



ATTACHMENT 3 LAND USE PLANNING MEMO

LAND USE PLANNING MEMO

High Sea Wind

High Sea Wind comprises both onshore and offshore components in Gippsland, south-east Victoria (Figure 1). This memo supports the environmental referrals of High Sea Wind to determine the pathway for primary approvals and assessment requirements under Victorian and Commonwealth legislation.

ONSHORE LAND USE INVESTIGATION

A key component of the land use assessment is the onshore component of the project. The defined onshore project boundary from the shoreline crossing point at McGaurans Beach is within the Wellington Shire Council and extends to the VicGrid Coordinated Connection Point area in proximity to the township of Giffard.

The offshore component extends from the shoreline crossing point along the coastline boundary extending across coastal waters. The offshore component of the project is considered in a separate assessment and is not applicable to the land use planning considerations.

The shoreline crossing for the export cables will be installed using trenchless construction methods (e.g. horizontal directional drilling (HDD)). The specific shoreline crossing location is still under project investigation but will be constructed to connect to VicGrid's proposed onshore terminal station near Giffard. High Sea Wind would avoid siting entry and exit locations for the shore crossing, and associated work areas in areas of known environmental and cultural sensitivity and, if avoidance is not feasible, will adopt measures to minimise and mitigate impacts in consultation with the relevant statutory authorities.

This desktop based preliminary appraisal has been prepared by RPS to accompany an EES referral under the EE Act. It does not constitute a full assessment of land use planning impacts from the Project.

Wellington Planning Scheme

The Wellington Planning Scheme is the applicable planning controls for the onshore component. Depending on the final project design, connection points and impacted footprint, the Wellington Planning Scheme assessment may vary, but the following zone, overlays and particular provisions are likely to apply.

The Planning Policy Framework ('PPF') provides the key policy influences for Wellington Shire Council at state, regional and local levels. Several PPF policies apply to this project including:

- Clause 12 Environmental and Landscape Values, Marine and Coastal Environment.
- Clause 19.01 Energy, Energy Supply Gippsland, Renewable Energy, Pipeline Infrastructure.

Zones and Overlays

The project area is affected by the following planning controls:

- Zones (Figure 2):
 - Farming Zone 1 – to protect and promote agricultural use of land while supporting sustainable land management.
 - Transport Zone 3 – Significant Municipal Road – to provide for an integrated and sustainable transport system.
 - Public Conservation and Resource Zone – to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.

- Public Use Zone 1 – Service and Utility – to recognise public land use for public utility and community services and facilities.
- Overlays (Figure 3):
 - Environmental Significance Overlays - ESO1 – Coastal and Gippsland Lakes environs and ESO2 – Wetlands. The environmental significance of these areas is of value and these overlays are to ensure that development is compatible with identified environmental values.
 - Bushfire Management Overlay (BMO) – to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
 - Specific Controls Overlay (SCO2) – land use and develop control for the existing Basslink.

Particular Provisions

The following Particular Provisions are likely to apply to the project:

- Clause 52.02 Easements, restrictions and reserves
- Clause 52.05 Signs
- Clause 52.06 Car parking
- Clause 52.17 Native Vegetation
- Clause 52.29 Land adjacent to the Principal Road Network.

Land Use

The area of investigation is rural and predominantly used for agriculture, particularly livestock grazing, with some cropping and timber plantation.

The following land uses are identified in the Victorian Land Use Information System (VLUIS) dataset within the area of investigation (Figure 5):

- Livestock grazing
- Livestock grazing (dairy)
- Timber production
- Cropping
- Roads
- Parks and reserves
- Residential rural/rural lifestyle

PLANNING SCHEME ASSESSMENT AND OTHER APPROVALS

It is expected that the Project will require the following approvals related to planning and land use:

- Planning approval in the form of a Planning Permit(s) or a Planning Scheme Amendment(s) for use and development of land pursuant to the Planning and Environment Act 1987 (Vic) (PE Act).
- Licence pursuant to the Crown (Land Reserves) Act 1978 (Vic) in the event works are required on Crown land.

