

Application for Planning Permit - Golden Plains Eastern Collector Station

Application for Subdivision

Prepared for AusNet Services

Prepared by Beca Pty Ltd

ABN: 85 004 974 341

3 May 2023

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Revision History

Revision N°	Prepared By	Description	Date
A	Louise Hill	Draft for internal review	23 February 2023
B	Ruth Smith	Final	22 March 2023
C	Melody Valentine	Updated Final	3 May 2023

Document Acceptance

Action	Name	Signed	Date
Prepared by	Louise Hill		3 May 2023
Reviewed by	Matt Brookes		3 May 2023
Approved by	Melody Valentine		3 May 2023
on behalf of	Beca Pty Ltd		

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1 Introduction

Golden Plains Shared Assets Pty Ltd (Shared Asset Co), a related entity of Golden Plains WF1 Pty Ltd (ACN 650 490 056) as trustee for the Golden Plains WF1 Unit Trust (ABN 78 542 431 379) (GPWF1), have planning approval for development of the Golden Plains Wind Farm to be located near Rokewood Victoria. The planning approval includes development of the Golden Plains Terminal Station (GPTS), Battery Energy Storage System (BESS), and associated infrastructure (also known as the Golden Plains Eastern Collector Station (GPECS)), at a site on Bells Road, Rokewood. AusNet Services (AusNet) seeks approval for a five-lot subdivision at 769 Bells Road (the site), Barunah Park, VIC 3329.

The site will be subdivided into 5 lots to support of future infrastructure ownership and operational responsibilities. The subdivision is required to accommodate the GPECS associated with the approved Golden Plains Wind Farm to be constructed by GPWF1 (a related entity of Shared Asset Co). GPWF1 has entered into a commercial arrangement with AusNet, under which AusNet will design, construct, and operate the GPTS and the lines that will connect GPTS to the Victorian transmission network. As part of that agreement the land on which the GPTS is located will be transferred to AusNet. Carriageway easements will be created for the purpose of access to two of the lots.

The development and use of the GPECS has State and Commonwealth approval and therefore this application is restricted to the subdivision, not the associated use. This report provides the background to this application, includes an assessment of the relevant clauses of the Golden Plains Planning Scheme (Planning Scheme) and other supporting information.

Table 1-1. Application Details

Item	Application Details
Proposal	Subdivision of land to create five (5) lots (including four new lots and the parent lot) and three (3) carriageway easements
Subject Site	769 Bells Road Barunah Park 3329 47A\PP3912 (approximately 237ha)
Zones	Farming Zone
Overlays	Special Controls Overlay 2 (Golden Plains Wind Farm)
Other Layers	Aboriginal Cultural Heritage Sensitivity Bushfire Prone Land
Permit Triggers	Clause 35.07-3 – a permit is required to subdivide land in the Farming Use Zone.
Arial (Body) Municipality	Shire of Golden Plains

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2 Background

2.1 State and Commonwealth Approval

The Golden Plains Wind Farm Project has been approved to be constructed in Rokewood, Victoria by Shared Asset Co.

The Golden Plains Wind Farm Project, and associated infrastructure, was assessed under the *Environment Effects Act (Vic)* and *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* (EPBC Act). The Victorian Minister for Planning first issued a planning permit for the project on 21 December 2018. EPBC Act approval was issued on 1 August 2019. The Cultural Heritage Management Plan (CHMP) was originally approved on 24 September 2018.

In November 2021, the original permit was updated to reflect changes to the site layout, rotor diameter, Brolga monitoring and compensation, and to improve clarity on a permit condition. The Planning Permit is PA1700266-4 (Planning Permit), dated 21 November 2021.

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

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3 Subject Site

3.1 Location

This application relates to the proposed subdivision of a property at 769 Bells Road, Barunah Park, 3329 with legal description 47A\PP3912. The site is located approximately 16km south-east from Rokewood in Victoria. Refer to Figure 1 for site location.

The surrounding area of the site is land that is primarily used for agricultural purposes and has been substantially modified over time due to agricultural operations such as broad acre cropping and livestock grazing. South of the site, along Bells Road, is Baths Swamp. There is a water line that traverses through the site which connects to Baths Swamp. The GPECS site is a smaller part of the much larger pre-approved Golden Plains Wind Farm, which surrounds the site (Refer to Figure 2).



Figure 1. Site Location in blue outline. Source: VicPlan (2023).

3.2 Site Overview

The following provides an overview of key site features.

3.2.1 Boundaries

The site is bound by Bells Road to the east, and agricultural parcels of land to the north, south and west.

