

APPENDIX S

COMMUNITY CONSULTATION REPORT

WOOLNORTH RENEWABLES / NATION PARTNERS

AUGUST 2022

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

**ADVERTISED
PLAN**

Mount Fyans Wind Farm

Mt Fyans Wind Farm Community Consultation Report

July 2022

ADVERTISED PLAN

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



ADVERTISED PLAN

Executive summary

Woolnorth Renewables, owners of the Mt Fyans Wind Farm endeavour to make a positive contribution to the development of local communities and economies in locations where it operates.

Public engagement on the proposed Mt Fyans Wind Farm (MFWF) commenced in 2010. Following the Victorian State Government's decision on 21 August 2017 that an Environmental Effects Statement was not required for MFWF, subject to carrying out two targeted surveys, Woolnorth has continued its community consultation program in the Mortlake district. The objective of this program continues to be to provide timely, targeted and appropriate information about the project and establish clear lines of communication with key project stakeholders and members of the Mortlake community. Valuable feedback from this ongoing consultation work has been influential in shaping current concept plans for the proposed MT Fyans wind farm development.

The Project completed a detailed Social Impact Assessment in November 2020. Based on key stakeholder interviews and feedback, the Report further defined key community interests and concerns. The Project has continued to build its understanding of these issues through ongoing communications and engagement.

At all times, MFWF has attempted to act in a transparent, informative and inclusive manner when dealing with project stakeholders as well as actively monitor consultation outcomes to refine its ongoing engagement approach.

Sentiment

Mortlake residents are familiar with wind farm proposals due to several developments within the region. MFWF found there to be a range of views held in relation to wind farms with the majority of dwelling-owning neighbours and people in the broader community supportive of the Mt Fyans proposal.

Approach and methods

MFWF's community consultation activities have included face-to-face discussions with immediate neighbours of the proposed wind farm, the Moyne Shire Council and broader community as well as the valuable stakeholders to the project outlined in section 4 of this report. Methods of engagement have included meetings and workshops with the Moyne Shire Council, councillors and staff, engaging with stakeholders for input into Planning Application reports, distribution of newsletters, flyers and information, establishment of an interactive project website, delivery of two public displays that were each held over two days in Mortlake in 2017 & 2018, attendance at public events and establishment of a shopfront in Mortlake's main street in 2020 which is open twice a week and other times by appointment. A number of residents have expressed their appreciation of Woolnorth's communication efforts during this formal planning stage.

**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**



Olivine Café, Mortlake, 11 August 2018

ADVERTISED PLAN

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

**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**

Contents

1. Introduction	1
1.1 About Mount Fyans Wind Farm Pty Ltd and Woolnorth Renewables	1
1.2 Mt Fyans Wind Farm	1
1.3 Community Engagement Plan	2
1.4 Aims and Objectives of the Community Consultation Program	2
1.5 1.5 Governance	3
2. Summary of community concerns	1
3. Neighbour and Near Neighbour Communications	1
3.1 Structure of Neighbour Communication Agreement and Purpose	1
3.2 Identification and Engagement with Neighbours Within 3kms	2
3.3 Benefit Sharing Program	3
4. Community Engagement	6
4.1 First Public Display: 5-6 May 2017	6
4.1.1 Attendees	6
4.1.2 Key Themes	7
4.2 Second Public Display: 10-11 August 2018	7
4.2.1 Attendees	8
4.2.2 Key Themes	9
4.3 Social-Economic Impact Assessment	9
4.4 Newsletters	10
4.5 MFWF Project Website	11
4.6 Interactive Map	11
4.7 Mortlake Shopfront	12
4.8 Drop in Days	12
4.9 Advertising	12
4.10 Community Engagement Committee meetings	13
4.11 Mortlake Market	13
4.12 Communications materials – factsheets and posters	14
4.13 Outcomes of Community Communications	15
4.13.1 Visual Concerns – Mitigation measures	15
4.13.2 Cumulative impact	16
4.13.3 Transport Route Selection	17
4.13.4 Transmission line development	17
4.13.5 Equitable Share of benefits	17
4.14 Community Donations	18
4.15 Community Survey	18
5. Stakeholders	19
5.1 Moyne Shire Council	19
5.2 Other Major Stakeholders	20

**ADVERTISED
PLAN**

5.2.1 Aviation Stakeholders	20
5.2.2 Radiocommunication Service Providers	20
5.2.3 Aboriginal Organisations	20
5.2.4 Country Fire Authority (CFA)	21
5.2.5 GHCMA	21
5.2.6 Tilt Renewables	22
5.2.7 Department of Environment, Land, Water and Planning (DELWP)	22
5.2.8 Department of Transport/VicRoads	22
5.2.9 Environment Protection Authority	23

**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**

**ADVERTISED
PLAN**

1. Introduction

This report outlines Woolnorth Renewables community consultation activities undertaken throughout the development of the Mt Fyans Wind Farm (MFWF) and its subsequent findings. The report has been prepared to support the application to the Victorian Government Minister for Planning as part of the Planning Application under the *Policy and planning guidelines for development of wind energy facilities in Victoria* and the *Planning and Environment Act 1987*.

This report outlines consultation that has occurred in relation to:

- Neighbour Communications;
- Community engagement activities and public displays,
- Support for community initiatives,
- History of consultation with key stakeholders, and
- Engagement with planning referral agencies.

**ADVERTISED
PLAN**

1.1 About Mount Fyans Wind Farm Pty Ltd and Woolnorth Renewables

Mount Fyans Wind Farm is a wholly owned subsidiary of Woolnorth Renewables which in turn is a joint venture between Hydro Tasmania, a Government of Tasmania business enterprise, and Shenhua Clean Energy Holding, a subsidiary of Guohua Energy Investment Corporation. Woolnorth is one of Australia's largest wind energy producers, operating three wind farms in Tasmania: Musselroe, Bluff Point and Studland Bay. Together these three wind farms generate a capacity of 308 Megawatts, or 9 per cent of Tasmania's energy requirements.

1.2 Mt Fyans Wind Farm

The proposed MFWF is located in south-west Victoria, approximately 5 kilometres (km) north of Mortlake within the Victoria Southwest Renewable Energy Zone. The Mortlake-Ararat Road runs through the centre of the site and the Hamilton Highway forms part of its southern boundary. Mount Shadwell creates a geographical barrier between the town and the wind farm.

The MFWF has been at a preliminary planning stage for several years. The site was chosen because of strong and reliable wind resources, proximity to the high voltage interconnector and Mortlake substation, low density housing, and proximity to state highways. Land Access Agreements have been established between the 9 adjoining properties. The properties consist of privately-owned grazing and cropping farmland.

Design of the proposal has taken into consideration factors including:

- Location of adjoining dwellings;
- Location and proximity to Mortlake Residential Boundary;
- Land topography;
- Noise level and visual amenity standards for neighbouring dwellings and houses within the site; and

ADVERTISED PLAN

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

- Locations of environmental and heritage value.

There are 62 dwellings within 3kms of the wind turbines with multiple dwellings under the same ownership (including both individuals and companies).

<i>Turbine distance from dwelling</i>	<i>No. of houses</i>
0km – 1km	1
1km to 2km	19 non-stakeholder dwellings 13 stakeholder dwellings
2km to 3km	26 non-stakeholder dwellings 3 stakeholder dwellings

1.3 Community Engagement Plan

Community engagement actions for the Mt Fyans Wind Farm are included in a detailed Community and Stakeholder Engagement Plan. This plan outlines our plans and approach to stakeholder and community consultation and how feedback is collected for the purposes of informing the Planning Application amendments. This plan also aligns with Woolnorth Renewables' broader governance requirements for public consultation and is intended as a living document, for use by Project Managers, site team and community engagement personnel.

The MFWF Community Engagement Plan was recently updated (2021) to include additional outreach activities considered necessary to support the lead up to Planning Application lodgement and potential public exhibition. Key social risks were also mapped as a means for the project to focus on and address key public concerns. Periodical reviews and evaluation of this Plan will continue to ensure it remains 'fit for purpose' and planned outcomes are achieved.

A Enquiries and Complaints procedure is included in this Plan, and has also been made available on the Project's website.

