

Meering West Wind Farm

Planning Report

Reference: P57201

Revision: F

26 June 2026

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Document prepared by:

Aurecon Australasia Pty Ltd

ABN 54 005 139 873

Aurecon Centre
Level 8, 850 Collins Street
Docklands, Melbourne VIC 3008

PO Box 23061
Docklands VIC 8012
Australia

T +61 3 9975 3000

F +61 3 9975 3444

E melbourne@aurecongroup.com

W aurecongroup.com

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Name		Elena Goldberg		Name		Sharon Stewart	
Title		Consultant		Title		Environment and Planning Practice Leader	

Executive Summary

This planning report has been prepared by Aurecon Australasia Pty Ltd (Aurecon) on behalf of Meering West Wind Farm Pty Ltd as trustee for the Meering West Wind Farm Trust (Meering West Wind Farm) in support of a planning permit application for the development of a Wind energy facility, Utility installation and associated infrastructure (Project) under the Gannawarra and Loddon Planning Schemes.

The Project

The Project involves the establishment of a Wind energy facility and utility installation comprising the:

- construction and operation of 164 wind turbine generators
- construction and operation of a 1,000 MW / MWh Battery Energy Storage System (**BESS**)
- construction and operation of a terminal station to connect into the future VNI West.

Ancillary works such as the construction of collector, operations & maintenance facilities, access tracks, utilities, construction compounds and laydown areas are also proposed as part of the Project. The components of the Project are described at section 3.2.1

Preliminary proposed route has been identified for OD/OSOM delivery vehicles from the Port of Geelong to the Project location.

With up to 1.5 GW of wind generation and a 1,000 MWh / 500 MW battery energy storage system, the project is designed to deliver substantial volumes of low-emissions electricity while also improving system reliability by providing firming and storage capacity. Its location is strategically aligned with proposed transmission upgrades, enabling efficient integration into the Victorian and national electricity markets and supporting energy security as coal-fired generation retires.

The Project will generate significant regional employment and economic benefits, including construction jobs during the build phase, long-term operational and maintenance roles, and ongoing opportunities for local contractors and suppliers. It also provides long-term income diversification for participating farmers while allowing continued agricultural production across the site.

Project Location

The Project is located in northern Victoria, approximately 250 km north of Melbourne, and is located within the Gannawarra Shire and Loddon Shire Local Government Areas (LGAs) and spans 20,000 hectares (ha) of private agricultural land within the Shires of Gannawarra and Loddon in northern Victoria.

Planning Context

A planning permit is required for the use and development of the land for the Project.

An assessment of the Project under the Gannawarra and Loddon Planning Schemes has addressed the following planning approval requirements:

Gannawarra Planning Scheme

- Use of land for a Wind energy facility and a Utility installation (Clause 35.07-1 of the Farming Zone)
- Construct a building or construct or carry out works for a Wind energy facility and Utility Installation (Clause 35.07-4 of the Farming Zone and Clause 42.01-2 of the Environmental Significance Overlay - Schedule 4)
- Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater (Clause 35.07-4 of the Farming Zone)
- A building which is within 20m from a road that is not zoned Transport Zone 2 (TRZ2) or TRZ3 (Clause 35.07-4 of the Farming Zone)
- Use of land and to construct a building or construct or carry out works for a Wind Energy Facility (Clause 36.04-1 and Clause 36.04-2 of Transport Zone – TRZ1)

- Removal, destruction or lopping of any vegetation (Clause 42.01-2 of the Environmental Significance Overlay - Schedules 2 and 4)
- Development of land for a business identification sign within a Category 4 area (Clause 52.05 Signs)
- Removal, destruction or lopping of native vegetation (Clause 52.17, Clause 42.02-2 of the Vegetation Protection Overlay – Schedule 1)
- Creation or alteration of access to a road in Transport Zone 2 (Clause 52.29 Land Adjacent to the Principal Road Network)

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- Use and develop land for a Wind Energy Facility (Clause 52.32-2)

Loddon Planning Scheme

- Use of land for a Wind energy facility (Clause 35.07 Farming Zone)
- Construct a building or construct or carry out works for a Wind energy facility (Clause 35.07 Farming Zone)
- Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater (Clause 35.07-4 of the Farming Zone)
- A building which is within 20m from a road that is not zoned Transport Zone 2 (TRZ2) or TRZ3 (Clause 35.07-4 of the Farming Zone)
- Development of land for a business identification sign within a Category 4 area (Clause 52.05 Signs)
- Removal, destruction or lopping of native vegetation (Clause 52.17, Clause 42.02-2 of the Vegetation Protection Overlay – Schedule 1 and 2)
- Use and develop land for a Wind Energy Facility (Clause 52.32-2)

Planning Assessment & Specialists findings

The 1.5 GW Project will directly contribute to the State's vision for a clean energy future, supporting the government's goal of net zero greenhouse gas emissions by 2050 as outlined in the *Climate Change Act 2017* and *Victoria's Climate Change Strategy (2021)*, as well as the decarbonisation of Victoria's electricity sector and State's greenhouse gas emissions reduction targets. By locating in the proposed North West Renewable Energy Zone (REZ), one of seven designated REZs nominated under the *Victorian Transmission Plan 2025 (VTP)*, the Project supports the *Renewable Energy Action Plan (2017)* and the Victorian Transmission Plan.

The Project achieves the *Planning Guidelines for Development of Wind Energy Facilities (DTP, 2023)* through consideration of impacts such as visual, noise, glint and glare, aircraft safety, environment management and impacts to flora and fauna and upon Aboriginal cultural heritage and is acceptable at this location for the following key reasons:

- It is consistent with the objectives of the relevant clauses of the Gannawarra and Loddon Planning Strategies and the Planning Policy Frameworks.
- The Project is consistent with the purpose of the zones and overlays of the site and transport route.
- The Project has been sited to minimise impacts on natural features and resources, including native vegetation and ecological values. Any residual impacts will be offset where possible and otherwise managed through the implementation of management plans subject to a condition of permit.
- Requirements and obligations under the *Environmental Protection Act 2017* and *Environment Protection Regulations 2021* for noise compliance, can be achieved for the Project. Predicted wind turbine noise levels are below the applicable base noise limit of 40 dB by at least 0.4 dB at all non-host landholder receivers. The Project is not predicted to exceed the 35dB noise limit for high amenity area under the NZS 6808:2010 at the Lake Meran camping ground.
- The proposed access track and vehicle crossing onto Boort-Kerang Road are designed to ensure that the existing flow of traffic remains uninterrupted, allowing for smooth functionality throughout the construction process. The construction of two temporary on-site batching plants will significantly reduce the traffic to

and from the site, minimising impacts to surrounding public land. Traffic impacts on surrounding roads will be managed through the preparation and implementation of a Traffic Management Plan.

- Proposed wind turbines are located at least 2 km away from non-involved neighbouring dwellings. This setback, provided on a voluntary basis exceeds the requirement of a 1 km buffer as outlined by the *Planning Guidelines for Development of Wind Energy Facilities* (DTP, 2023).
- The Project will meet all design standards under the *CFA Design Guidelines and Model Requirements for Renewable Energy Facilities* (2023).
- The Project constitutes a high impact activity under the *Aboriginal Heritage Act 2006* and as a result a Cultural Heritage Management Plans is under preparation in accordance with the *Aboriginal Heritage Regulations 2018*. This should be completed by mid-2026.

The technical studies conclude that the Project is technically feasible and broadly compatible with its agricultural and environmental setting, subject to detailed conditions and ongoing regulatory approvals. Key risks relating to ecology, visual impact and grid connection are considered manageable through design refinement, mitigation measures and statutory controls.

EPBC Approval

On 7 January 2026, the Project was declared a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) due to its potential impacts on Matters of National Environmental Significance (MNES). The Project is proposed to be assessed under the Bilateral Agreement between the Commonwealth and the State of Victoria. Specifically, the assessment will occur through the planning permit application process outlined in Schedule 1, Item 2.1(f) of the Agreement.

Community Engagement

The Project involves 31 host landowners and has been co-designed in consultation with the landowners to minimise any impacts to current and future agricultural practices occurring on the land. Key design features from this process include positioning wind turbines out of pivot irrigation areas, maximising property by property access (to minimise weed spread), positioning access tracks on the edge of paddocks and to align with preferred cropping directions. Meering West Wind Farm has also invested, and will continue to invest, in the local community, aiming to help fund projects, events and local groups that benefit the quality of life and wellbeing of the community.

The area is associated with the Barapa Barapa, Wiran and Wemba Wemba peoples. The Proponent has actively engaged with representatives of these groups and engagement will continue to occur throughout the life of the Project. Engagement has also occurred with representatives of First People – State Relations (FP-SR).

Obligations under other legislation including the *Aboriginal Heritage Act 2006* and *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), will be met through the preparation of a mandatory cultural heritage management plan and a referral for the Project under the EPBC Act to assess any impacts on Matters of National Environmental Significance.

Design standards under the *CFA Design Guidelines and Model Requirements for Renewable Energy Facilities* (2023) (Design Guidelines), and any requirements and obligations under the *Environmental Protection Act 2017* and *Environment Protection Regulations 2021* for noise compliance, can be achieved for the Project.

The Project achieves the *Planning Guidelines for Development of Wind Energy Facilities* (DTP, 2023) through consideration of impacts such as visual, noise, glint and glare, aircraft safety, environment management and impacts to flora and fauna and upon Aboriginal cultural heritage.

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Glossary

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Acronym	Definition
Aurecon	Aurecon Australasia Pty Ltd.
BESS	Battery Energy Storage System
CFA	Country Fire Authority
Db	Decibel
db(A)	A-weighted decibels
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DEECA	Department of Energy, Environment and Climate Action
DTP	Department of Transport and Planning
EES	Environment Effects Statement
EMI	Electromagnetic Interference
EPA	Environmental Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
ERS	Environment Reference Standards
ESO	Environmental Significance Overlay
FFG Act	<i>Flora and Fauna Guarantee Act 1988</i>
FP-SR	First Peoples – State Relations
FZ	Farming Zone
GED	General Environmental Duty
Ha	hectares
Km	kilometres
kV	Kilovolt
LGA	Local Government Authority
LVIA	Landscape and Visual Impact Assessment
m	Metres
m ²	Metres Squared
Mm	Millimetres
MNES	Matter of National Environmental Significance
MPS	Municipal Planning Strategy
mS/cm	MilliSeimens per centimetre
MW	Megawatts
MWh	Megawatt hours
NZS	New Zealand Standards
P&E act	<i>Planning and Environment Act 1987</i>
PPF	Planning Policy Framework
RAP	Registered Aboriginal Party

REZ	Renewable Energy Zone
TRZ	Transport Zone
Virya Energy	Virya Energy Pty Ltd
VNI West	Victoria to New South Wales Interconnector West
VPO	Vegetation Protection Overlay
VPP	Victorian Planning Provisions
VTP	Victorian Transmission Plan 2025
VPO	Vegetation Protection Overlay

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1 Introduction

Aurecon Australasia Pty Ltd (Aurecon) has been engaged by Meering West Wind Farm Pty Ltd as trustee for the Meering West Wind Farm Trust (Meering West Wind Farm) to prepare this planning report to support a planning permit application for the development of a Wind energy facility, Utility installation and associated infrastructure (the Project) in Meering West in Northern Victoria. The Project is located across the Shires of Gannawarra and Loddon.

The purpose of the Project is to supply renewable energy from wind into the National Electricity Market (NEM). The Project proposes to connect into the 500 kilovolt (kV) Victoria to NSW Interconnector West (VNI West) transmission line (currently under development) and via a future terminal station proposed within the Project.

The Project is expected to have an installed generation capacity of up to 1.5 Gigawatts (GW) and comprise up to 164 wind turbines. Ancillary infrastructure will include a 1,000 Megawatt hour (MWh) / 500 MW Battery Energy Storage System (BESS), terminal station and construction compound. Further details on the Project are provided at Table 1-1.

Table 1-1 Application Summary

Requirement	Details
Applicant	Meering West Wind Farm Pty Ltd as trustee for the Meering West Wind Farm Trust
Responsible Authority	Minister for Planning
Property Address	Land generally bounded by: ■ North: Connelly Road and Normanville Road ■ East: English Road, Lange Road, Boort-Kerang Road and Slatter Road ■ South: Malone Lane and Fleming Road ■ West: Reserve Road, Boort-Quambatook Road and Paynter Road Appendix A contains a list of the properties within the Project Area.
Formal Property Description	Refer to Appendix A.
Total Project Area	Project Area: 20,000 hectares (ha) ■ 18,000 ha in Gannawarra ■ 2,000 ha in Loddon

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Proposal	The Project will involve the following buildings and works: ■ Up to 164 Wind Turbines – Up to 150 in Gannawarra Shire – Up to 14 in Loddon Shire ■ Installation of the 1000 MWh BESS (Gannawarra Shire) ■ Construction of ancillary infrastructure including (but not limited to): – An on-site terminal station (Gannawarra Shire) – Three collector substations (Gannawarra Shire) – Operations and Maintenance facility (Gannawarra Shire) – Two internal above ground powerlines (220 kv), underground cabling (33 kv), water storage, fencing, access, car parking and signage – Temporary construction compound and two temporary concrete batching plants ■ Removal of native vegetation/vegetation (approximately 5.292 ha native vegetation removal across the Project)
Zones (within the Project Area)	Gannawarra Planning Scheme ■ Farming Zone (FZ) ■ Transport Zone 1 and 2 (TRZ1 and TRZ2) Loddon Planning Scheme ■ Farming Zone (FZ) ■ Transport Zone 2 (TRZ2)
Overlays (within the Project Area)	Gannawarra Planning Scheme ■ Specific Controls Overlay – Schedule 2 (SCO2) ■ Environmental Significance Overlay – Schedules 2 and 4 (ESO2 and ESO4) ■ Vegetation Protection Overlay – Schedules 1 and 2 (VPO1 and VPO2) ■ Bushfire Management Overlay (BMO) Loddon Planning Scheme ■ Vegetation Protection Overlay – Schedule 1 and Schedule 2 (VPO1 and VPO2)

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Planning Permit Triggers	Gannawarra Planning Scheme ■ Use of land for a Wind energy facility and Utility Installation (Clause 35.07-1 of the Farming Zone) ■ Construct a building or construct or carry out works for a Wind energy facility and Utility Installation (Clause 35.07-4 of the Farming Zone and Clause 42.01-2 of the Environmental Significance Overlay - Schedule 4) ■ Construct a building or construct or carry out works for a Utility installation (Clause 35.07-4 of the Farming Zone) ■ Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater (Clause 35.07-4 of the Farming Zone) ■ A building which is within 20m from a road that is not zoned Transport Zone 2 (TRZ2) or TRZ3 (Clause 35.07-4 of the Farming Zone) ■ Use of land and to construct a building or construct or carry out works for a Wind Energy Facility (Clause 36.04-1 and Clause 36.04-2 of the Transport Zone – TRZ1) ■ Removal, destruction or lopping of any vegetation (Clause 42.01-2 of the Environmental Significance Overlay - Schedules 2 and 4) ■ Development of land for a business identification sign within a Category 4 area (Clause 52.05 Signs) ■ Removal, destruction or lopping of native vegetation (Clause 52.17 Native vegetation, Clause 42.02-2 of the Vegetation Protection Overlay – Schedule 1) ■ Creation or alteration of access to a road in Transport Zone 2 (Clause 52.29 Land Adjacent to the Principal Road Network) ■ Use and develop land for a Wind Energy Facility (Clause 52.32-2) Loddon Planning Scheme ■ Use of land for a Wind energy facility (Clause 35.07 Farming Zone) ■ Construct a building or construct or carry out works for a Wind energy facility (Clause 35.07 Farming Zone) ■ Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater (Clause 35.07-4 of the Farming Zone) ■ A building which is within 20m from a road that is not zoned Transport Zone 2 (TRZ2) or TRZ3 (Clause 35.07-4 of the Farming Zone) ■ Development of land for a business identification sign within a Category 4 area (Clause 52.05 Signs) ■ Removal, destruction or lopping of native vegetation (Clause 52.17 Native vegetation, Clause 42.02-2 of the Vegetation Protection Overlay – Schedule 1 and 2) ■ Use and develop land for a Wind Energy Facility (Clause 52.32-2)
Mapped areas of Aboriginal Cultural Heritage Sensitivity (CHS)	Yes, however no project activity has been proposed within the mapped area of CHS.
Bushfire Prone Area	Yes

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1.1 Purpose

The purpose of this Report is to:

- Provide an overview of the Project's background and opportunities and site constraints
- Describe the Project Area, including its locality, existing conditions and the proposed use and development
- Outline the applicable planning and regulatory framework under both the Gannawarra and Loddon Planning Schemes as it relates to the proposed use and development; and
- Present a detailed planning assessment of the Project against the relevant planning policies and provisions.

This Report is accompanied by the following documentation:

- Planning Permit Application form and prescribed fee
- Planning Permit Application Report prepared by Aurecon
- Certificate of Titles
- Project Layout prepared by Aurecon.
- Electrical Design prepared by GridLink.
- Pre-construction (Predictive) and Environmental Noise Assessment prepared by Resonate
- Auditor Verification of the Pre-construction (Predictive) Noise Assessment prepared by Bajwa EnviroConsult
- Telecommunications Assessment Report prepared by Aurecon
- Shadow Flicker and Blade Glint Assessment Report prepared by Aurecon
- Hazard and Risk Assessment Report prepared by Aurecon
- Aeronautical Impact Assessment Report prepared by Aurecon
- Visualisations prepared by Aurecon.
- Flora and Fauna Assessment Report prepared by Biosis
- Surface and Ground Water Assessment Report prepared by Aurecon
- Landscape and Visual Impact Assessment Report prepared by Aurecon
- Preliminary Traffic Impact Assessment (including Preliminary Route Assessment Memorandum) prepared by Aurecon
- Preliminary Environmental Management Plan prepared by Aurecon
- Desktop Cultural Heritage Assessment prepared by Biosis
- Stakeholder Consultation Report prepared by Capire

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2 Project Background

The Project will be a significant onshore wind and energy storage project for Victoria. Its construction and operation will align with the completion of VNI West and will supply electricity at scale to help meet Victoria's electricity demand post the closure of Yallourn Power Station.

The Project began in 2021, when several landowners entered discussions with various renewable energy companies about the possibility of a wind energy project on their land. Realising that working with multiple companies could result in a fragmented, overlapping patchwork of projects, the landowners came together to form a group. Their goal was to select a single company to partner with and move forward with a unified development.

The landholders conducted a tender process with several development companies invited to submit proposals. The selection process was not based solely on financial terms — it also considered factors including setbacks from neighbouring homes, integration with farm practices and benefits offered to the broader community. After multiple rounds of clarifications and assessments, Virya Energy and one other company were shortlisted and invited to submit their best and final offers. The landholder group then met and a representative from each of the farming families voted. Virya Energy was chosen with a strong majority of votes.

The Project involves 31 host landowners and has been co-designed with the landowners to minimise the impacts to current and future agricultural practices. Key design features from the process include positioning wind turbines out of pivot irrigation areas, maximising property by property access to minimise weed spread, positioning access tracks on the edge of paddocks and to align with preferred cropping directions. Proposed wind turbines are located at least 2 km away from neighbouring dwellings.

2.1.1 The Applicant

Meering West Wind Farm Pty Ltd as trustee for the Meering West Wind Farm Trust is a related entity of Virya Energy. Virya Energy is an Australian wind farm development team based in Melbourne with decades of local wind farm experience with the backing of one of Germany's best renewable energy developers.

Virya Energy recently gained approval for the 1.5 GW Yanco Delta Wind Farm in New South Wales, working closely with landowners and the community to ensure local needs and impacts were addressed. In 2024 Origin Energy purchased the Yanco Delta Wind Farm and in 2025 the Project was awarded access to NSW's Southwest Renewable Energy Zone.

2.1.2 Consultation

There has been a strong history of consultation throughout the Project's life cycle to date, with extensive engagement being undertaken with both the local community, First Nation people and government regulators. This has ensured that the Project can convey its significant benefit to the community and demonstrate its ongoing support for the local community while also meeting any concerns at an early stage in Project development.

Table 2-1, below, provides a summary of consultation undertaken for the Project to date.

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Table 2-1 Consultation Summary

Stakeholder	Consultation Summary
Agency	
Department of Transport and Planning	Consultation with the Department of Transport and Planning (DTP) has been undertaken throughout the Project's life cycle to date and is ongoing. A formal pre-application meeting occurred on 14 May 2025.
Gannawarra Shire Council	Consultation with Gannawarra Shire and Loddon Shire Councils began in 2021 and is continuing.
Loddon Shire Council	
Country Fire Authority	Project team met with Country Fire Authority (CFA) on 17 February 2026 to discuss the application. CFA are comfortable with the current location of turbines and suggested some measures to be considered and incorporated into the Risk Management Plan.
DEECA Energy	Project briefings have been held with DEECA Commercial and Investment Attraction Division.
DEECA Biodiversity	Detailed run-through of methodologies and findings is being arranged. Some direct engagement between Ecology specialists and DEECA officers has occurred on 16 March 2026.
Barapa Aboriginal Corporation	Project introduction meeting and additional meetings have been held with regard to CHMP methodology. Barapa representatives currently assisting with fieldwork.
First Peoples State Relations	Project introduction meeting and additional meetings have been held with regard to CHMP methodology.
Australian Energy Infrastructure Commissioner	Project introductory meeting held with former Commissioner. Project update meetings held with recently appointed Commissioner.
AEMO	Multiple meetings have been held regarding Project and alignment of VNI West.
VicGrid	Multiple meetings held to discuss the Project and Victorian Transmission Plan, Renewable Energy Zone planning and VNI West.
Environment Protection Authority	EPA has been notified of the Project.
Energy Safe Victoria	ESV has been notified of the Project.
North Central Catchment Management Authority	North Central Catchment Management Authority has been contacted regarding the Project and been provided with key Project information.
Kerang Airport	Kerang Airport has been contacted and been provided with key information on the Project.
Air Services Australia	Air Services Australia has been contacted and provided with key Project information on the Project.

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Bureau of Meteorology (BoM)	BoM has been notified of the Project and provided with key Project information, including the planning application documentation. BoM has undertaken an assessment of the proposal and has determined that, under normal atmospheric conditions, it poses a manageable risk to Bureau assets. As a result, BoM has indicated that they have no objections to the proposed development proceeding.
Community	
Landowners	Significant engagement has occurred with host landholder, including through the developer selection process and multiple rounds of clarification and discussion. Following this, a co-design process between the Proponent and landowners / farmers occurred and was completed in 2021. This process has ensured the maximal retention of viable agricultural land use (balanced with biodiversity and heritage considerations) on the Project Area alongside the Project.
Direct Neighbours	Consultation with direct neighbours has been carried out, as detailed in the Stakeholder Consultation Report prepared by Capire.
Local Community	The close involvement of landowners through the Project's life cycle has allowed the Proponent to build strong relationships in the local community, and garner widespread support for the Project. From 2021 to 2023 engagement predominantly occurred with host landholders, sporting and community clubs, AEMO and VicGrid. During this time the location of VNI West was unknown and the VicGrid REZ planning work was in its infancy. ■ In 2024 – 2025, the Proponent undertook more targeted community outreach on the specifics of the Project. This included: – Door knocking – Pop up tents at Kerang Show and Kerang (x 2) Quambatook – Two flyer mailouts (1400 flyers and 1767 respectively) – Two advertisements in the Gannawarra Times – Attendance at local events such as sports matches, training nights and club functions – Flyer with information regarding the Community Energy Benefit Program and project information (land within 10 km of the project). – Additional pop-up information session at Kerang Market (22 November, 2025) – Responses to local media ■ In 2026, engagement has included: – Attendance at local events such as sports matches, training nights and club functions – Brolga community survey and project information mailout out to 10km from site and to project email list – Additional engagement proposed throughout 2026 Feedback from the local community has been positive or neutral to the Project. Some negative opinions were expressed by landowners in the vicinity of the Project.

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2.1.3 Community Benefits

It is an expectation that the benefits of the transition to clean energy should be shared broadly with communities hosting energy infrastructure.

How the Project responded to and supports the local community was an important consideration of the landholder group in appointing a developer.

Current Support

Meering West Wind Farm has invested, and will continue to invest, in the local community, aiming to help fund projects, events and local groups that benefit the quality of life and wellbeing of the community.

Beginning in 2021, the Proponent commenced their support for several local sporting and community clubs. Supporting these clubs and attending matches and events has also provided an opportunity for informal engagement with sections of the community. The Project currently provides sponsorship for the following community groups and events:

- Boort Football Club
- Kerang Football Netball Club
- Quambatook Bowling Club
- Kerang Bowling Club
- Wandella Cricket Club
- Boort Netball Club
- Kerang Cricket Club
- Marcora Masters Football Club
- Boort-Yando Cricket Club
- Boort Golf Club
- Kerang Lawn Tennis
- Kerang Clay Target Club
- Kerrang Museum
- Kerang Show
- Kerang Luna New Year Festival.
- Nondies Cohuna Cricket Club
- Kerang Art Show
- The Portsea Camp
- Northern District Community Health

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The Proponent has commenced its Community Energy Benefit Program, a two-year trial program, ending on 30 June 2027. Residents around the Project (approximately 10km from the proposed Project Area) will be eligible to receive a monthly discount of \$50 off their electricity bill. This discount is paid for by Meering West Wind Farm and facilitated by Reswitch. Residents will not have to change electricity providers but simply register with Reswitch to receive the monthly discount from their bill.

Commitments during construction and operation

The Proponent has also committed to share the Project's benefits with the broader community when construction on the Project starts and while the Project is operating. The key elements of this 'benefit sharing' initiative are outlined below:

- No turbines are proposed within 2km of a dwelling (unless involved in the Project)
- Payments of \$8,000 per annum (p.a.) will be paid for dwellings located between 2km and 2.5km from a turbine. Payments will reduce by increments of \$1000 for every 500m up to a distance of 6km from a turbine
- Payments of \$1,000 p.a. will be paid to dwellings between 5.5km and 6km from a turbine, and
- Dwellings that are within 6km and 10km from a wind turbine will be offered a \$50 monthly discount off their electricity bill.
- A Thriving Community Grant Fund will support community connectivity, community wellbeing and local skill building. \$4000 per year per turbine constructed is to be allocated to the fund to support local initiatives. \$1000 of this commitment will be specifically allocated to First Nations People
- Supporting local sporting clubs will continue throughout construction and operations.
- Approximately \$2.1m annually to the Gannawarra & Loddon Shires through payment in lieu of rates requirements.

These commitments may be adjusted as engagement continues and when VicGrid REZ requirements are known.

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3 The Project

The following section provides an overview of the Project, including highlighting the key infrastructure components, as well as details regarding construction and operational information for the Project.

3.1 Project Area

The Project is located in northern Victoria, approximately 250 km north of Melbourne, and is located within the Gannawarra Shire and Loddon Shire Local Government Areas (LGAs). The Project Area is approximately 110 km north of Bendigo and 25 kilometres south-west of Kerang (to the centre of the Project).

The Project Area is located in the catchment areas of the Avoca and Loddon Rivers which form part of the Murray Darling Basin. The Loddon River is located approximately 8km east of the Project Area and the Avoca River is approximately 5km west of the Project Area.

The Project Area encompasses approximately 20,000 ha, with most of the land within the Shire of Gannawarra (approximately 18,000 ha) and the remaining area intersecting with the Shire of Loddon (approximately 2,000 ha). The Project Area is predominantly agricultural land, featuring cropped fields that are well-maintained and utilised mostly for dryland cropping. The majority of the Project Area consists of privately owned farmland. Scattered rural properties and associated structures, such as dwellings, machinery sheds, grain silos and internal access tracks, are present throughout the Project Area.

The Project is located on country associated with the Barapa people, Wamba Wamba and Wemba Wemba peoples, and Wiran people but is not located on a Registered Aboriginal Party area.

Broadscale historical vegetation clearance has occurred throughout the Project Area and broader regional landscape to support agricultural land uses. Clusters of vegetation predominantly remain as small, isolated fragments in paddocks and strips alongside road reserves and water courses. The terrain is largely flat to gently undulating, which supports the suitability for large-scale agriculture. As farms get larger and economies of scale increase, many dwellings in and around the Project Area are no longer occupied and are falling into disrepair.

Multiple un-named drainage lines flow through the Project Area, including two larger channels which are likely to be ephemeral, only flowing during rainfall events. A lunette is located in the north-eastern corner of the Project Area

The Project Area is currently accessible via several access routes, with the following identified as key points of entry:

- Eastern access via Normanville Road, Meran Road and Meering West Road, all linking to Boort-Kerang Road;
- Western access through Normanville Road and Weir Road, which connect to Kerang-Quambatook Road, as well as Meran Road and Meering West Road, which connect to Quambatook-Boort Road;
- Northern access via Denyer Road, connecting to Kerang-Quambatook Road; and
- Southern access via Lehmanns Road.

Property addresses and associated legal descriptions that make up the Project Area are included in Appendix A.

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3.1.1 Project Area context

Kerang, with a population of approximately 3,800 people, is the nearest regional and community centre for shopping, employment and business services. The localities of Oakvale, Normanville, and Gredgwin are located within or adjacent to the Project boundary and are predominantly agricultural in character. The broader area is defined by broadacre dryland cropping and open rural landscapes, with key environmental features including Lake Meran on the eastern edge of the Project Area and the nearby Leaghur State Park. Refer to Figure 3-1 for Project Area and broader context.