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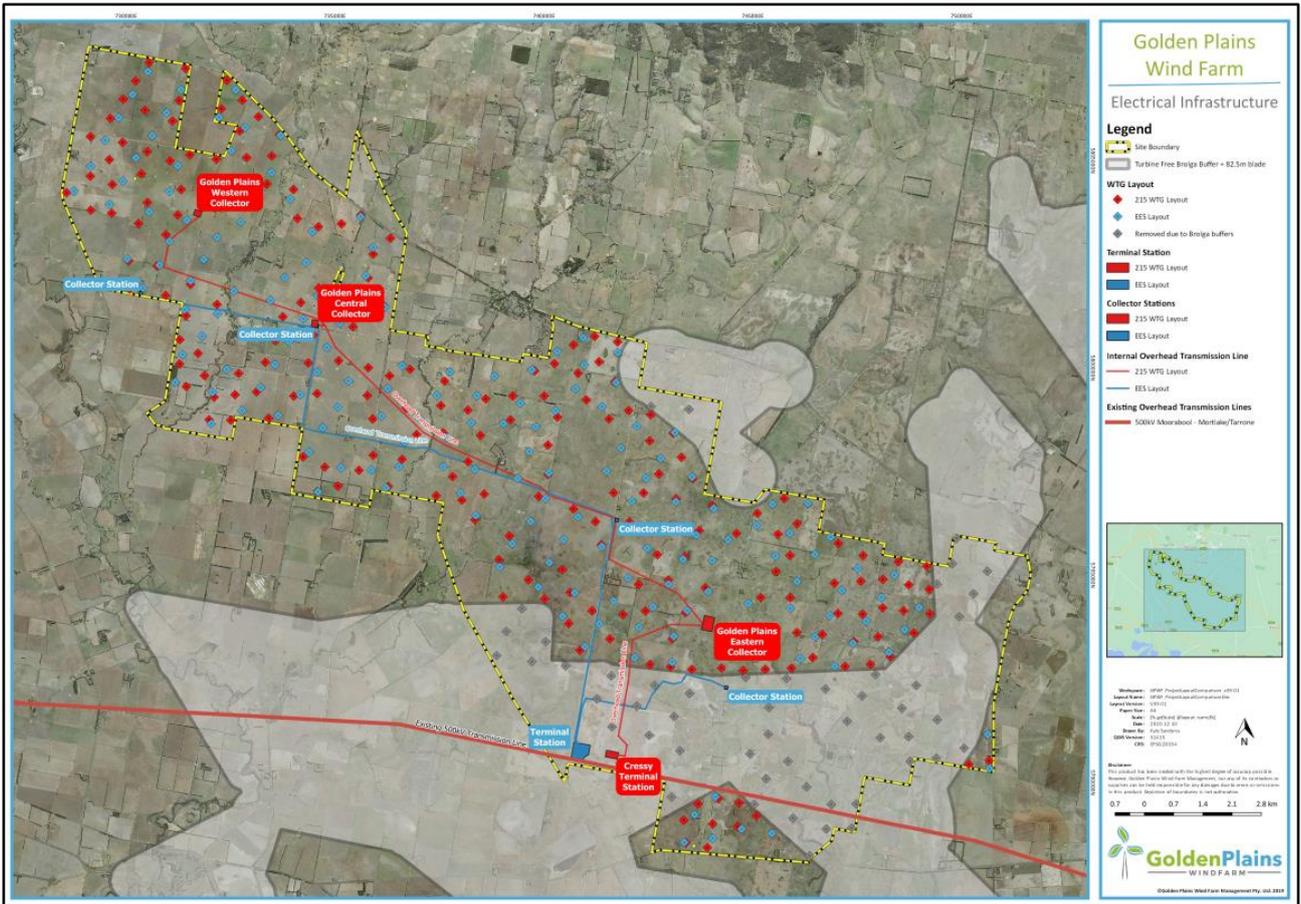


Figure 2. Wider Golden Plains Wind Farm Development. Source: Golden Plains Wind Farm (2023).

3.2.2 Vegetation

The site was subject to ecological surveys as part of the Golden Plains EES process. Figure 3 and Figure 4 below illustrate the vegetation to be removed under the approved Wind Farm Planning Permit (PA1700266). The site for the GPECS traverses the two images. As illustrated in Figure 3 and Figure 4, areas of Heavier-Soils Plains Grassland (EVC 132_61), Plain Grassy Wetland (EVC_125) and Natural Temperate Grassland of the Victorian Volcanic Plains (NTGVVP) which is protected under the EPBC Act have been recorded near the subdivision site boundaries which will not be impacted by the proposed subdivision.

The Planning Permit (PA1700266) approves the removal of a small area of native vegetation along Bells Road, and as such, this subdivision will not result in the removal of any additional vegetation.

3.2.3 Access

Access to the GPECS and lots created by this subdivision is anticipated to be via Bells Road off access tracks created under the Planning Permit. Access to Lots 3 and 4 will be provided via carriageway easements through Lot 2.

3.2.4 Waterways & Waterbodies

According to VicPlan, there is a waterline within the site which connects to Baths Swamp, south of the property. Additionally, there are several water features, primarily dams and drain channels within the property boundary. The future development of the site will include transmission lines that traverse the waterlines. However, as these are likely to be above ground, they are unlikely to negatively impact the nearby waterlines.

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Figure 3. Vegetation Mapping (Golden Plains Wind Farm, 2022).



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Figure 4. Vegetation Mapping (Golden Plains Wind Farm, 2022).

3.2.5 Surface water and Flooding Risks

A surface water assessment was undertaken as part of the EES process by Water Technology (2020). The assessment report only investigated areas where infrastructure from the Golden Plains Wind Farm (including the GPECS) would likely be impacted by flooding. The GPECS was not identified as being subject to flooding, meaning that there are no potential flooding impacts identified for the location of the GPECS.