1.4 Aims and Objectives of the Community Consultation Program

Woolnorth would like to contribute to the community in a manner that has long-term positive outcomes for Mortlake and its surrounding communities. Early community consultation program work involved the identification and engagement with key stakeholders to the MFWF. From the outset, Woolnorth identified the need to build relationships that would enable clear lines of communication and establishment of trust for long-term working relationships. Consultation efforts leading up to submission of our EES referral focussed on the following key stakeholders:

- Immediate dwelling-owning neighbours to the MFWF (defined as living within 3km of proposed turbines);
- The Mortlake township and surrounding communities;
- The Moyne Shire Council;

ADVERTISED PLAN

- Eastern Marr Aboriginal Corporation (EMAC);
- Department of Environment, Land, Water and Planning (DELWP)

Activities following the EES decision and in preparation for lodging the Planning Application were intended to expand the reach of Woolnorth's engagement and opportunities for stakeholder consultation. Input into the wind farm design was sought from additional stakeholders including the CFA, aviation stakeholders, radiocommunication service providers, Tilt Renewables and the broader community.

Engagement practices during this time and up until the present day have sought to ensure all stakeholders:

- have up to date information about the Project and Woolnorth Renewables;
- have timely opportunity to have direct input into aspects of the wind farm's concept development;
- know where and how to get information relevant to their needs; and
- Can appreciate how community and stakeholder feedback has been considered in the development of the project and the planning application.

Woolnorth has also sought to proactively incorporate and address themes common to the development and planning of wind farms in its engagement approach. For this project, these include:

- ensuring community engagement and social benefit sharing is a good fit for the unique social context of the region
- addressing concerns about the cumulative development of wind farms
- working to build long term relationships and trust
- exploring opportunities for public and stakeholder participation – beyond engagement.

1.5 1.5 Governance

Engagement activities, complaints, themes and outcomes are recorded in a consultation database. A formal Enquiries and Complaints Procedure governs the approach Woolnorth takes to receive, record, action and evaluate all interactions initiated by members of the public. Periodical reviews of the engagement plan and outcomes are used to further refine the Project's consultation approach.

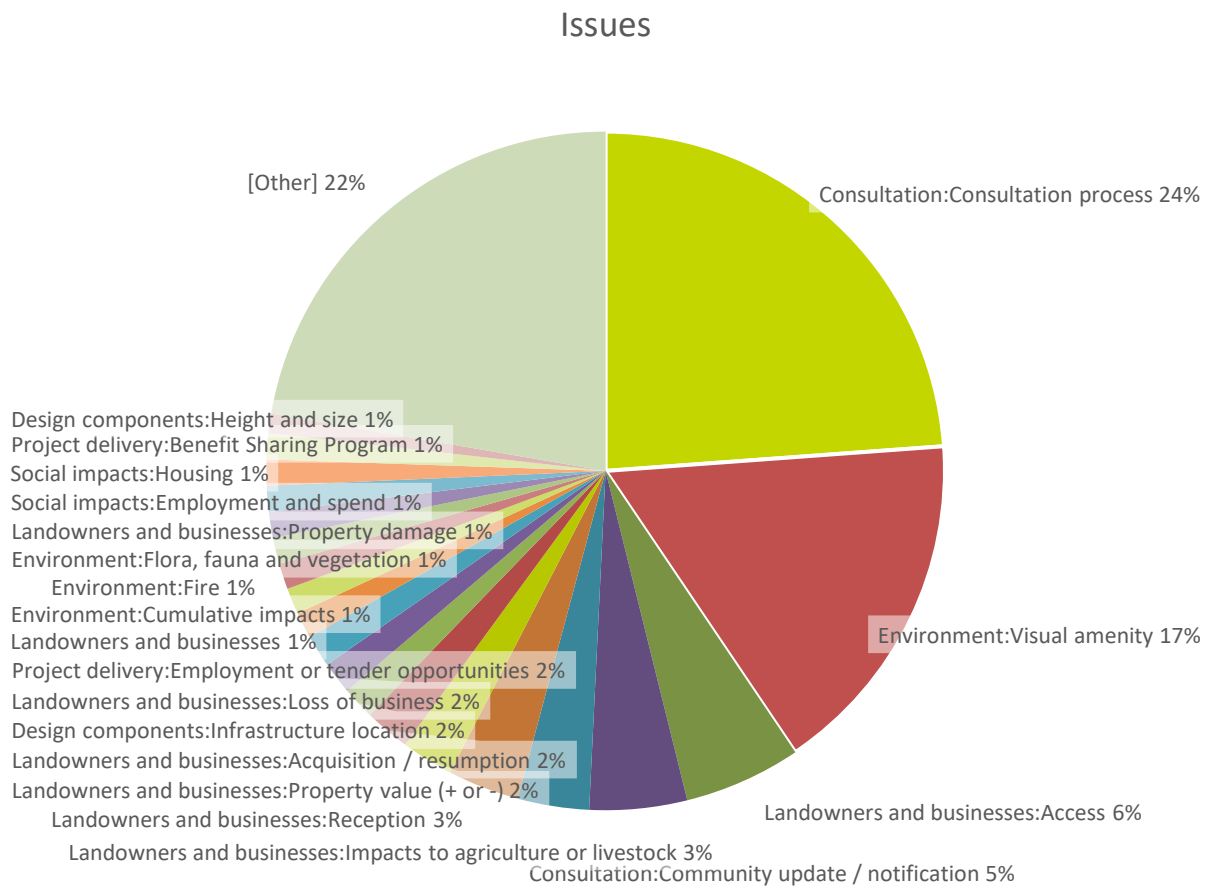
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

2. Summary of community concerns

Engagement has shown that over time, the breadth of community concerns has narrowed – likely as a consequence of Woolnorth’s long-term engagement and information activities, and as community acceptance of wind farms has grown with the introduction of several wind farm assets in the area.

A large proportion of community interactions with MFWF are of a general nature. The following provides a summary of key themes raised during recent deliberative and ongoing engagement:



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

ADVERTISED PLAN

3. Neighbour and Near Neighbour Communications

Building a wind farm requires significant planning, research and stakeholder engagement. The first stakeholders consulted in the early stages of developing a wind farm are the landowners, whose properties are well situated to host turbines. Their collaboration is essential for the project to move forward. Woolnorth also recognises that dwelling-owning neighbours directly near the wind farm have a legitimate stake in the development. These stakeholders can face concerns and issues such as:

- Initial reactions based on feelings of powerlessness and loss of control of environmental surrounds to an unknown business entity;
- A lack of information about the MFWF which may heighten concerns and/or stress around health, noise and impact on property value;
- No perceived direct benefits for them, despite proximity to turbines, while often absent neighbours benefit financially and do not have to bear any ‘inconveniences’ generated through the construction phase (such as increased traffic); and/or
- Opposition from people who made the deliberate lifestyle choice to relocate to a rural area that they believed would not be subject to such developments.

Wind farms also have the potential to create conflict within communities, partly due to the disparity created between those that benefit financially and those that do not. To work towards addressing these factors Woolnorth developed a Neighbour Communication Agreement (NCA) for immediate dwelling-owning neighbours (neighbours with homes that sit within 3 kilometres of proposed turbines). This has since evolved into a more comprehensive Near Neighbour Benefit Scheme.

3.1 Structure of Neighbour Communication Agreement and Purpose

The NCA formalised Woolnorth’s commitment to share financial benefits and maintain open communication with neighbours throughout the planning, development and operation of the MFWF. The NCA was intended to pre-emptively share the financial benefits of the development with neighbours and create information flow between Woolnorth and near neighbours. NCAs were initially offered to neighbours within 3kms of proposed turbines regardless of their stance on the project. There is nothing in the Agreement to prevent a neighbour from objecting to the proposal and Woolnorth alerted all neighbours of their opportunity to formally object or support the proposal when it was submitted for Planning Approval.

In 2021 Woolnorth Renewables reviewed the NCA structure and discussed how it would fit with more modern industry views and benefit sharing proposals. To better align Neighbour Benefits with contemporary industry and Government guidelines (i.e The Victorian Government’s *Community Engagement and Benefit Sharing in Renewable Energy Development in Victoria – guide for Renewable Energy Developers.*) Woolnorth incorporated an expanded and integrated platform of near neighbour benefits into its Social Benefit Program (see Section 2.2). Commitment to communications and engagement continue – and are outlined in the Mt Eyans Wind Farm *Engagement Strategy* and *Enquiries and Complaints Procedure*.

