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PROPOSED RED CLIFFS TERMINAL STATION UPGRADE WORKS PLANNING REPORT

Red Cliff Terminal Station - 718 Woomera Avenue,
Red Cliffs, Victoria, 3496

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Prepared for
AUSNET
29th July 2024

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Report Number 1

SUBMISSION DOCUMENTS

This report is to be read in conjunction with:

- Site Plans
- Certification of Title

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INTRODUCTION

This application has been prepared by Urbis Pty Ltd on behalf of the Ausnet Transmission Group Pty Ltd (Ausnet) (**the applicant**), to obtain a planning permit from the Minister of Planning for the upgrade of infrastructure at Red Cliff Terminal Station at 718 Woomera Avenue, Red Cliffs, Victoria, 3496 (**the subject site**).

The application seeks consent to conduct the proposed works at the subject site, as listed in Table 1 below.

Table 1 Summary of proposed infrastructure upgrades.

Item	Existing	Note
Transformers “B1” / “B2” (150 MVA) (Tanks and associated cooling equipment)	No	Proposed new units
Transformers “U1” / “U2” (33/49.5 MVA) (Tanks and associated cooling equipment)	No	Proposed new units
Transformer “3” (140 MVA) (Tank and associated cooling equipment)	Yes	Proposed to be upgraded
66 kV reactors (x3)	Yes	To be retained
48V Battery system cabinets (x2)	Yes	To be relocated from within existing building to outside
250V Battery system cabinets (x2)	Yes	To be relocated from within existing building to outside

Item	Existing	Note
50V Comms battery cabinet “B” (x1)	Yes	To be retained. Located outside currently
Transformers “1”/”2” (Tanks and associated cooling equipment)	Yes	(To be removed)

The locations of the key infrastructure identified as part of the proposed upgrades are shown in Figure 3.

The Minister of Planning is the responsible authority for Utility Installations used to transmit or distribute electricity as per Clause 72.01-1 of the Mildura Planning Scheme.

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MILDURA PLANNING SCHEME PLANNING SCHEME

The site is affected by the following planning controls and permissions:

CONTROLS/PROVISIONS	PERMISSIONS
Special Use Zone - Schedule 5 (Clause 37.01)	Construct a building or construct or carry out works associated

Table 2 – Applicable Controls and Permissions

ASSESSMENT SUMMARY

This report describes the subject site and surrounding context. It further details the proposed works and provides a detailed assessment against the relevant planning controls and policies outlined in the Planning Scheme.

Overall, this report demonstrates that the proposal is an acceptable and appropriate outcome for the site for the following reasons:

- The proposal is consistent with the statutory and strategic frameworks of the Mildura Planning Scheme.
- The proposal responds appropriately to its surrounding interfaces. The proposed works will be contained in the same location as the existing infrastructure and will not adversely impact the surrounding environment.
- The proposed works are important in ensuring RCTS continues providing a reliable energy supply and will provide benefits to the Victorian energy network as demand increases.

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1. SITE CONTEXT

1.1. SUBJECT SITE

Key details of the site are as follows:

CATEGORY	DESCRIPTION
Existing Conditions	The site is currently occupied by Red Cliff Terminal Station
Location	718 Woomera Avenue, Red Cliffs, Victoria, 3496
Area	The lot is 8.3425 hectares in size, with the terminal station operation comprising approximately 3.1 hectares.
Frontages	90 metres to Woomera Ave
Title	Lot 1 TP12019
Vehicle Access	Vehicle access is provided via the West of the site along Woomera Ave
Vegetation	The north-east of the site has vegetation extending from the Kings Billabong Park. Vegetation on site consists of light vegetation buffering the existing infrastructure from Woomera Ave.

Table 3 – Details of Subject Site

1.2. IMMEDIATE SURROUNDS

- To the north is Kings Billabong Park and further north is Kings Billabong free camp. The Kings Billabong area consists of multiple camping sites, and a wildlife reserve.
- To the east is Murray River, which acts as the border between Victoria and New South Wales.
- To the south is Murray Link, a converter station converting power between South Australia and Victoria from 176 Kilometres of transmission line.

