

Minutes

Special Meeting of Council
Tuesday, 14 August 2018

Held in the
Council Chambers
1 Merrijig Drive, Torquay
Commencing at 5.00pm

Council:

Cr David Bell (Mayor)
Cr Libby Coker
Cr Martin Duke
Cr Clive Goldsworthy
Cr Rose Hodge
Cr Carol McGregor
Cr Brian McKiterick (Leave of Absence)
Cr Margot Smith
Cr Heather Wellington (Leave of Absence)

MINUTES FOR THE SPECIAL COUNCIL MEETING OF SURF COAST SHIRE COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, 1 MERRIJIG DRIVE, TORQUAY
ON TUESDAY 14 AUGUST 2018 COMMENCING AT 5.00PM

PRESENT:

Cr David Bell (Mayor)
Cr Libby Coker
Cr Martin Duke
Cr Rose Hodge
Cr Carol McGregor
Cr Margot Smith

In Attendance:

Chief Executive Officer – Keith Baillie
General Manager Governance & Infrastructure – Anne Howard
General Manager Culture & Community – Chris Pike
General Manager Environment & Development – Ransce Salan
Team Leader Governance – Candice Holloway (minutes)

3 members of staff
29 members of the public

OPENING:

Cr David Bell, Mayor opened the meeting.

Council acknowledge the traditional owners of the land where we meet today and pay respect to their elders past and present and Council acknowledges the citizens of the Surf Coast Shire.

PLEDGE:

Cr Margot Smith recited the pledge on behalf of all Councillors.

As Councillors we carry out our responsibilities with diligence and integrity and make fair decisions of lasting value for the wellbeing of our community and environment.

APOLOGIES:

Cr Heather Wellington
Cr Clive Goldsworthy

Apology

Council Resolution

MOVED Cr Libby Coker, Seconded Cr Martin Duke

That an apology be received from Cr Heather Wellington and Cr Clive Goldsworthy.

CARRIED 6:0

CONFLICTS OF INTEREST:

Nil.

PUBLIC QUESTION TIME:

Questions With Notice:

Question 1 received from Michael Tucker of Winchelsea

Question 1: Inverleigh Wind Farm

Is there a) the total Life Cost (say 20 years) of this wind farm relative to its power output;

That is the: -

- a. Cost of materials,
- b. erection of the turbines,
- c. maintenance over the 20 years,
- d. operational costs over the 20 years
- e. refurbishment, maintenance
- f. final disassembly
- g. environmental disposal, and then
- h. Divide the dollars by the units of power it produces over its life say 20 years?

Can this figure of dollars per KW be compared to other wind farms and against the average cost of power to the grid?

General Manager Culture and Community - Chris Pike responded:

One of the important points to answer this question is to help the gallery understand the proposed submission that has been developed, noting that Council is neither a wind farm expert nor is it the responsible authority charged with assessing the proposal. It is hoped that this issue would be taken into account by the Department of Environment, Land, Water and Planning (DELWP) and the Minister in considering the proposal. On that basis, Council has not formed a view on this kind of matter and the proposed Council submission is explicit on these points. I would recommend that Mr Tucker address these more technical questions to DELWP so they are considered in deliberations.

Question 2 and 3 received from Jacqueline White of Gnarwarre

Question 2: Inverleigh Wind Farm

Will Council acknowledge and include lifestyle properties to the south in the submission?

General Manager Culture and Community - Chris Pike responded:

The proposed submission does seek to make a general point that this is something of an interface location between a general clustering of lifestyle properties and broad acre farming. If Council were to consider modifying the proposed submission tonight, I would suggest altering section 2a) to read 'there are particular impacts to lifestyle properties to the east and south of the site'.

Question 3: Inverleigh Wind Farm

In the proposed submission, Council have not detailed the fact that IWF will be built on a National Trust listed site of aesthetic, Indigenous and cultural significance. Does this mean that Surf Coast Shire Council endorse the obliteration of National Trust listed sites which have indigenous, cultural and aesthetic significance on a regional level?

General Manager Culture and Community - Chris Pike responded:

The proposed submission hasn't addressed the matter of National Trust listing of the Barabool Hills area. We understand the National Trust intends to make a submission. We have suggested a position that the weather and topography of this site within the broader Barabool Hills area lend themselves to a wind farm. Officers don't take the view that Council's proposed submission endorses the obliteration of significant sites.