Victoria to New South Wales Interconnector West (VNI West) is a new high capacity 500 kV transmission line between Victoria and New South Wales. The preferred location of VNI West runs through the Project Area. It is proposed to connect the Meering West Wind Farm Project directly to VNI West.

The Project Area is situated entirely within the proposed North West Renewable Energy Zone (REZ), a designated region outlined in the *Victorian Transmission Plan (2025)*, which promotes renewable energy development. The REZ takes into account strategic land use context including existing and future land use, significant local landscapes and amenity, as well as outcomes of community consultations, to ensure compatibility with renewable energy facilities. Refer to Figure 3-2 for location of the REZ and Project Area.

Being within the North West REZ, other renewable projects are proposed or have been approved in the nearby area. The Normanville Energy Park, a proposed wind farm project of up to 17 turbines and a total site area of approximately 1,933 hectares, is located directly to the north of the Project Area. The proposed Cannie Wind Farm is located approximately 30km north west of the Project Area. Cannie Wind Farm proposes a maximum of 174 turbines on a site area of 14,000 hectares with the potential for a BESS as part of the development. Figure 3-3, below, shows the Project Area in the context of these adjacent projects.

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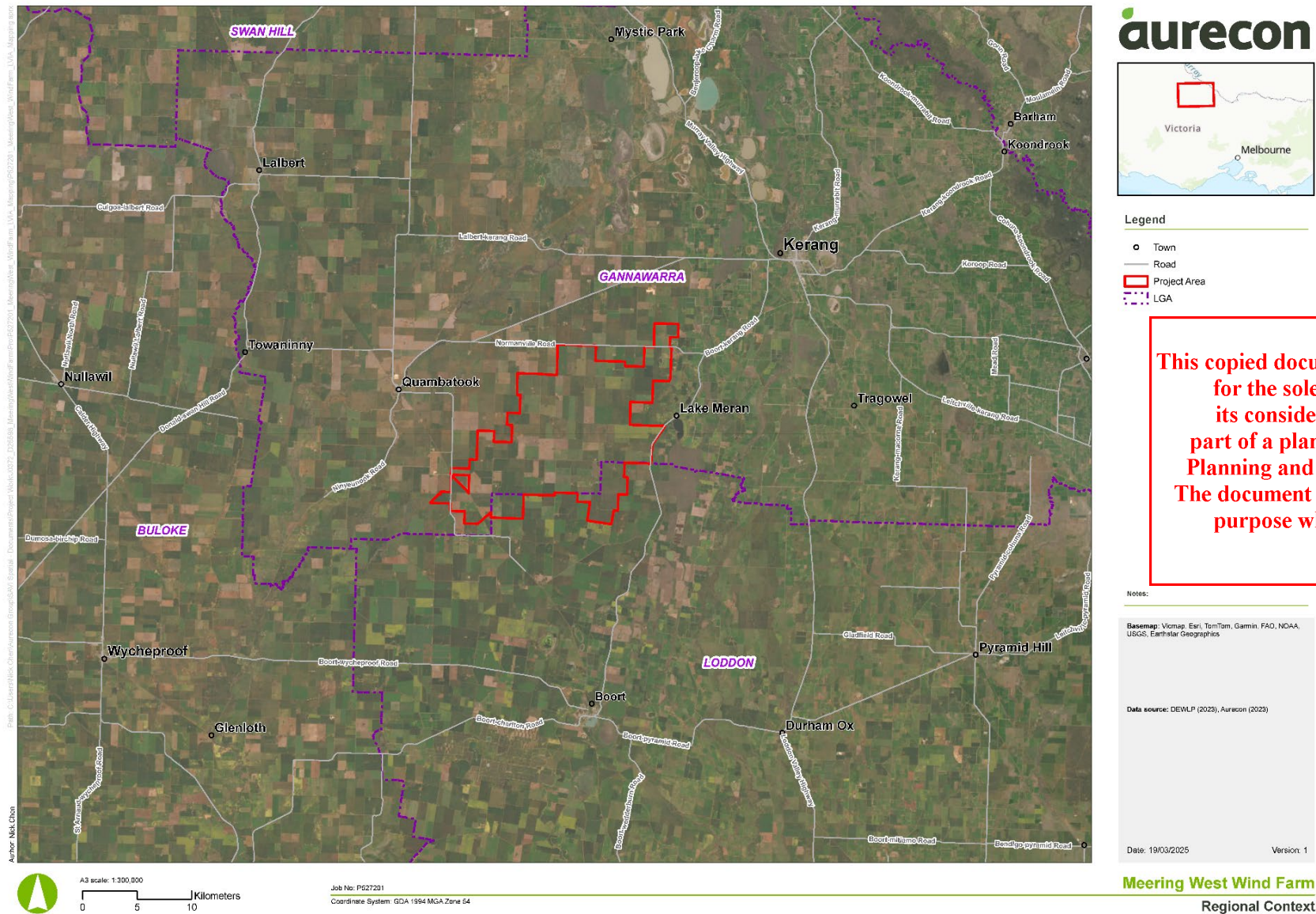
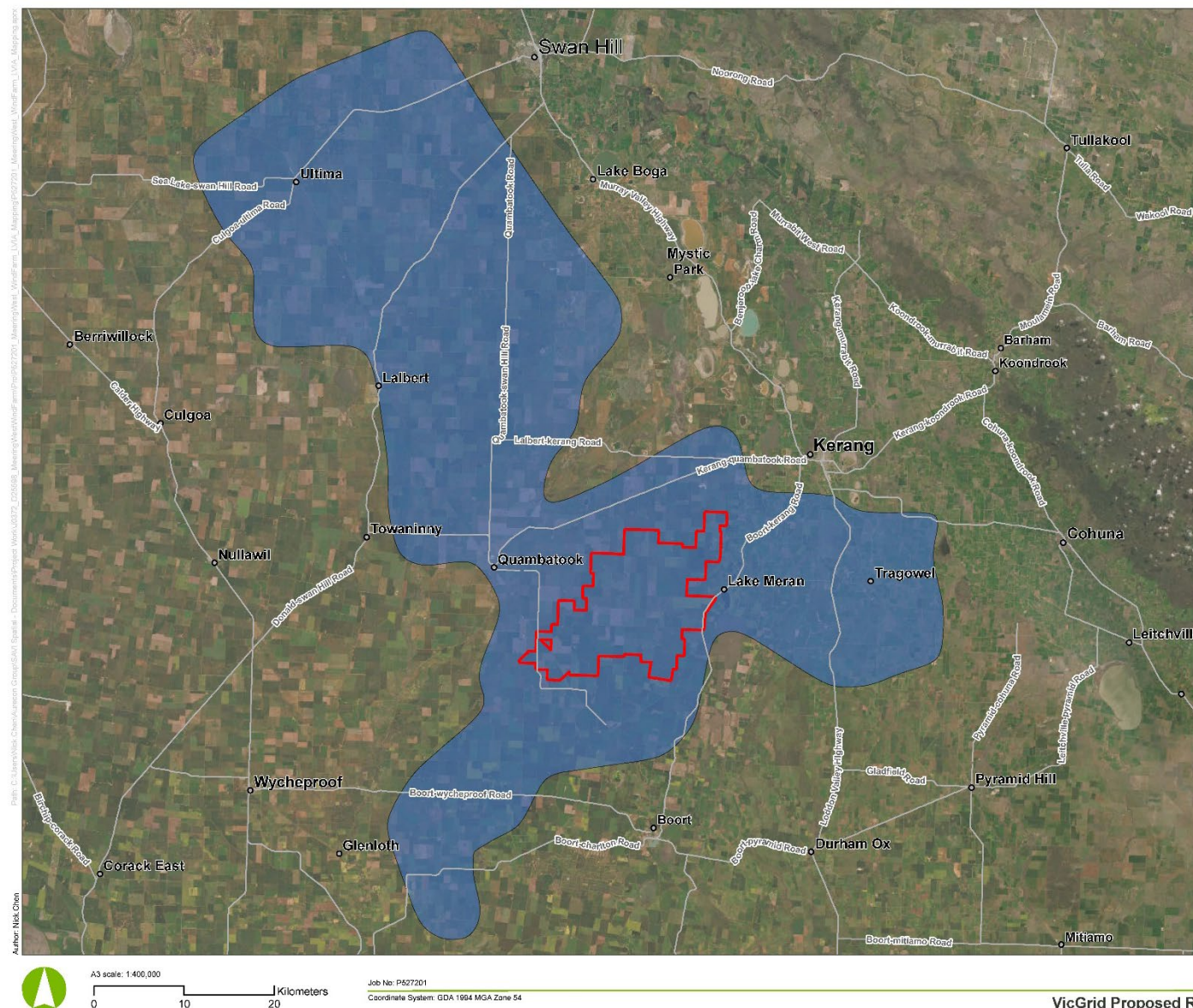


Figure 3-1 Regional Context

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Legend

- Town
- Road
- Meering West Wind Farm Project Area
- 2025 VicGrid Proposed REZ (North West)

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Notes:

Basemap: Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Data source: DEWLP (2023), Aurecon (2023)

Date: 1/10/2025

Version: 1

Meering West Wind Farm

VicGrid Proposed Renewable Energy Zone (REZ) - 2025

Figure 3-2 VicGrid Proposed Renewable Energy Zone (North West) - 2025

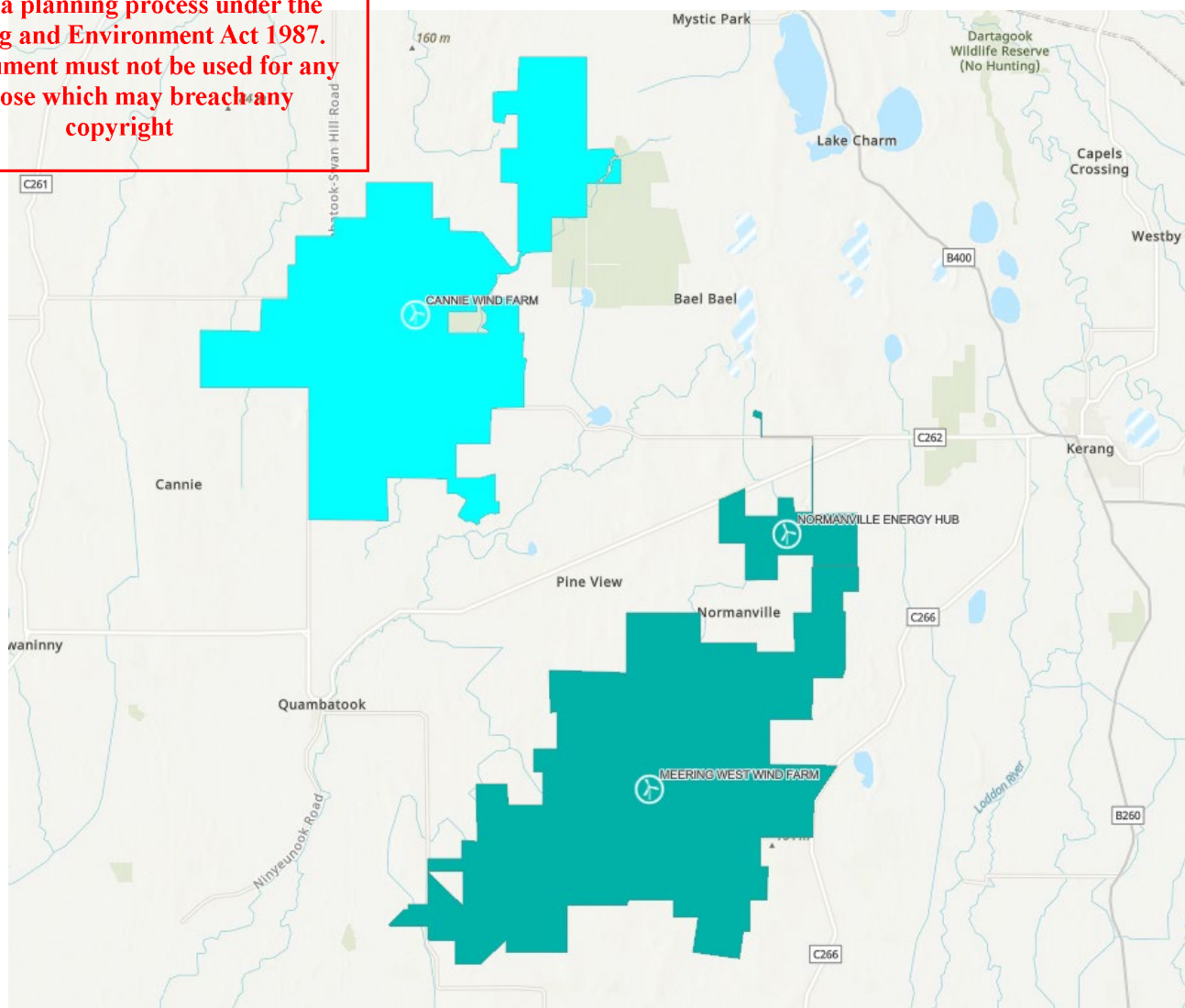


Figure 3-3 Renewable Energy Project context (source: Renewable Energy Projects Victoria)

3.2 Project Description

The Project includes the following permanent and ancillary infrastructure, further details on the Project infrastructure is shown in Table 3-1 and contained in the Concept Design (provided as part of the applications).

3.2.1 Permanent core and ancillary infrastructure

- Up to 164 wind turbines with adjoining hardstand, up to a maximum tip height of 280 m
- A 1,000 MW / MWh Battery Energy Storage System (BESS) (type of BESS and final capacity will be confirmed during the detailed design phase of the Project)
- An Operations and Maintenance facility, including a car park and an office
- Internal access tracks to, from and in between wind turbines
- A terminal station which will connect into the future VNI West
- Three collector substations
- One permanent meteorological monitoring mast (same location and the current mast)
- 220 kv internal above ground power line

- 33 kv underground electrical cables.
- An alternative terminal station and BESS location is proposed within the Project Area. The alternative location is proposed to provide flexibility as to AEMO's requirements. Only one location will be developed for the terminal station and BESS site (collector station still required in nominated locations). The Project is subject to refinement through detailed design.

3.2.2 Temporary ancillary infrastructure

- A construction office and compounds, including site offices, car parking, storage and amenities located at 1336 Meran Road, Quambatook (Gannawarra Shire)
- Temporary civil works
- Two concrete batching plants located in the Gannawarra Shire.
- Laydown areas.

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Table 3-1 Key Parameters

Feature	Parameters	Quantity
Turbines		
Maximum Hub Height / Tower Height	194 m	164
Maximum Blade Length	84.6 m	
Maximum Tip Height	280 m	
Maximum Rotor Diameter	172 m	
Rotor Swept Area	23,235 m ²	
Clearance (space between ground and lowest point of blade)	80-104 m	
Indicative Cut-in wind speed	3 m/s	
Indicative Cut-out wind speed	25 m/s	
Assessed Sound Power Level (STE)	107.8 db(A)	
Ancillary Infrastructure - Permanent		
BESS	Up to 8 ha	1
Operation and maintenance building	Up to 4 ha	1
Terminal station	Up to 4 ha	1
Collector substation	Up to 4 ha	3
Permanent meteorological monitoring masts.	N/A	1
Ancillary Infrastructure – Temporary		
Construction compound	Up to 10 ha	1
Concrete batching plant	1 ha	2
Hardstand area	50m x 40m	164

3.2.3 Fencing

The proposed BESS, terminal station, and collector substations will be enclosed by a chain link security fence. Security gates for vehicles will be included in the fencing to allow both vehicular and pedestrian access. Final specifications for the fencing will be determined during the Project's detailed design phase.

3.2.4 Signage

Business identification signage will be installed to clearly identify certain elements of the Project Area, such as key access points and at the entrance to the construction compound. Appropriate safety signage will be also displayed on the fencing and gates.

The details and location of the signage are not confirmed at this stage, although all signage will be limited to the extent necessary for identification purposes and will not exceed three square metres. Full details of signage for the Project will be determined during the detailed design phase.

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3.2.5 Access

The existing access points will be utilised by the Project wherever possible.

A network of access tracks will be provided throughout the Project Area which will provide access to the infrastructure and allow for ongoing maintenance. The access tracks will comply with the *CFA Design Guidelines and Model Requirements for Renewable Energy Facilities* (2023).

3.2.6 Construction

The anticipated construction phase for the Project is anticipated to last for approximately 4 years and the operational life of the Project is expected to be approximately 40 years. Further information is provided in the Preliminary Environmental Management Plan.

Table 3-2 Construction and Operational Information

Construction Phase	Proposed timing
A - Establish site offices, compounds and concrete batching batch plants	1-2 weeks
B - Commence gate installation, commence track construction, commence turbine foundation excavations and hard stands	18 months
C - Commence electrical work, cables, collectors, internal powerline, the terminal station	18 months
D - Turbine installation	24 months
E - Final commissioning and site demobilisation	6 months
F - Operation of wind farm	40 years
G - Decommission and make good	12 months

During the peak construction period, it is anticipated that approximately 300 construction staff could be on-site at one time. Prior to construction commencing, an analysis will be undertaken as to the availability of existing accommodation and services, and potential sites for additional temporary accommodation in the area.

Construction work is expected to occur six days per week. The assumed construction times are as follows (based on normal EPA work hours):

- Monday to Friday 7:00 am – 6:00 pm
- Saturday 9:00 am – 1:00 pm.

Variations to these hours would be for concrete pours and overnight deliveries such as turbines, blades and transformers.

The Project will prepare and implement a Construction Environmental Management Plan (CEMP) to manage all construction activities, including the construction and temporary operation of the two concrete batching plants. The CEMP will detail measures to manage potential impacts during the construction phase, including noise and vibration, dust emissions, waste and runoff, and mud and debris on surrounding roads, and will include procedures to avoid and minimise amenity and environmental impacts. No native vegetation will be removed within the footprint of the temporary concrete batching plants.

The CEMP will be finalised and approved prior to construction. Procedures to remove temporary buildings and infrastructure, including the concrete batching plants, and reinstate affected areas of land will be in place, as will be set out in the CEMP.

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3.2.7 Operations

It is expected 30 full time workers will be required for the operation of the wind farm. Additional workers will attend the Project for maintenance work and environmental monitoring.

An onsite Operations and Maintenance (O&M) facility will be provided for staff which is anticipated to include an office, workshop and warehouse building as well as a yard for car parking, waste storage and receiving deliveries.

3.2.8 Decommissioning

At the end of the operational life of the Project, the wind farm and battery storage facility will either be decommissioned or upgraded (repowered). Key decommissioning activities would include:

- Removal of all above ground non-operational equipment.
- Removal and clean-up of any residual contamination.
- Rehabilitation of all storage areas, construction areas, access tracks and other areas affected by the decommissioning of turbines (if those areas are not otherwise useful to the ongoing agricultural use or decommissioning of the wind farm)
- The Project will comply with relevant requirements for decommissioning as prescribed under any planning approval or subsequent permit or licence.
- Stringent rehabilitation requirements are in place with host landholders. These requirements also include a bond mechanism.

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- Legend**
- Mei Mast
 - Turbine Location
 - Arterial road
 - Local road
 - Access Track (5m width, 6m passing bays)
 - Proposed 220kV Overhead Transmission Line - (North to South)
 - Proposed 220kV Overhead Transmission Line - (East to West)
 - Hardstand
 - Temporary Batching Plant
 - BESS Indicative Footprint
 - Collector Substation Indicative Footprint
 - Terminal Station Indicative Footprint
 - LGA
 - Construction Compound, Maintenance Facility and Site Office
 - Project Area

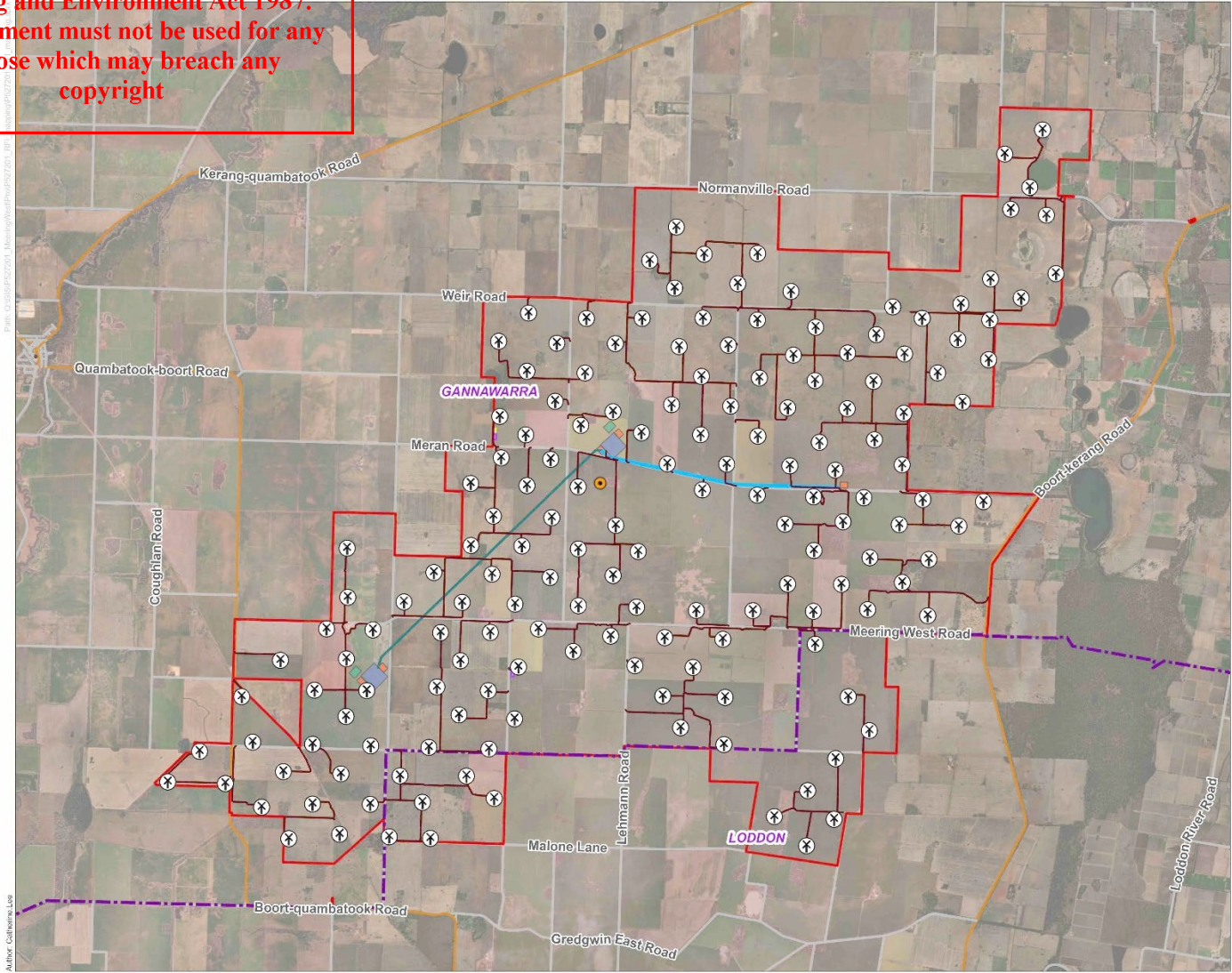
Notes:
Please refer to General Arrangement Plans prepared by Grid-Link for the details of Terminal Station, BESS and Collector Substation

Basemap: Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Data source: DEECA (2026), Aurecon (2026), Virya (2026)

Date: 1/04/2026 Version: 8

Meering West Wind Farm
Indicative Project Layout - Overview



A3 scale: 1:90,000
0 2.5 5 Kilometres
Job No: P527201
Coordinate System: GDA 1994 MGA Zone 56

Figure 3-4 Indicative Project Layout

4 Legislation and Policy

The following section identifies legislation and policies of relevance to the Project. The relevant state and local policies under the Gannawarra and Loddon Planning Schemes are discussed in Section 4.1, 5.2, 5.3.1 and 5.4.1.

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Table 4-1 Assessment against relevant legislation and policy

Legislation, strategies, policies and guidelines (unless otherwise stated)	Description	Project Response
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) (Cth)	The EPBC Act is the federal government legislation that sets out requirements for natural resource and environmental management in Australia. It protects national and internationally significant flora, fauna, ecological communities and heritage places as defined under the EPBC Act as Matters of National Environmental Significance (MNES) and conserves Australian biodiversity. Where a project has, or is likely to have, a significant impact on one or more MNES, the Project must be referred to the Department of Climate Change, Energy, the Environment and Water (DCCEEW).	A Meering West Wind Farm - Flora and Fauna Assessment has been prepared by Biosis. The following findings are relevant to the EPBC matters: ■ The roadside vegetation flora and fauna assessment found the following two EPBC Act listed Threatened Ecological Communities: – Plains mallee box woodlands of the Murray Darling Depress, Riverina and Naracoorte Coastal Plains Bioregion – Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions ■ The private land flora assessment found the following two EPBC Act listed Threatened Ecological Communities: – Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions On 7 January 2026, the Project was declared a ‘a controlled action under the EPBC Act due to its potential impact on MNES. It is proposed the Project will be assessed via the Bilateral Assessment Agreement between the Commonwealth and the State of Victoria. Specifically, the assessment will occur through the planning permit application process outlined in Schedule 1, Item 2.1(f) of the Agreement.
<i>Environment Effects Act 1978</i> (EE Act)	The EE Act requires an assessment of the potential environmental impacts of a proposed development.	■ The Project has been reviewed against the <i>Ministerial guidelines for assessment of environmental effects under the Environment Effects Act 1978</i> (DTP 2023) and does not meet any of the individual or combined criteria in which to warrant project referral.
<i>Climate Change Act 2017</i> and subsequent plan and strategy: ■ Renewable Energy Action Plan (DELWP [now Department of Energy, Environment and Climate Action], 2017) ■ Victoria’s Climate Change Strategy (Department of Environment, Land, Water and Planning [now Department of Transport and Planning], 2021)	The Climate Change Act 2017 and the Victoria’s Climate Change Strategy (2021) demonstrate Victorian Government’s commitment to gradually achieving net zero greenhouse gas emissions by 2050 through a long-term emissions reduction targets. The Renewable Energy Action Plan (2017) outlines the Government’s vision for a strong, sustainable and locally based renewable energy industry in Victoria.	■ By delivering large-scale renewable energy infrastructure, the Project supports decarbonisation of Victoria’s electricity sector, which is essential for achieving both interim and long-term emissions reduction targets.
<i>Planning and Environment Act 1987</i> (P&E Act)	The P&E Act is the primary legislation that governs the use, development and protection of land in Victoria. Planning schemes are subordinate instruments under the P&E Act that apply to local government areas and set out how land may be used and developed. Planning Schemes set out the relevant planning controls determining whether planning approval is required for the use and/or development of land, including demolition and vegetation removal.	■ The Project supports the objectives of the P&E Act. ■ Through a structured assessment process, the Project seeks to balance environmental, social, and economic considerations in land use decisions. ■ The Project demonstrates proper planning outcomes by responding to planning scheme policies, managing environmental impacts, and delivering net community benefits.