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- To the west is residential properties on Woomera Avenue and Lee Street



Figure 1 Immediate Surrounds (Source: NearMap 2023)

1.3. SURROUNDING CONTEXT

The subject site is within the Mildura Rural City Council local government authority (Council) designated a Special Use Zone (SUZ5) under the Mildura Planning Scheme (MPS). The site is located approximately 13.5 Kilometres from the Mildura town centre. The subject site has frontage to Woomera Avenue and is generally bounded by the Kings Billabong Park to the north and east, the Murray River to the south, and a small area of general residential dwellings to the west. There are two adjacent industrial and commercial facilities, Murray Link and Red Cliffs pumping station, designated Special Use Zone and Public Use Zone – Service and Utility. The surrounding context is provided in figure 3 below.



Figure 2 Surrounding Context (Source: NearMap 2023)

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2. PROPOSAL

2.1. OVERVIEW OF PROPOSAL

The subject site features three existing transformers and numerous battery cabinets, the proposed works at the subject site are listed in Table 1 below.

ELEMENT	EXISTING	PROPOSAL
Transformer “3” (140 MVA) (Tank and associated cooling equipment)	Yes	To be upgraded
66 kV reactors (x3)	Yes	To be retained
48V Battery system cabinets (x2)	Yes	To be relocated from within existing building to outside
250V Battery system cabinets (x2)	Yes	To be relocated from within existing building to outside
50V Comms battery cabinet “B” (x1)	Yes	To be retained. Located outside currently
Transformers “1”/”2” (Tanks and associated cooling equipment)	Yes	(To be removed)

Table 4 – Details of Proposal



Figure 3 Proposed location of key infrastructure. (Source: Marshall Day Acoustics.)

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3. MILDURA PLANNING SCHEME PLANNING SCHEME

A detailed overview of the relevant planning controls and policies is provided in [Appendix A](#). A summary of the key controls and policies is provided below.

3.1. ZONE

The subject site is zoned Special Use Zone – Schedule 5 (SUZ5) relating to areas set aside for ‘Essential Service Utilities’. The purposes of the zone are:

- To provide for areas in private ownership to be used for the purposes of essential service utility installations.
- To ensure that the development of these facilities takes place in an orderly and proper manner and does not cause a loss of amenity to the surrounding neighbourhood.

Schedule 5 to Clause 37.01-1 states a permit is not required for the section 1 land (utility installation), the use has already been established. Clause 37.01-4 states a planning permit is required to construct a building or construct or carry out works.

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3.2. OVERLAYS

3.2.1. Environmental Significance Overlay – Schedule 1

The subject site is partially impacted by the Environmental Significance Overlay – Schedule 1 (ESO1) relating to the Murray River Corridor. None of the proposed works are impacted by the ESO1 area, but as it is within the title boundary and has existing infrastructure, consideration is required against the overlay's principles and objectives.

- The environmental objectives of the ESO1 that should be achieved include:
- To protect the environs of the Murray River recognising its importance for nature conservation, flooding, economic development, recreation and tourism. To prevent use and development of land adjoining the river from degrading water quality.
- To promote consistent planning and management along the River corridor.
- To prevent the loss of riparian flora and fauna, biodiversity, habitat and wetland environments.
- To protect the values and role of the Murray River reserves and other public land as floodplains and as buffer areas for nutrients and other pollutants.
- To restrict inappropriate use and development on land adjoining and near the River.
- To assess the use or development of land adjoining the Murray River corridor according to the capacity of the proposal to protect the environmental and landscape qualities of the River environs in accordance with sustainable development principles.
- To specifically address land degradation processes including erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salinisation and soil acidity, and adverse effects on the quality of land and water habitats.

- to ensure that buildings are sited a sufficient distance from the Murray River so as to:
- maintain and improve water quality;
- minimise hazard risk and the redistributive effect on floodwater associated with the erection of buildings on the floodplain;
- protect the scenic landscape of the riverine corridor;
- improve bank stability; and
- protect biodiversity and conserve wildlife habitat.

The proposed works are not within the ESO1 area and therefore will not result in the removal of any vegetation significant to the Murray River corridor. As all works are located outside of the ESO1, the requirement for a planning permit is not triggered. The ESO1 has no additional application requirements for development proposals.

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Figure 3 Map delineating areas of the subject site impacted by the ESO1.(Source: VicPlan)

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3.2.2. Heritage Overlay HO168

The site is impacted by Heritage Overlay (**HO168**) and as per Heritage Overlay Clause 43.01-1, a planning permit is required in the following instances:

- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.