Question 4 and 5 received from Andrew Maschmedt of Herne Hill

Question 4: Inverleigh Wind Farm

Gnarwarre Community Association Inc. voiced its concerns about health and wellbeing effects but these have not been included within the proposed submission. Does Surf Coast Shire Council acknowledge the health and wellbeing effects, both physical and psychological, wind farms have on community close to them?

General Manager Culture and Community - Chris Pike responded:

The proposed Council submission does attempt to summarise community points of view but in doing so Council is open to commentary that we have not expressed things exactly as some would like, that we may

have omitted some matters and/or that we state views that some very much disagree with. I understand that Councillors have received correspondence from different community members with different views about the adequacy of the list of community points of view both in terms of supportive and opposing statements.

Specifically on health and wellbeing, the listing of views is not exhaustive but does state there are concerns about infrasound, shadow flicker and stress caused to homeowners. Officers believe that DELWP will receive submissions on this type of issue. Council has not sought to analyse those issues. The proposed submission states that "submissions will be made by interested parties independently of Council". We hope that the submission alerts the Department and the Minister to the fact that there are strong and varied views held by different members of the community, not least those who live closest to the proposed site.

Question 5: Inverleigh Wind Farm

Council have voiced the state government's renewable energy target of 25% renewable energy by 2020 time throughout entire presentation but not once does it mention Council's objectives towards community health and wellbeing. In fact there is no mention of the potential health effects and wellbeing of the people living close to the IWF and how will it convey its concerns to DELWP?

General Manager Culture and Community - Chris Pike responded:

Officers are quite accustomed to being faced with proposals that have different impacts on different people and sometimes those impacts are very negative for some. Wellbeing impacts would be one of those considerations. In this instance, Council is not the decision-making authority and so we have attempted to develop a submission that provides a balanced representation of the issues in play. Officers did consider the option of staying silent on community views, particularly as we have not held our own consultation process. However we suggest that the proposed submission should draw attention to a range of community views that have been shared with us in an attempt to have the State Government fully explore them.

Question 6 and 7 received Warwick Peel

Question 6: Inverleigh Wind Farm

Given the Winchelsea wind farm was proposed around 2008 and this time is likely to be around till 2023, is it fair residents will have lived in uncertainty and fear for 15 years?

General Manager Culture and Community - Chris Pike responded:

The proposed Council submission identifies that the previous, and now this proposal, has caused significant stress for landowners near the site. Beyond that I think I would refer the question and the clear frustration of the submitter to Council for consideration as it debates this matter this evening.

Question 7: Inverleigh Wind Farm

Will the Council include a request to DELWP to include buffer zone is maintained on stake holders properties?

General Manager Environment & Development – Ransce Salan responded:

Of the 17 vacant lots within or partly within the 1km buffer, 15 are greater than 80ha and therefore, may be used for a dwelling without requiring a planning permit (subject to meeting the minimum setback requirements). The two lots that are less than 80ha individually but exceed 80ha if consolidated are in common ownership. Most of the lots covered by the buffer have some land outside of the buffer on which a dwelling could theoretically be located, but siting options are constrained if the buffer is respected and the servicing costs would likely increase (e.g. longer driveway, running power and telecoms further). The proposed Council submission does raise this as a concern of the residents.

Question 8 received from Lou Worland

Question 8: Inverleigh Wind Farm

A question for the meeting 14/8/18 that really needs to be asked is whether Council will address The Australia's Administrative Appeals Tribunal (AAT) finding from December last year?

General Manager Culture and Community - Chris Pike responded:

This is a very technical matter that should be considered by DELWP and the Minister in assessing the application. Officers aren't in a position to offer a view on this however we would encourage Ms Worland to make a submission independently.

Questions Without Notice:

Nil.

BUSINESS:

1. CULTURE & COMMUNITY 6
1.1 Inverleigh Wind Farm Submission 6

1. CULTURE & COMMUNITY

1.1 Inverleigh Wind Farm Submission

The following administrative corrections were made to the report:

- 'Winchelsea Star' rather than 'Winchelsea Times'
- 'Gnarwarre Community Association' rather than 'Gnarwarre Progress Association'.

