



## **Minutes – Delburn Wind Farm Community and Stakeholder Consultative Committee Meeting 9**

**1/06/2022**

**Morwell Innovation Centre**

**5:00-7:00pm**

Attendees:

- Anthony Boxshall (Chair)
- Graeme Wilson (Delburn)
- Lorraine Bull (GCCN)
- Catheryn Thompson (SSF)
- Peter Mooney (GTLC)
- Elizabeth Radcliffe (OSMI)
- Anne Forbes (OSMI)
- Ash Hall (LVA)
- Chris Milne (Boolarra)
- Ian Hill (Landcare Network)
- Wendy Farmer (Voices of the Valley)
- Stacey Clark (Observer, EPA)

Apologies: Charlie Solomon (GLaWAC), Heather Butler (Mirboo North), Hugh Thompson (HVP), Karen Egan (LCC), John Ciavarella (BBSC), Nina Barry-Macaulay (SGSC) Tony Wolfe (CFPI).

### **Minutes**

#### **Agenda Item 1: Welcome, aims for tonight**

The Chair opened the meeting by acknowledging the traditional owners of the lands that we were meeting on, being Gunaikurnai, and paid his respects to their elders past, present and emerging.

The Chair revisited his expectations in relation to interactions within the committee. The Chair then reviewed the purpose of the meeting – to provide an overview of the Panel Findings Report, to discuss the next steps for the project, and the next steps for the Community and Stakeholder Consultative Committee.

#### **Agenda item 2: Introduction, Observers and Conflicts of Interest**

The Chair welcomed all participants and introduced Anne Forbes, who has just commenced as the OSMI Communications and Engagement Manager.

Catheryn Thompson sought to correct the record following statements made during a submission in the Panel Hearing about her in her capacity as the President of the Yinnar Community Garden Inc. She wanted to reiterate the decision for the community grant allocated to the Yinnar Community Garden, which was \$2000 in value, was not made by the Delburn Wind Farm Community and Stakeholder Consultative Committee, that it had no relationship to her role in the Strzelecki Sustainable Futures Group and the Yinnar Community Garden Inc declared receipt of these funds.

There was a discussion of the actions from the last meeting which were all closed.



### **Agenda item 3: Review of the Planning Panel Report**

The Chair provided an overview of the Report prepared by the Planning Panel that heard submissions in relation to the Planning Permit Applications for the Delburn Wind Farm and subsequently made recommendations to the Minister for Planning. The Chair's presentation is attached to these minutes.

### **Agenda item 4: Delburn Wind Farm Next Steps**

Elizabeth Radcliffe provided a presentation on the next steps for the project (attached to these minutes). She advised that four planning permits have been issued for the project by the Victorian Planning Minister however the battery energy storage system was not approved. Before construction of the Delburn Wind Farm can commence, a number of conditions set out in the Planning Permits need to be met as well as detailed design, logistical works and contractual arrangements to complete.

OSMI aims to commence construction of the Delburn Wind Farm in February 2023. The construction period is anticipated to be 22-24 months in duration.

The committee were also advised that a judicial review appeal has been lodged by the Strzelecki Community Alliance Inc. against the Victorian Planning Minister's decision to grant planning permits for the Delburn Wind Farm. The appeal states they believe the Minister made an error when granting the planning permits because the wind energy facility is prohibited on specific land set out in the Latrobe Planning Scheme.

The Delburn Wind Farm will defend its position and continue to engage the community, as the planning permits remain valid unless the Supreme Court determines otherwise.

### **Agenda item 5: Community and Stakeholder Consultative Committee Next Steps**

One of the key roles of the Community and Stakeholder Consultative Committee has been to ensure the flow of information in sharing meeting updates with their community or industry groups.

The Chair advised members of the committee that he had received feedback from some community members about the operation of the committee. Feedback included:

- Not everyone in the community feels able to access the committee members.
- The committee is not representative of those most impacted by the project and there is a need to include neighbours who reside near the proposed wind farm.
- The Terms of Reference requested members attend a certain number of meetings however this requirement has not been met.

The Chair advised this was the final meeting for the Community and Stakeholder Consultative Committee in its current form as the Development Phase of the project is largely complete. The committee will be reconstituted for the construction phase of the project. The Chair requested



feedback from the committee on its operation with a focus on identifying opportunities for improvement, noting that a survey would be distributed after the meeting.