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

ADVERTISED PLAN

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

3.2 Identification and Engagement with Neighbours Within 3kms

From early 2017 Woolnorth attempted to contact neighbours within 3kms of proposed turbines to introduce the MFWF and answer any questions. Neighbours whom Woolnorth was unable to contact were sent a letter inviting them to contact Woolnorth for more information. From October 2017 staff met with neighbours in their homes to introduce the content and purpose of the NCA and provide a project update. Additional meetings were arranged with neighbours at various stages over the next 9 months. Following changes to the Development Plan in July 2018, an update was provided to neighbours where turbine locations in relation to their dwellings had changed and therefore altered their future payment entitlement under the NCA.

The engagement challenges that arose from COVID in 2020 meant a switch in communication methods, with near neighbours receiving various letters throughout this time, inviting further communication and providing updates. The Project also utilised a local Council service to mailout communications to all residents.

Immediate neighbour consultation activities

Engagement activity	Date	Comments
Contact via phone	February-April 2017	Residents were identified from a title search, the local directory or via neighbours. Staff introduced the project over the phone and arranged face-to-face meetings where possible.
Face-to-face meetings	March-May 2017	Staff visited neighbours in their homes to explain the project, display a map of the wind farm and present residents with a specific individual map which showed their home in relation to wind turbines proposed under the EES. Email, phone numbers and mailing addresses were collected. Follow-up information was provided.
Letter to neighbours who could not be contacted	May 2017	Where staff were unable to contact a neighbour, a letter was sent introducing Woolnorth and inviting residents to contact Woolnorth for more information regarding the wind farm and the proposed NCA. Nearly 1,000 letters were also sent out to residents in the area.
NCA meetings	October 2017	Staff began meeting with identified neighbours in their homes to introduce the NCA and provide a project update. Neighbours were provided with a copy of the NCA to consider. Follow up questions were answered and information provided.
Follow up meetings	October 2017 to June 2018	Additional meetings were arranged with neighbours to introduce NCAs. Comments from solicitors on the NCAs were gathered.

ADVERTISED PLAN

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~~

Engagement activity	Date	Comments
Development Plan update	July 2018	An updated NCA package including Development Plan and dwelling map was provided to neighbours that had future payments altered by the update of turbine locations from the EES submission.
Neighbour letter	September, 2020	A letter was sent to all 133 near neighbours within 3 kilometres of the wind farm boundary on September 15, 2020, inviting contact and explaining the transition from Hydro Tasmania to Woolnorth Renewables.
Visual screening letter	November 26, 2020	A letter was sent to the 49 residential neighbours within 3 kilometres of the project boundary offering no-obligation, complementary visual screening. While the project does not yet have planning approval, this was undertaken to maximise visual screening growth prior to planned project construction.
Neighbour letter	April 2021	A letter was sent to all 133 near neighbours within 3 kilometres of the wind farm boundary on April 19, 2021, once again inviting contact and detailing the Frequently Asked Questions document which was included in the mail out.
Neighbour Engagement	April 2021	A new neighbour to the wind farm (having recently purchased an adjacent property) approached Mt Fyans Wind Farm team with a request to host wind farm infrastructure. Subsequent discussions held resulted in an agreement with that neighbour to host construction compound during the construction phase, thus providing additional financial benefits to other than wind farm host landowners.

In discussions with neighbours, staff encountered mixed views especially from those who had not previously heard of the MFWF. Some initial concerns, such as impacts on the landscape and noise generated from the turbines were generally mitigated during these early discussions. Neighbours were also grateful that they were informed of the project prior to a public announcement. Contact information continues to be made readily available to neighbours that have yet to engage with the project through newspaper articles, newsletters, the shop front and the website.

Engagement with neighbours is ongoing – and will be a focus of the launch of the Mt Fyans Wind Farm Benefit Sharing Program. Neighbours will also be notified at the time Planning Application documents are available for public comment.

3.3 Benefit Sharing Program

Benefit sharing from renewable energy projects has increasingly become a feature of renewable industry (particularly wind) projects in Australia over recent years. Government and industry bodies

ADVERTISED PLAN

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

have developed benefit sharing recommended guidelines for renewable energy developers, as benefit sharing programs become commonplace throughout Australia.

Woolnorth Renewables has developed a benefit sharing proposal for the Mt Fyans Wind Farm project to achieve the following aims:

- Makes people feel acknowledged for any inconvenience or angst caused by living near the Mt Fyans Wind Farm;
- Shares the benefits in a way that acknowledges inconvenience (i.e. those most impacted receive more financial benefit than those further away from turbines);
- Is consonant with other leading benefit sharing schemes in the district;
- Is an annual scheme;
- Has a 'cap' so a neighbour does not receive funds in excess of those being received by a host landholder;
- Creates a sense of community ownership of the wind farm, a point of difference from other programs.
- Complements other programs for example the visual screening program described in paragraph 3.9.

There are three main components to the Mt Fyans Benefit Sharing Program: a community fund, construction payments, and near neighbour benefits.

The community fund will be maintained for the operational life of the wind farm funded at a rate of \$1,000 per installed wind turbine. This community fund, administered by a committee of community representatives and supported by Mount Fyans Wind Farm will establish the guidelines for sponsorship and grant eligibility criteria. The community representatives will receive, assess, and manage the applications and award funds.

The commencement of construction will trigger a one-off payment to all residents located within 4km of a wind turbine. This payment is a recognition of the potential inconvenience and impact to amenity during construction and transport works. Payment will be made to the residents of each eligible dwelling – noting these may be renters, owners or farm workers.

Near Neighbour Benefits will be made to dwellings within four kilometres of a wind turbine. They will receive an annual payment for the first eight years of the wind farm's operation, at which time the program will be reviewed. The payment will increase with Consumer Price Index (CPI) and is a no obligation payment; no conditions will be placed on the program and recipients will be able to speak openly about their experience living near the project. The payment would go to the owners of habitable dwellings only, and only homes that are already built or have a planning permit by the end of February 2022. Payments will be calculated in relation to the number of turbines within certain distance bands and will be capped at \$25,000. The minimum payment will be \$2,500.

Combined, these initiatives will return a significant portion of the Project's revenue to nearby residents and the broader host community. By building in public participation – via the Community

Fund Committee and consultation in the set-up of the Community Fund – Woolnorth has also endeavoured to ensure sharing of benefits is done in an equitable, transparent and flexible way.

A summary of the Community Benefits is shown below. Full details may be found in Appendix A: Mt Fyans Wind Farm Benefit Sharing Program.



Summary of Mt Fyans Wind Farm Benefit Sharing Program

ADVERTISED PLAN

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

ADVERTISED PLAN

4. Community Engagement

The development team has continuously engaged with the community across the planning phase of the MFWF. Several planned initiatives were carried out to manage the expectations of the community through different stages of the development process, including:

- Public displays;
- Newsletters,
- The Mortlake shopfront, and
- MFWF Project Website.

4.1 First Public Display: 5-6 May 2017

A public display was held in Mortlake on 5-6 May 2017 at the local Olivine Restaurant, Mortlake. An invitation to the display, as well as a newsletter, was sent via mail to all landowners within 10kms of the project a week prior. A media release was also sent to the Mortlake Dispatch and an article titled 'Seeking feedback on wind farm' was on the front page of the community newspaper on Thursday 27 April 2017.

The purpose of the public display was to inform Mortlake and its surrounding communities of the MFWF and introduce Woolnorth. The café was open between 10.00am and 3.00pm with staff available to answer specific questions and take notes on areas of community interest.

The display content included:

- An overview of Woolnorth, wind power and why Mortlake was selected;
- Site map showing the layout of the MFWF, including breakdown of neighbouring properties;
- Building a wind farm: description of key phases;
- Environmental impacts/considerations on flora, fauna and cultural heritage;
- Photomontage of turbines to demonstrate visual impact over varying distances (1.5km to 10 km); and
- Community Engagement: contact details and next steps.

4.1.1 Attendees

66 adults attended the display over two days. Generally, attendees were supportive of the MFWF and the majority believed that the wind farm would have a positive impact on the local economy and community.

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

ADVERTISED PLAN

Breakdown of attendees MFWF first public display 5-6 May 2017

Stakeholder	Attendees
Landowner (turbine hosts)	5
Nearby landowners	25
Community/townships	21
Local interest groups	4
Business owners and service providers	6
Services	3
From out of town	1
Media	1
TOTAL ADULTS	66

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

4.1.2 Key Themes

25 neighbours (within and greater than 3km of the project site) attended the display and asked specific questions about the MFWF, including:

- The application and construction processes;
- The size and location of the wind farm;
- Transmission line installation from the wind farm to the Mortlake substation; and
- Road access points to the wind farm.

