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PLANNING SCHEME MOYNE

PERMIT NO. 2006/0220/B

ENDORSED PLAN

SHEET 1 OF 14

SIGNED

MINISTER FOR PLANNING

DATE: 18/10/17

FOR

Off Site Landscaping Program

Woolsthorpe Wind Farm



Off Site Landscaping Program

Woolsthorpe Wind Farm

Client: Woolsthorpe Asset Pty Ltd as trustee for Woolsthorpe Asset Trust

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Quality Information

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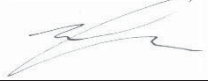


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			Name/Position	Signature
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1.0 Introduction

AECOM Australia Pty Ltd has been commissioned by Woolsthorpe Asset Pty Ltd to prepare an Off-Site Landscaping Program for the approved Woolsthorpe Wind Farm (the Project).

1.1 Project Description

The Woolsthorpe Wind Farm is located 25 km inland from the coast, 4km west of Woolsthorpe and 10km south-east of Hawkesdale in south-west Victoria, Australia.

The project has an existing development approval for up to 20 wind turbine generators and will have an installed capacity of 73 MW when built. Energy generated will be evacuated via a 66kV distribution line from the project substation onsite to the Koroit Zone Substation using currently vacant road reserves as well as overbuild of existing Powercor network.

The generation of wind power at Woolsthorpe will help meet Victoria's growing demand for green power as well as provide construction and ongoing jobs for Victorians.

1.2 Planning Approvals

Planning Permit 2006/0220/A

Planning Permit 2006/0220/A was granted an Extension of Time to Complete Development on 9 October, 2018 by the Department of Environment, Land, Water and Planning (DELWP). The date of expiry for completion of development is 12 March, 2022.

The Planning Permit allows for the development of the Woolsthorpe Wind Farm within the Moyne Shire Council as follows:

Use and development of land for a Wind Energy Facility and to alter access to a road in Road Zone, Category 1.

Condition 5 of Planning Permit 2006/0220/A sets out the requirements for a program of voluntary landscape mitigation works and Off-Site landscaping plan.

This condition of the planning permit is being amended to separate the preparation of the methodology and program (Off Site Landscaping Program) from the actual implementation of the landscape works (Off Site Landscape Plans, prepared for each affected landowner who chooses to have one prepared).

The amendments do not alter the planning permits purpose or intent; rather they seek to ensure the condition is drafted in a manner consistent with the *Development of Wind Energy Facilities in Victoria Policy and Planning Guidelines, October 2018* (and amended in March 2019).

The proposed amended planning permit condition is as follows:

5. Before the use and development starts, an off-site landscaping program must be submitted to, approved and endorsed by the Minister for Planning. When endorsed, the off-site landscaping program will form part of this permit.

The off-site landscaping program must:

- a. *Outline a program of voluntary landscape mitigation works to be offered to the owners of dwellings existing on 7 June 2016 within 4 kilometres of any turbine excluding any dwellings within the Woolsthorpe Township Zone.*
- b. *The program must provide:*
 - *Details of planting or other treatments that will be used to reduce the visual impact of the wind turbines at the dwellings of the participating landowners;*
 - *Details of the plant species to be used, including the height and spread of plants at maturity;*
 - *Include a methodology for determining:*
 - *The type of landscaping treatments to be proposed*
 - *A timetable for establishing and maintaining the landscaping for at least two years*

- c. *Include a process for recording:*
- *Offers that have been made to landowners*
 - *Whether or not the offers are accepted*
 - *Details of consultation with the land owner*
 - *When and how offers are actioned following acceptance*
- d. *Include a process for the preparation and provision of progress reports regarding the ongoing implementation of the endorsed Off-Site Landscaping Program to be provided to the Minister for Planning annually, from when this document is endorsed and at other times on request.*
6. *The endorsed off-site landscaping program:*
- a. *Must be implemented to the satisfaction of the Minister for Planning.*
 - b. *Must not be altered or modified without the written consent of the Minister for Planning.*

It is noted that the methodology within this Off Site Landscaping Program has not changed as a result of the proposed planning permit condition amendment.

1.3 Purpose and Objectives of Off-Site Landscaping Program

The purpose of this Off-Site Landscaping Program is to reduce the potential visual impact of the Woolsthorpe Wind Farm on surrounding residential properties and to determine the extent to which off-site mitigation may be required.

