

Golden Plains Planning Scheme

Golden Plains Wind Farm Incorporated Document (May 2022)

Incorporated Document pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

1. INTRODUCTION

This document is an Incorporated Document in the schedule to Clause 45.12 and the schedule to Clause 72.04 of the Golden Plains Planning Scheme (**Planning Scheme**) and is made pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*. This Incorporated Document permits the use and development of the Subject Land for the purposes of the Golden Plain Wind Farm (**the Project**).

The control in Clause 4 prevails over any contrary or inconsistent provision in the Planning Scheme.

2. PURPOSE

The purpose of the control in Clause 4 is to allow and facilitate the use and development of the land described in Clause 3 for the purposes of the Project, in accordance with the requirements specified in Clause 5.

3. LAND DESCRIPTION

This Incorporated Document applies to the land set out at Appendix 1 (**Subject Land**) of this document.

4. CONTROL

The controls in this Incorporated Document prevail over any contrary or inconsistent provisions in the Planning Scheme.

Despite any provision to the contrary or any inconsistent provision in the Planning Scheme, no planning permit is required for, and no provision in the Planning Scheme operates to prohibit, restrict or regulate the use or development of the Subject Land for the Project in accordance with this Incorporated Document.

This Incorporated Document does not restrict or otherwise affect any use or development of the Project Land or any part of it for any purpose that is lawful under the Planning Scheme, including any lawful pre-existing activities, other than the use or development of the Project Land for the purpose of the Project.

The use and development of the Subject Land for the purposes of the Project includes:

- the construction and operation of a wind energy facility and a utility installation.
- the construction of buildings and the carrying out of works for ancillary infrastructure such as battery storage, access tracks, meteorological masts, collector/terminal stations and underground and overhead cabling, with temporary construction facilities, construction compounds and concrete batching plants.
- the removal, destruction or lopping of native, non-native and dead vegetation.
- the creation and alteration of access to a road in a Transport Zone – Schedule 2 (TRZ2).
- the demolition, removal or alteration of a dry-stone wall created before 1940; and
- the construction or putting up for display of business identification signs.

All in accordance with the conditions in Clause 5 of this Incorporated Document.

5. CONDITIONS

The development and use permitted by this Incorporated Document must be undertaken in accordance with the following conditions:

DEVELOPMENT PLANS

1. Before development starts, development plans must be submitted to, approved and endorsed by the Minister for Planning. When endorsed, the plans will form part of this Incorporated Document.

The plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the application plans '*Golden Plains Wind Farm: Development Plans V39-04*', dated 12 April 2021, and must include:

- a. the final location, specifications, materials and finishes of the wind energy facility
 - b. a maximum of up to 228 turbines (reduced as required to comply with condition 1(c)) with the following specifications:
 - i. maximum blade tip height of up to 230 metres above ground level
 - ii. minimum blade tip clearance from ground level no less than 57.5 metres
 - iii. maximum rotor diameter of up to 165 metres.
 - c. turbine free buffer zones for Brolga in accordance with Document 86 presented to the Golden Plains Wind Farm EES Inquiry and Panel, 'Brett Lane & Associates Plan, BL&A Habitat model turbine free buffers', with the final boundaries to be agreed with DELWP Environment Portfolio
 - d. realignment of the proposed grid connection powerline between the collector station on Bells Road and the 500kV terminal station on Geggies Road to avoid Baths Swamp and associated peripheral wetland dependent vegetation
 - e. clear delineation of the boundary for the transmission station site, which must not intrude into the boundary of the Plains Grassy Wetland Ecological Vegetation Class boundary. The boundary of the transmission site must be approved by DELWP Environment Portfolio
 - f. the final design and location of any proposed business identification signage
 - g. the location and extent of native vegetation to be removed under this Incorporated Document
 - h. no buildings or structures on the existing Ausnet Transmission Group easement, except for access tracks, underground cables and interface works required for the connection of the wind farm electrical system to the existing 500kV Moorabool to Mortlake/ Tarrone transmission line
 - i. no aviation safety lighting on any turbine.
2. The colours and finishes of all buildings and works (including turbines) must be non-reflective, to minimise the visual impact of the development on the surrounding area.

3. Except as permitted under conditions 5 and 7, the use and development must be generally in accordance with the endorsed plans. The endorsed plans must not be altered or modified without the written consent of the Minister for Planning.

STAGING

4. The use and development may be completed in stages. Any corresponding obligations arising under this Incorporated Document may be similarly completed in stages.

MICRO-SITING OF TURBINES

5. Before development starts, a Micro-Siting Plan must be submitted to, approved and endorsed by the Minister for Planning, identifying a footprint at ground level within which each turbine may be located. When endorsed the plan will form part of this Incorporated Document.

The Micro-siting Plan must be fully dimensioned and drawn to scale. The footprint for each turbine identified on the Micro-Siting Plan:

- a. must not extend more than 100 metres in any direction from the centre of the turbine at ground level as shown on the development plans endorsed under condition 1
 - b. must not be within 1 kilometre of a dwelling that existed on 14 April 2021 unless evidence is provided to the satisfaction of the Minister for Planning that the owner of the dwelling has consented in writing to the location of the turbine footprint
 - c. must not be located within the turbine-free buffers referred to in condition 1(c)
 - d. must not result in a material adverse impact on remnant native vegetation (including Plains Grassland vegetation and threatened flora species), or habitat for Growling Grass Frog, Striped Legless Lizard or other species listed as threatened under the *Flora and Fauna Guarantee Act 1988* or threatened or migratory under the *Environment Protection and Biodiversity Conservation Act 1999*.
6. The Micro-Siting Plan must be submitted with written advice from a suitably qualified ecologist, to the satisfaction of the Minister for Planning, confirming that the Micro-Siting Plan meets the requirements specified in condition 5(d)
 7. Any changes to access tracks, electricity cabling and associated infrastructure arising from micro-siting a turbine in accordance with an endorsed Micro-siting Plan are permitted without requiring the consent of the Minister for Planning or any amendments to the development plans endorsed under condition 1.
 8. The endorsed Micro-Siting Plan must not be altered or modified without the written consent of the Minister for Planning.

LANDSCAPING

Off-site Landscaping Program

9. Before development starts, an off-site landscaping program developed in consultation with Golden Plains Shire Council must be submitted to, approved and endorsed by the Minister for Planning. When endorsed the program will form part of this Incorporated Document.

The off-site Landscaping Program must:

- a. provide for off-site landscaping to reduce the visual impact of the turbines at any dwelling that existed as at 14 April 2021 within 5 kilometres of a wind turbine(s), to the satisfaction of the Minister for Planning.
 - b. include a methodology for determining:
 - i. the type of landscaping treatments to be proposed, which must be tailored to the particular property and agreed with the landowner
 - ii. a timetable for establishing and maintaining the landscaping for at least two years.
 - c. include a process for making offers to affected landowners to either:
 - i. establish and maintain the landscaping on the landowner's land, including watering, for a period of at least two years; or
 - ii. make a cash contribution in lieu (which must be sufficient to cover the cost of the landowner establishing and maintaining the landscaping, including watering, for a period of at least two years).
 - d. include a process for recording offers that have been made to landowners, whether or not the offers are accepted and when and how offers will be actioned following acceptance.
 - e. include a process for the provision of progress reports regarding the implementation of the endorsed Off-site Landscaping Program, to be provided to the Minister for Planning annually from the date of this Incorporated Document for 5 years, and at other times on request.
10. The endorsed Off-site Landscaping Program must be implemented to the satisfaction of the Minister for Planning. The endorsed off-site Landscaping Program must not be altered or modified without the written consent of the Minister for Planning.

On-site Landscaping Plans

11. Before development starts, landscaping plans for the transmission station and each collector station must be submitted to, approved and endorsed by the Minister for Planning.
- All plans must specify the type of landscaping, timing of planting, height of plants at maturity and maintenance program.
- The plan for the transmission station must:
- a. be prepared in consultation with DELWP Environment Portfolio
 - b. address potential impacts on remnant native vegetation and Brolga habitat in the wetland adjacent to the transmission station site.
12. The endorsed On-site Landscaping Plans must be implemented to the satisfaction of the Minister for Planning, and must not be altered or modified without the written consent of the Minister for Planning.

NOISE

In conditions 13-32:

- 'ancillary infrastructure' means the terminal station and collector stations.

- 'the Standard' means New Zealand Standard 6808:2010, Acoustics - Wind Farm Noise.
- 'noise sensitive locations' are locations defined as such in the Standard which existed as at 14 April 2021;
- 'NIRV' means EPA Publication 1411: Noise from Industry in Regional Victoria.
- 'noise sensitive areas' are locations defined as such in the Glossary in NIRV.
- 'the first turbine operating' means the time from which a turbine first commences generating electricity.
- 'the last turbine operating' means the time from which the last turbine to be constructed first commences generating electricity.