3.2.6 Cultural Heritage

VicPlan indicates that an area of Aboriginal Cultural Heritage Sensitivity is located on the north-west boundary of the wider site (Refer to Figure 9). No area of Aboriginal Cultural Heritage Sensitivity is located within the area proposed for subdivision.

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

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4 Proposal

It is proposed to subdivide a portion of the 47A\PP3912 into five (5) new lots, as shown in Figure 5.

The proposed works will include:

- Creation of a Battery Energy Storage System (BESS)
- Creation of the Golden Plains Terminal Station
- Creation of a Stage 1 Wind Farm substation
- Creation of a Stage 2 Wind Farm substation
- Creation of transmission line easements (not considered by this application)

In summary the lots to be created are as follows:

- Lot 1 (10.75 ha) – will be used primarily for the BESS land
- Lot 2 (9.304 ha) – will be used as Stage 1 Wind Farm land
- Lot 3 (3.208 ha) – will be used as Stage 2 Wind Farm land.
- Lot 4 (2.186 ha) – will primarily be used for Golden Plains Terminal Station land

Lot 5 (212.6 ha) will remain in current ownership and continue to be used for agricultural purposes.

Carriageway easements within Lot 2 will provide access to Lots 3 and 4, as shown Figure 5.

An easement will be created between Lots 1 and 4 to provide electrical connection between the GPTS and the BESS. All electricity easements will be registered in gross under the *Electricity Industry Act 2000* and are therefore not included in this application.

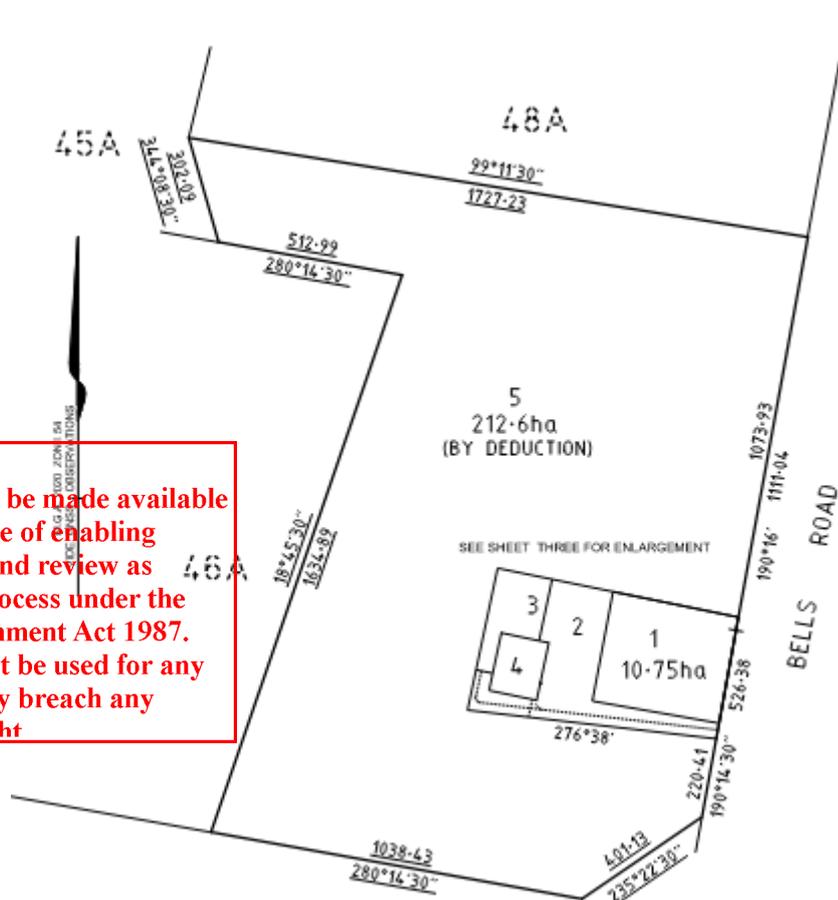


Figure 5. Survey Plan

5 Planning Assessment

5.1 Land Use Definition

The proposed subdivision resulting in the in the creation of Lots 1, 2, 3, and 4 are associated with the construction and operation of “utility installations” as defined by Clause 73.03 of the Planning Scheme:

‘To transmit, distribute or store power’.

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

5.2 Planning Context

The Site is in the Farming Zone (FZ) (Figure 6) and is subject to the:

- Specific Controls Overlay 2 (Golden Plains Wind Farm) (Figure 7),
- Is identified as a designated bushfire prone area (Figure 8); and
- Is identified as an area of Aboriginal Cultural Heritage Significance (Figure 9).

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5.2.1 Farming Zone

A permit is required to subdivide land in the FZ.

Ordinarily a lot created in the FZ must be at least 100ha in size, however in accordance with Clause 35.07-3 a permit may be granted for smaller lots if:

“The subdivision is by a public authority or utility service provide to create a lot for utility installation”.

As the subdivision is associated with a Utility Installation it is appropriate for the responsible authority to grant this application for the creation of lots smaller than 100ha in size.