The Chair noted a new CSCC will be formed to provide a conduit to/from the community during the construction phase of the project. It was also noted that the Community Benefits Sharing Scheme will require a suitable governance process to be established. This may be undertaken by the CSCC or by a separate Benefits Sharing Committee. A discussion was held on the Community Benefits package and what is involved. It is OSMI's desire that the community are empowered to shape this process. This could be a co-design approach with money possibly held in a trust.

The Chair will call for new committee members, initially for the Construction Phase CSCC. Based on feedback from that committee, a separate Community Benefits Committee may be formed. Those people who have participated in the Community and Stakeholder Consultative Committee during the project's development phase are welcome to be part of this committee but are under no obligation to continue their involvement.

### **Conclusion**

The Chair and Elizabeth Radcliffe thanked members for their time and commitment in volunteering for the committee. They have provided an important voice for the community and this feedback has helped to shape the proposed Delburn Wind Farm project.



# Delburn Wind Farm

CSCC - Meeting 9 – 1 June 2022



# Project Status

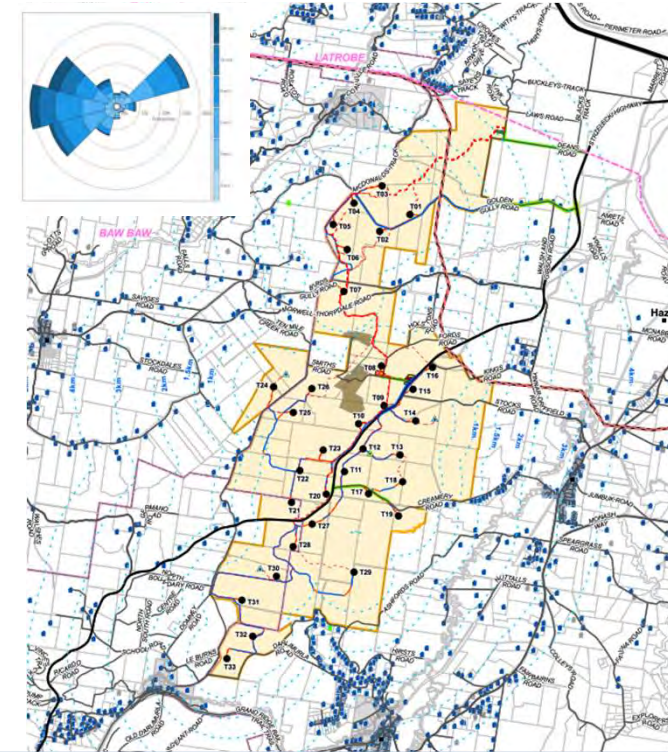
Four planning permits issued on March 27 2022 across three municipalities for:

- 33 wind turbines with:
  - maximum tip height of 250m above foundation, hub height not more than 168m above foundation, rotor diameter not more than 180m and ground clearance from bottom of the blades not less than 40.5m
  - at least 100m set back from boundaries of neighbouring properties and formed roads
- Underground power lines (apart from connection to 220 kV transmission line)
- Road upgrades
- Clearance of Native Vegetation
- Terminal Station

BESS not approved

Appeal launched 25 May 2022

- The Strzelecki Community Alliance has filed a motion for Judicial Review in the Supreme Court to (among other things) have the planning permits quashed, naming the Minister for Planning as the first defendant and Delburn Wind Farm Pty Ltd as the second defendant.
  - Delburn Wind Farm will be defending the case
  - The planning permits remain valid while the appeal is underway, so the project will continue to be progressed