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Legislation, strategies, policies and guidelines (unless otherwise stated)	Description	Project Response
<i>Aboriginal Heritage Act 2006</i> (AH Act) and the subsequent <i>Aboriginal Heritage Regulations 2018</i> (Regulations)	The AH Act is the principal legislative instrument providing for the protection of Aboriginal Cultural Heritage and Aboriginal intangible Heritage and outlines heritage management requirements. It provides for the establishment and implementation of the Regulations First Peoples-State Relations (FP-SR), Department of Premier and Cabinet administer the AH Act. Under Part 4, Division 3, Section 52(1) of the AH Act, no planning permit (statutory authorisation) can be issued unless a CHMP for the activity has been approved. The Regulations are designed to give effect to the Act. Key objectives of the Regulations are to: - Specify the circumstances in which a CHMP is required for an activity - Prescribe standards for the preparation of a CHMP. - Regulation 7 of the prescribes that a CHMP is required for an activity if: - All or part of the activity area is defined as an area of cultural heritage sensitivity (CHS; see Regulation 5 for definitions); and - All or part of the activity is a high impact activity (see Regulation 5 for definitions).	- The Project Area is not within a Registered Aboriginal Party (RAP) area. Aboriginal cultural heritage matters are therefore managed by the FP-SR. - While not within a RAP area significant engagement has occurred with Barapa - The Project Area intersects with CHS associated with an unnamed waterbody and corresponding lunette feature towards the northeastern corner. The layout has been amended to avoid the lunette. - The Project constitutes a high impact activity under the Regulations and as such, a CHMP would be required. A Desktop Assessment has been prepared by Biosis and a CHMP is currently being finalised. A significant amount of archaeological work has occurred on site with representatives of Barapa. Key findings to date include four scarred trees (all avoided by the Project) and isolated artefacts. - The Proponent has completed a Standard Assessment of all Turbine locations, hardstands, substations and access tracks, as well as sections of the reticulation network within areas of archaeological potential. A Complex Assessment was also completed with a focus on areas of known cultural heritage and likelihood for archaeological potential. Final fieldwork data is currently being analysed, however, initial analysis of the data has shown that low densities of stone artefacts occur infrequently across the landscape and the current proposed design of the wind farm is unlikely to harm any unrecorded heritage
<i>Environment Protection Act 2017</i> (EP Act) <i>Environment Protection Regulations 2021</i> (EP Regulations)	The EP Act ensures that Victoria's focus for environment protection and human health are approached from a prevention-based approach. The EP Act focuses on the general environmental duty which requires all Victorians to take reasonable and practical steps to reduce the human and environmental health risks of their activities. The Environment Protection Regulations 2021 (EP Regulations) support the EP Act by providing enforceable standards to prevent pollution, protect human health, and safeguard the environment. The EP Regulations outline specific compliance requirements for managing risks, set limits for emissions and waste, and reinforce the General Environmental Duty (GED) to avoid harm to the environment. The regulations enable proactive environmental management through clear guidelines and enforcement tools.	- A development licence, operating licence, permit, or registration is not required under the EP Act. The Proponent has an obligation to discharge its General Environmental Duty under the EP Act to minimise the risk of harm to human health and the environment as a result of noise impacts from the proposal. The Proponent has measures in place to address those requirements under the EP Regulations that regulate noise and other emissions or impacts from WTGs and industrial noise, as well as discharge its General Environmental Duty and is deemed compliant, detailed in the supporting assessments to this planning application. - Further, a CEMP will be developed to prevent and minimise potential harm during the construction phase of the project.
<i>Catchment and Land Protection Act 1994</i> (Vic) (CALP Act)	The CALP Act establishes a framework for the protection and management of Victoria's catchments and land. It requires landowners and land managers to take all reasonable steps to avoid land degradation, including soil erosion, soil loss and the spread of noxious weeds and pest animals. Regional Catchment Management Authorities (CMAs) are established under the CALP Act and are referral authorities under the planning framework. For wind energy projects, the CALP Act is relevant to: - construction-phase impacts on soil stability and catchment condition; and - obligations to manage introduced species and prevent land degradation on and adjacent to project land.	The Flora and Fauna Assessment (Biosis, 2026) identifies four noxious weeds and three pest animals within the Study Area. The Project's Environmental Management Plan includes measures to ensure that the release or movement of weeds or pests is minimised to the extent possible.
<i>Water Act 1989</i> (Vic)	The Water Act is the principal legislation governing the use, management and protection of Victoria's water resources. It establishes the licensing regime for water use, works on waterways, and diversions. For wind energy projects, the Act is relevant where construction or operational activities may affect waterways, wetlands or groundwater. CMAs and water corporations administer waterway management functions under the Act and are referral authorities in the planning process. For wind energy projects, a Works on Waterways permit from the relevant water corporation or DEECA may be required where construction or operational activities affect waterways or wetlands. Water use licences may also be required where the project draws on surface water or groundwater during construction.	Approval is required under the Water Act 1989 for any works on, over or under a designated waterway, construct a bore, or to take and use water. As no works for the Project are anticipated to affect a designated waterway, bore installation, or water extraction, approval is not required from the North Central Catchment Management Authority (CMA).

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Legislation, strategies, policies and guidelines (unless otherwise stated)	Description	Project Response
<i>Flora and Fauna Guarantee Act 1988</i> (Vic) (FFG Act)	The FFG Act provides for the conservation of Victoria's native flora and fauna and the protection of listed threatened species and ecological communities. It establishes the process for listing threatened species and ecological communities and requires that the potential impacts of actions on listed species be considered. For wind energy projects, the FFG Act is relevant to: - pre-construction ecological surveys and assessment of habitat values; - the development of management plans for any listed species identified on or adjacent to the project site; and - Conservation Advices and Action Statements for listed species, which inform conditions typically imposed through the planning approval process.	The Flora and Fauna Assessment (Biosis, 2026) identifies seven FFG Act listed flora species, 14 FFG Act listed fauna species, and one FFG Act listed community occur within the study area (Appendix 1 and 2). Three FFG Act listed flora species are expected to be impacted by the proposed wind farm. A protected flora permit will be required to impact the three FFG Act listed protected flora species and the threatened community within public roadsides
<i>Road Management Act 2004</i> (Vic)	The Road Management Act establishes the framework for the management, maintenance and development of Victoria's road network, including the allocation of responsibilities between the Department of Transport and Planning, municipal councils and other road authorities. For wind energy projects, the Act is directly relevant to the transport of oversized loads (including turbine blades, tower sections etc.) on public roads. Key requirements include: - obtaining permits from the relevant road authority for oversize or overmass vehicle movements; and - funding road upgrades or reinstatement works where heavy haulage causes damage to road infrastructure.	Under Section 63 (1) of the Roads Act, a person must not conduct any work in, on, under, or over a road without the written consent of the coordinating road authority. Any works on a road corridor generally need permission from the road manager. The Proponent is to obtain written consent for any works from Council or the Department of Transport and Planning as relevant for the Project.
<i>Wildlife Act 1975</i> (Vic)	The Wildlife Act provides for the protection of native wildlife in Victoria and prohibits the killing, taking or interference with protected wildlife without a licence or authorisation. For wind energy projects, the Act is relevant to both construction and operational phases. In particular, the risk of bird and bat strike from operating turbines. Developers may be required to obtain a Wildlife Licence from DEECA where activities are likely to result in the incidental take of protected species, and must demonstrate that impacts have been avoided or minimised through appropriate siting, monitoring and adaptive management measures. Ongoing compliance monitoring for wildlife impacts is increasingly required as a condition of planning approval, with reporting obligations throughout the operational life of the project.	The Project would require an authority to control wildlife pursuant to Sections 22, 28A and 28G of the Wildlife Act 1975 should any wildlife encountered during construction require salvage. A suitably qualified wildlife handler holding a current management authorisation under the Wildlife Act 1975 may be engaged to salvage wildlife if required.
Plan for Victoria (2025)	The Plan for Victoria provides a long-term strategic framework which sets out the state-wide vision for Victoria from 2025 through to 2050. - Plan for Victoria provides a set of short and long-term actions to track progress towards the state's vision, including for renewable energy infrastructure and regional economic development. - Action 22 seeks to support regional Victoria's leading role in the state's energy transition in line with the <i>Victorian Transmission Plan</i> (2025).	The Project aligns with the Plan for Victoria by supporting the state's transition to renewable energy. The Project is consistent with actions and strategies provided by the Plan for Victoria which guide the location of renewable energy infrastructure and support regional economic development opportunities.
Victorian Transmission Investment Framework (VicGrid 2023) and subsequent plans including: - Victorian Transmission Plan (VicGrid, 2025) - Victorian Government's Renewable Energy Zones Development Plan (DELWP [now DTP], 2021)	The Victorian Transmission Investment Framework provides for the development and implementation of the 2025 Victorian Transmission Plan (VTP), which provides a long-term strategic plan that guides development of renewable energy infrastructure in Victoria. The VTP: - nominates six Renewable Energy Zones (REZs) across Victoria where renewable energy development is encouraged to be located. These proposed areas were selected through a strategic land use assessment, utilising spatial data and community feedback to balance considerations for community preferences, land compatibility with renewable energy infrastructure, impacts on the environment and amenity, generator interest and regional economic development. - outlines the projected renewable energy capacity by type (i.e. wind or solar) over the next 15 years. For wind energy, it is estimated that approximately 5.7-9.6 GW of wind energy is planned to meet the State's energy demand by 2040.	The Project directly responds to the VTP as it will not only directly contributes to the renewable energy projections with the proposed 1.5GW wind energy facility, but it is also located in the proposed North West Renewable Energy Zone, indicating the Project is sited within an area assessed as most suitable for renewable energy development. Refer to Figure 3-33.

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Legislation, strategies, policies and guidelines (unless otherwise stated)	Description	Project Response
Victoria Regional Statement (2015)	The Victoria Regional Statement facilitates economic development and prosperity in regional Victoria through economic development goals.	■ The Project represents a significant investment in regional Victoria, supporting the economic development goals set out in Victoria's Regional Statement. ■ The construction and operation of the wind farm will create direct and indirect employment opportunities, contribute to local supply chains, and generate long-term economic benefits for the host communities through landholder agreements, community benefit programs, and rates revenue.
CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (2023) (Country Fire Authority, 2025) (CFA Guidelines)	The CFA Guidelines establish the risk assessment methodology and key emergency and safety mitigation for renewable energy installations, including BESS and Wind Energy Facilities.	■ The Project has been assessed against the CFA Guidelines (refer to Appendix F) and make several recommendations for technical and management safeguards to aid in compliance with the Guidelines, to reduce the residual risk such that no identified hazard poses a significant risk to the community, the Project or surrounding area. ■ Further study and planning will be undertaken per the Guidelines in the detailed design phase.
Planning Guidelines for Development of Wind Energy Facilities (DEECA, September 2023)	The Planning Guidelines are the primary state policy document governing the assessment of wind energy facility applications in Victoria. They provide guidance to support a planning permit application, including technical assessments for noise, shadow flicker, aviation, visual amenity, biodiversity, cultural heritage and land use. The Guidelines set out the minimum separation distances between turbines and dwellings, and establish the framework for community consultation during the planning process. Compliance with the Guidelines is a central consideration for any responsible authority assessing a wind energy facility application under Clause 53.13 of the Victorian Planning Provisions.	■ This planning permit application has been prepared with due consideration of the Planning Guidelines for Development of Wind Energy Facilities, September 2023, this is set out at Table 5.1
Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DEECA)	These Guidelines implement Victoria's native vegetation clearing controls under the Victorian Planning Provisions, principally Clause 52.17 (Native Vegetation). They establish the three-step approach to native vegetation removal, avoid, minimise, offset and set out the methodology for assessing the significance of native vegetation proposed to be removed and calculating the biodiversity offset requirement. The Guidelines are relevant wherever construction activities require the clearing of native vegetation. Biodiversity offsets must be secured prior to the commencement of clearing, typically through the Native Vegetation Credit Register administered by DEECA.	■ The Project will involve the removal of approximately 5.292 ha of native vegetation and therefore requires a permit under Clause 52.17-1. The extent and type of native vegetation proposed for removal have been identified in the Meering West Wind Farm - Flora and Fauna Assessment prepared by Biosis.
Protecting Victoria's Environment Biodiversity 2037 (DEECA, 2017)	Biodiversity 2037 is Victoria's long-term plan for protecting and restoring the state's biodiversity. It establishes a vision for preventing the decline of Victoria's native species and ecosystems by 2037 and sets out priority actions across government, industry and the community. For wind energy projects, the plan is relevant as overarching policy context for biodiversity assessment and offsetting and reinforces the expectation that developers will actively contribute to biodiversity outcomes.	The Flora and Fauna Assessment (Biosis, 2026) considers overall biodiversity outcomes for the project. Through consideration of avoidance and minimisation of native vegetation disturbance at the design and assessment stage of the project, direct impacts on native vegetation and fauna habitat have been minimised. The results from the detailed flora and fauna assessment, targeted surveys and ongoing fauna assessments have been utilised by the Proponent during the design phase of the wind farm. Several iterations of the windfarm layout and design have been developed in response to ecological and arboriculture investigations and advice. The resulting impact footprint seeks to minimises impacts to native vegetation and threatened species using existing tracks, existing access gates and cropped farmland.

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4.1 Relevant Local Strategies and Policies

The Project supports local objectives, strategies and policies for Gannawarra and Loddon Shire Councils. The following Strategies and Policies are considered relevant to the Project:

Gannawarra Shire Council

- *Growing Gannawarra: 2021 – 2025 Council Plan*
- *Gannawarra Shire Council Climate Change Adaptation and Mitigation Strategy, 2022*
- *Economic Development Strategy 2019 -2024*
- *Gannawarra 2025: Taking up the Challenge (2010)*

The Gannawarra Shire Council's *Climate Change Adaptation and Mitigation Strategy 2019-2024* identifies strategic directions to influence positive climate change outcomes in the broader Gannawarra community. This includes directions to maximise opportunities in support of the low carbon transition, with the Strategy highlighting the opportunity for Council to support large-scale renewable projects. The Project supports the Council's long-term goal to be a '*leading region for renewable energy and low carbon technology*'. The Project will contribute towards this vision by constructing a wind energy facility and BESS infrastructure in the region, as well as creating jobs during the Project's construction phase.

This vision is reflected in *Growing Gannawarra: 2021 – 2025 Council Plan* (Council Plan); *Economic Development Strategy 2019 -2024* (Economic Strategy); and *Gannawarra 2025: Taking up the Challenge (2010)* (Gannawarra Community Plan), as these plans recognise the increasing opportunities for renewable energy development in the region to stimulate significant investment, employment, rate revenue and business leverage potential. The Council Plan and the Gannawarra Community Plan acknowledge the increasing need to diversify the Shire's economy beyond agriculture, with the Council Plan setting its vision on developing Gannawarra into a renowned '*destination and home of choice for liveability and unique opportunities in innovative agriculture, renewable energy and nature-based tourism*'. The Project has been designed to support the ongoing farming operations occurring within the Project Area. The Project directly supports Council's vision in utilising land for a significant renewable energy project while retaining the majority of the Project Area for agricultural use.

The Economic Development Strategy identifies substantial opportunities to leverage the Shire's rich natural features to enhance the business and development profile of the renewable energy sector as a central focus for economic growth. The Council Plan also provides specific actions to maintain financial sustainability of Council; reduce carbon footprint; and enhance climate resilience.

The Project will directly support Council's vision in these strategic documents, policies and plans through promoting economic diversity, facilitating new renewable energy initiatives, creating jobs, providing opportunities for tourism centred around the proposed wind farm, and encouraging the ongoing development of Payment in Lieu of Rates (PILOR) certified energy farms in Gannawarra. Beyond this, the Project supports the existing agricultural use of the land. The Project will help maintain financial sustainability of Council whilst reducing the carbon footprint, increasing the region's skilled workforce, and supporting climate change resilience through clean energy.

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Loddon Shire Council

- *Annual Plan 2021-2025*
- *Loddon Shire Economic Development Strategy 2025 – 2029*
- *Community Vision 2031 – Council Plan 2021 - 2025*

The Community Vision 2031 – Council Plan 2021 – 2025 (Community Vision) highlights two key priorities relevant to the Project: supporting infrastructure that addresses social and economic needs while promoting environmental sustainability, and embracing renewable energy to reduce its carbon footprint. These priorities have been translated into specific actions outlined in the *Loddon Shire Annual Plan 2021-2025* and the *Loddon Shire Economic Development Strategy 2025-2029*. The Annual Plan establishes four pillars to realise the community's vision, focusing on implementing environmentally sustainable infrastructure that enhances climate resilience and capitalizes on renewable energy opportunities in preparation for adverse weather events. It also includes strategies to facilitate a diverse economy, leverage tourism opportunities, foster private sector partnerships for economic growth, improve employment prospects and workforce skills, and support community groups in enhancing liveability and well-being.

The Loddon Shire Economic Development Strategy 2025 – 2029 (Economic Development Strategy) focuses exclusively on the economic dimensions of the Community Vision, providing a framework to promote economic growth and resilience in the region. This Strategy outlines several key priorities relevant to the Project, including optimizing the agricultural sector to enhance productivity and resilience; reinforcing the Council's role as a collaborator in partnerships with the private sector to attract investment and foster sustainable economic growth and job creation; and diversifying the Shire's economy by advocating for investment in the Murray River Renewable Energy Zone (REZ) (now known as the North West REZ). The Economic Development Strategy highlights renewable energy as a sector with significant potential in the region, leveraging its rich natural resources while aligning with Australia's Net Zero targets, supporting the State's low carbon transition, and addressing local energy security challenges.

The Project directly aligns with the Community Vision and complements the corresponding Council Strategies, Plans, and actions. It constitutes a significant investment in the region's emerging renewable energy market, built on the strong foundation of the area's natural resources. The Project enhances energy security and climate change resilience while diversifying the local economy, creating jobs, generating future opportunities for educational tourism centred around the wind farm, and upskilling workforce. The Project marks a significant development in the region's renewable energy market and from the outset has supported collaboration between the local community and industries, fostering local aspirations, stimulating economic growth, and contributing to a sustainable, low-carbon energy future for Australia.

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5 Planning Scheme

The *Planning and Environment Act 1987* (P&E Act) is the principal legislation governing the use and development throughout the state of Victoria. Planning schemes are subordinate instruments that give effect to the provisions of the P&E Act. The Project Area spans across the shires of Gannawarra and Loddon and is therefore subject to the corresponding planning schemes.

5.1 Land use definition

Clause 73.03 of the Victoria Planning Provisions (VPPs) lists terms that may be used in planning schemes in relation to use of land. The following land use terms, as defined under Clause 73.03, are relevant to the Project:

Wind energy facility

The proposed wind farm and its associated infrastructure including site office, terminal station, collectors substations and ancillary equipment fall under the term 'Wind energy facility' which is nested within the broader term 'Renewable energy facility'.

A Wind energy facility is defined as:

'Land used to generate electricity by wind force. It includes land used for:

- a) any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force*
- b) an anemometer.*

It does not include turbines principally used to supply electricity for domestic or rural use of the land.'

Utility installation

The Wind energy facility's BESS, operating at 1,000 MW / MWh falls under the definition of 'Utility installation', which is defined as:

'Land used...

- c) to transmit, distribute or store power...*

Planning Guidelines for Development of Wind Energy Facilities

The *Planning Guidelines for Development of Wind Energy Facilities* (DTP, 2023) further identifies that:

A wind energy facility typically includes:

- *a series of wind turbines*
- *one or more substations*
- *power lines to connect to the electricity network*
- *a temporary construction compound*
- *wind monitoring equipment, which can include an anemometer*
- *access tracks, and*
- *underground cabling connecting the wind turbines to the on-site metered output point from the converter station where the generated electricity will enter the distribution system. This includes connections from the wind turbines to the onsite substations (i.e. an electricity generation, transmission and distribution system where voltage is transformed from high to low, or the reverse, using transformers).*

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A larger facility may also include:

- a quarry
- concrete batching plant(s)
- an operations and maintenance facility
- a battery energy storage system.'

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5.2 Planning Policy Framework

The Planning Policy Framework (PPF) sets out the strategic policies that guide land use and development decisions at the State, regional and local levels concerning key topics including Biodiversity and Natural Resources (Clause 12.01; Clause 12.03); Amenity (Clause 13.05; Clause 15.01); Climate Change and Environmental Risks (Clause 13.01; Clause 13.02), Land Use (Clause 13.07; Clause 14.01); Heritage (Clause 15.03); Economic Development (Clause 17.01) and Energy Supply (Clause 19.01).

The Project is entirely consistent with the relevant policies of the PPF in both municipalities as follows:

- Contributes to strategic directions at State, regional and local levels to facilitate the transition to a low-carbon economy, emphasising the need for diversified energy generation and the role of renewable energy facilities in this process. The Project is located within the renewable energy zone declared under the *National Electricity (Victoria) Act 2005* and is an example of a renewable energy development in an appropriate location.
- The wind energy facility is strategically located in a remote rural area away from sensitive land uses, established settlements and neighbourhoods, thereby minimising amenity impact on residences and sensitive receptors. Additionally, the Project includes a 2km setback from non-involved landholders.
- Land use conflicts are minimised in accordance with the relevant PPFs aimed at protecting agricultural land from incompatible uses. The Project does not replace existing agricultural use of the land, rather, it will enhance and co-exist with the existing land use and diversify production of existing farmland. The Project layout has been co-designed with landholders to minimise impacts to current and future farming practices. During decommissioning, all above-ground infrastructure will be removed and land rehabilitated. At the discretion of the landholder access tracks may remain if they support on farm practices.
- Agriculture has traditionally been recognised as the primary economic driver for both the Gannawarra and Loddon Shires with significant emphasis placed on safeguarding agricultural operations within the PPF. However, in light of climate change, the need to diversify the Regions' economy has become increasingly pressing. The VPP supports this vision by encouraging growth in the renewable energy sector and local tourism. The Project will contribute significantly to new renewable energy generation without impacting on regional tourism.
- The Project seeks to minimise noise impacts throughout all stages of the Project, in accordance with applicable noise regulations, including those outlined in the Environment Protection Regulations and the *Environment Protection Act 2017*, as well as the New Zealand Standard (NZS) 6808:2010 for wind farm noise.
- The Project has sought to minimise impacts on vegetation where practicable, prioritising the avoidance of existing trees and native vegetation. During the design and siting of the Project, extensive ecological investigations and site surveys were conducted to inform the design, ensuring that design elements are positioned away from significant habitats.
- The PPF also provides for the effective management of natural hazards associated with climate change and bushfire risks to ensure that new developments contribute to climate resilience while not jeopardising public safety. The Project will comply with all relevant design conditions with regard to bushfire, including the *CFA Design Guidelines and Model Requirements for Renewable Energy Facilities* (2023), as documented in the Hazard and Risk Assessment Report.

Based on the above, it is submitted that the Project is consistent with the applicable PPFs. A detailed assessment of each relevant PPF is provided at Appendix B.

5.3 Gannawarra Planning Scheme

The following sections outline the zones and overlays applicable to the Project Area under the Gannawarra Planning Scheme.

5.3.1 Municipal Planning Strategy

The Municipal Planning Strategy (MPS) is a key component of the planning scheme; it sets out the long-term vision, objectives and strategies for the future development of the municipality.

The relevant strategic directions from the Gannawarra planning scheme are discussed below.

The MPS outlines the strategic vision for township, settlement and growth; environmental and landscape values; environmental risks and amenity; natural resource management; built environment and heritage; housing; economic development; transport; and infrastructure for Gannawarra Shire.

The strategic directions summarised below are relevant to the Project:

- Clause 02.03-2 (Environmental and landscape values) provides for the protection of significant environmental assets including lakes, rivers and wetland, as well as native vegetation and soil and water quality. The Project has been developed with consideration for environmental values, adopting avoidance and minimisation strategies. The Project Area is primarily located on land used for agriculture, with works occurring mainly on cropped farmland. Impacts on native vegetation have been shifted to areas of lower ecological value.
- Clause 02.03-3 (Environmental risks and amenity) acknowledges the long-term impacts of climate change and their implications on agricultural operations in the region. The clause provides strategic direction to encourage land use and development that supports adjustments to farming practices for better resilience against climate change impacts. The Project supports this clause by providing a source of renewable energy and contributing to efforts to reduce the impacts of climate change. The Project also contributes to generating additional funds for future investments in local farming operations.
- Clause 02.03-4 (Natural resource management) provides for the continual prosperity of the Shire's agricultural industries and seeks to protect the agricultural base of the region. The Project will support the agricultural land productivity by co-locating a wind energy facility onto the existing farmland.
- Clause 02.03-7 (Economic development) recognises the importance of continual economic development and supports growth in local tourism. The Project directly supports this vision by investing in the region's clean energy capacity through wind energy generation, thereby contributing to a more diverse and resilient economy in the region. Additionally, the Project will create new job opportunities during the construction and operational phases, enhancing the skilled workforce in the region. The Project also has the potential to stimulate small-scale tourism initiatives that provide viewing and educational experiences for visitors to the Region, thereby enhancing the local Shire's tourism market.
- Clause 02.03-9 (Infrastructure) recognises the potential economic benefits of renewable energy facilities including employment creation, reduced energy costs within the municipality and lower local greenhouse gas emissions. The Project supports this by establishing what is set to be one of the largest wind energy facility in Australia within Gannawarra Shire, creating employment opportunities and contributing to a more sustainable local infrastructure network.

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5.3.2 Zones

The Project Area intersects the following zones, as shown in Figure 5-1:

Clause 35.07 Farming Zone

The Project Area is located primarily within the Farming Zone (FZ), including 150 number of turbines, BESS and associated substation, terminal station and powerline.

A planning permit is required for the proposed use of land for a Wind energy facility, pursuant to Clause 35.07-1, provided all requirements under Clause 52.32 (Wind Energy Facility) are met (refer to Section 5.5.1 of this Report that demonstrates these requirements are met).

A planning permit is also required for the proposed use of land for a Utility installation under Cause 35.07-1.

In accordance with Clause 35.07-4 a planning permit is required for the below proposed buildings and works:

- Buildings and works associated with a Wind energy facility and Utility installation (Section 2 use).
- Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater. Such earthworks are required for the construction of a Wind energy facility and, therefore this permit trigger is applicable.
- A building which is within 20m setback from a road that is not zoned Transport Zone 2 (TRZ2) or TRZ3. Several structures, such as turbines, are proposed in close proximity to such roads within the Project Area.

The purpose of the FZ is:

- *'To provide for the use of land for agriculture.'*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.'*

Assessment

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Project Area

Farming activity within the Project Area consists mainly of large scale, dryland cropping. Other operations involve export hay production, some livestock grazing and pig production. A small area of pumped irrigation (centre pivots) occurs to the north east of the Project Area.

The Project supports the ongoing agricultural use within the Project Area, and seeks to co-locate renewable energy infrastructure alongside existing farming operations. The Project layout and construction footprint have been co-designed with host landowners to enable the maximal retention of productive agricultural land and to minimise interruption to farming operations during construction. The Project's total disturbance footprint comprises a permanent loss to agricultural land of 46.097ha (0.23%) with an additional 119.84ha (0.59%) loss for cropping (but remains available for farming operations as shared infrastructure)

The Project has been designed to avoid impacts on existing and planned farming operations. Design features include:

- Locating wind turbines to avoid centre pivot irrigation and water supply infrastructure.
- Positioning access tracks to:
 - Use / upgrade existing internal tracks wherever possible,
 - Follow cropping direction,

- Locations towards the edge of paddocks,
- Run 90 degrees to existing roads between paddocks to compliment GPS lines, auto steer features and expected future robotics,
- Minimise cross property movement to reduce biosecurity risks.
- Installing underground electricity cables at sufficient depth to enable continued cropping
- Locating the operations and maintenance facility and temporary construction compounds off productive cropping land.

The Project will generate additional non-climate dependent revenue for farm businesses that can be reinvested to enhance the productivity of farms. The Proponent has committed to a benefit sharing arrangement, to be paid both during the construction and operational phases of the Project. This is discussed at Section 0.

Further assessment of the Project and its consideration of and impacts to agricultural land is contained in Appendix G.

Surrounding properties

The Project will have minimal impact on farming operations on land adjacent to the Project Area. Agricultural operations taking place on adjacent land will continue unhindered. Land quality will not be impacted by the Project as Project infrastructure does not pose a risk to biosecurity, water or soil quality. Further, the Project does not release any harmful substances or contaminants.

It is anticipated that some impacts to local roads and traffic conditions may be experienced in the construction phase. These impacts are expected to be minimal and will be managed through a Traffic Management Plan (TMP).

The Project does not impede the use of surrounding land for existing or future agricultural activities, developments or the expansion of farming operations on neighbouring land.

Refer to Appendix G for Agricultural Assessment which identifies potential impacts to agricultural land on surrounding properties.

Broader region

Gannawarra Shire's agricultural sector is categorised by robust grain, dairy and livestock farming operations. Council is seeking to diversify the Shire's agricultural sector by supporting key projects including investment in renewables alongside existing agricultural operations.

The Project is an example of efficient co-location of a renewable energy project alongside ongoing agricultural use. The Project has been strategically located to benefit from the location of the future VNI West and is sited within the REZ. This location minimises the need for additional transmission line infrastructure within and external to the Project Area.

The Project supports the Shire's agricultural land as the Project represents a small percentage of agricultural land within the broader farming region. Further, due to the soil type and conditions present within the Project Area, the site is not considered to be of significant agricultural value.

Refer to Appendix C for an assessment of the Project against the Decision Guidelines under the Zone.

Clause 36.04 Transport Zone 1 and 2 (TRZ1 and TRZ2)

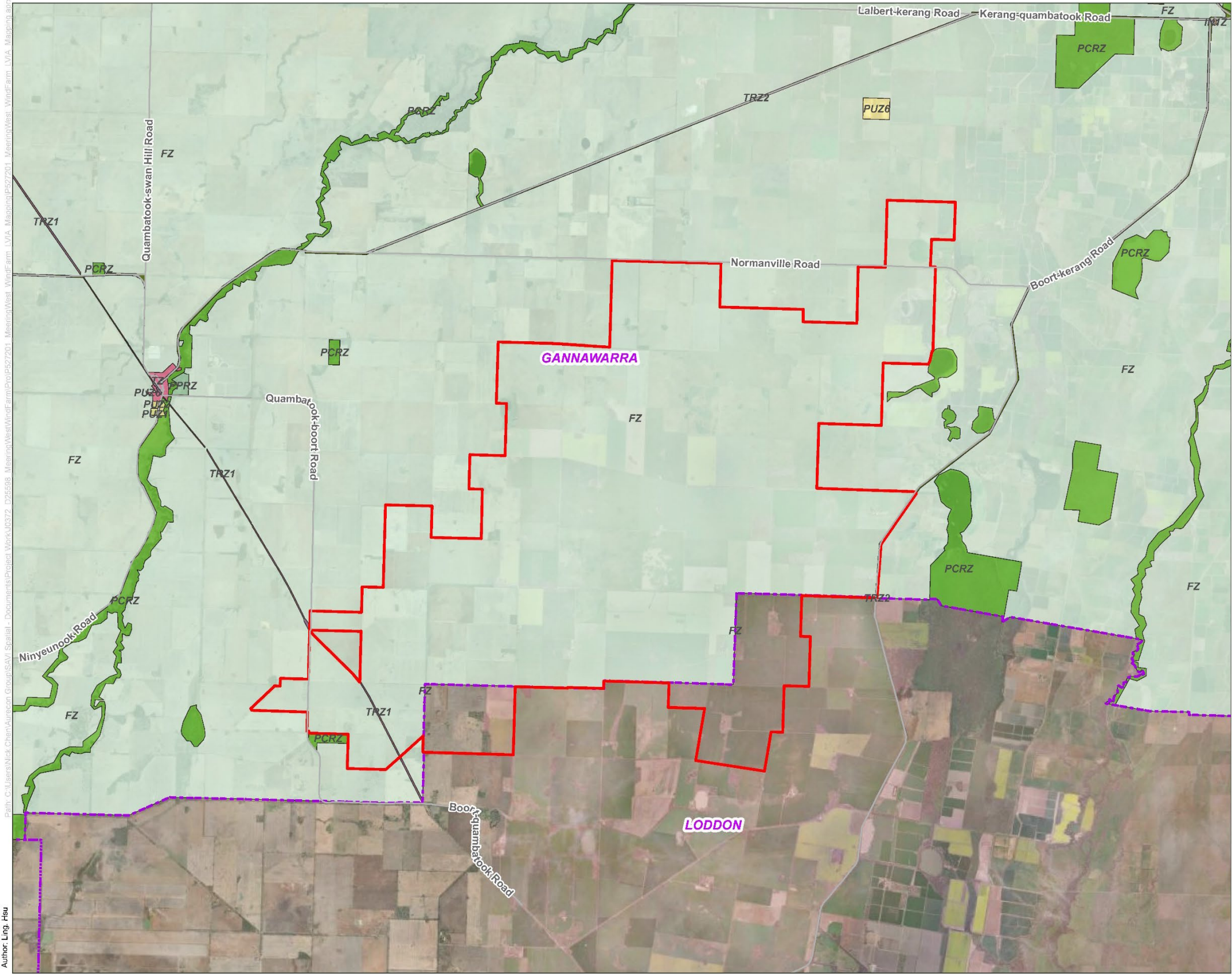
The Project Area intersects a section of an existing freight rail line within the TRZ1. A single underground cable ancillary to the Project is proposed to cross beneath the TRZ1. DTP has advised this crossover forms part of the wind energy facility and, accordingly, a permit is required under Clause 36.04-1 and 36.04-2 of the Gannawarra Planning Scheme for use and development. Consultation has commenced with the Head, Transport for Victoria and VicTrack in relation to works near their asset.