Other approvals, secondary approvals and licences may be required for onshore project components on State land. A full assessment of the required approvals should be conducted when the project specifics are confirmed.

Regulatory stakeholder engagement and agency consultation will be consulted on the proposal during the project planning and development phases.

Current Land Tenure

The majority of the investigation area is freehold (Figure 6). Total areas of the Government Rd is 137.6ha and 839.7ha of the onshore portion of the referred investigation area is located on Crown land (refer to Figure 5).

This includes multiple-use public forest and road reserves.

The seabed of Victorian waters constitutes Crown land and covers 6100 ha within the proposed referral area. This includes the McLoughlins Beach – Seaspray Coastal Reserve.

The VLUIS identifies tenure on Crown land as including:

- Nature conservation reserve – in the coastal and nearshore marine area
- Multiple-use public forest – areas used for plantation timber production
- Pastoral lease – some unused road reserves

Intended Land Tenure

Project land requirements will be secured via negotiation of easements or lease/license agreements applied to private freehold land where these areas cannot be avoided. Lease/license agreements, easements and/or land transfers will be required with relevant state bodies to enable access to or tenure of affected government land, including Crown land and for both onshore and offshore areas.

All affected landowners and land managers will be appropriately engaged to facilitate discussions regarding land access in construction and potential longer term lease/licence agreements, purchase, or land transfers for ongoing operations.

Other interests in affected land

The Gunaikurnai Land and Waters Aboriginal Corporation is the Registered Native Title Body Corporate acting as trustee for the native title rights and interests held by the Gunai/Kurnai People for parts of Gippsland and Victorian alpine region (VCD2010/001). This includes coastal Crown land and nearshore marine area in the investigation area.

The referral area contains various utilities easements and transport corridors. Gippsland Water holds easements for its Saline Wastewater Outfall Pipeline, which runs northwest-southeast through the middle of the investigation area, with an ocean outfall in the offshore investigation area, off McGaurans Beach.

APA holds easements for the Basslink, a 370 km high voltage direct current electricity interconnector between Tasmania and Victoria, makes landfall immediately southwest of the shore crossing area and bisects the onshore investigation area.

Subject to further Project investigations, design development and engagement with relevant stakeholders, there may be opportunity to co-locate Project infrastructure within these areas.

SUMMARY

This Memorandum identifies preliminary land use planning controls relevant to the onshore considerations associated with the Project. Relevant planning policies and planning controls have been identified together with an overview of key technical parameters for an assessment, based on current project design and information.

There are a number of onshore elements that need to be considered as part of the referral and subsequent approvals, particularly planning scheme amendment and planning permit, land tenure licences and agreements with land impacted by native title rights.

In summary, potential land use impacts from the construction phase of the Project in the referral area would be of a greater magnitude than the operation of the Project onshore and would need to be considered and mitigated where possible.