33  
WTGs



198-205 MW  
6.0 - 6.2 MW



250 m  
tip height



\$400 - 440 M  
CAPTEX



590,000  
tonnes CO<sub>2</sub> p.a



125,000  
VIC homes powered



2022-23  
construction

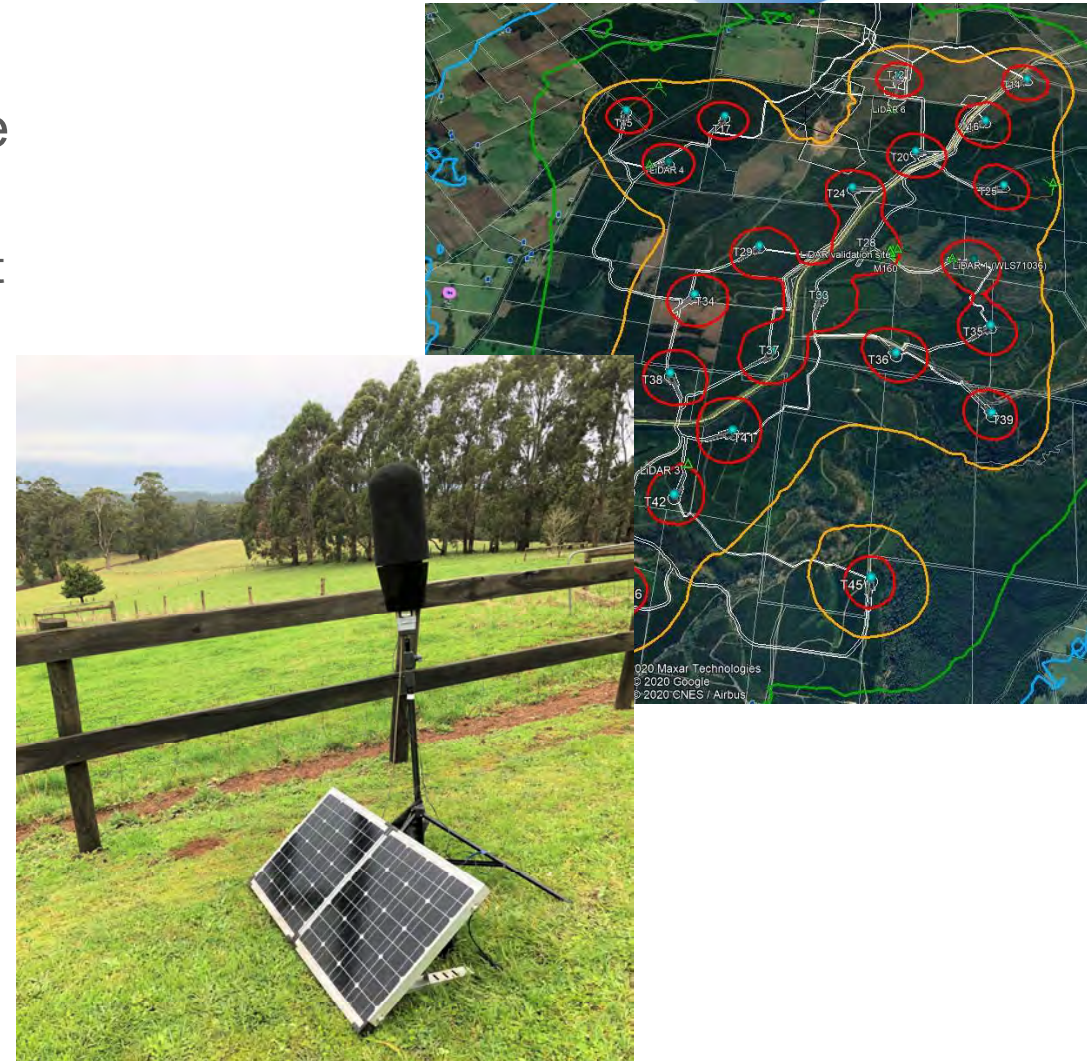


25-30  
years ops

# Next Steps – Satisfy permit conditions



- Prior to construction commencing there are a range of conditions that need to be met such as:
  - Finalising development plans for endorsement
  - Further noise assessment on selected turbine including background monitoring
  - Communications signal strength testing
  - Aviation controls at Latrobe Airport
  - Preconstruction road surveys
  - Secure native vegetation offsets
  - Fire mitigation and emergency planning





# Next Steps – Satisfy permit conditions



- Other conditions relate to management systems and controls that need to be in place during construction or later as part of ongoing operations:
  - Traffic management plan
  - Off-site landscaping program
  - Construction environmental management plan
  - Bat and avifauna management plan
  - Flora and fauna management plan
  - Construction bushfire mitigation and management plan
  - Construction emergency management plan
  - Complaint investigation and response plan