Wind Farm Performance Requirement

13. Subject to condition 14 and condition 18(c)(i), at any wind speed, noise from the operation of the wind turbines, when measured at noise sensitive locations, must comply with the appropriate limits in the Standard at all times.
14. If it is determined that sound from the wind energy facility has a special audible characteristic at any noise sensitive locations, the measured sound level shall have a penalty applied in accordance with the Standard.
15. The limits specified in condition 13 do not apply if an agreement has been entered into with the owner of the noise sensitive location that waives compliance with condition 13. Evidence of the agreement must be provided to the satisfaction of the Minister for Planning upon request, and be in a form that applies to the land upon which the noise sensitive location is located for the life of the wind energy facility.

Ancillary Infrastructure Performance Requirements

16. Subject to condition 17, noise from ancillary infrastructure associated with the wind energy facility must comply with the noise levels for noise sensitive areas in accordance with NIRV at all times.
17. The limits specified in condition 16 do not apply if an agreement has been entered into with the owner of a noise sensitive area which waives compliance with condition 16. Evidence of the agreement must be provided to the satisfaction of the Minister for Planning upon request, and be in a form that applies to the land upon which the noise sensitive area is located for the life of the wind energy facility.

Compliance assessment

Pre-construction Noise Assessment

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

The Pre-construction Noise Assessment must:

- a. be prepared in accordance with the Standard and NIRV, and must demonstrate to the satisfaction of the Minister for Planning that the

facility will comply with the performance requirements specified in conditions 13 and 16

- b. include the collection of background noise monitoring data points over a 6-week period, or at least 4,032 valid data points (whichever is lesser) for each representative site, analysis by 24 hour and night (10 pm to 7 am) only period, and for each time sector analysis for each 45 degree wind rose direction
 - c. include:
 - i. a specific acknowledgement that the areas in and around Rokewood that are zoned Township Zone and Low Density Residential Zone are a high amenity area for the purposes of the Standard
 - ii. an assessment as to whether the high amenity noise limit should apply to these areas and the appropriate threshold wind speed, based on the guidance in Clause C5.3.1 of the Standard
 - d. be accompanied by an Environmental Audit Report prepared under Part IXD, Section 53V of the *Environment Protection Act 1970* from an environmental auditor appointed under Part IXD of the Environment Protection Act 1970. The report must verify that the Pre- construction Noise assessment has been conducted in accordance with the Standard and meets the requirements of this Incorporated Document.
19. The following data collected during the Pre-construction Noise Assessment must be retained in their original form and made available on request to the Minister for Planning, any person conducting a noise investigation report under the Noise Management Plan, or for independent review under conditions 28 to 31:
- a. background noise monitoring survey data, in their original form as recorded by each individual field sound level meter at each noise sensitive location at which monitoring was undertaken
 - b. wind speed and direction monitoring survey data, in their original form as recorded for assessment at each noise sensitive location at which monitoring was undertaken.

Near-field Compliance Testing Report

20. Prior to the last turbine operating, a Near-field Compliance Testing Report must be prepared which describes and assesses the results of the sound power level testing of a representative sample of turbines, including the presence or absence of special audible characteristics and tonal audibility levels, by either:
- a. verifying that the measured sound power levels (including any penalties), accounting for test uncertainty, are equivalent to or less than the values adopted as the basis of the Pre-construction Noise Assessment carried out under condition 18; or
 - b. verifying that predicted noise levels (including any penalties) determined on the basis of the measured sound power level test results are below the noise limits in condition 13 for noise sensitive locations, using the same prediction methodology used for the Pre- construction Noise Assessment carried out under condition 18.
21. If the measured sound power levels or tonal audibility levels are significantly different from the data referenced in the Pre-construction Noise Assessment, the Near Field Compliance Testing Report must address these differences and

outline whether additional sound power level testing is warranted to verify and assess the noise emissions of other wind turbines at the site.

Operating acoustic compliance assessment

22. A post-construction noise assessment report prepared in accordance with the New Zealand Standard NZS6808:2010, Acoustics - Wind Farm Noise demonstrating whether the wind energy facility complies with the Standard, must be submitted to the Minister for Planning. If the wind energy facility is constructed in stages, additional post-construction noise assessment reports for each stage must be submitted to the Minister for Planning.
23. The post-construction noise assessment report, prepared in accordance with the Standard and NIRV which demonstrates whether the facility complies with the performance requirements specified in conditions 13 and 16 (including any penalty for special audible characteristics), must be submitted to the Minister for Planning within:
 - a. 6 months of the first turbine operating (in respect of demonstrating compliance with condition 13); and
 - b. 6 months of the ancillary infrastructure commencing operations (in respect of demonstrating compliance with condition 16).Further post-construction noise assessment reports prepared in accordance with this condition must be submitted to the Minister for Planning annually from the date of the first report being submitted until the final turbine is operating.
24. Each post-construction noise assessment report must be accompanied by an environmental audit report prepared under Part IXD, Section 53V of the *Environment Protection Act 1970* by an environmental auditor appointed under Part IXD of the *Environment Protection Act 1970*. The environmental audit report must verify that the acoustic assessment undertaken for the purpose of the post-construction noise assessment report has been conducted in accordance with the New Zealand Standard NZS6808:2010, Acoustics -Wind Farm Noise.

Noise Management Plan

25. Before development starts, a Noise Management Plan must be submitted to, approved and endorsed by the Minister for Planning. The plan must be prepared in consultation with the general public within the vicinity of the project, to the satisfaction of the Minister for Planning. When endorsed the Noise Management Plan will form part of this Incorporated Document. The endorsed Noise Management Plan must be placed on the project website for the life of the project.

The Noise Management Plan must specify details of:

 - a. Near-field Compliance Testing Report, detailing how this testing and report will be prepared in accordance with IEC 61400-11:2012 *Wind turbines - Acoustic noise measurement techniques*, and which presents the measured turbine sound power level and tonal audibility, including details of the representative sample of turbines to be tested.
 - b. Post-construction Acoustic Compliance Reports: detailing how these will be prepared in accordance with the Standard and NIRV, to demonstrate whether or not the facility complies with the performance requirements in conditions 13 and 16.
 - c. Noise Investigation Reports: detailing procedures for when complaints are received in accordance with the endorsed Complaints Investigation and Response Plan (condition 97) or when potential non-compliance

with the performance requirements in conditions 13 and 16 is otherwise detected.

- d. Noise Remediation Plans: detailing procedures for prompt actions to achieve compliance when non-compliance with the performance requirements in conditions 13 and 16 is found to have occurred.
 - e. The requirements for each of the documents referred to in condition 25(b), (c) and (d), including what matters they must address, and when they must be submitted.
26. The endorsed Noise Management Plan must be implemented to the satisfaction of the Minister for Planning. The endorsed Noise Management Plan must not be altered or modified without the written consent of the Minister for Planning.
27. The endorsed Noise Management Plan, any of the reports referred to in condition 25 and any peer review or peer review report under conditions 29 and 30 must promptly be placed on the Proponent's website.

Peer review of noise reports and plans

28. The Pre-Construction Noise Assessment required under condition 18, the Noise Management Plan required under condition 25, and each report and remediation plan required under condition 25, must be prepared by a suitably qualified and experienced acoustician.
29. The Noise Management Plan required under condition 25, and the noise remediation plan required under condition 25, must be accompanied by a peer review from an environmental auditor appointed under Part IXD of the *Environment Protection Act 1970* verifying that the report or plan is suitable, and meets the requirements of this Incorporated Document.
30. If requested by the Minister for Planning, the noise investigation reports required under condition 25(c) must be accompanied by a report from an environmental auditor appointed under Part IXD of the *Environment Protection Act 1970* verifying that the report or plan is suitable, and meets the requirements of this Incorporated Document.
31. If an auditor appointed under Part IXD of the *Environment Protection Act 1970* cannot be retained for any of the requirements under conditions 29 and 30, written consent of the Minister for Planning may be sought to provide a peer review from a suitably qualified and experienced independent acoustic engineer instead.
32. The environmental auditor or peer reviewer must be a different author to the author of the report being reviewed and must make an appropriate conflict of interest declaration.

SHADOW FLICKER

33. Shadow flicker from the facility must not exceed 30 hours per annum at any dwelling existing at 14 April 2021 unless the operator has entered into an agreement with the relevant landowner waiving this requirement. Evidence of the agreement must be provided to the satisfaction of the Minister for Planning upon request, and be in a form that applies to the land for the life of the wind energy facility. The agreement must be to the satisfaction of the Minister for Planning.
34. Before development starts, an assessment of the potential effects of shadow flicker from turbines on dwellings existing at 14 April 2021 is to be undertaken for the final turbine layout in accordance with the *Policy and Planning Guidelines for the Development of Wind Energy Facilities in Victoria, November 2017*, and to the satisfaction of the Minister for Planning.

TELEVISION AND RADIO RECEPTION AND INTERFERENCE

35. Before development starts, a Signal Strength Survey must be submitted to, approved and endorsed by the Minister for Planning. Once endorsed, the survey will form part of the Incorporated Document.

