Land Use & Planning Impact Assessment

Hexham Wind Farm

November 2025

BunjilPlanning

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Land Use & Planning Impact Assessment 2025

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NOMENCLATURE

Term/Abbreviation	Definition or Description
The Assessment	Land Use and Planning Impact Assessment
BMO	Bushfire Management Overlay
BAMP	Bat and Avifauna Management Plan
Council	Moyne Shire Council
CHMP	Cultural Heritage Management Plan
CFA	Country Fire Authority
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DEECA	Department of Energy, Environment and Climate Action
DELWP	Department of Environment, Land, Water and Planning
DTP	Department of Transport and Planning
EPA	Environment Protection Authority
EPBC	Environment, Protection, Biodiversity and Conservation Act 1999
EES	Environment Effect Statement
ERS	Environment Reference Standard
EE Act	Environment Effects Act 1978
EP Act	Environment Protection Act 2017
EMAC	Eastern Maar Aboriginal Corporation
FFG	Flora and Fauna Guarantee Act 1988
GWh	Gigawatt hours
GHFF	Grey Headed Flying Fox
ha	Hectares
HGV	Heavy goods vehicle
kV	Kilovolt

km	kilometre
m	metres
MNES	Matters of National Environmental Significance
MPS	Municipal Planning Scheme
MSA	Minimum Safe Altitude
NM	Nautical miles
NHVR	National Heavy Vehicle Regulator
The Minister	The Minister for Planning
OLS	Obstacle Limitation Surface
OSOM	Oversize Overmass
Permit Application/ PPA	Planning Permit Application
Planning Scheme	Moyne Planning Scheme
PPF	Planning Policy Framework
Project site	The area within the boundary of the Project
The Project	Hexham Wind Farm
PANS-OPS	Procedures for Air Navigation Service – Aircraft Operations
REZ	Renewable Energy Zone
SBWB	Southern Bent -Wing Bat
WEF	Wind Energy Facility
WTG	Wind Turbine Generator
VPP	Victoria Planning Provisions
VCAT	Victorian Civil and Administrative Tribunal
YBST	Yellow Bellied Sheath – Tailed Bat

Executive Summary

This assessment report has been prepared by Bunjil Planning for Hexham Wind Farm Pty Ltd on the proposed Hexham Wind Farm (the Project). Bunjil Planning has undertaken a Land Use and Planning Impact Assessment of the Project for the purposes of an Environment Effects Statement (EES).

On the 19th of April 2022, the Minister for Planning determined that the Project required the preparation of an EES under the *Environment Effects Act 1987* (EE Act), as the Project was considered to have the potential for a range of significant and complex effects that require rigorous assessment. In August 2022, the Commonwealth determined that the Protect is a controlled action under section 75 of the *EPBC Act* as it is likely to have a significant impact on matters of national environmental significance (MNES). The EES process is accredited to assess impacts on MNES under the *EPBC Act* through the Bilateral (Assessment) Agreement between the Commonwealth and the State of Victoria.

The Project proposes the establishment of a Wind Energy Facility and associated Utility Infrastructure specifically, the erection of 106 Wind Turbine Generators (WTG) with a total generation capacity of approximately 2,559 gigawatt hours (GWh) of renewable energy per annum. The Project will have a generation capacity of approximately 721 megawatts (MW).

The Project will include WTGs, and associated utility installations including a terminal station, a Battery Energy Storage Systems (BESS), underground and overhead transmission lines, internal roads and tracks and a temporary onsite quarry. The Project is expected to take 2 years to construct with a minimum 25-year operation life. The Project will be decommissioned within 12 months of the Project ceasing to generate electricity. The quarry will only operate to service the construction of the Project and will cease operation following completion of construction.

The objectives of the Project are to generate and supply renewable wind energy into the National Electricity Market (NEM) to supply approximately 630,000 Victorian households with renewable energy. The Project will provide significant renewable energy to support the Victorian renewable energy targets of 65% by 2030, 95% by 2035 and net zero by 2045.

The Project is located within the regional location of Moyne Shire Council within the locality of Hexham. The Project is located on predominantly cleared broad acre agricultural land consisting of livestock production and associated grazing of cattle and sheep, cropping of grains and cereals.

Land within the Project site consists of 349 titles held by 14 host landowners. The pattern of subdivision provides for rural and agricultural allotments, ranging from 3 ha to 309 ha.

There are 14 host landowners within the Project site consisting of 42 dwellings, 37 of these are in current use and 5 are dilapidated dwellings not in use.

The landscape is best described as flat to undulating and highly altered from its original form due to the clearance of remnant native vegetation to enable agricultural land use operations. Little canopy vegetation is present in the landscape with the exception of trees located on road reservations and surrounding existing dwellings. There are some examples of vegetation planted for wind breaks.

Built structures in the landscape are few with the majority constructed to accommodate agricultural families in dwellings and associated outbuildings for agricultural stock and machinery.

Two small townships are located approximately 2 km from the Project site; Hexham and Caramut which accommodate a small number of urban sized residential homes of approximately 22 and 47 in number, respectively.

The 500 kilovolt (kV) Moorabool – Heywood high voltage transmission line easement is located in the southern section of the Project site and traverses the site from east to west. 5.8 km of the 67.5 m wide transmission line infrastructure easement directly affect the Project site. The close proximity of the Project to the transmission easement enables efficient connection to the NEM.

The Project is located within the proposed Southwest Renewable Energy Zone (REZ) identified within the Victorian Transmission Plan, 2025. Furthermore, the Project has been identified by the Australian Government as one of 56 National Priority Projects outlined on the National Renewables Energy Priority List. The Commonwealth has committed to providing coordinated support for regulatory planning and environmental approval processes for identified priority renewable energy process across Australia.

The Land Use and Planning Impact Assessment (the Assessment) has documented the potential land use and planning impacts associated with the construction, operation and decommissioning of the Project. The assessment addresses the scoping requirements for the Project that are relevant to land use and planning impacts as part of the EES, as required under the *Environment Effects Act 1978*.

The assessment has responded to the relevant EES evaluation objective:

> *Land use and socioeconomic: To avoid and minimise adverse effects on land use (including agricultural and residential), social fabric of the community (with regard to wellbeing and community cohesion), local infrastructure, electromagnetic interference, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the project.*

The Assessment summarises its findings in the conclusion in Section 9 and finds that the Project's impacts have been minimised and avoided via landowner consultation and improvements to the design and siting of infrastructure. The proponent has undertaken various design revisions and refinements over the course of the preparation of the EES. Of note is the significant amendment to the design layout undertaken in the preparation of design iteration v183 to respond to the recommendations of technical experts to minimise the impacts of the Project, particularly on biodiversity such as bats and Brolga. The residual impacts identified by the impact assessment can be managed via management measures including the use of construction and decommissioning management plans.

Cumulative impacts in relation to the Project's proximity to 10 other wind farms raises the potential for impact in a scenario where multiple projects are constructed and/or decommissioned simultaneously. It is recommended that coordination between projects should be considered for the 'approved' and 'yet to be constructed' projects to minimise all the individual expected impacts of projects occurring simultaneously. Overall, there is no finding that simultaneous construction or decommissioning will increase impacts beyond what is approved by each project. Potential cumulative impacts during these phases can be addressed within the construction and decommissioning management plans.

The Assessment does not conclude any additional or specific mitigation required to manage the effects identified in the impact assessment. It is considered that sufficient mitigation measures to reduce land use impacts associated with the Project will be adequately managed via the use of management plans outlined within the environmental management framework such as a Construction Management Plan and Bird and Avifauna Management Plan.

1 Introduction

Bunjil Planning has been appointed by Hexham Wind Farm Pty Ltd to prepare the following Land Use and Planning Impact Assessment to accompany the Environment Effects Statement (EES) for the Hexham Wind Farm (the Project).

On the 19th of April 2022, the former Minister for Planning (Richard Wynne MP) decided that:

> *… an environment effects statement (EES) is required for the Hexham Wind Farm project as described in the referral accepted on 16 March 2022.*

The reasons outlined by the Minister for the preparation of the EES include:

- The Project is considered to have the potential for a range of significant and complex effects that require rigorous assessment. In particular, the project as proposed could have significant effects on:
  i. Significant biodiversity values, including threatened species and communities listed under the Flora and Fauna Guarantee Act 1988 and the Environment Protection and Biodiversity Conservation Act 1999;
  ii. Native vegetation and ecology of the area's terrestrial environments and freshwater environments, including wetlands and creeks;
  iii. Aboriginal cultural heritage; and
  iv. Landscape and visual amenity.
- There is uncertainty about the extent and magnitude of potential effects related to historic heritage, traffic, shadow flicker, soils, groundwater, electromagnetic interference, aviation, amenity and socioeconomic values that also require further assessment.
- The project has potential for cumulative adverse effects on local and regional environmental values in the context of other existing and publicly known proposed projects within the region.
- An EES is warranted to enable an integrated assessment of the environmental effects of the project and associated uncertainties, to inform decision making for required approvals. The EES will evaluate feasible, relevant alternatives, the effectiveness of proposed mitigation and offsetting measures, including opportunities to avoid or minimise significant adverse effects through alternatives layouts, designs and other mitigation measures.

In accordance with section *8B(5) of the Environment Effects Act 1978* the Minister published the procedures and requirements application for the preparation for the EES. The Notice of Reasons for Decision on the EES state:

> *The EES is to investigate and document the potential environmental effects (direct and/or indirect) of the proposed project, including for any relevant alternatives, as well as associated environmental avoidance, mitigation and management measures. In particular, the EES needs to address:*
>
> - *potential effects on biodiversity and ecological values within and near the site including native vegetation, listed flora, fauna and communities through loss, degradation or fragmentation of habitat, collision with turbines, or other ecological effects;*
> - *potential effects on water environments including wetlands, as a result of direct disturbance, changes to stream flows or discharge of sediment or waste during construction, operation or decommissioning of infrastructure;*
> - *effects on Aboriginal cultural heritage values;*
> - *effects on historic heritage values;*
> - *effects on landscape and visual amenity values;*
> - *effects on amenity related to construction and decommissioning;*
> - *effects on the socioeconomic environment, at local and regional scales, including on traffic, agriculture and other direct and indirect effects; and*

- *cumulative effects of the project, particularly on biodiversity, ecology, social and landscape values, given the proximity to other proposed, approved and operating windfarms.*

A Planning Permit is required for the Project, specifically for the use and development of the land for a Wind Energy Facility, Utility Installation and Native Vegetation removal. The Minister for Planning is the Responsible Authority for the Project. A Planning Permit Application (PPA) will be made to the Minister to enable the concurrent exhibition and assessment of both the EES and the PPA.

1.1 Purpose of the assessment

The purpose of the Land Use and Planning Impact Assessment is to provide an assessment of the potential land use and planning impacts associated with the construction, operation and decommissioning of the Project in accordance with the scoping requirements issued by the Minister for Planning.

This assessment addresses the Scoping Requirements Hexham Wind Farm Environment Effect Statement, September 2024 for the Project that are relevant to land use and planning impacts as part of the EES, as required under the *Environment Effects Act 1978*.

1.2 Trigger for the assessment

The Land Use and Planning Impact Assessment (the Assessment) has been prepared following the decision by the Minister for Planning which determined that the Project requires the preparation of an EES. The Assessment will inform the preparation of the Land Use and Planning chapter of the EES.

2 EES scoping requirements

The Minister for Planning issued the Project's Draft Scoping Requirements, May 2023 and publicly exhibited them from 10th – 28th July 2023. In September 2024, the Minister issued the final scoping requirements. The land use scoping requirements are detailed in table 1.

It is noted that the land use evaluation objectives also include key issues relating to socio economic, aviation and arial safety, agricultural, traffic and communication matters which are the subject of individual expert technical assessments.

The following expert reports have informed the preparation of the land use and planning assessment:

- Flora and Fauna Assessment, Nature Advisory, September 2025
- Brolga Impact Assessment, Nature Advisory, September 2025
- Bat Assessment, Nature Advisory, October 2025
- Aeronautical Assessment, Chiron Aviation Consultants, October 2025
- Environmental Noise & Vibration Assessment, Marshall Day Acoustics, 20 August 2025
- Historical Heritage & Impact Assessment, Tardis Archaeology, 19 October 2025
- Aboriginal Cultural Heritage Impact Assessment, Tardis, 30 September 2025
- Quarry Work Plan Description, BCA Consulting, January 2025
- Landscape and Visual Impact Assessment, Moir Landscape Architecture, October 2025
- Risk Management Plan (including Fire Safety Study), Fire Risk Consultants, August 2025
- Shadow Flicker Assessment, Entura, 22 May 2025
- Surface Water and Groundwater Impact Assessment, Water Technology, 27 August 2025
- Soil and Landform Assessment, WSP, October 2025
- Social and Economic Impact Assessment, Umwelt, October 2025
- Economic Impact Assessment, Geografia, 11 June 2025
- Transport Impact Assessment Report, Ratio, October 2025

Please refer to these assessments for the comprehensive analysis and findings of these specific subject matters.

The following table outlines the land use and socio-economic evaluation objectives and key matters of the EES Scoping Requirements and the location of their assessment within this report.

Note that table 10 in section 6 Methodology outlines the relevant EES scoping requirements assessed within the Assessment.

Table 1: EES evaluation objective and key issues

Land use and socio-*economic:* *To avoid and minimise adverse effects on land use (including agricultural and residential), social fabric of the community (with regard to wellbeing and community cohesion), local infrastructure, electromagnetic interference, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the project.*	
Aspect	**Sections addressing this requirement**
Key issues • *Significant disruption to existing and/or proposed land uses, with associated economic and social effects on households and businesses.* • *Potential adverse effects of wind turbines and associated infrastructure from an aviation perspective, including but not limited to impacts on aerial safety, air traffic control equipment, obstruction and turbulence.* • *Potential interference with communication systems that use electromagnetic waves as the transmissions medium (e.g. television, radio, mobile reception).*	• *Section 7.1.2 Planning Policy Framework Assessment* • *Section 7.1.3 Local Planning Policy Assessment* • *Section 8 Impact Assessment* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment* • *Technical Consultant Assessment: Aviation* • *Technical Consultant Assessment: Electromagnetic Interference*
Existing environment • *Describe the project area in terms of land use (existing and proposed), land capability, residences and accommodation, zoning and overlays under the Moyne Planning Scheme and public infrastructure that support current patterns of economic and social activity.* • *Describe community attitudes, identified through consultation activities, to the existing environment and the potential changes and opportunities brought by the project.* • *Identify and describe the nearest aerodromes, air navigation and air traffic management services, transiting air routes, and designated airspace such as Danger, Restricted or Prohibited areas.* • *Characterise current use of aerial spraying by district farmers and aerial firefighting that could be affected by the project (including any significant water resource that may be used for aerial firefighting in the region).* • *Characterise current local television and radiocommunication services within the project area and surrounding areas.* • *Identify and describe any existing infrastructure, including the existing transmission lines, in the area.*	• *Section 3 Project Description* • *Section 5 Legislation, Policy and Guidelines* • *Section 7 Existing Conditions* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Community & Stakeholder Engagement* • *Technical Consultant Assessment: Aviation* • *Technical Consultant Assessment: Risk Management Plan (including Fire Safety Study),* • *Technical Consultant Assessment: EMI* • *Technical Consultant Assessment: Landscape and Visual Impact Assessment,* • *Technical Consultant Assessment: Transport Impact Assessment Report*

Land use and socio-*economic:* *To avoid and minimise adverse effects on land use (including agricultural and residential), social fabric of the community (with regard to wellbeing and community cohesion), local infrastructure, electromagnetic interference, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the project.*	
Likely effects • *Identify potential long and short-term effects of the project on existing and potential land uses (such as aerial spraying and other agricultural activities), public infrastructure (such as roads, transport routes) and fire and emergency management (such as aerial firefighting).* • *Identify the potential impacts on agriculture in the region as a result of the project.* • *Identify the potential social and economic effects, taking into account direct and indirect consequences of the project on employment, housing availability for workers and existing economic land uses within the area.* • *Identify the potential effects and risks to aviation safety from the project.* • *Identify the potential for electromagnetic interference to radio-communications services from the project.* • *Identify the potential effects on existing infrastructure, including transmission lines, particularly risks to infrastructure integrity, operation and associated public safety issues.*	• *Section 8.3 Impact Assessment Summary* • *Section 5 Legislation, Policy and Guidelines* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment* • *Social Impact, Agricultural, Aviation, Traffic, Fire Management* • *Technical Consultant Assessment: Aviation* • *Technical Consultant Assessment: Electromagnetic Interference* • *Technical Consultant Assessment: Landscape and Visual Impact Assessment,* • *Technical Consultant Assessment: Transport Impact Assessment Report Technical Consultant Assessment: Transport Impact Assessment Report* • *Technical Consultant Assessment: Risk Management Plan (including Fire Safety Study)*
Design and mitigation • *Demonstrate whether the project is consistent with relevant provisions of the Moyne Planning Scheme and other relevant strategies made under Victorian legislation.* • *Outline measures to minimise potential adverse land use and socio-economic effects, including potential risks to agricultural activities, and enhance benefits to the community and local businesses.* • *Describe consultation undertaken with Airservices Australia, Civil Aviation Safety Authority and Country Fire Authority regarding potential issues and merits of mitigation measures and propose design responses and/or other mitigation measures to reduce potential effects to aviation safety.* • *Describe and evaluate potential design responses and/or other mitigation measures (e.g. installation of additional transmitter masts) to reduce potential electromagnetic interference to radio-communications services.* • *Outline the proposed approach for site reinstatement where relevant, including the on-site quarry*	• *Section 5 Legislation, Policy and Guidelines* • *Section 7 Existing Conditions* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment* • *Technical Consultant Assessment: Aviation* • *Section 8 Impact Assessment* • *Technical Consultant Assessment: Quarry Work Plan* • *Technical Consultant Assessment: EMI*

Land use and socio-*economic:* *To avoid and minimise adverse effects on land use (including agricultural and residential), social fabric of the community (with regard to wellbeing and community cohesion), local infrastructure, electromagnetic interference, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the project.*	
• *Outline measures to minimise potential effects to existing infrastructure including appropriate separation distances, and electrical mitigation to reduce potential electrical hazards.*	
Performance • *Describe any further measures that are proposed to mitigate, offset or manage social, land use and economic outcomes for communities living within or in the vicinity of the project area, as well as proposed measures to enhance beneficial outcomes.* • *Outline and evaluate any proposed measures designed to manage and monitor residual electromagnetic interference and effects to aviation safety and describe contingency measures for responding to unexpected impacts.*	• *Section 8 Impact Assessment* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment* • *Technical Consultant Assessment: EMI* • *Technical Consultant Assessment: Aviation*

3 Project Description

3.1 Project Overview

The Project proposes the establishment of a Wind Energy Facility and associated Utility Infrastructure.

Originally the Project commenced the Technical Reference Group (TRG) phase of the EES with layout version v158 which specifically proposed, the erection of 109 Wind Turbine Generators (WTG) with a total generation capacity of approximately 2,850 gigawatt hours (GWh) of renewable energy per annum. The Project proposed a generation capacity of 741 megawatts (MW).

Version 1 (V01, 17 August 2023) of the Assessment undertook an assessment of the Project's layout version v158.

In May 2025, Hexham Wind Farm Pty Ltd, amended the Project layout to respond to the recommendations of technical experts to minimise the impacts of the Project. The amended Project layout, v183 has been provided to technical experts and informs the assessments of this version of the Assessment.

Changes to the Project have been summarised by the Proponent as including:

Table 2: Summary of Project Design Changes

Design change /Action	Reason for change	Change/Design impact
Turbines removed	Avoiding and mitigating impacts on Brolga. Enhanced Brolga breeding wetland and home range buffers following consultation with DEECA core breeding brolga breeding site wetland buffer increased from 400m to 600m and all suitable habitat with 2km that met 120-day inundation parameter included in the home range buffer)	3 turbines removed with no ability to microsite (109 to 106 turbines) All changes in turbine locations influences access track and cable locations.
Micrositing turbines	Avoiding and mitigating impacts on Southern Bent-wing Bat (SBWB). (Micrositing turbines to avoid and minimise overlap with SBWB habitat within a 269 m radius)	36 turbines have been microsited to either remove or minimise overlap with SBWB habitat. All changes in turbine locations influences access track and cable locations. When micrositing turbines these located to provide the necessary spacing to maximise operating efficiency and electricity generating capacity.
Tracks and cables placement	Avoiding and minimising impacts on native vegetation.	Tracks and cables and other ancillary infrastructure is located to avoid and minimise native removal or disturbance and this is an iterative process following native vegetation surveys at infrastructure locations.
Removal of an access gate location	Traffic Impact Assessment identified this location been unsuitable due to local road conditions	Site access gates reduced from 12 to 10
Relocation of an access gate location	Host landowner and neighbour dwellings raised concerns about traffic volumes and impacts for neighbouring dwelling on Gordons Lane.	Site access gate has been relocated to Woolsthorpe Hexham Rd (this road has already been identified for multiple access gates).

Turbine noise prediction modelling and shadow flicker and blade glint compliance		Changes to turbine locations trigger a project design assessment from specialist noise and vibration and Shadow flicker and blade glint consultants confirming compliance with regulated limits.
Confirmation of the on-site temporary quarry location.		The proposed on-site quarry has been located in an area with suitable resource however the location has been selected to avoid and minimise environmental impacts (i.e. outside brolga buffers, avoids native vegetation removal, significant distance from dwellings).

Source: Wind Prospect

V183 proposes the erection of 106 Wind Turbine Generators (WTG) with a total generation capacity of approximately 1,559 gigawatt hours (GWh) of renewable energy per annum. The Project will have a generation capacity of 721 megawatts (MW).

An outline of Wind Prospect's Project description is detailed in the Hexham Wind Farm EES Project description.

The Project will consist of the following infrastructure:

- 106 wind turbine generators;
- Terminal Station to facilitate connection to the existing Moorabool to Heywood 500 kilovolt transmission line;
- A 200MW Battery Energy Storage Systems (BESS) sited on a 3 hectares (ha) area of hardstand;
- Operations and maintenance facilities, consisting of site offices and amenities;
- Approximately 131 kilometres (km) of new access tracks;
- Creation/ alteration of up to 10 access points from public roads;
- Five temporary construction compounds, consisting of office facilities, amenities and car parking;
- Up to five meteorological masts;
- WTG foundation and hardstand areas, consisting of temporary hardstand area of 90 metres x 320 metres during construction and 25 metres x 25 metres permanent hardstand area;
- Approximately 86km of underground cabling trenches with up to 139 km of cable
- Approximately 42km of internal overhead lines;
- Temporary infrastructure including construction compounds, wind turbine component laydown areas and concrete batching plants, and;
- A temporary on-site quarry.

The Project requires intersection upgrades to facilitate the transport of WTG components to site which will requires the use of over dimensional vehicles. The Project proposes two potential transport routes, one commencing at the Port of Geelong and the other from the Port of Portland. The proponent intends to ultimately rely on one transport route to service the Project.

The Project is expected to take 2 years to construct with a minimum 25-year operation life. The Project will be decommissioned within 12 months of the Project ceasing to generate electricity. The decommissioning will include removing all above ground equipment, restoration of all areas associated with the Project, unless otherwise useful to the ongoing management of the land, and post-decommissioning revegetation with pasture or crop (in consultation with and as agreed with the landowner).

3.2 Benefit Sharing Programs

The Project proposes a Neighbour Benefit Sharing Program and a Community Benefit Fund.

The Neighbour Benefit Sharing Program proposes promote community understanding and make a positive contribution to the potentially affected communities. The Program proposes to benefit:

- Dwellings located within 6km of a constructed WTG:
    - a one-off payment of $1,000 at the substantial commencement of construction
    - a neighbour benefit payment of:
    - $3,500 per constructed turbine located within two kilometres of the dwelling
    - $1,000 per constructed turbine located between two kilometres and three kilometres of the dwelling
    - $100 per constructed turbine located between three kilometres and six kilometres of the dwelling
    - the neighbour benefit payment would be a minimum of $1,000 and maximum of $30,000 per year
    - an energy cost offset plan to help the occupants of neighbouring dwellings with the cost of electricity, with an annual value of up to $2,000
    - a Community Benefit Fund that contributes $1,000 per year per wind turbine upon commissioning of the wind farm
    - a Community Co-investment Program providing an opportunity for community members and organisations to invest in the operational project, subject to sufficient interest from the local community.

The proponent proposes further engagement with affected communities to determine how the Neighbour Benefit Sharing Program and Community Benefit Fund will be set up and implemented.

3.3 Project Site

A Project site has been identified which covers approximately 16,000 ha. The Project site is outlined in Figure 1.

The area of land required for the construction of the Project is currently estimated to be approximately 440 ha which equates to approximately 2.7 % of the Project site. Following the completion of construction, the area of land required to accommodate infrastructure for the life of the Project is estimated at approximately 140 ha which equates to approximately 0.9 % of the Project site.

The Project site is defined by a project boundary which accommodates all of the Project's infrastructure. The boundaries of the Project site are located to align with title boundaries of land hosting infrastructure including accommodating construction activities.

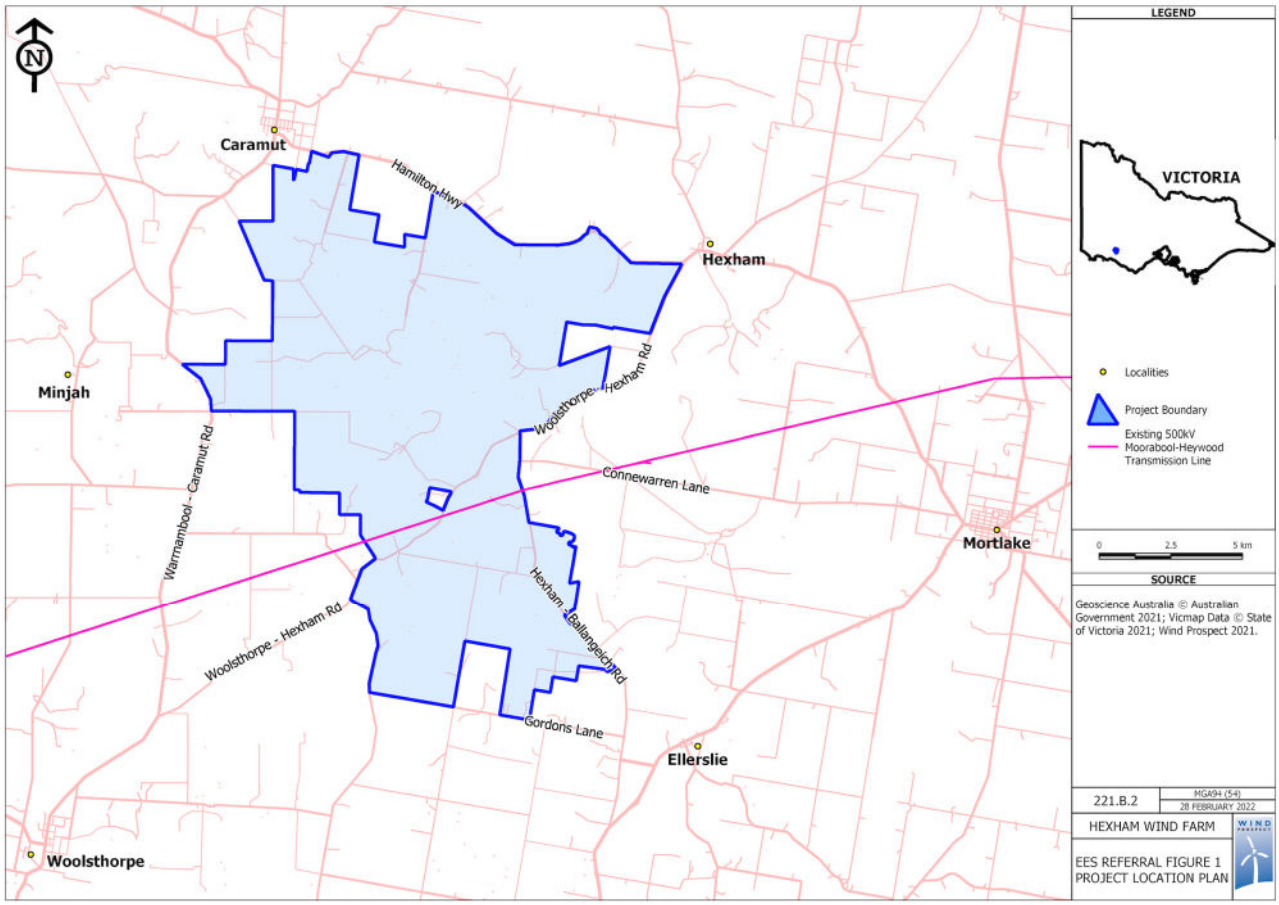

Figure 1: Project Site (Source: Wind Prospect)

3.4 Indicative infrastructure layout

Figure 2 outlines the indicative layout of the Project's proposed infrastructure. The Project's layout has been prepared to inform the EES.