# Steps towards commencing construction

---

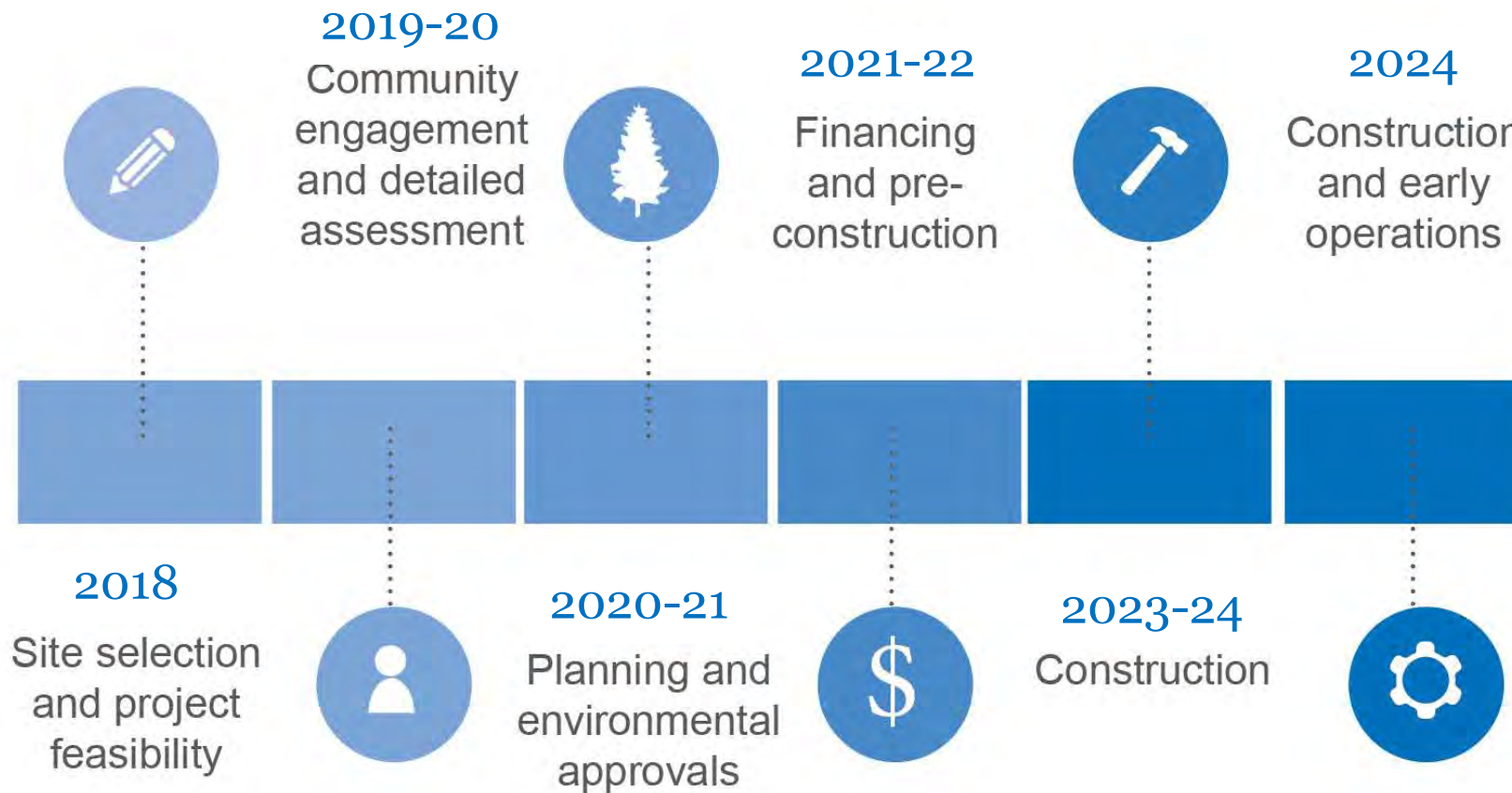


- EPC contracting (wind turbines and civil & electrical works)
  - 2 leading European manufacturers have been shortlisted for the project
  - Subcontractor tendering likely for H2 2022
- Detailed geotechnical investigation underway
- Grid connection (technical specifications and contracting to deliver works)
- Offtake arrangements (sale of electricity and green products)
- Financing
- Ongoing community engagement