MPS map reference HO168, refers to the “Red Cliffs Main Pumping Station” and “Crown Reserve Sec B, Red Cliffs (Map 38HO). HO168 has external paint, and solar energy system controls applicable. Condition 4 of the endorsed Murraylink Development Plan states that:

A colour scheme for all above-ground structures is to be submitted to and approved by the Responsible Authority. The colours to be used must be compatible with the surrounding environment, such as Mist Green, Rivergum, Saltbush or Beige.

The Mildura Conservation study states the description and significance of the heritage item. The Main Pumping station listing relates specifically to the building described as a “*timber framed construction with corrugated iron linings*”. The historical significance established on the subject site is described as a pump station that’s serviced the community since early settlement, as well as an early electrically powered station. As such, while there will be external paint controls applied to above-ground development at the site, we do not consider the proposed development will impact the heritage significance associated with the listing.

3.2.3. Floodway Overlay

The subject site is partially covered by a Floodway Overlay (**FO**), Clause 44.03, which is implemented to identify areas that are at frequent risk of flooding, protect development from flood hazards and subsequent damage, and to ensure that water quality and waterways are protected as natural resources by managing urban stormwater outputs. However the impacted land relates to the areas outside of the proposed development area. As such, there is no permit or application requirements triggered by the proposed development.



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3.2.4. Land Subject to Inundation Overlay and Land Subject to inundation Overlays affecting the subject site. (Source: VicPlan)

3.2.4. Land Subject to Inundation Overlay

The subject site is impacted by a Land Subject to Inundation Overlay (**LSIO**), which identifies land prone to a 1 in 100 year Annual Exceedance Probability (**AEP**) flooding event. The LSIO has similar objectives to the above FO. As shown in Figure 4 above, the proposed development is not impacted by the LSIO and, thereby, has no planning permit triggers or application requirements associated with the LSIO.

3.2.5. Environmental Audit Overlay

The proposed development is impacted by an Environmental Audit Overlay (**EAO**) to identify land that is potentially contaminated and ensure that proposed development on the site is not significantly impacted by potential contamination. As the proposed development is not considered a sensitive land use (residential, childcare, kindergarten, pre-school, primary school, children’s playground, secondary school), there are no additional application requirements which should be met for a permit application.

3.3. GENERAL AND PARTICULAR PROVISIONS

The following general and particular provisions are related to the proposal:

Clause 52.17 – Native Vegetation

Clause 52.17 aims to ensure there is no loss of biodiversity in areas as a result of the removal, destruction, or lopping of native vegetation. Clause 52.17 provides reference to ‘the Guidelines’ and establishes a three-step approach to protecting native vegetation and to manage degradation, as below:

Avoid the removal, destruction or lopping of native vegetation.

Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy, or lop native vegetation.

And to manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

However, there is no proposed removal of vegetation, and as such, a permit is not required. All proposed works are outside of any environmental mapped and vegetated area.

Bushfire Prone Area Designation

The subject site is located entirely within a Bushfire Prone Area (BPA) designation. In the BPA, a minimum construction standard applies to new buildings to minimise risk to life in the event of a bushfire, which is determined by undertaking a bushfire hazard assessment. Urbis do not consider the site’s BPA designation will have a significant impact on the planning approval process.

Clause 13.02-1S provisions an objective, strategy, and requirements to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. The use of the subject site has been established for a long time and any bushfire risk considerations have been addressed when the land use was established. Although the site is within a Bushfire Prone Area, it is not listed as a use and development needing special consideration by the planning scheme. Therefore, we consider any bushfire risk considerations to have been addressed when constructed and no further assessment is required to obtain a permit.

3.4. PLANNING POLICY FRAMEWORK (PPF)

The following Clauses off the PPF are relevant to the proposal:

Clause 11.01 – Victoria Settlement Framework aims to locate industrial uses with no off-site impacts or need for buffers in the industrial estate west of the Calder Highway.

Clause 12.01 – Protection of biodiversity aims to protect and enhance Victoria’s biodiversity.

Clause 13.05 – Noise aims to assist the management of noise effects on sensitive land uses.

Clause 15.03 – Built Environmental and Heritage

Clause 19.01 – Energy Supply acknowledges the need for energy supply and the generation of local energy to help diversify the local economy and improve sustainability outcomes.