Author's Title: Coordinator Communications & Community Engagement

General Manager: Chris Pike

Department: Community Relations

File No: F18/583

Division: Culture & Community

Trim No: IC18/1233

Appendix:

1. Submission to Department Environment Land Water and Planning (D18/99021) (Amended)

Officer Direct or Indirect Conflict of Interest:

Status:

In accordance with Local Government Act 1989 – Section 80C:

Information classified confidential in accordance with Local Government Act 1989 – Section 77(2)(c):

Yes

No

Yes

No

Reason: Nil

Reason: Nil

Purpose

The purpose of this report is to adopt Council's submission to the Minister for Planning on the Inverleigh Wind Farm proposal.

Summary

Council is not the planning authority for wind farms. Applications for large scale wind farms must be made directly to the Minister of Planning and planning processes are managed by the Department of Environment, Land, Water and Planning (DELWP).

At its May 2018 Surf Coast Shire Council resolved to make a submission on the Inverleigh Wind Farm proposal through the formal planning process.

Council resolved not to undertake its own community engagement process to inform its submission in order to avoid causing confusion for those who wished to make their own submissions to DELWP.

Council also resolved to communicate the formal submission process to the general public and this has been achieved with through advertisements in local newspapers and newsletters as well as web content.

Council's submission recognises that large scale renewable energy projects are critical to Victoria achieving its 25% renewable energy by 2020 target and acknowledges Council has resolved to support the state government to achieve this goal.

Council submission recognises that the topography and weather in the general area means the site has some key characteristics important for wind-generated power infrastructure. The submission however identifies a range of social, economic and environmental factors that need to be considered before suitability of the site can be fully understood.

Council's submission asks the Minister for Planning to consider the specifics of the site and the adequacy of the engagement with the community.

Council's submission notes that a community engagement model that provides early, ongoing and meaningful engagement with surrounding land owners, and other interested community members, would improve the likelihood of an outcome that meets community expectations and supports state objectives for increased acceptance of renewable energy.

1.1 Inverleigh Wind Farm Submission

Recommendation

That Council:

1. Adopts the submission to planning permit application PA1800340, Inverleigh Wind Farm as attached at Appendix 1.
2. Forwards its submission to the Minister for Planning before 20 August 2018.

Council Resolution

MOVED Cr Margot Smith, Seconded Cr Carol McGregor

That Council:

1. Adopts the submission to planning permit application PA1800340, Inverleigh Wind Farm as attached at Appendix 1, incorporating the following amendments:
 - i. add "including landowners impacted by buffers" to the end of point 2(f)
 - ii. add "and south" in the last sentence of point 2(a)
2. Forwards its submission to the Minister for Planning before 20 August 2018.

CARRIED 6:0

1.1 Inverleigh Wind Farm Submission

Report

Background

Surf Coast Shire Council considered a planning permit application for what was then known as the Winchelsea Wind farm in 2008. Council granted a planning permit and this decision was appealed and referred to the Victorian Civil and Administrative Tribunal (VCAT).

VCAT upheld Council's decision to grant a permit. The wind farm proposal did not proceed, possibly due to uncertainty in the policy and funding conditions at the time.

The current planning permit application was lodged with the Minister for Planning in March 2018.

At its May 2018 Surf Coast Shire Council resolved to make a submission on the Inverleigh Wind Farm proposal through the formal planning process.

Council resolved that its submission would consider the following matters:

- Council's stated position on renewable energy including those contained in the Council Plan incorporating the Health and Wellbeing Plan 2017-21.
- Council's environmental leadership objectives including the renewable energy target.
- Planning regulations and any relevant legal matters.
- Environmental and amenity impacts on the broader community that may not be participating in the formal planning process.

In July 2018 the Minister for Planning approved the public exhibition of this planning permit application. A condition of this approval was that the applicant write to all residents within 5 kilometres of the proposed site, as well as potential referral authorities and to place public notices in local newspapers.

The minister resolved not to make a decision on the application before 20 August 2018. This then became the effective deadline for submissions on the application.

Council advertisements were placed in the Geelong Advertiser, Winchelsea Times, Golden Plains Miner, Leigh News. Information was also published on Council's website www.surfcoast.vic.gov.au explaining how people could make a submission on the proposal.

Discussion

Council is interested in lodging a submission on the Inverleigh Wind farm planning permit application for several reasons; Council has a stated position of supporting renewable energy projects in the shire; there is high community interest in the proposal; and applications of this nature can have significant amenity impacts.

Council resolved not to undertake a broad community engagement process to inform its submission. This decision was made so as to avoid the potential confusion between a Council led process and the formal submission process run through DELWP on behalf of the Minister of Planning.