# Project Timeline



# Next Steps – ongoing community engagement

---



- Community and Stakeholder Consultative Committee Construction Phase
  - Conduit for information flow between community and DWF
- Define community benefits package
  - Neighbour Profit Share
  - Community Grants Program
  - Community Co-investment
- Landscape visual assessments
- Background noise monitoring
- Near neighbour involvement

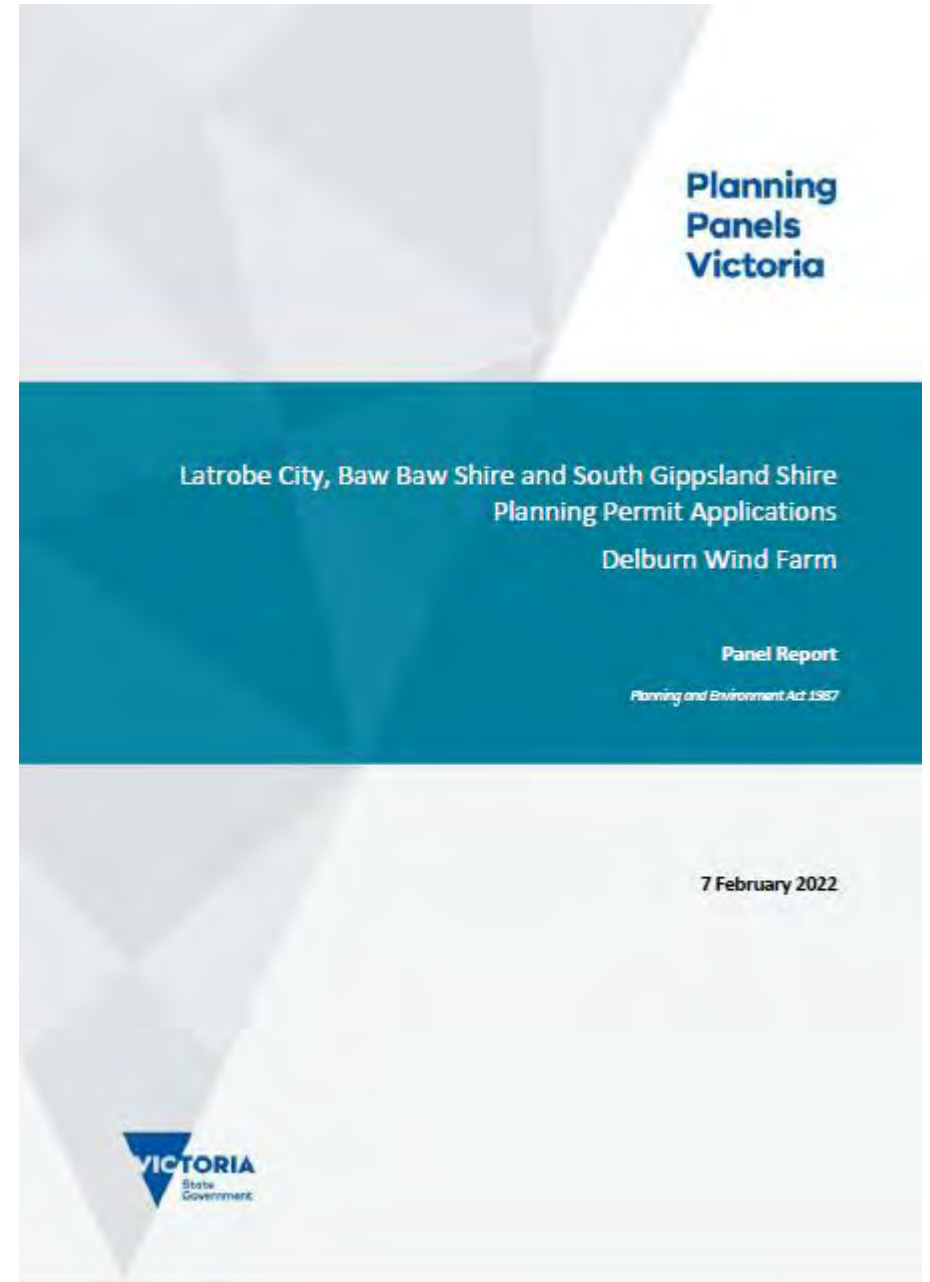




# Delburn Wind Farm Community & Stakeholder Consultative Committee (CSCC)

June 1<sup>st</sup>, 2022

## Summary of Planning Panel Findings





## “Topics of concern/interest” we covered in the CSCC (in order of priority & hence discussion)

1. Communication tools and building trust
2. Proposed community benefits
3. Fire risk
4. Input into the Planning Process
5. Noise – including health implications
6. Visual Amenity
7. Biodiversity assessment & mitigation (via the field trip) – Flora & Fauna