A small number of these neighbours expressed their intent to make submissions against the proposal during the approvals process. However, Woolnorth received positive feedback from stakeholders about its communication efforts to date and attendees were satisfied they could attend the display to speak directly with project staff.

During the meetings with neighbours and the public display in Mortlake many people expressed views about the importance of personal, face-to-face discussions as the MFWF progresses.

4.2 Second Public Display: 10-11 August 2018

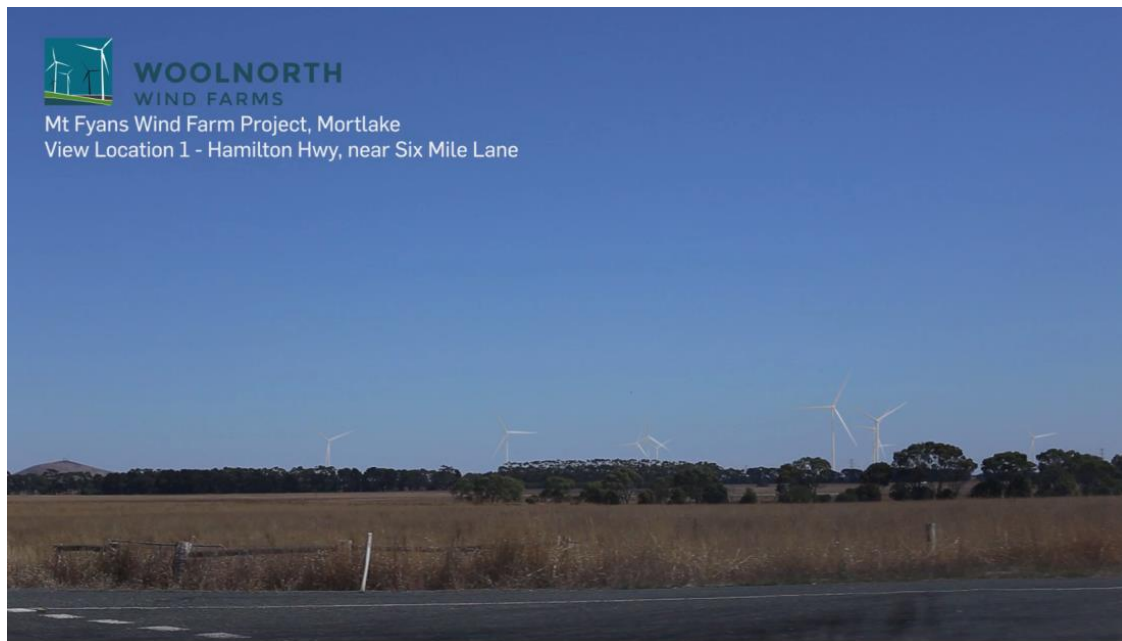
The second public display was held on 10-11 August 2018 at the Olivine Restaurant, Mortlake. Event invitations and a newsletter which outlined the upcoming display were sent to all landowners within 10kms of the project a week prior. A media release of the invitation was also published in the Mortlake Dispatch on 2 August 2018 and placed in shopfronts and noticeboards around Mortlake.

The second display focussed on key aspects of the project which were identified and informed by ongoing consultation with the community and key themes noted from the first display in May 2017. Representatives from the project team were on hand across the two days to discuss the project and answer any specific questions from stakeholders.

ADVERTISED PLAN

The display content included three main components:

- An auralisation tool which allowed the public to experience a true representation of wind farm sound from different distances and under different conditions. This product was developed by engineering and design company Arup Group.
- A drive-by simulation that embedded the wind turbines into the existing landscape, providing a visual experience of the proposed MFWF. The drive-by simulation projected wind turbines from three different viewpoints providing the visual experience of driving alongside the wind farm on high use roads in the region. A still frame of the drive-by simulation is shown below.
- Six A1 posters that provided stakeholders with a range of information about the proposed project. These included the updated wind farm Development Plan, a reintroduction for those new to the project, a concept design map, a noise modelling map, a traffic and transport review and a turbine technology analysis.



Extract from the drive-by simulation as shown at the second public display

4.2.1 Attendees

The first day was attended by 33 adults over the hours of 10am and 3pm. The Second day was attended by 34 adults over the hours of 10am and 2pm. The majority of those that visited the display were community members that owned neighbouring properties to the project. However, there were also landowners, general community members and individuals from community groups and local businesses that came and spoke with the project team.

Breakdown of attendees MFWF second public display 10-11 August 2018

Stakeholder	Attendees
Landowner (turbine hosts)	4

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

ADVERTISED PLAN

Nearby landowners	26
Community/townships	27
Local interest groups	2
Business owners and service providers	3
Services	2
From out of town	2
Media	1
TOTAL ADULTS	67

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

4.2.2 Key Themes

A broad range of views were expressed from stakeholders that attended the second public display. While there were specific and isolated questions about the project, there were also recurring themes that became evident across the two days, key themes included:

- General support for wind farms and renewable energy in a move away from fossil fuel-based energy production;
- General view that the Mortlake area was a suitable place for wind farms due to the types of land use/farming activities and the wind resource;
- The cumulative effect of several proposed wind farms in the region;
- Support for construction stage traffic avoiding use of local roads, instead being focused onto State Government roads;
- Concerns about the transmission line location and whether approval would be required for overhead lines based on other projects in the area;
- Continued opposition from a small group of neighbours/people within 2-4km of project site based on visual, noise and fundamental views against wind farms;
- Appreciation of opportunities to grow and support local economy through employment and contracting opportunities; and
- Desire to see benefits flow on to wider community.

In addition to the key themes identified, the Woolnorth project team were able to appease the concerns of several individuals that came in with misunderstandings about the project and wind farms more generally. For example, eligibility for a payment, the proposed transmission line route, the traffic and transport impacts in the region, where the energy would be distributed and consumed and wind farm efficiency.

4.3 Social-Economic Impact Assessment

In early 2020, Woolnorth commissioned a socio-economic impact assessment, and compilation of draft community benefits sharing strategy and local procurement and employment policies.

ADVERTISED PLAN

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 industry

More than 13 detailed meetings and interviews were held with representatives from DELWP, Moyness Shire Council, Mortlake Community Development Committee, other wind farm operators, Industry Capability Network, and social housing agencies, as well as prominent members of the community. The responses and views have greatly influenced the development of the draft community benefits sharing strategy and local procurement and employment policies, as well as the actual community benefit program that Woolnorth has committed to.

4.4 Newsletters

Woolnorth has distributed 9 newsletters and a Frequently Asked Questions document to all 865 landowners within 10kms of the project boundary at different stages of MFWF development. Each newsletter described milestones achieved, progress made and opportunities for community engagement activities. Newsletters are also posted on the project website and distributed via an email update channel. The newsletters are summarised below:

- Newsletter 1 (February 2017): Introduction to the MFWF and Woolnorth.
- Newsletter 2 (August 2017): Overview of work required for referral of the MFWF under the Victorian Environment Effects (EES) Act and recap of first Public Display in Mortlake.
- Newsletter 3 (December 2017): Summary of the EES decision for the MFWF and the conditions imposed. Introduction to Woolnorth's NCAs and rollout process.
- Newsletter 4 (July 2018): Advertisement for the second public display in Mortlake and the information on display. Summary of Planning Application inputs and target dates for submission.
- Newsletter 5 (February 2020): Introducing the Woolnorth Renewables team and explaining the transition of management from Hydro Tasmania to Woolnorth Renewables.
- Newsletter 6 (July 2020): Project update and details of \$50,000 donation from Woolnorth Renewables to fund an all-weather emergency helicopter landing area in Mortlake.
- Newsletter 7 (November 2020): Invitation to engage with the project team, site map and advertisement of Meet our Project Director Drop in Sessions.
- Frequently Asked Questions (April 2021): Eight-page document detailing topics such as project design, the planning process, about Woolnorth Renewables, the broilga, visual impact, noise, environmental concerns and more.
- Newsletter 8 (September 2021): Outlining the response to community concerns about project related heavy traffic with plans to redirect the traffic route away from Mortlake township and widen a local road. Update on the benefit sharing program and visual screening offer. Article on the use of the emergency helicopter area and announcement of grant to a local music festival.
- Newsletter 9 (April 2022): Provided an update on the project, including updates to the project design, progress of planning application and publication of new interactive map. Newsletter also

provided information on the grid connection proposal, bushfire assessment and progress of neighbour screening program.