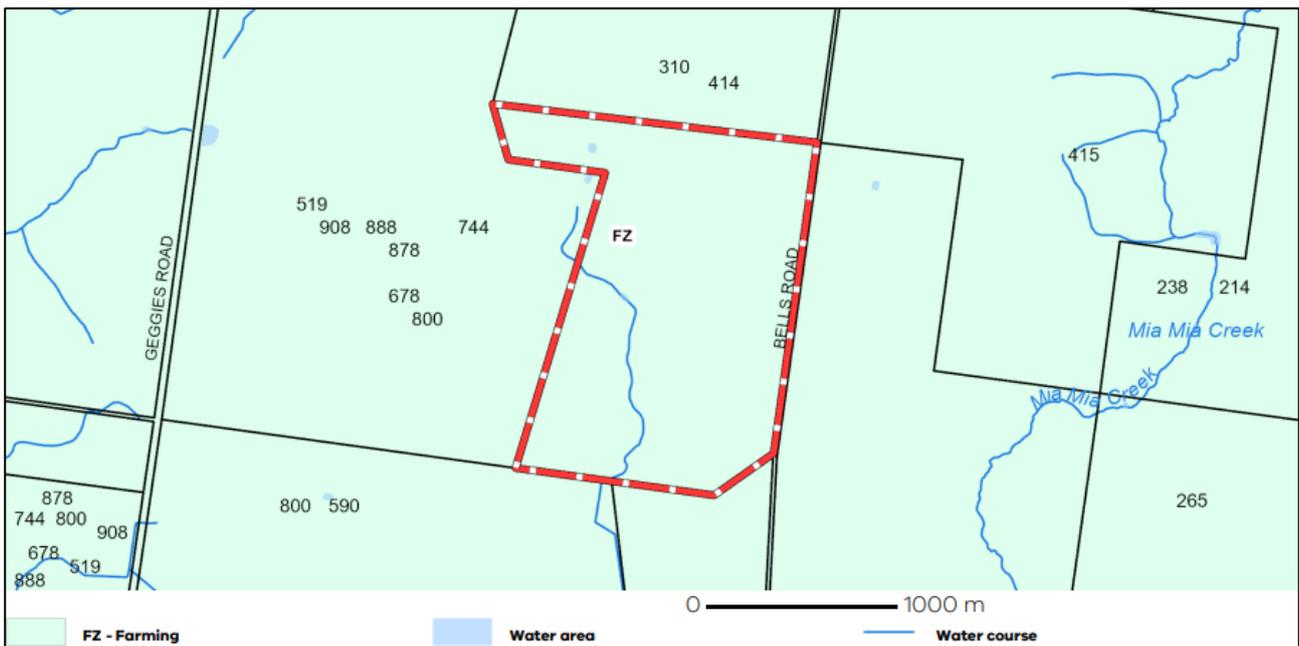


Figure 6. Farming Zone. Source: VicPlan 2023.

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5.2.2 Special Controls Overlay

The Site is impacted by a Special Controls Overlay (SCO2) (Refer to Figure 7).

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

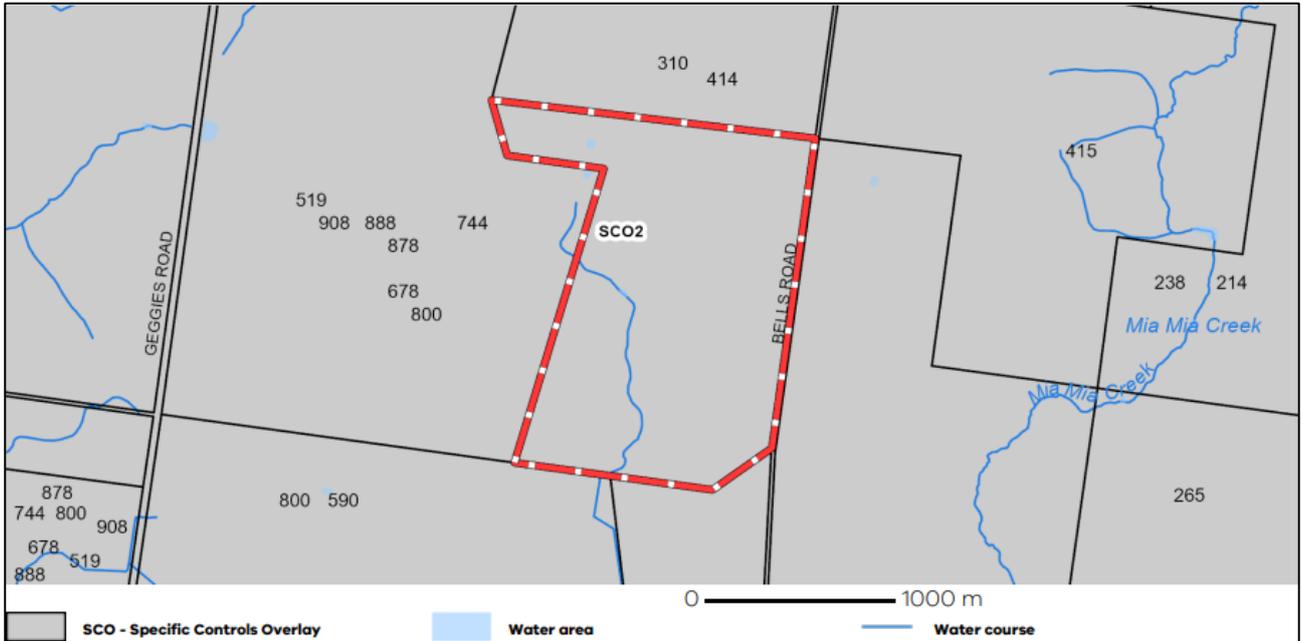


Figure 7. Special Controls Overlay. Source: VicPlan 2023.