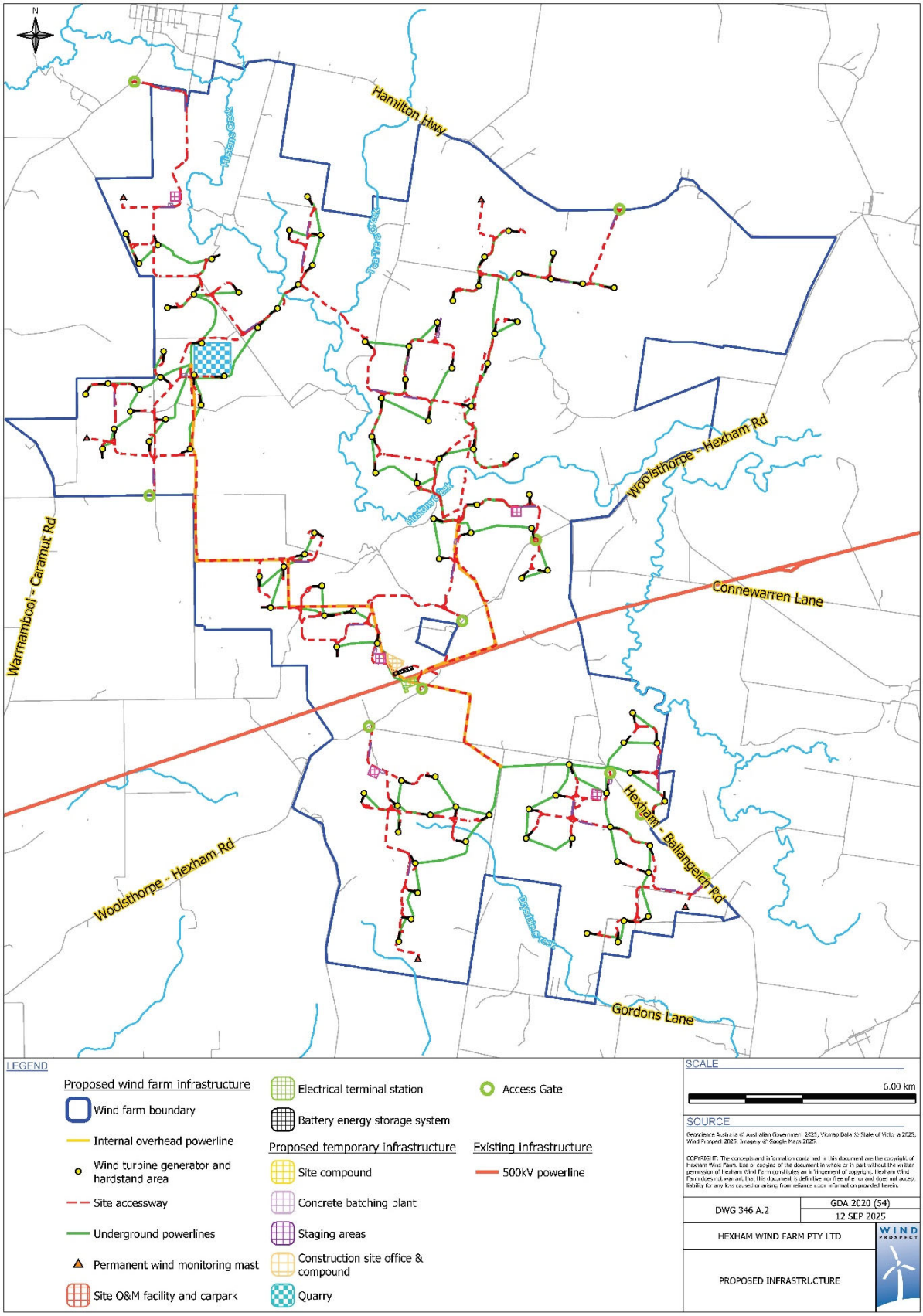

Figure 2: Indicative infrastructure Layout (Source: Wind Prospect)

3.5 Indicative wind turbine generator specifications

Figure 3 shows the indicative WTG specifications to inform the technical assessment and potential impacts of the Project. It is noted that the specifications represent the maximum possible extent of the WTG dimensions.

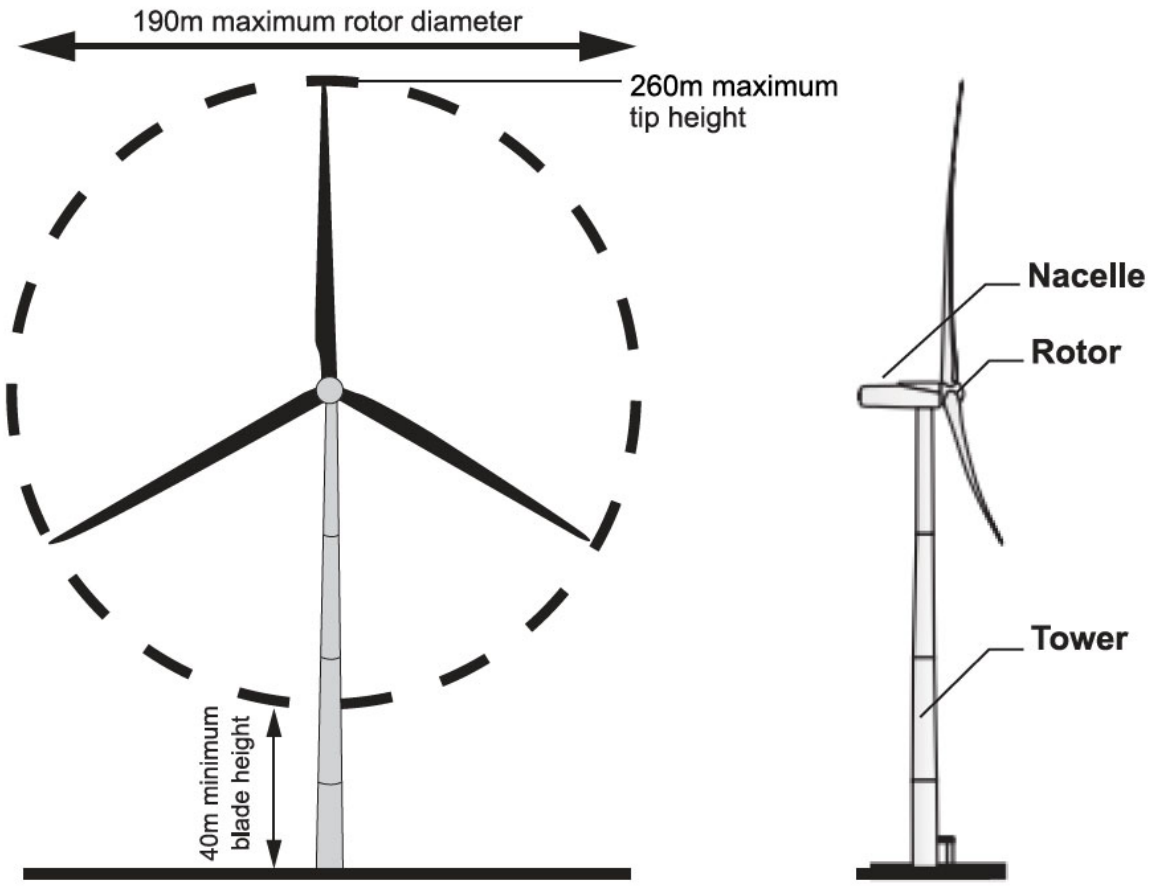

Figure 3: Indicative wind turbine generator specifications (Source: Wind Prospect)

3.7 Key Elements of Construction Activities

The construction of the Project will include the following elements:

Wind Energy Facility:

Construction will include excavation for the footings, earthworks to establish access tracks and the trenching for underground cabling. Machinery will include cranes, earthmoving equipment and loaders. Hardstands are required adjacent to each wind turbine for the assembly, erection, maintenance, repowering and decommissioning of a wind turbine.

The construction will also include:

- ongoing detailed site assessment including sub surface geotechnical investigations;
- various civil works to upgrade local roads and access points;
- construction compound buildings and facilities;
- construction facilities, including portable structures and laydown areas;
- various construction and directional signage;
- mobilisation of rock crushing equipment and concrete batching plant (if required);
- excavation and earthworks; and
- various construction activities including erection of wind turbines, monitoring masts and terminal substation with associated electrical infrastructure works.

Utility Installation:

A single on-site Terminal station would be required for the Project to receive and aggregate the electricity generated by the wind turbines and step up the voltage through transformers to 132 kilovolts or 220 kilovolts in order to transfer the electrical energy at a voltage suitable for the Tarrone Terminal Station. Trucks carrying aggregate (Heavy Goods Vehicle ('HGVs')); diggers; large cranes would be the most visible.

Transmission/Connection:

Cranes will be used for installation of poles. Power may need to be temporarily cut to enable the connection of the wind farm.

Concrete Batching Plant:

Three temporary concrete batching plants are proposed for the construction of the Project. They would be located to provide convenient access to all wind turbines location.

The concrete batching plants are required for the construction of wind turbines foundations and would also supply concrete to the construction of building foundations, pad for then on-site substations and other Project infrastructure. Each concrete batching plant would have a footprint of approximately 50 metres x 100 metres and would contain the concrete batching equipment, stockpiles of materials, cement silo, water tanks, a slump stand, washout facility and bunding for the containment of runoff.

Construction compounds:

Two temporary construction compounds would include a fenced compound area approximately 200 x 200 metres in each of the east and west of the Site to support construction activities. Each temporary construction compound would consist of the following:

- cleared construction lay down areas;
- temporary site buildings (site offices);
- ablution facilities;
- site parking for vehicles and plant, and
- storage of machinery and construction materials.

Washdown facilities (temporary):

Washdown facilities will be installed at all access points from public roads and at crossing points between neighbouring properties. Each washdown facility will consist of a bunded area capable of retaining all excess water runoff as a result of any wash down activity.

3.8 Key Elements of Operation Activities

Once the wind turbines are in operation, the Project would be monitored by both on-site staff and remote monitoring. All temporary infrastructure, including traffic management measures, would be removed and any affected farming fences reinstated. Temporary accessways would be returned to their former standard.

Once in operation, around 12 staff, mostly involved in technical maintenance, would be located on-site. These on-site staff and specialised contractors would carry out routine and responsive operation, maintenance and repair activities.

The site office would be occupied during normal office hours, except when required to respond to unplanned equipment failures that may occur outside these hours. Remote monitoring would occur via control systems to monitor the performance and control the operation of the wind turbines. Major planned servicing of the wind turbines would be carried out about twice per year. This would involve additional on-site staff to undertake these works.

Light vehicles and small trucks would travel from the site office and maintenance yard to individual wind turbines and substation, mostly via internal access tracks. Large vehicles may occasionally deliver replacement wind turbine components to the Project site and a crane may be needed to install them.

3.9 Key Elements of Decommissioning Activities

A decommissioning phase of 2 years is anticipated for the Project, and will include the following key activities:

- Removal of all WTG and above-ground infrastructure;
- Removal of substations, unless required for the ongoing operation of the electricity network;
- Removal and rehabilitation of all storage areas, construction areas and access tracks;
- Underground cabling would be left in place;
- Site clean-up, waste removal and revegetation of areas disturbed during decommissioning.

3.10 Temporary onsite quarry

A temporary onsite quarry is proposed to extract resources for the construction of the Project. The quarry is anticipated to operate for approximately 2 years to directly service the construction of the Project. Following the completion of the Projects construction, there will be monitoring and remediation of the rehabilitation of the area of land effected by the Works Authority.

The quarry land, known as Lots 4 and 5, TP161727 is located in north-western area of the Project site.

The area required will provide approximately 1,000,000 cubic metres (approximately 2.2 million tonnes) of basalt material of commercial crushed rock suitable for the use in the construction of roading network, internal access tracks, hardstand areas and other laydown areas. The quarry will only supply material to the Project with no sales to, or access by, the general public or non-Project related activities.

Access to the quarry site will be via private road networks within landowner's properties with no traffic or equipment directly accessing public roads.

The temporary quarry site is approximately 61.7 ha in area with work authority area of 52.3 ha and a 21.5 ha extraction area. The total area of disturbance is 38.8 ha. The draft Quarry Work Plan Description states:

> *The site will be a traditional drill and blast basalt quarry and will operate with either two 6-8 m faces or a single 13-15 m face (depending on over burden depth, product requirements and rock quality).The*

> *final rehabilitated land form will not leave any exposed rock faces, with all rock faces rehabilitated with over burden and soil to batters not steeper than1V:4H for a return to general farming. This Work Plan describes a significantly larger resource and area than is required to achieve the estimated windfarm project needs to allow for contingencies in material requirements, variation in material quality and to provide access to suitable clayey and heavily weathered material to achieve the final rehabilitated landform*
>
> *The site will operate with a base of 4-5 employees directly related to the extractive industry. The rate of extraction will be determined by windfarm construction scheduling and is expected to be approximately 1,000,000 tonnes per annum.* (draft Quarry Work Plan, BCA, 2025, p2).

Other associated infrastructure required for quarry operations will be located in the southeast corner of the site include:

- Site office;
- Amenities;
- Site huts;
- Weighbridge, vehicle parking;
- Workshop;
- Maintenance facilities;
- storage sheds, vehicles washdown;
- Hardstand areas of maintenance and servicing.

The Work Authority includes a Quarry Rehabilitation Plan which outlines a rehabilitation strategy which articulates that rehabilitation for any part of the site will occur in a sequence of stages through the life of the quarry. It states:

> *Rehabilitation for the whole site will not be a single linear process, and it will occur in parallel to extraction and processing activities for much of the quarry life, nor will the parallel rehabilitation processes follow consistent timelines for differing parts of the site.*
>
> *Rehabilitation will be undertaken progressively as much as possible throughout much of the quarry life, and only when it will not compromise the ability to work the site and the commercial viability of the operation. Once the resource extraction ceases there will be areas within the site, particularly within the extraction area, that may already be fully rehabilitated and possible have the rehabilitation objectives satisfied.* (draft Quarry Work Plan, BCA, 2025, p4).

4 Project Location

The Project is located within the regional location of Moyne Shire Council (the Council), specifically within the locality of Hexham. The municipality is located in the southwestern part of coastal Victoria which covers approximately 5,481 square km of land.

The majority of the Council consists of rural agricultural land with over 30 towns, villages and localities accommodating the majority of its 17,178 residents. Mortlake, Koroit and Port Fairy are the Council's largest towns with the regional centre of Warrnambool located within close proximity to the Council's boundary.

The locality of Hexham is located in the Council's north, in a predominantly rural location, which is well serviced by the Hamilton Highway.

The Project is located approximately 130 km from the Port of Portland, 170 km from the Port of Geelong and 250 km from Melbourne.

Figure 4 Moyne Shire Council (Source: Moyne Shire Council 2021-2025 Council Plan)

5 Legislation, Policy and Guidelines

5.1 Relevant Legislation

Table 3 summarises the relevant legislation that applies to the Project.

Table 3: Summary of Relevant Legislation

Legislation	Description	Relevance to Project
Commonwealth		
Environment Protection and Biodiversity Conservation Act 1999	The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides the legal framework to protect and manage matters of national environmental significance (MNES). Any project likely to have a significant impact on Matters of National Environmental Significance (MNES) is required to be referred to the Commonwealth Minister for the Environment and Water via the Department of Climate Change, Energy, the Environment and Water (DCCEEW) for a decision on whether the Project is a 'controlled action' requiring assessment and approval under the EPBC Act.	On the 31 August 2022, the Commonwealth determined that the proposed action is a controlled action under *section 75 of the EPBC Act* as it is likely to have a significant impact on the following matters of national environmental significance (MNES), which are protected under Part 3 of the EPBC Act: • *listed threatened species and communities, and* • *Listed migratory species.* The EES process is accredited to assess impacts on MNES under the EPBC Act through the Bilateral (Assessment) Agreement between the Commonwealth and the State of Victoria.
State of Victoria		
Environment Effects Act 1978	The *Environment Effects Act 1978* (EE Act) provides for the integrated assessment of a proposed project (works) that has the potential for significant environmental effects. The EE Act does this by enabling the Minister for Planning (the Minister) to decide that an Environment Effects Statement (EES) should be prepared.	The Project was referred to the Minister for Planning under Section 8(3) of the *Environment Effects Act 1978*, to determine if an EES was required. On 19 April 2022, the Minister determined that the preparation of an EES is required for the reasons set out in the Notice of Reasons Decision.

Planning and Environment Act 1987	The *Planning and Environment Act 1987* establishes the statutory framework for Victoria's planning system, including objectives for planning and the planning framework established by the Act. It provides the machinery that gives effect to state planning strategies and policies.
	
	The purpose of the *Planning and Environment Act 1987* is to establish a framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians.
		The Minister for Planning is the responsible authority for the use and development of land for a:
		
		• *Energy generation facility with an installed capacity of 1 megawatt or greater.*
		• *Utility installation used to:*
		  • *Transmit or distribute electricity.*
		  • *Store electricity if the installed capacity is 1 megawatt or greater.*
		
		A Planning Permit Application has not yet been lodged with the Minister.

Legislation	Description	Relevance to Project
Climate Change Act 2017	The *Climate Change Act 2017* provides Victoria with the legislative foundation to manage climate change risks, maximise the opportunities that arise from decisive action, and drive our transition to a climate-resilient community and economy with net-zero emissions by 2050.	The Act sets out a clear policy framework and a pathway to 2050 that is consistent with the Paris Agreement to keep global temperature rise well below 2 degrees Celsius above pre-industrial levels. It provides a platform for subsequent action by government, community and business and the long-term perspective and policy stability needed to drive innovation and investment.
Renewable Energy (Jobs and Investment) Act 2017	The purpose of this is Act is to: *(a) to establish renewable energy targets for Victoria; and* *(b) to support schemes to achieve targets under this Act and to encourage investment and employment in Victoria*	Victoria's current renewable energy targets legislated by the Act are: • 25% by 2020 (achieved) • 40% by 2025 • 65% by 2030 (previously 50%) • 95% by 2035 (new).
Aboriginal Heritage Act 2006 **Aboriginal Heritage Regulations 2018 (Heritage Regulations)**	The *Aboriginal Heritage Act 2006* governs the Aboriginal cultural heritage management in Victoria. Its regulations specify the circumstances in which a cultural heritage management plan (CHMP) is required for an activity or class of activity and prescribe standards for the preparation of the CHMP including the carrying out of assessments. A main purpose of the *Aboriginal Heritage Act 2006* is to provide for the protection of Aboriginal cultural heritage in Victoria.	The preparation of a CHMP under the *Aboriginal Heritage Act 2006* is required for the Project. The preparation of a CHMP is currently underway and will inform the preparation of the EES. The CHMP is being prepared in consultation with the Registered Aboriginal Party, the Eastern Maar Aboriginal Corporation.
Heritage Act 2017	The purpose of the *Heritage Act 2017* (the Act) is to provide for the protection and conservation of the cultural heritage of Victoria. The Act creates a framework to identify the most important non-Aboriginal heritage in Victoria and regulates changes to those places.	Three sites within the Project site and one immediately adjacent to the Project site are identified on the Victorian Heritage Register. Approval under the Heritage Act is not expected to be required for the Project unless unexpected historic archaeological material is detected during construction. The design of the Project avoids impacting on known historical heritage site.
Environment Protection Act 2017	The *Environment Protection Act 2017* establishes the legislative framework for protecting the environment in Victoria provides the foundation for a transformation of Victoria's environment protection laws and EPA. It includes a new approach to environmental issues, focusing on preventing waste and pollution impacts rather than managing those impacts after they have occurred.	The Project must comply with appropriate regulations and guidelines under the *Environment Protection Act 2017.*

Legislation	Description	Relevance to Project
	The legislation enhances the protection of Victoria's environment and human health through a more proportionate, risk-based environment protection framework that includes: • A preventative approach through a general environmental duty. • A tiered system of EPA permissions to support risk based and proportionate regulatory oversight. • Significant reforms to contaminated land and waste management. • Increased maximum penalties. • Requirements for more environmental information to be publicly available. • Modernising and strengthening EPA's compliance and enforcement powers.	
Environment Protection Regulations 2021	The Environment Protection Regulations 2021 (the Regulations) support the objectives of the legislation – to prevent or minimise risks of harm to human health or the environment from harm to human health or the environment from pollution or waste. Part 5.3, Division 5 – Wind turbine noise of the EP Regulations provide ongoing wind turbine noise regulations which provide clarity for Wind Energy Facility operators and investors, and assurance for communities regarding the protection of human health and the environment from wind turbine noise. Requirements for Wind Energy Facility operators include, but are not limited to: • compliance with noise limits in accordance with the relevant noise standard • an upper noise limit of 45 dB(A) or background sound plus 5 dB for properties subject to stakeholder agreements • completing a post construction noise assessment within 12 months of commencement of operations • implementing a noise management plan, including a complaints management plan • providing an annual statement detailing the actions taken to ensure	The Project must comply with requirements of the Regulations.

Legislation	Description	Relevance to Project
	compliance conducting noise monitoring every five years, from 1 January 2024. Regulation 131A - Wind turbine noise agreement outlines the specifications of written agreements regarding noise limits with which the wind turbine noise from that facility must comply.	
Environment Reference Standard 2021	The Environment Reference Standard 2021 (ERS) is part of the EP Act 2017 and: • identifies environmental values that the Victorian community want to achieve and maintain • provides a way to assess those environmental values in locations across Victoria. The ERS is made up of groups of reference standards that cover ambient air, ambient sound, land, and water (surface water and groundwater).	The proponent proposes measures to ensure that the Project complies with the reference standards of ambient air, ambient sound, land and water which is outlined within the impacts assessments: • Air Quality • Surface Water and Ground Water • Noise and Vibration
Mineral Resources (Sustainable Development) Act 1990	The *Mineral Resources (Sustainable Development) Act 1990* provides a legislative framework for the development and regulation of the mineral exploration and mining industry, and extractive industries (quarries) for the extraction of stone resources in Victoria.	A planning permit is not required to use and develop land for an earth and energy resources industry (stone extraction) if the quarry complies with Section 77T of the *Mineral Resources (Sustainable Development) Act 1990*. Section 77T states: *If under a planning scheme a permit is required to be obtained for carrying out an extractive industry on the land covered by an extractive industry work authority in accordance with that work authority, the holder of the work authority is not required to obtain a permit if—* *a) an Environment Effects Statement has been prepared under the Environment Effects Act 1978 on the work proposed to be done under the work authority; and* *b) an assessment of that Statement by the Minister administering the Environment Effects Act 1978 has been submitted to the Minister; and* c) *the work authority was granted by the Minister following the Minister's consideration of that assessment.*

Legislation	Description	Relevance to Project
		A Work Plan will be required to be endorsed pursuant to section 77TD of the Mineral Resources (Sustainable Development) Act.
Crown Land (Reserves) Act 1978	The *Crown Land (Reserves) Act 1978* provides for the reservation of Crown Land for certain purposes by the Governor in Council and sets out the administrative and legal framework for managing reserved Crown land and the processes for revoking Crown land in Victoria. Crown land can be reserved for a range of public purposes, including public parks and gardens, the beds and banks of waterways and railways.	Crown land, including unnamed government roads within the Project site and some road reserve land will be utilised by the Project and will require consent. WTG located close to roads will result in blade overhang onto Crown land and will require consent. Infrastructure crossing and impact on crown land includes overhead powerlines and pole, WTG hardstand, access tracks, underground electrical cables and temporary construction such as a site office, compound and laydown areas. A plan of known crown land locations and the location of Project infrastructure is detailed in Appendix A.
Land Act 1958	The *Land Act 1958* provides for the management of unreserved Crown land and freehold land. This Act also regulates the grants of interest in, and alienation of, unreserved Crown land.	A permit is required to impact on unreserved crown land and permission will be required.
Flora and Fauna Guarantee Act 1988	The *Flora and Fauna Guarantee Act 1988* (FFG Act) establishes the legal framework for biodiversity conservation in Victoria. The FFG Act provides for the listing of threatened species and ecological communities, and other prescribed flora The objectives of the FFG Act are— (a) to guarantee that all taxa of Victoria's flora and fauna, other than taxa specified in the Excluded List, can persist and improve in the wild and retain their capacity to adapt to environmental change; and (b) to prevent taxa and communities of flora and fauna from becoming threatened and to recover threatened taxa and communities so their conservation status improves; and (c) to protect, conserve, restore and enhance biodiversity, including— (i) flora and fauna and their habitats; and (ii) genetic diversity; and	A permit or licence is required to 'take' (remove or destroy) protected flora prescribed under the FFG Act from public land. The approval requirements of the FFG Act only apply if listed species are impacted on public land or on private land that is deemed critical habitat. Pursuant to section 4B of the FFG Act, consideration must be given to the potential impacts on biodiversity. Furthermore, the Minister and a public authority must give proper consideration to the objectives of the FFG Act, insofar is consistent with the proper exercise of its functions. As species listed under the FFG Act will be impacted by the Project a permit will be required.

Legislation	Description	Relevance to Project
	(iii) ecological communities; and (iv) ecological processes; and (d) to identify and mitigate the impacts of potentially threatening processes species to address the important underlying causes of biodiversity decline; and (e) to ensure the use of biodiversity as a natural resource is ecologically sustainable; and (f) to identify and conserve areas of Victoria in respect of which critical habitat determinations are made.	
Road Management Act 2004	The purpose of the *Road Management Act 2004* (the Roads Act) is to establish a coordinated management system for public roads that will promote safe and efficient state and local public road networks and the responsible use of our roads.	Section 63 (1) of the Roads Act, states that a person must not conduct any work in, on, under, or over a road without the written consent of the coordinating road authority. The proponent will coordinate the required consents from authorities for any such works.
Water Act 1989	The *Water Act 1989* (the Water Act) provides the legal framework for managing Victoria's water resources for the purpose of promoting the orderly, equitable and efficient use of water resources to make sure that water resources are conserved and properly managed for sustainable use for the benefit of present and future Victorians.	Section 67 requires the issue of a licence to construct, alter, operate, remove or decommission any works on a waterway. The Water Act applies to management of surface water and groundwater resources. The proponent will coordinate the required consents from authorities for any such works.
Local Planning Scheme Controls		
Moyne Planning Scheme	Clause 1.01, the purpose of the Moyne Planning Scheme (the Planning Scheme) states: • *To provide a clear and consistent framework within which decisions about the use and development of land can be made.* • *To express state, regional, local and community expectations for areas and land uses.* • *To provide for the implementation of State, regional and local policies affecting land use and development.* • *To support responses to climate change.*	A Planning Permit is required for various triggers under the provision of the Planning Scheme including: • *a Wind Energy Facility,* • *Utility Installation, and* • *Native Vegetation Removal.* The Scoping Requirements refer to the Moyne Planning Scheme which is considered in this report.