4.5 MFWF Project Website

From February 2017 Woolnorth has established and maintained the MFWF Project Website as a central source for information for members of the public and contact point for Woolnorth. Woolnorth has endeavoured to provide regular updates to the Project Website to inform the community of project updates, milestones and community events.

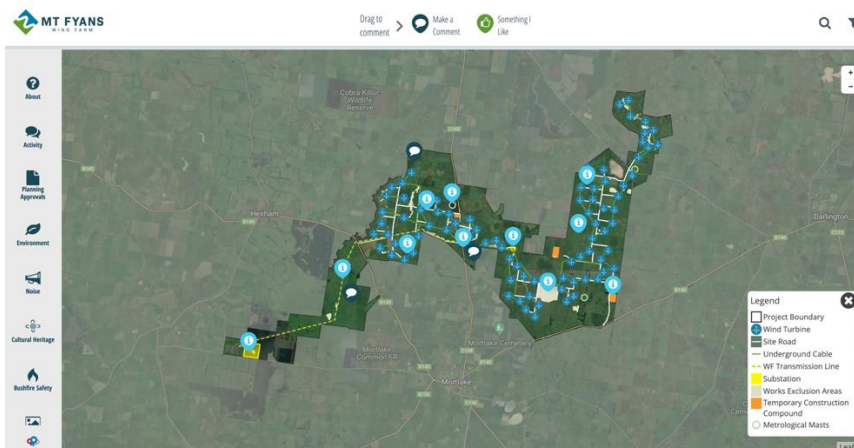
In 2020 the website was updated and incorporates all newsletters and frequently asked questions documents, as well as information on community support and subscription forms to keep in touch with project news. Several individuals have subscribed to this form and now receive project emails such as newsletters.

In 2022, the website was updated to include new project resources such as factsheets and project maps. An online interactive map was published and linked to the project website, enabling community members to view details of the project plans and leave interactive comments and feedback for the Project Team.

4.6 Interactive Map

In April 2022, an online interactive map was published showing the project area. The map provided information about the project including the planning process, environmental and technical assessments, potential construction impacts and traffic management. The map allowed community members to leave comments and feedback for the project team. To July 2022 the map received three questions about the project scope including:

- Where the windfarm would be visible from
- What size turbines would be used
- Size of the project area



Mt Fyans Wind Farm online interactive map

**ADVERTISED
PLAN**

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

ADVERTISED PLAN

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

4.7 Mortlake Shopfront

Mt Fyans Wind Farm hired a Mortlake-based Community Liaison Officer in 2020. Working two days per week, the Community Liaison Officer is responsible for manning the project's shopfront in Dunlop Street, Mortlake. The shopfront is open two days per week, or other times by appointment, and incorporates project material, renewable energy fact sheets and reports and a large wall map of the project. A 'virtual reality' walk through of key locations around the site provides a visual preview of what the Project might look like.



Mt Fyans Wind Farm shopfront in Mortlake

4.8 Drop in Days

The Mt Fyans Wind Farm Project Director worked from the Mortlake shopfront throughout November 2020. This was promoted via advertisements in the Mortlake Dispatch newspaper and a project newsletter that was distributed to those within 10 kilometres of the project boundary. The Project Director worked from the shopfront on the following dates: Tuesday, November 10, 9am-5pm; Monday, November 16, 2pm-7pm; Tuesday, November 17, 9am-2pm; Thursday, November 26, 2pm-7pm; Friday, November 27, 9am-2pm. Only a handful of people called in throughout this time.

4.9 Advertising

Several ads have been taken in the Mortlake Dispatch, including a full-page advertisement on October 20, 2020, inviting community members to be in touch, as well as ads on November 5, 12, 19 and 26, 2020, promoting the Drop in Days. An ad promoting a community survey was also placed in the Lions Club Newsletter in May 2020. An advertisement was placed in the Mortlake Dispatch to

ADVERTISED PLAN

promote Mt Fyans Wind Farm attendance at the monthly Mortlake market in May. The ad was on display on May 6 to encourage community to drop by and speak to the project team.

4.10 Community Engagement Committee meetings

The Moyne Shire Council created a Community Engagement Committee August 2019, consisting of community, Council and proponent representatives. Ten meetings have been held to date – either in person or over Zoom due to COVID restrictions. The frequency of meetings has matched the pace of project development work and meetings were held on: 14 August 2019, 2 October 2019, 11 March 2020, 2 September 2020, 15 December 2020, 18 February 2021, 30 August 2021, 22 November 2021 and 21 February 2022 and 16 May 2022.

A Charter directs the purpose and outcomes of this group. Its primary objectives are as follows:

- Enhance the timely flow of information about the Mt Fyans Wind Farm proposal between the community, the proponent, Council and other relevant stakeholders.
- To establish productive working relationships between the wind farm proponent, the community, Council and other stakeholders.
- To assist in the resolution of issues that may arise during all stages of the Mt Fyans Wind Farm.

An advertisement was run by Council in July 2022 reiterating the role and membership of the CEC and encouraging members of the public to contact community representatives to raise topics to the group or obtain more details on the Project.

4.11 Mortlake Market

On Sunday 8 May 2022, the Mt Fyans Wind Farm project team attended the Mortlake Market. The market is held monthly in the Mortlake town square. The market was an opportunity to speak to local community and provide an update on the project and planning approvals process. The project team spoke to around 30 attendees at the market. Questions from the public related to:

- When the wind farm was going to be built, and project timeline
- Where you would be able to see the wind turbines from
- Noise impacts

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

ADVERTISED PLAN



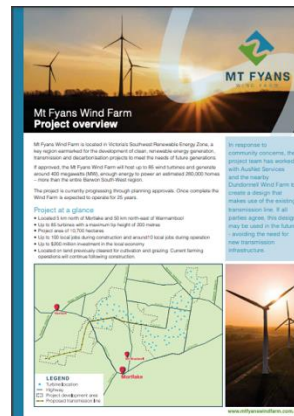
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any conviction

Mt Fyans Wind Farm project team at Mortlake Market

4.12 Communications materials – factsheets and posters

In early 2022, the Mt Fyans Wind Farm project team developed a suite of communications materials to support conversations with project stakeholders. Printed copies of the updated communications materials were made available at the Mortlake shop front. Digital versions of the documents are saved on the project website resource page. The factsheets and posters cover frequently asked questions and topics about the project including:

- Project overview factsheet
- Environment factsheet
- Transmission factsheet
- Bushfire factsheet
- Project development timeline – poster
- Project map – poster
- Dunlop Street view – poster. Developed in direct response to concerns that the Project would be visible from the main street, this infographic confirms all turbines will be obscured by existing buildings and streetscape features.



ADVERTISED PLAN

4.13 Outcomes of Community Communications

Continuous monitoring of communication with community members has shown five main concerns

1. Visual Amenity
2. Cumulative impact
3. Transport Route Selection and road disruptions
4. Overhead transmission line development
5. Equitable share of benefits

4.13.1 Visual Concerns – Mitigation measures

Visual impact remains a primary concern of residents within the near vicinity of the wind farm. To a lesser degree, visual concerns are also present amongst residents of Mortlake, the nearest town, specifically as to whether turbines will be visible from major township areas.

To provide visual screening to residents, Woolnorth wrote to 49 residential neighbours within 3 kilometres of the project boundary offering no-obligation, complementary visual screening. While the project does not yet have planning approval, this was undertaken to maximise visual screening growth prior to planned project construction.

Up to July 2022 eight neighbours has accepted of offer for offsite landscaping. The location of these dwellings is shown in the map below. One further neighbour has expressed interest and bespoke design for this dwelling is yet to be completed.

Visual Awareness

Visual impacts within the township of Mortlake will be negligible. Notwithstanding, Woolnorth has developed a suite of tools to assist residents interpret what the proposed wind farm will look like.

- A virtual reality tool, showing views of the completed wind farm from different vantage points is available for public use. This is a major feature of the shopfront display.
- A 'artist's impression' of the wind farm – as seen from the main street of Mortlake – has been produced in large scale and is displayed at the shop front. This impression is included below.