# Scope



- Four planning permit applications were made across three Local Government Areas including Latrobe City (PA2001063 – wind energy facility and PA2001065 – terminal station), South Gippsland Shire (PA2001066) and Baw Baw Shire (PA2001064). Approval is sought for:
  - use and development of land for a 33-turbine wind energy facility and associated activities
  - use and development of land for a utility installation (terminal station)
  - removal of vegetation
  - creation or alteration of access to a Road Zone Category 1
  - business signage.
- Twenty eight of the turbines and the terminal station are located within Latrobe City, four in South Gippsland Shire and one in Baw Baw Shire.

# Scope approved with conditions

## a) Wind Energy Facility

Permit Application PA2001063: Latrobe Planning Scheme, **without the battery energy storage system**

Permit Application PA2001064: Baw Baw Planning Scheme

Permit Application PA2001066: South Gippsland Planning Scheme

## b) Terminal Station

Permit Application PA2001065: Latrobe Planning Scheme





# Submissions

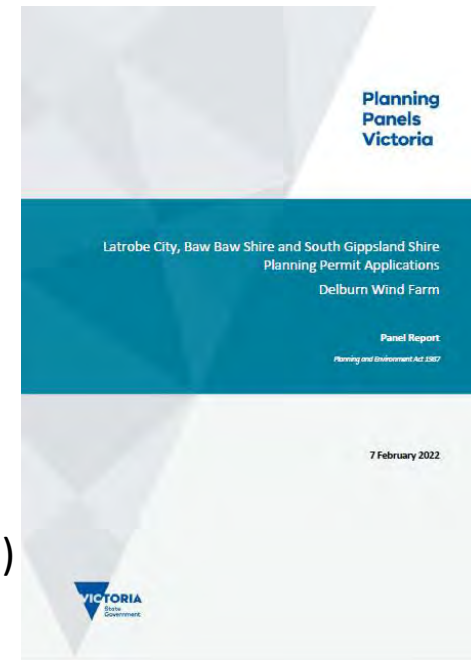
Total number of submissions: 722

283 opposing (*majority of objections from submitters in proximity to the proposed wind farm*)

436 supporting (*were drawn from across the Latrobe Valley and beyond*)

3 neutral












*All submissions have been considered irrespective of whether the submitter presented at the Hearing.*



## Contextual quote from the Panel ...

- The Delburn Wind Farm is different to the many other applications for wind energy facilities that have been considered by local government, planning panels advising the Minister and the Victorian Civil and Administrative Tribunal (VCAT) in recent years. These differences include:
  - it is the first major proposal **in a plantation environment that is bushfire prone**
  - the **relatively densely populated context** for the wind farm (1,267 dwellings within five kilometres of the nearest turbine)
  - the **significant scale of the turbines**; at approximately 250 metres tall to blade tip.

# Summary of Objections

- biodiversity and impacts on wildlife, particularly the Strzelecki Koala and birdlife 
- landscape and visual impacts, particularly on nearby residents given the attractive environment of the area and the likely visibility of the turbines given their size 
- noise from the wind turbines and potential impacts on amenity and health 
- increased bushfire risk from the Project (including the BESS) and its potential to limit aerial firefighting responses 
- traffic and the potential safety impacts of driver distraction and blade throw onto roads, particularly Strzelecki Highway 
- electromagnetic interference (EMI) affecting radio, television and internet services and emergency services 
- impacts on health including noise, mental stress and other suggested health impacts from turbines 
- risk to aviation from the turbines, and particularly emergency service aircraft 
- economics and loss of property value 
- decommissioning and the need to ensure the site is properly rehabilitated 
- poor or lack of effective community engagement. 

## Legend







Discussed in detail  
at CSCC



Touched on but  
not discussed in detail



# Supporting submissions raised...

- limited negative impacts on the local community 
- the need to transition the Latrobe Valley and society more broadly to a clean energy future away from fossil fuels 
- the renewable energy contribution the Project will make to the electricity grid 
- likely improvements in community health and air quality as the area transitions away from fossil fuel generators. 