A small section of the proposed access track to the eastern end of the Project Area intersects Boort-Kerang Road within the TRZ2. Planning permit requirements to create or alter access to a road in a TRZ2 are captured under Clause 52.29-2 of the Gannawarra Planning Scheme (refer to Section 5.5.5).

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Legend

- Road
- Project Area
- LGA
- Planning Zones
 - FZ - Farming Zone
 - IN1Z - Industrial 1 Zone
 - PCRZ - Public Conservation and Resource Zone
 - PPRZ - Public Park and Recreation Zone
 - PUZ1 - Public Use Zone (Service and Utility)
 - PUZ2 - Public Use Zone (Education)
 - PUZ6 - Public Use Zone (Local Government)
 - TZ - Township Zone
 - TRZ1 - Transport Zone 1
 - TRZ2 - Transport Zone 2

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Date: 29/05/2025

Version: 1



A3 scale: 1:120,000

0 4 8 Kilometres

Job No: 527201

Coordinate System: GDA 1994 MGA Zone 54

Meering West Wind Farm
Planning Zones

Figure 5-1 Planning zones - Gannawarra Planning Scheme

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5.3.3 Overlays

The relevant overlays applying to the Project Area are discussed below and are shown in Figure 5-2.

Clause 42.01 Environmental Significance Overlay

The Project intersects the following Environmental Significance Overlays (ESOs):

- **ESO2** (Highway protection environs): The ESO2 follows the general alignment of the Boort-Kerang Road and intersects a small section of the proposed access track.
- **ESO4** (Areas of poor drainage or potentially subject to inundation): Small areas of the ESO4 intersect the proposed location for a wind turbine and access track towards the southwestern corner of the Project Area, as well as a small section of access track towards the northeastern corner, near Normanville Road, Dingwall.

Under Clause 42.01-2, a permit is required to construct or carry out works, unless exempted under the relevant schedule to the ESO. None of the exemptions provided under the ESO2 and ESO4 are applicable to the Project.

Under Clause 42.01-2, a permit is required to remove, destroy or lop vegetation, including dead vegetation subject to a number of exemptions. A permit is required for the proposed 0.27ha vegetation removal within the ESO2 and ESO4. Details of the proposed vegetation removal are documented in the Meering West Wind Farm - Flora and Fauna Assessment.

The purposes of the ESO area as follows (selected as relevant):

- *'To identify areas where the development of land may be affected by environmental constraints.'*
- *'To ensure that development is compatible with identified environmental values.'*

The ESO2 provides the following environmental objectives:

- *'To maintain and enhance the safety and amenity of main roads.'*
- *To preserve and enhance the tree lined character of the roadsides along the approaches to the towns and along main roads.*
- *To preserve and improve scenic views from land in a Transport Zone 2 or Transport Zone 3 and to preserve and enhance the visual character of the areas adjacent to a Transport Zone 2 or Transport Zone 3, both approaching and within the towns.*
- *To ensure that all existing trees and natural features which are within the overlay area are conserved within the limits of practicability and are not wantonly damaged, destroyed or removed.*
- *To preserve the amenity and service capability of land in a Transport Zone 2 or a Transport Zone 3 and environs.'*

The ESO4 provides the following environmental objectives:

- *'To identify land in urban and non-urban areas which is potentially liable to inundation by overland flow or sheet flooding and is likely to suffer from poor drainage which could inhibit development.'*
- *To ensure that any development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and with local drainage conditions and will not cause any significant rise in flood levels or flow velocity.'*

Assessment

The Project does not impact the ability for the environmental objectives of the ESO2 and ESO4 to be achieved.

Within the ESO2, the proposed access track will not impact on trees which supports the conservation of trees and natural features to maintain the rural landscape as an introduction to rural townships. Additionally, the proposed access track will not disrupt the existing operation of Boort-Kerang Road, ensuring no implications for the safety or effective functioning of the roadway.

The ESO4 objectives to manage flood risks associated with the overflow of major waterways is achieved. The development allows a free passage of flows and appropriate mitigation measures will be implemented to manage flood risk during both construction and operation. Further detail is provided in the Surface and Ground Water Assessment Report.

The North Catchment Management Authority (floodplain management authority) has been notified about the Project.

It is submitted that all works for the Project, including those within the ESO, will comply with the CFA *Design Guidelines and Model Requirements for Renewable Energy Facilities* (2023) which includes requirement to provide a firebreak.

Refer to Appendix C for an assessment of the Decision Guidelines under the Overlay.

Clause 42.02 Vegetation Protection Overlay

The Project intersects the following Vegetation Protection Overlay (VPO):

- **VPO1** (Roadside and corridor protection): The VPO1 applies a small section of the proposed access track along Normanville Road, Dingwall, towards the northeastern corner of the Project Area.

Under Clause 42.02-2, removal of any vegetation specified in a schedule to the VPO requires a planning permit. The Project requires a planning permit under the VPO1 to remove native vegetation within 50m from a road reserve.

The relevant purposes of the VPO include:

- 'To protect areas of significant vegetation.'
- 'To ensure that development minimises loss of vegetation.'
- 'To preserve existing trees and other vegetation.'
- 'To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.'
- 'To maintain and enhance habitat and habitat corridors for indigenous fauna.'
- 'To encourage the regeneration of native vegetation.'

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Assessment

The Project, through design and siting, seeks to avoid impacts to vegetation wherever possible. Vegetation removal has been minimised through the strategic siting of infrastructure within already cleared and cropped farmland and through the use of existing access points and disturbed areas.

Swept path analysis undertaken by the Proponent has led to further refinement of access tracks to minimise any impacts to roadside vegetation.

This approach ensures the protection of significant remnant vegetation, particularly along roadsides, in accordance with the purposes of the VPO1. Where vegetation removal is unavoidable, proposed removal has been limited to patches characterised by low-quality vegetation as much as is practicable.

Mitigation measures will be implemented during construction as well as operation and maintenance to further minimise ecological impact and maintain the integrity of nearby vegetation. Vegetation offsets will be secured in line with the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (DELWP, 2017) and Clause 52.17. Through these actions, the Project supports the objectives of Victoria's Biodiversity Strategy by protecting existing remnant vegetation, maintaining habitat corridors, and encouraging long-term ecological resilience within the Gannawarra Shire.

Further details are provided in the Meering West Wind Farm - Flora and Fauna Assessment prepared by Biosis.

Refer to Appendix C for an assessment of the Decision Guidelines under the Overlay.

Clause 44.06 Bushfire Management Overlay

Two pockets of land within the Project Area including one towards the northwestern corner and another towards the southwestern corner are covered by the Bushfire Management Overlay (BMO).

Pursuant to Clause 44.06-2, no planning permit is required to construct a building or construct or carry out works for a Wind energy facility under the BMO.

Clause 45.12 Specific Controls Overlay – Schedule 2

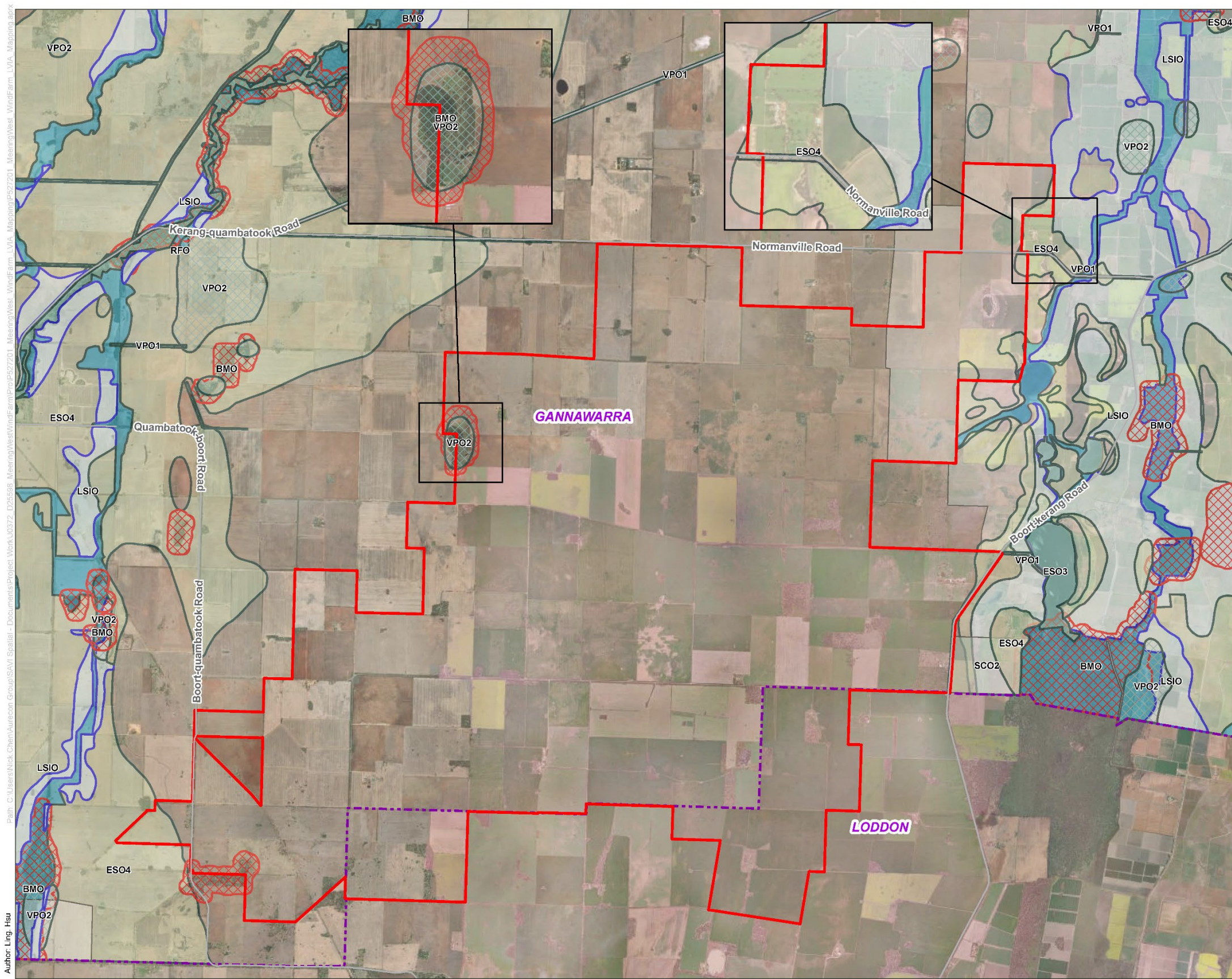
A portion of the Project towards the northeast intersects the Specific Controls Overlay Schedule 2 (SCO2). The SCO2 implements the *Goulburn-Murray Water: Connections Project and Water Efficiency Project Incorporated Document, November 2021* (Goulburn-Murray Water incorporated document).

The Project does not relate to the above projects and as such, further consideration of this overlay is not warranted for the purposes of this planning application.

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- Road
- ▭ Project Area
- ▭ LGA
- Planning Overlays**
- Environmental and Landscape**
- ▭ ESO - Environmental Significant Overlay
- ▭ VPO - Vegetation Protection Overlay
- Land Management**
- ▭ LSIO - Land Subject to Inundation Overlay
- ▭ BMO - Bushfire Management Overlay
- Other Overlays**
- ▭ SCO - Specific Controls Overlays
- ▭ RFO - Rural Floodway Overlay

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Version: 1

Meering West Wind Farm
Planning Overlays

Figure 5-2 Planning overlays - Gannawarra

5.4 Loddon Planning Scheme

The following sections outline the zones and overlays applicable to the Project Area under the Loddon Planning Scheme.

5.4.1 Municipal Planning Strategy

The relevant strategic directions from the Loddon MPS are discussed below.

The MPS outlines the strategic vision for settlement; environmental and landscape values; environmental risks and amenity; natural resource management; built environment and heritage; housing; economic development; and infrastructure for Loddon Shire.

The strategic directions summarised below are relevant to the Project within the Loddon Shire:

- Clause 02.03-2 (Environmental and landscape values) recognises that natural resources play a key role in the economic foundation of the Shire. This Clause provides for the protection of significant native and remnant vegetation and bodies of water. The Project seeks to protect natural resources through its design and by limiting impact to vegetation as far as practicable. Further, the Project will generate clean energy and support the local economy and employment without whilst limiting impact to the natural resources within the Shire.
- Clause 02.03-3 (Environmental risks and amenity) identifies fire risk as a key environmental risk to be considered in new development. The Project will comply with the relevant Country Fire Authority (CFA) guidelines, bushfire policies and design standards to ensure any residual risk is effectively managed.
- Clause 02.03-4 (Natural resource management) identifies agricultural production as the major focus of the region's economy and provides to maintain agricultural land in large lots to support the primary production industry. The Project will support the agricultural land productivity by co-locating a wind energy facility with existing farmland and agricultural practices.
- Clause 02.03-7 (Economic development) identifies opportunities to diversify the Shire's economy in the industrial and tourism sectors and encourages a diverse and environmentally sustainable economy in the Shire. The Project will support this diversification by contributing to the growth of the region's renewable energy market. The Project also presents as an opportunity which could potentially generate small-scale tourism initiatives such as viewing and education opportunities for visitors to the Region.
- Clause 02.03-8 (Infrastructure) identifies opportunities for renewable energy on the northern half of the Shire due to its existing connection with the electricity transmission network. The Project aligns with this vision by siting in the northern part of the Shire and maximising its use of existing power infrastructure.

5.4.2 Zones

The Project Area intersects with the Farming Zone (FZ) and the Transport Zone 2 (TRZ2 in the Loddon Planning Scheme, as shown in Figure 5-3:

Clause 35.07 Farming Zone

Project components including 14 wind turbines, access tracks and connecting ancillary are within the FZ under the Loddon Planning Scheme.

A planning permit is required for the proposed use of land for a Wind energy facility and Utility Installation, pursuant to Clause 35.07-1, provided all requirements under Clause 52.32 (Wind Energy Facility) are met (refer to Section 5.5.1).

In accordance with Clause 35.07-4 a planning permit is required for the below proposed buildings and works:

- Buildings and works associated with a Section 2 use (Wind energy facility and Utility Installation).
- Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater. The Project may require such earthworks during construction. Such earthworks are required for the construction of a Wind energy facility and, therefore this permit trigger is applicable.
- A building which is within 5m setback from a road that is not zoned Transport Zone 2 (TRZ2) or TRZ3. There are several such roads within the proposed development.

The use and development proposed within the FZ are consistent with the purposes of the Zone, as assessed in Section 5.3.1.

Refer to Appendix C for an assessment of the Project against the Decision Guidelines under the Zone.

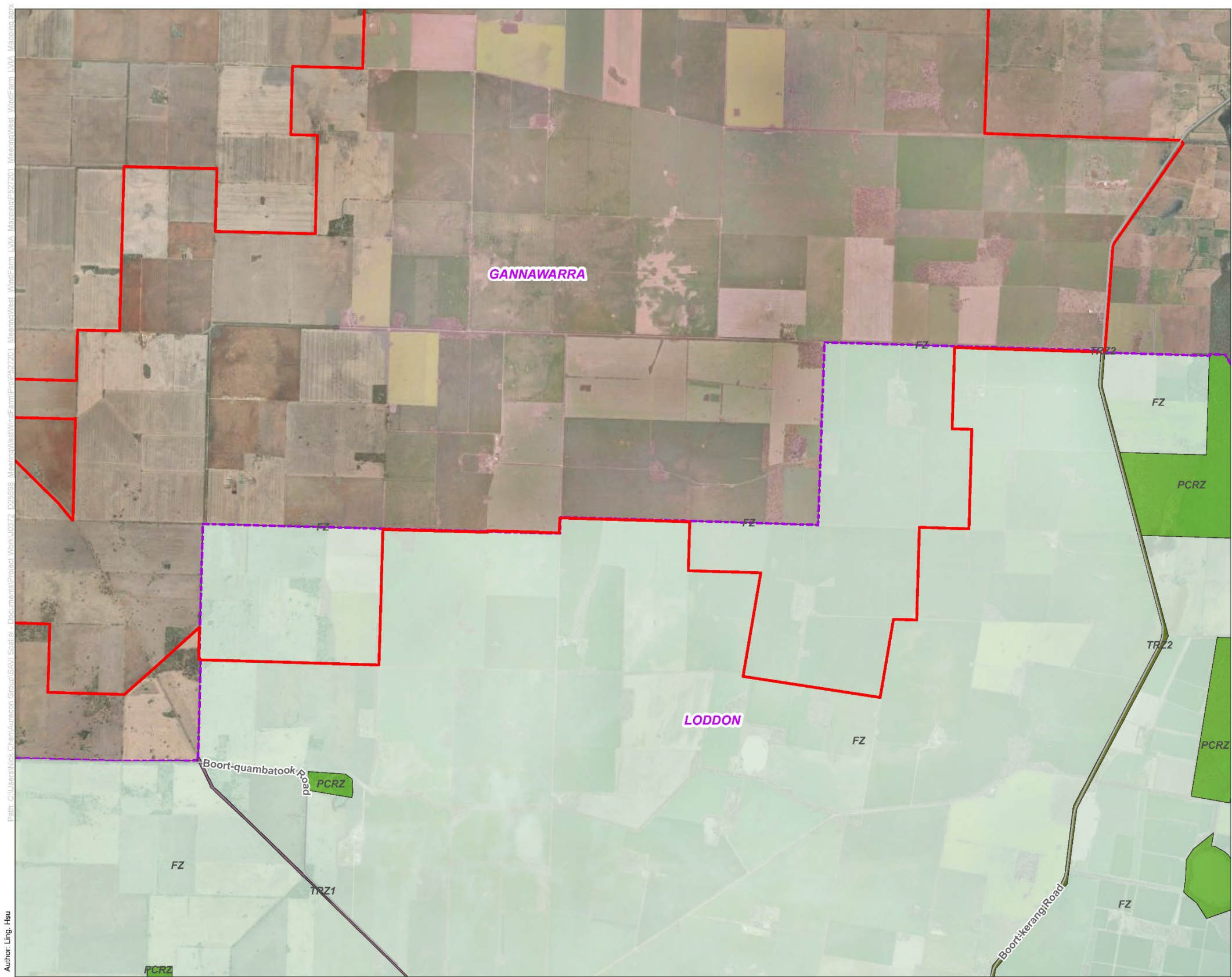
Clause 36.04 Transport Zone 2

A small portion of the Project Area adjoins land in Loddon Shire on Boort-Kerang Road. No Project activity has been proposed at this location and therefore, no further consideration is warranted.

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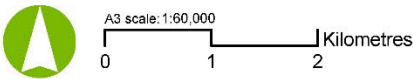
- Road
- Project Area
- LGA
- Planning Zones
 - FZ - Farming Zone
 - PCRZ - Public Conservation and Resource Zone
 - TRZ1 - Transport Zone 1
 - TRZ2 - Transport Zone 2

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Meering West Wind Farm
Planning Zones



Job No: 527201
Coordinate System: GDA 1994 MGA Zone 54

Figure 5-3 Planning zones - Loddon

5.4.3 Overlays

The Project Area intersects the Vegetation Protection Overlay (VPO) in the Loddon Planning Scheme, as shown in Figure 5-4:

Clause 42.02 Vegetation Projection Overlay

The Project intersects the following VPOs:

- VPO1 (Significant Remnant Vegetation): The VPO1 applies to three small pockets of land, including two towards the southeastern corner of the Project Area and one towards the southwestern corner.
- VPO2 (Significant Roadside and Corridor Vegetation): The VPO2 applies along a section of the Meering West-Barraport Road road reserve which intersects the Project Area towards the southwestern corner.

Under Clause 42.02-2, removal of any vegetation specified in a schedule to the VPO requires a planning permit. The Project requires a planning permit under the VPO1 and VPO2 to remove 0.07ha native vegetation.

The relevant purposes of the VPO include:

- 'To protect areas of significant vegetation.'
- 'To ensure that development minimises loss of vegetation.'
- 'To preserve existing trees and other vegetation.'
- 'To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.'
- 'To maintain and enhance habitat and habitat corridors for indigenous fauna.'
- 'To encourage the regeneration of native vegetation.'

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The VPO1 provides the following statement of nature and significance of vegetation to be protected:

- *"As substantial areas of Loddon have been modified as a result of agriculture and urban development, the remaining areas of native vegetation are significant for habitat, biodiversity and the land management benefits they provide, such as erosion control and water table regulation."*
- *Significant native vegetation in the Loddon Shire includes Box Iron Bark Forest and native grass lands, including significant herbaceous varieties."*

The VPO2 provides the following statement of nature and significance of vegetation to be protected:

- *As substantial areas of Loddon have been modified as a result of agriculture and urban development, the remaining areas of native vegetation are significant for habitat, biodiversity and the land management benefits they provide, such as erosion control and water table regulation.*
- *Roadsides often contain the only remnant vegetation in a cleared agricultural landscape.*
- *Significant native vegetation in the Loddon Shire includes Box Iron Bark Forest and native grass lands, including significant herbaceous varieties.*
- *Roadside and corridor vegetation is especially significant as it provides habitat corridors for fauna to access larger areas of remnant vegetation.*

Assessment

The Project has taken steps to avoid and minimise impacts to native vegetation as far as practicable through design refinement and use of existing disturbed areas. However, the removal of some vegetation is necessary to enable the proposed works. Details of the vegetation to be removed, along with the avoidance and minimisation measures undertaken, are provided in the Meering West Wind Farm - Flora and Fauna Assessment.

Refer to Appendix C for an assessment of the Decision Guidelines under the Overlay.

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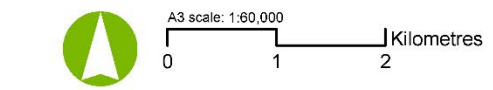
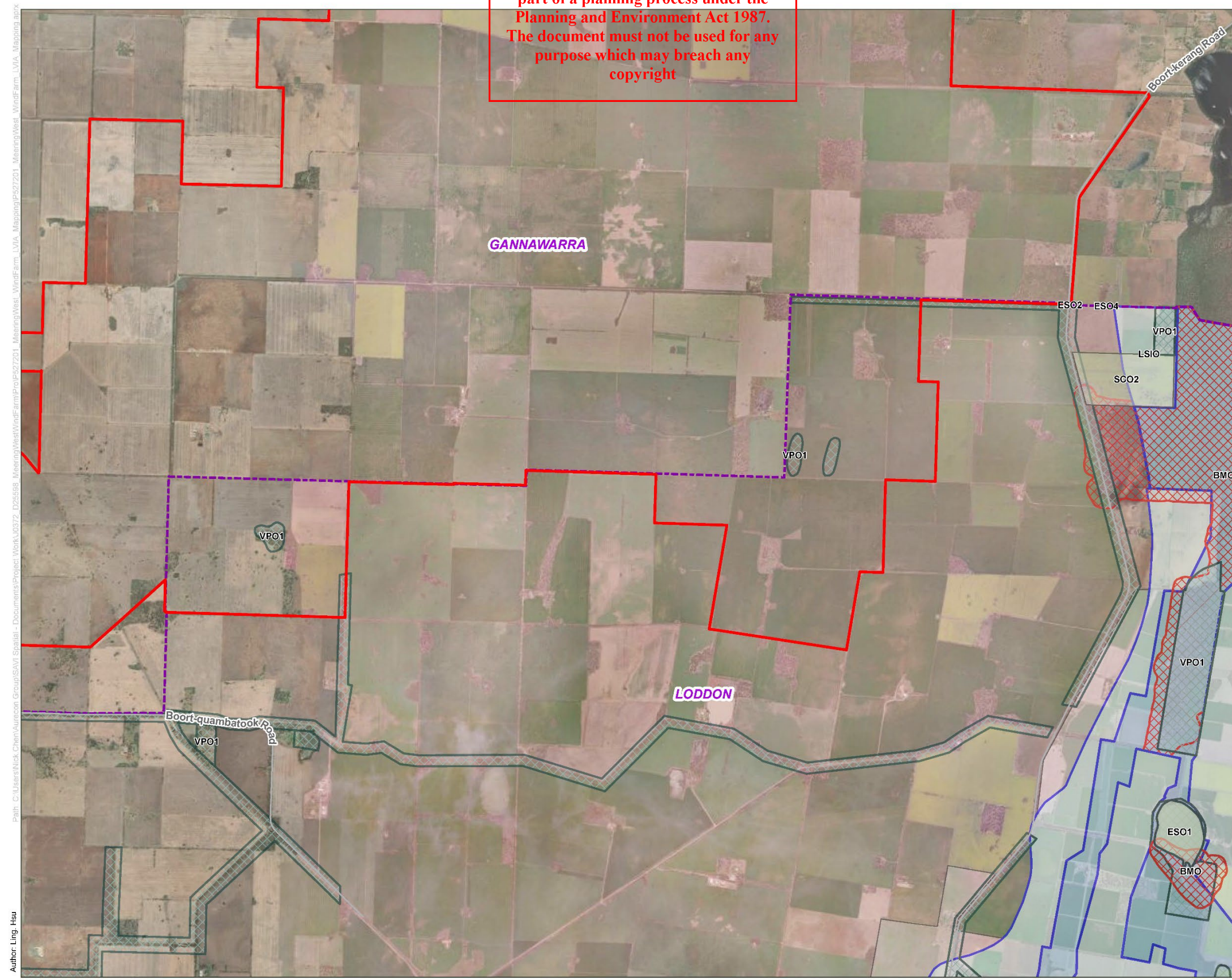


- Legend**
- Road
 - Project Area
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- Planning Overlays**
- Environmental and Landscape**
- ESO - Environmental Significant Overlay
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- FO - Floodway Overlay
 - LSIO - Land Subject to Inundation Overlay
 - BMO - Bushfire Management Overlay
- Other Overlays**
- SCO - Specific Controls Overlays
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Source: Esri Basemap, DEECA (2024), Aurecon (2024)

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Meering West Wind Farm
Planning Overlays



Job No: 527201
Coordinate System: GDA 1994 MGA Zone 54

Figure 5-4 Planning overlays - Loddon

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5.5 Particular Provisions

The following particular provisions apply to the Project.

5.5.1 Clause 52.32 (Wind Energy Facility) and Planning Guidelines for Development of Wind Energy Facilities

Clause 52.32 is to facilitate the establishment and expansion of wind energy facilities and ensure siting and design of the facility has minimal impact on the amenity of the area. A permit is required under Clause 52.32-2 of both the Gannawarra and Loddon Planning Schemes to use and develop land for a wind energy facility.