5.1.1 Victoria Planning Provisions - Moyne Planning Scheme

The Project is located within the Moyne Shire and is subject to the provisions of the Moyne Planning Scheme (the Planning Scheme). Planning schemes are statutory documents that sets out objectives, policies and provisions relating to the use, development, protection and conservation of land in the area to which it applies. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.

The Planning Scheme includes provisions from the Victoria Planning Provisions (VPP) including:

- Purpose and vision,
- Municipal Planning Strategy
- Planning Policy Framework,
- Zones,
- Overlays,
- Particular provisions,
- General provisions, and
- Operational provisions.

The following sections outline the relevant provisions of the Moyne Planning Scheme.

5.1.1.1 Planning Policy Framework

The Planning Policy Framework (PPF) provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined and changed as the needs of the community change.

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The objectives of the Act are outlined in Section 4 (1):

(1) *The objectives of planning in Victoria are—*

a) to provide for the fair, orderly, economic and sustainable use, and development of land;
b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;
f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and
fa) to facilitate the provision of affordable housing in Victoria;
g) to balance the present and future interests of all Victorians.

The following provisions of the Planning Policy Framework are relevant to the Project (see table 11 for assessment response):

- Clause 12 Environmental and Landscape Values:
    - 12.01-1S Protection of biodiversity,
    - 12.01-2S Native vegetation management,
    - 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs,
    - 12.05-1S Environmentally sensitive areas, and

  - 12.05-2S Landscapes.

- Clause 13 - Environmental Risks and Amenity:
  - 13.02-1S Bushfire Planning,
  - 13.03-1S Floodplain management,
  - 13.05-1S Noise management, and
  - 13.07-1S Land use compatibility.
- Clause 14 Natural Resource Management:
  - 14.01-1S Protection of agricultural land,
  - 14.01-2S Sustainable agricultural land use,
  - 14.02-1S Catchment planning and management,
  - 14.02-2S Water quality,
  - 14.02-3S Protection of declared irrigation districts,
  - 14.03-1S Resource exploration and extraction, and
  - 14.03-1R Resource exploration and extraction - Great South Coast.
- Clause 15 – Built Environment and Heritage:
  - 15.01-6S Design for rural areas,
  - 15.03-1S Heritage conservation, and
  - 15.03-2S Aboriginal cultural heritage.
- Clause 17 – Economic Development:
  - 17.01-1S Diversified economy, and
  - 17.01-1R Diversified economy - Great South Coast.
- Clause 18 – Transport:
  - 18.01 Land use and Transport,
  - 18.01-1S Land use and transport integration,
  - 18.02-4S Roads, and
  - 18.02-7S Airports and airfields.
- Clause 19 – Infrastructure:
  - 19.01 Energy,
  - 19.01-1S Energy supply,
  - 19.01-2S Renewable energy, and
  - 19.01-2R Renewable energy - Great South Coast.

5.1.1.2 Municipal Planning Strategy

The Municipal Planning Strategy (MPS) provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

The adopted 'Vision' for Moyne is:

> *The people of Moyne embrace the region's extraordinary cultural and ecological country. Our fertile volcanic plains and pristine coast are the pride of Victoria's southwest. From coast to country, our connected and vibrant communities are active stewards, working meaningfully towards the protection and advancement of environment, history, social and economic vitality for present and future generations.*

The following provisions of the MPS are relevant to the Project (see table 8 for assessment response):

- Clause 01.01 Purpose
- Clause 02.02 Vision
- Clause 02.03 Strategic Directions
    - 02.03-1 Settlement
    - 02.03-2 Environmental and landscape values
    - 02.03-3 Environmental risk and amenity
    - 02.03-4 Natural resource management
    - 02.03-5 Built Environment and heritage
    - 02.03-6 Housing
    - 02.03-7 Economic Development
    - 02.03-8 Transport
    - 02.03-9 Infrastructure

5.1.2 Definitions

The Project is comprised of various land use and development aspects which fall under a number of definitions as defined by Clause 73 of the Planning Scheme.

The relevant land use and development definitions to the Project are outlined within the following table:

Table 4: VPP Land Use and Development Definitions

Term	VPP Definition
Wind Energy Facility	Clause 73.03 of the Planning scheme defines Wind Energy Facility as: *Land used to generate electricity by wind force. It includes land used for:* *a) any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force* *b) an anemometer.* *It does not include turbines principally used to supply electricity for domestic or rural use of the land.*
Anemometer	Clause 73.01 defines Anemometer as: *A wind measuring device.*
Utility Installation	Clause 73.03 of the Planning scheme defines utility installation as *Land used:* *a) for telecommunications;* *b) to transmit or distribute gas or oil;* *c) to transmit, distribute or store power;* *d) to collect, treat, transmit, store, or distribute water; or* *e) to collect, treat, or dispose of storm or flood water, sewage, or sullage.*

Term	VPP Definition
	It includes any associated flow measurement device or a structure to gauge waterway flow.
Earth and Energy Resources Industry	Clause 73.03 defines Earth and Energy Resources Industry as: *Land used for the exploration, removal or processing of natural earth or energy resources. It includes any activity incidental to this purpose including the construction and use of temporary accommodation.*
Business Identification Sign	Clause 73.02 defines Business Identification Sign as: *A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.*
Native Vegetation	Clause 73.01 defines Native Vegetation as: *Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.*
Works	Works under the *Planning and Environment Act 1987* are defined as *'…any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.'*

5.1.3 Planning Zones

The majority of land within the Project is located within the Farming Zone with the exception of land along the Hamilton Highway and the Warrnambool – Caramut Road which is located with the Transport Zone 2 – Principal Road Network as shown in Figure 5.

The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

The purpose of the Transport Zone 2 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for an integrated and sustainable transport system.*
- *To identify transport land use and land required for transport services and facilities.*
- *To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.*
- *To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.*

Table 5 summarises the planning permit triggers associated with the zoning controls affecting the land within the Project site.

Table 5: Summary of planning zone permit triggers

Planning Zone	Proposed Land Use	Provisions	Planning Permit Trigger
Clause 35.07 - Farming Zone	Wind Energy Facility	A permit is required for the use and development of land for a Wind Energy Facility (which is a Section 2 use) and must meet the requirements of Clause 52.32 (Wind Energy Facility).	Yes
	Utility Installation	A permit is required for the use and development of land for a Utility Installation.	Yes
	Quarry/Earth and Energy Resource Industry	Clause 52.08 Earth Energy Resource Industry states: No permit is required to use and develop land for an earth and energy resources industry if the conditions that the quarry complies with Section 77T of the *Mineral Resources (Sustainable Development) Act 1990* is met.	No
Clause – 36.04 Transport Zone 2 Principal Road Network	Wind Energy Facility	Wind Energy Facility is included in any other use of Section 1 of Clause 36.04. A permit is required if condition is not met: *the use must be for a transport purpose and carried out by or on behalf of a relevant transport manger.*	Yes
	Utility Installation	A permit is required to use land within the Transport Zone 2 for a utility installation if the use is not carried out on or behalf of the relevant transport manager.	Yes

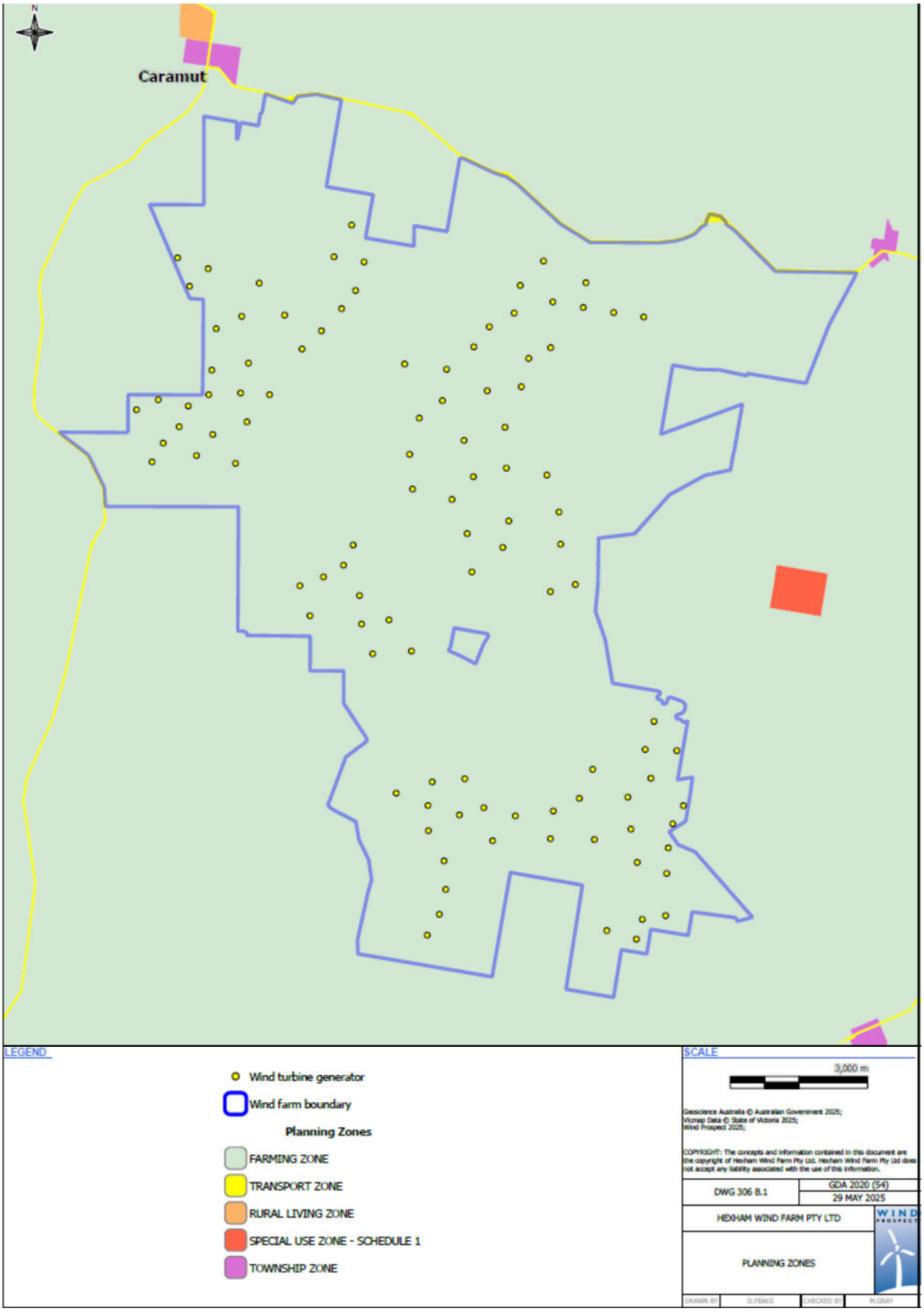

Figure 5: Zoning Plan of Project site (Source: Wind Prospect)

5.1.4 Planning Overlays

The Project is affected by a small number of overlay controls as shown in Figure 6.

A small area of the site on the southeastern perimeter is located within the Bushfire Management Overlay (BMO). The purpose of the BMO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

Three locations (HO35 and HO37 x 2) within the Project site in Caramut are affected by the Heritage Overlay. The Project site abuts a large site affected by the Heritage overlay on its eastern boundary (HO4). It is noted that the Project will not disturb any land affected by the Heritage Overlay control. The purpose of the Heritage Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Table 6 summarises the planning permit triggers associated with the overlay controls affecting the land.

Table 6: Summary of Planning Overlay planning permit triggers

Planning Overlay	Proposed Infrastructure	Purpose and relevance	Planning Permit Trigger
Clause 44.06 - BMO	Wind Energy Facility	No permit is required	No
	Utility Installation	No Permit is required	No
HO35 – Burchett Creek Bridge, over Burchett Creek, off Hamilton Highway	No infrastructure or works proposed	This site is included on the Victorian Heritage Register (Ref no: H1856)	No – No disturbance of land affected by heritage overlay is proposed
HO37 - Stone Mileposts, Warrnambool-Caramut Road and Keillors Road (also in Minjah and Woolsthorpe)	No infrastructure or works proposed	These sites are included on the Victorian Heritage Register (Ref no: H1700)	No – No disturbance of land affected by heritage overlay is proposed
HO4 Merrang Homestead, 1830 Woolsthorpe- Hexham Road	No infrastructure or works proposed	This site is included on the Victorian Heritage Register (Ref no: HO322)	No – No disturbance of land affected by heritage overlay is proposed

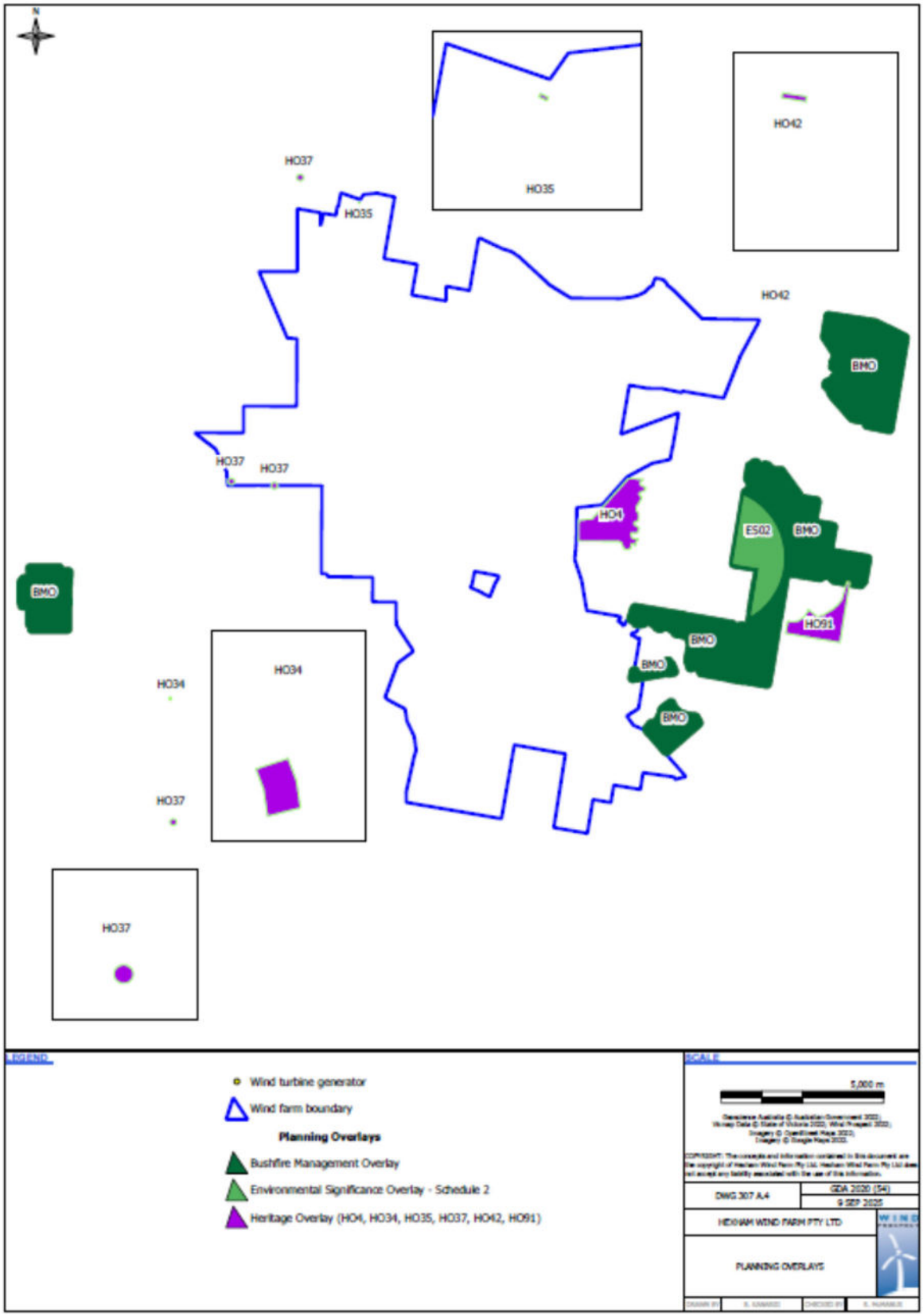

Figure 6: Overlay Plan of Project site (Source: Wind Prospect)

5.1.4.1 Victorian Heritage Register

There are two registered historic places listed on the Victorian Heritage Register located within the Project site:

- H1700 Stone mileposts
- H1856 Bridge over Burchett Creek

There is one registered historic place adjacent to the Project site:

- H0322 Merrang Homestead

The locations are shown in figure 7.

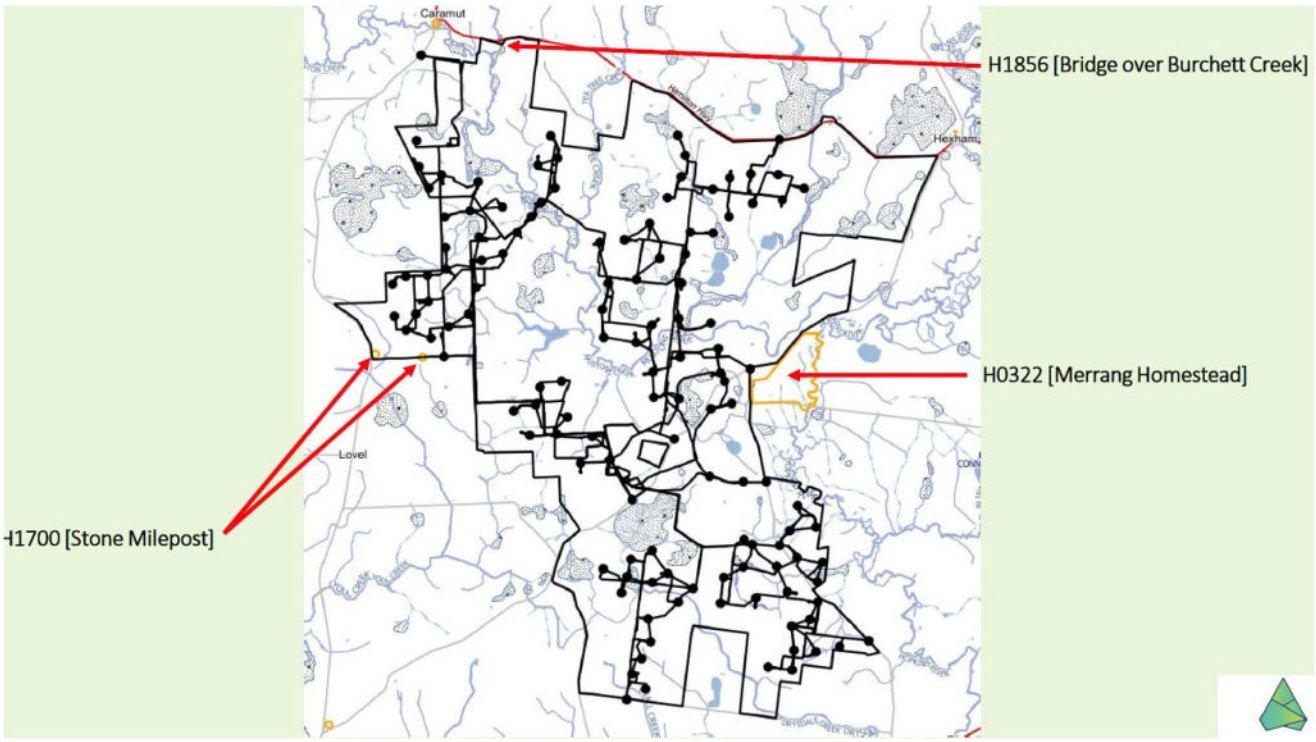

Figure 7: Victorian Heritage Register sites (Source: Tardis Archaeology)

5.1.5 Particular Provisions

The requirements of particular provisions apply to the specified categories of use and development and other matters. These are in addition to any provisions which apply due to any other provision of the planning scheme.

The following Particular Provisions of the Moyne Planning Scheme are relevant to the Project:

Clause 52.05 Signs

The Purpose of Clause 52.05 is:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

Pursuant to Clause 35.07-7 the Project site is located within Category 4 – Sensitive areas.

Pursuant to Clause 52.05-14 Category 4 – Sensitive Areas a Permit is required for a Business Identification Sign with a condition that the total display area to each premises must not exceed 3 square metres.

Clause 52.08 Earth and Energy Resources Industry

The Purpose of Clause 52.08 is:

- *To encourage land to be used and developed for exploration and extraction of earth and energy resources in accordance with acceptable environmental standards.*
- *To ensure that geothermal energy extraction, greenhouse gas sequestration, mining and petroleum production are not prohibited land uses.*
- *To ensure that planning controls for the use and development of land for the exploration and extraction of earth and energy resources are consistent with other legislation governing these land uses.*

Pursuant to Clause 52.08-1, a permit is not required to use and development land for extractive industry if the condition is met. The condition is:

- *Complies with Section 77T of the Mineral Resources (Sustainable Development) Act 1990.*

Clause 52.17 Native Vegetation

The purpose of Clause 52.17 is:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or*
- *lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*

    1. *Avoid the removal, destruction or lopping of native vegetation.*
    2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
    3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

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

Pursuant to Clause 52.17 a planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

Clause 52.29 Land Adjacent to the Principal Road Network

This clause applies to land adjacent to a Transport Zone 2, or a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority, and the purpose of the acquisition is for a road.

The purposes of Clause 52.29 are:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

A Planning permit is required to:

- Create or alter access to:
    - A road in a Transport Zone 2

Clause 52.32 Wind Energy Facility

This clause applies to land used and developed or proposed to be used and developed for a Wind Energy Facility. The purpose of the clause is:

- *To facilitate the establishment and expansion of wind energy facilities, in appropriate locations, with minimal impact on the amenity of the area.*

Pursuant to Clause 52.32 A permit is required to use and develop land for a Wind Energy Facility.

Clause 52.32-2 states:

- *A permit is required to use and develop land for a wind energy facility.*
- *The use and development of land for a wind energy facility is prohibited at a location listed in the table to this clause unless the condition opposite the location specified in the table is met.*

The location listed in the table to the clause states:

> *On land where any turbine (measured from the centre of the tower at ground level) that forms part of the facility is located within one kilometre of an existing dwelling. This does not apply to a wind energy facility that is located on land in a residential zone, an industrial zone, a commercial zone or a special purpose zone.*

With the condition that the use and development:

> *Must meet the requirements of clause 52.32-3.*

Clause 52.32-3 Turbine within one kilometre of a dwelling states:

An application that includes a proposed turbine within one kilometre of an existing dwelling must be accompanied by:

- *A plan showing all dwellings within one kilometre of a proposed turbine (measured from the centre of the tower at ground level).*
- *Evidence of the written consent of any owner as at the date of that application of an existing dwelling located within one kilometre of a proposed turbine (measured from the centre of the tower at ground level) that forms part of a wind energy facility. This does not apply to an application to amend such a permit under section 72 or section 97I of the Act unless the amendment of the permit would:*
  - *increase the number of turbines; or*
  - *change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.*

> *This does not apply to a wind energy facility that is located on land in a residential zone, an industrial zone, a commercial zone or a special purpose zone.*

Clause 52.33 Post Boxes and dry stone walls

The purpose of this clause is:

- *To conserve historic post boxes and dry stone walls.*

Pursuant to Clause 52.33 a planning permit is required to:

- *demolish or remove a post box constructed before 1930.*
- *to demolish, remove or alter a dry stone wall constructed before 1940 on land specified in the schedule to this provision. This does not apply to:*
  - *Dry stone structures other than walls and fences.*
  - *The demolition or removal of a section of a dry stone wall to install a gate.*

- *The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls.*

Clause 53.22 Significant Economic Development

The purpose of Clause 53.22 is to prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians. Specifically, the purpose of the clause is:

- *To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.*
- *To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.*

Clause 53.22 applies to an application under any provision of the planning scheme if the condition corresponding to Category 1 are met.

The table below assesses the eligibility of the Project against the requirements of Clause 53.22.

Table 7: Use and Conditions of Table 2 of Clause 53.22

Land Use	Condition	The Project
Renewable Energy Facility.	An installed capacity of 1 megawatt or greater must be proposed.	A Wind Energy Facility with approximately 741 megawatts of install capacity
Utility Installation	A utility installation used to: • Transmit or distribute electricity; or • Store electricity if the installed capacity is 1 megawatt or greater must be proposed.	Construction of underground and overhead transmission line from the Project connecting to the National Energy Market. A BESS with an installed capacity of 200 megawatt/800 MWh.

The proposed use of a Wind Energy Facility and a Utility Installation meets the criteria of Clause 53.22 and applies to the planning permit application to the Minister via the Development Facilitation Program. The application will be exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

The planning permit application for the Project will be made pursuant to Clause 53.22 of the planning scheme.

5.1.6 General Provisions

General provisions set out provisions about existing uses, decision guidelines and other matters.

The following general provisions are relevant to the Project:

- Clause 62.02-1 - Uses not requiring a permit.
- Clause 62.02-2 - Buildings and Works not requiring a permit.
- Clause 65 - Decision guidelines.
- Clause 66 - Referral and notice provisions.

Table 8: Summary of Permit triggers - particular provisions

Planning Control	Proposed Land Use	Provisions	Planning Permit Trigger
Clause 52.05 – Signs	Wind Energy Facility	Permit required for business identification sign (must not exceed 3 m^2)	Yes
	Utility Installation	Permit required for business identification sign (must not exceed 3 m^2)	Yes
Clause 52.17 – Native Vegetation	Wind Energy Facility	Permit required to remove, destroy, or lop native vegetation, including dead vegetation	Yes
	Utility Installation	Permit required to remove, destroy, or lop native vegetation, including dead vegetation	Yes
Clause 52.32 – Wind Energy Facility	Wind Energy Facility	Permit required for use and development	Yes
	Utility Installation		No
Clause 52.29 – Land adjacent to the Principal Road Network	Wind Energy Facility	Permit required to create or alter access to the Hamilton Highway and the Warrnambool – Caramut Road	Yes
	Utility Installation	Permit required to create or alter access to the Hamilton Highway and the Warrnambool – Caramut Road.	Yes

Clause 65 – Decision guidelines

The responsible authority must decide whether a proposal will produce acceptable outcomes in terms of the decision guidelines of Clause 65 of the Moyne Planning Scheme.

Clause 65.01 Approval of an application or plan is relevant to the Project and states:

> *Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*
>
> - *The matters set out in section 60 of the Act.*
> - *Any significant effects the environment, including the contamination of land, may have on the use or development.*
> - *The Municipal Planning Strategy and the Planning Policy Framework.*
> - *The purpose of the zone, overlay or other provision.*
> - *Any matter required to be considered in the zone, overlay or other provision.*
> - *The orderly planning of the area.*
> - *The effect on the environment, human health and amenity of the area.*
> - *The proximity of the land to any public land.*
> - *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
> - *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
> - *The extent and character of native vegetation and the likelihood of its destruction.*
> - *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
> - *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

5.1.7 Operational Provisions

The following operational provisions are relevant to the Project:

Clause 72.01-1 Minister is the Responsible Authority :

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:

- *Energy generation facility with an installed capacity of 1 megawatt or greater.*
- *Utility installation used to:*
  - *Transmit or distribute electricity.*
  - *Store electricity if the installed capacity is 1 megawatt or greater.*

5.2 Relevant Policy and Guidelines

Table 9 summarises the policies and guidelines that apply to the Project.