## Legend



Discussed in detail  
at CSCC



Touched on but  
not discussed in detail

# Summary Headlines Part 1

The Panel considers the following issues are either not of concern or can be effectively managed through micro-siting or the application of suitable planning permit conditions:

- wind turbine noise
- native vegetation removal and biodiversity
- traffic impacts (including blade throw)
- electromagnetic interference.

Other issues including *human health and the impact on property values* the Panel considers are either outside the remit of its considerations or there is little evidence to suggest a significant level of impact.

## Landscape and visual impact

Given the scale of the proposed turbines they will be highly visible from many locations out to a considerable distance. This must be balanced with the lack of specific recognition of landscape significance for the project site in the relevant planning schemes.

There are many properties, a significant number of which are lifestyle properties, that will have extensive views of the wind turbines. For most of these properties the views to the turbines can be effectively screened by voluntary landscape plantings. There are a number of residences that will have relatively close views to a large number of turbines and given the landscape and topography, mitigation screening will be impossible. This will be a residual negative impact of the Project to those submitters if they consider the impact negative.

## Bushfire considerations

The Panel's role is to consider whether the wind farm (including the BESS) will make the fire risk and difficulty in firefighting, greater. Based on the best evidence and the submissions from the CFA the Panel is not convinced that this is the case. The wind turbines will be designed with fire detection and suppression mechanisms. Aerial firefighting pilots will not be adversely affected by the presence of the wind turbines. The Panel believes risk to human life is appropriately prioritised by the Applicant being required to restrict operations on high Fire Danger Days and other conditions and requirements including in nacelle fire suppression equipment. Wind farm roads, surveillance and the additional firefighting capacity will improve firefighting capacity on low to moderate bushfire days.

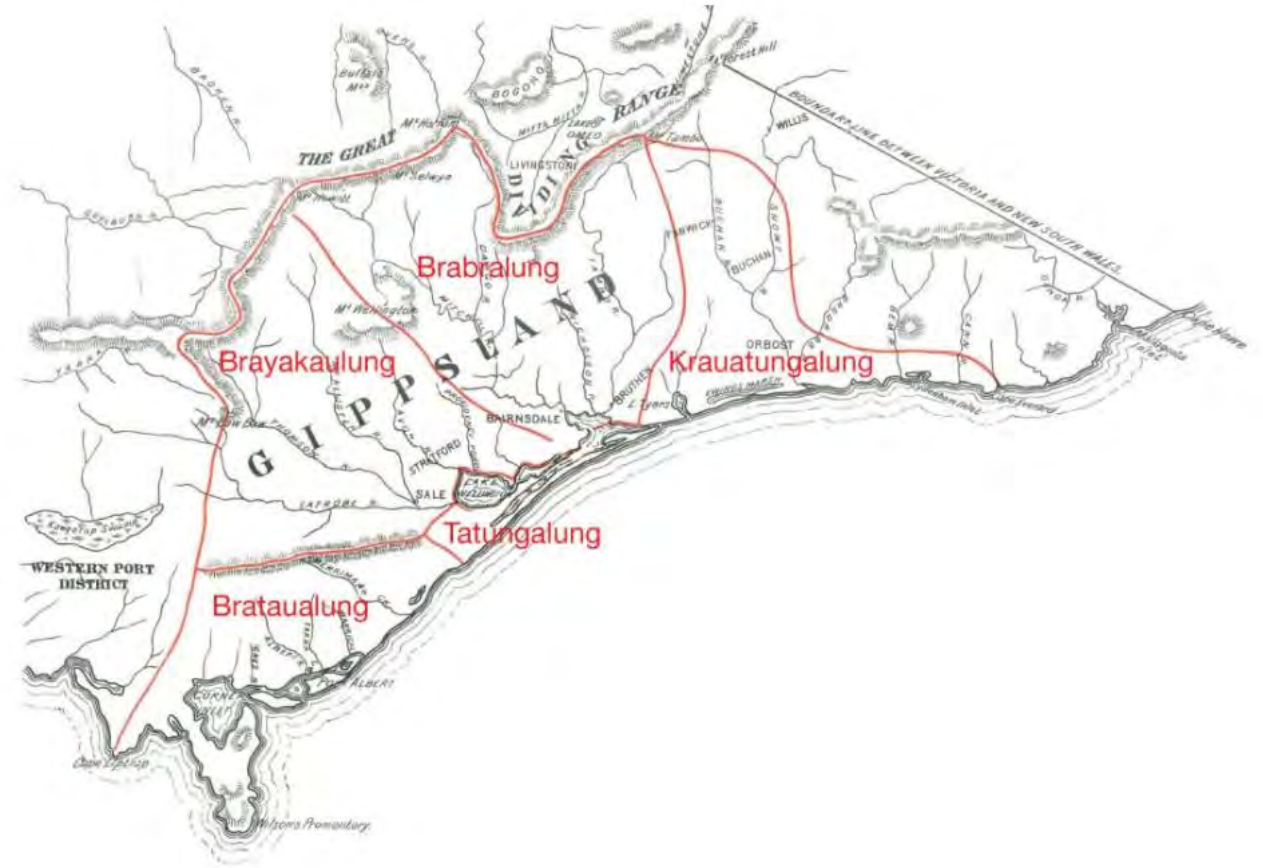
The Panel found the information provided about the siting and fire-safety measures for the BESS was inadequate for it to recommend in favour of it at this stage.