Table 5-1 outlines the Project Response to the application requirements and decision guidelines of Clause 52.32, including the requirements of the *Planning Guidelines for Development of Wind Energy Facilities* (DTP, 2023)

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Table 5-1 Application Requirements and Decision Guidelines of Clause 52.32

Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
52.32-3 Written Consent	- A plan showing all dwellings within one kilometre of a proposed turbine* that forms part of the wind energy facility - Evidence of the written consent of the owner of any existing dwelling located within one kilometre of a proposed turbine that forms part of the wind energy facility	All dwellings within 1km are host properties and appropriate consent/land use agreements are in place with these landholders. A key design feature is to provide at least a 2km setback to neighbouring non-host dwellings A plan of dwellings within one and two kilometres of a turbine that forms part of the Project is attached (refer to Dwelling Location within 2km from Turbine Layout prepared by Aurecon). Written consent from relevant landowners is provided with the planning application.
52.32-4 Application Requirements	Site and context analysis 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 Design response	A description of the 20,000 ha Project Area and context is outlined in Section 3.1. The accompanying technical reports and plans identify: - the land's farming characteristics and flat to gently undulating terrain - land is not identified as a significant landscape through planning scheme overlays - limited native vegetation coverage through the cleared agricultural land type. - sites of cultural heritage significance identified and CHMP being prepared - No land subject to National Parks Act 1975 - No land declared a Ramsar wetland under the EPBC Act within 10 km of Project Area - There is no land listed in a schedule to Clause 52.32 of the Gannawarra or Loddon Planning Schemes - The area is identified as a bushfire prone area (as per the majority of Victoria outside of urban and regional centres) and the Hazard and Risk Assessment identifies the majority of the Project Area is deemed to have a low bushfire risk one small area classified as low-intermediate risk associated with a small patch of vegetation along Noske Road. Plans showing the layout of the wind turbine generators and associated buildings and works. Key features: - Turbines located a minimum of 2 km from known dwellings - Ancillary utility infrastructure including BESS, collector substations and terminal stations in proximity to VNI West proposed 220kV transmission lines - Operations and maintenance facility on land already developed as a former piggery

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Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
52.32-5 Decision Guidelines	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	– Access roads proposed to avoid vegetation clearance and designed to accommodate turbine transport vehicles. ■ Accurate visual simulations show that the turbines can be accommodated within the landscape without significant impact to key views from nearby dwellings or public view points. Refer to Visualisations prepared by Aurecon. ■ Native vegetation has been avoided/minimised; approximately 5.292 ha requires removal but will be further refined through detailed design. In instances where removal is unavoidable, appropriate offsets will be sourced in accordance with policy requirements. ■ A Pre-Construction (Predictive) and Environmental Noise Assessment demonstrates noise limits under the Environment Protection Regulations 2021 are not exceeded and no wind turbine noise agreements are required. A high amenity noise limit is not applicable. – Bajwa EnviroConsult (environmental auditor) has been provided the Pre-Construction (Predictive) and Environmental Noise Assessment and an audit has been undertaken to confirm that the noise assessment was conducted in accordance with New Zealand Standard NZS6808:2010, Acoustics - Wind Farm Noise.
	The Municipal Planning Strategy and the Planning Policy Framework The effect of the proposal on the surrounding area in terms of noise, blade glint, shadow flicker and electromagnetic interference	Refer to Section 5.2 and 5.3 of this report. ■ Noise: The Project will comply with New Zealand Standard (NZS) 6808:2010 Acoustics – Wind Farm Noise (NZS 6808:2010) and Environment Protection Regulations (EP Regulations). NZS 6808:2010 specifies a general noise limit of 40dB, with a requirement to consider sensitive receptors where the predictive noise levels are likely to exceed 35dB. The Project is not predicted to exceed the 40dB limit at any location, including at the 15 noise-sensitive locations identified within the assessment. ■ Noise: The Environment Reference Standard (ERS) under the Environment Protection Act 2017 has also been considered for the Project, where natural areas, including state or national parks, must be considered for noise and vibration impacts for human tranquillity and enjoyment. Human tranquillity was identified to be relevant at one location - the campground at Lake Meran approximately 700m east of the Project Area (2.6km from nearest turbine). The Project is not predicted to exceed the 35dB noise limit for high amenity area under the NZS 6808:2010 at the Lake Meran camping ground, or significantly elevate ambient noise levels at

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Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
	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	natural areas surrounding the Project. Noting that high amenity areas are generally applied to low density residential, rural living and township zones. Additionally, it is submitted that low frequency noise produced by the BESS facility (as per the EPA's Noise Thresholds) can be managed through equipment selection during detailed design. Consequently, the Project is assessed to align with the ERS ■ Shadow Flicker: No non-involved residences (non-host landowners) are predicted to experience shadow flicker duration above the limit of 10 hours per year and/or 30 minutes per day (realistic duration) in accordance with the relevant guidelines. ■ Blade glint: Blade glint is not expected to be an issue for the Project due to non-reflective paint used on wind turbine components. Electromagnetic interference: The Project's potential interference to electromagnetic signal emitting assets including fixed telecommunications towers, point-to-point links, point-to-multipoint link; point-to-area link; and radar can be managed through recommended mitigation measures, including relocation of relevant wind turbine or existing electromagnetic signal emitting assets, upon future consultation with asset owners.
	The impact of the development on significant views, including visual corridors and sightlines	■ The Project is not within a significant landscape area identified under the planning scheme. While the wind farm will be visible on the region's skyline when viewed afar, local amenity impacts have been minimised.
	The impact of the facility on the natural environment and natural systems.	■ The Project is therefore unlikely to result in significant adverse impacts on the natural environment and natural systems. ■ A Meering West Wind Farm - Flora and Fauna Assessment has been conducted to inform the design and statutory approval for the Project. Given that the Project Area consists of agricultural land, it does not support critical habitat. ■ The Project will have minimal impacts on water quality and will instigate appropriate mitigation measures. A Surface and Groundwater Assessment undertaken for the Project considered that impacts to surface and groundwater within the area are low. ■ The Project will comply with the National Water Quality Management Strategy which includes guidelines pertaining to effluent management and disposal. A Preliminary EMP has been prepared and a Construction Environment Management Plan will be developed for the Project. ■ The Hazard and Risk Assessment identifies the majority of the Project Area is deemed to have a low bushfire risk. Fire risk assessment in accordance with the CFA's Design

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Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
		Guidelines and Model Requirements for Renewable Energy Facilities (2023) and consultation with the CFA.
	The impact of the facility on cultural heritage.	- The Project intersects an area of CHS under the Aboriginal Heritage Regulations 2018. The Project layout has been amended to avoid this area. A mandatory Cultural Heritage Management Plan (CHMP) is being prepared to minimise impact on Aboriginal heritage. - There are no local or State significant heritage matters identified under the planning schemes or the Heritage Act 2017.
	The impact of the facility on aircraft safety	The Aeronautical Impact Assessment concludes that the Project presents only a minor impact to current aviation operations which can be effectively managed through stakeholder engagement and/or changes to existing operational procedures
Planning Guidelines for Development of Wind Energy Facilities (Department of Transport and Planning, September 2023) (Key considerations in addition to matters addressed in this table)	Pre-application consultation with community, stakeholders and the Department of Transport and Planning (DTP)	Meering West Wind Farm has actively engaged with the community, DTP, and other key stakeholders, incorporating their feedback to shape the site layout, design, and planning and environmental assessments. A detailed account of the consultation process can be found in the Stakeholder Consultation Report
	Identifying suitable locations for wind energy development in Victoria	The Project is entirely within a proposed Renewable Energy Zone (REZ) as specified in the Victorian Transmission Plan. VicGrid's process of developing the proposed REZs has ensured that areas of significant landscape, ecological, tourism and heritage values have been avoided. The Project is outside of a declared irrigation district, other than a small area to the north east of the Project site. In this area water is pumped and used by some centre pivots which have been avoided Project design.. The Project has been established by host landowners and Meering West Wind Farm working together to ensure impacts to agriculture are minimised. Matters including ecology, landscape and amenity impacts have been considered when determining feasibility of land for a Wind energy facility. Detailed design of the Project will seek to minimise potential impact on these key aspects.
	Contribution to government policy objectives	Supports the Climate Change Act 2017 and the Victoria's Climate Change Strategy (2021) to achieve net zero greenhouse gas emissions by 2050 through a long-term emissions reduction targets. Supports the Renewable Energy Action Plan (2017) for a strong, sustainable and locally based renewable energy industry in Victoria.

Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
		It provides significant economic and environmental benefits to the wider community by generating renewable energy, creating job opportunities and local community benefits.
	Flora and fauna impacts assessment	Refer to Meering West Wind Farm - Flora and Fauna Assessment.

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5.5.2 Clause 52.05 Signs

Clause 52.05 aims to regulate the development of land for signs and associated structures, ensuring that signs do not contribute to excessive visual clutter or visual disorder.

In accordance with Clause 35.07-7 (Signs) of the FZ, the sign requirements in the FZ are classified as in Category 4 – Sensitive areas. Under Clause 52.05-14, planning approval is required for business identification signs provided the total display area of the sign for each premise does not exceed three (3) square metres. Any illumination of the sign must be through flood-lights. A planning permit is not required for a direction sign within the FZ.

Business identification signage will be provided at specific points around the Project, such as at the entrance to the Operations and Maintenance Facility. Specific details will be confirmed following detailed design.

5.5.3 Clause 52.06 Car Parking

Pursuant to Clause 52.06, the provision for car parking is required prior to the commencement of a new use.

The purpose of Clause 52.06 is:

- *'To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.'*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.'*

The number of car parking spaces required for a Wind energy facility is not specified under this clause however, under Clause 52.06-6, sufficient amount of car parking must be provided to the satisfaction of the Responsible Authority prior to the commencement of the new use.

The final number and location of parking spaces for the Project's operational phase will be determined through detailed design and provided as a condition of approval of the planning permit. A Preliminary Traffic Impact Assessment was undertaken by Aurecon which estimated the level of usage generated by the Project.

5.5.4 Clause 52.17 Native Vegetation

Clause 52.17 (Native Vegetation) seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines). The Guidelines seeks to avoid, minimise and offset the removal, destruction or lopping of native vegetation (hereafter referred to as 'removal of native vegetation') to minimise land and water degradation.

The Project will involve the removal of approximately 5.292 ha of native vegetation and therefore requires a permit under Clause 52.17-1. The extent and type of native vegetation proposed for removal have been identified in the Meering West Wind Farm - Flora and Fauna Assessment prepared by Biosis.

Assessment

The Project has adopted the three-step approach of avoidance, minimisation and offsetting in accordance with the Guidelines. The initial design footprint has been refined through several iterations in response to recommendations from ecology experts to avoid and minimise native vegetation impacts. The majority of the works are located within cropped farmland, avoiding areas of higher ecological value. When removal is unavoidable, significant efforts have been made to shift impacts into lower quality, derived grassland areas wherever possible. Offsets will be secured in accordance with the Guidelines to compensate for the permitted loss of native vegetation.

A detailed assessment against the Guidelines will be undertaken in the Ecological Impact Assessment prepared by Biosis.

The Project has been sited to minimise impacts on natural features and resources, including native vegetation and ecological values. These include reducing the overall Project footprint, with works largely located within cropped farmland, and utilising existing or established access points to limit disturbance to remnant vegetation and habitat. Site access tracks and temporary access routes have been developed to avoid and minimise impacts to roadside vegetation to the maximum extent possible and to maintain strict biosecurity standards between neighbouring farm operations. Ecological impacts are discussed in the Meering West Wind Farm - Flora and Fauna Assessment (prepared by Biosis).

5.5.5 Clause 52.29 Land Adjacent to the Principal Road Network

Clause 52.29 seeks to ensure appropriate access to the Principal Road Network or to land designated to be part of the Principal Road Network. Within the Gannawarra LGA, the Project features a new access track connecting to Boort-Kerang Road zoned TRZ2 in the Principal Road Network.

Under Clause 52.29-2 of the Gannawarra Planning Scheme, the Project requires a planning permit to create or alter access to a road in a TRZ2.

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Assessment

The proposed access track and vehicle crossing onto Boort-Kerang Road are designed to ensure that the existing flow of traffic remains uninterrupted, allowing for smooth functionality throughout the construction process. The design features have been carefully considered, with no elements intended to distract road users or compromise road safety included in the plans for the new vehicle crossing. It is therefore anticipated that the new access track will not impact public safety or the overall operation of the road.

5.6 Referral and notice requirements

Table 5-2 Referral Requirements

Clause	Council	Referral Authority	Type of referral authority	Applicable referral requirement
Clause 66.02-2 (Native Vegetation)	Gannawarra and Loddon	Secretary to Department of Energy, Environment and Climate Action (DEECA)	Recommending referral authority	Remove, destroy or lop native vegetation under Clause 52.17 in the Detailed Assessment Pathway as defined in the Guidelines.
Clause 66.03 (Referral of permit applications under other state standard provisions)	Gannawarra	Head, Transport for Victoria	Determining referral authority	An application to create or alter access to Boort-Kerang Road (declared arterial road under <i>Road Management Act 2004</i>)

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The following notice requirements under Gannawarra Planning Scheme apply to the Project:

Table 5-3 Notice Requirements

Clause	Applicable notice requirement
Clause 66.06 (Notice of Permit Applications Under Local Provisions)	Notice of an application under Clause 42.01 Environmental Significance Overlay - Schedule 2 (ESO2) is required to be issued to the Roads Corporation.

The Loddon Planning Scheme does not provide any notice requirements applicable to the Project.

6.1 Cumulative Impacts

6.2.1 Policy background

The Project Area is located within the proposed North West REZ. This location reflects Victorian Government policy which seeks to establish a greater presence of renewable energy facilities within the REZ.

A Project that co-locates renewable energy infrastructure alongside continued agricultural use is therefore considered a preferred land-use outcome. State policy, reflected via updates to Clause 19.01-1S Energy supply and Clause 19.01-2S Renewable energy of the PPF, refer to the *2025 Victorian Transmission Plan* (VTP) (VicGrid, 2025). Policy outcomes articulated by the VTP envision the greater presence of renewable energy facilities within the designated REZs and that such developments will be considered a preferred land use outcome. The VTP outlines the need to balance a range of factors and impacts to landholders, local communities, Traditional Owners and First Peoples, agriculture and industry, while ensuring the Plan protects the natural environment and cultural heritage. The Plan is discussed Table 4-1 of this Report.

The *Policy and Planning Guidelines for Wind Energy Facilities* states that the visual impact of a development relates to 'proximity to a proposed wind energy facility, regarding cumulative visual impacts.' Additionally, the *New Zealand Standard NZS6808:2010, Acoustics - Wind Farm Noise* requires the consideration of all cumulative noise impacts from potential wind farms affecting any dwellings or sensitive locations.

A consideration of nearby projects and associated cumulative impacts is discussed in the section below.

6.2.2 Nearby projects

There are several renewable energy projects proposed in the area surrounding the Project. This developing cluster of renewable projects is due to several factors that make the region suitable for energy projects. This includes the proposed REZ designation which was developed to benefit from optimal conditions for renewable energy projects (i.e. strong winds and sunshine). Existing and proposed electricity transmission infrastructure in the area means that Projects will require less additional transmission infrastructure to supply Victoria's electricity grid. The low dwelling density and manageable environmental and heritage constraints further enhance the location for optimal siting of renewable energy projects.

This Report has considered nearby wind energy proposals and their potential operational cumulative impacts. The planning applications are supported by a number of technical assessments which address cumulative impact including noise, shadow flicker, flora and fauna and landscape and visual impact.

Subject to the development schedule of other projects, potential cumulative impacts such as construction traffic will be managed through a future TMP. Other impacts such as the sourcing of materials, labour and workforce accommodation will need to be carefully considered by all proponents within the REZ with support from the Victorian Government (most likely VicGrid).

Table 6-1, below, identifies known and proposed wind energy projects in the area surrounding the Project and discusses the potential for cumulative impacts based on the technical assessments prepared for the Project.

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Table 6-1 Cumulative impacts of known and proposed wind energy projects

Project	Status	Project Details	Potential cumulative impacts	Further assessment / mitigation
Normanville Energy Park	Planning assessment	- Up to 17 turbines on a site area of approximately 1,933 ha. - Located approximately 8km north of the Project Area	- Noise - Shadow flicker - Landscape and Visual - Flora and Fauna	Noise: - The Pre-Construction Predictive Noise Assessment has concluded that the Project has been designed, and can be constructed and operated to manage noise emissions with applicable legislation, policies and guidelines. - As recommended by the noise assessment the Pre-Construction Predictive Noise Assessment is to be repeated with the final wind turbine selection and project layout. It is appropriate that this assessment also consider any cumulative effects from the Normanville Energy Park (subject to its approval and/or construction). Shadow Flicker: - As recommended the Shadow Flicker Assessment is to be reassessed for realistic shadow flicker impacts for the final layout and turbine model. This reassessment will consider the visibility of the turbines from residences due to vegetation and other screening. It is appropriate that this assessment also consider any cumulative effects from the Normanville Energy Park (subject to its approval and or construction). Landscape and Visual Impact: - Visual receivers are unlikely to differentiate between wind farm projects. - There is potential for increased local scale cumulative impacts as a result of the Project. - Planning permit conditions requiring an offer for landscaping to mitigate against visual impact can consider the effects from both projects. Flora and Fauna: - The cumulative impacts of incremental habitat loss can be a concern for threatened bird species. - Given the type of impact in the context of the available habitat within and surrounding the Project Area, habitat removal of this type and extent will not adversely influence the long-term survival of threatened bird species given the quantity of similar habitat immediately adjacent to the Project Area. - Both projects have applied and are being assessed against the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (Department of Environment, Land, Water and

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				Planning, 2017). This will ensure the will be no net loss to biodiversity (and likely net gain) from the removal, destruction or lopping of native vegetation.
Cannie Wind Farm	Project referrals pre-planning assessment	■ Up to 174 turbines on a site area of approximately 14,000 ha. ■ Located approximately 25km north-west of the Project Area.	None expected	N/A
Macorna Wind Farm	Concept development (planning application due to be submitted 2026)	■ Kerang, exact location has not been confirmed. ■ Up to 140 turbines	None expected	N/A – further assessment can be undertaken once additional project information is made available.

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7 Summary of Impact Assessments

7.1 Aboriginal Heritage

The Proponent has completed a Standard Assessment of all Turbine locations, hardstands, substations and access tracks, as well as sections of the reticulation network within areas of archaeological potential.

During the survey for the Standard Assessment, four scarred trees were recorded, as well as low densities of stone artefacts being commonly surface quartz flakes. Two surface silcrete flakes were also recorded during survey. Due to changes in Project design, many of the recorded stone artefacts are being avoided by the wind farm infrastructure and all scarred trees are being avoided.

A subsequent Complex Assessment was completed with focus on areas of known cultural heritage and likelihood for archaeological potential, such as areas in proximity to lunettes and water sources. A total of 84 pits has been excavated across the proposed impact areas of the wind farm, with three of these pits contained low densities of quartz stone artefacts. However, due to layout changes, most of these areas will no longer be impacted. Where deemed necessary, retesting of the new locations of infrastructure resulted in negative pits.

Please note that final fieldwork data is currently being analysed. However, initial analysis of the data has shown that low densities of stone artefacts occur infrequently across the landscape and the current proposed design of the wind farm is unlikely to harm any unrecorded heritage.

7.2 Flora and Fauna

The Flora and Fauna Assessment (FFA, Biosis 2026) evaluates the Project's potential effects on native vegetation, fauna and habitat in accordance with relevant State and Commonwealth biodiversity legislation.

The Project area has been extensively modified by historical agricultural land clearing but continues to support a range of bird and bat species, largely associated with roadside vegetation, scattered trees, remnant woodland patches and nearby wetlands.

Multi-seasonal field surveys and studies have been carried out to map vegetation, assess habitat quality, identify native plants and ecological values of the site, as documented in the FFA report. Collision risk for birds and bats has been assessed using multi-season utilisation survey data and a separate collision risk model. For species identified that may fly within or above the rotor-swept zone, targeted surveys and collision risk modelling have informed mitigation strategies including turbine siting and operational shutdown periods for select turbines. The survey findings will be incorporated into a Bird and Bat Adaptive Management Plan.

In total, the Project proposes the removal of approximately 5.3 hectares of native vegetation. The Project layout has been carefully refined through several design iterations to avoid and minimise disturbance to native vegetation and fauna habitat wherever possible.

Overall, the results of the ecological assessments have been utilised by the Proponent to design and locate the wind farm and associated infrastructure in a manner that responds to the biodiversity features present. Several iterations of the windfarm layout have been developed in response to ecological and arboriculture investigations and advice. Mitigation measures will need to be implemented through a project Construction Environmental Management Plan (CEMP).

7.3 Noise

Operational wind turbine noise levels were predicted against the minimum applicable noise limit of 40 dB LA90 that applies under the DTP Guidelines, EP Regulations and New Zealand Standard (NZS) 6808:2010 Acoustics – Wind farm noise. A total of nine noise-sensitive locations were identified within the predicted 35 dB LA90 noise contour with predicted wind turbine noise levels being 37 dB or below at all of these locations.

As such, the assessment determines it is expected the Project can comply with the applicable noise limits under NZS 6808:2010. No turbines are proposed within 2km of any neighbouring dwellings and the final turbine model will be selected to ensure compliance with noise limits is maintained. Predicted wind turbine noise levels at involved stakeholder locations were also below 45 dB in all cases.

Wind turbine noise levels were also assessed at identified natural areas under the Gannawarra and Loddon Planning Schemes in relation to human tranquillity, as required by the *Environment Reference Standard*. It was determined that although turbine noise may be audible during higher wind speeds, these conditions would also generate background noise from wind blowing through vegetation. One campground was identified within the Leaghur State Park Public Conservation and Resource Zone (PCRZ), where predicted noise levels are 31 dB LA90, approximately 4 dB below the NZS 6808:2010 guideline for high-amenity areas. No campgrounds were identified within other natural areas such that visitors are expected to be present only intermittently and participating in recreational activities.

The proposed BESS and ancillary infrastructure also comply with the applicable noise limits provided by the *Noise Protocol*. The risk of problematic low frequency noise will be managed through appropriate equipment selection and site design.

The predicted noise levels comply with the noise limits at the nearest involved landholder locations and are 14 dB or more below the applicable noise limits at the nearest non-involved landholder noise-sensitive locations. Due to the significant separation distances of over 3.5 km between the ancillary infrastructure sites and the identified natural areas, it is expected that the level of ancillary infrastructure noise at the identified natural areas will be negligible.

The noise assessment findings have been independently audited by an auditor registered with the Environment Protection Authority (EPA).

7.4 Traffic

The assessment notes the local roads around the Project are mainly used for farming and property access, with traffic volumes generally low outside of harvest periods. Key roads in the network include Kerang-Quambatook Road and Boort-Kerang Road, along with a mix of sealed and unsealed single lane gravel local roads. Overall traffic volumes and crash history in the area are low, with five crashes near the Project over the last five-year reporting period (September 2020 to September 2025).

During peak construction, traffic is expected to increase by up to 677 vehicles per day (1,354 trips total) and AM/PM peak hour 500 trips. Although this is an increase on the existing, traffic volumes are assessed to remain well within the capacity of the network, given existing conditions.

All access points onto the public road network (and intersecting access tracks) are to be considered in regard to safe intersection sight distance, vehicle types and movements with appropriate mitigations adopted to facilitate safe access as necessary.

A Traffic Management Plan (TMP) will be prepared to the satisfaction of the relevant authorities to help minimise disruption and ensure safe passage for all road users, including construction vehicles, project personnel, and the general public. Subject to confirmation of anticipated construction phase traffic (both workers and construction vehicles), as well as the construction activity schedule, the increase in construction traffic (with standard mitigation and management protocols adopted for large rural wind farm developments) would not be expected to have any material adverse impact on the road network performance.

A preliminary proposed OD/OSOM transport route has been identified for the wind turbine blade loaded vehicles from the Port of Geelong to the Project Area and key impacts are to typical roadside furniture requiring relocation. A detailed OD/OSOM Transport Route Audit assessment is to be undertaken by a transport contractor once the dimensions and/or masses of the OD/OSOM vehicles are identified to assess route options and identify any required alterations. This is the responsibility of the Proponent and would be prepared in consultation with the construction contractor.

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7.5 Surface Water and Groundwater

The Project is situated in the catchment areas of both the Avoca and Loddon rivers which flow north towards the Murray River. The broader region also hosts two internationally recognised (Ramsar-listed) wetlands (approximately 13km north of the Project) and several terminal lakes. Lake Meran is situated 2 km to the north east of the Project Area and is largely supported by natural flooding and environmental allocation due to limited water availability. Several ephemeral drains are identified on the project site which have the potential to carry contaminants to surrounding surface water.

The assessment found that potential effects on surface water and groundwater are generally considered to be low. The area experiences low rainfall and consists mostly of sandy soils meaning much of the rainfall is infiltrated to the groundwater rather than creating runoff and flowing towards the rivers. The site hosts with groundwater that is relatively deep, with the watertable below 20m bgl. As such, the risk of intersecting the watertable during construction is low.

There are 20 existing bores located across the site, and these could be encountered during construction. Works should be avoided near these bores, however if encountered, they may need to be decommissioned in accordance with the Minimum Construction Requirements for Water Bores in Australia.

Potential impacts to surface and groundwater are generally considered to be low. A Construction Environmental Management Plan (CEMP) will be in place to manage drainage on site and control issues such as sediment runoff, changes to water flow, shallow groundwater disturbance and possible encounters with existing bores during construction.

7.6 Landscape and Visual Amenity

The Landscape and Visual Impact Assessment (LVIA) was undertaken in accordance with the *Victorian Planning Guidelines for Development of Wind Energy Facilities*. The landscape and visual baseline is established through assessments of the surrounding landscape character contained within the Landscape Character Zone (LCZ). These are measured as a 10 km area from the Project turbines, and with an area of visual prominence measured as 4 km from the Project turbines, where the visual magnitude of change is likely to be higher. While the zone of theoretical visibility (ZTV) extends up to 31 km, this assessment focuses on identifying landscape and visual impacts considered to have a higher perceived visual impact.

Four Landscape Character Zones were identified within the Study Area based on attributes such as land use, features, and local planning schemes. These include the Agricultural Plains, Inland Lakes, Wetlands and Rivers, Bushland Reserves, and Towns and Settlements LCZs. The Project is located primarily within the Agricultural Plains, an LCZ characterised by highly modified agricultural land. The assessment concludes that landscape character impacts would be low or minimal across all four LCZs.

Visual impacts were assessed for private receivers and representative public viewpoints, with visual simulations prepared from each viewpoint to illustrate how the Project will appear in the surrounding landscape.

The assessment found that the scenic quality of areas around Lake Meran and the Great Spectacle Lakes Complex is expected to remain largely unchanged. While the presence of turbines will alter views along highways (ESO2 areas along Boort-Kerang and Kerang Quambatook Roads), the changes are expected to be manageable with existing vegetation along the roadside effectively screening and reducing visibility. Nearby towns and settlements are also unlikely to experience significant visual effects, as existing vegetation and built features provide natural screening of turbines.

The LVIA recognises that visual effects on nearby homes (within 4 km) will vary. For properties which may be affected, the Project is offering to consult with landowners to explore options for additional landscaping through the Project's off-site landscaping program.

7.7 Hazard and Risk

The Risk and Hazard Assessment comprises a Dangerous Goods (DG) Screening Assessment, Hazard and Risk Impact Assessment, Bushfire Hazard Assessment and recommendations. This assessment also

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includes elements of the Risk Management Plan that will be developed as the Project progresses and will support this future work.

Risk controls and technical safeguards, identified by the Hazard and Risk Assessment will be in place across the project to ensure the risk of hazards is minimised.

The dangerous goods screening assessment concluded the following:

- As the placard quantity thresholds for C1 combustible liquids as set out by Schedule 2 of the Dangerous Goods (Storage and Handling) Regulations 2022 have been exceeded, placards are required.
- With the implementation of recommended controls, the assessment concludes that residual risks associated with dangerous goods storage are low to medium and unlikely to result in off-site impacts, noting the rural location and absence of nearby sensitive receptors.

The Bushfire Hazard Assessment found that the broader landscape surrounding the Project Area comprises largely cleared farmland and paddocks that are occasionally separated by strips of roadside vegetation, paddock trees, planted trees rows and small areas of remnant mallee woodland. The Project Area is considered to exhibit low-risk environmental attributes as per the CFA Guidelines. The primary landscape bushfire risk to the Project Area is from grassfire due to the minimal amount of treed or woodland vegetation in the landscape which has been cleared for farming. Consequently, based on the condition of the landscape and limited patches of vegetation, extreme bushfire behaviour is considered unlikely. The site also has ready access and egress to safe areas that would provide safety in the event of a fire.

The Hazard and Risk Assessment concludes that the proposed BESS and wind energy facility development should be provided with the required mitigations and controls, to meet the model requirements of the CFA Guidelines.

7.8 Aeronautical

The Aeronautical Impact Assessment (AIA) includes a review of the Project against regulatory requirements regarding the safe operation of aircraft, as well as the consideration of non-regulated impacts to aviation operations for stakeholders in the immediate vicinity of the Project Area.

A review of the Project's impact on nearby certified aerodromes and uncertified aerodromes, relevant Instrument Flight Procedures, airspace classification, designated air routes, low-level navigation routes, other navigational procedures as well as communication, navigation and surveillance (CNS) equipment necessary for the conduct of safe aviation operations has been undertaken.

The assessment determined that the Project presents a minor impact to current aviation operations. The AIA does not view this impact as a critical flaw to the Project, thus, the Meering West Wind Farm is expected to be viable with respect to aviation considerations.

The minor impact identified can be mitigated through effective stakeholder engagement, amendments to existing instrument flight procedures and the Grid lowest safe altitude (LSALT), notification to the Aeronautical Information Services (AIS) and through confirmation of the absence of communication, navigational and surveillance (CNS) systems in the vicinity of the Project Area with Airservices Australia.

Ongoing engagement with relevant stakeholders, such as nearby aerodromes, aircraft operators and the Commonwealth regulator, Airservices Australia are recommended so that changes to aircraft operational procedures are captured for continued safety requirements. This forms important evidence for the Civil Aviation Safety Authority (CASA) – the regulator for aviation safety, if requested in the future. Potential mitigation actions required by relevant stakeholders include updating the minimum safe altitude levels in surrounding airspace to maintain a safe distance above turbines.

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7.9 Shadow Flicker

The Shadow Flick and Blade Glint Assessment was undertaken in accordance with matters required to be considered under the Planning Guidelines for Development of Wind Energy Facilities (DTP, 2023) and the Australian Draft National Guidelines (2010).