The survey must be to the satisfaction of the Minister for Planning and must:

- a. be carried out by a suitably qualified and experienced independent specialist;
 - b. include testing at selected locations within five kilometres of the facility to enable the average signal strength for television, radio and other point to point services (including GPS autosteer functions used in agricultural operations) that could be impacted by electromagnetic interference from the wind energy facility to be determined;
 - c. identify and consult with organisations operating point to point communication links;
 - d. include a mitigation strategy for impact to television and radio reception and point to point transmission.
36. If a complaint is received regarding the effect of the facility on television or radio reception at a dwelling existing at 14 April 2021 within five kilometres of the boundary of the site (as described in the Subject Land at Appendix 1 of this Incorporated Document), then:
- a. the complaint must be investigated in accordance with the Complaint Investigation and Response Plan referred to in condition 97; and
 - b. if the investigation indicates that the facility has had a detrimental impact on the quality of reception or signal strength, restore reception/signal strength to at least the quality determined in the survey carried out under condition 35, to the satisfaction of the Minister for Planning.

TRAFFIC MANAGEMENT

37. Before the development starts and once construction methods and transportation routes are revealed, a detailed Traffic Management Plan must be prepared to the satisfaction of VicRoads and the Minister for Planning. When approved, the Traffic Management Plan will be endorsed by the Minister for Planning and the Head, Transport for Victoria. The Traffic Management Plan must be complied with, unless varied by the written consent of Golden Plains Shire Council and the Head, Transport for Victoria.
38. The Traffic Management Plan must include:
- a. the scope of the expertise, duties and role of the nominated Road Quality Auditor engaged under condition 40, including inspection frequency and reporting requirements;
 - b. the number and type of anticipated vehicle movements and the time of day when local roads will be used;
 - c. the nominated routes for traffic accessing and departing the wind energy facility site;
 - d. an existing conditions survey (including testing of road base) of public roads that may be used in connection with the wind energy facility (for access, pre-construction or construction purposes), including details of the suitability, design, condition and construction standard of the relevant public roads;

- e. the designation of all vehicle access points to the wind energy facility site from surrounding roads. Vehicle access points must be designed and located to ensure safe sight distances, turning movements, and avoid potential through traffic conflicts;
- f. the designation of appropriate pre-construction, construction and transport vehicle routes to and from the to the wind energy facility site, including designation of transport vehicle routes being used to establish the on-site quarries;
- g. engineering plans demonstrating whether, and if so how, truck movements to and from the wind energy facility site can be accommodated on sealed roadways and turned without encroaching onto the incorrect side of the road;
- h. measures to be undertaken to record traffic volumes on the nominated road network during the construction of the wind energy facility;
- i. recommendations regarding the need for road and intersection upgrades to accommodate any additional traffic or site access requirements (whether temporary or ongoing). Where upgrades are required, the Traffic Management Plan must include:
 - i. detailed engineering plans showing the required works, including cross sections which show their formation, depth, drainage and surface levels to the satisfaction of the Minister for Planning and the Head, Transport for Victoria; and
 - ii. the timing of when the works are to be undertaken;
- j. proposed measures to ensure workers enter and exit the wind energy facility site from the designated site entrances;
- k. proposed measures to ensure construction vehicles are easily identifiable;
- l. the designation of mitigation measures, including operating hours and speed limits for trucks on routes accessing the wind energy facility site which:
 - i. provide for appropriate safety measures around school bus routes and school bus times where relevant; and
 - ii. provide for resident safety;
- m. proposed measures to manage traffic impacts associated with the ongoing operation of the wind energy facility on the traffic volumes and flows on surrounding roads; and
- n. a program to rehabilitate existing public roads within agreed timeframes to the condition identified in the surveys carried out under condition 38(d) or to the condition to which the roads have been upgraded, whichever is relevant.

39. Where there is:

- a. a significant increase in vehicle numbers, determined by the Road Quality Auditor, above the anticipated vehicle movements identified in the endorsed Traffic Management Plan; or
- b. any change to an endorsed vehicle route identified in the Traffic Management Plan,

the Traffic Management Plan must be updated to the satisfaction of Golden Plains Shire Council and the Head, Transport for Victoria within 28 days of the event described in condition 39 (a) or (b).

40. Prior to endorsement of the Traffic Management Plan, the developer of the wind energy facility must submit to the Golden Plains Shire Council and the Head Transport for Victoria for approval the identity of a suitably qualified engineer, independent of the proponent's traffic adviser who will undertake the duties of the Road Quality Auditor identified in the traffic management plan. Once approved, the developer of the wind energy facility must engage, at its cost, the approved Road Quality Auditor to fulfil the requirements of the Road Quality Auditor as defined in the Traffic Management Plan.
41. Council or the Head, Transport for Victoria may require at any time the appointment of an alternate proposed Road Quality Auditor within 21 days of making a written request to the wind energy facility developer, if the appointed Road Quality Auditor is unable to maintain independence or is unable to meet project timelines to Council's or the Head, Transport for Victoria's satisfaction. The alternate auditor must, if approved, be appointed by the wind energy facility developer to undertake the duties identified under the Traffic Management Plan.
42. Prior to endorsement of the Traffic Management Plan, the terms of reference for the Road Quality Auditor must be endorsed by Golden Plains Shire Council and the Head, Transport for Victoria, including but not limited to:
 - a. a program of regular inspections to be carried out during the construction of the wind energy facility to identify maintenance works necessary as a result of construction traffic;
 - b. frequency of inspections;
 - c. frequency of reporting to the wind energy facility developer, Golden Plains Shire Council and the Head, Transport for Victoria;
 - d. standards to which all agreed local roads are constructed;
 - e. ongoing maintenance and repair regime during construction of the wind turbine generators;
 - f. procedures for corrective works resulting from non-compliance; and
 - g. penalties for non-compliance.
43. Prior to the commencement of development of the wind energy facility, engineering plans for all road works required by the Traffic Management Plan must be submitted to the Golden Plains Shire Council and the Head, Transport for Victoria for approval. The engineering plans must be designed to Australian Standards and in accordance with VicRoads guidelines and include:
 - a. the location and detailed design of the connection between the internal access tracks and the public roads;
 - b. a demonstration that safe sight distances, turning movements, and the avoidance of traffic conflicts at the intersection of internal roads and public roads will be achieved to the satisfaction of Golden Plains Shire Council and the Head, Transport for Victoria;
44. Prior to the commencement of construction of wind turbine footings, crane hardstand, internal access roads, the substation or transmission towers, road construction works as shown on the plan(s) endorsed under condition 43, must be undertaken, completed and assessed and approved by the Independent Road Quality Auditor to the satisfaction of Golden Plains Shire Council and the Head,

Transport for Victoria. These works may be staged as construction of individual turbine groupings are commenced.

45. The traffic management and road upgrade and maintenance works identified in the endorsed Traffic Management Plan must be carried out to the satisfaction of the Golden Plains Shire Council and the Head, Transport for Victoria.
46. Prior to any works commencing within any arterial road reserve, the applicant must enter into a works agreement with the Head, Transport for Victoria, confirming design plans and works approvals processes, including the determination of fees and the level of the Head, Transport for Victoria service obligations. Contact: western.mail@roads.vic.gov.au

ENVIRONMENTAL MANAGEMENT PLAN

Environmental Management Plan

47. Before development starts, an Environmental Management Plan prepared in consultation with Golden Plains Shire Council must be submitted to, approved and endorsed by the Minister for Planning. When endorsed the plan will form part of this Incorporated Document.

The Environmental Management Plan must:

- a. describe measures to minimise the amenity and environmental impacts of the construction and decommissioning of the facility
- b. be generally in accordance with Chapter 23 of the Golden Plains Wind Farm Environment Effects Statement
- c. be in accordance with all relevant Environment Protection Authority requirements and guidelines
- d. provide for, prior to commencement of the relevant construction activities, the clear demarcation on the ground of any areas to be avoided and not disturbed on the advice of a suitably qualified ecologist or cultural heritage advisor
- e. meet the requirements of conditions 46 to 52 below

The Environmental Management Plan may be prepared in sections or stages.

48. The endorsed Environmental Management Plan must be implemented to the satisfaction of the Minister for Planning. The endorsed Environmental Management Plan must not be altered or modified without the written consent of the Minister for Planning.