The objectives of this Off-Site Landscaping Program are to:

- Reduce the visual impact of turbines from residential properties as existing on 7 June 2016 within four (4) kilometers of any turbine, excluding any dwellings within the Woolsthorpe Township Zone;
- Address the proposed amended requirements of Condition 5 and 6 Landscape / Visual Amenity of Planning Permit 2006/0220/A;
- Develop a methodology to determine the extent of landscaping to be offered to owners of dwellings relating to the visibility of turbines from their dwellings;
- Outline a methodology to undertake consultation with owners of dwellings;
- Identify and outline reasonable and feasible landscape treatments for the dwellings;
- Outline procedures, costing and methods to monitor and maintain landscaped areas over a two year period; and
- Outline a process for preparing annual progress reports.

2.0 Potentially Affected Properties

Woolsthorpe Wind Farm is in the process of identifying dwellings as existing on 7 June 2016 and located within 4 kilometers of any turbine associated with the project, excluding dwellings within the Woolsthorpe Township Zone.

Moyne Shire Council will assist in contacting landowners through mailouts, which is further elaborated within Section 3.2.

3.0 Methodology

3.1 Process for Developing Off-Site Landscape Plan

The process to be undertaken by Woolsthorpe Wind Farm in order to develop off-site landscape plans is summarised below:

- a. Notification and consultation with owners of dwellings existing on June 7, 2016 within four (4) kilometres of the turbines excluding any dwellings within the Woolsthorpe Township Zone. At this stage there will be two options for the landowner:
 - i. take a payment in lieu of Woolsthorpe Wind Farm undertaking landscaping; or
 - ii. proceed with a site inspection and assessment for participating in the off-site landscape plan.
- b. Preparation of a design of reasonable landscape treatments for each applicable dwelling (the Off-Site Landscaping Plan), where the owner of the dwelling requests screening of views of the Wind Farm. At this stage there will be three options for the landowner:
 - i. a contractor will undertake the works; or
 - ii. take an equivalent payment to undertake landscaping themselves; or
 - iii. decide to not proceed with landscaping and revert to option a) i) (take a payment in lieu).
- c. Implementation and completion of agreed landscape works.
- d. Maintenance of landscape works for two (2) years after the landscape works have been undertaken.

3.2 Notification and Consultation

Due to confidentiality requirements of Moyne Shire Council, Woolsthorpe Wind Farm will not be provided the details of dwelling owners from Council. A notification letter will be prepared by Woolsthorpe Wind Farm, who will then provide it to Moyne Shire Council to distribute to the relevant dwelling owners. Notification letters will be sent out to dwelling owners no more than three months following the commencement of the Woolsthorpe Wind Farm development.

The notification letter will contain the details of Woolsthorpe Wind Farm who will rely on dwelling owners contacting them and then collate their details on a register for further correspondence. These letters will also include a plan of the proposed wind turbines within the development and their four (4) kilometer catchment.

If no reply is received from the landowner within four weeks of the first letter being sent, two follow up letters will be prepared by Woolsthorpe Wind Farm, each four weeks from the last, and provided to Moyne Shire Council for circulation. If a reply is not received within four weeks, of the last letter being sent, then no further contact will be made. Notice will be provided when necessary in the project newsletter and notice on the notice board located in the Woolsthorpe General Store and Post Office.

Woolsthorpe Wind Farm will also raise the offer for off-site landscaping at community forums, providing an alternative informal mechanism to identify and consult with dwelling owners.

A Landowner Register will be prepared tracking the status of correspondence with dwelling owners and their decision regarding the off-site landscaping plan offer. An example of this register and what it contains is provided in Figure 2. The table will be prepared and maintained by Woolsthorpe Wind Farm.

Property Address	Landowner Details	Response provided (Yes/No)	Selected Off Site Landscaping Plan (Yes/No)	Selected Payment in Lieu (Yes/No)

Figure 1 Example Landowner Register

3.3 Payment in Lieu of Landscaping

Should the dwelling owner decide to take a payment in lieu of proceeding with a site inspection, assessment and landscaping mitigation works (or following a site inspection and assessment where the landowner has decided to not proceed with landscaping), Woolsthorpe Wind Farm will make a one-off payment. The payment amount will be determined based on the anticipated extent of landscape mitigation works required. This will be confirmed in writing by Woolsthorpe Wind Farm and the landowner at the time of payment.