No non-involved residences are predicted to experience shadow flicker duration above the allowable limit of 30 hours per year and/or 30 minutes per day (theoretical duration) in accordance with the relevant guidelines.

Blade glint and cumulative shadow flicker effects are not expected to be an issue for the Project. Blade glint will be mitigated due to non-reflective paint used on wind turbine components. Cumulative shadow flicker does not have an effect as there are no residences that have an overlapping shadow from turbines in both projects.

Should further mitigation be required, subject to confirmation of the final turbine layout and turbine model, recommended measures include the provision of screening vegetation and implementation of a turbine shutdown protocol using timers and light sensors to temporarily curtail turbine operation during periods when the sun's position would give rise to shadow flicker.

7.10 Telecommunications

Details of all licensed telecommunications equipment near the Project were reviewed through a Telecommunications Assessment to assess the potential for electromagnetic interference (EMI). This included fixed telecommunications towers, direct links (point-to-point), wider network links serving multiple areas (point-to-multipoint and point-to-area), radar systems, and farming GPS.

The assessment found that no interference to point-to-point links is expected. To manage potential interference on other nearby assets, ongoing consultation with relevant telecommunications, radar and service providers is recommended. Where required, management measures recommended include relocating transmission equipment, installing signal amplifiers or additional base stations, or adopting alternative service solutions such as satellite broadband.

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8 Conclusion

The Meering West Wind Farm will be a significant Project for the region and Victoria. It supports Commonwealth, State and local policy objectives to reduce carbon emissions, facilitate renewable energy development and to diversify regional economies.

An assessment of the Project against the Gannawarra and Loddon Planning Schemes demonstrates that the Project is consistent with the relevant zones and overlays as well as the relevant policies and guidelines. The proposed use and development of a Wind energy facility and Utility installation is considered appropriate for the following reasons:

- The Project will maintain sustainable land management and enable existing agricultural practices to continue within the Project Area whilst maximising the potential of the land to provide a source of renewable energy for Victoria.
- The Project represents a long-term investment within the Gannawarra and Loddon Shires, and an ongoing commitment to co-exist with the local community.
- The Project has been designed to ensure that wind turbines will not be located closer than 2km to habitable dwellings to reduce impacts on surrounding residents.
- The Project has been developed closely with a committed group of landholders to ensure the Project complements the important agricultural production of the Project Area.
- The Project is well located, and sited entirely within the proposed North West REZ and will connect directly into the VNI West.
- The Proponent has invested, and will continue to invest, in the local community, aiming to help fund projects, events and local groups that benefit the quality of life and wellbeing of the community.
- On-site ecological and heritage investigations confirm that any potential impacts on heritage and biodiversity can be managed
- A range of other investigations demonstrate that the amenity enjoyed by neighbouring residents and visitors will not be adversely impacted by the Project.
- The Project has considered impacts such as shadow flicker, noise, telecommunications, hazard and bushfire and aeronautical. These impacts have informed the design of the Project and any impacts identified can be effectively mitigated.
- Ground and surface water impacts from the construction and use of the land for the purposes of a Wind energy facility have been assessed and it has been determined that the overall impacts on the environment can be managed.
- Traffic impacts during the construction phase of the Project will be effectively managed through road upgrades and traffic management measures.
- An EMP accompanies the planning application and has identified the approach that the Project will take to manage environmental impacts during the construction and operational phases of the Project.
- The Project has considered Clause 52.32 and the *Planning Guidelines for Development of Wind Energy Facilities* and demonstrates a high level of compliance with these requirements.

It is therefore respectfully requested that the Project be supported by DTP and the planning permit application be approved.

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Appendix A – Properties within Project Area

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Property Address	Land Description	SPI	Volume	Folio	Easement
Gannawarra					
1010 Meran Road, Meering West 3579	Lot 1 on Title Plan 217765T.	1\TP217765	07714	036	N/A
1031 Meran Road, Meering West 3579	Crown Allotment 34 Parish of Meering West.	34\PP3081	09042	064	The Easement to State Rivers and - Water Supply Commission
	Crown Allotment 38 Parish of Meering West.	38\PP3081	08866	134	The Easement to State Rivers and - Water Supply Commission
	Lot 1 on Plan of Subdivision 202051X.	1\LP202051	09664	166	E-1: Channel Easement in Favour of the Rural Water commission Vide Crown Grant
109 Nolan Road, Quambatook 3540	Crown Allotment 36 Section 1 Parish of Quambatook.	36~1\PP3433	08919	903	N/A
	Crown Allotment 37 Section 1 Parish of Quambatook.	37~1\PP3433	08922	449	The condition in favour of state - rivers and water supply commission set out in crown grant ----- Vol. 8331 Fol. 414
1121 Normanville Road, Normanville 3579	Crown Allotment 18 Section 3 Parish of Budgerum East.	18~3\PP2251	06623	440	R-1 and R-2: Channel Easement
	Crown Allotment 20 Section 3 Parish of Budgerum East.	20~3\PP2251	11054	114	Water supply and drainage in favour of State Rivers and Water Supply Commission
	Lot 1 on Title Plan 837272K	1\TP837272	08409	520	E-1: Easement to State Rivers and Water Supply
	Lot 1 on Title Plan 907928U	1\TP907928	10447	334	N/A
115 Hosking Road, Oakvale 3540	Crown Allotment 34 Section 3 Parish of Quambatook.	34~3\PP3433	06344	665	E-1: Easement to SRWSC
	Crown Allotment 34A Section 3 Parish of Quambatook.	34A~3\PP3433	09389	336	The Easement to State Rivers and Water Supply Commission
	Crown Allotment 35A Section 3 Parish of Quambatook.	35A~3\PP3433	09065	234	N/A

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Property Address	Land Description	SPI	Volume	Folio	Easement
	Crown Allotment 48 Section 3 Parish of Quambatook	48~3\PP3433	02752	205	N/A
	Crown Allotment 65 Section 3 and Crown Allotment 66 Section 3 Parish of Quambatook	66~3\PP3433	06251	157	N/A
	Crown Allotment 65 Section 3 and Crown Allotment 66 Section 3 Parish of Quambatook	65~3\PP3433	06251	157	N/A
	Lots 1,2 and 3 on Title Plan 128627C.	2\TP128627	09065	822	N/A
	Lots 1,2 and 3 on Title Plan 128627C.	1\TP128627	09065	822	N/A
	Lots 1,2 and 3 on Title Plan 128627C.	3\TP128627	09065	822	N/A
1216 Meering West Road, Meering West 3579	Crown Allotment 60 Parish of Meering West	60\PP3081	07169	763	N/A
	Crown Allotment 61 Parish of Meering West	61\PP3081	07169	650	N/A
130 Normanville Road, Dingwall 3579	Crown Allotment 46 Parish of Koorangie	46\PP2912	12144	583	N/A
	Lot 1 on Title Plan 218225X.	1\TP218225	12144	587	N/A
1336 Meran Road, Quambatook 3540	Lot 1 on Plan of Subdivision 206094G	1\LP206094	09732	547	E-1 & E-3: Use of state electricity commission of Victoria for Power Line purposes pursuant to section 103B of the state electricity commission act 1958, E-2 & E-3: A water supply easement appurtenant to lot one has been created by PS 330904M
	Lot 2 on Plan of Subdivision 330904M.	1\LP206094	10173	777	E-1 & E-3: Use of state electricity commission of Victoria for Power Line purposes pursuant to section 103B of the state electricity commission act 1958, E-2 & E-3: A water supply

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Property Address	Land Description	SPI	Volume	Folio	Easement
					easement appurtenant to lot one has been created by PS330904M
135 Noske Road, Meering West 3579	Crown Allotment 23A Parish of Gredgwin.	23A\PP2722	06102	273	N/A
	Crown Allotment 24 Parish of Gredgwin.	24\PP2722	06130	908	N/A
	Crown Allotment 25 Parish of Gredgwin.	25\PP2722	08681	316	N/A
	Crown Allotment 28 Parish of Gredgwin.	28\PP2722	08681	317	N/A
1547 Meering West Road, Quambatook 3540	Crown Allotment 43 Section 3 Parish of Quambatook	43~3\PP3433	11127	431	N/A
	Crown Allotment 43 Section 3 Parish of Quambatook.	43A~3\PP3433	11127	431	N/A
	Crown Allotment 67 Section 3 Parish of Quambatook	67~3\PP3433	11127	424	N/A
	Crown Allotment 68 Section 3 Parish of Quambatook	68~3\PP3433	11127	434	E-1: Water Supply and Drainage
193 Dear Road, Meering West 3579	Crown Allotment 30 Parish of Meering West.	30\PP3081	06276	108	N/A
	Crown Allotment 35 Parish of Meering West.	35\PP3081	06801	115	E-1: Easement to SRWSC
206 Lester Smith Road, Meering West 3579	Crown Allotment 17A Parish of Gredgwin.	17A\PP2722	06353	572	N/A
214 Lehmann Road, Meering West 3579	Crown Allotment 23 and Crown Allotment 23B Parish of Gredgwin.	23B\PP2722	08101	454	The Easement to State Rivers and Water Supply Commission created by Instrument No.2325071
	Crown Allotment 23 and Crown Allotment 23B Parish of Gredgwin.	23\PP2722	08101	454	The Easement to State Rivers and Water Supply Commission created by Instrument No.2325071

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Property Address	Land Description	SPI	Volume	Folio	Easement
	Crown Allotment 26 Parish of Gredgwin.	26\PP2722	06479	706	N/A
230 Baulch Road, Normanville 3579	Crown Allotment 49 Parish of Koorangie.	49\PP2912	06149	665	N/A
	Crown Allotment 70A Parish of Koorangie.	70A\PP2912	06238	452	N/A
	Crown Allotment 71A and Crown Allotment 72A Parish of Koorangie.	72A\PP2912	06928	526	State Rivers and Water Supply Commission created by Instrument No.1954444 in the Register Book
	Crown Allotment 71A and Crown Allotment 72A Parish of Koorangie.	71A\PP2912	06928	526	State Rivers and Water Supply Commission created by Instrument No.1954444 in the Register Book
	Lot 1 on Title Plan 218106G.	1\TP218106	09607	230	N/A
	Lot 1 on Title Plan 219141Y.	1\TP219141	09112	755	State Rivers and Water Supply Commission created by Instrument No.1915618
	Lot 1 on Title Plan 252276L.	1\TP252276	09112	308	N/A
2575 Boort-Kerang Road, Lake Meran 3579	Crown Allotment 27 Parish of Meering West.	27\PP3081	09571	787	N/A
	Crown Allotment 28 Parish of Meering West.	28\PP3081	09571	788	N/A
	Lot 1 on Title Plan 650335C	1\TP650335	09571	789	N/A
2791 Boort-Kerang Road, Lake Meran 3579	Crown Allotment 25 Parish of Meering West.	25\PP3081	09121	603	N/A
	Crown Allotment 26A Parish of Meering West	26A\PP3081	10573	198	N/A
	Lot 1 on Title Plan 218897U.	1\TP218897	09121	604	N/A

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Property Address	Land Description	SPI	Volume	Folio	Easement
335 Normanville Road, Dingwall 3579	Crown Allotment 2002 Parish of Koorangie.	2002\PP2912	11746	336	N/A
	Crown Allotment 48 Parish of Koorangie	48\PP2912	10718	400	NA
	Crown Allotment 48A Parish of Koorangie	48A\PP2912	10718	401	NA
457 Meering West Road, Meering West 3579	Crown Allotment 20A Parish of Gredgwin	20A\PP2722	10172	640	N/A
	Crown Allotment 20B Parish of Gredgwin	20B\PP2722	11738	836	NA
496 Meering West Road, Meering West 3579	Crown Allotment 2 Parish of Meering West.	2\PP3081	07145	980	Channel Easement
	Crown Allotment 29 Parish of Meering West	29\PP3081	06586	145	E-1: Easement to SRWSC created by C/E 2298888
	Crown Allotment 2A Parish of Meering West.	2A\PP3081	8026	044	N/A
73 Pickering Road, Lake Meran 3579	Crown Allotment 6, Crown Allotment 7 and Crown Allotment 8 Parish of Meering West.	8\PP3081	06232	299	N/A
	Crown Allotment 9 Parish of Meering West.	9\PP3081	06232	283	N/A
849 Weir Road, Quambatook 3540	Crown Allotment 44 and Crown Allotment 45 Parish of Meering West	44\PP3081, 45\PP3081	06627	399	N/A
	Crown Allotment 46 Parish of Meering West	46\PP3081	07385	890	N/A
Crump Road, Quambatook 3540	Crown Allotment 29 Parish of Gredgwin.	29\PP2722	07469	009	Channel Easement
	Crown Allotment 32 Parish of Gredgwin.	32\PP2722	07469	010	Channel Easement
	Lot 1 on Title Plan 740331K.	1\TP740331	07391	165	N/A

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Property Address	Land Description	SPI	Volume	Folio	Easement
Dear Road, Meering West 3579	Crown Allotment 19 Parish of Meering West.	19\PP3081	06454	700	Channel easement
	Crown Allotment 20 Parish of Meering West.	20\PP3081	06293	493	N/A
	Crown Allotment 21 Parish of Meering West	21\PP3081	06293	494	Easement to SRWC created by C/E 2341904
	Crown Allotment 22 Parish of Meering West.	22\PP3081	06409	777	N/A
	Crown Allotment 23 Parish of Meering West.	23\PP3081	07871	098	The Easement to State Rivers and Water Supply Commission created by Instrument No.2322422
Fleming Road, Meering West 3579	Crown Allotment 27 Parish of Gredgwin	27\PP2722	07413	532	N/A
Lange Road, Meering West 3579	Lot 1 on Plan of Subdivision 085853	1\LP85853	08812	248	Easement coloured green and blue: unknown purpose Easement coloured blue hatched: Water storage easement
	Lot 2 on Plan of Subdivision 085853	2\LP85853	08806	201	Easement coloured blue and blue hatched: Unnamed purposes Easement coloured green: Water Storage Easement
Lehmann Road, Meering West 3579	Crown Allotment 18 Parish of Gredgwin.	18\PP2722	06353	547	N/A
	Crown Allotment 22 Parish of Gredgwin	22\PP2722	06353	573	N/A
Meering West Road, Meering West 3579	Crown Allotment 20 Parish of Gredgwin	20\PP2722	06102	275	E-1: Easement to SRWSC created by C/E 2685493
	Crown Allotment 21 Parish of Gredgwin.	21\PP2722	06353	575	N/A

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Property Address	Land Description	SPI	Volume	Folio	Easement
	Crown Allotment 24A Parish of Gredgwin. Created by instrument MI105828A 06/08/2016	24A\PP2722	11738	817	N/A
	Crown Allotment 61A Parish of Meering West	61A\PP3081	11752	807	
	Lot 1 on Plan of Subdivision 068320	1\LP68320	08570	781	N/A
	Lot 2 on Plan of Subdivision 068320.	2\LP68320	08570	782	E-1: Easement to State Rivers and Water Supply Commission created by Instrument 2326070
	Lot 3 on Plan of Subdivision 068320	3\LP68320	08570	783	E-1: Easement to State Rivers and Water Supply Commission created by Instrument 2325070 E-2: unnamed easement
Meran Road, Meering West 3579	Crown Allotment 17 Parish of Meering West.	17\PP3081	07223	506	The Easement to State rivers and water supply commission created by instrument No.1836501 in the register book
	Crown Allotment 24 Parish of Meering West.	24\PP3081	07879	066	N/A
	Crown Allotment 36 Parish of Meering West	36\PP3081	07628	184	E-1: The Easement to State Rivers and Water- Supply Commission created by Instrument No.2343576 in the Register Book
	Crown Allotment 37 Parish of Meering West	37\PP3081	06409	779	N/A
Meran Road, Quambatook 3540	Crown Allotment 54 Parish of Meering West.	54\PP3081	09323	454	N/A
	Crown Allotment 55 Parish of Meering West	55\PP3081	06610	824	N/A

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Property Address	Land Description	SPI	Volume	Folio	Easement
	Crown Allotment 59 Parish of Meering West.	59\PP3081	06374	679	N/A
	Lot 1 on Plan of Subdivision 330904M	1\PS330904	10173	776	E-1: Power Line E-2: Water Supply E-3 Water Supply E-3 Power Line
	Lot 2 on Plan of Subdivision 330904M	2\PS330904	10173	777	E-2: Water Supply E-3: Water Supply E-3: Power Line
Normanville Road, Pine View 3579	Crown Allotment 17A Section 3 Parish of Budgerum East.	17A~3\PP2251	06855	811	N/A
Noske Road, Meering West 3579	Crown Allotment 30 Parish of Gredgwin.	30\PP2722	06600	890	N/A
Paynter Road, Quambatook 3540	Crown Allotment 2009 Parish of Quambatook.	2009\PP3433	11767	188	N/A
	Crown Allotment 43B Section 3 Parish of Quambatook	43B~3\PP3433	02605	926	N/A
Quambatook-Boort Road, Oakvale 3540	Crown Allotment 2010 Parish of Quambatook.	2010\PP3433	11767	189	N/A
Weir Road, Meering West 3579	Crown Allotment 10 Parish of Meering West	10\PP3081	06409	666	N/A
	Crown Allotment 41 Parish of Meering West.	41\PP3081	06409	778	A-1: Carriageway Easement Appurtenant to the within land created by C/E 2435708
	Crown Allotment 43 Parish of Meering West.	43\PP3081	06586	129	Channel Easement
	Lot 1 on Title Plan 899929F.	1\TP899929	07714	037	The condition in favour of state rivers and water supply commission set out in crown grant ----- Vol. 6586 Fol. 130

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Property Address	Land Description	SPI	Volume	Folio	Easement
White Elephant Road, Meering West 3579	Crown Allotment 33A Parish of Meering West.	33A\PP3081	11752	792	N/A
	Crown Allotment 39 Parish of Meering West.	39\PP3081	06586	103	Channel Easement
	Lot 2 on Plan of Subdivision 202051X.	2\LP202051	09664	167	N/A
Woods Road, Gredgwin 3537	Crown Allotment 61 Section 3 Parish of Quambatook	63~3\PP3433	07294	694	N/A
	Crown Allotment 61 Section 3 Parish of Quambatook.	61~3\PP3433	07294	694	N/A
	Crown Allotment 62 Section 3 Parish of Quambatook	62~3\PP3433	07056	157	N/A
	Crown Allotment 62A Section 3 Parish of Quambatook.	62A~3\PP3433	11767	194	N/A
	Crown Allotment 63 Section 3 and Crown Allotment 64 Section 3 Parish of Quambatook.	64~3\PP3433	08097	222	State Rivers and Water Supply Commission created by Instrument No.2406940 in the Register Book
Road Reserves					
- Meering West Road, Quambatook - Normanville Road, Normanville - Fawcett Lane, Quambatook - Meran Road, Quambatook - White Elephant Road, Meering West - Boort - Quambatook Road, Boort					

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Property Address	Land Description	SPI	Volume	Folio	Easement
- Fleming Road, Quambatook - Lester Smith Road, Meering West - Boort - Kerang Road, Dingwall - Flemming Road, Meering West - Malone Lane, Barraport - Quambatook South Road, Oakvale - Baulch Road, Normanville - Weir Road, Kerang - Crump Road, Kerang - Lehmann Road, Victoria - Noske Road, Meering West - Reserve Road, Oakvale - Nolan Road, Quambatook - Dear Road, Meering West - Denyer Road, Normanville					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
Loddon					
325 Meering West Road, Meering West 3579	Crown Allotment 64 Parish of Leaghur.	64\PP2983	03014	774	N/A
	Crown Allotment 70 Parish of Leaghur.	70\PP2983	06562	363	N/A
Flemming Road, Meering West 3579	Crown Allotment 62 Parish of Leaghur	62\PP2983	10892	634	N/A
	Crown Allotment 63 Parish of Leaghur	63\PP2983	10892	635	N/A

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Property Address	Land Description	SPI	Volume	Folio	Easement
Lester-Smith Road, Barraport 3537	Crown Allotment 41 Parish of Gredgwin.	41\PP2722	06353	574	N/A
Meering West-Barraport Road, Gredgwin 3537	Crown Allotment 15 Parish of Gredgwin	15\PP2722	06240	967	N/A
	Crown Allotment 33 Parish of Gredgwin.	33\PP2722	06307	212	E-1
Slatter Road, Barraport 3537	Crown Allotment 77 Parish of Leaghur.	77\PP2983	07242	299	State Rivers and Water Supply
	Lots 1 and 2 on Title Plan 676592K	1\TP676592	07676	146	Easement to State Rivers and Water Supply Commission
	Lots 1 and 2 on Title Plan 676592K	2\TP676592	07676	146	Easement to State Rivers and Water Supply Commission
Crump Road, Gredgwin 3537	Crown Allotment 34 and Crown Allotment 35B Parish of Gredgwin	34\PP2722, 35B\PP2722	07270	835	Easement to SRWSC
Road Reserves					
■ Woods Road, Barraport ■ Boort - Quambatook Road, Boort ■ Slatter Road, Victoria ■ Boort - Kerang Road, Dingwall ■ Crump Road, Kerang					

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Appendix B – Assessment Against Planning Policy Framework

Planning Scheme	Clause	Project Response
Environmental and Landscape Values		
VPP	Cl.12.01-1S Protection of biodiversity	The Project Area is largely absent of native vegetation, protected flora, fauna and significant habitat due to its on-going agricultural use. The proposed design has sought to minimise impacts to native vegetation where practical. Extensive swept path analysis has been undertaken, and access routes have been refined to minimise impacts to roadside vegetation as much as is practicable. The Project has been strategically sited away from river and riparian corridors, waterways, wetlands and billabongs. An unnamed lake is within the Project Area however it will not be impacted by the Project.
VPP	Cl.12.01-2S Native vegetation management	
VPP	Cl.12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs	
Gannawarra	Cl.12.01-1L Flora and fauna protection	
Environmental Risks and Amenity		
VPP	Cl. 13.01-1S Natural hazards and climate change	The Project has been strategically located and carefully designed to utilise farmland to efficiently site a significant renewable energy project while limiting any impacts to the ongoing operation or productivity of agricultural land. The Project has been designed to minimise risks to life and property due to climate change. The Project is not sited in a flood-prone area and will not result in a significant change to the permeability of land. Bushfire risks have been considered in the design and will comply with relevant design standards and CFA guidelines. A Bushfire and Hazard Assessment has been submitted alongside this application.

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Planning Scheme	Clause	Project Response
VPP	Cl.13.02-1S Bushfire planning	The Project intersects with a Bushfire Management Overlay towards the northwestern and southwestern corners of the Project Area. The Project's design and layout will be developed in accordance with the CFA Guidelines. The Project supports bushfire planning and management objectives articulated under the Clause. The Project Area is currently characterised by agricultural use. The surrounding area comprises largely cleared farmland and paddocks. The Project Area is understood to contain low risk environmental attributes per the CFA Guidelines. The Project will be designed to respond to bushfire risks as outlined in the Bushfire and Hazard Assessment, submitted alongside this application. The Project will include required mitigations and controls and meet requirements of the CFA Guidelines and objectives articulated under the Clause.
VPP	Cl.13.05-1S Noise management	Clause 13.05-1S seeks to ensure that noise emissions do not adversely impact community amenity and human health. The Project is compliant with the objectives under the Clause.
VPP	Cl.13.07-1S Land use compatibility	The Project Area is located near a limited number of sensitive receivers. The location coupled with noise management strategies, ensure appropriate integration with the surrounding environment, demonstrating a commitment to maintaining amenity and functionality without causing undue disturbances. The Project considers appropriate turbine selection during detailed design and the detailed design will comply with noise requirements outlined in the DTP Guidelines, Environment Protection Regulations under the <i>Environment Protection Act 2017</i> and the New Zealand Standard (NZS) 6808:2010 <i>Acoustics – Wind farm noise</i>. The Project location, together with considered turbine placement and appropriate noise management strategies during the Project's operation will ensure minimal adverse noise impacts on the nearby community and surrounding environment. The Project will continue to have an obligation to implement noise reduction procedures, as per the General Environmental Duty. Noise from ancillary infrastructure and noise and vibration associated with construction and decommissioning works are anticipated to comply with applicable Noise Protocol limits and managed through the considered selection of appropriate equipment and site design. Any impacts are anticipated to be minimal. A Construction and Noise Management Plan will be prepared and submitted to the responsible authority for endorsement prior to the commencement of development.
Natural Resource Management		
VPP	Cl.14.01-1S Protection of agricultural land	The Project is located in the Farming Zone with no permanent loss on productivity of the land. The Project will not replace the existing agricultural practices, rather, it serves as a value-add to the existing land use in the Farming Zone.
VPP	Cl.14.01-2S Sustainable agricultural land use	Agreements with landholders ensure that the Project land will be rehabilitated at the end of the Project's life (during decommissioning) when all above ground infrastructure will be removed.

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Planning Scheme	Clause	Project Response
Gannawarra	Cl.14.01-1L Protection of agricultural land – Gannawarra	The Project will not impact the ongoing agricultural use of surrounding farming operations. The Project will not have any impact on quality of agricultural land in the Project Area or surrounding areas. Design components of the Project have been sited to avoid or minimise impacts on agricultural land to the greatest extent possible, through strategically locating turbines and ancillary buildings and aligning access tracks to existing roads, towards the edge of paddocks and to align with cropping direction. Infrastructure avoids centre pivot irrigation. The Project avoids areas of landscape and visual significance. There are no identified landscapes of significance within the planning scheme.
Gannawarra	Cl.14.01-2R Agricultural productivity - Loddon Mallee North	
Loddon	Cl.14.01-1L Agricultural	
Built Environment and Heritage		
VPP	Cl.15.01-6S Design for rural areas	Clause 15.01-6S seeks to ensure that development respects valued areas of natural character. The finalised Project design and layout will consider and respond to the surrounding environment. The remote location of the Project ensures minimal visual amenity impacts to rural towns in the broader region.
VPP	Cl.15.03-2S Aboriginal cultural heritage	The Project Area intersects areas of cultural heritage sensitivity (CHS). A mandatory CHMP is required under the <i>Aboriginal Heritage Act 2006</i> and is under preparation. The Project layout has responded to a lunette feature by relocating wind turbines and electrical cables.
Economic Development		
VPP	Cl.17.01-1S Diversified economy	The VPP and MPS seek to encourage diverse economic growth the region to support and strengthen the local economies of the Loddon Mallee region. The Project and the associated construction work will generate jobs and increased spending in the local region. During the construction of the WEF there will be increased employment opportunities for locals in the area. The Project supports the expansion and diversification of rural economies, contributing to their sustainable development.
Gannawarra	Cl.17.01-1R Diversified economy - Loddon Mallee North	
Loddon	Cl.17.01-1R Diversified economy - Loddon Mallee South	
Infrastructure		
VPP	Cl.19.01-1S Energy supply	The Project has been developed to:

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Planning Scheme	Clause	Project Response
VPP	Cl.19.01-2S Renewable Energy	■ Diversify renewable energy generation and support the transition to a low-carbon economy. The Project will help to meet community demand for renewable energy services. ■ Benefit from co-locating adjacent to the proposed VNI West infrastructure network. ■ Minimise land use conflicts by being located within a designated REZ declared under s. 63 of the National Electricity (Victoria) Act 2005. ■ Support and facilitate renewable energy development away from urban development. ■ Minimise any impacts to agricultural land and avoids impacts to irrigation channels. The Project avoids centre pivot irrigation systems and maintains cropped area through using existing access tracks, aligning new access tracks towards the edge of paddocks, aligning with crop direction.
Gannawarra	Cl.19.01-2R Renewable energy - Loddon Mallee North	
Loddon	Cl.19.01-2R Renewable energy - Loddon Mallee South	
Loddon	Cl.19.01-2L Renewable energy facilities	

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Appendix C – Application Requirements and Decision Guidelines

Assessment of the Project against Application Requirements and Decision Guidelines

Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
Clause 35.07 Farming Zone	Application Requirements	
	No relevant application requirements	
	Decision Guidelines	
	General issues	
	The Municipal Planning Strategy and the Planning Policy Framework.	Please refer to Section 5.3 of this report.
	Any Regional Catchment Strategy and associated plan applying to the land.	The Project Area is situated within the North Central Catchment Area, and within the catchment areas of both the Avoca River and the Loddon River. The total footprint of the Project will occupy a fraction of the Project Area extent and therefore the disturbance extent will be significantly less than the size of the Project Area (20,000 ha). The Project has been designed to allow the current agricultural use to continue with minimal interruption, allowing the uses to operate alongside one another. The Project will comply with the National Water Quality Management Strategy which includes guidelines pertaining to effluent management and disposal. A Preliminary EMP has been prepared and a Construction Environment Management Plan will be developed for the Project.
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	The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The use and development can be serviced by existing and new infrastructure and does not involve effluent generating uses.
	How the use or development relates to sustainable land management.	The Project enables continued use of land for agriculture.
	Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The Project is compatible with adjoining and nearby land uses. The Project Area which is currently agricultural land, is surrounded by predominantly agricultural use. The Project has been carefully designed to allow for

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Relevant Clause	Relevant Application Requirement / Decision Guideline		Project Response
		How the use and development make use of existing infrastructure and services.	ongoing agricultural use within the Project Area alongside the Project operation, and minimal impact to nearby farming activities. The Project is located within the proposed North West Renewable Energy Zone (REZ) under the Victorian Transmission Plan (VTP). By locating the Project within a REZ, it is considered that the Project is suitable for the Site and compatible with the adjoining and nearby land uses. The Project Area is located next to existing transmission line infrastructure and the future VNI West corridor. Locating the Project alongside existing and future transmission lines will minimise the need for additional transmission line infrastructure in the area, thereby allowing for a smaller Project infrastructure footprint.
Agricultural issues and the impacts from non-agricultural uses		Whether the use or development will support and enhance agricultural production.	The Project has completed a co-design process with landholders to ensure that wind turbines, access tracks, underground cables and other Project infrastructure complement continued agricultural production within the Project Area. The Project features 164 wind turbines sited at strategic locations across the Project Area to minimise impacts on existing agricultural operations. Irrigation assets such as centre pivot irrigation systems will be avoided by the Project. The Operations and Maintenance building will be located important cropping land.
		Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	
		The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	
		The capacity of the site to sustain the agricultural use.	
		The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	
		Any integrated land management plan prepared for the Site.	N/A

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Relevant Clause	Relevant Application Requirement / Decision Guideline		Project Response
	Environmental issues	The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The Project will have minimal impacts on water quality and will instigate appropriate mitigation measures. A Surface Groundwater Assessment undertaken for the Project considered that impacts to surface and groundwater within the area are considered to be low. The Project will develop a Construction Environmental Management Plan (CEMP) to manage soils and water on site, and a Soil Management Plan (SMP) to manage drainage prior to and following the Project's construction. The Project has been designed to minimise impacts on native vegetation in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017) (the Guidelines). Where the removal of native vegetation is unavoidable, offsets will be provided according to the Guidelines.
		The impact of the use or development on the flora and fauna on the site and its surrounds.	The design and layout of the Project seeks to protect biodiversity and native vegetation where practicable.
		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.	Impacts on flora and fauna has been assessed in the accompanying Ecology Assessment.
	Design and siting issues	The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The Project will have minimal impacts on nutrient loads of waterways. The Project will implement a Construction Environment Management Plan to manage soils and water on Site to mitigate and manage any impacts resulting from the Project.
		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.	Ancillary buildings for the Project will be sited at a centralised location to minimise loss of productive agricultural land (refer to Figure 3-4 Indicative Project Layout).