5.2.3 Bushfire Prone Area

The proposed subdivision is located within a designated bushfire prone area (Figure 8). However, there will be no works within a Bushfire Management Overlay. Fire risk management measures will be incorporated to the design and construction of the GPECS, minimising the risk of bushfire. Additionally, there are no settlements or dwellings located within or near the GPECS, therefore minimising risk to human life.

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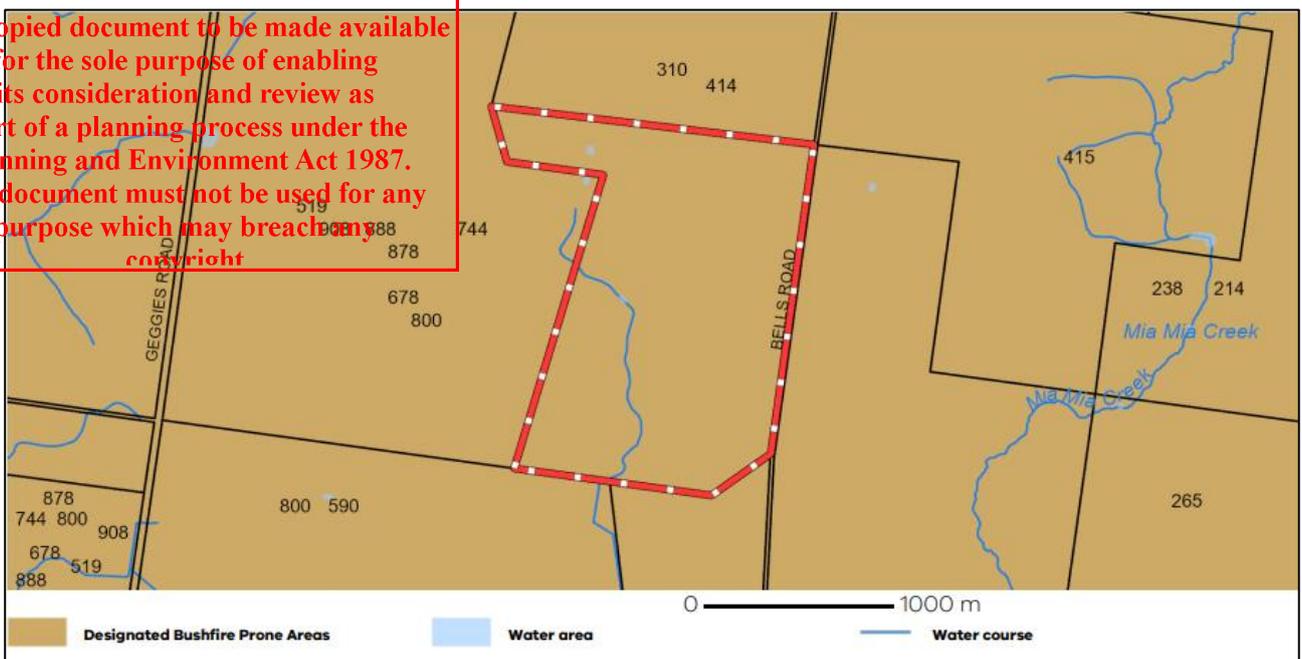


Figure 8. Bushfire Prone Area. Source: VicPlan 2023.

5.2.4 Areas of Aboriginal Cultural Significance

As discussed at Section 3.2.6, there are areas mapped as an area of Aboriginal Cultural Significance within the boundary of the Site (Figure 9).

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

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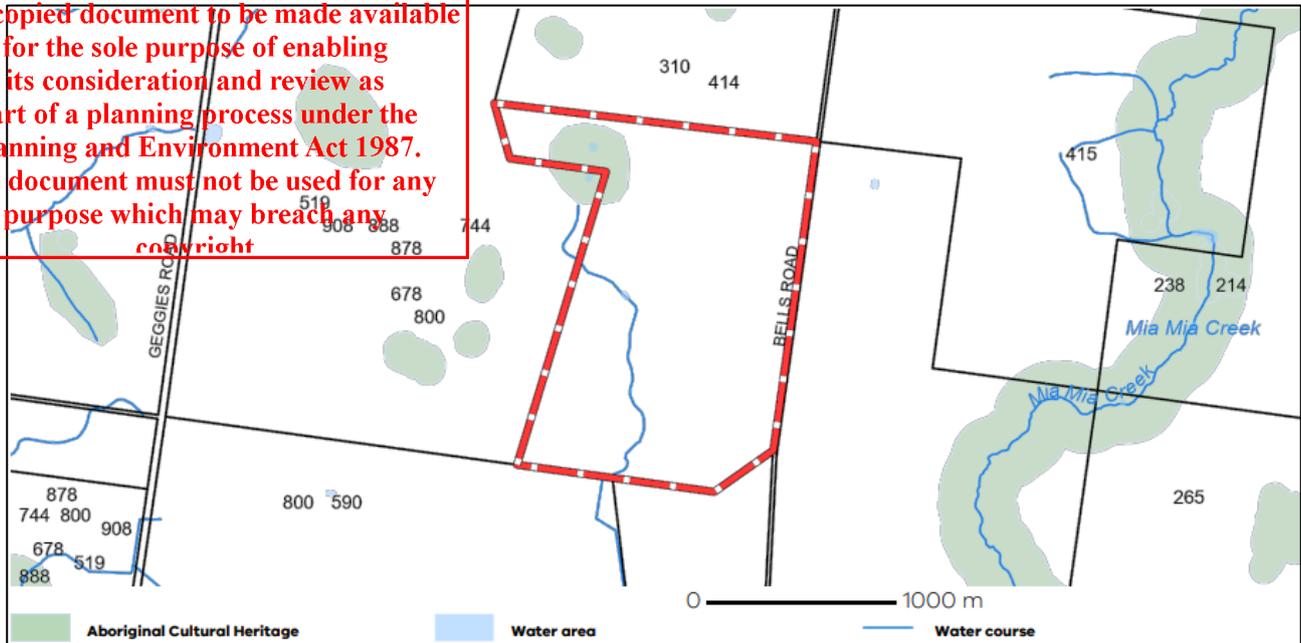


