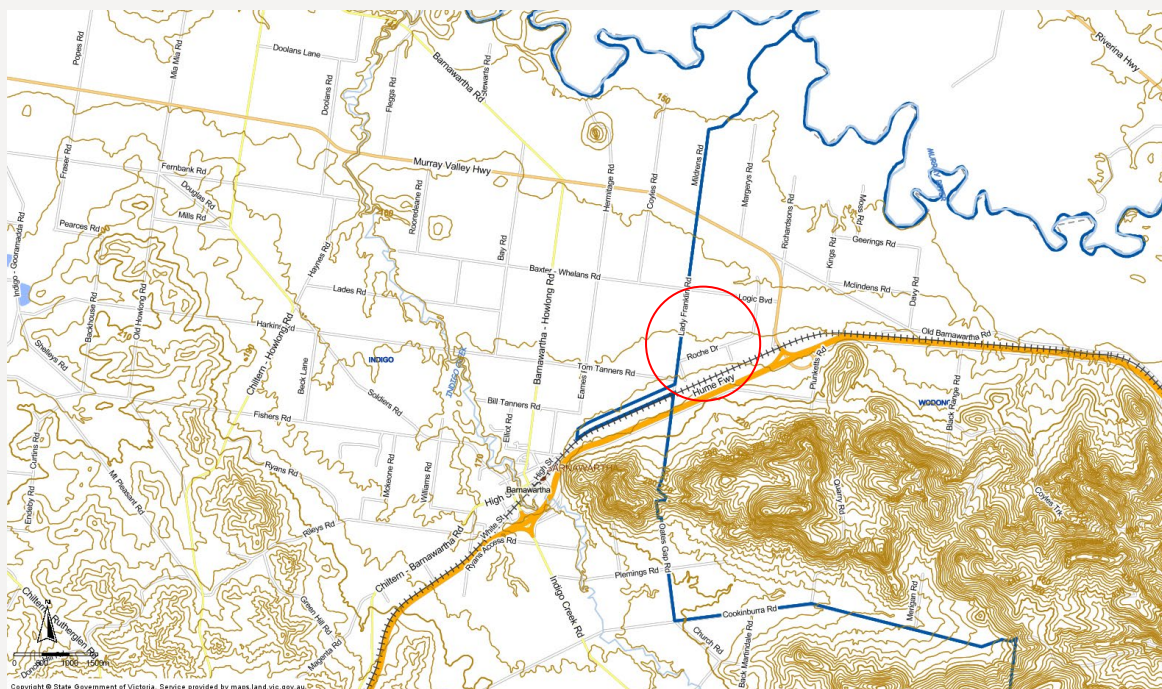
In addition, the proposed connection will cross the road reserves of Roche Drive (incl. part R2\PS726959) and Lady Franklin Road.

The site is located at the far west boundary of the Wodonga LGA in Barnawartha North.



The subject land is located approximately 2 kilometres north east of Barnawartha and 20 kilometres south west of Wodonga. It is directly adjacent to the west of the Logic Industrial Estate which is located within the City of Wodonga LGA. **Figure 1** below indicates the subject land in its regional context.

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**Figure 1 – Location plan indicating the subject land (shown with red) in context to broader region.**

## 2.2. Site description

The subject land predominantly exists as large vacant parcels of former rural land, which has historically been used for rural grazing and pasture production. The land is presently used only for small scale grazing, with no other land uses or occupation observed. Part of the site comprises the lot described as R2 in PS 726959, which forms part of the Roche Drive road reserve.

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Figure 2 – Aerial view of site (Nearmap, February 2022)

## 2.3. Existing Conditions

Remnant native vegetation has been predominantly cleared from the subject land for earlier agricultural uses. Only scattered trees remain on the property, along with several linear planted patches of River Red Gum and Red Ironbark species which appear to have been established as windbreaks or divisions between former paddocks. Roadside overstorey vegetation is noted Lady Franklin Road, which will be impacted by the crossover works.

Topography of the land is flat with no significant features. A very minor downslope towards the adjacent rail corridor is noted. Mount Lady Franklin is located to the south of the subject land, beyond the rail and freeway corridors, and presents a significant landform feature in the surrounding context.

Access to the site is available to the site from the adjoining roadways, including from Roche Drive and Lady Franklin Road.

Established infrastructure extends through the site, including around the alignment of the proposed utility infrastructure. These include an existing 66kV and 22kV power line that traverses along the site's eastern boundary, and a high-pressure gas main that traverses along the northern boundary of the Roche Drive road reserve. It is noted that this gas main is protected by an easement that runs through the property.

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## 2.4. Surrounding Development

Rural properties are located to the north and north west and west of the subject land, and comprise larger lots with scattered dwellings. The properties exhibit similar conditions to the subject land, being predominantly cleared and flat rural lands.