Council has heard from stakeholders who have expressed a range of views about the Inverleigh Wind Farm. Amongst those to have forwarded a view in favour of the proposal are members of the Renewable Energy Task Force.

The Renewable Energy Task Force was established by Council as a partnership with the community 'To provide direction and leadership for the municipality that assists the achievement of the State Government target of a least 25% renewable energy by 2020'.

The Task Force Road Map notes that, in general, large scale renewable energy projects should be supported, subject to the suitability and viability of individual proposals.

The Gnarwarre Community Association has expressed to Council concerns its members have regarding the potential impacts the proposal will have on neighbouring and surrounding property owners.

Neighbours' concerns include visual impact, shadow flicker, incompatibility with existing local land uses and the impact of the required one kilometre buffer zone on neighbouring properties.

1.1 Inverleigh Wind Farm Submission

In addition to the above, Council's submission notes the communications and engagement undertaken by the proponent to date and has reviewed these activities in the light of DELWP's guide on recommend engagement methods for wind farms: *Community Engagement and Benefit Sharing in Renewable Energy Development - A Guide for Renewable Energy Developers*.

Officers have formed the view the community engagement undertaken by the applicant to date does not follow the DELWP best practice guidelines. In particular, the engagement method has relied on formal communications and not provided opportunities for two-way engagement such as face to face, or township style, meetings.

Council's submission notes that a community engagement model that provides early, ongoing and meaningful engagement with surrounding land owners, and other interested community members, would improve the likelihood of an outcome that meets community expectations and supports state objectives for increased acceptance of renewable energy.

Council's submission also notes the formal planning permit process does not provide easy access to information about the application.

Council's submission also asks the Minister for Planning to review opportunities to link large scale wind farm applications to the process for approving the establishment of transmission lines. Currently the two are considered in isolation.

In preparing its submission Council has not sought to replicate a planning approval process. Council is not the responsible authority and does not have specific expertise, nor adequate information to undertake a formal planning review.

Financial Implications

Council assets, namely roads and drains, will be used if the permit is granted. Council will need to establish a means to recover costs if public assets are damaged during the establishment or running of the proposed wind farm.

Council Plan

Theme	5 High Performing Council
Objective	5.2 Ensure that Council decision-making is balanced and transparent and the community is involved and informed
Strategy	Nil
Theme	2 Environmental Leadership
Objective	2.1 Drive the use of renewable energy
Strategy	2.1.1 Implement the Renewable Energy Roadmap

Policy/Legal Implications

The Inverleigh Wind Farm proposal will need to abide by the Planning and Environment Act 1987. There are several Acts that make up the regulatory framework of the Victorian gas and electricity sectors including; *Electricity Industry Act 2000, Electricity Safety Act 1998, National Electricity (Victoria) Act 2005* and *Victorian Renewable Energy Act 2006*.

Officer Direct or Indirect Interest

No officer involved in the preparation of this report has any conflicts of interest.

Risk Assessment

The risk of Council not making a submission is that Council will have missed an opportunity to provide input into an important planning matter.

Social Considerations

Historically wind farms have been a source of contention in local communities. Strong views are held in support and opposition to wind farms. Council's submission recognises this fact.

1.1 Inverleigh Wind Farm Submission

Council is not the responsible authority for assessing the suitability of wind farm proposals. Council resolved to communicate the process by which people can make a submission. Council has also resolved to make its own submission.

Community Engagement

Council has not run a specific community engagement activity to inform its submission on the Inverleigh Wind Farm submission. To do so would have risked creating confusion with the formal planning process being run through DELWP. Council engaged widely on its Council Plan 2017-2021 which gives policy guidance on matters such as renewable energy and community engagement and advocacy.

Council has strongly advocated to concerned parties that they should lodge their own submission on the proposal.

When contacted directly by stakeholders Council did take the opportunity to hear those points of view. A number of officers and councillor also took the opportunity to visit the site and surrounds to inform Council's submission.

Environmental Implications

According to the proponent, the Inverleigh Wind Farm will be capable of generating 259,000 megawatts per annum. This equates to the energy consumption of an estimated 45,000 households.

The state government has committed to generating 25% of the state's energy needs through renewable energy sources by 2020.

Communication

Council undertook a communications campaign to raise awareness of the DELWP submission process to communities within the shire.