Table 9: Relevant Policy and Guidelines

Policy & Guidelines	Description	Relevance to Project
State		
Planning Guidelines for Development of Wind Energy Facilities in Victoria (Planning Guidelines) (DTP, 2023)	The Planning Guidelines for the Development of Wind Energy Facilities in Victoria help to inform planning decisions about proposals, and set out: • a framework to provide a consistent and balanced approach to assist the assessment of wind energy projects • a set of consistent operational performance standards to inform the assessment and operation of a wind energy facility project • guidance as to how planning permit application requirements might be met a framework for the regulation of wind turbine noise.	The Planning Guidelines are a reference throughout the Victoria Planning Provisions (VPP), specifically in: • Clause 19.01-2S Renewable Energy • Clause 52.32 Wind Energy Facility These guidelines have informed the preparation of the design of the Project and are considered by the land use and planning assessment.
Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines) (DELWP, 2017)	The purpose of the Guidelines is to set out and describe the application of Victoria's state-wide policy in relation to assessing and compensating for the removal of native vegetation in relation to addressing the specific requirements. The Guidelines outline the application of applying a three-step approach to achieve no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This comprises: • Avoid the removal, destruction or lopping of native vegetation. • Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. • Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy, or lop native vegetation.	The principals of the Guidelines to avoid, minimise and reduce impacts on native vegetation have informed the preparation of the Projects design. A Planning Permit is required for the removal of any native vegetation including to destroy and/or to lop native vegetation.
Design Guidelines and Model Requirements for Renewable Energy Facilities v4 (CFA Guidelines) (CFA, 2023)	The purpose of the CFA Guidelines is to provide standard considerations and measures in relation to fire safety, risk and emergency management to be considered when designing, constructing and operating new renewable energy facilities, and upgrading existing facilities.	The CFA Guidelines have been utilised in the design of the Project. Liaison with the CFA will continue throughout the EES process.

Policy & Guidelines	Description	Relevance to Project
Fire Safety Studies for Battery Energy Storage Systems (CFA, 2025)	The Fire Safety Studies for Battery Energy Storage Systems have been prepared to support the assessment of the required fire safety measures for battery projects.	A fire safety study which forms part of the Risk Management Plan has been prepared to respond to these guidelines.
Renewable Energy Zones Development Plan Directions Paper, (DELWP, Feb 2021)	The purpose of the direction paper is to unlock 10 GW of new renewable energy capacity in Victoria, taking the total capacity across Victorian Renewable Energy Zones (REZ) to 16 GW. This will be enabled by the Victorian Government's $540 million REZ Fund to invest in needed REZ network infrastructure and the establishment of a new body, Vic Grid, to actively plan and develop Victorian REZs.	The Project is located within Victoria's Southwest Renewable Energy Zone.
Wind Energy Facility Turbine Noise Regulation Guidelines (EPA Victoria, Nov 2022) (Wind Energy Guidelines)	The Wind Energy Guidelines provides an overview of the requirements that apply to wind turbine noise emissions under the *Environment Protection Regulations 2021* (the Regulations) made under the Environment Protection Act 2017 (EP Act). It is intended to assist Wind Energy Facility (WEF) operators to implement their obligations and to manage the risks of wind turbine noise emissions to prevent harm to human health and the environment.	The general environmental duty relating to noise pollution from the Project has informed the preparation of the Project's design.
The National Airports Safeguarding Framework – Guideline D Managing the Risk to Aviation Safety of Wind Turbine Farms as Physical Obstacles to Air Navigation (Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts)	The National Airports Safeguarding Framework is a national land use planning framework that aims to: • improve community amenity by minimising aircraft noise-sensitive developments near airports • improve safety outcomes by ensuring aviation safety requirements are recognised in land use planning decisions through guidelines being adopted by jurisdictions on various safety-related issues. The purpose of Guideline D provides: Guidance to State/Territories and local government/ decision makers, airport operators and developers of wind farms to jointly address the risk to civil aviation arising from the development, presence and use of wind farms and wind monitoring towers.	The purpose and guidelines of the framework have informed the preparation of the Projects design. The Aviation Impact Assessment outlines a detailed assessment of the Project in relation to the framework.
2025 Victorian Transmission Plan	The Victorian Transmission Plan (VTP) sets out the plan for Victoria's renewable energy zones and the transmission infrastructure required to enable an orderly energy transition. The 2025	The VTP states that Victoria needs a significant amount of new renewable energy generation and storage capacity – supported by upgrades to Victoria's transmission

Policy & Guidelines	Description	Relevance to Project
(VicGrid, August 2025)	VTP is a long-term plan based on a future energy mix that responds to changing needs as coal-fired power stations close, meets growing demand from new sources such as data centres, clean fuel production and electric vehicles and meets Victoria's targets for renewable generation, storage and offshore wind.	network – to replace coal-fired power stations as they reach end of life and close and ensure Victoria's electricity system is affordable, reliable, safe and sustainable The Project is located within the proposed Southwest Renewable Energy Zone.
Handbook for the development of renewable energy in Victoria (Guidance to avoid, minimise, mitigate and compensate for impacts on threatened bird and bat species) (DEECA, May 2025)	The purpose of the Handbook is to provide guidance to project proponents and environmental and planning assessors and decision-makers about how to manage impacts on Victorian threatened bird and bat species from renewable energy development.	The Handbook took effect as of the 29 May 2025 with transitional provisions which state that a proponent will not be expected to apply the Handbook to their project if: a) prior to commencement of the Handbook: • the Project has been referred to the Minister for Planning for assessment under the Environment Effects Act 1978 • an assessment under the Environment Effects Act 1978 has commenced for the Project • a planning permit application has been lodged for the Project; or b) any of the above will occur within 12 months from the date of commencement of the Handbook As the Project has both been referred and an assessment under the EE Act has commenced, the Handbook does not apply to the Project.
Local/Regional		
Great South Coast Regional Growth Plan	The plan provides a 30 year vision of the land use planning framework to underpin a prosperous and sustainable future for the region. The plan supports economic and population growth, building on regional strengths and opportunities. It also identifies that infrastructure, services and workforce will be needed to harness the potential and benefits of growth.	The plan recognised the role of wind projects in the regions and supports the development of value adding opportunities in the region's future economic development. The Plan has been considered in the design of the Project and as part of the land use and planning assessment.
Council Plan 2025-29, Moyne Shire Council	The Council Plan is a public statement of how Council will work in partnership with the community, agencies and partners to deliver the future Council aspires to. The Council Plan sets out Moyne Shire's priorities for the current term of Council. It is	Plan recognises the opportunity to leverage the benefits of renewable energy to share in the benefits of hosting this key industry and states to: • Advocate for improved outcomes and increased benefit for

Policy & Guidelines	Description	Relevance to Project
	the key guide for all of Council activities. The ultimate goal of the plan is to support the community's long term vision, which is: *The people of Moyne embrace the region's extraordinary cultural and ecological country. Our fertile volcanic plains and pristine coast are the pride of Victoria's south-west. From coast to country, our connected and vibrant communities are active stewards, working meaningfully towards the protection and advancement of environment, history, social and economic vitality for present and future generations.*	community and individuals from the renewable energy sector • Explore innovative partnership opportunities with industry, government and the community • Participate in setting standards for the sector, drawing on our experiences with development, operation and decommissioning This will contribute to: • An increase in funding for community benefit projects from renewable energy operators • An increase in participation of renewable energy programs and offerings • A decrease in the number of Council enforcement matters The Council Plan has been considered in the design of the Project and as part of the land use and planning assessment.

6 Methodology

The method adopted in this impact assessment is to identify potential impacts of the Project in relation to land use and planning, and to assess whether the Project meets the relevant land use and planning evaluation criteria outlined in the EES scoping requirements.

The impact assessment identifies the potential long and short-term effects of the Project on existing and potential land uses including agricultural and residential land uses.

An assessment of the potential impacts in relation to aerial spraying, aerial firefighting electromagnetic interference, aviation safety and social impact has been assessed by relevant technical experts.

The relevant land use evaluation objective in the Scoping Requirements for the land use impact assessment is:

> *To avoid and minimise adverse effects on land use (including agricultural and residential), social fabric of the community (with regard to wellbeing and community cohesion), local infrastructure, electromagnetic interference, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the project.*

Table 10: Relevant EES Scoping Requirements

Land use and socio economic scoping requirements	Location in the assessment
Key Issues	
Significant disruption to existing and/or proposed land uses, with associated economic and social effects on households and businesses.	• *Section 7.1.2 Planning Policy Framework Assessment* • *Section 7.1.3 Local Planning Policy Assessment* • *Section 8 Impact Assessment* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment*
Existing Environment	
Describe the project area in terms of land use (existing and proposed), land capability, residences and accommodation, zoning and overlays under the Moyne Planning Scheme and public infrastructure that support current patterns of economic and social activity.	• *Section 3 Project Description* • *Section 5 Legislation, Policy and Guidelines* • *Section 7 Existing Conditions*
Identify and describe any existing infrastructure, including the existing transmission lines, in the area.	• *Section7.5.2 Transmission line easement*
Likely Effects	
Identify potential long and short-term effects of the project on existing and potential land uses (such as aerial spraying and other agricultural activities), public infrastructure (such as roads, transport routes) and fire and emergency management (such as aerial firefighting).	• *Section 8.3 Impact Assessment Summary* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment* • *Technical Consultant Assessment: Transport Impact Assessment Report*

	• *Technical Consultant Assessment: Risk Management Plan (including Fire Safety Study),*
Identify the potential social and economic effects, taking into account direct and indirect consequences of the project on employment, housing and existing economic land uses within the area.	• *Section 8.3 Impact Assessment Summary* • *Section 5 Legislation, Policy and Guidelines* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment*
Design and mitigation	
Demonstrate whether the project is consistent with relevant provisions of the Moyne Planning Scheme and other relevant strategies made under Victorian legislation.	• *Section 5 Legislation, Policy and Guidelines* • *Section 7 Existing Conditions*
Outline measures to minimise potential adverse land use and socio-economic effects, including potential risks to agricultural activities, and enhance benefits to the community and local businesses.	• *Section 5 Legislation, Policy and Guidelines* • *Section 7 Existing Conditions* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment*
Outline the proposed approach for site reinstatement where relevant, including the on-site quarry	• *Section 3: Project Description* • *Section7.4: Compliance with Clause 52.04* • *Technical Consultant Assessment: Quarry Work Plan*
Performance	
Describe any further measures that are proposed to mitigate, offset or manage social, land use and economic outcomes for communities living within or in the vicinity of the project area, as well as proposed measures to enhance beneficial outcomes.	• *Section 8 Impact Assessment* • *Technical Consultant Assessment: Social & Economic Impact Assessment* • *Technical Consultant Assessment: Economic Impact Assessment*

6.1 Study Area

The study area for the land use and planning impact assessment includes:

- the area of land contained within the Project site. Land within the Project site comprises of 349 titles of host landowners. The boundary of the Project site is located to align with the boundary of existing titles; and
- land immediately surrounding the Project site to a distance of approximately 2 km

The location of the study area is identified within Study Area Location Plan shown in Figure 8.

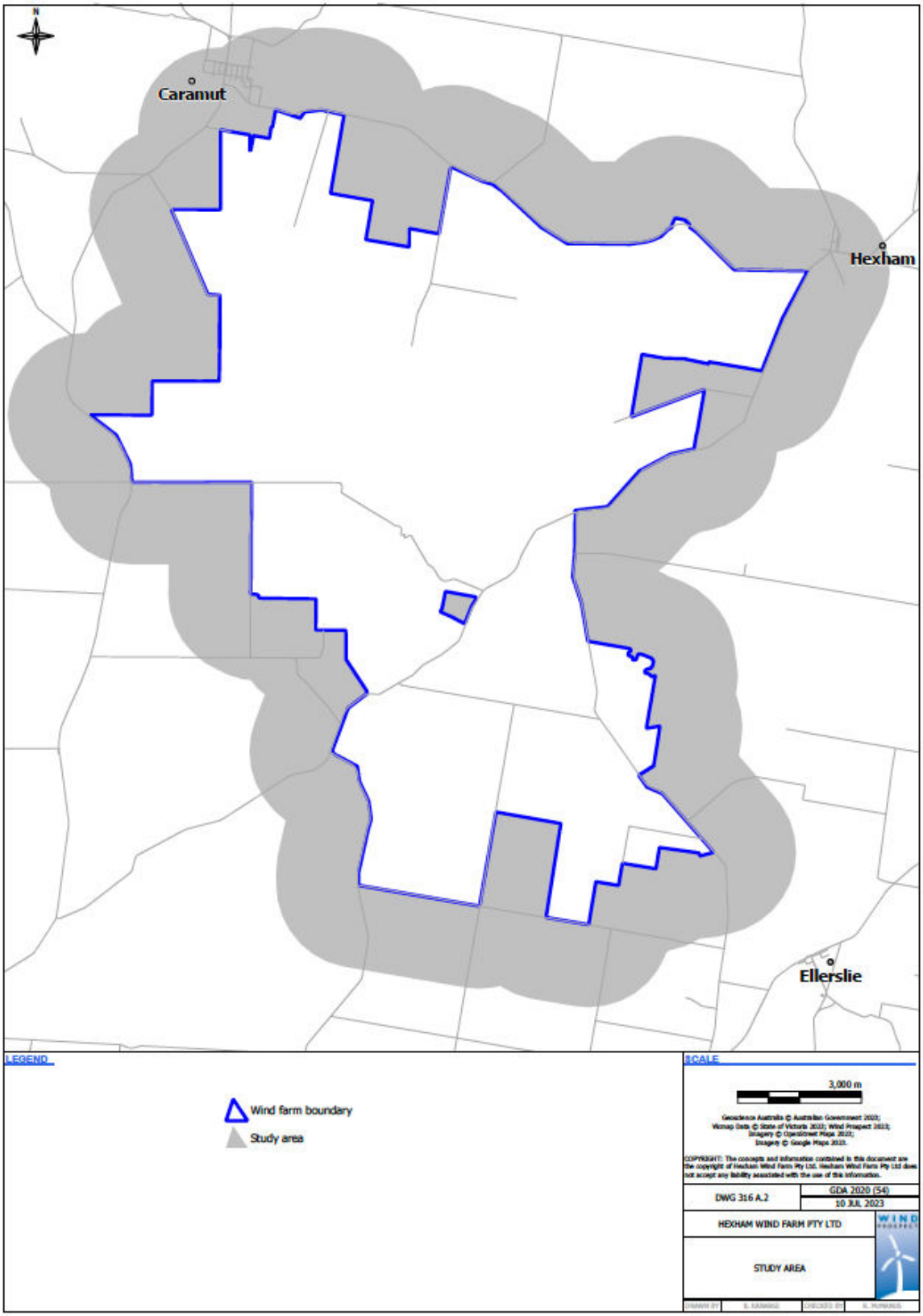

Figure 8: Study Area Location Plan (Source: Wind Prospect)

6.2 Existing conditions method

The land use and planning impact assessment responds to the potential impacts of the Project in the context of the relevant evaluation objective in the Scoping Requirements on land within the Study area which includes the Project site and land within 2 km of the Project site by:

- Identifying and reviewing the relevant legislative framework applicable to the Project and its immediate surrounds including the Planning Schemes, relevant State Planning Policy Framework and Local Planning Policy Framework, land use definitions, zones, overlays and other provisions; and
- Identifying a Study area and an assessment to identify existing land uses within the Study area.

Noting that planning schemes and planning framework are subject to change and this assessment is relevant at the date of this report.

6.3 Impact assessment method

The method of impact assessment to understand the potential land use and planning impacts from the Project's construction, operation and decommissioning involve:

- The assessment of compliance of the regulatory framework; and
- An identification of the impacts and an assessment of the significance of the impacts including the magnitude, extent, duration and sensitivity of the impact based on the impact significance criteria.

Impact significance criteria to determine the significance of the impact has been developed which is outlined in Table 20.

Impact pathways have been identified for the Project and are outlined in Table 21.

6.4 Cumulative impact assessment

The method of cumulative impact assessment of the Project in the context of neighbouring Wind Energy Facilities considered surrounding projects within 25 km of the Project site and involves:

- Identifying and mapping the location, size and proximity of surrounding proposed, under construction and operational wind energy facilities;
- Assessing the land use impacts of agriculture and residential during each phase of the Project.

Proposed Projects considered by this assessment are defined as Projects which:

- A Planning Permit for a Wind Energy Facility has been issued;
- An application for a Planning Permit of a Wind Energy Facility has been lodged;
- An Incorporated Document approving a Wind Energy Facility has been gazetted; or
- An action has been taken under section 8(1), 8(2), 8(3), 8(4) of the Environment Effects Act 1978.

To identify Wind Energy Facilities relevant to this assessment, a desktop of assessment of the Department of Transport and Planning websites of the Ministerial Planning Permit register, EES Projects and Referrals and VicMap - Renewable Energy Project Victoria was undertaken.

Noting that the relevant technical assessments prepared for the Project will assess the cumulative impact of the Project. For the detailed impact assessments regarding the technical cumulative assessments, refer to the technical assessments appended to the EES.

Cumulative impact pathways have been identified for the Project and are outlined in Table 22.

6.5 Limitations

The limitations associated with this impact assessment are:

- The assessment is based on the current design at the date of the preparation of this report;
- The assessment must be read in conjunction with all other environmental impact assessments;
- The assessment of the regulatory framework has been undertaken as it exists at the date of this report, noting that planning framework is dynamic and subject to change; and
- The assessment is limited to the land use impacts which occur in the study area.

7 Existing Conditions

The Assessment is contained to the land located within the study area outlined within Figure 8. The existing conditions of the land within the study area have been identified to provide an understanding of the baseline conditions. The following has been undertaken to understand the study areas existing conditions:

- A review of the legislative framework including Planning Policy Framework, the Planning Scheme, land use definitions, zones, overlays and other provisions, and
- An assessment to identify existing land uses.

7.1 Current Legislative Framework

7.1.1 Moyne Planning Scheme

The provisions of the Moyne Planning Scheme (the Planning Scheme) are applicable to the proposed Project.

The purposes of the Moyne Planning Scheme are:

- *To provide a clear and consistent framework within which decisions about the use and development of land can be made.*
- *To express state, regional, local and community expectations for areas and land uses.*
- *To provide for the implementation of State, regional and local policies affecting land use and development.*
- *To support responses to climate change.*

7.1.2 Planning Policy Framework Assessment

The relevant clauses of the Planning Policy Framework relating to the assessment of the Project are outlined in Table 11.

Table 11: Planning Policy Framework Assessment

Moyne Planning Scheme	Response
Clause 12 – Environmental and Landscape Values	
12.01-1S Protection of biodiversity	The effects of climate change directly impact on biodiversity. The development of renewable energy sources reduces Australia's reliance on coal fired power slowing the impacts of global warming and adverse impacts on biodiversity. A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES and within the Biodiversity Impact Assessment, Bat Impact Assessment and Brolga Impact Assessment, Nature Advisory. **Bat Impact Assessment** Two Bat species recorded on-site by Nature Advisory were listed threatened bats, namely the Southern Bent Wind Bat (SBWB) (EPBC Critically Endangered, FFG Act Critically Endangered) and the Yellow Bellied Sheath Tail Bat (YBSB) (FFG Vulnerable). The Grey headed Flying fox (GHFF) (EPBC Act Vulnerable, FFG Act Vulnerable) were recorded during targeted surveys east of the study area. Nature Advisory state: > as the SBWB has been recorded on the Project site there is a risk that it may collide with operating turbines. The risk of SBWB colliding with turbines has been assessed and it has been deduced that the impact on this species is likely to be low. (Bat Assessment, Nature Advisory, 2025, p92). Monitoring of impacts on the SBWB are outline in the proposed Bat and Avifauna Management Plan (BAMP). A monitoring program is detailed in the BAMP which presents a series of escalating measures to address and further minimise any potential ongoing issues to the SBWB. In relation to the YBSB, Nature Advisory states: > Given the very small number of calls recorded in recent years, despite considerable survey effort, the potential level of activity of the species is low. It is considered unlikely that the proposed wind farm will lead to regular mortality of this species and, therefore, a very low impact on the YBSB is predicted. (Bat Assessment, Nature Advisory, 2025, p79). The BAM Plan considers YBSB, along with SBWB, and has established impact triggers and associated mitigation. In relation to the GHFF Nature Advisory State: > It is considered unlikely that the GHFF would visit the proposed HWF regularly to feed. However, there may be flights across the site. Consequently, it is considered unlikely that the proposed wind farm will lead to regular mortality of this species and,

Moyne Planning Scheme	Response
	therefore, it is unlikely to cause a significant impact on it. However, specific measures will be included in the BAM Plan to address impacts to these species. (Bat Assessment, Nature Advisory, 2025, p54). **Brolga Assessment** The Brolga is listed as Endangered under the FFG Act. Nature Advisory undertook a Brolga Impact Assessment including a level 3 assessment as per the Interim Brolga Guidelines and found: A significant proportion (62%) of wetlands in the radius of investigation (within and up to 10 km from the project site) have been permanently drained. A significant proportion of the radius of investigation, in particular the southern and north-western portions, lacks wetlands and the Brolga has not historically been recorded there. Eight breeding pairs of Brolga were confirmed to inhabit the radius of investigation during 2019. Breeding success and attempts were greater during this year due to good rainfall and related wetland availability, and therefore eight breeding pairs of Brolga have been assumed to be the maximum that would occur in the radius of investigation in any given exceptional year. No Brolga flocking activities have been recorded during the flocking season within the radius of investigation, with the closest flocking site being 20 km to the northwest near Penshurst. Based on the historical activity of the Brolga in the radius of investigation and the findings of this assessment, the focus has been on the use of the area for breeding. Little risk to the Brolga is considered to arise from the lack of use of the region during the flocking season. A level three assessment as per the Interim Brolga Guidelines has been undertaken due to Brolga breeding within the wind farm boundary and outside the northern and eastern boundaries. Twenty-two Brolga breeding wetlands are located within 5 km of the project site and are considered to provide Brolga breeding habitat now and into the future. Appropriate turbine-free buffers around those wetlands on and near the project site have been delineated to ensure the project does not significantly impact their breeding success. Collision Risk Modelling (CRM) has found that based on the most conservative avoidance rate of 90%, the residual impact of the wind farm on breeding Brolgas may lead to the loss of between one and 10 Brolga with an average of 5.3 Brolga over the 30-year life of the project. Implementation of the Interim Brolga Guidelines has ensured that the project does not contribute to the cumulative impact of the wind energy industry in southwestern Victoria on the Victorian Brolga population. (Brolga Impact Assessment, Nature Advisory, 2025, p2).

Moyne Planning Scheme	Response
	The Project is consistent with the provisions of this clause.
12.01-2S Native vegetation management	The principals of the three step approach to the removal, destruction or lopping of native vegetation to avoid, minimise and reduce impacts on native vegetation have informed the preparation of the Project's design. A Flora and Fauna Assessment was undertaken by Nature Advisory to provide information on the extent and condition of native vegetation in the Project study area as well as any potential impacts on flora, fauna and ecological communities listed under the state FFG Act and the EPBC Act. The assessment has been undertaken in consideration of the *Planning Guidelines for the Development of Wind Energy Facilities in Victoria* (DTP, 2023). The assessment found 87.3 ha of native vegetation in patches consisting of 244 habitat zones from nine Ecological Vegetation Classes within the Project study area, Transport route study areas and Local Road upgrades. During targeted flora surveys, two listed threatened flora species were recorded - Purple Blown-grass (FFG Act: Endangered), and Spiny Rice Flower (EPBC Act and FFG Act: Critically Endangered). Three EPBC Act-listed threatened ecological communities were recorded during vegetation surveys: • Grassy Eucalypt Woodland of the Victorian Volcanic Plain • Natural Temperate Grassland of the Victorian Volcanic Plains • Seasonal Herbaceous Wetland of the Temperate Lowland Plain Two FFG Act-listed communities were recorded during vegetation surveys: • Western (Basalt) Plains Grasslands Community • Western Basalt Plains (River Red Gum) Grassy Woodland The Project (development footprint, road widening and swept paths combined) will have the loss of 8.345 hectares of native vegetation from patches and four large trees in patches (Geelong option; 2.9400 general habitat units offsets) or 8.511 hectares of native vegetation from patches and nine large trees in patches (Portland option; 2.0320 general habitat units offsets). The proposed development footprint will result in the following Ecological Vegetation Classes losses: • 4.977 hectares of assumed Seasonal Herbaceous Wetlands of the Temperate Lowland Plain (SHWTLP) (EPBC Act: Critically Endangered) • 0.585 hectares (Geelong) or 0.591 hectares (Portland) of Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP) (EPBC Act: Critically Endangered).

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	• 0.352 hectares of Grassy Eucalypt Woodland of the Victorian Volcanic Plain (GEWVVP) (EPBC Act: Critically Endangered). • 0.849 hectares (Geelong) or 0.894 hectares (Portland) of Western (Basalt) Plains Grasslands Community (WPGC) (FFG Act: Listed). A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES and within the Flora and Fauna Assessment, Nature Advisory. The Project is consistent with the provisions of this clause.
12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs	A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES and within the Biodiversity Assessment, Nature Advisory and the Surface water and Groundwater Impact Assessment, Water Technology. This report concludes that: *To minimise the potential for the project to impact local aquatic groundwater dependant ecosystems (GDEs) and wetlands, the design has incorporated a minimum 100 m buffer from these features and 25 m buffer from potential terrestrial GDEs when placing turbine foundations.* (Surface water and Groundwater Impact Assessment, Water Technology, 2025, p4). The Project is consistent with the provisions of this clause.
12.05-1S Environmentally sensitive areas	No areas of land within the study area have been identified by the Planning Scheme as areas of environmental significance. The Project is consistent with the provisions of this clause.
12.05-2S Landscapes	The study area has no significant landscape overlays, policy or controls identified by the Planning Scheme. The Landscape and Visual Impact Assessment provides an overview of the Project impacts which states: *The proposed development is to be located within a predominantly rural landscape that has not been identified as significant or rare. The broad landscape character is dominated by established rural land which consists primarily of modified flat to gently undulating hills. Generally, the Scenic Quality Classes of the Landscape Character Units (LCU) within the study Area have been rated as low or moderate with one area defined as low.* *State Significant viewing locations were identified to the east, southeast and northwest of the Project (in excess of 12 km of the Project). At this distance, the Project is unlikely to be a noticeable element in the landscape and if visible would be viewed in the context of nearby wind farms. The Project Site itself is not located within a significance investigation area. The Project Site is largely farming land which has been highly modified and used for agricultural activities. The Project will not impact on the*

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	character of any landscapes that have been determined to be of regional or state significance. (Landscape and Visual Impact Assessment, Moir, 2025, p78). A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES and within the Landscape and Visual Impact Assessment and the Shadow Flicker Assessment. The Project is consistent with the provisions of this clause.
Clause 13 - Environmental Risks and Amenity	
Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach. Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through: • Land use and development compatibility. • Effective controls to prevent or mitigate significant impacts. Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society. Planning should ensure development and risk mitigation does not	The use of the land for a Wind Energy Facility is permissible within the Farming Zone. The Project is consistent with the objectives of the Farming Zone and proposes to introduce an additional land use which allows for the retention and continuation of the existing agricultural land use. The addition of the land use will diversify the economic function of the land with limited impact to the existing agricultural land use. The two land uses are considered to be compatible. Wind Energy Facilities provide a renewable source of clean energy to Victoria's homes and industry. The preliminary assessment of the Projects benefits to reducing the impacts of climate change are: • generate approximately 2,850 gigawatt hours (GWh) per annum • power approximately 515,000 households • offset approximately 1.88million tonnes of carbon dioxide emission annually. Noting that the numbers and specifications of WTG are indicative and will be subject to change therefore impacting on the above figures. The Project is consistent with the provisions of this clause.