Figure 9. Aboriginal Cultural Heritage. Source: VicPlan 2023.

5.3 Relevant Conditions of Planning Permit

Conditions of the Planning Permit (and Incorporated Document) that relate to the GPECS and associated infrastructure are set out in full in Appendix A can be summarised as follows:

- Conditions 11 and 12: Onsite Landscaping Plans must be prepared and submitted to the responsible authority for endorsement and the plans implemented to the satisfaction of the responsible authority.
- Noise Management – Conditions related to noise management which apply to the GPECS are summarised as follows:
 - Conditions 16 and 17: Noise generated from the operation of the GPECS must always comply with noise levels for noise sensitive areas unless there is an agreement with the relevant landowner to waive compliance for meeting the relevant noise levels.
 - Condition 18: A Pre-construction Noise Assessment must be prepared and submitted to the Department of Energy, Environment and Climate Action (DEECA) for endorsement.
 - Conditions 23 to 24: An Operating Acoustic Compliance Assessment must be prepared and submitted to the responsible authority within 6 months of ancillary infrastructure first operating (including the GPECS). The purpose of the assessment is to demonstrate compliance with condition 16. The compliance assessment must be provided to the responsible authority on an annual basis until the last turbine is operating.
- Condition 57: Before any native vegetation is removed under the permit, a Native Vegetation Plan prepared in consultation with DEECA Environment Portfolio must be submitted to, approved, and endorsed by the responsible authority. When endorsed the plan will form part of the permit.

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

This proposed subdivision would not affect Shared Asset Co's or AusNet's ability to comply with the conditions of the Planning Permit (PA1800266).

5.4 Decision Guidelines

Decision Guidelines	Assessment
Clause 35.07-6 Farming Zone	
General Issues	
<p>The Municipal Planning Strategy and the Planning Policy Framework.</p> <div style="border: 2px solid red; padding: 5px; margin: 10px 0;"> <p style="text-align: center; color: red; font-weight: bold;">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.</p> <p style="text-align: center; color: red; font-size: 2em; font-weight: bold;">ADVERTISED PLAN</p> </div>	<p>The proposed subdivision is consistent with the Municipal Planning Strategy and Planning Policy Framework, namely:</p> <ul style="list-style-type: none"> • The objective of clause 14.01-1S, "to protect the state's agricultural base by preserving productive farmland". • The objective of clause 19.01-1S, "to support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met." <p>The subdivision proposes to create four smaller lots to facilitate the GPECS, while allowing the majority of the site to be continued to be used for agricultural purposes</p> <p>The proposed subdivision is also consistent with Clause 19.01-1S in that it facilitates the construction of a renewable energy facility while still minimising the loss of agricultural land.</p> <p>The subdivision does not change the approved GPWF proposal.</p>
Any Regional Catchment Strategy and associated plan applying to the land.	The Corangamite Regional Catchment Strategy applies to the Site. The subdivision is consistent with the Strategy as it ensures that the remainder of the site continues to be used for agricultural purposes.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	No onsite effluent disposal is approved or proposed.
How the use or development relates to sustainable land management.	The use and development of the site for the purpose of the GPECS is permitted under the Planning Permit (PA1700266 dated 14/11/2021).
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The proposed subdivision facilitates the construction of a renewable energy facility while still minimising the loss of agricultural land, contributing to sustainable land management.
How the use and development make use of existing infrastructure and services.	Easements will be created for the purpose of electricity infrastructure.
Agricultural issues and the impacts from non-agricultural uses	