Flora, fauna and native vegetation impacts

Flora and Fauna Management Plan

49. The Environmental Management Plan must include a Flora and Fauna Management Plan prepared in consultation with DELWP Environment Portfolio. Once endorsed, the Flora and Fauna Management Plan must be made publicly available on the project website, and remain publicly available for the life of the project.
50. The Flora and Fauna Management Plan must include, as a minimum, the biodiversity management measures outlined in Chapter 23.6.1 of the Environmental Management Framework of the Golden Plains Wind Farm Environment Effects Statement and address or satisfy the following requirements:

- a. pre-construction targeted flora surveys must be undertaken for flora species listed under the *Flora and Fauna Guarantee Act 1988* and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), to assist with the location of transmission line poles to avoid impacts on listed flora species during the finalisation of the detailed design of the Project
- b. pre-construction targeted flora surveys undertaken at the quarry site for flora species listed under the *Flora and Fauna Guarantee Act 1988* and the *Environment Protection and Biodiversity Conservation Act 1988* (Cth)
- c. all habitat to be retained is to be clearly marked on construction drawings
- d. all habitat (including Plains Grassland vegetation and threatened flora species) to be retained is to be clearly marked on the ground (e.g. with temporary fencing and flagging, as well as signage) where located in close proximity to the development footprint, and designated as 'no-go zones'
- e. prohibition of the following: activities within 'no-go zones', areas of native vegetation to be retained, and any tree or vegetation protection zone associated with the permitted use and/or development, except with the written consent of the Minister for Planning:
 - i. vehicular or pedestrian access
 - ii. trenching or soil excavations
 - iii. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - iv. entry and exit pits for the provision of underground services
 - v. any other actions or activities that may result in adverse impacts to retained native vegetation
- f. all temporary construction disturbance areas to be located in existing cleared areas to avoid additional removal of remnant vegetation and mature trees
- g. where possible without promoting habitat for pest species, surface and embedded rocks will not be removed from the site and where possible these will be reintroduced when they are removed temporarily
- h. identify Growling Grass Frog wetland sites, and where possible avoid placing infrastructure within 100m of those sites
- i. all workers are to undergo training on measures to detect and avoid impacts to Striped Legless Lizard, advise the site manager when Striped Legless Lizard is found, and on avoiding 'no-go' zones
- j. a salvage and relocation protocol for Striped Legless Lizard must be prepared in compliance with the *Wildlife Act 1975*
- k. all machinery must enter and exit works sites along defined routes that do not impact on native vegetation or cause soil disturbance and weed spread
- l. all machinery brought onto the site and travelling between farming properties must be washed down to control spread of weeds and pathogens.

Bats and Avifauna Management Plan

In conditions 51 to 53:

- 'listed species' means all bird and bat taxa listed as threatened under the *Flora and Fauna Guarantee Act 1988* (FFG Act) and all bird and bat taxa listed as threatened or migratory under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)
- 'the first turbine operating' means the time from which a turbine first commences generating electricity
- 'the last turbine operating' means the time from which a turbine first commences generating electricity.

51. The Environmental Management Plan must include a Bat and Avifauna Management Plan (BAM Plan). The BAM Plan must be prepared in consultation with the DELWP Environment Portfolio. Once endorsed, the BAM Plan must be placed on the project website without delay and remain on the website for the length of operation of the BAM Plan.

The BAM Plan must:

- a. include a statement of the objectives and overall strategy for minimising bird and bat mortality arising from the operation of the facility, which must include:
 - i. strategies to detect, manage and mitigate significant impacts on listed species, raptors, and any other bat species, due to collisions arising from operation of the facility
 - ii. a definition of 'significant impact'
- b. include appropriate contingency/response measures in the event of a significant impact occurring
- c. include a comprehensive, science-based mortality monitoring program to monitor mortality of listed species and any other bat and avifauna species. The monitoring program must commence when the first turbine commences operating, and must be carried out for a duration of at least five years. The duration and timing of the monitoring plan may be altered with the written consent of the Minister for Planning. The monitoring program must include:
 - i. surveys conducted at an agreed time interval and agreed sampling frequency to ascertain:
 - the species, number, age, sex (if possible) and date of any listed species mortality and any other bat and avifauna species mortality
 - seasonal and yearly variation in the number of listed species mortality and any other bat and avifauna species mortality
 - whether further detailed investigations of any potential impacts on listed species and any other bat and avifauna species mortality are warranted
 - ii. procedures for reporting strikes/mortalities of listed species to DELWP Environment Portfolio within 7 days of becoming aware of any strike/mortality

- iii. procedures for reporting strikes/mortalities of bat and avifauna species other than listed species to DELWP Environment Portfolio quarterly
 - iv. information on the efficacy of searches for carcasses of birds and bats, and, where practicable, information on the rate of removal of carcasses by scavengers so that correction factors can be determined to enable calculations of the likely total number of mortalities
 - v. procedures for the regular removal of any bird or animal carcasses likely to attract raptors to areas near turbines
 - vi. monitoring to determine the impact of the operation of the wind energy facility on the populations of raptors, Forktailed Swift and White-throated Needletail
 - vii. procedures for determining whether further detailed investigations of any potential impacts on native birds and bats are warranted. Any further detailed investigations required are to be undertaken in consultation with DELWP Environment Portfolio and to the satisfaction of the Minister for Planning
 - viii. procedures for periodic reporting, within agreed timeframes, of the findings of the monitoring to DELWP Environment Portfolio. Such reports must be made publicly available on the project website
 - ix. a data sharing agreement to provide georeferenced, time stamped, data that is collected as part of the BAM plan.
52. When the monitoring program required under the BAM Plan is complete, the operator must submit a report to the Minister for Planning and DELWP Environment Portfolio, setting out the findings of the program. The report must be:
- a. to the satisfaction of the Minister for Planning and DELWP Environment Portfolio
 - b. made publicly available on the project website.
53. After considering the information reported under conditions 51(c)(ii) and 51(c)(iii) or the report submitted under condition 52, and after consulting with DELWP Environment Portfolio, the Minister for Planning may direct the operator to conduct further investigation of impacts on listed species. The further investigation must be undertaken by the wind energy facility operator to the satisfaction of the Minister for Planning and DELWP Environment Portfolio.

Brolga Monitoring and Compensation Plan

54. The Environmental Management Plan must include a Brolga Monitoring and Compensation Plan. The plan must be prepared in consultation with DELWP Environment Portfolio to the satisfaction of the Minister for Planning. Once endorsed, the plan must be placed on the project website for the life of the project.
- The plan must:
- a. be implemented for the life of the project
 - b. identify the location of potentially at risk Brolga breeding, migration and flocking activities

- c. include recommendations in relation to a mortality rate for Brolga which would trigger the requirement for responsive mitigation measures to be undertaken by the operator
 - d. specify who is accountable for implementing the plan and the monitoring required under the plan
 - e. Include the principles for the selection of Brolga breeding wetlands that will be enhanced ('enhancement site')
 - f. Prior to the commencement of works at each enhancement site, a signed copy of the Delivery Agreement/Landholder Agreement for the Brolga breeding site enhancement project must be submitted to the Minister for Planning. Agreements for the breeding site enhancement project must extend for the duration of the life of the Wind Energy Facility.
 - g. include the methods of enhancement which will be determined at each enhancement site.
 - h. where appropriate, a program of appropriate fox baiting leading up to each breeding season
 - i. five-yearly performance targets for each enhancement site and the program as a whole, consistent with the outcomes of the Population Viability Assessment included in the Golden Plains Wind Farm EES, the zero-net impact objective (to be amended every five years depending on outcomes), and the data and recommendations in the plan
 - j. monitoring and reporting requirements, including public reporting after 1 year, 2 years, 5 years, 10 years, 15 years, 20 years and 25 years from when the plan is approved, on whether the plan is expected to achieve the 25-year zero net impact objective.
55. Implementation of the Brolga Monitoring and Compensation Plan must commence before the development starts. Implementation must be to the satisfaction of the Minister for Planning in consultation with DELWP Environment Portfolio .

Native vegetation

56. No more than 49.052 hectares of native vegetation is to be removed under this Incorporated Document.
57. Before any native vegetation is removed under this Incorporated Document, a Native Vegetation Plan prepared in consultation with DELWP Environment Portfolio must be submitted to, approved and endorsed by the Minister for Planning. When endorsed the plan will form part of this Incorporated Document.

The Native Vegetation Plan must include:

- a. a final Biodiversity Assessment Report or similar which identifies all losses being approved by this Incorporated Document and the associated offset requirements, in accordance with the *Permitted clearing of native vegetation - Biodiversity assessment guidelines* (DEPI, 2013)
- b. plans drawn to scale with dimensions that identify:
 - i. native vegetation to be removed

- ii. any current mapped wetlands as defined in the Permitted clearing of native vegetation - Biodiversity assessment handbook (DELWP, 2015) that are present on the site
 - iii. any native vegetation to be retained that is within the permissible micro-siting envelope or ancillary infrastructure
 - iv. the location of any detected threatened flora and fauna species
 - c. measures to be used during construction to protect native vegetation to be retained.
58. To offset the native vegetation removal described in the endorsed Native Vegetation Plan, the developer of the wind energy facility must secure a native vegetation offset in accordance with the *Permitted clearing of native vegetation - Biodiversity assessment guidelines* (DEPI, 2013) and Native vegetation gain scoring manual (DEPI 2013)
59. Before any native vegetation is removed, evidence that the required offset has been secured must be submitted to, approved and endorsed by the Minister for Planning. When endorsed, the evidence will form part of the Incorporated Document. The evidence must be provided in consultation with DELWP Environment Portfolio, and must be one or both of the following:
- a. a security agreement signed by both parties, to the required standard for the offset site(s), including a management plan detailing the 10-year management actions and ongoing management of the site
 - b. an allocated credit extract(s) from the Native Vegetation Credit Register.
60. In the event that a security agreement is entered into as contemplated in condition 59(a), the applicant must provide the annual offset site report to the Minister for Planning by the anniversary date of the execution of the offset security agreement for a period of 10 consecutive years. After the tenth year, the wind farm operator must provide a report at the reasonable request of a statutory authority.
61. Within 30 days of endorsement of the offset evidence by the Minister for Planning, a copy of the endorsed offset evidence must be provided to the DELWP Environment Portfolio. At the conclusion of the Project, offset requirements can be reconciled with the agreement of the Minister for Planning and DELWP Environment Portfolio.
62. To prevent the spread of weeds and pathogens, all vehicles must be made free of soil, seed and plant material before being taken to the works site and again before being taken from the works site, during and on completion of the project.
63. Any pruning to the canopy or major structural branches of any tree to be retained must be undertaken in accordance with Australian Standard 4347-2007 - Pruning of Amenity Trees.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