Council advertisements were placed in the Geelong Advertiser, Winchelsea Star, Golden Plains Miner, Leigh News. Information was also published on Council's website www.surfcoast.vic.gov.au.

Council will communicate the detail of its submission through media and its own communications channels

Options

Option 1 – adopt the submission as drafted

This option is recommended by officers as the submission in its current form is considered to best represent the issues as identified and understood by Council.

Option 2 – amend the submission

This option is not recommended by officers as the submission in its current form is considered to best represent the issues as identified and understood by Council.

Option 3 – make no submission

This option is not recommended by officers as Council has resolved to make a submission and would miss an opportunity to provide input into an important local issue.

Conclusion

Council has a strategic objective to drive the use of renewable energy. Council agrees large scale renewable energy projects are critical to Victoria achieving its 25% renewable energy by 2020 target.

Council recognises that the topography and weather in the general area means the site has some key characteristics important for wind-generated power infrastructure. Notwithstanding this, there is a range of other social, economic and environmental factors that need to be considered before suitability of the site can be fully understood.

Council's submission asks the Minister for Planning to consider the specifics of the site and the adequacy of the engagement with the community.

1.1 Inverleigh Wind Farm Submission

**APPENDIX 1 SUBMISSION TO DEPARTMENT ENVIRONMENT LAND WATER AND PLANNING
(AMENDED)**

Surf Coast Shire Council – Submission to Department Environment Land Water and Planning (DELWP) – Inverleigh Wind Farm

Planning application number - PA1800340

Surf Coast Shire Council is pleased to make this submission to the Minister for Planning on Planning Application Number PA1800340 - Inverleigh Wind Farm.

Council's submission is in two parts:

Part 1 – Key Considerations

This part of the submission sets out issues Council asks the Minister for Planning to consider as part of the assessment of the application.

Part 2 - Permit Conditions if Granted.

This part of the submission notes conditions Council would seek to be included if the Minister for Planning determines to grant a permit.

Part 1 – Key Considerations

1. Overview

- a) Council has a strategic objective to drive the use of renewable energy. Council agrees large scale renewable energy projects are critical to Victoria achieving its 25% renewable energy by 2020 target.
- b) Council recognises that the topography and weather in the general area means the site has some key characteristics important for wind-generated power infrastructure. Notwithstanding this, there are a range of other social, economic and environmental factors that need to be understood before the suitability of the site can be fully understood.
- c) To ensure a successful outcome for all parties, Council asks the Minister to consider the specifics of the site and the adequacy of the engagement with the community.
- d) Council submits that a community engagement model that provides early, ongoing and meaningful engagement with surrounding land owners, and other interested community members, would improve the likelihood of an outcome that meets community expectations and supports state objectives for increased acceptance of renewable energy.

2. Location specific considerations

- a) The proposed site is at an interface of broad acre farms to the west and smaller lifestyle properties to the east. There is also an adjoining intensive piggery and intensive broiler farm on the proposed site. While broad acre farming can continue on and around wind farms, there are particular impacts to lifestyle properties to the east and south of the site.
- b) Council believes that farming activity should be supported in the farming zone and notes that wind farms are a compatible use in this zone.
- c) Amenity impacts to residents living close to 200 metre high turbines need thoughtful consideration.
- d) There is an opportunity to further explore alternative siting of the turbines to reduce amenity impacts to nearby residents, especially those located on lifestyle properties to the east
- e) There is a view that neighbouring properties incur the impacts of the facility however do not share in any of the benefits.
- f) There is an opportunity to consider further engagement, negotiation, mediation and benefit sharing with nearby landowners including landowners impacted by buffers.
- g) Council trusts that the State, in making a decision on this planning permit application, will be guided by its November 2017 Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (referred to in this submission as DELWP's Guidelines).
- h) This submission, therefore, does not provide specific commentary on topics covered within the above guidelines. Council's submission assumes these topics will be considered in accordance with the guidelines.
- i) It is understood the proponent intends to also include a solar facility with this wind farm. Council recommends this element be assessed by the Minister and as part of the wind farm proposal.

3. Community and stakeholder consultation

- a) Council notes a community engagement model appropriate for the local situation will add to the likelihood of a positive outcome, as evidenced by case studies in DELWP's guidelines.
- b) Council's view is that best practice community engagement as described in *DELWP's Community Engagement and Benefit Sharing in Renewable Energy Development - A Guide for Renewable Energy Developers* is essential and should be applied in the case of the Inverleigh Wind Farm.