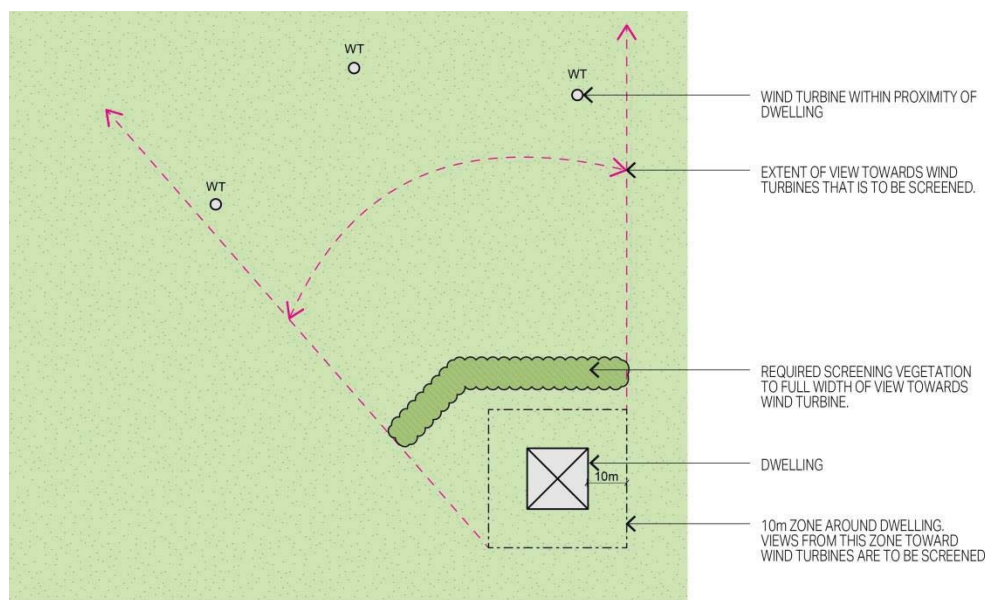
3.4 Desktop Study, Site Inspection and Assessment

The following work is to be undertaken by a qualified Landscape Architect with working experience in landscape and visual impact assessment. A desktop study and site inspection will be made where an offer for assessment has been requested by the landowner, as outlined in Section 3.2.

Prior to undertaking site inspections, the Landscape Architect is to undertake a desktop study to provide a base understanding of the visibility of the wind turbines from the landowner's property and the extent of screening planting required. The desktop study is to include the following:

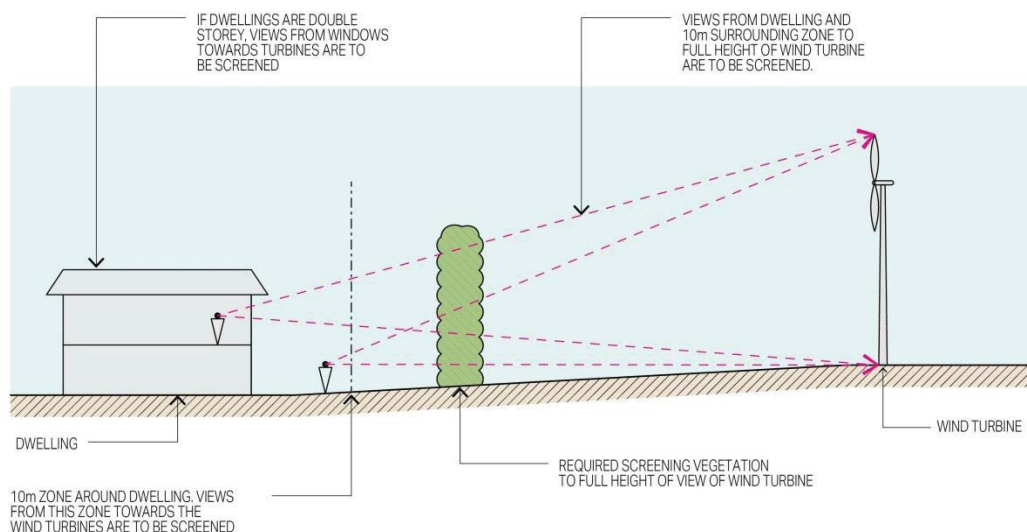
- Confirmation of wind turbines visible to the dwelling;
- In plan format, identify the extent of views from the dwelling towards the wind turbines, providing an indication of the extent of screening vegetation required; and
- In section format, extent of the view to each turbine, indicating the required height of screening vegetation to screen entire height of the wind turbine.

Refer to Figure 2 and Figure 3 which indicates the typical approach for screening planting.



PLAN DEFINING SCREENING EXTENT

Figure 2 Extent of Screening Vegetation Indicative Plan



SECTION DEFINING SCREENING HEIGHT

Figure 3 Extent of Screening Vegetation Indicative Section

For the purposes of the desktop study, the 'dwelling' is defined as the area within a 10 metres minimum proximity of the dwelling, as defined by the local Planning Scheme. The 10 metre proximity is included to cover useable outdoor areas adjacent to the dwelling (such as outdoor dining, etc.). Consideration should be made by the Landscape Architect when undertaking the site inspection as to whether this zone should be extended dependent on how the landowner uses the spaces directly adjacent to the dwelling.