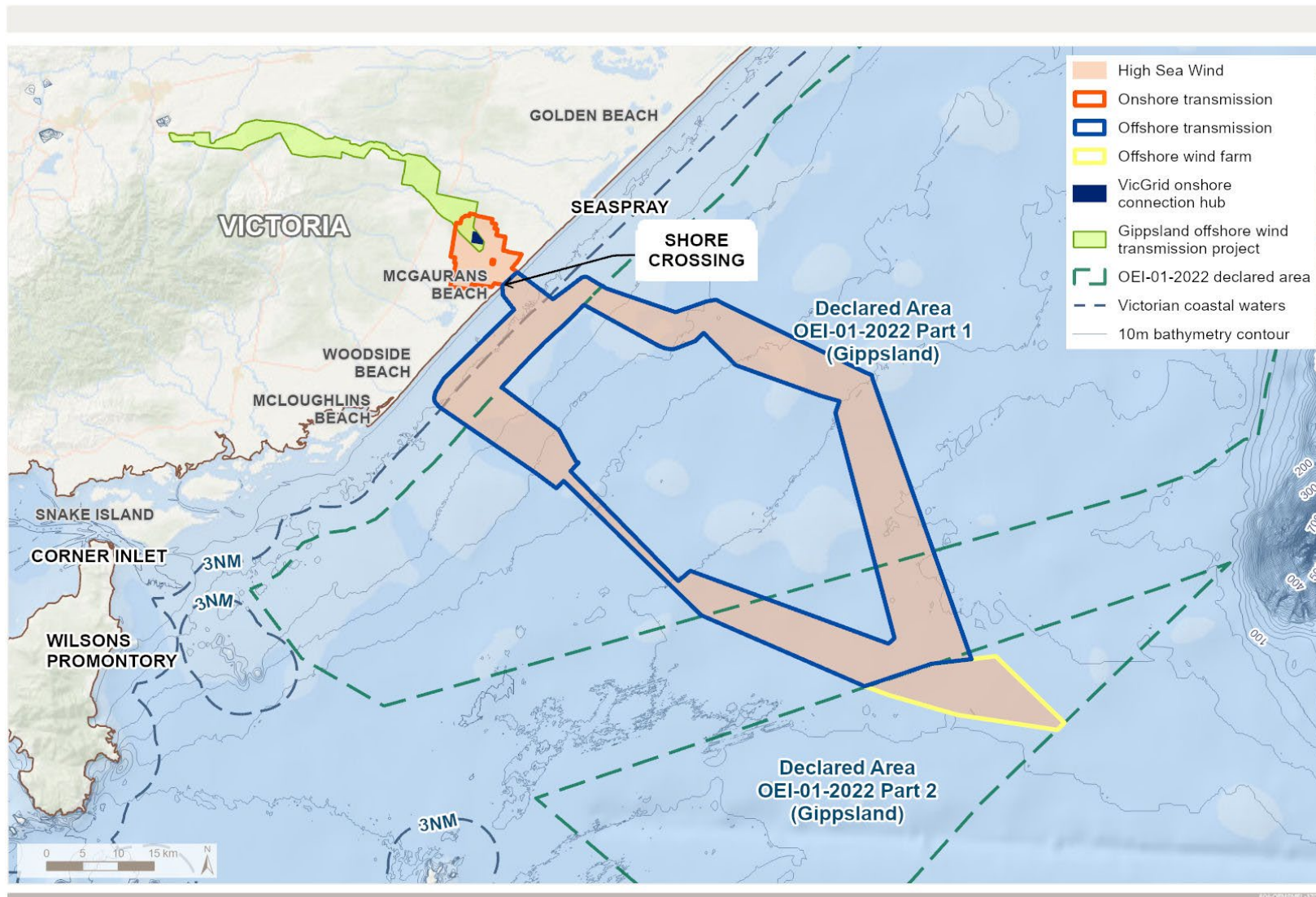


Figure 1 Project Area

PLANNING ZONES

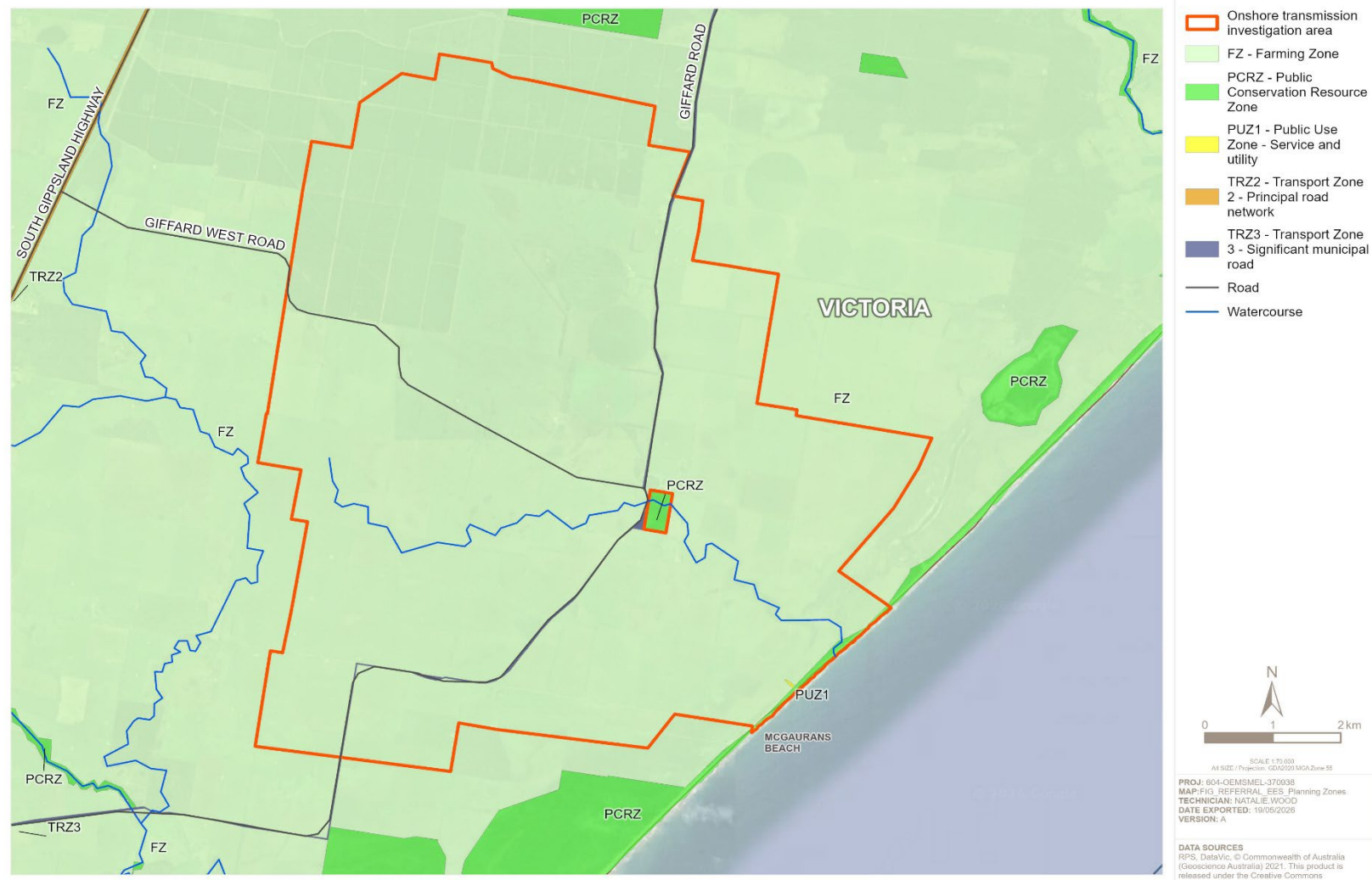


Figure 2 Planning Zones

The map displays the EES Referral Area with various planning overlays. The legend on the right identifies the following:

- Onshore transmission investigation area**: Indicated by a red outline.
- BMO - Bushfire Management Overlay**: Shown in orange.
- ESO1 - Environmental Significance Overlay - Schedule 1**: Shown in purple.
- ESO2 - Environmental Significance Overlay - Schedule 2**: Shown in brown.
- FO - Floodway Overlay**: Shown in light blue.
- LSIO - Land Subject to Inundation Overlay**: Shown in dark blue.
- SCO2 - Specific Controls Overlay**: Shown in green.
- Road**: Indicated by a black line.
- Watercourse**: Indicated by a blue line.

Key roads shown include SOUTH GIPPSLAND HIGHWAY, GIFFARD WEST ROAD, and GIFFARD ROAD. Watercourses include MCGAURANS BEACH. The map also shows the coastline and the area labeled VICTORIA.