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detrimentally interfere with important natural processes. Planning should prepare for and respond to the impacts of climate change.	
13.02-1S Bushfire Planning	A small area of land in the south-eastern area of the Project is located within the Bushfire Management Overlay (BMO). No WTG are proposed to locate within the BMO. The Project site is located entirely within a Bushfire Prone Area. The Project proposes to connect to the existing 500 kV transmission line which traverses the Project site. All electrical infrastructure and cabling will be contained within the Project site. The connection to the 500kV line will be facilitated by the construction of a new onsite terminal station. Electricity generated by the Project will be distributed by underground and overhead cables to the terminal station. A Battery Energy Storage Facility is also proposed. The Risk Management Plan (including fire safety study) has identified that the Project is of low risk and can occur safely providing the requirements of the Risk Management Plan are implemented (Risk Management Plan, Fire Risk Consultants, 2025, p 60). The Project is consistent with the provisions of this clause.
13.03-1S Floodplain management	A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES and within the Surface Water and Groundwater Impact Assessment, Water Technology. A Surface Water and Groundwater Impact Assessment noted that the Project sits west of the Hopkins River (deemed a designated waterway by Glenelg Hopkins Catchment Management Authority) with most of the Project area outside of the Hopkins River floodplain. The report states: *The major waterways interacting with the proposed development include:* • *The Hopkins River (flows into Warrnambool Bay at Warrnambool) - flowing east of the project area with limited interaction with the development.* • *Mustons Creek (a tributary of the Hopkins River) - flowing through the centre of the project area towards the east.* • *Tea Tree Creek (Tributary of Mustons Creek) - flowing south through the north part of the project area and joining Mustons Creek just south of Caramut.*

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	• *Drysdale and Lyall Creeks (tributaries of the Merri River) - originating in the southern part of the project area and flowing south.* *There is also a number of ephemeral wetlands within and surrounding the project area. (Surface Water and groundwater Impact Assessment, Water Technology, 2025, p*39). Three proposed WTG and some proposed access track locations are located within the Hopkins River floodplain. The report found: *The construction of access tracks and hardstand areas has the potential to alter existing drainage patterns if not accounted for during design. Hydrological effects have the potential to occur over a larger area, due to the nature of the shallow topographical relief of floodplain systems. Hydrological flood modelling was used to inform the placement of turbine locations outside of water flow paths and size culverts to ensure flow pathways are not altered. Three turbine locations within the Hopkins River floodplain but away from the river channel were identified, with two of the proposed turbine locations inundated by a maximum inundation of more than 0.3 m. The effect of these structures both during construction and operation on the river flow behaviour is considered low.* *Designated waterway crossings (access tracks and cables) were identified in the Hopkins River catchment (as highlighted in Sections 8.1.2.2 and 8.1.2.3). With the implementation of recommended measures at the crossings and within the catchment the magnitude of potential impacts to altering the hydrology within the Hopkins River catchment was assessed to be of very low significance, with any impacts likely to be localised, for a short duration and of low severity. The detailed access track and culvert designs would include updated modelling to ensure hydrological connectivity is maintained and culverts are placed at appropriate locations. (Surface Water and groundwater Impact Assessment, Water Technology, 2025, p177).* The Project is consistent with the provisions of this clause.
13.05-1S Noise management	A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES. Marshall Day Acoustics prepared and Environmental Noise and Vibration Assessment, which analysed the potential noise and vibration levels associated with the Project including the impact on noise sensitive locations such as dwellings. The assessment states: *The main environmental noise consideration for a renewable energy project is the operational stage of the project, with the key source of operational noise being the wind turbines. The noise of a modern wind turbine mainly relates to aerodynamic noise that is produced as the blades pass through the air. The mechanical components such as gearboxes within the turbine's nacelle can also be a source of noise, however modern turbines generally include specific design and construction measures to effectively suppress this type of noise. Mechanical noise is therefore not a normal characteristic of a correctly functioning modern wind farm at typical receiver distances.*

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	The proposed on-site terminal station and the battery energy storage system (BESS) are a secondary source of operational noise comprising the power transformers, inverters, and batteries. Other potential sources of operational noise include maintenance activities and overhead power lines/ these are generally considered low risk noise sources for a renewable energy project and are not formally assessed. However, the GED still applies to these types of sources and the associated operational noise would need to comply with the limits which apply under the Environment Protection Regulations 2021 (EP Regulations). (Environmental Noise and Vibration Assessment, Marshall Day Acoustics, 2025, p 4). In relation to the predicted wind turbine noise levels associated with the project at surrounding stakeholder receivers (dwellings) the assessment finds that wind turbine noise levels associated with the Project are predicted to comply with the noise limits for all receivers. The assessment states: *Specifically, the predicted wind turbine noise levels are:* • *below the applicable base noise limit of 40 dB L_{A90} by at least 0.4 dB at all non-stakeholder receivers* • *below the applicable base noise limit of 40 dB L_{A90}, specified in noise agreement, by at least 3.4 dB at all stakeholder receivers outside the project boundary* • *below the reference base noise level of 45 dB L_{A90} by at least 1.6 dB at all stakeholder receivers within the project boundary.* (Environmental Noise and Vibration Assessment, Marshall Day Acoustics, 2025, p 69). The assessment notes that due to the significant separating distances to the nearest approved and /or operating wind farm cumulative assessment of noise is not warranted. The Project is consistent with the provisions of this clause.
13.07-1S Land use compatibility	The Project will not impact on the viability or productivity of existing agricultural land uses. The introduction of the Project will diversify the land use and provide an additional revenue stream to agricultural landowners and Council via additional rates. Following the completion of construction approximate 1-3% of land within the Project site will be required for infrastructure with the remaining 97-99% of land left to continue agricultural activities. There is unlikely to be notable agricultural impacts beyond the loss of a negligible amount of land required to be occupied by the Projects infrastructure. The operation of a Wind Energy Facility in an agricultural setting can and has been demonstrated to co exist with different forms of agriculture. The land uses are considered to be compatible. In terms of potential amenity impacts on surrounding locations, a Shadow flicker and blade glint impact assessment was undertaken using the WTG layout of the Project, which concluded that the Project is compliant with the Victorian Planning Guidelines. The assessment and modelling predicted that: • All non-stakeholder receptors are compliant, with two (2) non-stakeholder receptors predicted to receive some shadow flicker, of between 15 and 30 hours per year.

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	• 24 stakeholder receptors would receive some shadow flicker, of which 21 receive greater than 30 hours, and three (3) receive less than 30 hours per year. (Shadow flicker assessment, Entura, 2025, p6). The report concludes that: *The Hexham Wind Farm is compliant with the Victorian Planning Guidelines at the theoretical modelled level of shadow flicker for the provided 106 turbine layout.* *An impact assessment based on the Scoping Requirements indicates the residual impacts of shadow flicker are assessed to be very low for the Project. Management measures such as screening (vegetation or artificial) or selective turbine control and shutdown could be used post-construction to significantly mitigate any issues raised if recorded data exceeds guidelines, agreements and/or modelled data.* *If there are issues raised with respect to shadow flicker following the project's operations start, or measured data shows a shadow flicker duration exceeding the modelled maximum, monitoring of this issue and mitigation measures should be employed to ensure compliance is achieved.* *As shadow flicker is an amenity issue, even at modelled levels demonstrating compliance, there is the potential for causing annoyance in exceptional cases. This may be pre-emptively mitigated by offering vegetation screening to those with identified shadow flicker occurrence that are not involved (via agreement) landowners, as well as those up to 1 km beyond the modelled shadow flicker range.* *Blade glint should be mitigated by the application of a low reflectivity treatment on the wind turbine blades, a standard feature offered by all major wind turbine manufacturers. The residual impact will be negligible.* (Shadow flicker assessment, Entura, 2025, p23). The potential noise impacts on surrounding sensitive receptors are outlined previously under clause 13.05-1S Noise management. The Project is consistent with the provisions of this clause.
Clause 14 - Natural Resource Management	
Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.	The Project will support the economic function and viability of agricultural land within the Project site. The Project gives effect to this policy objective by supporting the retention of the existing agricultural land use and providing economic support which will benefit ongoing farming activities. The Economic Impact Assessment states:

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Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.	*According to the ABS Agricultural Census, most of the agricultural land in the study area runs sheep and lambs, dairy grazing; and broadacre cereal cropping (including production wheat and hay). In the 2021 Agricultural Census, agricultural output in the region equated to a yield of $2,436 per hectare. Assuming an 80% agricultural land coverage in the proposed permanent structure area, this may result in a potential loss in agricultural output of $272,800 annually on the site's permanent footprint. While these will be accounted as a net loss input to the operational phase, the local Sharing the Benefits funding programs are likely to more than offset this. Notably, the Project will also include establishing a Neighbour Benefit Sharing program, a financial sharing mechanism to ensure ongoing economic benefits to the local community. This will provide annual payments to the owners of eligible dwellings and/or retail premises of up to $30,000 per annum. In addition, a range of other benefits are expected to be distributed to the local community including:* • *Energy cost offset plan, designed to support occupants of dwellings and retail premises with reduced cost of electricity (up to an annual cap of $2,000)* • *Community co-investment program, to support community members and organisations to invest in the operational project and participate in its financial returns* • *Community benefit fund to contribute $1,000 per year per turbine for the operating lifetime of the windfarm.* *Total annual value of these combined benefits into the community have been advised by the Proponent to be $1.2 million annually.* *For the purposes of this analysis, annual funding payments are provided as inputs to the operational phase evaluation of this study and assigned to the Agricultural industry sector in the impact analysis. (Economic Impact Assessment, Geografia, 2025, p 5).* The Project is consistent with the provisions of this clause.
14.01-1S Protection of agricultural land	The Project seeks to ensure that the existing agricultural land uses remain and are protected during construction and operation. Typically, between 1-3% of agricultural land is lost due to the location of infrastructure associated with a Wind Energy Facility. This small percentage of land will not result in the loss of significant areas of land or adversely impact on the production of the remaining land. The introduction of the Project will diversify the land use and provide an additional revenue stream to agricultural landowners and Council via additional rates. There is unlikely to be notable agricultural impacts beyond the loss of a negligible amount of land required to be occupied by the Projects infrastructure. The operation of a Wind Energy Facility in an agricultural setting can and has been demonstrated to co exist with different forms of agriculture. The Project supports this policy objective by diversifying the local economy by ensuring the retention of agricultural practices and providing ongoing additional income for the life of the Project. The Project is consistent with the provisions of this clause.

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14.01-2S Sustainable agricultural land use	The Project gives effect to this policy objective by supporting and enabling the ongoing viability of existing farming practices with economic benefits associated with accommodated infrastructure. The small area of land impact by the Project will not interfere with surrounding agricultural land uses. The Project is consistent with the provisions of this clause.
14.02-1S Catchment planning and management	The design of the Project has avoided the placement of infrastructure in and in proximity to waterways to avoid impact and disturbance. The Project is located within the Glenelg Hopkins Catchment Management Authority (CMA) region. The CMA were a participating member of the Technical Reference Group convened by the State on the preparation of the EES. The CMA were involved in the preparation of the Surface Water and Groundwater Impact Assessment and matters relating to the proposed temporary quarry. The Project is consistent with the provisions of this clause.
14.02-2S Water quality	A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES and within the Surface Water and Groundwater Impact Assessment, Water Technology. This assessment for surface water concluded that: • *Construction and operation of the project has the potential to impact surface water systems and supporting environmental values through distinct impact pathways, which may result in lowering of the watercourse crossings, reduced water quality and altered flows;* • *assuming detailed designs have been completed in accordance with best practice guidelines and in consultation with relevant authorities the residual effects of watercourse crossings and to a lesser extent reduced water quality from construction works were assessed to be localised and temporary.* The assessment concluded for groundwater that: • *Construction and operation of the project has the potential to impact groundwater and supporting environmental values in the water table aquifer;* • *Management measures have been proposed for the construction, operational and decommissioning phases of the project to further manage potential groundwater impacts. Any proposed dewatering activities are to be captured in a Water Management Plan. With the implementation of these measures, the impacts to groundwater users and groundwater quality are considered to be very low to low.* (Surface water and Groundwater Impact Assessment, Water Technology, 2025, p207). The Project is consistent with the provisions of this clause.

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Clause 14.03 – Earth and Energy Resources	
14.03-1S Resource exploration and extraction	The Project proposes to construct a temporary onsite quarry to source commercial crushed rock suitable for the construction of the Project's hardstand areas and access tracks. The use of an onsite quarry will minimise traffic management impacts and exploit an onsite resource which will be remediated following completion of construction. The Project is consistent with the provisions of this clause.
Clause 15 – Built Environment and Heritage	
15.01-6S Design for rural areas Objective To ensure development respects valued areas of rural character.	The built form of turbines on the landscape has been assessed within the technical specialist report. The height and form of turbines will result in a visual presence in the landscape. Views from sensitive receptors such as dwellings and public viewpoints are assessed in detail by the technical assessment including recommended management responses. Such management responses may require the addition of new plantings in sensitive receptor locations with visual impact to mitigate the impact of turbines and infrastructure. The Landscape and Visual Impact Assessment concludes that: *It is inevitable that the placement of large scale wind turbines in a rural landscape will alter the existing landscape character of the area to some degree. The Project is located in an area that is highly modified and consists of typically rural, pastoral land with isolated patches of scattered and dense vegetation.* *It is undeniable the proposed wind farm would become a feature of the visual landscape however, it is likely the broader character of area which is highly modified due to the agricultural land use, will remain intact. (Landscape and Visual Impact Assessment, Moir, 2025, p85).*
15.03-1S Heritage conservation	The Project gives effect to this policy objective by committing to avoid and protect the heritage sites within the Project site to ensure the continued preservation of these places of heritage significance. The Project is consistent with the provisions of this clause.
15.03-2S Aboriginal cultural heritage	The preparation of a Cultural Heritage Management Plan is currently under preparation and will inform the preparation of the EES and Project layout. A desktop assessment identified 112 registered Aboriginal places in the Project site which will require further investigation within the CHMP and design response as required. The Project is consistent with the provisions of this clause.

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Clause 17 – Economic Development	
17.01-1S Diversified economy	The Project gives effect to this policy objective. The Project will provide a diversification of the rural economy and provide additional revenue streams for farmers. The Project will see the creation of employment opportunities within the local area during the construction phase.
17.01-1R Diversified economy - Great South Coast	The Project gives effect to this policy objective. The Project will provide a diversification of the rural economy and provide additional revenue streams for farmers. The Project will see the creation of employment opportunities within the local and regional area during the construction phase. The Social and Economic Impact Assessment states: *Additionally, Moyne Shire is poised for future growth with an estimated $7 billion in renewable energy projects in development, as identified in the Shire's Economic Development Strategy (2019). This positions the LGA for long-term innovation and sustainability. (Social and Economic Impact Assessment, Umwelt, 2025, p55).* The Project is consistent with the provisions of this clause.
Clause 18 – Transport	
18.01-1S Land use and transport integration	Road transport access to the Project site during construction and decommissioning has the potential to temporarily adversely impact on local land uses. A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES. The Project is consistent with the provisions of this clause.
18.02-4S Roads	The Project proposes to facilitate an efficient and safe road network as part of the transport route to the Project site. To accommodate the Project, road maintenance and intersection upgrades will be required including: *Project traffic will require the upgrade of those sections of Hamiltons Lane, Keillors Road Immigrants Lane, Hexham-Ballangeich Road relied on by Project traffic. The Project would also upgrade single lane or narrow two-lane roads segments of Woolsthorpe-Hexham Road and Hexham-Ballangeich Road, north of Connewarren Lane.* *The above roads and other local roads within and around the Project area relied on by Project traffic would be maintained by the Project during the construction phase through appropriate traffic management plans and road maintenance agreements. (Transport Impact Assessment Report, Ratio, 2025, p96).*

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	All traffic related works associated with the Project will be carried out in accordance with the Traffic Management Plan and at the cost of the developer. A condition of a future planning permit will require the preparation of the management plan. A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES. The Project is consistent with the provisions of this clause.
18.02-7S Airports and airfields	The Aeronautical Impact Assessment states that there are two certified aerodromes within 30 nautical miles (NM) (56 km) of the Project located at Hamilton and Warrnambool. Uncertified aerodromes and airstrips include Cobden, Derrinallum, Camperdown, and two farm airstrips. The Aeronautical Impact Assessment concluded that the Project does not affect the Obstacle Limitation Surface (OLS) or the Procedures for Air Navigation Service – Aircraft Operations (PANS -OPS) protected airspace for Hamilton and does not affect the OLS for Warrnambool however, the 10nm Minimum Safe Altitude (MSA) will require a change from 2100 to 2300ft. The proponent has advised that they will be seeking an increase to the MSA to 2300ft. Furthermore, it concludes that the Project will not affect any of the uncertified aerodromes as they are considered sufficiently distant. A description of how the Project addresses this policy objective is found in technical specialist reports and chapters of the EES. The Project is consistent with the provisions of this clause.
Clause 19 – Infrastructure	
19.01-1S Energy supply Objective To facilitate appropriate development of energy supply infrastructure.	The Project gives effect to this policy objective. The Project will provide renewable energy for Victoria and will contribute to meeting Victoria's renewable energy commitments including: • Victoria's Renewable Energy Target of 40% by 2025 and 50% by 2030; • The recently proposed legislative updated targets of 65% by 2030 and 95% by 2035; • A long-term greenhouse gas emissions reduction target of net zero emissions by 2050; • The Australian Government's economy-wide target under the Paris Agreement to reduce greenhouse gas emissions by 26 to 28% below 2005 levels by 2030; • The proposed Southwest Renewable Energy Zone (REZ). This zone is one of six in Victoria identified by the Victorian Government as having the highest potential for renewable energy development in the State. The Project is consistent with the provisions of this clause.

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19.01-2S Renewable energy	The Project gives effect to this policy objective. The Project will provide renewable energy for Victoria and will contribute to meeting Victoria's renewable energy commitments including: • Victoria's Renewable Energy Target of 40% by 2025 and 50% by 2030; • The recently proposed legislative updated targets of 65% by 2030 and 95% by 2035; • A long-term greenhouse gas emissions reduction target of net zero emissions by 2050; • The Australian Government's economy-wide target under the Paris Agreement to reduce greenhouse gas emissions by 26 to 28% below 2005 levels by 2030; • The Southwest Renewable Energy Zone (REZ). This zone is one of six in Victoria identified by the Victorian Government as having the highest potential for renewable energy development in the state. The Project is consistent with the provisions of this clause.
19.01-2R Renewable energy - Great South Coast	This Clause outlines the strategy: *Plan for and sustainably manage the cumulative impacts of alternative energy development.* The assessment of the cumulative impacts of the Project is assessed in Table 24 of this land use and planning assessment. The Project is consistent with the provisions of this clause.

7.1.3 Municipal Planning Strategy Assessment

The relevant strategic directions of the Municipal Planning Strategy relating to the assessment of the Project are outlined as follows:

Table 12: Municipal Planning Strategy Assessment

Clause	Relevant Strategic Directions	Assessment
Clause 02.03-1 Settlement	• Direct growth to settlements in accordance with their role and function specified in the Moyne Shire settlement hierarchy at Table 1.	The Project gives effect to this strategic direction. The Project offers employment and income opportunities to communities within the northern part of the Shire. The injection of economic support to this community will assist with investment into settlements and agricultural activities and potentially reduce the loss of young people in search of employment opportunities.
Clause 02.03-2 Environmental and landscape values	• Protect areas of remnant native vegetation, particularly along roadsides and on freehold land, recognising the ecological and economic value. • Protect and enhance land that supports ecological communities hosting native flora and fauna. • Promote greater revegetation and the management of pest plants and animals to address areas of degraded land.	The Project gives effect to this strategic direction. The Project has been designed with consideration of protecting flora, fauna native vegetation, wetlands and waterways. Furthermore, the economic benefits brought by the Project will enable landowners the opportunity to invest in land management techniques. A Flora and Fauna Assessment has been prepared to inform Project design and development with consideration of identified biodiversity values. The assessment has informed the layout of the Project to protect existing biodiversity values through design Project's iterations. Measures have included avoidance of biodiversity values, including breeding and high-quality aquatic and terrestrial habitat. Where avoidance has not been possible, biodiversity values have been minimised.
Clause 02.03-3 Environmental risks and amenity	• Ensure land use and development responds to fire risk • Minimise the potential for damage and risks to public safety and property from flooding. • Protect areas prone to erosion and landslip by minimising land disturbance and vegetation loss.	The Project gives effect to this strategic direction. The Project has been designed with regard to the Country Fire Authority (CFA) Design Guidelines and Model Requirements: Renewable Energy Facilities 2025 and is supported by a Risk Management Plan and Fire Safety Study. The Risk Management Plan concludes that: *The assessment of risk for the proposed Hexham Wind Energy Facility and BESS has identified that this development can occur safely providing the requirements outlined within this RMP are implemented.*

	• Ensure development does not contribute to the exposure of acid sulphate soils.	*This report acknowledges the existing bushfire risk in the surrounding landscape, and it has demonstrated how the design will reduce the potential for bushfire to either enter or leave the property. (Risk Management Plan, Fire Risk Consultants, 2025, p60)* A Surface Water and Groundwater Assessment, Soil and Landform Assessment, Environmental Noise & Vibration Assessment, Air Quality Impact Assessment Shadow Flicker Assessment and Landscape and Visual Impact Assessment have been prepared to identify and mitigate flood, surface water, groundwater, erosion and landslip, shadow flicker, noise and vibration, and air quality impact risks and protect natural and physical resources.
Clause 02.03-4 Natural resource management	• Encourage sustainable farming practices to protect water supply, manage salinity and pests, and maintain the long-term viability of agriculture in the Shire. • Protect the natural and physical resources upon which agricultural industries rely. • Prevent land use conflicts between agricultural uses and sensitive uses. • Limit the use of productive agricultural land for non-productive agricultural purposes. • Support the extraction of basalt, sand, limestone and scoria in appropriate locations.	The Project gives effect to this strategic direction. The Project has been sited directly adjacent to existing transmission infrastructure to avoid additional construction of infrastructure and avoid land use compatibility matters. The Project will not impact on the viability or productivity of existing agricultural land uses. The introduction of the Project will diversify the land use and provide an additional revenue stream to agricultural landowners and Council via additional rate revenue. Following the completion of construction approximately 1-3% of land within the Project site will be required for infrastructure with the remaining land left to continue agricultural activities. The land uses are considered compatible. The Project has prepared a Draft Quarry Work Plan which has been submitted to Earth Resources Regulation for the development of the temporary on-site quarry and Work Authority area to provide basalt resource for the construction of the Project. The draft quarry work plan including a detailed risk assessment, risk treatment plan and rehabilitation plan is provided. No native vegetation is proposed to be impacted. The temporary quarry offers direct access to an onsite resource in an appropriate location.
Clause 02.03-5 Built Environment and heritage	• Retain the openness of the rural landscape between townships by limiting development. • Provide for the reasonable sharing of views of significant landscape features, including views of the ocean, coastal shoreline, estuaries, wetlands and notable cultural features.	The Project gives effect to this strategic direction. A Landscape and Visual Impact Assessment has been prepared. Although the landscape is predominantly flat and cleared, landscape features which form a part of the existing landscape character would assist in reducing the potential for viewing the Project. These include large areas of roadside vegetation, windbreak planting and riparian vegetation associated with creek lines. The assessment found the Project could be undertaken whilst maintaining the key visual features of the landscape.

	• Protect and enhance Aboriginal cultural heritage sites and significant cultural landscapes, including the World Heritage listed Budj Bim Cultural Landscape and Tower Hill. • Ensure that commercial signs are located away from entrances and exits to townships.	Following the completion of construction, approximate 1-3% of land within the Project site will be required for infrastructure with the remaining land left to continue agricultural activities and rural openness. A Historic Heritage Assessment prepared for the Project concludes that it is not expected to impact any registered historic heritage places and the risk to harming unknown historic heritage or archaeological sites is negligible. The preparation of a Cultural Heritage Management Plan is currently under preparation in consultation with the Registered Aboriginal Party and will inform the preparation of the EES and Project layout. A desktop assessment identified 112 registered Aboriginal places (including mounds, artefacts scatters and soil deposits) in the Project site which will require further investigation within the CHMP and design response as required. The Aboriginal Cultural Heritage Impact Assessment found: *The standard and complex assessment has shown that the disturbance footprint is only likely to impact stone artefact sites with low numbers and densities of stone artefacts.* *These stone artefact sites are considered to have low scientific (archaeological) significance. It is considered unlikely that large high density stone artefact sites will be impacted by the project.* *Mounds are unlikely to be impacted by the project. No mounds were found during the standard and complex assessment. If mounds are encountered during construction, these mounds will likely be highly degraded with mound materials dispersed by ploughing from historic landuse. These mounds are considered to have low scientific (archaeological significance. It is considered highly unlikely that relatively undisturbed and intact mounds are present in the disturbance footprint.* *No culturally modified (ie scar) trees were identified. No other site types are found in the activity area or are considered likely to be present (eg, human burials / remains; shell middens, quarries, stone arrangements, rock art, grinding grooves, etc). (aboriginal Cultural Heritage Impact Assessment, Tardis Archaeology, 2025, p159).* Intangible Aboriginal cultural heritage values have been identified in consultation with EMAC and include the Wedge Tailed Eagle, the Southern Bent Wing Bat and culturally significant flora, hydrology and ephemeral wetlands. The Project has developed a mitigation approach to intangible values with EMAC also developing potential ongoing management of intangible values for wind projects. An additional complex assessment is anticipated with intangible heritage to be managed in consultation with EMAC.