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4. ASSESSMENT

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Areas of Aboriginal Cultural Heritage Sensitivity
2. The Planning Policy Framework
3. Statutory Assessment

Each of these matters is dealt with in turn below.

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AREAS OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY

The subject site is partially impacted by an area of Aboriginal Cultural Heritage Sensitivity which look to be associated with three separate listings. Figure 5 below shows the three separate areas, relative to the subject site. One area is signified by the red circle in the north-eastern corner of the site. The second area occupies the majority of the site's southern half, with the third area occupying the bottom portion that juts out from the boundary. Please note that this mapping is entirely approximate, and exact areas of cultural heritage sensitivity may vary on-site. Division 5 – High Impact Activities of the Aboriginal Heritage Regulations 2018 does not consider the proposed works as a 'High Impact Activity'. Given this and the fact that the works area has been highly disturbed (by mechanical excavation) it is not expected that a Cultural Heritage Management Plan would be required for the works to the terminal station.

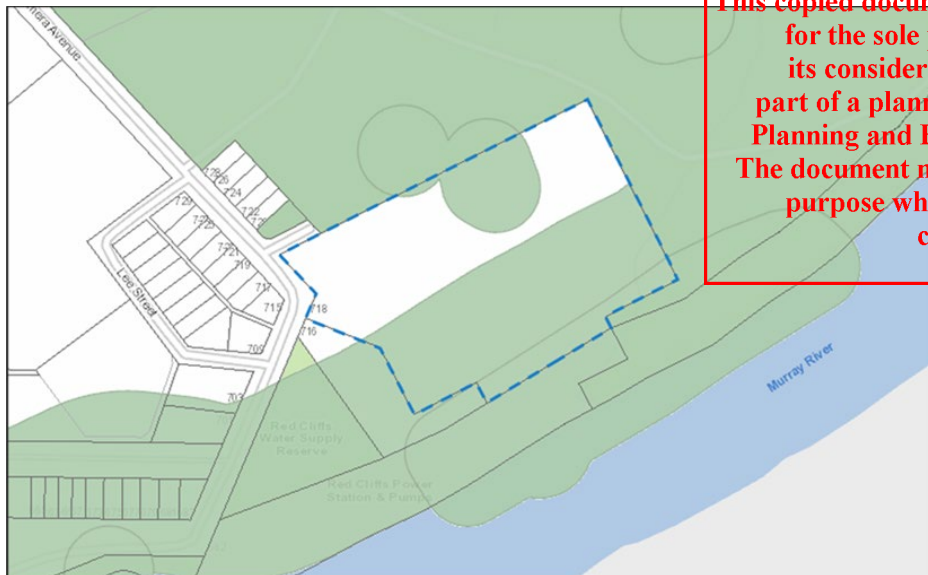


Figure 5 Map illustrating the areas of Aboriginal Cultural Heritage Sensitivity. (Source: VicPlan)

PLANNING POLICY FRAMEWORK ASSESSMENT

There is clear policy support at State and Local level to facilitate the upgrade of electricity infrastructure to ensure a reliability of energy supply including reducing impacts to consumers.

Clause 11.01 on the Victoria Settlement Framework Map, Mildura is located within close proximity of Redcliff and is designated a regional city the planning scheme aims to promote growth. The aim of this policy is to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. The proposed upgrades support the scheme's strategy to provide for growth in population and the development of facilities and services. The upgrades raise the capacity of the terminal station, which is appropriately located to serve the intended growth in the region. Mildura is highlighted as having state significance, and the scheme aims to focus investment and growth in the area that our proposal supports. Furthermore, the provisions applicable to the Redcliff Town Structure Plan Clause 11.01-1L-05 support the location of the Redcliff Terminal for industrial use with no off-site impacts or need for buffers in the industrial estate west of the Calder Highway. The land use is pre-existing and the location is consistent with the strategy.

The proposal is consistent with Clause 12.01 Protection of biodiversity as no native vegetation removal has been proposed and biodiversity will not be negatively impacted on site.

Clause 13.05 Noise aims to assist the management of noise effects on sensitive land uses. The proposal is consistent with the objectives and strategies of Clause 13.05 and has been sited and designed to replace existing infrastructure and retain the established buffers and proximity to sensitive land uses.