Land to the south is the Sydney–Melbourne railway corridor and the Hume Freeway corridor, with rural land further beyond. The landform in this location slopes up towards the Mount Lady Franklin ridgeline.

The Logic Industrial Estate precinct is located to the east of the subject land, although existing development is approximately. A rail freight centre is located to the south of the land, with Roche Road being extended further through the site.

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# 3. Description of Proposal

## 3.1. Overview

The proposed works seek to install utility infrastructure to connect the substation associated with the approved Wodonga Solar Farm to the main substation to the immediate northeast of the subject land. In total, the connection works will result in approximately 1.8 kilometres of overhead infrastructure.

The proposed works are summarised as follow:

- Connection of new single circuit 66kV power line from the north of the main power station
- Installation of new 66kV power line mounted under the new 66kV power pole structures
- Construction of new power poles and lines to extend connection across Roche Drive and along the road reserve corridor.
- Extension of new line and poles across Lady Franklin Road, into the Wodonga Solar Farm site, and connection to approved substation

A detailed description of the proposed works is provided below



**Figure 3 – Proposed Layout (overall)**

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Figure 4 – Proposed Layout (Wodonga alignment)

### 3.2. Utility infrastructure installation

The proposal includes the construction of a new single circuit 66kV power line that will connect to the existing main substation at the north.

The proposal includes the provision of new poles and 66kV powerline. This alignment will continue to the south from the new pole, crossing the Roche Drive road reserve. The new line and poles will then be extended along the southern boundary of the road reserve within an existing easement. This alignment will extend over Lady Franklin Road into the Wodonga Solar Farm site, and link to the approved solar farm substation. At this road crossover, the alignment will divert to the north of a patch of native trees, to avoid the loss of native vegetation.

### 3.3. Vegetation Protection

The proposed works are suitably setback from existing vegetation. Notwithstanding, the applicant proposes to erect protective fencing as required to protect the trees at the Lady Franklin Road crossing. This fencing is proposed to be erected prior to the commencement of any works and will extend around the trees at a minimum distance of 12 x diameter at a height of 1.3 metres.

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## 4. Statutory Planning Framework

### 4.1. Planning Policy Framework

This section responds to the relevant components of the Planning Policy Framework (“PPF”). The PPF seeks to develop the objectives for planning in Victoria and sets out the environmental, social and economic factors in the interests of community benefit and sustainable development. It is noted that the local provisions of the former Wodonga Local Planning Policy Framework has been integrated into the PPF for the Wodonga Planning Scheme, and is addressed as relevant.

The following clauses from the PPF are relevant to this application:

- Clause 12.01-2S (Native vegetation management) seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The proposed alignment has been chosen to prioritise the avoidance of native vegetation, avoiding impacts on native vegetation.
- Clause 17.01-1S (Diversified economy) seeks to strengthen and diversify the economy. The proposal is in accordance with the intention of this clause as it seeks to support a new solar facility that will contribute to a sustainable energy supply to service the area, and provide employment to workers within the industry, supporting local jobs. In addition, the works are for utility infrastructure only and will not adversely impact the supply of industrial land for future development.
- Clause 17.03-1S (Industrial land supply) seeks to ensure availability of land for industry and is relevant to the proposal as it is on industrial-zoned land. The relevant strategy of this clause is to avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use. The proposed infrastructure has been designed to align within existing and future road reserves, which has not impacted or will impact the future development of the industrial land.
- Clause 17.03-1L (Logic Wodonga) applies to land within the Logic Wodonga Boundary Plan, which includes the subject site. This clause generally works to prevent the encroachment of sensitive uses by discouraging the establishment of residential or rural living activities within one kilometre of Logic Wodonga. The proposed network connection is not a sensitive use and will therefore not impact the operation of the Logic area.
- Clause 19.01-1S (Energy supply) seeks to facilitate appropriate development of energy supply infrastructure. The proposal directly relates to the provision of infrastructure that will connect an approved solar facility to the grid, without of which will not be able to supply energy to the population.
- Clause 19.01-2S (Renewable energy) which seeks to promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met. The proposal aims to support an approved renewable energy facility and aligns with the strategy to “develop appropriate infrastructure to meet community demand for energy services”.

### 4.2. Zone

The subject site is predominantly located within the Industrial 1 Zone (“IN1 Zone”) associated with the Wodonga Planning Scheme. The objectives of this zone are as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

The proposed works are for the installation of utility infrastructure, which aligns with these objectives as it will be located along boundaries of the site and road reserve and will not reduce the availability of land for future industrial development.

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**Figure 5 – Zoning map**

### 4.2.1. Use

The proposed works relate to the construction of an overhead power line alignment, which is defined as ‘utility infrastructure’. In both zones to which the subject land applies, utility infrastructure is a ‘Section 2 – Permit required’ use under the table of uses and a permit is required for the proposed use.