		The Planning Permit Application will detail the location of required signage associated with the Project and ensure that signage is located away from entrances and exits of townships.
Clause 02.03-6 Housing	• Encourage population growth within all areas of the Shire. • Direct rural living development to areas already zoned for this purpose within and on the periphery of existing settlements to enable access to available community facilities and physical infrastructure. • Discourage rural residential development in areas of agricultural, cultural heritage, environmental or landscape value.	The Project gives effect to this strategic direction. The Project does not propose the construction of housing and has been designed to avoid impacting existing or future planned residential zoned land.
Clause 02.03-7 Economic development	• Promote agriculture as the primary industry of the economy. • Protect agricultural land from non-productive use and development. • Ensure that the use and development of land does not prejudice agricultural industries or the productive capacity of the land. • Protect and promote the dairy industry to ensure its long term growth. • Support the growth, diversification and value-adding of primary industry, including agriculture, aquaculture and agroforestry, and processing of agricultural products grown within the municipality or harvested offshore.	The Project gives effect to this strategic direction. Clause 2.03-7 states: *Agriculture is the most important sector of the local and regional economy and a major source of local employment. The Shire is within Australia's largest dairy production region that contributes around a quarter of the nation's milk production.* *The Western Victoria Livestock Exchange at Mortlake has a key role in supporting the regional agricultural sector.* *There are opportunities for economic diversification through the development of aquaculture, horticulture and intensive agricultural enterprises, and agriculturally linked value adding industries. Value adding onsite or closer to the source of the product provide opportunities to expand the local economy.* *The preservation of agricultural land in large holdings is necessary to maintain the economy of the Shire, including the service and processing industries that support agriculture.* The Project will not impact on the overall viability or productivity of existing agricultural land uses. The introduction of the Project will diversify the land use and provide an additional revenue stream to agricultural landowners and Council via additional property rates. The

	• Encourage enterprises that add value to primary production at or near the source, in appropriate locations.	Project will provide an annual non-drought dependent income for the lease of the land over the life of the Project which enables greater capital investment impacting positively on overall agricultural productivity. The Project will create jobs and support the local rural economy particularly during construction. Furthermore, the Economic Impact Assessment found: *The economic impacts of construction phase expenditure are estimated to peak at $162.0 million in annual total output, $31.6 million in GRP, and 360 direct FTE jobs. During the operational phase, the average annual output impact is estimated at $15.7 million, $1.8 million in GRP, and 26.8 direct FTE jobs. Further agricultural impact analysis of the potential price impacts and job "crowding" out of the investment indicates no expected price or labour market impacts on the agricultural sector in the region. (Economic Impact Assessment, Geografia, 2025, p 8).*
Clause 02.03-8 Transport	• Ensure that use and development does not prejudice the levels of service, safety and amenity of the transport network.	The Project gives effect to this strategic direction. Direct vehicle access from the Hamilton Highway for the delivery and removal of infrastructure components to the Project site offers significant access benefit. The Traffic Impact Assessment found that: *At the time of peak construction activity, external Project traffic will add a maximum of between 1,070-1,740 vehicle movements per day across the external road network, subject to the level of on-site materials sourcing;* *Highest increases in traffic volumes will be along Woolsthorpe – Hexham Road, with the Project generating in the order of 600-750 vehicle movements per day, subject to the level of on-site materials sourcing. Volume increases on other roads will be less. (Transport Impact Assessment Report, Ratio, 2025, p96)* To accommodate the Project, road maintenance and intersection upgrades will be required including: *Project traffic will require the upgrade of those sections of Hamiltons Lane, Keillors Road Immigrants Lane, Hexham-Ballangeich Road relied on by Project traffic. The Project would also upgrade single lane or narrow two-lane roads segments of Woolsthorpe-Hexham Road and Hexham-Ballangeich Road, north of Connewarren Lane.*
Clause 02.03-9 Infrastructure	• Provide infrastructure and services to meet the needs of the community. • Provide clear and consistent guidelines for the planning, design and construction of infrastructure. • Provide timely, efficient, cost-effective and sustainable development infrastructure that meets the needs of the community.	

		The above roads and other local roads within and around the Project area relied on by Project traffic would be maintained by the Project during the construction phase through appropriate traffic management plans and road maintenance agreements. (Transport Impact Assessment Report, Ratio, 2025, p96). All traffic related works associated with the Project will be carried out in accordance with the Traffic Management Plan and at the cost of the developer. A condition of a future planning permit will require the preparation of the management plan.

7.2 Land Use

Council articulates is municipal vision in Clause 2.02 of the Planning Scheme, stating:

> *The people of Moyne embrace the region's extraordinary cultural and ecological country. Our fertile volcanic plains and pristine coast are the pride of Victoria's southwest. From coast to country, our connected and vibrant communities are active stewards, working meaningfully towards the protection and advancement of environment, history, social and economic vitality for present and future generations.*

In supporting the municipal vision, Council has adopted a number of priority aspirations which are relevant to this assessment:

- *Be supported to live off the grid and have access to renewable energy benefits through local partnerships and an increased uptake of sustainable practices locally.*
- *Set the standard for sustainable farming practices.*
- *Actively reduce our carbon emissions and support the regeneration of land.*

The Project supports and protects the agricultural base of the Council and adds value and diversification the existing land uses. The Project will offer employment opportunities during construction and decommissioning and proposes a community benefit scheme to increase economic and social wealth in the municipality.

The Project is consistent with the Moyne Strategic Framework Plan which designates the location for agriculture – Protect productive agricultural land and promote agriculture as the primary industry of the Shire's economy.

The following figure outlines the Moyne Strategic Framework Plan which is to be read in conjunction with the strategic directions in Clause 2.03.

Figure 9: Moyne Strategic Framework Plan (Source: Clause 2.04 Moyne Planning Scheme)

7.3 Compliance with the Moyne Planning Scheme

Table 13: Compliance with the Moyne Planning Scheme

Clause	Response
Farming Zone	The Project is consistent with the objectives of the Farming Zone to provide for the use of land for agriculture and to ensure non-agricultural uses do not adversely affect the use of land for agriculture. The Project will enable the ongoing function and use of the land for agriculture by: • Providing diversification of the local agricultural economy and supporting the agricultural production of the land; • Assisting in the capacity of the site to sustain ongoing agricultural use through the diversification of income streams and providing resilience to productivity impacts such as environmental and/or climatic factors; • The Projects footprint will occupy 1-3% of the Project site enabling agricultural uses to continue to operate.
Transport Zone	The use of the principal road network for the transportation of Project infrastructure is consistent with the purposes of the Transport Zone. Alterations and vehicle access points on the Hamilton Highway and the Warrnambool – Caramut Road located within the Transport 2 Zone will be required to obtain planning consent and the consent from Department of Transport and Planning.
Heritage Overlay	The Project proposes to avoid impact on heritage sites within the Project site. Tardis Archaeology have undertaken a Historical Heritage Impact Assessment, which found: *Based on the infrastructure layout assessed in the background assessment, the proposed Hexham Wind Farm is not expected to harm or otherwise impact any of the known historic heritage places because none of the infrastructure is near any of these places. Any future change in the infrastructure layout will need to consider the location of the registered historic heritage places and avoid them. Furthermore, it is anticipated that additional fieldwork assessment will be conducted when the infrastructure layout is updated. This fieldwork will also inform the infrastructure layout and avoid impact to known historic heritage. Prior to the additional fieldwork the survey provision of the Heritage Act 2017 (amended February 2024) will apply and a Notice of Intent form and survey report will be required (Section 126A). (Historic Heritage Impact Assessment, Tardis, 2025, p97).* They further concluded that: 1. *One component of H1700 [Stone Mileposts] (Milepost B) is within the activity area and is located northeast of the intersection of Warrnambool-Caramut Road and Keillors Road.* 2. *There are no other registered historic places in the activity area.* 3. *There are three historic places within a 200m buffer of the activity area boundary comprising H0322 [Merrang Homestead], H1700 [Stone Mileposts] (Milepost C) and H1856 [Burchett Creek Bridge].* 4. *There is potential for historic heritage from different periods to be present, although historic heritage from the Squatting period is considered to be less likely to be present than from the Pastoral Estate, Land Selection and Soldier Settlement periods.* 5. *The majority of the activity area has not been subject to previous ground surface survey.*

Clause	Response
	6. *It is reasonably possible that historic archaeological sites are present in the activity area.* 7. *There is potential for the project to impact unknown historic archaeological sites. (Historical Heritage Impact Assessment, Tardis, 2025, p98).*
Extractive Industry and Extractive Industry Interest Areas - Clause 52.09	The quarry will be considered as part of the EES and as such a planning permit for the use and development is not required in accordance with Section 77T of the Mineral Resources (Sustainable Development) Act 1990. However, for the purposes of the EES land use assessment, a response to Clause 52.09 -4 (Decision Guidelines) is made to demonstrate consistency with matters addressed under the work plan for work authority.
Land Adjacent to the Principal Road Network – Clause 52.29	The Project is consistent with the purposes of the Clause. Following the submission of a planning permit application the submission is required to fully respond to the provisions of Clause.
Wind Energy Facility – Clause 52.32	The Project is consistent with the purposes of the Clause. Following the submission of a planning permit application the submission is required to fully respond to the provisions of Clause.
Post Boxes and Dry Stone Walls – Clause 52.33	The Project is consistent with the purposes of the Clause. Following the submission of a planning permit application the submission is required to fully respond to the provisions of Clause.

7.4 Compliance with Clause 52.09 – Extractive Industry and Extractive Industry Interest Areas

A temporary on-site quarry to service the construction of the Project does not require a planning permit as the quarry will be considered by the EES in accordance with Section 77T of the *Mineral Resources (Sustainable Development) Act 1990*. For the purposes of the EES land use and planning assessment, the following response to Clause 52.09-4 Decision Guidelines has been undertaken.

Section 77G of the *Mineral Resources (Sustainable Development) Act 1990* requires an application for an authority (Work Authority) to be accompanied by an approved work plan required before an authority can be granted.

The proponent has submitted an initial proposal to Earth Resources Regulation for the development of the temporary on-site quarry and Work Authority area to provide basalt resource for the construction of the Project. The draft quarry work plan will be submitted as part of the EES documentation.

Table 14: Assessment of Clause 52.09-4

Decision Guidelines	Response
The effect of the proposed extractive industry on any native flora and fauna on and near the land.	The quarry and its area of extraction are located on cleared farming land which has been altered through generations of farming activities including cropping and grazing. No native vegetation will be impacted by the proposed quarry.
The impact of the proposed extractive industry on sites of cultural and historic significance, including any effects on Aboriginal places.	The results of the complex assessment found that: *No stone artefacts were found on the stony ridgeline / rise at the proposed quarry. This is likely due to the lack of strategic resources (eg permanent potable water) in the immediate vicinity. However, since stone artefacts can be found in any landform context, low numbers of stone artefacts may be found on stony ridgelines and rises in other parts of the activity area. (Aboriginal Cultural Heritage Impact Assessment, Tardis Archaeology, 2025, p159)* In terms of proposed design mitigations, the assessment found: *If any critical infrastructure is unable to be moved (eg, quarry & waterway crossings), CHMP Conditions can be formulated in consultation with EMAC to minimise or manage harm. This process will reduce any cumulative impact the project may have on tangible Aboriginal cultural heritage values. (Aboriginal Cultural Heritage Impact Assessment, Tardis Archaeology, 2025, p167)*
The effect of the proposed extractive industry on the natural and cultural landscape of the surrounding land and the locality generally.	
The ability of the proposed extractive industry to contain any emissions within the boundaries of the land in accordance with relevant legislation.	EPA Victoria recommends a minimum separation (buffer) distance of 500 m between quarries and sensitive sites/receptors in accordance with *EPA Guideline 1518: Recommended Separation Distances for Industrial Residual Air Emissions (2013).* The guideline is in consideration of air quality impacts (e.g. dust and odour) from industrial sites including quarries with blasting. There are no sensitive sites within 500 m of the proposed quarry.
The effect of vehicular traffic, noise, blasting, dust and vibration on the amenity of the surrounding area.	The following summarises the findings outlined within the Quarry Work Plan: **Traffic** All extractive industry related traffic and equipment will access the Work Authority from the private roading network within the landowner's property. There is no access from the Work Authority for quarry equipment or traffic directly onto public roads.

Decision Guidelines	Response
	Blasting The site will undertake blasting to extract the basalt. The site requires almost weekly blasting to meet the projected demands, and adopts standard drill and blast techniques, including a Blast Management Plan for each blast. All blasting activities are carried out by qualified personnel and no detonators, or explosive materials are stored onsite. The Blasting Contractor brings all necessary components on the day of the blast and after the blast removes all unused materials. Blasting is a highly regulated activity with very prescriptive legislation and regulations. A Blast Management Plan is developed and documented before, during and after each blast as per all relevant regulations. Blast Management Plans will be continually updated, based on monitoring results, to meet the requirements of the relevant regulations and any specific requirements of Earth Resources. The Blast Management Plan includes blast design, initiation sequence and the site-specific procedures for exclusion zones, notifying neighbours and any other protocols that are required, as well as any monitoring locations that are required. The site is well hidden and very remote from all sensitive sites. The closest residence, belonging the landowner, is 2200 m from the extraction area and is not anticipated to be aware of or impacted by any blasting. **Dust** The level and nature of activity for this quarry means that dust impacts can remain below prescribed limits at the closest receptor and the risks can be minimised, as far as reasonably practicable, with the implementation of standard industry control measures for the hazard. A dust monitoring program forms part of the sites dust management. **Noise** Due to the lank of any residences within 2000 m of the Work Authority or other sensitive receptors, a details Noise Impact Assessment specific to the quarry activities has not been conducted, with the Noise Treatment plan documenting the standard industry control. The Marshal Day Noise and Vibration report concludes impacts of overall noise from the quarry activities on sensitive receptors to be low. The level and nature of activity for this quarry means that noise impacts can remain below prescribed limits at the closest receptor and the risks can be minimised, as far as reasonably practicable, with the implementation of standard industry control measures for this hazard, A noise monitoring program forms part of the sites dust management. **Vibration** The Work Plan assessment found that the maximum potential ground vibration levels from the proposed quarry to be below relevant limits for infrastructure, and well below the Earth Resource Regulator human comfort limits that apply at sensitive sites.
The ability to rehabilitate the affected land to a form or for a use which is compatible with the natural systems or visual appearance of the surrounding area.	The land will be rehabilitated following the completion of the extraction of resources to service the construction of the Project. Ultimately, the end land use will convert back to its current land use being general farming suitable for livestock grazing and pasture.

Decision Guidelines	Response
The ability to rehabilitate the land so it can be used for a purpose or purposes beneficial to the community.	A Rehabilitation Plan for Extractive Industry Work Authority has been prepared which outlines overall rehabilitation objectives to leave the site in a manner that is: • Safe (is not likely to cause injury to members of the public) • Stable (is structurally, geotechnically and hydrogeologically sound); • Sustainable (is non polluting and aligns with the principles of the sustainable development, minimising as much as is feasible the potential long term degradation of the environment); and • in a form suitable to the landowners for the intended end land use, a combination of general farming and animal husbandry. This objective has been developed with the private landowner and generally consistent with broader community and local stakeholder expectation.
The effect of the proposed extractive industry on groundwater quality and the impact on any affected water uses.	The Groundwater and Surface Water Impact Assessment, (Water Technology) estimated the likely range of groundwater inflows to the quarry and the extent of groundwater drawdown and provided recommendations on the preferred groundwater management strategy. This assessment found that … *Groundwater levels range from 9.38 to 13.30 metres below ground level with groundwater elevations ranging from 127.32 to 129.99 m AHD. The data suggests a groundwater flow direction from the northwest to the southeast.* (Surface water and Groundwater Impact Assessment, Water Technology, 2025, p125). The rehabilitation of the quarry outlines that… *as the quarry progresses, each stage will be backfilled to at least 1 m above the water table which will prevent the ongoing loss of groundwater from the quarry pit that would occur if it remained open and below the water table. A retention basin is proposed to capture any surface water inflow. Any water captured in the retention basin will be lost through evaporation and seepage.* (Surface water and Groundwater Impact Assessment, Water Technology, 2025, p137). The assessment concluded that … *Some drawdown is expected around the temporary on-site quarry as quarrying progresses below the water table. One groundwater bore identified during a site survey is within the predicted quarry area. It is possible that an alternate water source will need to be provided to replace this bore depending on the reliance that the landowner has on this bore. All potential aquatic and terrestrial GDEs and wetlands are located outside of the predicted quarry drawdown extent. Some localised disturbance to stygofauna communities are possible during the 2-year quarrying period. It is noted that the Newer Volcanic Group basalts in which the quarry will be excavated are not considered highly conducive environments for stygofauna due to the relatively unfractured nature of the basalt and high clay content where the basalt is weathered.* *The duration of disturbance is predicted to be temporary and may last for several years. Once complete, the quarry will be backfilled to 1-metre above the seasonally high water table which will prevent ongoing evaporative losses from the quarry and promote groundwater level recovery.* (Surface water and Groundwater Impact Assessment, Water Technology, 2025, p207).
The impact of the proposed extractive industry on surface drainage and surface water quality.	The Groundwater and Surface Water Impact Assessment, Water Technology estimated the likely surface water contributions to the site and provided recommendations on the preferred surface water management strategy. The report assesses the quarry development influencing downstream water quality and hydrology and found the impacts to surface water are not anticipated and are very low.

Decision Guidelines	Response
	The likely impacts outlined that the: • quarry is located within the Mustons Creek catchment. • Quarry is not affected by the 1% AEP flood event. • With the implementation of measures into the design of the quarry, no impacts from quarry construction and operation are predicted to receiving waters within the Mustons Creek catchment. The report outlines that a Quarry Work Plan is required and will be implemented, it is required to include measures to manage and monitor surface water impacts in accordance with the Work Authority. These measures would include, but are not limited to: • Dam storage be properly designed by an appropriately qualified engineer and constructed to meet the relevant construction standards. • Weekly record of storage water levels should be kept throughout the operation of the quarry. • Management of surface water inflows through in-pit sump pumping during quarry operation
Any proposed provisions, conditions or requirements in a work plan that has received statutory endorsement under the *Mineral Resources (Sustainable Development) Act 1990*.	A draft quarry work plan will be submitted as part of the EES documentation.

7.5 Land Use – Project Site

The Project site includes approximately 16,000 ha of land within Moyne Shire Council.

The Project site consists of broad acre agricultural land holdings. The agricultural land use includes:

- Livestock production and associated grazing of cattle and sheep
- Cropping of grains and cereals.

Land within the Project site consists of 349 titles held by 14 host landowners. The pattern of subdivision provides for rural and agricultural allotments, ranging from 3 ha to 309 ha.

There are 14 host landowners within the Project site consisting of 42 dwellings, 37 of these are in current use and 5 are dilapidated dwellings not in use.

The land is highly altered from its original form due to the clearance of remnant native vegetation to enable agricultural land use operations. Little canopy vegetation is present in the landscape with the exception of trees located on road reservations and surrounding existing dwellings. There are some examples of vegetation planted for wind breaks.

The landscape is best described as flat to undulating and is planted with crops for consumption or to sustain stock such as cattle.

Built structures in the landscape are few with the majority constructed to accommodate agricultural families in dwellings and associated outbuildings for agricultural stock and machinery.

Service infrastructure such as roads and transmission lines are present in the landscape. The Hamilton Highway forms the northern boundary of the Project site, Woolsthorpe- Hexham and Hexham-Ballengeich Roads located to the east, Gordons Lane to the south and Warrnambool-Caramut Road to the west.

7.5.1 Wetlands and waterways

The Project site accommodates a variety of waterbodies and government mapped wetlands. Smaller creek and gullies include station Creek, Mustons Creek, Limestone Creek and Tea Tree Creek.

Details of the wetlands and watercourse are outlined within the Surface Water and Groundwater Impact Assessment.

The following Figures 10 and 11 provide the location of watercourses and wetlands across the site.

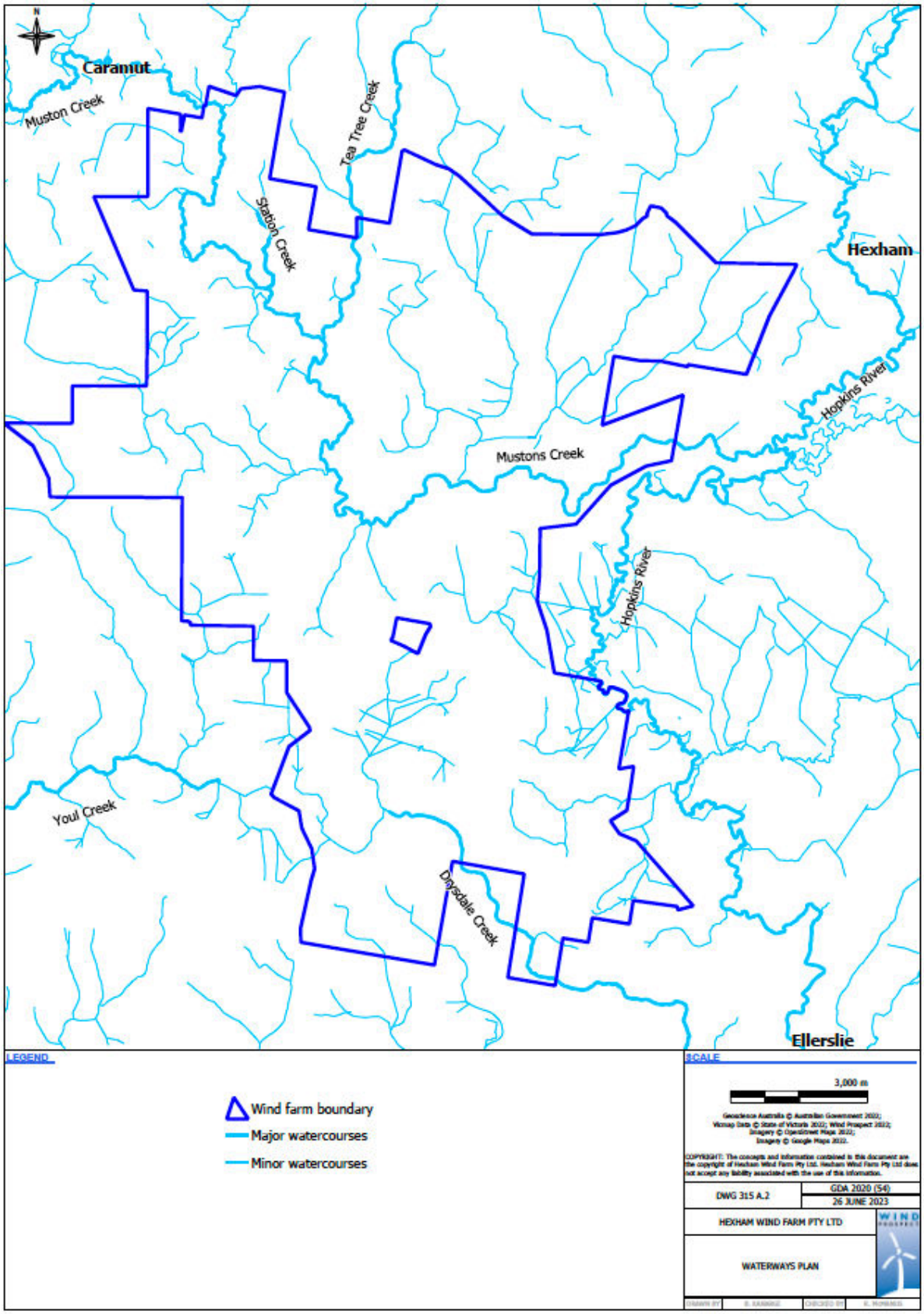

Figure 10: Watercourses (Source: Wind Prospect)

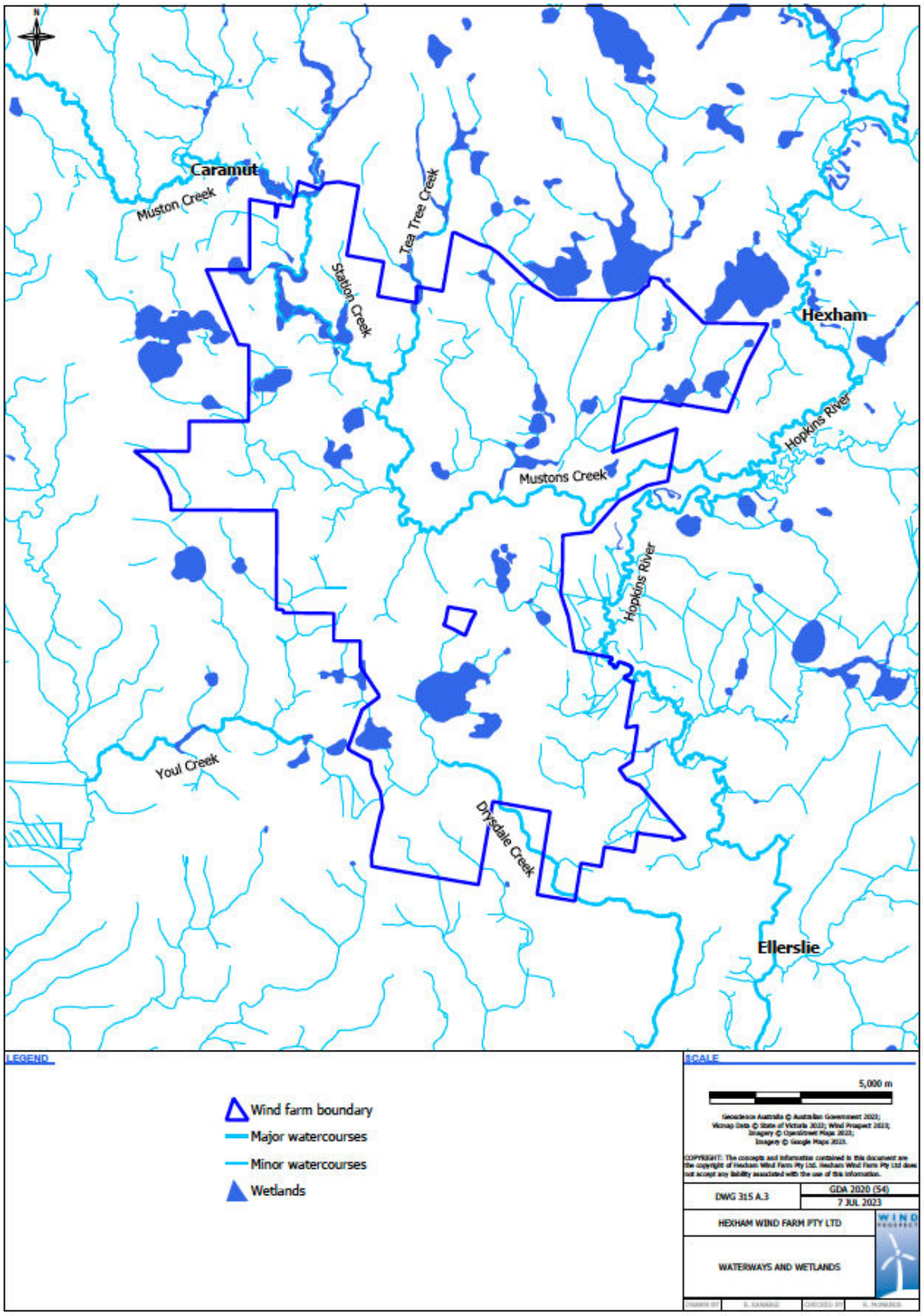

Figure 11: Wetlands (Source: Wind Prospect)

7.5.2 Transmission Line Easement

The 500 kV Moorabool – Heywood high voltage transmission line easement is located in the southern section of the Project site and traverses the site from east to west. 5.8 km of the 67.5 m wide transmission line infrastructure easement directly affect the Project site. The presence of the transmission infrastructure on the landscape is noticeable due to their scale, the absence of remaining mature vegetation and their location on the flatter contours of the land. It is noted that land contained within the easement is accessible to agricultural land use and does not restrict or conflict the operation of the dominant land use being agriculture.

7.6 Dwelling Land Use – Study Area

Within 2 km of the Project site the predominant land use of broad acre agricultural faming is consistent with the Project site except for two small towns of Hexham and Caramut.

There is a small area of land east of the Project site that accommodates land for timber plantation.

7.6.1 Dwelling proximity to Project site

In relation to dwellings in proximity to the Project site, these are low in number in comparison to the number of individual titles. This is representative of large agricultural holdings which consist of multiple titles. Noting that dwellings located on these titles are usually utilised by people farming the land.

The following figures breakdown the number and location of dwellings and titles within the study area.