Marshal Day Acoustics has been engaged by AusNet to undertake an acoustic assessment of the proposed upgrades to the existing Red Cliffs Terminal Station. The input noise levels used for noise modelling of the new transformers are already significantly lower than the typical standard levels provided by AS60076-10, which is frequently used to specify guaranteed noise levels when procuring transformers.

The assessment of the building and works states the works will result in new transformers that are quieter than the existing infrastructure. The proposal includes a range of acoustic measures, such as additional transformer noise barriers, additional reactor noise barriers, full transformer enclosures, and transformer noise level tanks.

Transformer 3 contributes to most of the cumulative noise levels, and once replaced acoustic mitigation will be taken to comply with their EPA requirements for the overall site. Therefore the proposed upgrades and mitigation measures will bring the whole site's cumulative impacts to be consistent with EPA Publication 1826.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (EPA Publication 1826.4).

The proposal meets Clause 15.03 Built Environmental and Heritage objective to ensure the conservation of places of heritage significance. There are no external changes proposed to the heritage item on site and the proposed development will not impact the heritage significance associated with the listing.

Clause 19.01 Energy Supply acknowledges the need for energy supply and the generation of local energy to help diversify the local economy and improve sustainability outcomes. The proposed upgrade works are considered to be appropriate within the surrounding and will mitigate asset failure risk due to the extended time the power transformers and instrument transformed have been in service, RCTS was commissioned in the early 1960s. The proposed works will enable RCTS to continue to provide reliable energy supply meeting the States objectives in regard to Energy supply and uptake of new technologies for reliable resources and will provide benefits by maintaining reliable transmission services at RCTS to mitigate asset failure risks.

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STATUTORY ASSESSMENT

An assessment of the likely impact of the proposed development is addressed within the following subsections.

Environmental Impact

The proposed works are considered to result in no environmental impacts. The works do not affect the existing land-use or infrastructure currently occupying the site. The proposed works will be contained in the existing site boundary, and merely seek to replace infrastructure that is already existing. There will be no additional dust or waste generated by the site and no impacts to any vegetation on or off site. Therefore, it is considered that the proposal will have no impact upon the surrounding environment.

Visual Impact

Given the nature of the proposed works the existing bulk and scale of the transformer infrastructure at 718 Woomera Avenue, Red Cliffs will be unaffected. Accordingly, the proposed replacement of existing infrastructure (three existing transformers and numerous battery) with two new transformers are deemed to be unobtrusive and will not result in the creation of any significant adverse built form impacts upon the surrounding locality.

Compatibility with Surrounding Land Uses

There is a buffer to the residential properties to the west on Woomera Avenue and Lee Street. Our proposal has kept the infrastructure at the same proximity to the sensitive land uses. The park reserve to the north and industrial use to the south will be totally unaffected by the development as it occurs within existing electricity infrastructure and there will be no discernible visual change away from the boundary of the site. Therefore, the development which is essentially an upgrade within the existing infrastructure will have no impacts on surrounding land uses.

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The planning scheme applicable to the site and development is the Mildura Planning Scheme. Consistency with each of the relevant controls and overlays is discussed in Section 3 above. The proposed upgrade works will provide a more reliable network to the surrounding localities than already exists, as they will allow for the maintenance of transformers.

The Mildura Planning Scheme highlights that all proposed building developments must be connected to a reticulated electricity supply or have an alternative source of energy. This proposal responds directly to the community need for the generation, supply, and connection to a reliable energy source.

It is considered that the proposal has been appropriately located on a site that takes advantage of the existing infrastructure and provides benefits to industries and the local community, which is encouraged by the Local Planning Policy Framework. The works intend to replace and upgrade existing infrastructure, meaning no change to the visual landscape. Additionally, the proposed works appropriately respond to the community's need for utility infrastructure to ensure a reliable electricity connection.

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5. CONCLUSION

In summary, it is considered that the proposed development at 718 Woomera Avenue, Red Cliffs, Victoria, 3496 is consistent with Planning and Local Policy Framework, relevant overlays, and relevant particular provisions. In particular:

- The proposal is consistent with the statutory and strategic frameworks of the Mildura Planning Scheme Planning Scheme.
- The proposal responds to the zoning of the land and there will be no visual or land use change due to the building and works. The proposal is consistent with the relevant policies, zoning, overlays, and character of the area.
- The proposal responds appropriately to its surrounding interfaces. The proposed works will be contained in the same location as the existing infrastructure and will not adversely impact the surrounding environment.
- The proposed works at Red Cliff Substation will not significantly alter the existing format of the substation infrastructure and associated buildings and therefore will not result any additional visual amenity impacts. Offsite amenity impacts have been appropriately considered and are acceptable within the surrounding site context.