64. The Environmental Management Plan must include a Construction Environmental Management Plan, which must:
- a. include plans prepared in accordance with conditions 49, 65, 66, 67, 72, 73 and 74;
 - b. include procedures regarding the removal of temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the site, when construction is complete;

- c. identify known historical heritage places;
- d. include measures to avoid or minimise impacts on historical heritage values;
- e. require any dry stone walls impacted by the construction of the project to be reconstructed under the supervision of a suitably qualified stonemason, to the satisfaction of the Minister for Planning;
- f. contain an unexpected finds protocol for managing previously unidentified archaeological sites discovered during works.

Blasting

65. If any blasting is proposed to be undertaken on site (other than at the quarry) as part of construction of the wind energy facility, the Construction Environmental Management Plan must include a Blasting Plan. The Blasting Plan must include:
- a. the name and qualification of the person responsible for blasting;
 - b. a description of the locations where the explosives will be used, and the locations of every licensed bore on any property with an adjoining boundary within 1 kilometre of the blasting;
 - c. a requirement for the identification and assessment of any potentially sensitive site within 1 kilometre of the location of blasting, including the procedure for pre-blast and post-blast qualitative measurement or monitoring at such sites;
 - d. the procedure for site clearance and post blast reoccupation;
 - e. the procedure for the storage and handling of explosives;
 - f. a requirement that blasting only occur at least 48 hours after notification in writing of the intention to undertake blasting has been given to the occupants of the properties which are located in whole or in part within 1 kilometre of the location of the proposed blasting;
 - g. a requirement that blasting only be undertaken between the hours of 8am and 4pm.

For the purposes of this condition, a 'sensitive site' means any land within 10 metres of a residence, hospital, school, or other premises in which people could reasonably expect to be free from undue annoyance and nuisance caused by blasting.

Construction Noise and Vibration Management Plan

66. The Construction Environmental Management Plan must include a Construction Noise and Vibration Management Plan. The Noise and Vibration Management Plan must:
- a. address the effects of construction noise and vibration related to on-site activities and off-site traffic movements;
 - b. provide a clear overview of the proposed construction program and demonstrate how the proposed mitigation measures are compliant with the requirements defined by the *Victorian Noise Control Guidelines* (EPA Publication 1254) and include a schedule of noise emission data for the major plant items selected for construction of the Project, and a comparison of the data with the noise emission ranges set out in *AS 2436:2010: Guide to noise and vibration control on construction, demolition and maintenance sites*;

- c. clearly define all unavoidable works and low-noise managed-impact works which may occur outside of normal working hours, such as out of hours deliveries or turbine installation activities that are subject to weather constraints;
- d. describe the proposed scheduling of any out of normal working hours works, and provide evidence that low-noise managed-impact works meet the criteria defined in EPA Publication 1254.

Sediment, Erosion and Water Quality Management Plan

- 67. The Construction Environmental Management Plan must include a Sediment, Erosion and Water Quality Management Plan that addresses the requirements of the *SEPP (Waters of Victoria)*, *SEPP (Groundwaters of Victoria)*, EPA Publication 275: *Construction Techniques for Sediment Pollution Control* and EPA Publication 480: *Environmental Guidelines for Major Construction Sites*. The Sediment, Erosion and Water Quality Management Plan must be developed in consultation with the Corangamite CMA and DELWP Environment Portfolio, and approved by the Minister for Planning before development starts.
- 68. The Sediment, Erosion and Water Quality Management Plan must contain:
 - a. details of sediment and erosion control measures to be implemented prior to commencing ground disturbance works and throughout construction;
 - b. details of the sediment control measures to treat and manage runoff from the terminal station during construction and operation of the development;
 - c. a monitoring program (including, as a minimum, visual monitoring during construction activities) and monitoring of sediment management measures developed under condition 68(b);
 - d. a complaint investigation and response plan.
- 69. All hydrocarbons and hazardous substances must be stored in facilities designed in accordance with EPA Publication 347: *Bunding Guidelines* and AS1940:2004.
- 70. In the event that wastewater is to be treated on site, an on-site wastewater treatment and disposal system is to be selected, sited and installed in accordance with the EPA Publication 891: *Code of practice - onsite wastewater management* to the satisfaction of the Minister for Planning.
- 71. Access routes are to be designed to maintain access to turbines and associated infrastructure with 1% Annual Exceedance Probability (AEP) flood depths below 300 mm during construction and maintenance operations.

Salinity Assessment Report and Management Plan

- 72. The Construction Environmental Management Plan must include a Salinity Assessment Report and Management Plan, which must be prepared in consultation with DELWP Environment Portfolio. The Salinity Assessment Report and Management Plan must confirm site specific salinity levels in areas within the Salinity Management Overlay, and specify the construction and management measures designed to minimise the salinity risks, including:
 - a. geotechnical investigations (including subsurface material salinity levels) at appropriate intervals to understand and determine site specific conditions for the design and durability of infrastructure within the Salinity Management Overlay

- b. recommendations relating to appropriate building specification and site management recommendations within the Salinity Management Overlay.

Hazardous Substances Management Plan

- 73. The Construction Environmental Management Plan must include a Hazardous Substances Management Plan that has been prepared in accordance with:
 - a. EPA Publication 480: *Environmental Guidelines for Major Construction Sites*
 - b. EPA 628: *Guidelines for the Concrete Batching Industry (1998)*
 - c. EPA Publication 347: *Bunding Guidelines*
 - d. AS 1940:2004 - *Storage and handling of flammable combustible liquids.*
- 74. The Hazardous Substances Management Plan must include, as a minimum:
 - a. details of spill control and bunding measures to control and contain spills, minimise the amount of fuels and chemicals stored on site, and contingency plans to clean-up or manage spills
 - b. a monitoring program (including at least visual monitoring to enable early detection of leaks and spills and regular assessment of the integrity of bunding)
 - c. a complaint investigation and response plan.

Air Quality Management Plan

- 75. The Construction Environmental Management Plan must include an Air Quality Management Plan that addresses the requirements of the SEPP (Air Quality Management) and contains:
 - a. measures to minimise generation of dust and other air emissions
 - b. a monitoring program (including a minimum visual monitoring during construction activities)
 - c. a complaint investigation and response plan
- 76. All temporary concrete batching plants are to be designed and operated in accordance with the EPA Publication 628: *Environmental Guidelines for the Concrete Batching Industry* to minimise dust and other emissions.

EMERGENCY RESPONSE PLAN

- 77. Before development starts, an Emergency Response Plan must be submitted to, approved and endorsed by the Minister for Planning. The Emergency Response Plan must be prepared in consultation with the CFA and Rural Ambulance Victoria. Once endorsed, the plan must be placed on the project website for the life of the project.

The Emergency Response Plan must:

- a. outline measures to provide for adequate fire-fighting access within the wind farm when required, including provision for land-based fire-fighting and aerial fire-fighting operations where appropriate
- b. be generally in accordance with the '*Guidelines for Renewable Energy Installations*' (Country Fire Authority, March 2021), except that passing bays on access tracks are not required.

AVIATION

78. Prior to turbines WTG215, WTG216 and WTG217 being constructed, an aircraft safety assessment prepared by a suitably qualified person must be submitted which demonstrates that the existing operations conducted from the airstrip at 1944 Wingeel Road, Barunah Park will be able to continue safely without significant impact from the turbines, to the satisfaction of the Minister for Planning, unless an alternative arrangement is agreed between the parties to the satisfaction of the Minister for Planning.
79. Copies of the development plans endorsed under condition 1 must be provided to the following entities within 30 days after being endorsed:
- a. CASA
 - b. The Department of Defence (RAAF Aeronautical Information Service)
 - c. Airservices Australia
 - d. any aerodrome operator within 30 kilometres of the external property boundaries of the site.
 - e. Flying training organisations at Ballarat, Bacchus Marsh, Point Cook and Lethbridge aerodromes
 - f. the Aerial Agricultural Association of Australasia
 - g. any organisation responsible for providing aerial fire-fighting, air ambulance and search and rescue in the area (e.g. Victoria Police Air Wing, Country Fire Authority, Rural Ambulance Victoria).
 - h. Local aerial agricultural application operators.
80. The notification required under condition 79(a) to 79(c) must utilise the procedure and form referred to in Civil Aviation Safety Authority Advisory Circular AC 139-08 (v2.) *Reporting of tall structures and hazardous plume sources* dated March 2018.
81. Obstacle marking on meteorological masts is to be provided in accordance with Section 39 of the (NASF) Guideline D.
82. Before development starts an Aviation Impact Statement based upon the approved detailed design is to be provided to Airservices Australia and the Department of Defence (RAAF Aeronautical Information Service).