Table 15: Number of dwellings

Distance of Dwellings to Project site (km)	Host Dwellings	Non-host Dwellings	Total Dwellings
Project site (within)	37 in use and 5 dilapidated not in use	0	37 in use and 5 dilapidated not in use
0-1	3	55	58
1-2	1	81	82

Source: Wind Prospect

Table 16: Number of land titles

Location in relation to Project site	Number of titles
Project site (within)	349
0-1 km	357
1-2 km	465

Source: Wind Prospect

7.6.2 Dwelling proximity to indicative WTG layout

The indicative layout of WTGs and their proximity to the location of dwellings is shown in figure 12 and 13 and described in table 17.

Many of the WTGs are located central to the Project site providing a measurable distance within the Project site. WTGs have been setback from locations with concentrated dwellings such as the townships of Hexham and Caramut.

At the announcement of the Project launch in March 2019, the proponent made a commitment to locate WTGs no closer than 1,500 m to existing non-host dwellings. Following this commitment, two new dwellings were constructed within the 1,,500 m buffer. The new dwellings are identified as dwellings reference D622 and D620 in figure 12 and are located 1,040m and 1,058m respectively from the nearest WTG and adjacent to the title boundary of land within the Project site.

Both new dwellings were constructed off-site and transported to the land following the public announcement of the Project's WTG layout. New dwelling D620 was located on-site between the period of April - May 2020 and D622 was located on-site between the period of March – April 2021. It is noted that at the time of the location of the dwellings on-site, no permit was required for the use of the land for a dwelling or rural worker accommodation (subject to the conditions of cl 53.07-1) by the provisions of the Farming Zone. It is not known when, or if, the use of the dwellings has commenced.

On 13 October 2021, Amendment VC212 was gazetted by the Minister for Planning amending the provisions of the Farming Zone to require a planning permit for the *use of the land for dwellings and rural worker accommodation within 1 km from the nearest title boundary of land subject to 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 Environment Effects Act 1978.*

If construction or use commenced following 13 October 2021, the location of the new dwellings would trigger the requirement for a planning permit as both dwellings are located within 1 km of the nearest title boundary of land subject to the Project. Furthermore, it is questionable whether a permit would be granted for the dwellings in these locations, and if each dwelling could meet the requirements of clause 35.07-5 Application requirements for dwellings and clause 35.07-6 Decision guidelines, particularly *The potential for accommodation to be adversely affected by noise and shadow flicker impacts.*

Table 17: WTG distance to dwellings

Distance (m)	Host dwelling	Host dwelling (offsite)	Dilapidated dwelling (host)	Non-host dwelling	Total
0 –1,000	9	0	2	0	**11**
1,000 –1,500	18	0	3	2	**23**
1,500 – 2,000	7	0	0	18	**25**
2,000 – 2,500	0	3	0	18	**21**
2,500 – 3,000	2	1	0	11	**14**
3,000 – 3,500	1	1	0	10	**12**
3,500 – 4,000	0	0	0	6	**6**
4,000 – 4,500	0	0	0	25	**25**
4,500 – 5,000	0	0	0	80	**80**
Total	**37**	**5**	**5**	**170**	**217**

Source: Wind Prospect

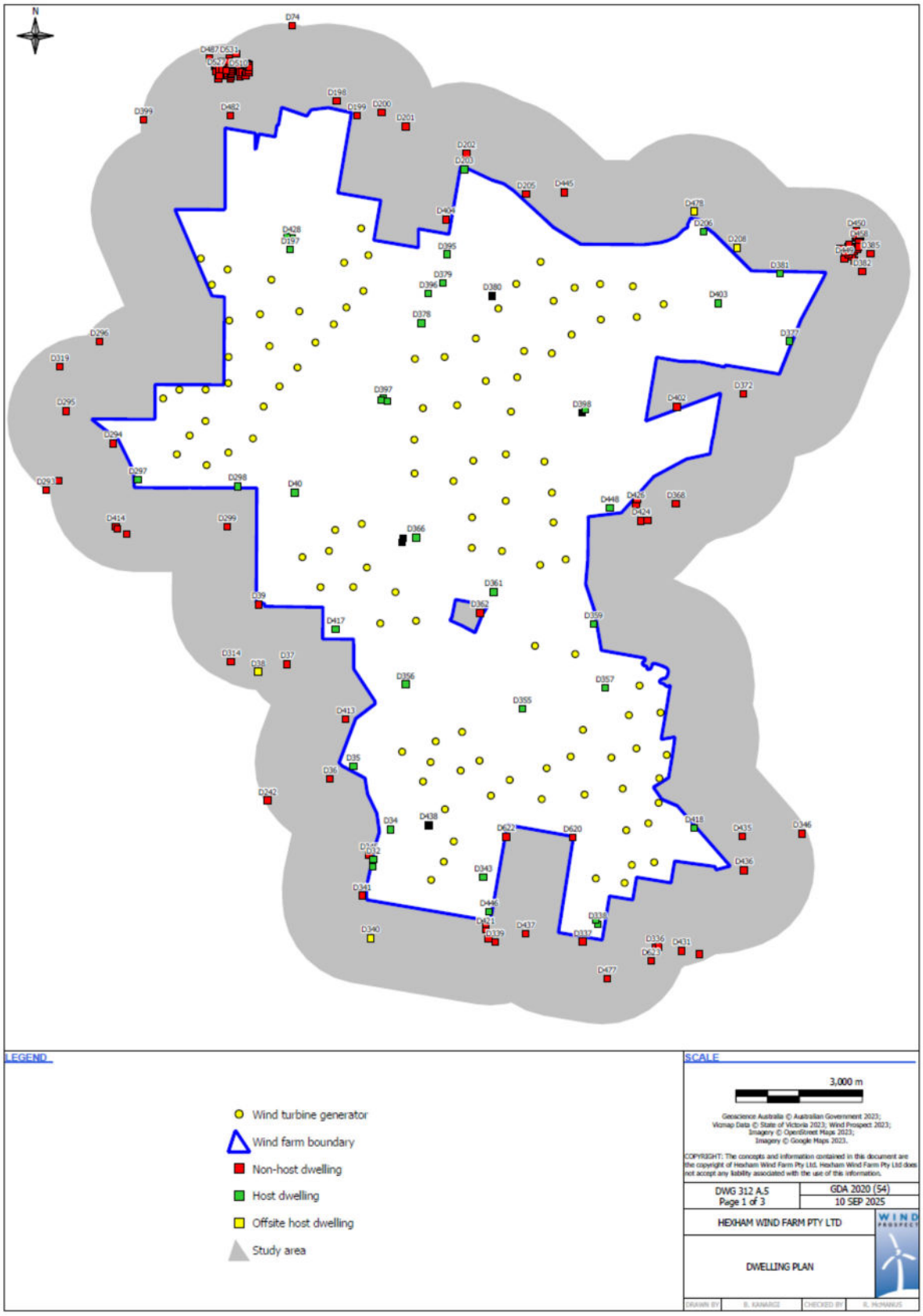

Figure 12: Location of dwellings within Study area (Source: Wind Prospect)

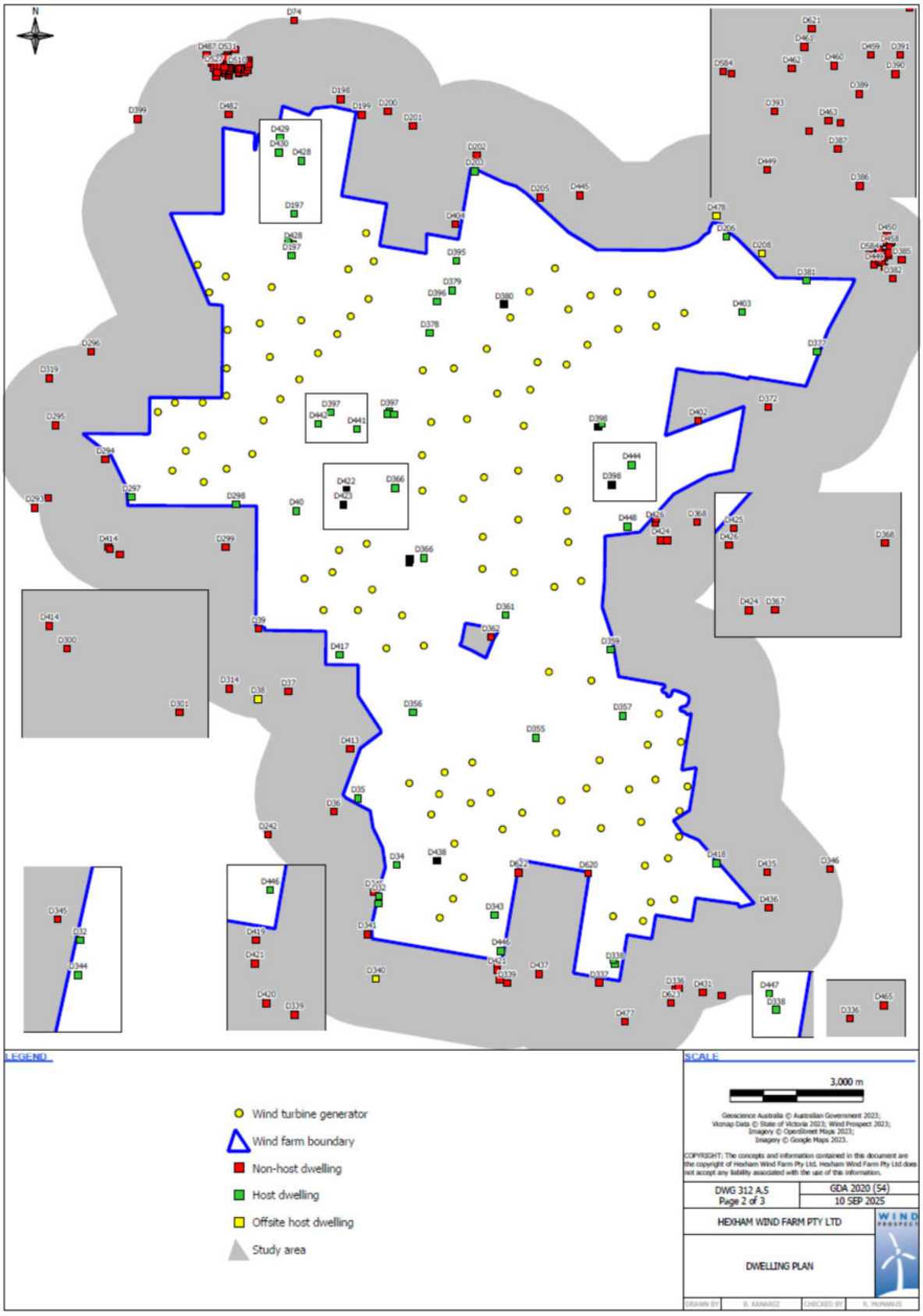

Figure 13: Detailed location of dwellings within Study area (Source: Wind Prospect)

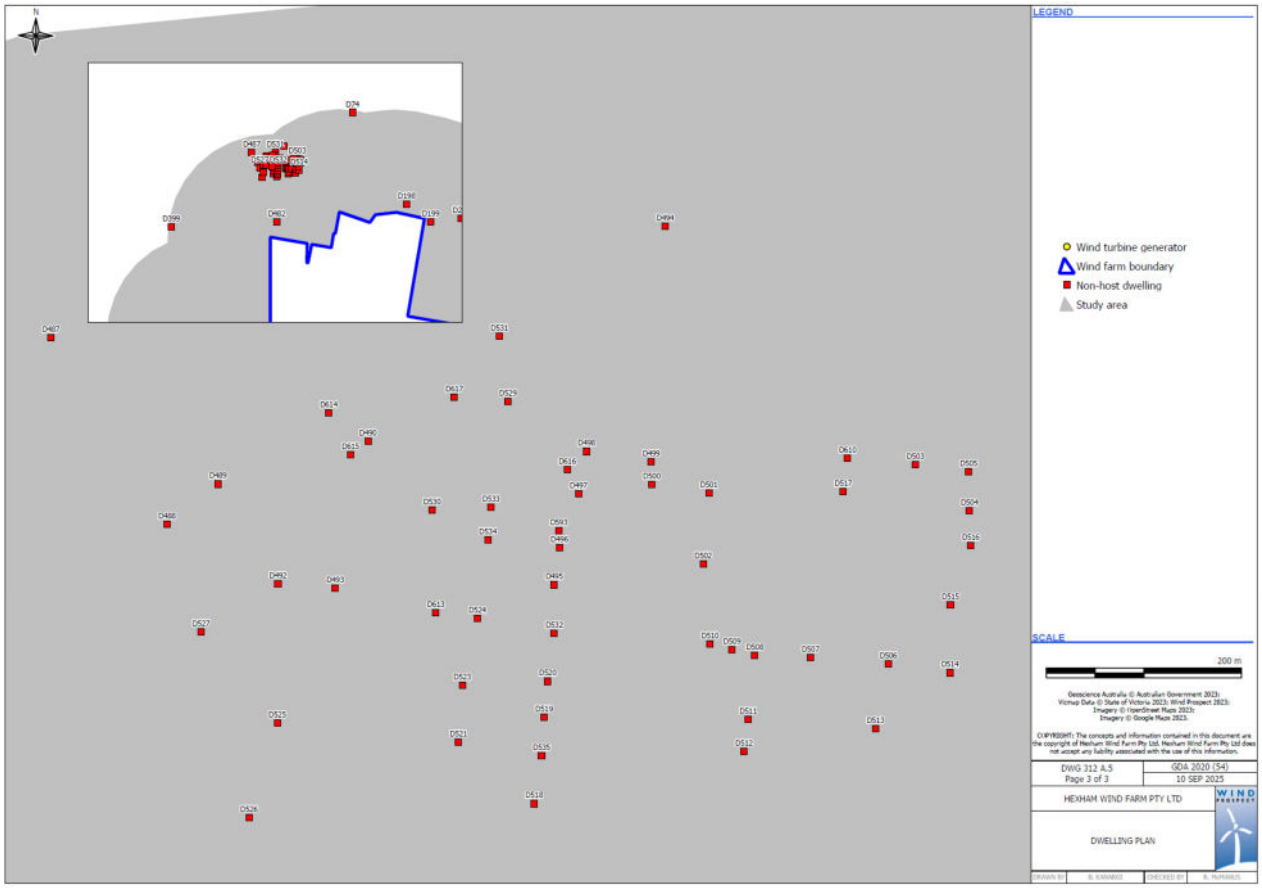

Figure 14: Dwellings Caramut township (Source: Wind Prospect)

7.6.3 Hexham Township

The 2021 Census, Australian Bureau of Statistics states that there are 130 people in the broader locality of Hexham. This locality includes the central Hexham township and the surrounding agricultural land.

The township is defined by the extent of the Township Zoned land outlined within the Planning Scheme. Within the township of Hexham are a handful of aging dwellings (approximately 22) located on urban-sized allotments. The structures and dwellings located within the township are associated with residential living. The former Temperance Hall in Roger Street is subject to a Heritage Overlay and does not appear to be in regular use.

The township is characterised by mature canopy trees and is surrounded by cleared agricultural land.

7.6.4 Caramut Township

The 2021 Census, Australian Bureau of Statistics states that there are 256 people in the broader locality of Caramut. This locality includes the central township and the surrounding agricultural land.

Within the township there are a small number of older dwellings (approximately 47) on urban-sized allotments. There are some services available, such as the hotel and café, unlike within the Hexham township. The majority of buildings and dwellings are associated with residential land use.

7.7 Land Use – Surrounding Area

Land use beyond the study area is consistent with the study area, with agricultural land use making up the majority of land use operations. The Moyne Council Plan states that:

- 37% of the municipality's workforce is employed in agriculture, forestry and fishing
- $680 million is output by agriculture, forestry and fishing industries.

The study area and its surrounds are located within the broader western Victorian agricultural belt. The Project is located a significant distance from neighbouring regional cities and towns identified within the Great South Coast Settlement Framework, including:

- The 'District' towns of Mortlake and Koroit; and
- The 'Regional city' of Warrnambool.

The distance to these regional cities and towns are outlined within Table 18.

Table 18: Distance from Project to regional cities and towns

Township Settlements	Distance from Project (km)
Mortlake	16
Koroit	46
Warrnambool	54

7.8 Land Use – Surrounding Area – Other Wind Energy Facilities

An assessment of neighbouring wind farms (proposed, under construction and operational) within 25 km of the Project was undertaken. The Project site is located within 25 km of 10 other Wind Energy Facilities of varying size and scale in various stages.

The following table outlines the wind farms within 25 km of the Project, their proximity to the Project site and current status.

Table 19: Surrounding Windfarms

Wind Farm	Distance from Project site (km)	Number of Turbines	MW	Status
Mortons Lane	12	13	19.5	Operational
Salt Creek	10	15	54	Operational
Dundonnell	24	80	336	Operational
Mortlake South	13	35	157.5	Operational
Macarthur	24	140	420	Operational
Hawkesdale	12	23	96.6	Operational
Woolsthorpe	15	20	72	Approved
Mt Fyans	5	81	400	Approved
Darlington	20	45	330	Proposed
Swansons Lake	20	39	39	Proposed

Source: Renewable Energy Projects Victoria, Department of Transport and Planning

11 wind farms including the Project are proposed to locate in this area.

The following Figure 15 details the location of surrounding windfarms in relation to the Project site.

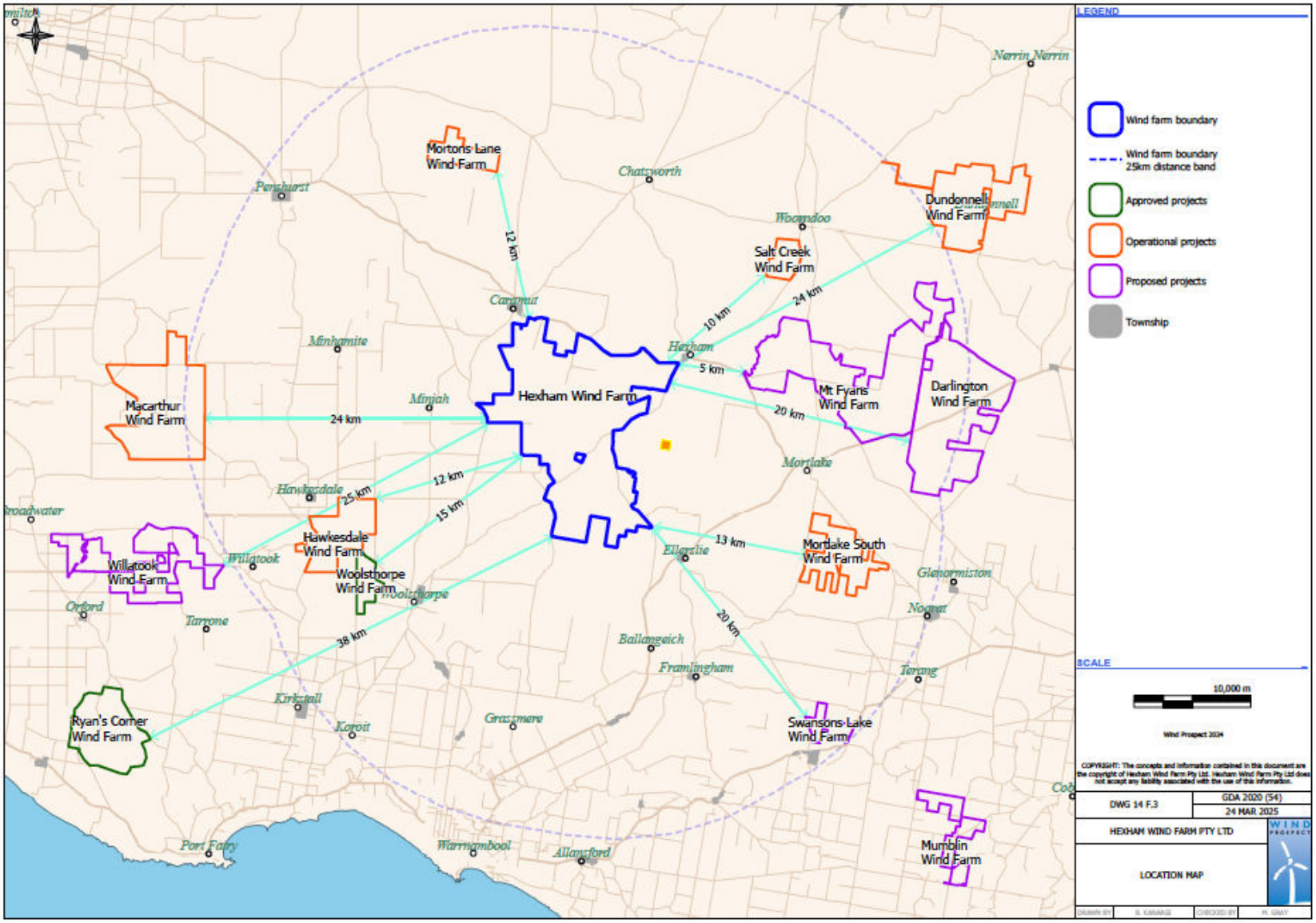

Figure 15: Location of surrounding wind farm Projects (Source: Wind Prospect)

8 Impact Assessment

This section outlines the potential impact pathways for land use and planning for the Project construction, operation and decommissioning.

The following significance criteria has been developed to evaluate the potential impacts of the Project on land use and planning. The significance criteria ratings have been utilised in the impact assessment summary table at Table 20.

Table 20: Significance Criteria

Rating	Criteria
Negligible	No measurable impact on land use; Or; Complies with all relevant legislative requirements and is consistent with relevant policy and guidelines.
Minor	Short term, reversible changes with localised impact or minor disruption to existing land use which can be managed; Or; Temporary limited access to properties but with no disruption to existing land use; Or; May have minor inconsistencies with local policy and guidelines.
Moderate	Moderate, permanent disruption to land use; Or; Moderate, permanent disruption to access to properties resulting in acquisition of up to 5 properties; Or; Result in significant inconsistencies with relevant local policy and guidelines.
High	Long term, significant changes or significant permanent disruption to land use (more than 5 properties); Or; Result in significant inconsistencies with relevant state policy and guidelines.
Severe	Irreversible, significant changes and significant permanent disruption to land use; Or; Can not comply with all relevant legislative requirements and conflicts with all relevant policy and guidelines.

8.1 Impact Pathways

The following table summarises the potential impact pathways identified for the assessment.

Table 21: Potential Impact Pathways

Land Use	Value	Potential Impact Pathway
Wind Energy Facility	Agricultural Land Use	Reduction of available land for agricultural land use (i.e. growing of crops and grazing of stock)
		Continuation or disruption of existing land use/ Land use compatibility impact
		Property access disruption impacting on existing land use operations
	Residential Land use of Existing Dwellings	Continuation or disruption of existing land use/ Land use compatibility impact
		Property access disruption impacting on existing land use operations
	Potential New Dwellings	Introduction of new dwellings or sensitive receivers in proximity to Project/ Land use compatibility impact
Temporary Quarry	Agricultural Land Use	Reduction of available land for agricultural land use (i.e. growing of crops and grazing of stock)
		Continuation or disruption of existing land use/ Land use compatibility impact
	Residential Land use of Existing Dwellings	Continuation or disruption of existing land use/ Land use compatibility impact

8.2 Cumulative Impact Pathways

The following table summarises the potential cumulative impact pathways identified for the assessment:

Table 22: Cumulative Impact Pathways

Land Use	Value	Impact Pathway
Wind Energy Facility	Agricultural Land Use	Cumulative reduction of available land for agricultural land use (i.e. growing of crops and grazing of stock)
		Continuation or disruption of existing land use/ Land use compatibility impact
		Property access disruption impacting on existing land use operations
	Residential land use of existing and new Dwellings	Continuation or disruption of existing land use/ Land use compatibility impact
		Property access disruption impacting on existing land use operations

8.3 Impact Assessment Summary

Table 23: Assessment of the potential impacts

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
Wind Energy Facility					
Agricultural Land Use	Reduction of available land for agricultural land use (i.e. growing of crops and grazing of stock).	Construction and decommissioning	The use of Construction Environmental Management Plans which define areas for construction, storage of materials and management techniques to minimise areas of impact. Consideration of the use of an Agricultural Management Plan, developed in consultation with landowners, outlining the specific land use operation of surrounding agricultural practices and management commitments during construction to reduce impacts on operations such as the sowing and harvesting of crops. The plan could also identify processes for movement of stock during construction to avoid adverse impacts on animal welfare.	The extent, magnitude and duration of impacts on agricultural land use is largely confined to the construction and decommissioning phase. Noting that these two phases are short in duration in comparison the Project's operation life of 25 years. Furthermore, the impact associated with a construction phase of 2 years will be lessened by the Projects staged construction whereby construction progressively moves across the Project site. The area of land required for the construction of the Project is currently estimated to be approximately 440 ha which equates to approximately 2.7 % of the Project site. The majority of land within the Project site will remain unaltered enabling the continuation of farming practices. The extent, magnitude and duration of the impacts will significantly reduce following the completion of construction and decommissioning phases.	**Minor**– Short-term temporary and reversable localised impacts will occur to areas larger than those required for the operation of the Project. Impacts can be managed via the requirements for a Construction Environmental Management Plan and Agricultural Management Plan.

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
		Operation	Land immediately surrounding permanent infrastructure can be utilised for agricultural purposes following the completion of construction. The operation of the Project will not restrict the continuation of cropping or grazing of the land.	During the operation of the Project the magnitude of the impact on agricultural land use will be negligible to surrounding land, however, will be moderate to the 1-3 % of the land which will be utilised for the Project's infrastructure. A small percentage of Project site land will not remain available for agricultural land use for the duration of the Project and therefore reduce a small proportion of land for agricultural yield. Noting that the current indicative design is estimated requiring 140 ha which equates to approximately 0.9 % of the Project site for operation infrastructure.	**Minor** – Localised impact on a small percentage of Project site.
	Continuation or disruption of existing land use/ Land use compatibility impact.	Operation		Agricultural cropping and grazing and wind energy land uses are considered to be compatible. The Project allows for the retention of farming land uses within the Project site with limited impact to the existing agricultural land use function. The agricultural land use is supported by diversifying the local rural economy from income from the Wind Energy Facility. There will be no ongoing restrictions to current agricultural land uses as a result of either WTGs or underground cabling. The Project will not require the imposition of agricultural land use buffers around infrastructure as both grazing and cropping will be able to continue alongside the Project.	**Negligible** – No measurable land use compatibly impacts.

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
	Property access disruption impacting on existing land use operations.	Construction and decommissioning	The use of Construction Environmental Management Plans which define areas for site access. Consideration of the use of an Agricultural Management Plan outlining the specific land use operation of surrounding agricultural practices and management commitments during construction/decommissioning to avoid and reduce impacts on operations and site access.	The Project has been designed to avoid impacting on vehicle and machinery access to land. Where disruptions to access to agricultural land cannot be avoided, they can be minimised via the use of management plans.	**Negligible** –Potential impacts can be avoided and managed via management plans.
Residential Land use of Existing Dwellings	Continuation or disruption of existing land use/ Land use compatibility impact.	Construction and decommissioning	Various management plans will ensure that matters such as traffic, dust, construction and environmental management minimise impacts on residential land use.	The predominant use of the land within and surrounding the Project site is agriculture with dwellings located on these titles to support the agricultural land use. Extensive areas of farming land uses surround rural dwellings assisting in providing a buffer from on-site construction and decommissioning of the Project. The potential for noise, dust, traffic and construction/decommissioning impacts will be managed in accordance with relevant legislative/policy and guidelines requirements.	**Negligible/Minor** – Potential for minor short-term and localised impacts to existing land use which can be managed. Complies with all relevant legislative requirements and is consistent with relevant policy and guidelines.