The Landscape Architect will then meet the landowner on their property to undertake a site inspection and discuss the required screening planting. The purpose of the inspection is to:

- Photograph and document the views towards wind turbines from the dwelling;
- Confirm the extent of screening vegetation required and where it is to be located on the property;
- Inform/ advise the landowner as to the visibility of the turbines;
- Confirm proposed screening vegetation species, locations and extents; and
- Obtain landowner consent / confirmation that they wish to progress with screening planting.

It is acknowledged that screening planting may result in a greater visual impact upon the view towards the wind turbines, in comparison to not undertaking planting, or it may impact upon views that may be valued by the dwelling owner. Therefore, once the Landscape Architect has an appreciation of the extent and location of proposed screening planting, they are to inform the landowner to enable them to make an informed decision as to whether screening planting is to be provided, and to what extent.

If the dwelling owner agrees to proceed with the screening vegetation, an Off-Site Landscape Plan will be prepared as per Section 4.0. The following considerations would be made in relation to siting of planting on the landowner's property:

- Planting needs to be of sufficient width and height to screen the wind turbines of the view from the dwelling;
- The vegetation is to screen the wind turbines from the extent of the dwelling, and ensure it is of sufficient horizontal and vertical dimensions (as shown in the desktop study) to successfully screen the wind turbines;
- The extent of the planting required across the view, whether there are spaces between the wind turbines that could result in breaks between planting, or whether it is preferable to provide a consistent planting band across the view; and

- Whether the location of screening planting can complement existing vegetation on the property, for example species type.

3.5 Implementation of Works

Once prepared, the Off-Site Landscape Plan and offer of landscaping will be formally offered to the landowner who will have two months to accept. A follow up letter will be issued after four weeks if no response received to the initial offer. If acceptance is not made within this timeframe then the offer will be deemed to have lapsed.

A copy of the Off-Site Landscape Plans will be submitted as part of the annual progress reports elaborated within Section 4.4.

The landowner will also be given the option to carry out the works themselves. If a preference for this option is indicated then reimbursement will be capped at the level estimated in the Off-Site Landscape Plan (see also Section 4.2) and the dwelling owner will have 12 months to complete the works from acceptance of the landscaping offer and confirmation of intent to undertake the works independently.

Payment will be made on production of valid receipts and an accompanying letter from the landowner confirming completion of the works. Once a completion letter has been received then two equal maintenance payments will be made on the anniversary of the date of the receipt of the confirmation of completion. If a completion letter and receipts are not received within 12 months of an offer being made, then the offer will be deemed to have lapsed.

Where the landowner has elected to undertake the work themselves the Project will have no further obligation or liability with respect to any matters arising from the works i.e. plant deaths, failure of the plants to thrive and any other problems or other issues which may subsequently materialise.

Where the Project undertakes the landscaping works all work will be completed within 12 months of the completion of the development. The Project will maintain the works in accordance with the Plan for a maximum of two (2) years. However, instructions will be left with the dwelling owner outlining watering and basic care requirements.

Where landscaping works have been not been successfully established due to landowner negligence in following the basic instructions issued or due to damage caused by the act or default of the landowner or acts by a third party during the two year maintenance period, then the Project will have no further obligations to replace or replant dead or damaged plants.

4.0 Off-Site Landscape Plan

For dwelling owners who have selected the option for planting to mitigate views towards the wind turbines, an Off-Site Landscape Plan is to be prepared to the satisfaction of the Responsible Authority. The plan is to be drawn to a suitable scale (1:200 or similar) and identify:

- The location of the dwelling, general external features on the property including existing planting, structures, etc. and the location of proposed planting.
- Identification of the view extent from the dwelling towards the wind turbines, including identification of the individual turbines.
- Identification of the extent of view (partial or entirety etc.) to be mitigated with planting, in approval with the dwelling owner.
- A plant schedule of proposed plants, including botanical names, common names, installation pot sizes, sizes at maturity, and quantities of each plant. Refer to Section 4.1 for further information on proposed planting.
- Installation details of plants for each installation size.
- Landscape specification to outline the requirements of topsoil, mulch and direct the manner in which the landscape works are to be undertaken.
- Photographic record of the views towards the wind turbines from the dwelling.
- Maintenance schedule for the planting for two years following installation.

A draft copy of the Landscape Plan and an offer to undertake the works will be issued to the landowner for review and acceptance. The landowner has four weeks to respond.

Following their approval, the Landscape Plan will be finalised and issued to the Responsible Authority within 6 months of the completion of the development.