### 4.2.2. Buildings and works

Pursuant to Clause 33.01-4 of the Wodonga Planning Scheme, a planning permit is also required to construct a building or construct or carry out works for a permit required use. The proposed buildings and works do not qualify under any exemptions and a planning permit is required.

### 4.2.3. Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate the decision guidelines of the zones. The decision guidelines considered against this proposal in Table 4 below.

**Table 1 – Considerations of the decision guidelines of the relevant**

Decision Guidelines	Response
---------------------	----------

**IN1Z**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

The MSS and PPF are addressed in **Section 4.1** of this report.

There are no known natural or cultural values on or near the land. The land is also disturbed through historic farming use and is not anticipated to contain such values.

The remaining decision guidelines relate to the suitability and appearance of the development and its appearance. The proposal is for the installation of an overhead powerline alignment and does not substantially affect the visual appearance or character of the surrounds.

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**4.3. Overlays**

**4.3.1. Design and Development Overlay**

The purpose the Design and Development Overlay (“DDO”) is to identify areas which are affected by specific requirements relating to the design and built form of new development. A permit is required to construct a building or construct or carry out works in the DDO pursuant to clause 43.02-2.

The site is located within land affected by Schedule 3 to the DDO (“DDO3”) of the Wodonga Planning Scheme which relates to the “National Distribution Centre – Wodonga”.

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Figure 6 – Extract of the DDO map

The design objectives for the National Distribution Centre – Wodonga are as follows:

- To implement design and development guidelines for the National Distribution Centre - Wodonga and to clarify the preferred subdivision layout, design, landscaping siting and traffic management requirements.
- To provide a distinctive, attractive and high quality ‘park’ environment for the National Distribution Centre - Wodonga as a freight distribution and employment node of State significance.
- To provide a Service Centre site for businesses and a range of other uses that will serve the needs of the Centre workforce.
- To provide for a flexible lot design layout with a basis of larger lots, providing further subdivision potential (if required) for the accommodation a diverse variety of business and user requirements.
- To encourage greater use of rail freight facilities by providing a lot design layout that encourages direct rail access to private land within the National Distribution Centre.
- To ensure the sensitive siting of large industrial buildings, general buildings, storage areas and car parking in a manner that is subservient to the prevailing landscape.
- To ensure that developments on individual allotments of land, whilst allowing for individuality in building design and accommodation of differing user requirements, are integrated with the image of the total environment.
- To reinforce the regional role and State significance of the site by accepting the scale and built form of potential distribution centre buildings.

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- To utilise landscaping to effect the softening of impact of large industrial buildings on the landscape.
- To provide for safe and efficient vehicular and pedestrian access and circulation through the site.
- To preserve and enhance the environmental attributes of the development site, in particular water courses, remnant vegetation, roadside vegetation.
- Establish a strong ecologically sustainable development theme in landscape design, building siting and design, use of materials and in the service and waste management.

These objectives generally relate to new buildings or subdivisions. However, the proposed utility infrastructure installation generally aligns with these, as the development aims to align with existing and proposed future road reserves which ensures no future development on vacant parcels will be impacted. The proposed overhead powerlines also have low visual impact as similar overhead infrastructure exists and the works will not introduce anything out of character with the surrounds.

Clause 43.02-6 sets out the relevant decision guidelines. Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, these decision guidelines. A response to the decision guidelines of the DDO is presented in the following table.

**Table 2 – Considerations of the decision guidelines of the DDO of the Indigo Planning Scheme**

Decision Guidelines	Response
<b>General</b>	
<ul style="list-style-type: none"> <li>• The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> </ul>	<p><b>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</b></p> <p>Addressed in <b>Section 4.1</b> of this report.</p>
<ul style="list-style-type: none"> <li>• The design objectives of the relevant schedule to this overlay.</li> </ul>	Considered in this section above.
<ul style="list-style-type: none"> <li>• The provisions of any relevant policies and urban design guidelines.</li> </ul>	The proposed utility infrastructure is not impacted by any urban design guidelines or policies relevant to the area.
<ul style="list-style-type: none"> <li>• Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.</li> </ul>	Works are for overhead utility infrastructure only.
<ul style="list-style-type: none"> <li>• Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.</li> </ul>	As above.
<ul style="list-style-type: none"> <li>• Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of</li> </ul>	As above.



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adjacent buildings, the streetscape or the area.	
<ul style="list-style-type: none"> <li>The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking</li> </ul>	As above.
<ul style="list-style-type: none"> <li>Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.</li> </ul>	As above.
<ul style="list-style-type: none"> <li>Any other matters specified in a schedule to this overlay.</li> </ul>	Addressed below.