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
		Operation	Relevant technical assessment will ensure compliance with each discipline.	The use of existing dwellings during the Projects operation will not be impacted. The magnitude, extent and duration of the Project will not impact on the residential land use of dwellings during operation. Noting each expert technical assessment will assess their relevant field to determine the proximity and impact on existing dwellings and compliance against relevant regulations.	**Negligible** – No impact to residential land use of dwellings. Complies with all relevant legislative requirements and is consistent with relevant policy and guidelines.
	Property access disruption impacting on existing land use operations.	Construction and decommissioning	Traffic modelling and management via the technical assessment to investigate the extent and magnitude for the potential for this short-term access impact to dwellings.	The Project has been designed to avoid impacting on vehicle access to properties. During the short-term period of construction and decommissioning the Project has the potential to impact on vehicle access to dwellings. This is due to surrounding roads servicing an increased number of large and oversized construction vehicles resulting in changes in traffic management conditions. Traffic modelling and management via the technical assessment should investigate the extent and magnitude for the potential for this short-term impact.	**Minor** – Short-term, reversible changes with localised impact or minor disruption to existing land use which can be managed.
Potential New Dwellings	Introduction of new dwellings or sensitive receivers in proximity to Project/ Land use compatibility impact.	Construction, Operation and decommissioning	Monitor any new planning permit applications for dwellings within close proximity to the Project and make submissions to the Responsible Authority (Council) when required.	The proximity of new additional dwellings to turbines could raise significant impacts on the Project and the use of the dwelling due to compliance with requirements for noise, shadow flicker, Cl52.32 Wind Energy Facility and Cl25.07 Farming Zone of the VPP. Changes to the Farming Zone now require various forms of accommodation including dwellings to locate more than 1 km from the nearest title	**Potential for Moderate to Severe** – Potential for significant impacts on both Project and new dwellings. Has the potential to result in significant inconsistencies or an inability to comply with

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
				boundary of land subject to a Wind Energy Facility or require a planning permit. The permit process will enable the consideration of the impact of additional dwellings on the Project and include third party rights to VCAT. The extent and magnitude of the impact on both the Project and a new dwelling could be high/severe with the potential to prohibit the operation of a WTG if compliance with technical requirements cannot be achieved. Depending on the location of a new dwelling, the impacts could be managed via a planning permit application process.	relevant state and local policy and guidelines. Could potentially be managed via planning permit process.
Temporary Quarry					
Agricultural Land Use	Reduction of available land for agricultural land use (i.e. growing of crops and grazing of stock).	Construction	Remediation of the quarry will include filling the extraction area with water for a farm irrigation dam. The remaining area will be returned to pasture. The work plan will require management measures to remediate the land following completion of extraction.	A small parcel of land (61.7 ha) will temporarily change land use for a period of approximately 2 years to accommodate a temporary onsite quarry. The extraction area will be 21.5 ha in area with a total area of disturbance of 38.8ha. The loss of a small parcel of land for the purposes of extracting materials in the use of the Project will not result in the loss of a significant area of agricultural land. The short-term duration of the quarry's operation will only extend during the construction of the Project, and the magnitude and extent of disturbance will equate to approximately 21.5 ha for extraction and 38.8 ha total disturbance which will be remediated to service future agricultural operations.	**Minor** – Short-term, reversible changes with localised impact with minor disruption to existing land use which can be managed.

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
	Continuation or disruption of existing land use/ Land use compatibility impact.	Construction	Remediation of the quarry will include filling the extraction area with water for a farm irrigation dam. The remaining area will be returned to pasture. The work plan will require management measures to remediate the land following completion of extraction.	The duration of the impact of the quarry land on the agricultural land use will be limited due to its temporary timeframe. The extent of the impact will be short-term and managed via remediation following completion of the construction of the Project.	**Minor** – Short-term, reversible changes with localised impact with minor disruption to existing land use which can be managed.
Residential land use of Existing Dwellings	Continuation or disruption of existing land use/ Land use compatibility impact.	Construction	A full assessment of the impacts associated with the quarry has been undertaken in the technical assessment. Details of blasting in the use of extraction will be assessed by the expert assessment.	The closest dwelling to the quarry is 2,200 m to the east of the site and is owned by the landowner of the proposed quarry site land. The proximity of the land use to dwellings is generous and will assist in minimising impacts during the short operations of the quarry. The duration of the operation of approx. 2 years (proposed Project construction timeline) will further minimise the impacts of the quarry on dwellings especially in relation to the carriage of materials along local roads. The extent and magnitude of the quarry is considered to be small based on the quarry's small area of extraction and distance to dwellings. Technical assessment of the quarry's compliance with relevant regulations in relation to blasting, and extraction management will inform the extent of extraction impacts.	**Minor** – Short-term, reversible changes with localised impact with minor disruption to existing land use which can be managed.

Table 24: Summary of the potential cumulative impacts

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
Wind Energy Facility					
Agricultural Land Use	Cumulative reduction of available land for agricultural land use (i.e. growing of crops and grazing of stock).	Operation	Management measures outlined in construction and decommissioning management plans should ensure that land not impacted by infrastructure is maintained for agriculture.	The long-term reduction (for the life of the various projects) of agricultural land for Wind Energy Facilities is generally considered to between 1-3% of the land area of each project. This small percentage of land over multiple projects within a municipality the size of Moyne Shire will not result in a significant percentage of loss to the Shire's agricultural land. Furthermore, current agricultural operations of cropping and grazing can remain in operation during the life of the projects. The predominant land use of agricultural will remain and co-exist with each wind energy project.	**Minor** – A limited extent and magnitude of change over a long-term time frame which can ultimately revert to agricultural land following decommissioning.
		Construction	Management measures outlined in construction environmental management plans should address the construction of multiple projects simultaneously. Further consideration to the coordination between projects should be considered to minimise cumulative impacts during construction.	Larger areas of land beyond the Project's ultimate footprint will be required for the construction of the Project impacting on a greater, yet still small percentage, of agricultural land. The cumulative impact of construction is only relevant if multiple projects are under construction during the same time period. Given that 6 of the 11 projects are operational the cumulative construction impacts associated with these 6 projects is now irrelevant. The 2 approved projects together with the Project and possibly 2 other proposed projects could potentially see an overlap in construction. The likelihood of the potential simultaneous construction is unknown and therefore management plans should address this in the eventuation of multiple project construction. If multiple projects are constructed at the same time, the magnitude of impact will increase for what will remain a short-term period of time which can be managed and will ultimately be largely reversed.	**Negligible/Minor** – Magnitude of temporary impact is not expected to increase beyond what is expected from each individual projects consent. Cumulative impact of simultaneous construction will be short term and reversible and will require management. **Negligible** – If projects are not constructed simultaneously.

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
				The cumulative impact of the construction of projects simultaneously should impact on available agricultural land to the same degree as expected and outlined in each projects consent. The cumulative nature of impact over a simultaneous period, whilst may be concentrated, it is not expected to increase.	
		Decommissioning	Management measures outlined in decommissioning management plan should address a situation where multiple projects are decommissioning simultaneously. Management measures outlined in management plans should address the decommissioning of multiple projects simultaneously. Further consideration to the coordination between projects should be considered to minimise cumulative impacts during decommissioning.	Larger areas of land beyond the Project's ultimate footprint will be required for the decommissioning of the Project impacting on a greater, yet still small percentage, of agricultural land. The cumulative impact of decommissioning is only relevant if multiple projects are decommissioning at the same time. Simultaneous decommissioning will be short-term. Management measures should be taken to respond to a situation where multiple projects are decommissioning simultaneously. The cumulative impact of the decommissioning of projects simultaneously should impact on available agricultural land to the same degree as expected and outlined in each projects consent. The cumulative nature of impact over a simultaneous period, whilst may be concentrated, it is not expected to increase.	**Negligible/Minor**– Magnitude of temporary impact is not expected to increase beyond what is expected from each individual project consent. Cumulative impact will be short-term and reversible and will require management. **Negligible** – If projects are not decommissioned simultaneously.

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
	Continuation or disruption of existing land use/ Land use compatibility impact. Property access disruption impacting on existing land use operations.	Construction Decommissioning	Simultaneous phases will require management measures to be outlined within the construction environmental management plan and co-ordination to address a situation where multiple projects are constructing simultaneously.	The cumulative impact of construction and decommissioning of projects simultaneously should impact on agricultural land use and property access to that same degree as expected and outlined in each projects consent. The cumulative nature of impact over a simultaneous period whilst may be concentrated, it is not expected to increase.	**Negligible** – No measurable cumulative impact beyond the impact permitted by individual projects.
		Operation		The residential use of existing dwellings will remain unaltered during the operation of cumulative Wind Energy Facilities. Noting that compliance with technical disciplines and regulation such as noise and shadow flicker must be achieved. Multiple wind farms will not impact on the residential use of existing dwellings.	**Negligible** – No measurable cumulative impact beyond the impact permitted by individual projects.
Residential land use of existing Dwellings	Continuation or disruption of existing land use/ Land use compatibility impact. Property access disruption impacting on existing land use operations.	Operation		The residential use of existing dwellings will remain unaltered during the operation of cumulative Wind Energy Facilities. Noting that compliance with technical disciplines and regulation such as noise and shadow flicker must be achieved. Multiple wind farms will not impact on the residential use of existing dwellings.	**Negligible** – No measurable impact or change on the residential land use of existing dwellings.
		Construction	Management measures outlined in construction and decommissioning management plan should address a situation where multiple projects are	The cumulative impact is only relevant if multiple projects are under construction during the same time period. Given that 6 of the 11 projects are operational, the cumulative construction impacts of these 6 projects are now irrelevant.	**Negligible/Minor**– Magnitude of temporary impact will increase depending on the number of projects under

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification

			constructing simultaneously and if older projects are decommissioned at the time of the Projects construction.
			
			Further consideration to the co-ordination between projects should be considered to minimise cumulative impacts during construction within the management plans including the Traffic Management Plan.
				The one remaining approved project together with the Project and possibly 3 other proposed projects could potentially see an overlap in construction.
				
				The cumulative impact of the construction of projects simultaneously should impact to the same degree as expected and outlined in each projects consent. The cumulative nature of impact over a simultaneous period, whilst may be concentrated, it is not expected to increase.
				
				Given the large numbers of vehicle movements associated with the construction of Wind Energy Facilities, the construction of two or more projects at the same time will be noticeable on local road use. The extent of the magnitude of the cumulative impact on road infrastructure and traffic management is assessed by the Traffic Impact Assessment which found that the Woolsthorpe and Mortlake Energy Hub approved projects are anticipated to be completed by 2027 and would not overlay with the construction of the Project. Should applications in the permit process such as Willatook and Mt Fyans construction overlap with the Project, the assessment states:
				
				• Some potential crossover of light vehicle traffic (staff) may occur, but would be limited to arterial roads;
				• Some potential of materials haulage traffic, subject to the source locations for each project at the relevant time and subject to whether materials are being sourced on-site (noting the Willatook project has a proposed on-site quarry);
				  • Note that timing of crossover means that cumulative traffic would still remain less than peak Hexham-generated traffic stipulated in this report.
				  • Monitoring of roads by the Hexham project, when used by this project, will capture any change in road condition from all traffic including Mt Fyans and Willatook projects.
					construction simultaneously.
					
					Cumulative impact will be short-term and reversible and will require management.
					
					Negligible – If projects are not constructed simultaneously.

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
				• Possible crossover of OSOM movements, but noting these are coordinated through DTP and NHVR permits (Transport Impact Assessment, Ratio, 2025, P82). If multiple projects are constructed at the same time, the magnitude of impact will increase for what will remain a short-term period of time which can be managed and will ultimately be largely reversed. It is noted that the only operating wind farm in Victoria who has announced its decommissioning is the Codrington Wind Farm located west of Yambuk which was commission in 2001 and set to decommission in 2027. Codrington is located beyond the study area of within 25 km of the Project boundary and is not subject to this impact assessment. However, it is noted within the Traffic Impact Assessment, *in comparison to the construction period, the traffic generated during decommissioning of the site will be significantly less…*	

Value	Impact Pathway	Project Phase	Mitigation and management measures	Residual Impacts (considering magnitude, extent and duration)	Significance rating and justification
		Decommissioning	Management measures outlined in construction and decommissioning management plan should address a situation where multiple projects are decommissioning simultaneously. Further consideration to the co-ordination between projects should be considered to minimise cumulative impacts during this phase within the management plans including the Traffic Management Plan.	The cumulative impact of decommissioning is only relevant if multiple projects are decommissioning during the same time period. The cumulative impact of the decommissioning of projects simultaneously should impact to the same degree as expected and outlined in each projects consent. The cumulative nature of impact over a simultaneous period, whilst may be concentrated, it is not expected to increase. Given the large numbers of vehicle movements associated with the decommissioning of Wind Energy Facilities, the decommissioning of two or more projects at the same time will be noticeable on local road use. The extent of the magnitude of the cumulative impact on road infrastructure and traffic management is best assessed and determined by a traffic engineer. Noting that if multiple projects align it may impact on project timelines if multiple projects are accessing the same road infrastructure for the decommissioning of large and oversized components. If multiple projects are decommissioning at the same time, the magnitude of impact will increase for what will remain a short-term period of time which can be managed and will ultimately be largely reversed.	**Negligible/Minor**– Magnitude of impact will increase if multiple projects are decommissioning simultaneously. Cumulative impact will be short-term and reversible and will require management. **Negligible** – If projects are not decommissioned simultaneously.

9 Summary of Management Measures

Management measures for most impacts that relate to land use and planning are contained within the specialist EES chapters and will be summarised in the Environmental Management Framework.

It is noted that the significance rating of the impact pathways are found to be either negligible or minor with the exception of the introduction of new dwellings or sensitive receivers in proximity to the Project which was found to have the potential for moderate to severe impacts on both the Project and new dwellings. Therefore, with the exception of the later, the need for management measures resulting from the findings of the LUAP is considered to be low.

The following summary of management measures is outlined:

Table 25: Summary of Management Measures

Land use impact pathway	Project phase	Management measures
Reduction of available land for agricultural land use (i.e. growing of crops and grazing of stock) Property access disruption impacting on existing agricultural and residential land use operations.	Construction	**Construction Environmental Management Plan** Prior to the commencement of construction, a Construction Environmental Management Plan will be prepared to minimise, manage and monitor environmental impacts associated with construction activities. The Construction Environmental Management Plan would outline specific requirements to manage potential environmental impacts associated with project construction, such as: • Water Management Plan • Sediment, Erosion and Water Quality Management Plan • Acid Sulfate Soil Management Plan • Spoil Management Plan • Air Quality Management Plan • Construction Noise and Vibration Management Plan • Heritage Management Plan • Agricultural Management Plan • Traffic Management Plan The Construction Environmental Management Plan will address requirements of relevant technical management measures including those related to the storage and handling of hazardous substances, creek crossings, discharge of collected water, and unstable soils. The Construction Environmental Management Plan and associated sub-plans will require review, input and endorsement from statutory authorities. The Construction Environmental Management Plan and associated sub-plans will be reviewed and verified by the Independent Environmental Auditor prior to construction commencing. The implementation of and adherence to the Construction Environmental Management Plan and associated sub-plans will be enforced, monitored and audited by the Proponent.

Land use impact pathway	Project phase	Management measures
	Construction	**Agricultural Management Plan** Prior to the commencement of construction, an Agricultural Management Plan will be prepared in consultation with adjoining landowners, to outline: • Existing land use of surrounding agricultural practices • Management commitments to reduce impacts on operations, (is, sowing and harvesting of crops). • identify processes for movement of stock during construction to avoid adverse impacts on animal welfare.
	Construction	**Quarry Work Plan** Prior to the development of an on-site quarry, the draft Quarry Work Plan will be submitted to Resources Victoria (Department of Energy, Environment and Climate Action) for approval. The Quarry Work Plan will include measures to: • manage and monitor surface water impacts • manage noise emissions, in accordance with a Quarry Noise Management Plan • control emissions of dust or other particulates • manage the carriage and deposition of dust, silt and clay by vehicles existing the work authority area • manage erosion from topsoil and overburden stockpiles • manage site rehabilitation Prior to blasting, the affected areas will be pre-wet to minimise dust emissions. Blasting would occur when winds are blowing away from the nearest sensitive receptors (i.e. from the north, south or west), and are consistent enough to encourage movement of dust away from the nearest receptors, but light enough to minimise emission generation and transport of dust off-site.
	Construction	**Quarry Work Plan - Remediation** The Quarry Work Plan will require the on-site quarry to be remediated following completion of materials extraction. Remediation of the quarry will include filling the extraction area with water, to be used as a farm irrigation dam unless otherwise specified by the landholder. The remaining area would be returned to pasture or natural systems

Land use impact pathway	Project phase	Management measures
Continuation or disruption of existing agricultural and residential land use / land use incompatibility	Construction, operation and decommissioning	Management plans associated with traffic, dust and water and soil will be implemented in accordance with management controls for the relevant disciplines. These management plans will seek to minimise impacts on existing residential and agricultural land use, to include: • Water Management Plan • Sediment, Erosion and Water Quality Management Plan • Acid Sulphate Soil Management Plan • Spoil Management Plan • Air Quality Management Plan • Operations Environmental Management Plan – Air quality management • Construction Noise and Vibration Management Plan • Quarry Work Plan - Quarry Noise Management Plan • Concrete Batching Plants - Noise management • Operational Noise Management Plan • Heritage Management Plan • Agricultural Management Plan • Traffic Management Plan
Introduction of new dwellings or sensitive receivers in proximity to project/ Land use compatibility impact	Construction, operation and decommissioning	Monitor the development of new dwellings or sensitive receivers Monitor and review new planning permit applications for dwellings within proximity to the project site and make submissions to the Responsible Authority when provided with notice under the Planning and Environment act 1987.
Cumulative Impact Management Measures		
Cumulative reduction of available land for agricultural land use (i.e. growing of crops and grazing of stock).	Construction and decommissioning	The construction and decommissioning plans should address the construction/decommissioning of multiple projects simultaneously including the coordination between projects to minimise cumulative impacts on the operation of agriculture during construction and decommissioning.
	Operation	The construction and decommissioning management plans should ensure that land not impacted by infrastructure is maintained for agriculture.

Land use impact pathway	Project phase	Management measures
Continuation or disruption of existing land use/ Land use compatibility impact. Property access disruption impacting on existing land use operations	Construction and decommissioning	The traffic management plan and construction and decommissioning plans should address the construction/decommissioning of multiple projects simultaneously including the coordination between projects to minimise cumulative impacts on residential land use during construction and decommissioning.

10 Conclusion

The land use and planning impact assessment has documented the potential land use and planning impacts associated with the construction, operation and decommissioning of the Project. The assessment addresses the scoping requirements for the Project that are relevant to land use and planning impacts as part of the EES, as required under the *Environment Effects Act 1978*.

The assessment has responded to the relevant EES evaluation objective:

> *Land use and socioeconomic: To avoid and minimise adverse effects on land use (including agricultural and residential), social fabric of the community (with regard to wellbeing and community cohesion), local infrastructure, electromagnetic interference, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the project.*

The Project is consistent with the EES evaluation objectives and has found:

In relation to impacts on agricultural land use:

- The use of the land for a Wind Energy Facility is consistent with the legislative framework applicable to the land in particular the Moyne Planning Scheme and the provisions of Planning Policy Framework and the purposes of the Farming Zone;
- The Project impacts on the reduction of available agricultural land during construction, decommissioning and operation are found to be minor with a short term reversable localised impact on a small percentage of Project site;
- The proposed use of the land is compatible with the existing agricultural land use and will have a negligible impact on agricultural land use during the operation of the Project and will provide diversification of the local agricultural economy supporting the enhanced agricultural production of the land;
- The land use will ultimately occupy a small percentage of the Project site (between 1-3%) enabling the ongoing use of the land for agriculture.

In relation to the residential land use of existing dwellings:

- The use of the land for a Wind Energy Facility is consistent with the legislative framework applicable to the land in particular the Moyne Planning Scheme and the provisions of Planning Policy Framework and the purposes of the Farming Zone;
- The potential impacts on the continuation or disruption of the residential land use of existing dwellings during construction and decommissioning is found to be negligible with minor potential for short term and localised impacts which can be managed;
- The land use impacts of dwellings during operation are considered to be negligible with no impact on the continuation of the residential land use of existing dwellings;
- The Project has been designed to avoid impacting on the access to residential dwellings during construction and decommissioning and is assessed as having only a negligible impact.

In relation to the residential land use of new dwellings:

- The potential impacts associated with new dwellings are considered to be moderate/severe on both the Project and the residential use of new dwellings. The location of new dwellings in proximity to the Project has the potential to result in significant inconsistences or inability to comply with relevant state and local policy and guidelines. The potential for significant impacts could potentially be managed via a planning permit application process.

In relation to the temporary quarry:

- The potential land use disruption, compatibility and reduction of agricultural land impacts during the construction of the Project are considered to be minor. The impacts will be short-term with reversible changes, with localised impact and minor disruption to existing land use which can be managed. Following completion of construction, the quarry can be remediated and returned to an agricultural land use;
- The potential impacts on the residential land use of dwellings during construction of the Project is considered to be minor due to the distance to dwellings, the short-term nature of the operation and the proposal to return the land to agricultural uses. However, advice from technical experts in relation to extraction blasting will be required to confirm this finding.

The Projects impacts have been minimised and avoided via landowner consultation and improvements to the design and siting of infrastructure. The residual impacts identified by the impact assessment can be managed via management measures including the use of construction and decommissioning management plans.

Cumulative impacts in relation to the Projects context in proximity to 10 other wind farms raises the potential for impact in a scenario where multiple projects are constructed and/or decommissioned simultaneously. It is recommended that coordination between projects should be considered for the approved and yet to be constructed projects to minimise all the individual expected impacts of projects occurring simultaneously. Overall, there is no finding that simultaneous construction or decommissioning will increase impacts beyond what is approved by each project. Potential cumulative impacts during these phases can be addressed within the traffic and construction and decommissioning management plans.

In summary, the cumulative impacts of the Project in relation to the agricultural and residential land use are:

- During the operation of the Project, the potential for cumulative impacts on the reduction of agricultural land is considered to be minor. The land uses will coexist once in operation. The extent and magnitude of change over a long-term time frame can ultimately revert back to agricultural land following decommissioning;
- During construction and decommissioning, the potential impacts are considered to be negligible/minor where multiple projects are under construction/decommissioning simultaneously and negligible where projects are not constructed/decommissioning simultaneously. The magnitude of temporary impact is not expected to increase beyond what is expected from each individual project's consent, however, simultaneous phases will require management and coordination;
- The continuation and disruption of the agricultural land use during construction and decommissioning is considered to be negligible with no measurable cumulative impact beyond the impact permitted by individual project. However, simultaneous phases will require management and coordination;
- The residential use of existing dwellings will remain unaltered during the operation of cumulative Wind Energy Facilities and the impact is considered to be negligible;
- The impacts on the residential land use of existing dwellings during construction and decommissioning is considered to be negligible/ minor where multiple projects are constructed/decommissioned simultaneously and negligible where projects are not constructed /decommissioned simultaneously.

The proponent has undertaken various design revisions and refinements over the course of the preparation of the EES. Many of these resulting from consultation with landowners to ensure efficient farming operations and minimise impacts on current agricultural operations. Of note is the significant amendment to the design layout undertaken in the preparation of v183 to respond to the recommendations of technical experts to minimise the impacts of the Project, particularly on biodiversity aspects such as bats and brolga.

The Assessment does not conclude any additional or specific mitigation required to manage the effects identified in the impact assessment. It is considered that sufficient mitigation measures to reduce land use impacts associated with the Project will be adequately managed via the use of management plans outlined within the environmental management framework such as a construction environmental management plan and BAMP.

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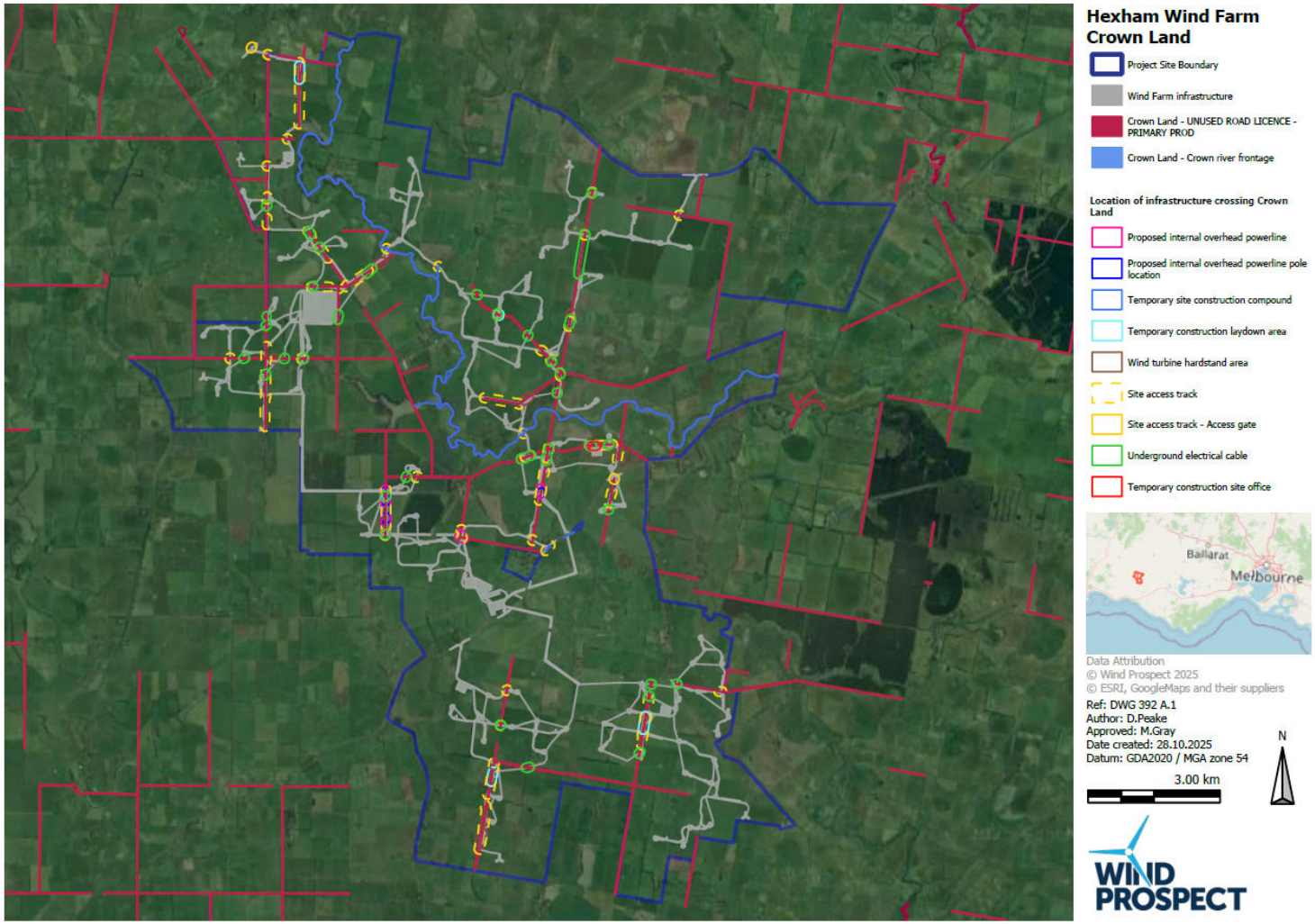
Appendix A: Crown Land Locations



Source: Wind Prospect