

## FAQs - Community Queries

1. What is the CEC?

The Community Engagement Committee (CEC) is a Moyne Shire Council initiative. The CEC meets on a regular basis and is a way for the wind farm operator to provide updates on progress as well as receive feedback from the community and Council representatives regarding local issues.

The membership of the CEC includes Councillors, a council office as well as community representatives.

Further information including minutes from meetings, can be found below;

[Woolsthorpe Wind Farm \(moyne.vic.gov.au\)](http://woolsthorpe.windfarm.moyne.vic.gov.au)

2. What is the community benefit fund?

Woolsthorpe Wind Farm is proposing a Community Fund which will offer financial support to local community projects through a grant program.

The grant program will provide up to \$60,000 of funding annually from commencement of operation on the wind farm to decommissioning of the wind farm.

3. What are neighbour agreements and how do I find out if I am eligible?

Woolsthorpe Wind Farm recognises that the impacts of a wind farm are felt more by those who live closest. Whilst programs such as the Community Benefit Fund seek to distribute benefits to all members of the community (by funding community led initiatives and projects), we believe it is fair and reasonable to additionally compensate those closest.

In acknowledgement of this, Woolsthorpe Wind Farm will make a one-off payment at Financial Close to near-neighbour landowners who have a wind turbine or turbines within 3.1 km of their resident dwelling.

Woolsthorpe Wind Farm would like to stress that this is not a “gag” agreement. Neighbours will not need to sign away any right to complain in future. The Neighbour Agreements are intended to be good will.

4. What is the landscaping proposed to limit visual impacts and how can I be involved?

A condition of the planning permit requires the preparation of an offsite landscaping program (condition 5). This program is open for residents who;

- Own dwellings existing on 8 July 2022 within 4 kilometres of any turbine excluding any dwellings within the Woolsthorpe Township Zone.

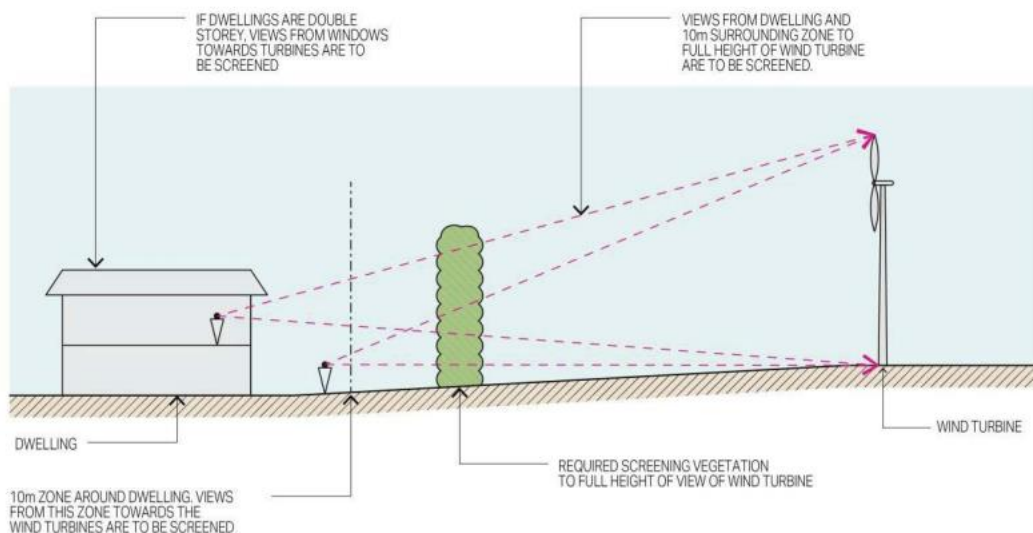
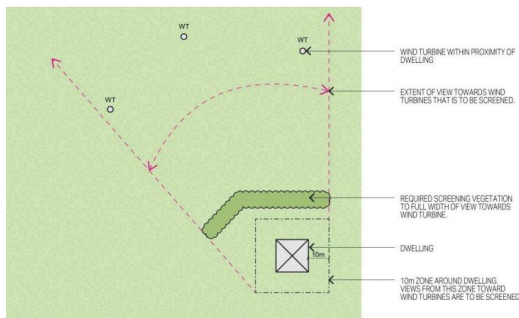
Once the previously endorsed document is updated and approved by the Minister for Planning, the wind farm operator will write to eligible land owners advising them of the program.

The program outlines a process whereby a resident, as outlined above, can opt in for either;

- A payment in lieu of the operator undertaking landscaping on the affected persons land; or
- Proceed with a site inspection and assessment for participating in the off site landscaping plan.

The off site landscaping plan is prepared by a landscape architect to understand the main views and vistas from a specific dwelling. In consultation with the land owner, a plan is then prepared to nominate areas where landscaping may be of benefit and the type of landscaping this could include.

The below excerpts from the currently approved offsite landscaping program outlines the methods utilised in this process;



5. If I accept a neighbour agreement and/or landscape agreement, to I forfeit my rights to raise concerns during construction or operations?  
No.

These agreements are between a landowner and wind farm operator and do not override the ongoing compliance requirements of the wind farm operator with the planning permit granted nor the relevant legislation which applies.

The agreements sit outside of the planning permit granted and are a sign of 'good faith' with the wind farm operator. There is no statutory or legislative requirements for these agreements to be initiated by the wind farm operator.

6. Can I develop my land if it is within 1 km of a turbine?  
The Moyne Planning Scheme outlines where a planning permit is / not required for a specific use or development.

For land which is within the Farming Zone, a planning permit is not required for the use of the land as a dwelling where the following is met;

35.07-1 Table of uses	
Section 1 – Permit not required	
Use	Condition
Dwelling (other than Bed and breakfast)	<p>Must be the only dwelling on the lot.</p> <p>The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>■ A permit for a wind energy facility; or</li> <li>■ An application for a permit for a wind energy facility; or</li> <li>■ An incorporated document approving a wind energy facility; or</li> <li>■ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</li> </ul> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>

Should a dwelling be proposed within 1 kilometre of the title boundary of the wind farm, a planning permit is then required for the use and development of the dwelling.

As part of the assessment of the application, the permit applicant is required to demonstrate;

- The impacts of noise and shadow flicker from the wind farm on the proposed dwelling
- Why alternate siting cannot be achieved
- Why the dwelling is necessary to advance the agricultural pursuits of the land.

Depending on the proposal, Moyne Shire Council, as the responsible authority in determining the application, may direct the public notice of the application be given to the wind farm operator. The wind farm operator may choose to object to or support the application.

The granting of the planning permit would be at the discretion of Moyne Shire Council.