Scale and Metadata:

- Scale: 1:70,000
- Map Size: 100m x 100m
- Projection: GDA2020 MGA Zone 55
- Project: 804-DEMSEL-370938
- Map/Fig. Referral: EES Planning Overlays
- Technician: NATALIE WOOD
- Date Exported: 19/05/2026
- Version: A

Data Sources:

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CROWN LAND

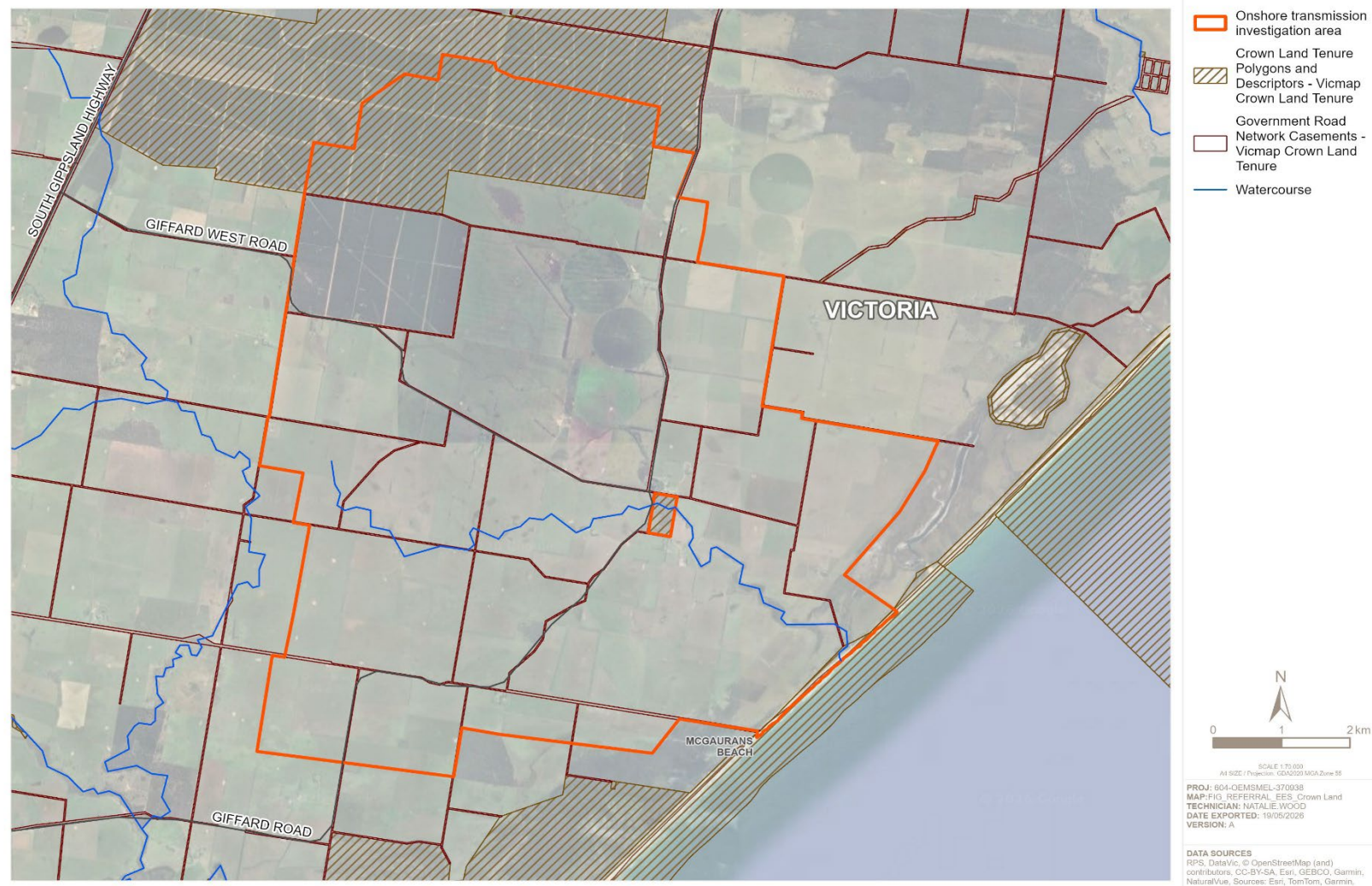