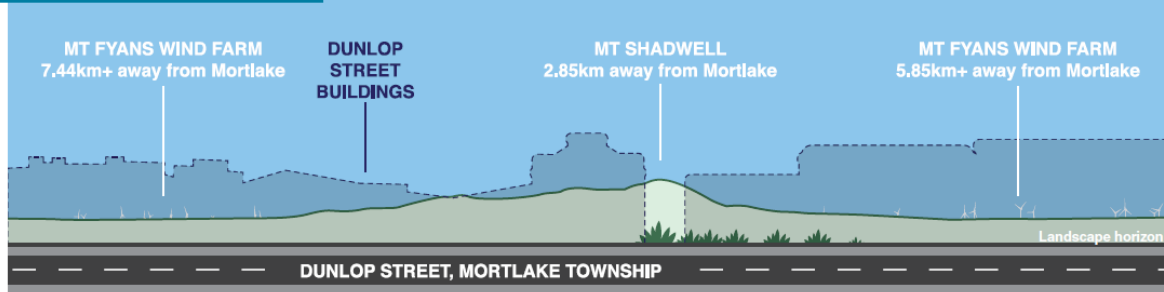
**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

ADVERTISED PLAN

DUNLOP STREET VIEW



Street view without buildings



Street view with buildings



Email. info@mtfyanswindfarm.com.au Phone. 1800 325 079

www.mtfyanswindfarm.com.au

4.13.2 Cumulative impact

As part of ongoing consultation with the community, the Project team has provided scientific advice where appropriate as to what the likely cumulative impacts of the project will be – including visual and noise. This has included targeted briefings for Landholders and the Community Engagement Committee on noise in May 2022 following news of noise modelling issues at another Victorian wind farm.

Cumulative impacts have been assessed as being low to moderate due to the project increasing the extent of visible turbines within a modified landscape. However the total number of turbines is relatively low when compared to larger wind farms and spread over a more extensive geographical area. Notwithstanding, the Project acknowledges that concerns as to cumulative developments remain a subjective issue that may not be adequately addressed through the provision of factual information alone. To account for this, the Project team has sought to identify additional means of reducing cumulative impacts – including long-standing alignment with Dundonnell Wind Farm and AusNet to share 15.5km of existing transmission line infrastructure should the project proceed.

The Project is also motivated to work with other partners such as Council to explore options for aggregating social benefits from neighbouring wind farm projects. This particular conversation is in its preliminary stages and will be progressed should the project proceed.

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

ADVERTISED PLAN

4.13.3 Transport Route Selection

The transport route in the initial planning application was for the majority of Over Size/Over Mass (OSOM) transport units moving turbine components and quarry material to have transited along the Mortlake Residential Boundary and along the Mortlake Avenue of Honour. There was potential to remove trees within the Avenue of Honour to enable the turning circle needed by long loads.

Feedback was received from the community about the general inconvenience and safety to other road users as well as residents. Concern was also expressed about the bio-security risk of spreading cyprus canker, as well as the acceptability of trimming healthy or diseased trees within the Avenue of Honour.

The project team investigated alternative transport routes and it was decided to utilise some regional transport routes from Port of Geelong and Portland that had received infrastructure upgrades for other wind farm projects in the region and this would ensure project OSOM traffic would largely avoid the vicinity of Mortlake Township. As part of this response to community concerns, a local road and a bridge are identified for widening and upgrade works thus leaving a positive and lasting outcome for the community.

4.13.4 Transmission line development

During initial consultation, the project team heard community concerns relating to an increase in overhead transmission line in the region, and the cumulative impact of this given other developments in the region.

In response the project team has investigated opportunities to share existing transmission connections in the region. This has resulted in a long-standing alignment with Dundonnell Wind Farm and AusNet to share 15.5km of existing transmission line infrastructure should the project proceed.

4.13.5 Equitable Share of benefits

Government and industry body benefit sharing recommended guidelines are a good indication of social expectations for how new renewable energy projects can equitably share benefits with host communities. In response to this, MFWF has developed a comprehensive benefit sharing scheme (See section 3 for more details). Understanding of local community needs was a significant factor in the design of this scheme.

**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**

ADVERTISED PLAN



4.14 Community Donations

In advance of the launch of the broader Social Benefit Program, several community donations have been made to the Mortlake area, the most significant a \$50,000 donation to fund an all-weather emergency helicopter landing area at the Mortlake Recreation Reserve. This facility has already been used several times by the Air Ambulance division of Ambulance Victoria. The project has also provided \$5000 for the 2020 Mortlake Let's Talk Festival (postponed due to COVID).

4.15 Community Survey

Mt Fyans Wind Farm undertook a survey in May 2020 to gain a greater understanding of the values and aspirations of the Mortlake and surrounding community. The survey was open from early May until late June and a total of eight responses were received. The survey was promoted in the Mortlake Lions Club newsletter with those entering the survey going into a prize draw to win a \$500 voucher to the Mt Shadwell Masonic Lodge.

Community sentiment continues to be collected via the interactive site map on the website.

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

ADVERTISED PLAN

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

5. Stakeholders

5.1 Moyne Shire Council

The Moyne Shire Council and staff have accumulated significant knowledge concerning wind farm developments given there are several preceding wind farms developments in the area. Their perspectives and input have been valuable throughout the different phases of the MFWF and have influenced the final proposed concept design of the MFWF project.

Of note, Woolnorth has endeavoured to provide the Councils major project coordinator and the town planner with regular briefings over a five-year period. Council staff provide this information to Councillors through briefing papers. Additionally, Woolnorth has provided direct briefings to Councillors via workshops and via the Council-facilitated *Mt Fyans Wind Farm Community Engagement Committee*.

Woolnorth is aware that Moyne Shire Council will run a formal 'Major Projects Program' in conjunction with the Exhibition of the MFWF Amended Planning Application. Woolnorth will assist Council as required with this process to ensure a fair and transparent process for local residents interested in participating in the Project's assessment.

Moyne Shire Council key engagement activities

Engagement activity	Date	Comments
Project briefings with the Council	February 2017	Woolnorth General Manager, Stephen Ross, and senior staff presented MFWF to the Moyne Shire Council. The Council asked numerous questions regarding construction plans, road use, turbine specifications, employment opportunities, community investment programming and decommissioning plans.
	March 2020	Woolnorth General Manager Stephen Ross, Project Director and Woolnorth Development Manager David Mounter briefed Council and key Council staff on the project in March 2020, detailing the transition in project management, the status of the project and future plans.
	March 2021	Project Director and Communications and Stakeholder Engagement Manager Tanya Waterson briefed Councillors and key Council staff on March 16, 2021 at Mortlake. Topics covered included environmental studies, broilga buffers and the project's transmission line.
	February 2022	Project Director and Communications and Stakeholder Engagement Manager briefed Councillors and key Council staff on February 15, 2022 in Mortlake. Topics covered included key changes in the project since the initial planning application was lodged, summary of visual impact

ADVERTISED PLAN

		of the project, summary of transmission line intentions, changes to road access routes, the confirmed benefit sharing program, engagement with planning referral agencies.
Traffic workshop	March 2017	Council attended a workshop held by Hydro Tasmania to discuss issues around traffic and transport such as: routes to be used during construction, safety and management plans
Moyne Shire Council transmission workshop	June 2017	Council held a workshop to discuss planned wind farm transmission line routes in the Moyne Shire area. Tilt Renewables presented on behalf of Woolnorth on history and work being done around realising a shared transmission line solution between Dundonnell and Mt Fyans.
Briefings with Council staff	Ongoing	Regular briefings over a five-year period. Ongoing engagement will occur subsequent to lodgement of the Planning Application.

5.2 Other Major Stakeholders

5.2.1 Aviation Stakeholders

The following stakeholders were consulted for feedback into the aviation assessment: the Aerial Agricultural Association of Australia, Airservices Australia, Civil Aviation Safety Authority, Department of Defence and Air service operators at Ararat, Ballarat, Cobden and Warrnambool aerodromes, and specifically Western Aerial.

5.2.2 Radiocommunication Service Providers

Radiocommunication service operators that provided input into the EMI assessment included: Aussie Broadband, Powercor Australia, Telstra, Optus Mobile, Vodafone, Wannon Water, Bureau of Meteorology, Geoscience Australia and Department of Land, Water and Planning, Ambulance Victoria, CFA, St John Ambulance, Department of Justice and Regulation, VisionStream and Victoria SES. Stakeholder feedback is consolidated in the EMI assessment in Table 5 – Summary of EMI assessment results for the proposed Project.

5.2.3 Aboriginal Organisations

In 2013 work commenced on two Cultural Heritage Management Plans (CHMPs) based on the boundaries of Traditional Owner Groups. The Eastern Maar Aboriginal Corporation will assess the CHMP for the Project site.