### Matters in Schedule of the DDO

<ul style="list-style-type: none"> <li>Applications for development must be in accordance with the <i>National Distribution Centre – Wodonga, Urban Design and Development Guidelines and National Distribution Centre – Wodonga, Development Plan</i> or any other development or subdivision plan that has been approved for the area.</li> </ul>	<p>The proposal is for overhead infrastructure only and is designed to align with existing and proposed road reserves, as to not impact future development in accordance with this document.</p> <div style="border: 2px solid red; padding: 5px; color: red; text-align: center;"> <p><b>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</b></p> </div>
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#### 4.4. Particular Provisions

There are no particular provisions identified that apply to the proposed works. As such, no further consideration of the provisions of Clause 50 is required.

#### 4.5. General Provisions

##### 4.5.1. Decision guidelines (Clause 65)

Before deciding on an application or approval of a plan, the responsible authority must consider a number of decision guidelines. Table 5 below provides an assessment of the proposal against the relevant general decision guidelines at clause 65.01 - Approval of an application or plan.

**Table 3 – Response to decision guidelines at clause 65.01**

Decision Guidelines	Response
<ul style="list-style-type: none"> <li>The Municipal Planning Strategy and the Planning Policy Framework</li> </ul>	Addressed in <b>Section 4.1</b> of this report.
<ul style="list-style-type: none"> <li>The purpose of the zone, overlay or other provision.</li> </ul>	Addressed in <b>Section 4.2 Section 4.3</b> and <b>Section 4.4</b> of this report.

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<ul style="list-style-type: none"> <li>Any matter required to be considered in the zone, overlay or other provision.</li> </ul>	<p>Addressed in <b>Section 4.2</b>, <b>Section 4.3</b> and <b>Section 4.4</b> of this report.</p>
<ul style="list-style-type: none"> <li>The orderly planning of the area.</li> </ul>	<p>The proposal represents orderly planning as it seeks to only provide new overhead powerlines in an area where similar infrastructure is present. The site is on relatively unconstrained and flat rural land, with no significant land use conflicts.</p>
<ul style="list-style-type: none"> <li>The effect on the amenity of the area.</li> </ul>	<p>The subject land is located in a rural setting, noted to be zoned for industrial purposes. The proposal is for a utility installation, specifically for the construction of overhead powerlines only to connect existing and/or already approved substations. There are other overhead powerlines in the area, and the structures inherently do not create visual bulk or adverse impacts on the amenity of the area.</p>
<ul style="list-style-type: none"> <li>The proximity of the land to any public land.</li> </ul>	<p>There is no nearby public land in regard to the subject site.</p>
<ul style="list-style-type: none"> <li>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</li> </ul>	<p>The development will comprise relatively minor disturbance of the site for the drilling of new power poles. The scale of these works are inherently low impact and the scale of these works are unlikely to degrade or</p>
<ul style="list-style-type: none"> <li>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</li> </ul>	<p>The proposal will not modify drainage patterns and will not comprise any areas of hardstand that may increase runoff rates from the site.</p>
<ul style="list-style-type: none"> <li>The extent and character of native vegetation and the likelihood of its destruction.</li> </ul>	<p>The ground layer of the site is disturbed from historic farming of the land and the works are not likely to result in wide-scale loss of native vegetation.</p> <p>The alignment has appropriately avoided the removal of trees through diverting at the Lady Franklin Road alignment.</p>
<ul style="list-style-type: none"> <li>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</li> </ul>	<p>As above, the proposal avoids these trees. Appropriate protection measures will be implemented during construction to ensure the TPZ of these trees are not impacted.</p>
<ul style="list-style-type: none"> <li>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</li> </ul>	<p>The subject site is not identified as having any risk from flooding.</p> <p>The land is not affected by the Bushfire Management Overlay however is mapped as Bushfire Prone Land. The works are for the installation of overhead powerlines and there is no anticipated risk from their construction or operation.</p>

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## 5. Conclusion

This report has been prepared by Habitat Planning on behalf of Wodonga Solar Pty Ltd in support of a planning permit application for utility installation associated with the approved Wodonga Solar Farm at 229 Lady Franklin Road.

The proposal deserves the support of Council because:

- it complies with the standards and objectives outlined within the Wodonga Planning Scheme;
- it represents orderly planning to connect an already approved solar facility to the electrical network;
- it will have minimal environmental impact as the alignment is designed to traverse disturbed vacant land;
- it proposes to use a road reserve, to reduce potential fragmentation of developable land;
- it is designed to avoid native vegetation removal;
- it contributes to the sustainability of the LGA through supporting an alternative renewable energy source; and
- it will have a positive economic effect through providing work and contracting opportunities to local businesses

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

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## Appendix A: Title Details

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## Appendix B: Plans

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