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Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
	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 Project has sought to minimise visual impact on the natural environment. The introduction of turbines along Boort-Kerang and Kerang-Quambatook Roads will alter local scenic views, the overall visual impacts are manageable. A Landscape and Visual Impact Assessment undertaken for the Project has been submitted alongside this application.
	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 Project intersects an area of CHS under the <i>Aboriginal Heritage Regulations 2018</i>. The Project layout has been amended to avoid this area. A Cultural Heritage Management Plan is being prepared to support the Project. One major road, Boort-Kerang Road, lies within the Project Area. The proposed access track will connect to this road. The Project will not disrupt the existing flow of traffic, nor interfere with the road directly. As a result, no significant impacts to local traffic flows are anticipated. A Traffic Impact Assessment has been submitted alongside this report.
	The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	The Project will consider existing and proposed infrastructure in detailed design, to benefit from the location of, and minimise impacts to, existing facilities in the Project Area. The Project Area is situated in the catchment areas of both the Avoca River and the Loddon River. Multiple unnamed ephemeral drains flow across the Project Area. Impacts to surface and groundwater are low. The Project will implement a Stormwater Management Plan to manage drainage prior to and during construction. A CEMP will be implemented to manage soils and waste on site. A Telecommunications Assessment undertaken for the Project and submitted alongside this application. Impacts are expected to be minimal and further assessment will be undertaken during detailed design.

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Relevant Clause	Relevant Application Requirement / Decision Guideline		Project Response
	Whether the use and development will require traffic management measures.		Whilst the Project will generate increased vehicle movements during construction, this is expected to be manageable. Appropriate measures will be undertaken during construction to minimise and manage traffic impacts. Any required traffic management treatments, and internal and external mitigation works, will be identified and addressed by way of an approved CTMP or TMP, to be prepared by the construction contractor to the satisfaction of the relevant authorities.
Clause 42.01	Application Requirements		
Environmental Significance Overlay	No relevant application requirements		
	Decision Guidelines		
	The Municipal Planning Strategy and Planning Policy Framework		Refer to Section 5.2 and Section 5.3 of this report.
	The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.		The proposed works within the ESO will adhere to the CFA <i>Design Guidelines and Model Requirements for Renewable Energy Facilities</i> (2023), including requirements for the creation of firebreaks.
	Any other matters specified in a schedule to this overlay.		The Project has considered the decision guidelines under the applicable schedules to this overlay (ESO2 and ESO4). These are detailed below.
Clause 42.01	Application Requirements		
Environmental Significance Overlay Schedule 2 (ESO2) – Highway Protection Environs	No relevant application requirements		
	Decision Guidelines		
	The effect of any development on the safety and operation of the road.		The Overlay intersects with Boort-Kerang Road and Kerang-Quambatook Road in the north-east corner of the Project Area. Site access routes will be confirmed in detailed design. Roads which coincide with access routes for the Project Area will need to be monitored and remediation works undertaken if their condition deteriorates as a result of construction vehicle movements.
	The preservation of the amenity of the neighbourhood and the need to prevent unnecessary intrusive development in visually exposed areas.		Scenic views along Boort-Kerang Road and Kerang-Quambatook Road offer views of the open rural landscape, with the introduction of turbines

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Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
	The need to retain a buffer strip of vegetation in the vicinity of roads and property boundaries, or in visually prominent areas of the site.	potentially screened by intervening vegetation. Although some moderate visual impacts may be experienced from these roads, existing foreground vegetation and structures will minimise amenity impacts.
	The need to control the exterior colours and finishes of buildings, structures and works that directly affect the visual quality of the area, and to encourage, where appropriate, such buildings, structures and works to respect the character and atmosphere of the surrounding town.	No buildings or structures have been proposed within the ESO2.
Clause 42.01 Environmental Significance Overlay Schedule 4 (ESO4) – <i>Areas of Poor Drainage or Potentially Subject to Inundation</i>	Application Requirements	
	No relevant application requirements	
	Decision Guidelines	
	Any comments of the floodplain management authority.	The Project has undertaken consultation with the North Central Catchment Management Authority. Some unnamed ephemeral drains are located within the Project Area. Approval from the CMA may be required if works are to impact these waterways.
Clause 42.02 Vegetation Protection Overlay	Application Requirements	
	No relevant application requirements (relevant application requirements are found under Schedule 2 to Clause 42.02 Vegetation Protection Overlay below)	
	Decision Guidelines	
	The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.	Refer to Flora and Fauna Assessment 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
	The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.	
	The role of native vegetation in conserving flora and fauna.	
	The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.	

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Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
	The need to retain vegetation which prevents or limits adverse effects on ground water recharge.	The Project will remove vegetation to the minimum extent necessary. The Project will seek to avoid any instream or riparian works that could cause direct damage to waterways, including loss of riparian or instream vegetation, or construction or installation of instream barriers through detailed design. 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
	The need to retain vegetation: - Where ground slopes exceed 20 percent. - Within 30 metres of a waterway or wetland. - On land where the soil or subsoil may become unstable if cleared. - On land subject to or which may contribute to soil erosion, slippage or salinisation. - In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance. - Which is of heritage or cultural significance.	
	The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.	Due to the modified nature of the Project Area and surrounding landscape, the risk of bushfire is considered low. The vegetation around the site does not pose a substantial bushfire risk to the Project Area. The Project Area also has ready access and egress to safe areas that would provide safety in the event of a fire.
	Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.	The design of the Project seeks to avoid heavily vegetated areas and will occur largely on existing cropped land.
Clause 42.02 Vegetation Protection Overlay Schedule 1 (VPO1) – <i>Roadside and Corridor Protection</i>	Application Requirements	
	No relevant application requirements	
	Decision Guidelines	
	The conservation and enhancement of the area. The preservation of, and impact on, the natural environment or landscape values.	Refer to Flora and Fauna Assessment.

Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
	The role of native vegetation in conserving flora and fauna and in providing food, shade and shelter for native fauna.	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
	The particular need to retain native vegetation if it is rare, or if it supports rare species of flora or fauna, or where it forms part of a wildlife corridor.	
	Whether provision is made or is to be made to establish and maintain native vegetation elsewhere on the land.	
	The safety and amenity of the road.	The VPO1 intersects with Normanville Road in the north east corner of the Project Area.
	The sensitive location of driveways or crossings over roadside reserves.	Traffic management treatments including mitigation works required to access routes will be managed through the CTMP or TMP approved for the Project to ensure the ongoing safety and amenity of roads surrounding the Project Area.
	The comments of the Department of Energy, Environment and Climate Action.	Engagement with DEECA has commenced and will continue through the approvals phase and detail design of the Project.
Clause 52.17 Native Vegetation	Application Requirements	
	An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.	
	Decision Guidelines	
	<i>Guidelines for the removal, destruction or lopping of</i>	Efforts to avoid the removal of, and minimise the impacts on, native vegetation, taking into account the siting of the proposed development, any relevant strategic plans to preserve native vegetation.
		Refer to Flora and Fauna Assessment.

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Relevant Clause	Relevant Application Requirement / Decision Guideline	Project Response
	<i>native vegetation, DELWP 2017</i>	
	The role of native vegetation to be removed in (1) protecting water quality and waterway and riparian ecosystems; (2) preventing land degradation, including soil erosion, salination, acidity, instability and water logging; and (3) preventing adverse effects on groundwater quality, particularly on land.	
	The need to manage native vegetation to preserve identified landscape values.	
	Whether any part of the native vegetation to be removed, destroyed or lopped is protected under the Aboriginal Heritage Act 2006.	
	The need to remove, destroy or lop native vegetation to create defensible space to reduce the risk of bushfire to life and property, having regard to other available bushfire risk mitigation measures.	
	Whether the native vegetation to be removed is in accordance with any Property Vegetation Plan that applies to the site.	
	Whether an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	

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Relevant Clause	Relevant Application Requirement / Decision Guideline		Project Response
	Consider the impacts on habitat for rare or threatened species. Where native vegetation to be removed is habitat for rare or threatened species according to the Habitat importance maps, consider the following: ■ The total number of species' habitats. ■ The species habitat(s) that require a species offset(s). ■ The proportional impact of the native vegetation removal on the total habitat for each species, as calculated in section 5.3.1. ■ The conservation status of the species (per the Advisory Lists maintained by DELWP). Whether the habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat.		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
Clause 52.29 Land Adjacent to Principal Road Network	Application Requirements		
	No relevant application requirements		
	Decision Guidelines		
	The views of the relevant road authority.	The relevant road authority (Department of Transport and Planning, Shire of Gannawarra and Shire of Loddon) will be consulted to inform the detailed design for the Project.	
	The effect of the proposal on the operation of the road and on public safety.	The proposed access track and vehicle crossing onto Boort-Kerang Road will not disrupt the existing flow of traffic, ensuring that the road functions smoothly throughout the construction process. The design features have been carefully considered, with no elements intended to distract road users or compromise road safety included as part of the new vehicle crossing. It is not anticipated that the new access track will affect public safety or the operation of Boort-Kerang Road.	

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Appendix D – Agricultural Assessment

The Project Area is approximately 20,000 hectares across the Gannawarra and Loddon Shire council areas. The Project's disturbance footprint is outlined in Table 2, below.

Table 2 Permanent infrastructure and calculated loss to agricultural land

Agricultural Land Impact	Infrastructure	Area (hectares)	Percentage of Project Area
Permanent Infrastructure Land unavailable for agricultural use	O&M building	46.097	0.23%
	Terminal station (one building)		
	Battery Site (one building)		
	Collector stations (3)		
	Turbines (164)		
Permanent Infrastructure Share Areas available for agriculture (loss to cropping)	Access tracks	119.84	0.596%
	Hardstands (164)		

The Project has prioritised the retention of agricultural land, which is reflective in the design and siting of the Project infrastructure. The Proponent has worked with the landowners to co-design the Project layout, including access tracks and wind turbine placements to minimise disruption to current and future farming activities. Farming operations and agricultural land quality on surrounding properties will not be impacted by the Project. Some minor construction impacts may arise and will need to be managed to ensure there are no short-term impacts to local agriculture land uses and practices.

Regional Context

Renewable Energy Zones

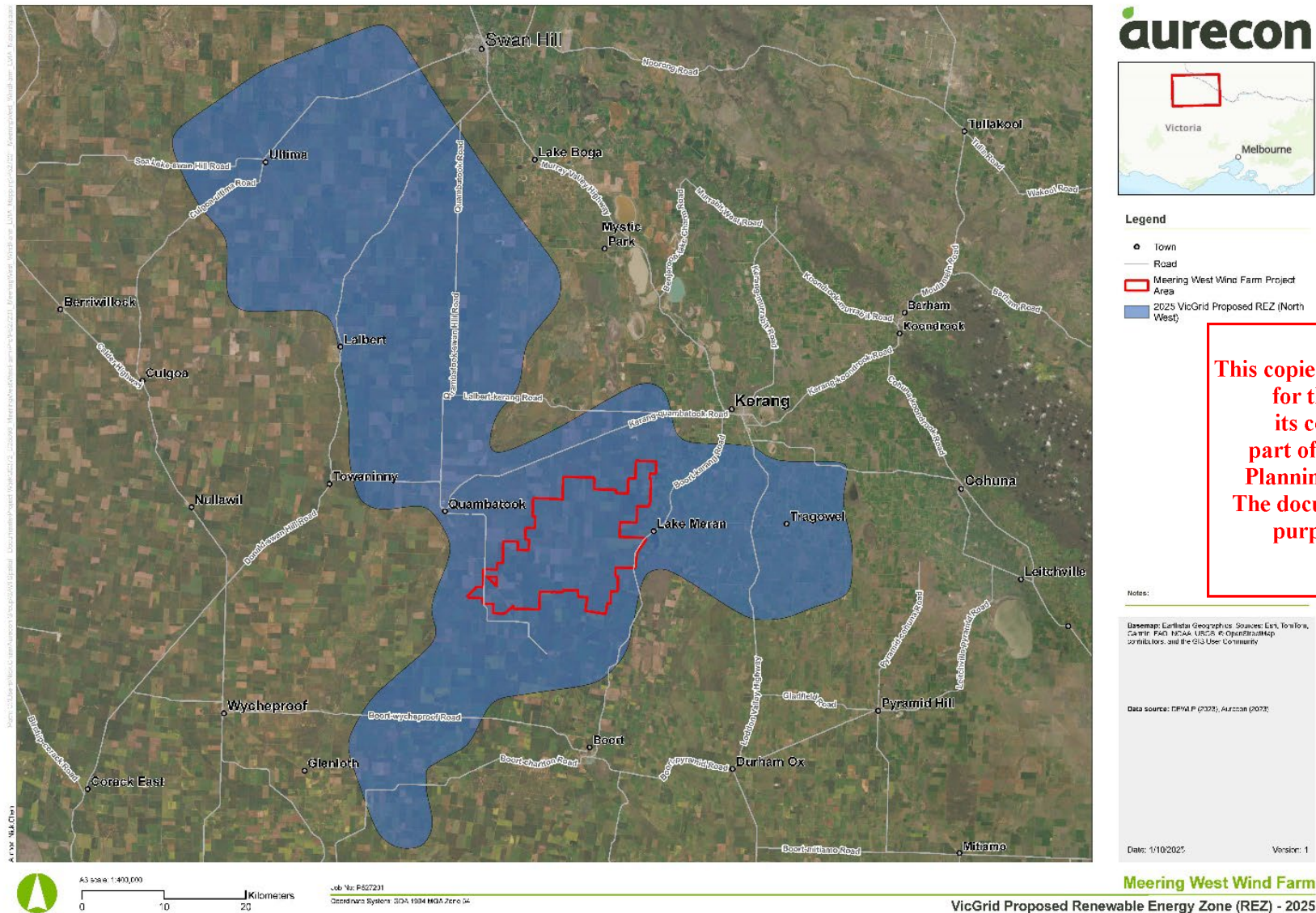
The Project is located entirely within the North West Renewable Energy Zone (REZ), one of six designated REZs nominated under the *Victorian Transmission Plan 2025* (VTP) (refer to Figure 3-2).

During the development of the proposed REZ, a strategic land use assessment was undertaken by VicGrid, outlined in the *Victorian Transmission Plan Guidelines 2024*. This assessment included the development of an agricultural land model used to understand the relative performance and significance of agricultural land. Through this process, VicGrid identified 3 'Tiers' of suitability across the Study Area. The Project is sited within a Tier 1 REZ Area, indicating the location as 'most suitable' for renewable energy development (refer to Figure 2).

Selection of the REZ involved a balancing of many factors including considerations for; land use impacts on agricultural land, access to strong winds or sun, access to transmission line infrastructure, impacts on the environment and biodiversity, impacts on community amenity, susceptibility to natural hazards, and interest from renewable energy project developers.

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Figure 1 - Meering West Wind Farm location in VicGrid proposed Renewable Energy Zone (North West)

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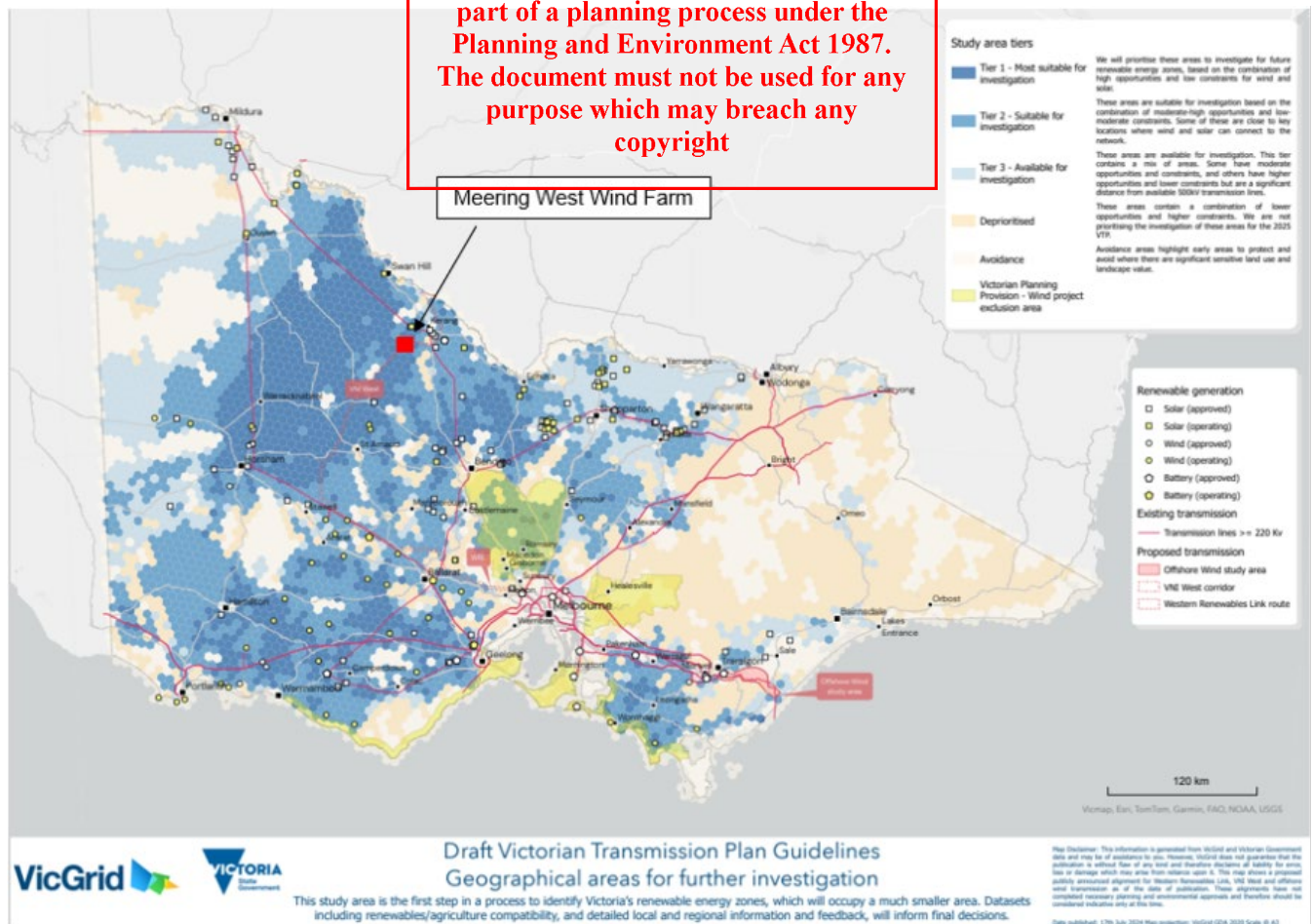


Figure 2 Meering West Wind Farm location in Draft VTP Renewable Energy Zones Study Area

Irrigation Districts

The Project is located outside of the Torrumbarry Declared Irrigation District, with a small portion of the Project Area at the north-eastern corner intersecting with the Loddon Valley Irrigation District. Fourteen wind turbines (of the Project's total 164 turbines) will be located within the Irrigation District. These wind turbines have been sited to avoid current and future centre pivot infrastructure and will have no impact on other irrigation infrastructure in the district. This ensures the investment made in irrigation infrastructure continues to support the ongoing agricultural operations in the Project Area, which constitute the primary land use of the area.

Agriculture and the Project Area

Project Area

The Proponent has worked closely with Project landholders to co-design the Project's infrastructure, such as access tracks and turbine placement to ensure minimal impact on existing and proposed agricultural use within the Project Area. The Project does not subdivide the land into smaller lots or introduce conflicting land-uses which ensures the long-term productivity and capability of the land is not diminished.

The Project has been designed to minimise impacts to farming infrastructure in the following ways:

- Turbines have been sited to avoid centre pivot irrigation
- Access tracks have been designed to, where possible:

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- Utilise existing farm tracks and internal roads,
- Follow cropping direction and GPS auto steer lines.
- Be located on the periphery of cropping land
- Consider future farm plans.
- Underground electricity cables will be installed at a depth that allows cropping to continue
- Operations, maintenance and long-term storage areas will be located on non-cropping land, on a property formerly used as a piggery and as car storage which has been purchased by the Proponent. The former piggery cannot meet current regulatory requirements and cannot be returned to pig production. The Proponent is undertaking a significant clean-up of this site which will result in agricultural uses returning to most of the piggery site.

Under agreements with host landholders, any future changes to the Project's wind turbine layout require the approval of host landholders. This includes changes which may be required because of planning and heritage assessments.

The impact of the Project on existing agricultural practices within the Project Area will largely occur during construction. Impacts during construction are anticipated as a result of the transportation and temporary storage of turbine infrastructure, creation of access tracks and electrical infrastructure.

The Proponent has established compensation arrangements for landowners to account for any financial loss incurred during construction.

Farm businesses are to be paid ongoing lease payments for project infrastructure. These payments are not impacted by climatic events and commodity prices, thereby improving diversification and resilience of existing agricultural businesses.

Project surrounds

The Project does not hinder the use of surrounding land for existing or future agricultural activities, developments, or the expansion of farming operations on neighbouring land. Adjoining land is not required for Project infrastructure such as external powerlines.

Table 3, below, assesses the potential impact that the Project may have on agricultural land uses, within and surrounding the Project Area and identifies the mitigations measures to be adopted and the anticipated outcomes.

Table 3 Assessment of potential impacts

Potential Impact	Mitigation Strategies	Outcome
Land within the Project Area		
Permanent loss of land available to agriculture ■ Approximately 0.23% of the Project Area will no longer be available for cropping and grazing. An additional 0.59% of land will no longer be available for cropping, but will be shared by the Project use and ongoing agricultural use.	■ Co-design wind farm layout to ensure new access tracks are complimentary to current and future farming activities (consent required for any changes). ■ Locate operations and maintenance building on non-cropping land (former piggery site). ■ Provide ongoing lease payments for landowners hosting project infrastructure. ■ Decommissioning and 'make good' requirements on landholder leases, including bond arrangements.	■ Permanent loss of agricultural land will be minimised. ■ Farm businesses to be provided ongoing lease payments for project infrastructure. These payments are not impacted by climatic events and commodity prices, thereby improving diversification and resilience of existing agricultural businesses. ■ New all-weather access tracks (shared areas) designed and located to assist with on-farm activities ■ The Project can be successfully decommissioned and fully returned to agricultural production.

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Temporary loss of agricultural land during construction	■ Agreements are in place with landholders, to: • To provide temporary fencing to minimise construction interference with agricultural activities. • For the Project to pay market value for crops which have been damaged and unable to be harvested. • To repair any damage to property (fences, sheds etc.) caused by construction activities • Locate temporary construction compound on non-cropping land (former piggery site)	■ Temporary loss of agricultural land minimised ■ Interference to farming activities carefully considered ■ Damage to crops or property promptly compensated and repaired
Biosecurity • Potential for biosecurity risk during construction and operation	■ Implement single property access wherever possible to minimise risk of potential weed and pest spread, and protect flora, fauna, and agricultural assets. ■ Other biosecurity controls will be adopted in accordance with the Draft Environmental Management Plan (Aurecon, 2025) submitted as part of the planning applications. ■ It is anticipated that controls to protect biosecurity during construction and operation of the Project will be contained within the Construction Management Plan and Operation Management Plan, which will be required as a condition on the planning permits.	■ Biosecurity risk is limited during construction and operation and will be managed through the CMP and OMP.
Impact to cropping ■ The location of access tracks and wind turbines could impact on cropping	■ Upgrade existing access tracks where possible ■ Position access tracks at the edge of paddocks ■ Align tracks at 90 degrees to reduce impacts to GPS lines, auto steer features and expected future robotics. ■ Underground cables buried at sufficient depth to enable cropping.	■ Minor adjustments to cropping regime ■ Potential improvements from construction of all-weather access tracks
Aerial spraying ■ Changes to aerial spraying may be required	■ Wind turbines have been adequately spaced to allow aerial spraying to continue ■ Internal above ground powerlines have been minimised ■ Wind turbine shutdown protocols in place during spraying	■ No operational impacts are expected
Centre pivot infrastructure ■ The Project could impact centre pivot irrigation within the Project Area	■ The Project has been designed to avoid impacts to centre pivot infrastructure through the siting and design of Project infrastructure in collaboration with landowners.	■ No operational impacts are anticipated
Neighbouring and nearby properties		

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Telecommunications Farming operations could be impacted by telecommunications interference	- The Telecommunications Assessment supporting the planning application identifies that interference from the Project on adjoining landholders is unlikely, and can be mitigated by: - Engagement with mobile networks - Use of signal amplifiers - Relocation or additional GPS base stations.	No impacts expected 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
Local roads Farming operations could be impacted through traffic use of local roads during construction	- The Preliminary Traffic Assessment notes that a material adverse impact to local road network performance is not expected, if managed. - It is expected that a Traffic Management Plan (TMP) will be required as a condition on the planning permits and would require (amongst others): - Specification of measures to be taken to manage traffic impacts associated with the construction of the wind energy facility. - Inclusion of a program to inspect, maintain and (where required) repair public roads used by construction traffic. - Approval by the relevant road management authority prior to submission.	It is anticipated that any potential temporary impacts from construction traffic on surrounding farming operations during the construction phase of the Project will be managed through a TMP.
OD (Oversize) and OSOM (Oversize Overmass) routes Transport of equipment may impact typical transportation of agricultural products.	- Preliminary proposed route has been identified for OD/OSOM delivery vehicles from the Port of Geelong to the Project Area - An OD/OSOM Transport Route Audit assessment will be undertaken - Implementation of an endorsed TMP as a requirement under the planning permits.	- Reduced impacts to transport of agricultural products. - Any potential temporary impacts will be managed through a TMP

Based on the above, it is concluded that:

- The Project sits within 'Tier 1' of the North West REZ, indicating the location as 'most suitable' for renewable energy development (when considering impacts to agriculture, biodiversity etc)
- The Project is mostly outside of the declared irrigation district and has been designed to avoid centre pivot irrigation
- The Proponent has worked closely with host landholders to develop a project layout that reflects current and future agricultural uses
- Potential agricultural production losses from the construction and operation of the Project are negligible at local regional and state level.
- The Project supports the continued use of the land for large scale agricultural productivity as additional income will be provided to host landowners which will be reinvested into farming. During more challenging seasons (flooding/droughts) the Project provides a reliable income stream for farm businesses.
- Any disruption to farming activities during the construction will be manageable and temporary, with consultation with host landowners and surrounding owners being ongoing throughout the construction and operation of the wind farm.

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- Agricultural operations surrounding the Project infrastructure will continue without risk to biosecurity, water or soil quality. Measures will be implemented through the Construction Management Plan and Operation Management Plan for the Project.
- When the Project ceases operation all above ground infrastructure will be removed unless it remains useful to host landholders. Rehabilitation bonds are in place to ensure landholders are not left with decommissioning costs.