Figure 4 Crown Land

LAND USE

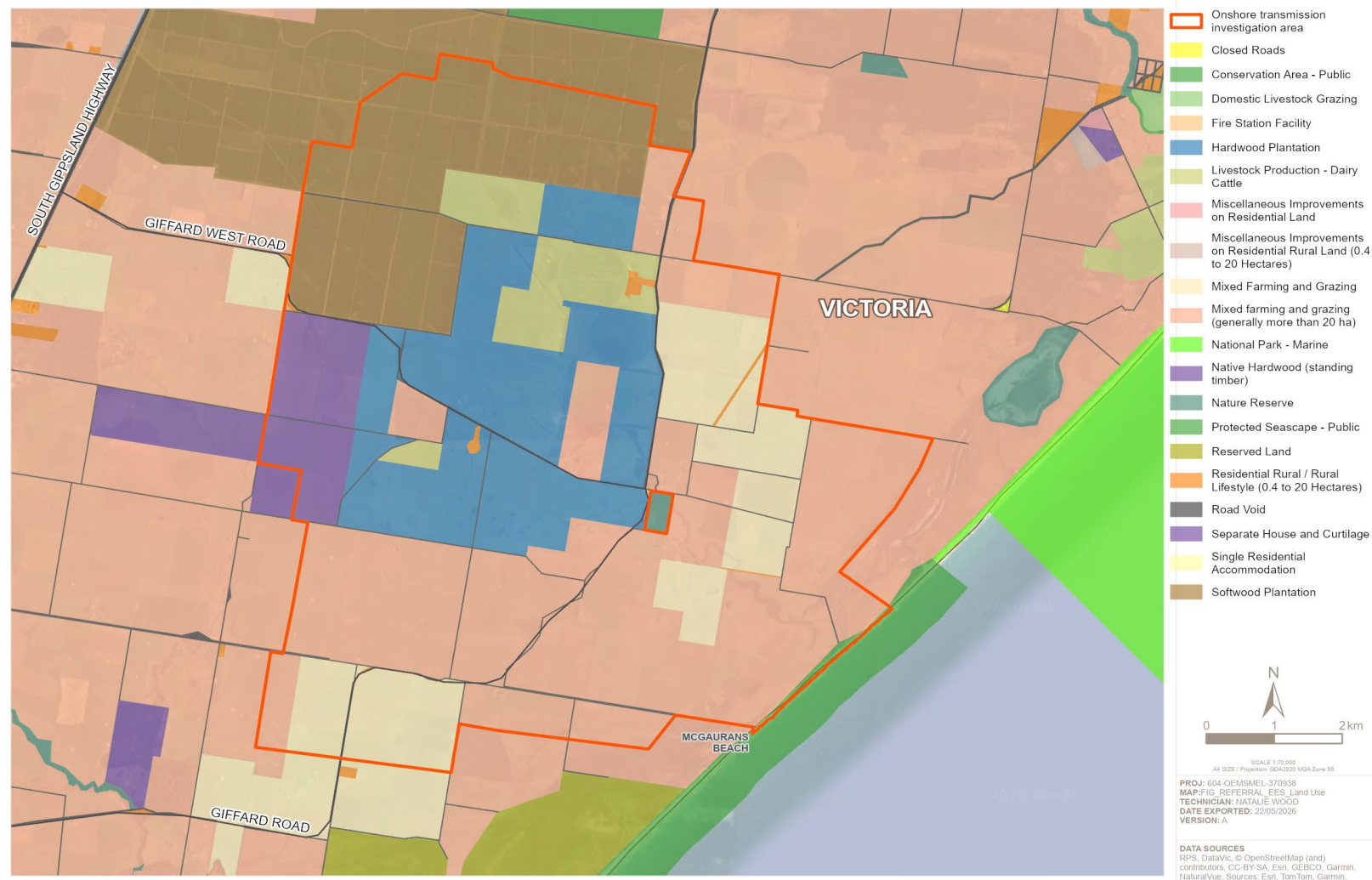


Figure 5 Land Use

LAND TENURE

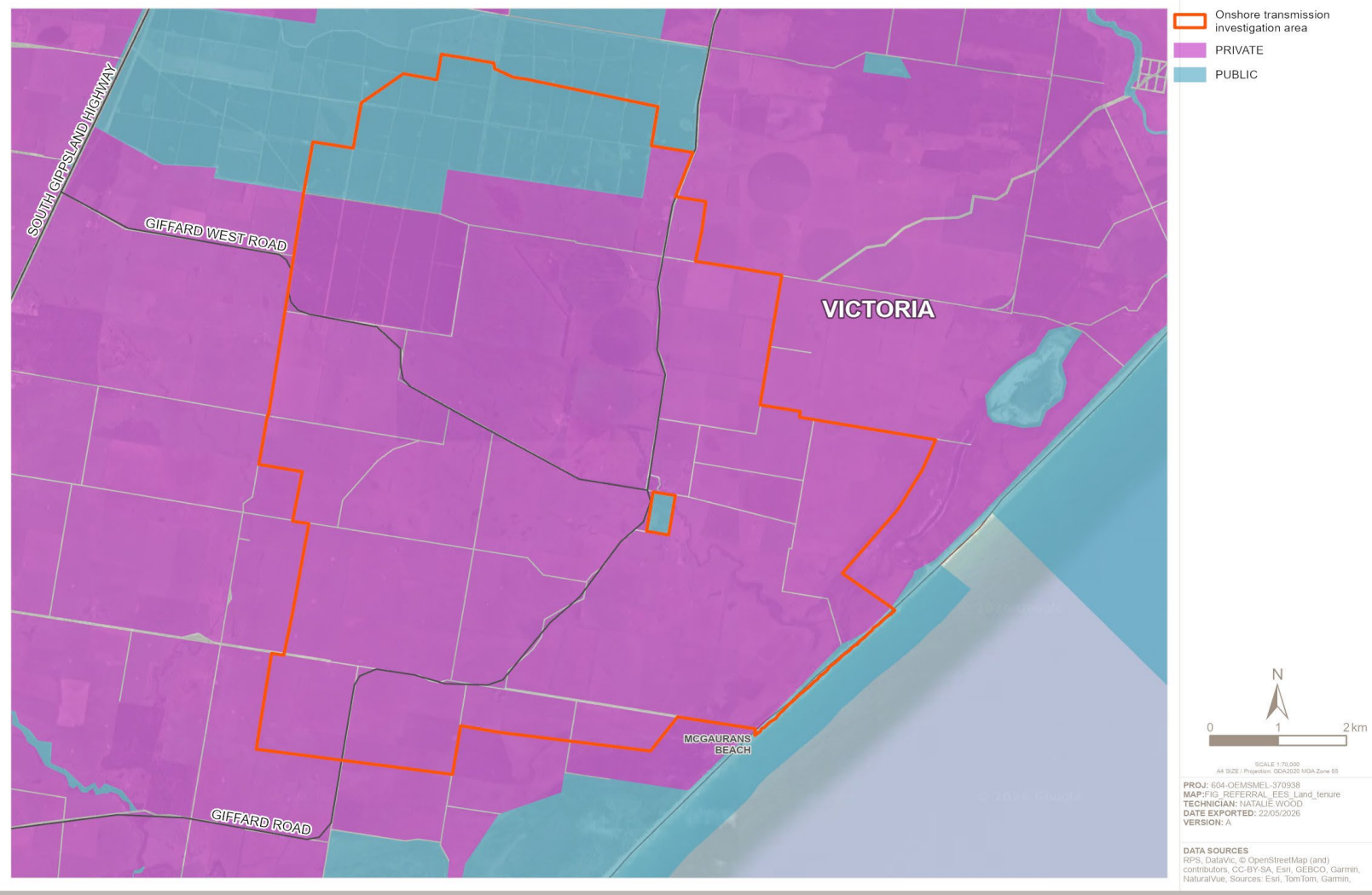


Figure 6 Land Tenure