SOCIAL AND COMMUNITY

Community and Stakeholder Engagement Plan

83. Before development starts, a Community and Stakeholder Engagement Plan must be submitted to, approved and endorsed by the Minister for Planning. Once endorsed, the Community and Stakeholder Engagement Plan will form part of the Incorporated Document and must be implemented to the satisfaction of the Minister for Planning. The plan must be made publicly available on the project website and remain publicly available for the life of the project.

The Plan must outline the objectives, tools, timing and the desired outcomes for the community and stakeholder engagement to be carried out through the detailed design, construction and operation of the Project.

The objectives of this plan are to:

- a. deliver effective stakeholder engagement and consultation through the detailed design, construction and operation of the Project

- b. ensure all affected stakeholders and interested parties are informed, consulted and involved and their values, priorities and issues are acknowledged and addressed
- c. provide timely, consistent, and open engagement with stakeholders throughout the detailed design, construction and operation of the project.

Workforce Accommodation Strategy

- 84. Before development starts, a Workforce Accommodation Strategy is to be developed and implemented for the construction and decommissioning workforce to the satisfaction of the Minister for Planning. The aim of the accommodation strategy will be to reduce the likelihood of displacement of existing residents in Rokewood and the surrounding area during the construction and decommissioning of the wind energy facility.

CORANGAMITE CATCHMENT MANAGEMENT AUTHORITY CONDITIONS

- 85. Turbine foundations must not be located within 100 metres of the centre-line of the Mt Misery, Kuruc-a-ruc, Ferrers and Mia Creeks, as depicted on the Corangamite Catchment Management Authority's Designated Waterways layer as at 14 April 2021.
- 86. Unless otherwise approved in writing by the Corangamite Catchment Management Authority, turbine foundations must not be located within 30 metres of the centre-line of any other designated waterway, as depicted on the Corangamite CMA's Designated Waterways layer as at 14 April 2021.
- 87. Any works carried out within a designated waterway and Flood Risk Area must be designed and carried out so as to ensure, to the satisfaction of the Minister for Planning that the works will not result in any adverse hydrologic or hydraulic impacts to land, assets or infrastructure outside the external boundary of the wind farm site. In this condition, a 'Flood Risk Area' is a location within the mapped 1% AEP flood depths locations as depicted in Figures 6-7, 6-9 and 6-11 of the report prepared by Water Technology titled Surface Water Assessment Golden Plains Wind Farm and dated February 2018.
- 88. All works must be designed and carried out so as to ensure, to the satisfaction of the Minister for Planning and Corangamite CMA, that:
 - a. there is no loss of floodplain storage arising from works carried out on the Golden Plains Wind Farm site
 - b. the placement of any fill within the 1% AEP flood fringe (depths at or less than 300mm) and/or 1% AEP active flood plain is carried out in accordance with cut-and-fill plans and specifications that have been approved in writing by the Corangamite CMA. The active flood plain is defined in terms of the depth and velocity of water over the area in question during a 1% AEP flood event as follows:
 - i. depth greater than or equal to 0.3 metres; and
 - ii. velocity greater than or equal to 3.0 m/s; and
 - iii. the product of depth multiplied by velocity greater than or equal to 0.3m² per second.
 - c. there is no material change to the overland flow regimes (including flow rates and volumes of flows) outside the external boundary of the wind farm site.

AUSNET TRANSMISSION GROUP CONDITIONS

89. No wind turbine shall be constructed within 235 metres of AusNet Transmission Group's easement, and no anemometry masts shall be constructed within 100 metres of the easement.
90. No buildings or structures are permitted on AusNet Transmission Group's easement other than interface works required for connection of the wind farm electrical system to the 500 kilovolt transmission line. Design plans for such work must be submitted to and approved in writing by AusNet Transmission Group prior to the commencement of construction.
91. Details of any road or track construction and the installation of services within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.
92. Gates must be installed in any new boundary fences that cross the easement to enable access by AusNet Transmission Group vehicles.
93. Natural ground surface levels on the easement must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.
94. A 'Permit to Work Adjacent to Exposed High Voltage Electrical Apparatus ' must be obtained prior to the commencement of any works on the easement that involves the use of any plant or equipment exceeding 3 metres operating height.
95. Parking, loading, unloading and load adjustment of large commercial vehicles is not permitted on the easement.
96. All future works in the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

COMPLAINTS

Complaint Investigation and Response Plan

97. Before development starts, a Complaint Investigation and Response Plan must be submitted to, approved and endorsed by the Minister for Planning.
The Complaint Investigation and Response Plan must:
 - a. respond to all aspects of the construction and operation of the wind farm
 - b. be prepared in accordance with AS/NZS 10002:2014 *Guidelines for complaint management in organisations*
 - c. include a process to investigate and resolve complaints (different processes may be required for different types of complaints).
98. The Complaint Investigation and Response Plan must be implemented to the satisfaction of the Minister for Planning. The endorsed Complaint Investigation and Response Plan must not be altered or modified without the written consent of the Minister for Planning.

Publish information about complaints

99. The operator must publish the following information on the project website:
 - a. a copy of the endorsed Complaints Investigation and Response Plan
 - b. a toll free telephone number and email contact for complaints and queries to the operator

Complaints register

100. Before development starts, a Complaints Register must be established which records:
- a. the complainant's name and address (if provided), including (for noise complaints) any applicable property reference number contained in the Noise and Vibration Assessment contained in Technical Appendix N1 to the Golden Plains Wind Farm EES
 - b. a receipt number for each complaint, which must be communicated to the complainant
 - c. the time and date of the incident, and the prevailing weather and operational conditions at the time of the incident
 - d. a description of the complainant's concerns, including (for a noise complaint) the potential occurrence of special audible characteristics
 - e. the process for investigating the complaint, and the outcome of the investigation, including:
 - i. the actions taken to resolve the complaint
 - ii. for noise complaints, the findings and recommendations of an investigation report undertaken in accordance with the endorsed Noise Management Plan.
101. All complaints received must be recorded in the Complaints Register.
102. A complete copy of the Complaints Register, along with a reference map of complaint locations must be provided to the Minister for Planning on each anniversary of the date of this Incorporated Document, and at other times on request.

DECOMMISSIONING

General requirements

103. The following requirements must be met when a turbine(s) permanently ceases operation:
- a. the Minister for Planning must be notified within two (2) months after the turbine(s) permanently ceases operation
 - b. prior to commencing decommissioning works, a decommissioning traffic management plan specifying measures to manage traffic impacts associated with removing the turbine(s) and associated infrastructure from the site, must be submitted to the satisfaction of the Minister for Planning
 - c. all infrastructure, plant, equipment and access tracks that are no longer required for the on-going use or decommissioning of the facility must be removed, although turbine foundations, access tracks and hardstand areas may remain with the consent of the landowner
 - d. reinstatement of the site, or the relevant part of the site, to the condition it was in prior to the commencement of development must occur to the satisfaction of the Minister for Planning.

Decommissioning Noise and Vibration Management Plan

104. Before decommissioning of the wind farm starts, a Decommissioning Noise and Vibration Management Plan is to be submitted to, approved and endorsed by the Minister for Planning.
105. The Decommissioning Noise and Vibration Management Plan is to:
 - a. address the effects of decommissioning noise and vibration related to on-site activities and off-site traffic movements
 - b. provide a clear overview of the proposed decommissioning program and demonstrate how the proposed mitigation measures are compliant with the requirements defined by the *Victorian Noise Control Guidelines* (EPA Publication 1254)
 - c. include a schedule of noise emission data for the major plant items selected for decommissioning of the Project, and a comparison of the data with the noise emission ranges set out in AS 2436:2010: *Guide to noise and vibration control on construction, demolition and maintenance sites*
 - d. clearly define all unavoidable works and low-noise managed-impact works which may occur outside of normal working hours, such as out of hours removals or decommissioning activities that are subject to weather constraints
 - e. describe the proposed scheduling of any out of hours works and provide evidence to show that low noise managed-impact works meet the criteria defined in EPA Publication 1254.

EXPIRY

106. Notwithstanding other provisions of the Scheme, or these conditions, the specific controls contained within this Incorporated Document will expire if one of the following applies:
 - a. the development is not started within two (2) years of the date on which this Incorporated Document is incorporated into the Golden Plains Planning Scheme
 - b. the development is not completed and the use commenced within eight (8) years of the date on which this Incorporated Document is incorporated into the Golden Plains Planning Scheme.