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Appendix E – Table of GIS Coordinates of Turbines and Key Infrastructure

Table of GIS Coordinates of Turbines and Key Infrastructure

Asset Type	Turbine ID	Easting	Northing	Longitude	Latitude
Turbine Locations					
Turbine	WTG1	752122.27	6035222.32	143.7898	-35.7948
Turbine	WTG2	751201.01	6034631.95	143.7798	-35.8003
Turbine	WTG3	751810.19	6033823.33	143.7868	-35.8074
Turbine	WTG4	751348.06	6033290.84	143.7819	-35.8124
Turbine	WTG5	752216.20	6033148.27	143.7915	-35.8134
Turbine	WTG6	743209.58	6032860.58	143.692	-35.8183
Turbine	WTG7	745187.68	6032217.83	143.7141	-35.8236
Turbine	WTG8	743886.04	6032199.59	143.6997	-35.8241
Turbine	WTG9	742561.09	6032048.51	143.6851	-35.8258
Turbine	WTG10	752448.03	6031728.43	143.7945	-35.8262
Turbine	WTG11	750856.74	6031599.26	143.777	-35.8277
Turbine	WTG12	744704.95	6031482.44	143.709	-35.8303
Turbine	WTG13	743169.35	6031375.54	143.692	-35.8317
Turbine	WTG14	745998.88	6031294.73	143.7233	-35.8317
Turbine	WTG15	748476.03	6030918.11	143.7509	-35.8345
Turbine	WTG16	751599.91	6031134.77	143.7853	-35.8317
Turbine	WTG17	750134.08	6030986.96	143.7692	-35.8334
Turbine	WTG18	739612.24	6030769.17	143.6529	-35.838
Turbine	WTG19	741022.29	6030636.35	143.6685	-35.8389
Turbine	WTG20	743856.53	6030647.95	143.6999	-35.8381
Turbine	WTG21	749193.07	6030641.56	143.7589	-35.8368
Turbine	WTG22	742377.45	6030637.97	143.6835	-35.8385
Turbine	WTG23	750837.20	6030600.51	143.7771	-35.8367
Turbine	WTG24	745181.34	6030599.06	143.7145	-35.8382
Turbine	WTG25	746600.09	6030423.92	143.7303	-35.8394
Turbine	WTG26	748077.74	6030244.10	143.7467	-35.8406
Turbine	WTG27	738884.65	6030081.99	143.645	-35.8444
Turbine	WTG28	750058.38	6030127.49	143.7686	-35.8412
Turbine	WTG29	740300.69	6030033.89	143.6607	-35.8445
Turbine	WTG30	741724.80	6030023.58	143.6765	-35.8442
Turbine	WTG31	744474.90	6029984.61	143.7069	-35.8439
Turbine	WTG32	743275.83	6029953.26	143.6936	-35.8445
Turbine	WTG33	747377.69	6029796.86	143.7391	-35.8448
Turbine	WTG34	748762.41	6029774.66	143.7544	-35.8447
Turbine	WTG35	746057.99	6029745.04	143.7245	-35.8456
Turbine	WTG36	750808.88	6029634.88	143.7771	-35.8454
Turbine	WTG37	739571.73	6029354.36	143.6528	-35.8508
Turbine	WTG38	749568.63	6029315.14	143.7634	-35.8486
Turbine	WTG39	740986.60	6029314.00	143.6685	-35.8508
Turbine	WTG40	743820.10	6029231.14	143.6999	-35.8508
Turbine	WTG41	745230.89	6029192.78	143.7155	-35.8508
Turbine	WTG42	746583.93	6029127.82	143.7305	-35.8511

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Asset Type	Turbine ID	Easting	Northing	Longitude	Latitude
Turbine	WTG43	748007.89	6029110.68	143.7462	-35.8509
Turbine	WTG44	740259.01	6028626.82	143.6607	-35.8571
Turbine	WTG45	750172.96	6028602.04	143.7704	-35.8549
Turbine	WTG46	738911.70	6028257.55	143.6459	-35.8608
Turbine	WTG47	743092.53	6028543.78	143.692	-35.8572
Turbine	WTG48	744531.75	6028508.68	143.708	-35.8572
Turbine	WTG49	745918.07	6028465.20	143.7233	-35.8572
Turbine	WTG50	747366.83	6028445.71	143.7394	-35.857
Turbine	WTG51	748744.48	6028334.16	143.7546	-35.8577
Turbine	WTG52	741667.62	6028370.65	143.6763	-35.8591
Turbine	WTG53	740881.68	6028040.43	143.6677	-35.8623
Turbine	WTG54	739544.04	6027809.53	143.653	-35.8647
Turbine	WTG55	742360.96	6027858.83	143.6842	-35.8635
Turbine	WTG56	743799.65	6027812.38	143.7001	-35.8636
Turbine	WTG57	745193.15	6027777.69	143.7155	-35.8636
Turbine	WTG58	746689.83	6027627.69	143.7321	-35.8645
Turbine	WTG59	748030.52	6027689.51	143.7469	-35.8637
Turbine	WTG61	738946.56	6027251.12	143.6466	-35.8699
Turbine	WTG62	740151.40	6027213.29	143.6599	-35.8699
Turbine	WTG63	742989.03	6027101.97	143.6913	-35.8702
Turbine	WTG64	744434.04	6027095.02	143.7073	-35.8699
Turbine	WTG65	745971.44	6027055.05	143.7244	-35.8699
Turbine	WTG66	747078.61	6026950.00	143.7366	-35.8706
Turbine	WTG67	748704.90	6027081.17	143.7546	-35.869
Turbine	WTG68	738203.86	6026626.96	143.6385	-35.8757
Turbine	WTG69	739573.05	6026575.46	143.6537	-35.8758
Turbine	WTG70	740819.06	6026544.90	143.6675	-35.8758
Turbine	WTG71	743840.90	6026472.23	143.701	-35.8757
Turbine	WTG72	745178.41	6026345.80	143.7158	-35.8765
Turbine	WTG73	746549.36	6026306.96	143.731	-35.8765
Turbine	WTG74	747771.87	6026283.72	143.7445	-35.8764
Turbine	WTG75	749208.23	6026239.21	143.7604	-35.8764
Turbine	WTG76	750682.90	6026187.38	143.7768	-35.8765
Turbine	WTG77	738756.14	6025837.88	143.6449	-35.8826
Turbine	WTG78	740178.20	6025797.29	143.6606	-35.8827
Turbine	WTG79	745853.83	6025639.47	143.7235	-35.8827
Turbine	WTG80	748634.78	6025629.63	143.7543	-35.882
Turbine	WTG81	741736.65	6025609.23	143.6779	-35.884
Turbine	WTG82	747265.43	6025697.30	143.7391	-35.8818
Turbine	WTG83	750083.54	6025593.05	143.7703	-35.882
Turbine	WTG84	738210.34	6025121.61	143.6391	-35.8892
Turbine	WTG85	739450.62	6025110.11	143.6528	-35.889
Turbine	WTG86	735195.92	6025056.10	143.6057	-35.8905
Turbine	WTG87	740822.93	6025035.80	143.668	-35.8894
Turbine	WTG88	742280.84	6024974.54	143.6841	-35.8895
Turbine	WTG89	746558.52	6024998.98	143.7315	-35.8883
Turbine	WTG90	747919.95	6024825.44	143.7466	-35.8895
Turbine	WTG91	749352.14	6024781.43	143.7625	-35.8895
Turbine	WTG92	737308.27	6024463.33	143.6293	-35.8954

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Asset type	Turbine ID	Easting	Northing	Longitude	Latitude
Turbine	WTG93	738723.04	6024422.93	143.6449	-35.8954
Turbine	WTG94	740136.69	6024343.72	143.6606	-35.8958
Turbine	WTG95	741669.25	6024391.06	143.6776	-35.8949
Turbine	WTG96	745917.25	6024180.91	143.7246	-35.8958
Turbine	WTG97	747227.57	6024177.17	143.7391	-35.8955
Turbine	WTG98	748707.85	6024221.22	143.7555	-35.8947
Turbine	WTG99	735211.45	6023861.36	143.6062	-35.9013
Turbine	WTG100	736580.39	6023748.20	143.6214	-35.902
Turbine	WTG101	737996.29	6023737.20	143.6371	-35.9017
Turbine	WTG102	739283.43	6023693.75	143.6514	-35.9018
Turbine	WTG103	740824.98	6023654.94	143.6684	-35.9018
Turbine	WTG104	742239.94	6023620.54	143.6841	-35.9017
Turbine	WTG105	747864.17	6023561.03	143.7464	-35.9009
Turbine	WTG106	745072.18	6023536.47	143.7155	-35.9018
Turbine	WTG107	746544.48	6023519.07	143.7318	-35.9016
Turbine	WTG108	743694.77	6023539.26	143.7002	-35.9021
Turbine	WTG109	749326.92	6023411.85	143.7626	-35.9018
Turbine	WTG110	734697.17	6023094.81	143.6008	-35.9083
Turbine	WTG111	735824.83	6023070.74	143.6133	-35.9083
Turbine	WTG112	739854.11	6023093.03	143.6579	-35.9071
Turbine	WTG113	738682.63	6023008.16	143.6449	-35.9081
Turbine	WTG114	737471.78	6023003.23	143.6315	-35.9085
Turbine	WTG115	741610.02	6022921.16	143.6773	-35.9082
Turbine	WTG116	742926.84	6022883.95	143.6919	-35.9082
Turbine	WTG117	744341.60	6022843.54	143.7076	-35.9082
Turbine	WTG118	746588.78	6022723.27	143.7325	-35.9087
Turbine	WTG119	740699.96	6022547.87	143.6674	-35.9118
Turbine	WTG120	735179.28	6022368.50	143.6063	-35.9147
Turbine	WTG121	733574.02	6022332.16	143.5886	-35.9155
Turbine	WTG122	737955.05	6022320.98	143.6371	-35.9145
Turbine	WTG123	739366.05	6022168.96	143.6527	-35.9155
Turbine	WTG124	742199.34	6022199.77	143.6841	-35.9146
Turbine	WTG125	743614.11	6022159.37	143.6998	-35.9146
Turbine	WTG126	737381.02	6021682.34	143.6309	-35.9204
Turbine	WTG127	734403.68	6021604.09	143.598	-35.9218
Turbine	WTG128	738631.34	6021593.71	143.6448	-35.9209
Turbine	WTG129	735673.84	6021594.58	143.612	-35.9216
Turbine	WTG130	742879.25	6021465.31	143.6918	-35.921
Turbine	WTG131	732630.93	6021447.49	143.5784	-35.9237
Turbine	WTG132	747391.43	6021445.42	143.7418	-35.92
Turbine	WTG133	744395.24	6021429.10	143.7086	-35.9209
Turbine	WTG134	737919.88	6021004.08	143.6371	-35.9264
Turbine	WTG135	735170.50	6020965.87	143.6066	-35.9274
Turbine	WTG136	739271.91	6020905.34	143.6521	-35.9269
Turbine	WTG137	743312.92	6020691.98	143.6969	-35.9279
Turbine	WTG138	747906.32	6020620.87	143.7478	-35.9273
Turbine	WTG139	732897.39	6020339.65	143.5816	-35.9336
Turbine	WTG140	734357.28	6020290.89	143.5978	-35.9337
Turbine	WTG141	735771.09	6020251.95	143.6135	-35.9337

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Asset Type	Turbine ID	Easting	Northing	Longitude	Latitude
Turbine	WTG142	737185.51	6020213.25	143.6292	-35.9337
Turbine	WTG143	738648.22	6020173.42	143.6454	-35.9337
Turbine	WTG144	731606.49	6020116.67	143.5674	-35.9359
Turbine	WTG145	744366.80	6020280.83	143.7087	-35.9313
Turbine	WTG146	747086.91	6019940.05	143.7389	-35.9337
Turbine	WTG147	733645.64	6019626.85	143.5901	-35.9398
Turbine	WTG148	735044.71	6019572.26	143.6057	-35.94
Turbine	WTG149	736482.94	6019524.00	143.6216	-35.9401
Turbine	WTG150	738100.59	6019520.49	143.6395	-35.9397
Turbine	WTG151	730832.27	6019376.98	143.5591	-35.9427
Turbine	WTG152	732233.00	6019336.23	143.5746	-35.9428
Turbine	WTG153	746404.77	6019164.46	143.7316	-35.9408
Turbine	WTG154	737030.05	6018879.77	143.6278	-35.9457
Turbine	WTG155	734355.73	6018839.56	143.5982	-35.9467
Turbine	WTG156	735759.05	6018832.11	143.6138	-35.9465
Turbine	WTG157	738776.54	6018974.93	143.6472	-35.9444
Turbine	WTG158	733115.44	6018762.02	143.5845	-35.9477
Turbine	WTG159	745594.07	6018534.11	143.7228	-35.9467
Turbine	WTG160	747048.25	6018466.89	143.7389	-35.947
Turbine	WTG161	735013.30	6018103.67	143.6057	-35.9532
Turbine	WTG162	736220.27	6018041.26	143.6191	-35.9535
Turbine	WTG163	733777.10	6017995.90	143.5921	-35.9545
Turbine	WTG164	737223.04	6018002.71	143.6302	-35.9536
Turbine	WTG165	746378.18	6017823.61	143.7317	-35.9529
Key Infrastructure Locations					
BESS substation (proposed)	NA	741810.54	6027806.54	143.6781	-35.8641
BESS (proposed)	NA	741583.82	6027972.39	143.6755	-35.8627
Terminal Station (proposed)	NA	741679.48	6027511.59	143.6767	-35.8668
BESS substation (alternate)	NA	735546.55	6021785.14	143.6106	-35.9199
BESS (alternate)	NA	735393.11	6022012.86	143.6088	-35.9179
Terminal Station (alternate)	NA	735860.28	6021904.53	143.6140	-35.9187
Collector substation (1)	NA	741382.17	6027403.66	143.6735	-35.8679
Collector substation (2)	NA	736066.17	6022119.14	143.6162	-35.9167
Collector substation (3)	NA	747289.10	6026551.95	143.7391	-35.8741

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Appendix F – Table of Turbine Distances from Dwellings and Project Boundary

Table of Turbine Distance from Dwellings and Project Boundary

Turbine ID	Distance to nearest dwelling location (m)	Involved (Landowner)	Dwelling Easting	Dwelling Northing	Distance to Project Area boundary (m)	Distance to Nearest Road (m)	Road Name
WTG1	1,834	Y	753172.3976	6033718.502	481	1033	Denyer Road
WTG2	2,043	N	749379.825	6033708.454	137	129	Denyer Road
WTG3	1,366	Y	753172.3976	6033718.502	696	234	Normanville Road
WTG4	1,873	Y	753172.3976	6033718.502	413	311	Normanville Road
WTG5	1,112	Y	753172.3976	6033718.502	429	430	Normanville Road
WTG6	1,615	Y	744629.5227	6033629.139	895	949	Normanville Road
WTG7	1,517	Y	744629.5227	6033629.139	499	1346	Weir Road
WTG8	1,611	Y	744629.5227	6033629.139	1,539	1292	Weir Road
WTG9	2,147	N	740496.6663	6032638.111	406	1096	Weir Road
WTG10	775	Y	752504.9739	6030956.543	154	1820	Normanville Road
WTG11	1,769	Y	752504.9739	6030956.543	759	2014	Normanville Road
WTG12	2,147	Y	744629.5227	6033629.139	1,263	597	Weir Road
WTG13	2,341	Y	742119.9021	6029284.451	1,033	448	Weir Road
WTG14	1,347	Y	747321.9904	6031550.196	979	448	Weir Road
WTG15	1,316	Y	747321.9904	6031550.196	885	138	Baulch Road
WTG16	922	Y	752504.9739	6030956.543	671	2459	Normanville Road
WTG17	2,078	N	749247.9854	6032867.917	772	1793	Baulch Road
WTG18	1,204	Y	739891.1415	6029598.906	357	352	Weir Road
WTG19	1,536	Y	739891.1415	6029598.906	427	382	White Elephant Road
WTG20	2,209	Y	742119.9021	6029284.451	1,766	259	Weir Road
WTG21	2,080	Y	747321.9904	6031550.196	1,142	870	Baulch Road
WTG22	1,379	Y	742119.9021	6029284.451	435	320	Weir Road
WTG23	1,704	Y	752504.9739	6030956.543	178	2509	Baulch Road
WTG24	2,341	Y	747321.9904	6031550.196	1,757	272	Weir Road

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Turbine ID	Distance to nearest dwelling location (m)	Involved (Landowner)	Dwelling Easting	Dwelling Northing	Distance to Project Area boundary (m)	Distance to Nearest Road (m)	Road Name
WTG25	1,336	Y	747321.9904	6031550.196	1,833	405	Weir Road
WTG26	1,509	Y	747321.9904	6031550.196	1,590	540	Weir Road
WTG27	1,116	Y	739891.1415	6029598.906	400	1056	Weir Road
WTG28	2,583	Y	752504.9739	6030956.543	899	1842	Baulch Road
WTG29	599	Y	739891.1415	6029598.906	1,075	325	White Elephant Road
WTG30	839	Y	742119.9021	6029284.451	993	979	Weir Road
WTG31	2,458	Y	742119.9021	6029284.451	2,557	213	Dear Road
WTG32	1,337	Y	742119.9021	6029284.451	1,551	970	Weir Road
WTG33	1,753	Y	747321.9904	6031550.196	1,972	1008	Weir Road
WTG34	2,286	Y	747321.9904	6031550.196	1,254	1090	Baulch Road
WTG35	2,202	Y	747321.9904	6031550.196	2,526	1099	Weir Road
WTG36	2,150	Y	752504.9739	6030956.543	134	2726	Baulch Road
WTG37	401	Y	739891.1415	6029598.906	804	1038	White Elephant Road
WTG38	3,168	Y	747321.9904	6031550.196	809	1913	Baulch Road
WTG39	1,132	Y	739891.1415	6029598.906	1,749	378	White Elephant Road
WTG40	1,702	Y	742119.9021	6029284.451	2,445	848	Dear Road
WTG41	3,113	Y	742119.9021	6029284.451	3,123	563	Dear Road
WTG42	2,531	Y	747321.9904	6031550.196	2,379	1701	Weir Road
WTG43	2,533	Y	747321.9904	6031550.196	1,054	1675	Weir Road
WTG44	1,038	Y	739891.1415	6029598.906	1,486	333	White Elephant Road
WTG45	2,963	N	752707.2305	6027065.098	112	2225	Meran Road
WTG46	205	Y	738913.0644	6028340.506	150	767	Meran Road
WTG47	1,222	Y	742119.9021	6029284.451	2,633	1559	Dear Road
WTG48	2,534	Y	742119.9021	6029284.451	3,459	119	Dear Road
WTG49	3,388	Y	747321.9904	6031550.196	2,964	1268	Dear Road

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Turbine ID	Distance to nearest dwelling location (m)	Involved (Landowner)	Dwelling Easting	Dwelling Northing	Distance to Project Area boundary (m)	Distance to Nearest Road (m)	Road Name
WTG50	3,103	Y	747321.9904	6031550.196	1,516	2014	Meran Road
WTG51	3,517	Y	747321.9904	6031550.196	135	1926	Meran Road
WTG52	1,018	Y	742119.9021	6029284.451	2,646	1082	White Elephant Road
WTG53	1,715	Y	741810.424	6026600.3	2,126	304	White Elephant Road
WTG54	1,823	Y	738913.0644	6028340.506	795	336	Meran Road
WTG55	1,375	Y	741810.424	6026600.3	3,142	799	Meran Road
WTG56	2,233	Y	742119.9021	6029284.451	3,594	833	Dear Road
WTG57	2,988	Y	743854.8558	6025108.255	3,667	561	Dear Road
WTG58	3,793	Y	747321.9904	6031550.196	2,167	1180	Meran Road
WTG59	3,628	Y	750988.7467	6025589.611	829	1274	Meran Road
WTG61	1,088	Y	738913.0644	6028340.506	315	238	Meran Road
WTG62	1,705	Y	738913.0644	6028340.506	1,480	244	Meran Road
WTG63	1,281	Y	741810.424	6026600.3	3,985	202	Meran Road
WTG64	2,071	Y	743854.8558	6025108.255	4,405	181	Dear Road
WTG65	2,877	Y	743854.8558	6025108.255	2,867	590	Meran Road
WTG66	3,713	Y	743854.8558	6025108.255	1,757	512	Meran Road
WTG67	2,728	Y	750988.7467	6025589.611	135	677	Meran Road
WTG68	1,853	Y	738913.0644	6028340.506	300	881	Meran Road
WTG69	1,883	Y	738913.0644	6028340.506	1,236	897	Meran Road
WTG70	992	Y	741810.424	6026600.3	2,284	278	White Elephant Road
WTG71	1,365	Y	743854.8558	6025108.255	4,835	231	Meran Road
WTG72	1,813	Y	743854.8558	6025108.255	3,643	153	Meran Road
WTG73	2,949	Y	743854.8558	6025108.255	2,274	144	Meran Road

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Turbine ID	Distance to nearest dwelling location (m)	Involved (Landowner)	Dwelling Easting	Dwelling Northing	Distance to Project Area boundary (m)	Distance to Nearest Road (m)	Road Name
WTG74	3,238	Y	750988.7467	6025589.611	1,005	138	Meran Road
WTG75	1,895	Y	750988.7467	6025589.611	179	167	Meran Road
WTG76	672	Y	750988.7467	6025589.611	180	172	Meran Road
WTG77	2,506	Y	738913.0644	6028340.506	762	1656	Meran Road
WTG78	1,818	Y	741810.424	6026600.3	2,185	343	White Elephant Road
WTG79	2,069	Y	743854.8558	6025108.255	3,070	828	Meran Road
WTG80	2,354	Y	750988.7467	6025589.611	823	773	Meran Road
WTG81	992	Y	741810.424	6026600.3	3,538	1220	White Elephant Road
WTG82	2,924	Y	745694.2631	6023231.597	1,719	736	Meran Road
WTG83	905	Y	750988.7467	6025589.611	795	785	Meran Road
WTG84	2,464	Y	735842.5976	6024441.743	232	1825	Meering West Road
WTG85	2,790	Y	741810.424	6026600.3	1,472	1052	White Elephant Road
WTG86	893	Y	735842.5976	6024441.743	348	1144	Nolan Road
WTG87	1,849	Y	741810.424	6026600.3	2,846	322	White Elephant Road
WTG88	1,579	Y	743854.8558	6025108.255	4,304	1781	White Elephant Road
WTG89	1,967	Y	745694.2631	6023231.597	2,677	1451	Meran Road
WTG90	2,550	Y	747418.1458	6022327.305	1,841	1592	Meran Road
WTG91	1,824	Y	750988.7467	6025589.611	1,555	1520	Boort - Kerang Road
WTG92	1,466	Y	735842.5976	6024441.743	363	983	Nolan Road
WTG93	2,524	Y	739157.8204	6021938.435	846	1142	Meering West Road
WTG94	2,598	Y	739157.8204	6021938.435	2,215	346	White Elephant Road
WTG95	2,214	Y	741810.424	6026600.3	3,721	1185	Meering West Road
WTG96	977	Y	745694.2631	6023231.597	2,702	1108	Meering West Road

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Turbine ID	Distance to nearest dwelling location (m)	Involved (Landowner)	Dwelling Easting	Dwelling Northing	Distance to Project Area boundary (m)	Distance to Nearest Road (m)	Road Name
WTG97	1,803	Y	745694.2631	6023231.597	1,637	1145	Meering West Road
WTG98	2,146	Y	750693.9504	6023409.026	1,262	1234	Meering West Road
WTG99	856	Y	735842.5976	6024441.743	396	648	Meering West Road
WTG100	1,012	Y	735842.5976	6024441.743	1,094	276	Nolan Road
WTG101	2,142	Y	739157.8204	6021938.435	1,074	435	Meering West Road
WTG102	1,760	Y	739157.8204	6021938.435	1,723	429	Meering West Road
WTG103	2,394	Y	739157.8204	6021938.435	3,079	360	White Elephant Road
WTG104	2,194	Y	743854.8558	6025108.255	3,416	441	Meering West Road
WTG105	1,313	Y	747418.1458	6022327.305	755	548	Meering West Road
WTG106	693	Y	745694.2631	6023231.597	3,309	439	Meering West Road
WTG107	899	Y	745694.2631	6023231.597	1,871	467	Meering West Road
WTG108	1,577	Y	743854.8558	6025108.255	3,379	402	Meering West Road
WTG109	1,366	Y	750693.9504	6023409.026	472	441	Meering West Road
WTG110	1,768	Y	735842.5976	6024441.743	144	133	Meering West Road
WTG111	1,357	Y	735842.5976	6024441.743	1,038	125	Meering West Road
WTG112	1,348	Y	739157.8204	6021938.435	2,549	155	Meering West Road
WTG113	1,172	Y	739157.8204	6021938.435	1,938	274	Meering West Road
WTG114	1,994	Y	739157.8204	6021938.435	1,819	314	Meering West Road
WTG115	1,985	Y	740744.6546	6021136.635	2,729	277	Meering West Road
WTG116	2,409	Y	743854.8558	6025108.255	2,701	275	Meering West Road
WTG117	1,406	Y	745694.2631	6023231.597	2,712	275	Meering West Road
WTG118	919	Y	747418.1458	6022327.305	1,736	327	Meering West Road
WTG119	1,412	Y	740744.6546	6021136.635	2,546	677	Meering West Road
WTG120	2,177	Y	735842.5976	6024441.743	948	846	Meering West Road
WTG121	2,508	Y	731401.1772	6023589.656	112	928	Meering West Road

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Turbine ID	Distance to nearest dwelling location (m)	Involved (Landowner)	Dwelling Easting	Dwelling Northing	Distance to Project Area boundary (m)	Distance to Nearest Road (m)	Road Name
WTG122	1,262	Y	739157.8204	6021938.435	2,490	982	Meering West Road
WTG123	311	Y	739157.8204	6021938.435	2,149	231	Noske Road
WTG124	1,803	Y	740744.6546	6021136.635	1,995	194	Lehmann Road
WTG125	2,339	Y	745694.2631	6023231.597	1,997	980	Meering West Road
WTG126	1,794	Y	739157.8204	6021938.435	2,363	1161	Crump Road
WTG127	3,180	Y	735842.5976	6024441.743	325	1445	Fleming Road
WTG128	628	Y	739157.8204	6021938.435	1,626	488	Noske Road
WTG129	2,851	Y	735842.5976	6024441.743	1,595	543	Crump Road
WTG130	2,161	Y	740744.6546	6021136.635	1,281	896	Lehmann Road
WTG131	2,469	Y	731401.1772	6023589.656	116	210	Boort - Quambatook Road
WTG132	881	Y	747418.1458	6022327.305	926	1226	Lester Smith Road
WTG133	1,526	Y	745889.8984	6021119.856	1,329	1403	Flemming Road
WTG134	1,550	Y	739157.8204	6021938.435	1,507	936	Fleming Road
WTG135	3,539	Y	735842.5976	6024441.743	1,106	828	Fleming Road
WTG136	1,039	Y	739157.8204	6021938.435	883	171	Noske Road
WTG137	2,606	Y	745889.8984	6021119.856	521	509	Flemming Road
WTG138	1,774	Y	747418.1458	6022327.305	566	590	Flemming Road
WTG139	3,577	Y	731401.1772	6023589.656	518	140	Fleming Road
WTG140	3,811	Y	734212.2332	6016484.205	310	130	Fleming Road
WTG141	3,782	Y	739157.8204	6021938.435	1,724	128	Fleming Road
WTG142	2,619	Y	739157.8204	6021938.435	1,891	125	Fleming Road
WTG143	1,836	Y	739157.8204	6021938.435	444	126	Fleming Road
WTG144	3,478	Y	731401.1772	6023589.656	138	129	Reserve Road
WTG145	1,738	Y	745889.8984	6021119.856	352	604	Flemming Road
WTG146	1,680	Y	745889.8984	6021119.856	671	131	Flemming Road
WTG147	3,193	Y	734212.2332	6016484.205	671	554	Fleming Road
WTG148	3,200	Y	734212.2332	6016484.205	1,167	568	Fleming Road
WTG149	3,242	Y	736263.1691	6016291.422	1,148	346	Crump Road

Turbine ID	Distance to nearest dwelling location (m)	Involved (Landowner)	Dwelling Easting	Dwelling Northing	Distance to Project Area boundary (m)	Distance to Nearest Road (m)	Road Name
WTG150	2,637	Y	739157.8204	6021938.435	951	542	Fleming Road
WTG151	3,169	N	731970.387	6016420.943	116	816	Reserve Road
WTG152	2,929	N	731970.387	6016420.943	116	129	Boort - Quambatook Road
WTG153	2,021	Y	745889.8984	6021119.856	1,109	927	Flemming Road
WTG154	2,701	Y	736263.1691	6016291.422	987	912	Crump Road
WTG155	2,361	Y	734212.2332	6016484.205	768	1320	Fleming Road
WTG156	2,592	Y	736263.1691	6016291.422	512	357	Crump Road
WTG157	2,264	Y	738781.0217	6016712.185	260	254	Meering West - Barraport Road
WTG158	2,529	Y	734212.2332	6016484.205	250	769	Boort - Quambatook Road
WTG159	2,474	N	744819.1825	6016184.918	531	1067	Malone Lane
WTG160	2,107	Y	748141.3032	6016666.5	273	285	Slatter Road
WTG161	1,808	Y	734212.2332	6016484.205	471	1081	Crump Road
WTG162	1,752	Y	736263.1691	6016291.422	127	127	Crump Road
WTG163	1,574	Y	734212.2332	6016484.205	123	1048	Boort - Quambatook Road
WTG164	1,964	Y	736263.1691	6016291.422	116	130	Malone Lane
WTG165	2,109	Y	748141.3032	6016666.5	397	837	Slatter Road

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Document prepared by

Aurecon Australasia Pty Ltd

ABN 54 005 139 873

Aurecon Centre

Level 8, 850 Collins Street

Docklands, Melbourne VIC 3008

PO Box 23061

Docklands VIC 8012

Australia

T +61 3 9975 3000

F +61 3 9975 3444

E melbourne@aurecongroup.com

W aurecongroup.com

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