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

Consultation with Aboriginal Victoria (AV) has occurred throughout this process to report findings from surveys and to confirm methodologies. Standard surveys in the AV CHMP area were completed with the assistance of relevant Aboriginal corporations (Eastern Marr Aboriginal Corporation and Kuuyang Maar Aboriginal Corporation). The complex survey was undertaken with the assistance of the Eastern Marr Aboriginal Corporation.

In February 2022 the Project Director and Communications and Stakeholder Engagement Manager gave a detailed project update to the Eastern Marr Aboriginal Corporation and both parties recognised the mutual benefit for further engagement.

In April 2022 a project update email was sent to EMAC, outlining upcoming project activities and information regarding the planning application process.

5.2.4 Country Fire Authority (CFA)

Members of the CFA for local and state level provided input into the Fire and Bushfire assessment through preliminary advice that was included in section 5.1.5.

Development team personnel also met with a local CFA representative at the Mortlake Regional Headquarters in December 2017 to discuss the MFWF and understand potential fire risks and mitigation strategies. The development of a Bushfire Emergency Plan that incorporates a range of site-specific procedures and mitigation measures will be developed in consultation with local CFA personnel.

Conversations with CFA regarding the project continued through November 2021, when the Project Manager met with the district manager.

In January 2022 the Project Director and Communications and Stakeholder Engagement Manager gave a project update to the Fire Risk, Research and Community Preparedness unit of CFA Headquarters and further discussion confirmed the application to the project design of the CFA Guidelines for Renewable Energy Installations (2021).

In February 2022, MFWF met with CFA to discuss draft CFA guidelines under consideration and potential implications for the MFWF project.

In April 2022 a project update email was sent to CFA, outlining upcoming project activities and information regarding the planning application process.

5.2.5 GHCMA

The Glenelg Hopkins Catchment Management Authority (GHCMA) has been engaged through the Planning Application phase to provide information on indicative designated waterways at the MFWF. The GHCMA is the responsible authority for the issuing of Works on Waterways license for proposed works or activities that are in, on or around designated waterways under the Water Act 1989.

The current project has been designed to avoid GHCMA Designated Waterways where practicable along with waterways which Hydro Tasmania has identified through ground surveys. It is understood that in one location, an access tracks will be required to cross the designated waterways. In these

ADVERTISED PLAN

cases, additional consultation with the GHCMA has been planned for the post Planning Approval stage.

In January 2022 the Project Director and Communications and Stakeholder Engagement Manager gave a project update to the GHCMA. This meeting improved the understanding of the project team on the current waterways and the concerns of the GHCMA.

In April 2022 a project update email was sent to CHCMA, outlining upcoming project activities and information regarding the planning application process.

5.2.6 Tilt Renewables

Woolnorth has been in active discussions with Tilt Renewables regarding the potential for a shared transmission line solution with the adjacent Dundonnell Wind Farm. Woolnorth has developed a strong working relationship with Tilt and have agreements in place for the exchange of information relating to the two wind farms.

5.2.7 Department of Environment, Land, Water and Planning (DELWP)

DELWP (and its predecessors) have been consulted on progress of the overall Planning Application as well as the methodology and findings undertaken for a range of targeted species including:

- Brolga (including the location of flocking sites, breeding home range areas and process for assessing a suitable offset)
- Striped Legless lizard, and
- Western Plains Grasslands.

In compliance with the Minister's EES decision, DELWP has been consulted with regularly via face to face meetings and exchange of information regarding the assessments for the Southern Bent Wing Bat and Basalt Rustyhood Orchid. The methodologies used to undertake these assessments and the information included in the planning application were informed by this consultation.

The project team has been meeting regularly with DELWP to discuss the progress of the project and relevant project planning, approval and assessment activities. The most recent of these meetings was held in June 2022.

5.2.8 Department of Transport/VicRoads

Department of Transport/VicRoads have been engaged for input into the Traffic Impact Assessment (TIA) report and preferred routes to be used during construction. VicRoads participated in the traffic workshop in 2018 held with the Moyne Shire Council, MFWF development staff and GHD who prepared the TIA report. The outcome of discussions at the meeting assisted in informing the report and its recommendations.

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

Further consultation with VicRoads was undertaken in April 2021. The transport routes used by wind farm projects such as Dundonnell and Mortlake South and the likelihood that north route via the Glenelg Highway could be used for turbine components and the benefits that may accrue from using a combination access points were discussed with feedback from VicRoads.

The Construction Traffic Management Plan (CTRM) will be prepared in consultation with VicRoads and the Moyne Shire Council.

In February 2022 the Project Director and Communications and Stakeholder Engagement Manager gave a project update to the Superloads and Stakeholder Engagement unit of Department of Transport with undertaking for further engagement the Department of Transport’s local planning officer.

In April 2022 a project update email was sent to CHCMA, outlining upcoming project activities and information regarding the planning application process.

5.2.9 Environment Protection Authority

In January 2022 the Project Director and Communications and Stakeholder Engagement Manager gave a project update to the Environment Protection Authority.

In April 2022 a project update email was sent to CHCMA, outlining upcoming project activities and information regarding the planning application process.

**ADVERTISED
PLAN**

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

Appendix

**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**

**ADVERTISED
PLAN**

MT FYANS WIND FARM

BENEFIT SHARING PROGRAM

March 2022



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

**ADVERTISED
PLAN**



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



About the project

Mt Fyans Wind Farm is proposed for north of Mortlake, with the Mortlake-Ararat Road running through the centre of the project and the Hamilton Highway forming part of its southern boundary. The project is situated almost five kilometres from the residential town boundary and will incorporate up to 85 turbines with a maximum tip height of 200 metres across 10,700 hectares. A planning permit has been submitted for the project and a government decision is expected next year.

The \$600m plus project will have an installed capacity of about 400 megawatts and generate up to 1500 GWh of renewable energy each year, enough to power about 280,000 homes. It will make significant contributions to the local economy through direct and indirect employment, landholder payments, benefit-sharing initiatives and community benefit funds throughout the projected 25-year life of the project.

Mt Fyans Wind Farm will create approximately 10 local full-time jobs for the 25-year lifespan of the project and more than 100 jobs during construction. It will provide farmers with a reliable income stream for at least a quarter of a century, aiding with succession planning and diversifying income streams.

The multiplier effect of an economic investment of this size, and the associated job creation, is in fact much greater and would result in millions of dollars being spent locally. This economic investment assists with retaining services and enhancing community confidence.

A history of sharing benefits

Owner and developer Woolnorth Renewables has a long history of sharing the benefits of the projects it operates. In Tasmania, where three Woolnorth Renewables wind farms generate almost 10 per cent of the state's electricity needs – we have established a variety of community initiatives that provide long-term support. We have invested more than \$200,000 since 2013 in a University of Tasmania scholarship program that supports young people from financially disadvantaged backgrounds obtain secondary and tertiary educations. Support is regularly provided for a variety of other community events and initiatives, including the Pony Club Tasmania State Trials and the Royal Flying Doctor Service Mobile Dental Van.

**ADVERTISED
PLAN**

ADVERTISED PLAN

Supporting the Mortlake community

At Mortlake, Woolnorth Renewables has contributed \$50,000 to create an all-weather emergency helicopter landing area at the Mortlake Recreation Reserve. The landing area streamlines patient transfers by allowing the emergency helicopter to land on a hard surface, rather than the middle of the oval. This had presented several problems, including ambulance access and patients being transferred by hand in poor weather conditions.

In the first eight months of operation alone, the emergency helicopter landing area was used six times to transfer critically ill patients to Melbourne. The project has also provided small amounts of sponsorship for other community groups and events.

The Mt Fyans Wind Farm Benefit Sharing Program

Woolnorth Renewables has spent months developing a Benefit Sharing Program for the Mortlake community. The program will start once 70 per cent of the project's turbines are operational, and will operate for eight years, when it will be reviewed.

The program will focus on near neighbours within four kilometres of a constructed wind turbine, while a community fund will share the benefits more broadly with the Mortlake community.

The proposal has three elements:

1. Annual payments to habitable dwellings (near neighbours) within four kilometres of a turbine, of between \$2,500 and \$25,000.
2. A one-off construction payment of \$5,000 for residents living within four kilometres of a wind turbine.
3. A community benefit fund of up to \$85,000 per year (\$1,000 per turbine).