PERMISSION NOTE

Any works to occur on, over or under a designated waterway are to be undertaken in accordance with a Works on Waterways Permit provided by the relevant catchment management authority under the provisions of section 67 of the *Water Act 1989*.

Surface water and groundwater must not be taken for commercial use without a licence from the relevant catchment management authority under section 51 of the *Water Act 1989*.

A permit will be required to remove protected flora under the *Flora and Fauna Guarantee Act 1988* from public land, including roadsides.

Wildlife management authorisation under the *Wildlife Act 1975* will be require for the taking and/or handling of any wildlife during the construction, operation and decommissioning stages of the project.

APPENDIX 1 – Subject Land

Land to which the Golden Plains Wind Farm Incorporated Document (May 2022) applies

LAND

Volume	Folio	Land Description
09768	787	Crown Allotment 111 Parish of Poorneet
10269	431	Crown Allotments 120 and 121 Parish of Poorneet
11062	062	Lot 2 on Plan of Subdivision 617382T
11062	061	Lot 1 on Plan of Subdivision 617382T
11957	161	Lot 1 on Plan of Subdivision 737862H
06929	667	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on Title Plan 402551H
06929	668	Crown Allotments 28, 29 and 30, Portions 31, 32, 33 and 38, Subdivision A and B Crown Allotment 39, Crown Allotment 39C, Subdivision A and B Crown Allotment 46, Crown Allotments 46C and 47, Subdivision A and B Crown Allotment 54, Subdivision A and B Crown Allotment 58 Parish of Yarima
06929	669	Lots 1, 2, 3 and 4 on Title Plan 383950S
10535	899	Lot 1 on Title Plan 019023V
10535	900	Portion 47 Parish of Kuruc-a-ruc
10535	901	Portion 48 Parish of Kuruc-a-ruc
10535	902	Portion 49 Parish of Kuruc-a-ruc
10535	903	Portion 50 Parish of Kuruc-a-ruc
10535	904	Portion 51 Parish of Kuruc-a-ruc
10535	905	Portion 52 Parish of Kuruc-a-ruc
10535	906	Portion 53 Parish of Kuruc-a-ruc
10535	907	Portion 54 Parish of Kuruc-a-ruc
10535	908	Portion 55 Parish of Kuruc-a-ruc
10535	909	Portion 56 Parish of Kuruc-a-ruc
10535	910	Portion 57 Parish of Kuruc-a-ruc
10535	911	Portion 58 Parish of Kuruc-a-ruc
10535	912	Portion 59 Parish of Kuruc-a-ruc
10535	913	Portion 60 Parish of Kuruc-a-ruc
10535	923	Portion 85 Parish of Kuruc-a-ruc
10535	928	Portion 76 Parish of Kuruc-a-ruc
10535	929	Portion 77 Parish of Kuruc-a-ruc
10535	930	Portion 78 Parish of Kuruc-a-ruc
10535	931	Portion 79 Parish of Kuruc-a-ruc
10535	932	Portion 80 Parish of Kuruc-a-ruc

09287	641	Crown Allotments 114 and 114A Parish of Poorneet
09150	172	Crown Allotment 45A Parish of Shelford West
04931	068	Lot 15 on Plan of Subdivision 007127
10943	748	Portion 83 Parish of Kuruc-a-ruc
07118	529	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Title Plan 747718V
03581	101	Lots 1, 2, 3, 4 and 5 on Title Plan 382376E
03548	423	Lot 1 on Title Plan 370131E
05890	965	Lots 1, 2 and 3 on Title Plan 238505D
08876	275	Crown Allotments 115 and 116 Parish of Poorneet
05904	688	Lots 1 and 2 on Title Plan 232119R
05904	689	Lot 1 on Title Plan 249748N
11175	236	Lots 1 and 2 on Title Plan 944786D
11175	237	Portions 64, 65, 66 and 67 Parish of Kuruc-a-ruc
11175	238	Portions 99, 100, 101 and 102 Parish of Kuruc-a-ruc
11175	298	Lot 1 on Title Plan 944794E
11175	299	Lots 1, 2, 3, 4 and 5 on Title Plan 944795C
11175	300	Portions 103, 104, 105 and 106 Parish of Kuruc-a-ruc
10180	028	Lots 1, 3, 4, 6 and 7 on Title Plan 000684D
10180	029	Lots 2, 5 and 8 on Title Plan 000684D
09901	536	Crown Allotment 43A Parish of Wurrook
09071	550	Crown Allotment 44A Parish of Wurrook
05796	164	Lots 1 and 2 on Title Plan 403481W
03544	610	Lots 1 and 2 on Title Plan 385673G
08386	316	Crown Allotments 118 and 119 Parish of Poorneet
09205	739	Crown Allotment 72A Parish of Commeralghip
10573	785	Crown Allotment 10 Section 3 Parish of Corindhap
04443	542	Portions 13, 14, 15 and 16 Parish of Kuruc-a-ruc
05594	761	Lots 1, 2, 3, 4 and 5 on Title Plan 672954X
05619	643	Lots 1, 2, 3, 4 and 5 on Title Plan 671837H
09488	161	Crown Allotments 35, 38, 41A and 41B Parish of Commeralghip
03445	912	Portions 92, 93 and 94 Parish of Commeralghip
06287	392	Lots 1, 2 and 3 on Title Plan 368683A
08137	131	Lot 1 on Title Plan 411393X
11747	400	Crown Allotment 2003 Parish of Kuruc-a-ruc
08434	231	Lot 1 on Title Plan 320283M
11727	105	Crown Allotment 2005 Parish of Commeralghip
08941	783	Crown Allotment 64A Parish of Wurrook
08476	978	Lots 1, 2, 3, 4, 5, 6 and 7 on Title Plan 327421P

08476	980	Lots 1, 2 and 6 on Plan of Subdivision 058755
03529	798	Portions 17 and 21 Parish of Commerralghip
08096	241	Lots 1 and 2 on Title Plan 241565Q
08941	905	Crown Allotment 85A Parish of Commerralghip
09771	234	Crown Allotment 48A Parish of Wurrook
09629	551	Portions 64 and 65 Parish of Commerralghip
09944	359	Portion 28 Parish of Commerralghip
09944	360	Portion 30 Parish of Commerralghip
03529	797	Portion 29 Parish of Commerralghip
03460	995	Lots 1 and 2 on Title Plan 373000E
03584	717	Lots 1 and 2 on Title Plan 385722V
09629	552	Lots 1 and 2 on Title Plan 300752Q
09523	986	Crown Allotments 1 and 2, Crown Allotments 1, 2, 3, 4 and 5 Section 2, Crown Allotments 3, 33, 34, 36, 37, 39 and 40 Parish of Commerralghip
09523	987	Crown Allotments 4 and 5 Parish of Commerralghip
08974	526	Lot 1 on Plan of Subdivision 097688
03726	058	Lot 3 on Plan of Subdivision 005518
03726	059	Lots 15 and 16 on Plan of Subdivision 005518
05041	063	Lot 2 on Plan of Subdivision 005518
10684	181	Portion 84 Parish of Kuruc-a-ruc
09150	894	Lots 1 and 2 on Title Plan 824364C
09799	792	Crown Allotment 43A Parish of Shelford West
08617	045	Crown Allotment 69A Parish of Wingeel
09881	507	
09942	410	Lots 1 and 2 on Title Plan 851019S
03843	593	Portion 70 Parish of Commerralghip
05246	084	Lot 1 on Title Plan 392517G
04876	157	Crown Allotment A27B Parish of Commerralghip
01347	368	Crown Allotment A27A Parish of Commerralghip
03373	583	Portions 60 and 61 Parish of Commerralghip
03425	844	Portions 62 and 63 Parish of Commerralghip
04715	970	Lots 1, 2, 3 and 4 on Title Plan 839525V
11510	493	Portion 26, Crown Allotment 28 Parish of Kuruc-a-ruc
11510	494	Crown Allotment 24 Parish of Kuruc-a-ruc
11510	495	Lots 1, 2, 3, 4, 5 and 6 on Title Plan 906583J
07213	498	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 on Title Plan 532435H
10275	629	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 on Title Plan 857616Q
09833	647	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 on Title Plan 857616Q