Decision Guidelines	Assessment
Whether the use or development will support and enhance agricultural production.	The use and development of the site for the purpose of the GPECS is permitted under the Planning Permit (PA1700266 dated 21/11/2021)
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	This subdivision seeks to minimise the area of land removed from agricultural production by creating smaller lots to facilitate the construction and operation of the GPECS.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The remainder of the existing lot (47A\PP3912) will continue to be used as agricultural production.
The capacity of the site to sustain the agricultural use.	
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	
Any integrated land management plan prepared for the site.	Not applicable.
Whether Rural worker accommodation is necessary having regard to: <ul style="list-style-type: none"> • The nature and scale of the agricultural use. • The accessibility to residential areas and existing accommodation, and the remoteness of the location. 	Not applicable - the use of the site is for an approved utility installation not a dwelling.
The duration of the use of the land for Rural worker accommodation.	Not applicable - the use of the site is for an approved utility installation not a dwelling.
Accommodation issues	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	Not applicable - the use of the site is for an approved utility installation not a dwelling.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>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</p> <p>ADVERTISED PLAN</p> </div>
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	
The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:	
<ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or 	

Decision Guidelines	Assessment
<ul style="list-style-type: none"> A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>. 	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>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</p> </div>
<p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	
<p>Environmental issues</p>	
<p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p>	<p>The site was subject to ecological surveys, biodiversity assessments, and a flora and fauna management plan as part of the Golden Plains EES / Planning Permit application process.</p>
<p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p>	<p>Impacts on areas of flora, fauna (including habitat), water, soil, and biodiversity have been minimised through an iterative design process and the footprint of the subdivision has been informed through several iterations of design and the final footprint is sufficient to contain all works whilst minimising environmental impacts as much as possible.</p>
<p>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.</p>	
<p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>No onsite effluent disposal is approved or proposed.</p>
<p>Design and siting issues</p>	
<p>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.</p>	<p>The location, size, bulk, and scale of the GPECS is permitted under the Planning Permit (PA1700266 dated 21/11/2021).</p> <div style="text-align: center; font-size: 2em; font-weight: bold; color: red; margin-top: 20px;"> <p>ADVERTISED PLAN</p> </div>
<p>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.</p>	
<p>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.</p>	
<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications, and sewerage facilities.</p>	
<p>Whether the use and development will require traffic management measures.</p>	<p>All traffic associated with the construction and operation of the GPECS is permitted under the Planning Permit (PA1700266 dated 21/11/2021).</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce noise and</p>	<p>The use of the site is for an approved utility installation not a dwelling.</p>

Decision Guidelines	Assessment
<p>shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or • A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>. 	<p>ADVERTISED PLAN</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>The use of the site is for an approved utility installation not a dwelling.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>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</p> </div>
<p>Clause 65.02 Approval of an Application to Subdivide Land</p>	
<p>The suitability of the land for subdivision.</p>	<p>The GPECS is permitted under the Planning Permit (PA1700266 dated 21/11/2021).</p>
<p>The existing use and possible future development of the land and nearby land.</p>	<p>The purpose of this subdivision application is to create the tenure needed to site the GPECS while allowing the remainder of the Site to be used for agricultural purposes</p>
<p>The availability of subdivided land in the locality, and the need for the creation of further lots.</p>	<p>The use and development of GPECS, including potential effects of development with a common drainage has been considered as part of the assessment process associated with the Planning Permit (PA1700266 dated 21/11/2021).</p>
<p>The effect of development on the use or development of other land which has a common means of drainage.</p>	<p>The location of the GPECS and associated infrastructure is permitted under the Planning Permit (PA1700266 dated 21/11/2021).</p>
<p>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</p>	<p>The proposed subdivision is to facilitate the construction and operation of the GPECS and allows for the remainder of the site to be used for agricultural purposes.</p>
<p>The density of the proposed development.</p>	<p>The location of the access road is permitted by the Planning Permit. This application proposes the establishment of carriageway easements to allow internal access to Lots 3 and 4.</p>
<p>The area and dimensions of each lot in the subdivision.</p>	<p>All traffic associated with the construction and operation of the GPECS is permitted under the Planning Permit (PA1700266 dated 21/11/2021).</p>
<p>The layout of roads having regard to their function and relationship to existing roads.</p>	<p>The subdivision will not affect pedestrian movement.</p>
<p>The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.</p>	
<p>The provision and location of reserves for public open space and other community facilities.</p>	
<p>The staging of the subdivision.</p>	

Decision Guidelines	Assessment
The design and siting of buildings having regard to safety and the risk of spread of fire.	The design and siting of the GPECS and associated infrastructure is permitted under the Planning Permit (PA1700266 dated 21/11/2021).
The provision of off-street parking.	
The provision and location of common property.	Not applicable. No common property or body corporate applies to the subdivision application.
The functions of any body corporate.	
The availability and provision of utility services, including water, sewerage, drainage, electricity, and gas.	All utility connections to the GPECS are permitted under the Planning Permit (PA1700266 dated 21/11/2021).
If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	All potential effects on native vegetation are permitted by the Planning Permit (PA1700266 dated 21/11/2021).
The impact the development will have on the current and future development and operation of the transport system.	All traffic associated with the construction and operation of the GPECS is permitted under the Planning Permit (PA1700266 dated 21/11/2021).

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6 Conclusion

This application relates to a five-lot subdivision and the creation of carriageway easements at 769 Bells Road Barunah Park 3329 (47A\PP3912). The subdivision is required to create the necessary tenure to locate the GPECS and associated infrastructure. The land use and construction of the GPECS, and associated impacts, has State and Commonwealth approval and therefore the scope of this application is restricted to the subdivision.