**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**

ADVERTISED PLAN

Near Neighbour Benefit Program

Annual payments to habitable dwellings (near neighbours) with four kilometres of a constructed turbine

Neighbours within four kilometres of a wind turbine will receive an annual payment for the first eight years of the wind farm's operation, at which time the program will be reviewed. The payment will increase with Consumer Price Index (CPI) and is a no obligation payment; no conditions will be placed on the program and recipients will be able to speak openly about their experience living near the project. The payment would go to the owners of habitable dwellings only, and only homes that are already built or have a planning permit by the end of February 2021. A total of 72 neighbours (under the current plan and current dwellings) will receive a payment.

How will payments work?

Payments will be calculated in relation to the number of turbines within certain distance bands, and will be capped at \$25,000. The minimum payment will be \$2,500. These figures are inclusive of GST. The distance bands and corresponding payments will be:

DISTANCE BAND	PAYMENT PER TURBINE
0 - 2km	\$3,000
2.01 - 3km	\$1,500
3.01 - 4km	\$500

Example 1: An eligible dwelling with three turbines within the two-kilometre distance band, four turbines between two and three kilometres and a further four between three and four kilometers will receive a total annual payment of \$17,000 (3 x \$3,000, 4 x \$1,500, 4 x \$500).

Example 2: An eligible dwelling with three turbines between three and four kilometres would in theory receive \$1,500 (3 x \$500), but will actually receive the minimum annual payment of \$2,500.

Payments across the eight years will be increased in line with the CPI.

When will payments be made?

The first payment will be made once 70 per cent of the wind farm's turbines are operational. Payment will then be made annually, at the start of the same month every year, for a total of eight years. The program will then be reviewed.

Eligibility

- Those hosting wind farm infrastructure are ineligible for the program.
- Payments are only applicable to land with habitable dwellings, not vacant land.
- Payments will be made to the owner of the dwelling only, not tenants.
- Dwellings are only considered such if they meet the criteria under the Moyne Shire Planning Scheme.
- Dwellings must not be dilapidated.
- Dwellings must be lived in for at least part of the year.
- Payments will be calculated according to the distance bands and monetary amounts listed above, with the minimum annual payment \$2,500 and the maximum annual payment \$25,000.
- Payments will be indexed with the CPI.
- When more than one dwelling exists on one title, payment will be made for the dwelling with the largest eligible payment; other dwellings will receive the minimum annual payment of \$2,500 only.
- When multiple dwellings on separate titles are owned by the one individual or entity, each dwelling will be eligible for the relevant payment up to the maximum amount.

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

ADVERTISED PLAN

Construction Payment

A one-off construction payment of \$5,000 for residents living within four kilometres of a wind turbine

Neighbours who are eligible for the Near Neighbour Benefit Program, located within four kilometres of a proposed wind turbine, will receive a one-off payment of \$5,000 during construction. The construction payment is a recognition of the potential impacts to amenity during construction works.

How will payments work?

Payments will be a one-off across the board payment of \$5,000, which is inclusive of GST. No further construction payments will be made following the \$5,000 payment.

When will payments be made?

The one-off payment will be made at the commencement of major construction.

Eligibility

- Those hosting wind farm infrastructure are ineligible for the program.
- Payments are only applicable to residents occupying dwellings, not vacant land.
- Where dwellings are rented, the payment will be made to the tenants at the start of major construction.
- Dwellings are only considered such if they meet the criteria under the Moyne Shire Planning Scheme.
- Dwellings must not be dilapidated.
- When more than one dwelling exists on one title, each inhabited dwelling will receive the one-off payment.
- When multiple dwellings are owned by the one individual or entity, each dwelling will be entitled to the construction payment.

Community Benefit Fund

An annual community fund of \$1,000 per turbine per year (up to \$85,000 per year)

How will the fund work?

The Community Benefit Fund will be available to the broader community, and will be administered by a local committee, which will be made up of community representatives and one representative of Woolnorth Renewables. The committee will establish the guidelines and operational aspects of the fund, determining eligibility criteria and deciding for instance, if applications are open year-round or only at set times and what parameters (if any) are placed around applications. Woolnorth Renewables can provide the committee with examples of how other funds are operating.

When will payments be made?

The full annual amount (up to \$85,000 per year), will be deposited on the annual anniversary of the first deposit, for eight years. This figure is inclusive of GST. The Community Benefit Fund and its structure will be re-assessed after eight years of operation.

Eligibility

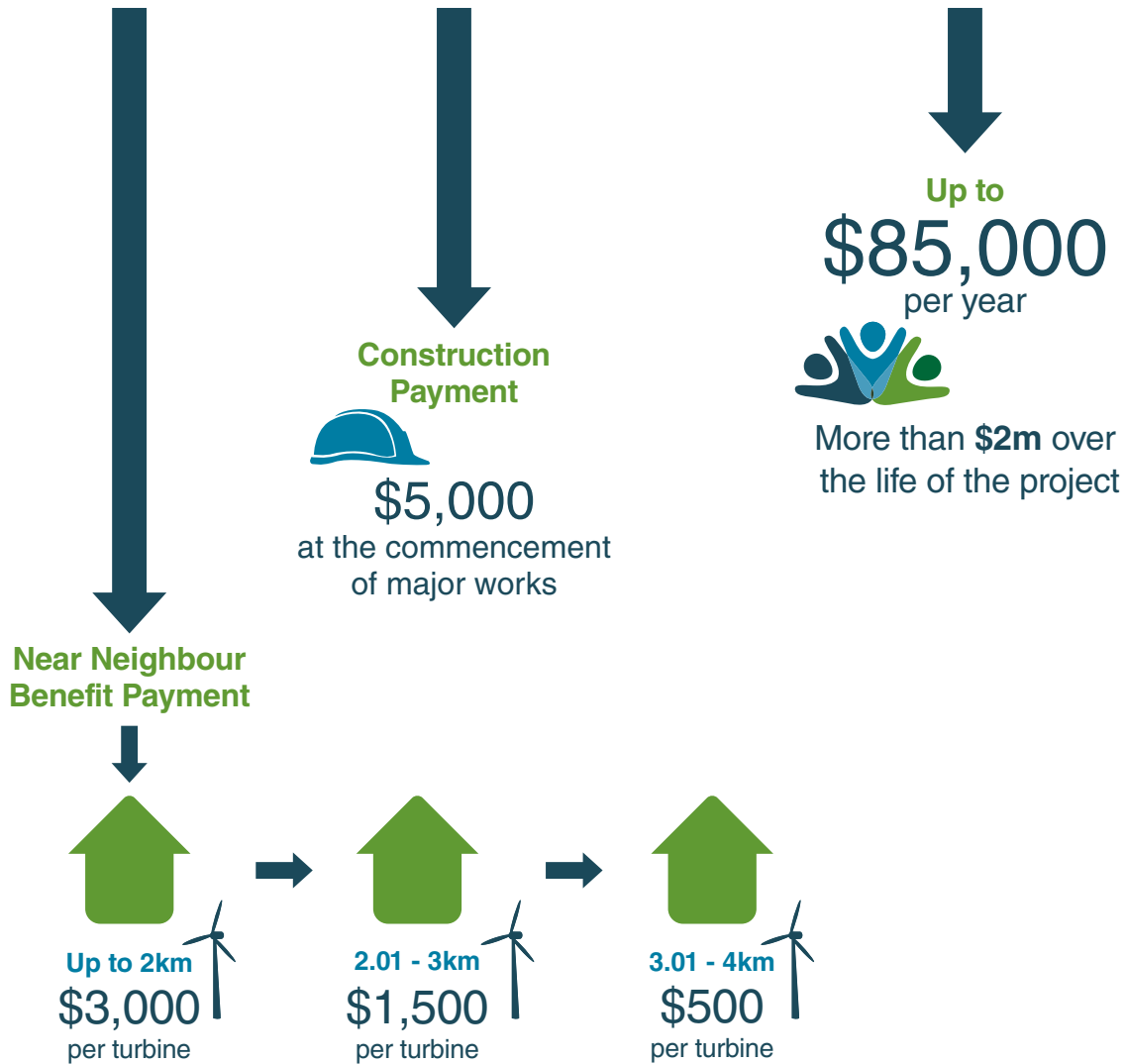
Eligibility criteria for the Community Benefit Fund will be established by the fund committee once established.

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

ADVERTISED PLAN

Neighbours within 4km

Local community



**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**