09838	838	Lots 1, 2, 3 and 4 on Title Plan 857654G
10275	628	Lots 1, 2, 3 and 4 on Title Plan 857654G
11747	403	Crown Allotment 2004 Parish of Kuruc-a-ruc
03596	039A	Lot 1 on Title Plan 519809R
03760	845	Lots 1 and 2 on Title Plan 446176K
03488	494	Lots 1, 2, 3 and 4 on Title Plan 346216H
08606	571	Lots 1, 2, 3 and 4 on Title Plan 405597Q
03534	782	Lots 1 and 2 on Title Plan 618007D
11747	406	Crown Allotment 2017 Parish of Kuruc-a-ruc
11747	411	Crown Allotment 2021 Parish of Kuruc-a-ruc
11785	421	Crown Allotment 98A Parish of Wurrook
11747	415	Crown Allotment 2012 Parish of Kuruc-a-ruc
11747	416	Crown Allotment 2011 Parish of Kuruc-a-ruc
11727	080	Crown Allotment 2013 Parish of Commeralghip
11727	130	Crown Allotment 2012 Parish of Commeralghip
11727	107	Crown Allotment 6 Section 2 Parish of Commeralghip
11727	081	Crown Allotment 2014 Parish of Commeralghip
11747	396	Crown Allotment 2013 Parish of Kuruc-a-ruc
11747	408	Crown Allotment 2018 Parish of Kuruc-a-ruc
11747	409	Crown Allotment 2020 Parish of Kuruc-a-ruc
11747	410	Crown Allotment 2019 Parish of Kuruc-a-ruc
11727	111	Crown Allotment 42A Parish of Commeralghip
11747	398	Crown Allotment 2014 Parish of Kuruc-a-ruc
10139	998	Lots 1, 2, 3 and 4 on Title Plan 884344U
08067	829	Crown Allotments 47A and 65A Parish of Wurrook
08974	527	Lot 2 on Plan of Subdivision 097688
11957	162	Lot 2 on Plan of Subdivision 737862H
08969	152	Lot 1 on Plan of Subdivision 097570
08560	439	Crown Allotment 46A Parish of Wurrook
08969	153	Lot 2 on Plan of Subdivision 097570
09242	689	Lot 1 on Title Plan 164945H
07584	154	Lot 18 on Plan of Subdivision 005518
06040	871	Lots 1, 2 and 3 on Title Plan 374173Q
09242	186	Lots 1, 2 and 3 on Title Plan 172740G
04031	148	Lots 1 and 2 on Title Plan 247053M
04447	239	Lots 1 and 2 on Title Plan 239414B
07246	170	Portions 17, 19 and 21 Parish of Kuruc-a-ruc
09823	169	Crown Allotment 63A Parish of Wurrook

10082	164	Crown Allotment 88 Parish of Commeralghip
10082	165	Crown Allotment 89 Parish of Commeralghip
10082	166	Crown Allotment 90 Parish of Commeralghip
09649	197	Crown Allotments 95 and 96 Parish of Commeralghip
09660	055	Crown Allotments 86 and 87 Parish of Commeralghip
09329	582	Portions 107 and 108 Parish of Commeralghip
09329	583	Lot 1 on Title Plan 173508F
05903	424	Lots 1 and 2 on Title Plan 390132P
08232	697	Lot 39 on Plan of Subdivision 005520
10252	852	Lot 1 on Title Plan 086712R
08218	528	Lots 35, 36 and 37 on Plan of Subdivision 005520
11136	104	Lot 2 on Plan of Subdivision 627745B
10123	175	Portions 110, 113 and 114 Parish of Kuruc-a-ruc
10123	176	Portions 111, 112 and 115 Parish of Kuruc-a-ruc
09711	018	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 on Title Plan 112790E
10101	181	Lots 1, 2, 3, 4, 5 and 6 on Title Plan 221720T
10101	182	Lots 1, 2, 3, 4 and 5 on Title Plan 089588X
10223	101	Lots 1, 2, 3 and 4 on Title Plan 884344U
3292	334	Portions 9, 10, 11, 12, 135 and 136 Parish of Kuruc-a-ruc
09344	152	Crown Allotment 44A Parish of Shelford West
08476	976	Lots 1, 2 and 3 on Title Plan 320492C
08476	977	Lots 3, 4 and 5 on Plan of Subdivision 058755
09388	110	Crown Allotment 157A Parish of Commeralghip
09531	584	Portions 12 and 14 Parish of Commeralghip
08096	240	Lot 1 on Title Plan 241564S

ROADS

VicRoads Roads

Rokewood-Skipton Road

Rokewood-Shelford Road

Colac-Ballarat Road

Council Roads

Pitfield-Cressy Road

Littlehales Road

Boyles Road

Jackas Road

Mill Road

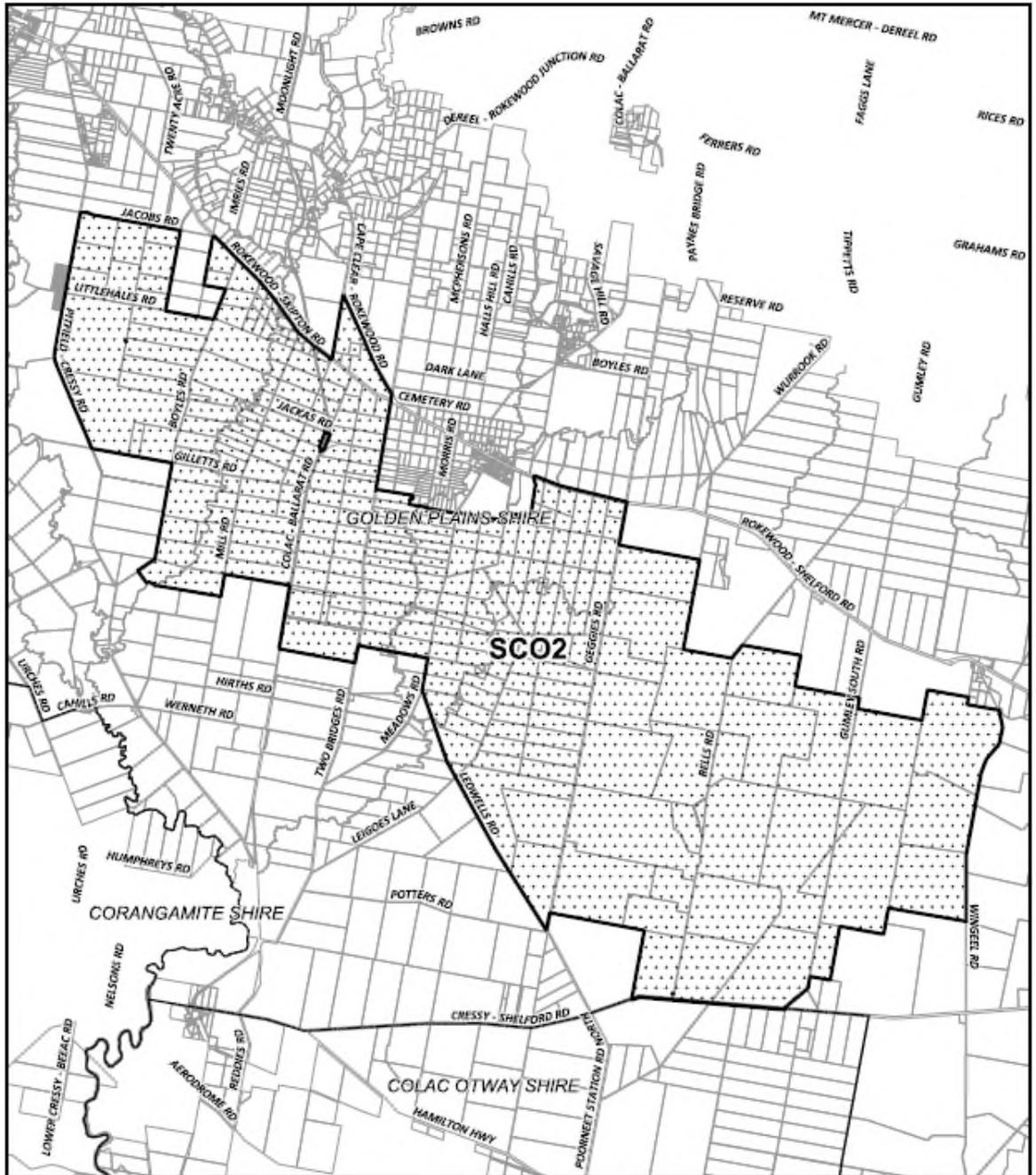
Kennersleys Road

Gilletts Road
Cressy-Shelford Road
Two Bridges Road
Sandy Lane
Geggies Road
Bells Road
Gumley South Road
Eastern Access Road
Wingeel Road
Meadows Road
Ledwells Road
Dark Lane
Jacobs Road
Cape Clear - Rokewood Road

CROWN LAND UNNAMED ROADS

Land adjoining 37\PP2417
Land adjoining 3\LP58755
Land adjoining 2\LP5518
Land adjoining 135\PP2947
Land adjoining 115\PP2947
Land adjoining 114A\PP3410
Land adjoining 110\PP2947
Land adjoining 7\TP684
Land adjoining 3\TP684
Land adjoining 3\TP112790
Land adjoining 1\TP112790
Land adjoining 4\TP383950
Land adjoining 2\TP839525
Land adjoining 80\PP2947
Land adjoining 78\PP2947
Land adjoining 7\TP402551
Land adjoining 8\TP684
Land adjoining 48\PP2947
Land adjoining 66\PP2947
Land adjoining 2\TP672954
Land adjoining A27B\PP2417

GOLDEN PLAINS WIND FARM INCORPORATED DOCUMENT 2022



LEGEND

-  Specific Control Overlay SCO2
-  LGA Boundaries
-  Parcel Boundaries