4.1 Plant Selection

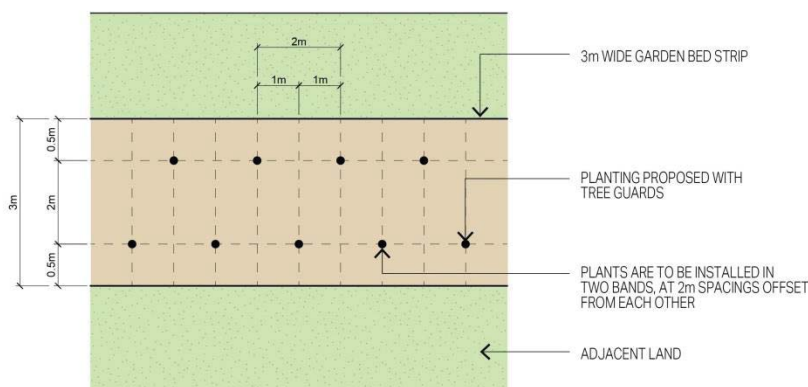
The following table provides an initial selection of plants than can be selected for use in the Landscape Plan. The table is not exhaustive and is to be used as an initial list. When selecting plants for the Landscape Plan, the Landscape Architect is to take the following into consideration:

- Extent of visual mitigation required;
- Microclimatic conditions, including soils, wind, sun and rain exposure;
- The existing planting character of the landowner's property, which may include native plants, exotic plants or a combination of both;
- Location of existing plants on the property; and
- Plant preferences of the landowner themselves.

Figure 4 Indicative tree and plant species

Scientific name	Common name	Mature height and spread	Installation size
<i>Acacia pendula</i>	Weeping Myall	5-10m x 4-6m	Tubestock
<i>Allocasuarina luehmannii</i>	Buloak	10-15m x 6-10m	Tubestock
<i>Eucalyptus camaldulensis</i>	River Red Gum	15m x 15m	Tubestock
<i>Eucalyptus leucoxydon</i>	Yellow Gum	12m x 10m	Tubestock
<i>Eucalyptus microcarpa</i>	Grey Box	15-25m x 8-15m	Tubestock
<i>Eucalyptus sideroxydon</i>	Red Ironbark	10-25m x 6-10m	Tubestock

The proposed screening planting is to be located along a three (3) metre garden bed strip. Planting is to be located along two bands, located 0.5 metres from the outer edge of the strip, with plants at two (2) metre spacing. The two bands are to be offset from each other. The strip is to be covered with organic mulch and each plant is to be protected from pests with a plant guard, specifically selected to be suitable for the anticipated pest animals within the area.



PLAN SCREENING PLANTING LAYOUT

Figure 5 Screening Vegetation Layout Plan

The garden bed should include a mix of species of different heights and spreads to form an effective visual buffer. Plant stock should be sourced from locally nurseries propagated from locally sourced seed for suitability to the local environment and climate.

4.2 Off-Site Landscape Plan Costs

A cost estimate of the proposed Off-Site Landscape Plan is to be undertaken by a suitably qualified Quantity Surveyor. The costs are to take into consideration the rural location of the properties and to be broken down into two sections:

- Landscape Plan Works to undertake the planting works; and
- Maintenance Works for the two (2) year maintenance period.

4.3 Maintenance

The Off-Site Landscape Plan is to include a two (2) year maintenance plan to identify maintenance tasks required, prepared in consideration with the requirements of the selected plant species. The maintenance period will commence following the completion of landscaping works for each dwelling.

Maintenance tasks are to be undertaken by both a suitable landscape contractor (organized and paid by the Project) and the landowner.

Anticipated tasks undertaken by the landscape contractor include, but should not be limited to the following:

- Maintenance for a 13 week establishment period, directly following plant installation.
- Periodic visits to inspect the condition of the plants;
- Watering for the initial 12 months, dependent on the watering requirements of the plants and rainfall;
- Replacement of failing plant stock with replacements of the same species, or other species that have proved to be more successful;
- Top up of mulch layer; and
- Rectification of plant guards and their removal once the plant stock reaches an acceptable height.

General tasks to be undertaken by landowner include:

- Watering; and
- Weeding.

4.4 Reporting

The Project will retain all correspondence, decision offers, photographic records, records of planting, maintenance and replanting through the preparation of the Off-Site Landscaping Plans.

The Project will prepare and submit annual progress reports to the Minister following the endorsement of this Off-Site Landscaping Program, up until the completion of the two year maintenance period. The reports will provide a status update on the Off-Site Landscape Plan process with each dwelling owner, include completed Off-Site Landscape Plans and the report will be made available to the Minister at other times upon request.