The proposed works are important in ensuring RCTS continues providing a reliable energy supply and will provide benefits to the Victorian energy network as demand increases. For the reasons outlined within this report and the accompanying documentation, it is considered that this planning permit application reflects a well-resolved permit application and warrants favourable determination.

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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WOOMERA AVE

LEE ST

WOOMERA AVE

MURRAY RIVER

New Transformer 3

Existing Reactors

Transformer to be de-commissioned and removed from site

Existing Reactors

New U1/U2 Transformers

New B1/B2 Transformers

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SUBJECT SITE

Proposed location of 250V batteries

Existing 48V battery cabinet

0 50m 100m



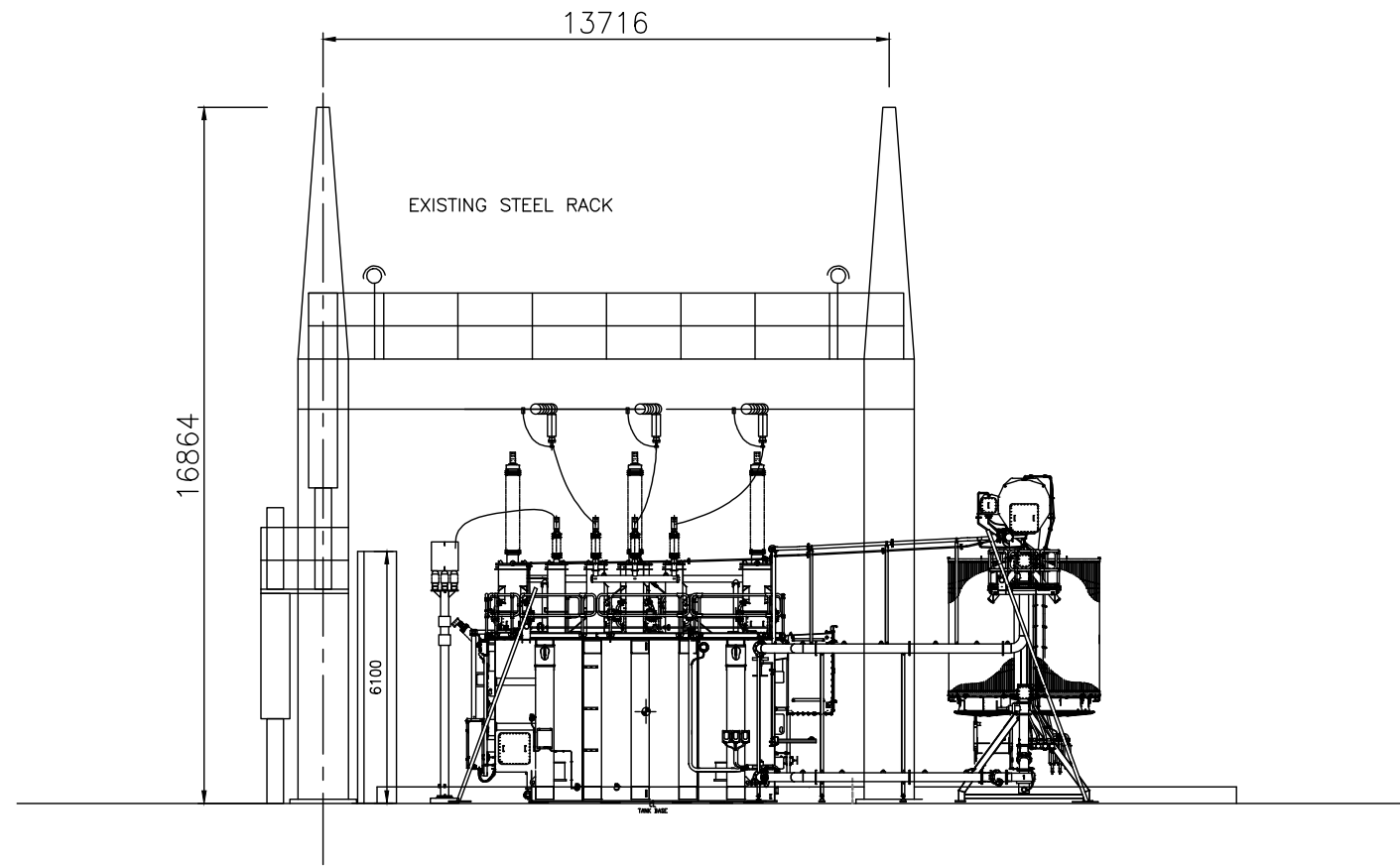
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ELEVATION PLANS