- c) A community engagement model that provides early, ongoing and meaningful engagement with surrounding land owners, and other interested community members, would improve the likelihood of an outcome that meets community expectations and supports state objectives for increased acceptance of renewable energy.
- d) Council concludes the community and stakeholder engagement process delivered by the proponent for the Inverleigh Wind Farm to date has not met community expectation and not been successful in achieving a consensus with neighbouring property owners.
- e) Council believes there are also opportunities for improvement in the communication and engagement aspects of the formal planning process, which currently neither provides easy access to information nor meets best practice for accessibility.
- f) Council requests that DELWP representatives dedicate time to understand community views including a site visit and meeting with surrounding land owners.
- g) Council requests the proponent and DELWP undertake further consultation, engagement and, if required, mediation to find a way for this project to succeed and address the concerns of landowners surrounding the proposal.
- h) Council submits that if a planning permit is granted, the community engagement model for pre-construction, construction and operation should be in accord with the DELWP's *Community Engagement and Benefit Sharing in Renewable Energy Development 2017* guidelines and the model should be approved by DELWP prior to commencement.

4. Community points of view

- a) Council has not conducted its own broad community engagement process in order to avoid causing confusion by duplicating the consultation stage of the planning process. Council has however heard directly from a number of community members on this proposal and these views are summarised below. Council's submission does not offer an assessment of these points of view but seeks for their consideration in the process.
- b) Community points of view as expressed to Council:
 - i. A belief that population density is high in this area.
 - ii. Concern that the location of the proposed wind farm may inhibit the future growth of Winchelsea and Inverleigh.
 - iii. Concern over the visual amenity impact and converse views that wind turbines are impressive structures.
 - iv. Concern about reductions in property values for surrounding property owners.
 - v. Belief that one kilometre buffer zones for the wind farm encroach on some properties limiting future development opportunities.

- vi. Belief that a private airfield in the area will be rendered unusable if the proposal proceeds.
 - vii. Concern that transmission line location and design is not being considered as part of the current planning proposal.
 - viii. Concern regarding shadow flicker and infrasound not adequately addressed in the application documentation.
 - ix. Concern about the impacts of the proposal on roads and drains.
 - x. Concern that the development will impact on local wildlife including a re-establishing Brolga colony.
 - xi. A lack of community engagement to date and perceived inadequacies from the proponent in communicating the planning process.
 - xii. The view that the uptake of renewable energy is essential.
 - xiii. A view that communities in Australia love wind farms in their area.
 - xiv. Following the previous consideration of a windfarm for this site, neighbouring residents cite that this topic has caused considerable and ongoing stress in their lives.
 - xv. Adjoining residents have noted the existence of cultural heritage elements on Mt Pollock however state that physical aspects such as stone circles have been damaged. There is concern that further development will destroy any remaining features.
- c) Council presents these views for the Minister's information noting that submissions will be made by interested parties independently of Council. Council does not have technical windfarm expertise in the matters raised in the above comments nor has it proactively sought broad community comments for the reason stated above. Council does however affirm the importance of appropriate community engagement and believes it is important for engagement to be improved for this proposal.

5. Environment and renewable energy

- a) Council supports large scale renewable energy projects in the shire, including wind farms, and understands large-scale renewable energy projects are needed to achieve the Victorian renewable energy targets of 25 per cent by 2020 and 40 per cent by 2025.
- b) Council has an adopted position of support for Victorian renewable energy targets and has a local program in place to help achieve this goal.
- c) The Surf Coast Shire Council Plan 2017-2021 Environmental Leadership theme includes:
 - i. a Strategic Objective to "*Drive the use of renewable energy*",
 - ii. an Outcome that "*Surf Coast Shire is a state leader in the take up of renewable energy*"
 - iii. Strategies to "*Implement the Renewable Energy Road Map*" and "*Support the work of the Renewable Energy Task Force*"

- d) Council established the 25% by 2020 (Renewable Energy) Task Force "*To provide direction and leadership for the municipality that assists the achievement of the State Government target of a least 25% renewable energy by 2020*"
- e) The Renewable Energy Taskforce is a Council and community partnership and is supportive of large scale renewable energy projects in the shire.
- f) Council notes this is the only large scale renewable energy project planned in Surf Coast Shire at this time and if approved would be the first.
- g) Council requests that the DELWP pays particular attention to environmental considerations included in the guidelines especially with regard to impacts on flora and fauna.
- h) Council requests that if the State Government grants the planning permit that it includes conditions for the proponent to monitor and report on the impacts on flora and fauna.