The site will be subdivided into 5 lots in recognition of the future infrastructure ownership and operational responsibilities.

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

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A

Appendix A – Existing Permit Conditions

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On-Site Landscaping Plans

11. Before development starts, landscaping plans for the transmission station and each collector station must be submitted to, approved and endorsed by the responsible authority. All plans must specify the type of landscaping, timing of planting, height of plants at maturity and maintenance program.

The plan for the transmission station must:

- a. be prepared in consultation with DELWP Environment Portfolio
- b. address potential impacts on remnant native vegetation and Brolga habitat in the wetland adjacent to the transmission station site.

12. The endorsed On-site Landscaping Plans must be implemented to the satisfaction of the responsible authority and must not be altered or modified without the written consent of the responsible authority.

Noise Management

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

Ancillary Infrastructure Performance Requirements

16. Subject to condition 17, noise from ancillary infrastructure associated with the wind energy facility must comply with the noise levels for noise sensitive areas in accordance with NIRV at all times.

17. The limits specified in condition 16 do not apply if an agreement has been entered into with the owner of a noise sensitive area which waives compliance with condition 16. Evidence of the agreement must be provided to the satisfaction of the responsible authority upon request and be in a form that applies to the land upon which the noise sensitive area is located for the life of the wind energy facility.

Compliance assessment

Pre-construction Noise Assessment

18. Before development starts, a Pre-construction Noise Assessment based on the final turbine layout and turbine model to be installed and the detailed design of the ancillary infrastructure must be submitted to, approved and endorsed by the responsible authority. The endorsed Pre-Construction Noise Assessment must be placed on the project website as soon as practicable.

The Pre-construction Noise Assessment must:

- a. be prepared in accordance with the Standard and NIRV, and must demonstrate to the satisfaction of the responsible authority that the facility will comply with the performance requirements specified in conditions 13 and 16
- b. include the collection of background noise monitoring data points over a 6-week period, or at least 4,032 valid data points (whichever is lesser) for each representative site, analysis by 24 hour and night (10 pm to 7 am) only period, and for each time sector analysis for each 45 degree wind rose direction
- c. include:
 - i. a specific acknowledgement that the areas in and around Rokewood that are zoned Township Zone and Low-Density Residential Zone are a high amenity area for the purposes of the Standard
 - ii. an assessment as to whether the high amenity noise limit should apply to these areas and the appropriate threshold wind speed, based on the guidance in Clause C5.3.1 of the Standard

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d. be accompanied by an Environmental Audit Report prepared under Part IXD, Section 53V of the Environment Protection Act 1970 from an environmental auditor appointed under Part IXD of the Environment Protection Act 1970. The report must verify that the Preconstruction Noise assessment has been conducted in accordance with the Standard and meets the requirements of this permit.

Operating acoustic compliance assessment

...

23. The post-construction noise assessment report, prepared in accordance with the Standard and NIRV which demonstrates whether the facility complies with the performance requirements specified in conditions 13 and 16 (including any penalty for special audible characteristics), must be submitted to the responsible authority within:

a. 6 months of the first turbine operating (in respect of demonstrating compliance with condition 13); and

b. 6 months of the ancillary infrastructure commencing operations (in respect of demonstrating compliance with condition 16).

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

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

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Native Vegetation

57. Before any native vegetation is removed under this permit, a Native Vegetation Plan prepared in consultation with DELWP Environment Portfolio must be submitted to, approved, and endorsed by the responsible authority. When endorsed the plan will form part of this permit.

The Native Vegetation Plan must include:

- a) a final Biodiversity Assessment Report or similar which identifies all losses being approved by this permit and the associated offset requirements, in accordance with the Permitted clearing of native vegetation - Biodiversity assessment guidelines (DEPI, 2013).
- b) plans drawn to scale with dimensions that identify:
 - i) native vegetation to be removed
 - ii) any current mapped wetlands as defined in the Permitted clearing of native vegetation - Biodiversity assessment handbook (DELWP, 2015) that are present on the site
 - iii) any native vegetation to be retained that is within the permissible micro-siting envelope or ancillary infrastructure
 - iv) the location of any detected threatened flora and fauna species
- c) measures to be used during construction to protect native vegetation to be retained.

Sediment Management

64. *The Construction Environmental Management Plan must include a Sediment, Erosion and Water Quality Management Plan that addresses the requirements of the SEPP (Waters of Victoria), SEPP (Groundwaters of Victoria), EPA Publication 275: Construction Techniques for Sediment Pollution Control and EPA Publication 480: Environmental Guidelines for Major Construction Sites. The Sediment, Erosion and Water Quality Management Plan must be developed in consultation with the Corangamite CMA and DELWP Environment Portfolio, and approved by the responsible authority before development starts.*

68. *The Sediment, Erosion and Water Quality Management Plan must contain:*

- a. details of sediment and erosion control measures to be implemented prior to commencing ground disturbance works and throughout construction*
- b. Details of the sediment control measures to treat and manage runoff from the terminal station during construction and operation of the development*
- c. a monitoring program (including, as a minimum, visual monitoring during construction activities) and monitoring of sediment management measures developed under condition 65(b)*
- d. a complaint investigation and response plan.*

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Appendix B – Survey Plans

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