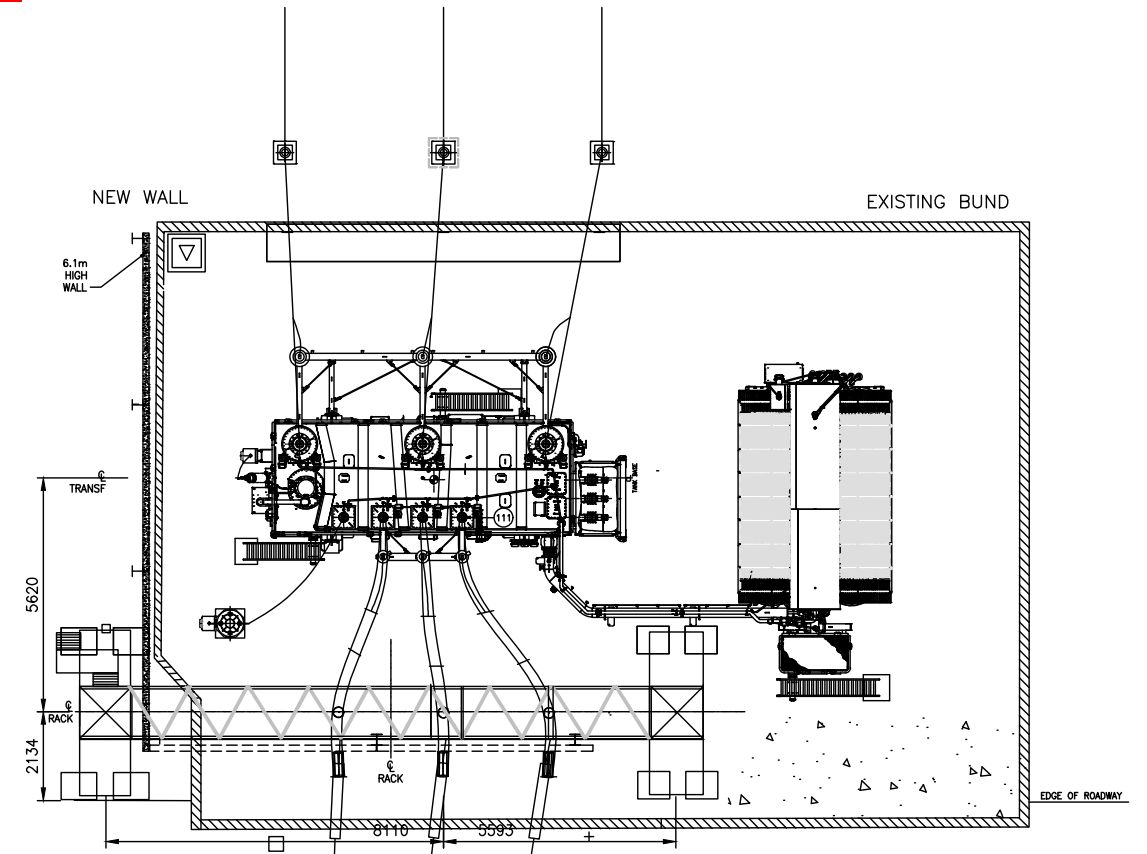
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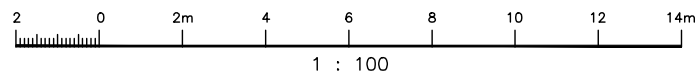
ELEVATION



PLAN

NOTES
APPLIES TO B1 AND B4 TRANSFORMERS

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PLAN**



RED CLIFFS TERMINAL STATION
TRANSFORMER REPLACEMENT ELEVATION
RTS 01/02 and 03
26-07-2024