6. Transmission lines

- a) Council recognises that the establishment of a power generation site increases the likelihood a transmission line being linked to that site and notes that the provision of electricity transmission lines is currently not considered in the planning application process for wind farms.
- b) Council believes that changes are required to the State Government Regulatory and Planning Framework to manage the planning and development of wind farm transmission lines.
- c) Council supports reforms that would provide greater opportunity for community engagement on planning for transmission line corridors.
- d) The visual amenity impacts of power lines are potentially a very significant issue however Council and the community have had no opportunity to share their views via the planning permit process.

Part 2 - Permit Conditions if Granted

Council has an interest in permit conditions in the event that a permit is granted for the development of a wind power generation facility for the following reasons:

- i. The development will impact assets that Council has responsibility for as the relevant road authority and asset owner; and
- ii. Council will be responsible for enforcement of planning conditions

Conditions requested from Council:

Traffic Management Plan

Before the development starts, a traffic management plan must be prepared to the satisfaction of VicRoads and Council as the relevant road authorities and approved by the Responsible Authority. When approved by the road authorities, the plan will be endorsed and will form part of the permit. The plan will address, as a minimum, the following:

- a. A pre-development assessment of the road network following roads: Inverleigh Winchelsea Road, Peels Road and Gnarwarre Road, including details of the suitability, design and construction standard of the roads;
- b. The designation of appropriate construction and transport vehicle routes to the wind energy facility site;
- c. Detailed engineering plans for the upgrade of:
 - i. Peels Road, between Inverleigh Winchelsea Road and Gnarwarre Road, to a sealed road and the timing of such works to allow for safe truck turning movements; and
 - ii. The following intersections:
 1. Princes Highway and Inverleigh Winchelsea Road;
 2. Peels Road and Inverleigh-Winchelsea Road;
 3. Peels Road and Gnarwarre Road;
 4. Gnarwarre Road and the site access point.
- d. Details of signage to be removed, installed or replaced during specific construction activities such as the delivery of over-size infrastructure to the site;
- e. Identification of any areas of indigenous roadside vegetation that may require removal or pruning, the pruning practices to be followed and the planning permit requirements for the removal of native vegetation;
- f. Coordination between construction traffic and school bus travel, demonstrating consultation with Public Transport Victoria on this matter, including hours that construction traffic will use public roads;
- g. The designation of principal and other vehicle access points to the wind energy facility from surrounding roads. The location and detailed design of the connection between the internal access tracks and the public roads must fully consider desirable standards to ensure safe site distances, turning movements, and potential through traffic conflicts;

Construction conditions

- a. Before commencement of construction, a payment of a security deposit or bond for the amount of \$150,000 for a period of 12 months commencing upon completion of on-site development works for the purpose rectifying any defects identified in road or road-related infrastructure upgraded under the conditions of this permit.
- b. Before commencement of construction of on-site or off-site works, an Inspection and Maintenance Plan must be prepared to the satisfaction of

VicRoads and Council as the relevant road authorities. The plan will address, as a minimum, the following:

- i. A program of regular inspections to be carried out during the construction period
 - ii. Timeframes for repairs will be in accordance with the inspection plan.
- c. Maintenance works identified from these inspections will be carried out by the developer to the satisfaction of the road authority, or alternatively undertaken by the road authority at the expense of the developer if nominated timeframes cannot or have not been met. If reimbursement of road authority costs is not received by the road authority at the time of completion of works the amount will be deducted from the security deposit paid under condition (a) under the section titled construction conditions.
- d. Upon completion of construction of the development, a condition survey of Peels Road and Gnarwarre Road, and any damage to the road shall be remediated to the satisfaction of the road authority within four weeks of completion of the development or an alternative date agreed in writing with the road authority;

Operational conditions

During operation of the site, access and egress from the site should be in accordance with the approved traffic management plans, unless otherwise agreed in writing by the road authority.

Other conditions

Any on site crushing of rocks should be appropriately located within the site and controlled by permit conditions to manage amenity impacts on surrounding properties.

Notes

Native vegetation removal required as a result of the implementation of the Traffic Management Plan on public road reserves may require separate planning permission.

Approvals to undertake Works in Road Reserves and implement traffic management plans during construction will be subject to approvals by the relevant road authorities.