## Aviation safety

There is an unresolved issue around flight paths to and from the Latrobe Valley Airport for some turbines in the northern part of the proposed wind farm. This is an issue that requires close attention and may need changes in turbine height or location for this part of the project if it were to proceed.

# Cultural Heritage

The Panel was advised by the Applicant that the Cultural Heritage Management Plan was approved by the Registered Aboriginal Party, the GunaiKurnai Land and Waters Aboriginal Corporation, on 12 July 2021.





# Findings

- The Panel has undertaken a careful analysis of planning policy and other relevant Government policy and concludes that **on balance, considering the net community benefit of renewable energy, policy supports the issuing of the permits for the Delburn Wind Farm.**
- At this stage, the Panel **does not support planning approval for the battery energy storage system.** The Panel considers lessons from the Victorian Big Battery fire should be considered before planning approval for a BESS in this location is given.
- The conclusions around the planning provisions **do not mean there will be no detrimental effects on some people.** There are impacts on a relatively densely settled community that are **likely to produce negative outcomes which will be ongoing and may result in lifestyle changes for some community members who do not welcome the significant change** to the landscape and environment the project will bring. The difference for this project is that there are a significant number of 'near neighbours' with lifestyle properties who expect their views to be protected, compared to other wind farm developments.

# Procedural (threshold) Issues

## The Moe urban area

- The Strzelecki Community Alliance (SCA) submitted that as the wind farm will be within 5 kilometres of Moe, the wind farm is prohibited.
- The Panel was satisfied that the 5 km prohibition even to the northern end was met and there is no impediment to refuse the wind energy facility application in Latrobe City.
- The Panel does not accept this submission. It would be inconsistent with the aims of the planning scheme to manage the amenity impacts of wind turbines from the land boundary rather than the source of amenity impact, that being largely the turbines themselves.

## Objection to Applicant providing Hearing support

- Submitter objected to the Hearing being ‘hosted’ by the Applicant online.
- Not supported. “...because the Applicant is hosting or has contracted out the hosting of the Hearing does not mean they have control of the proceedings; this remains with the Panel.”



## **CSCC covered them in this order**

1. Communication tools and building trust
2. Proposed community benefits
3. Fire risk
4. Input into the Planning Process
5. Noise – including health implications
6. Visual Amenity
7. Biodiversity assessment & mitigation (via the field trip) – Flora & Fauna

## **Planning Panel published findings in this order:**

1. Landscape and visual impact
2. Noise
3. Biodiversity
4. Traffic
5. Bushfire
6. Other

Panel did not publish findings about:

7. Engagement
8. Proposed Community Benefits

# Communication tools and building trust



The Panel made no specific comments about this area, nor suggested any specific conditions related to it.



# Proposed community benefits



Outside of a detail discussion of the net benefit of renewable energy being aligned to State policy, the Panel made no specific comments about the proposed community benefits approach by OSMI, nor the general community benefits discussed at the CSCC. Nor did the Panel suggested any specific conditions related to this area.

# Fire risk

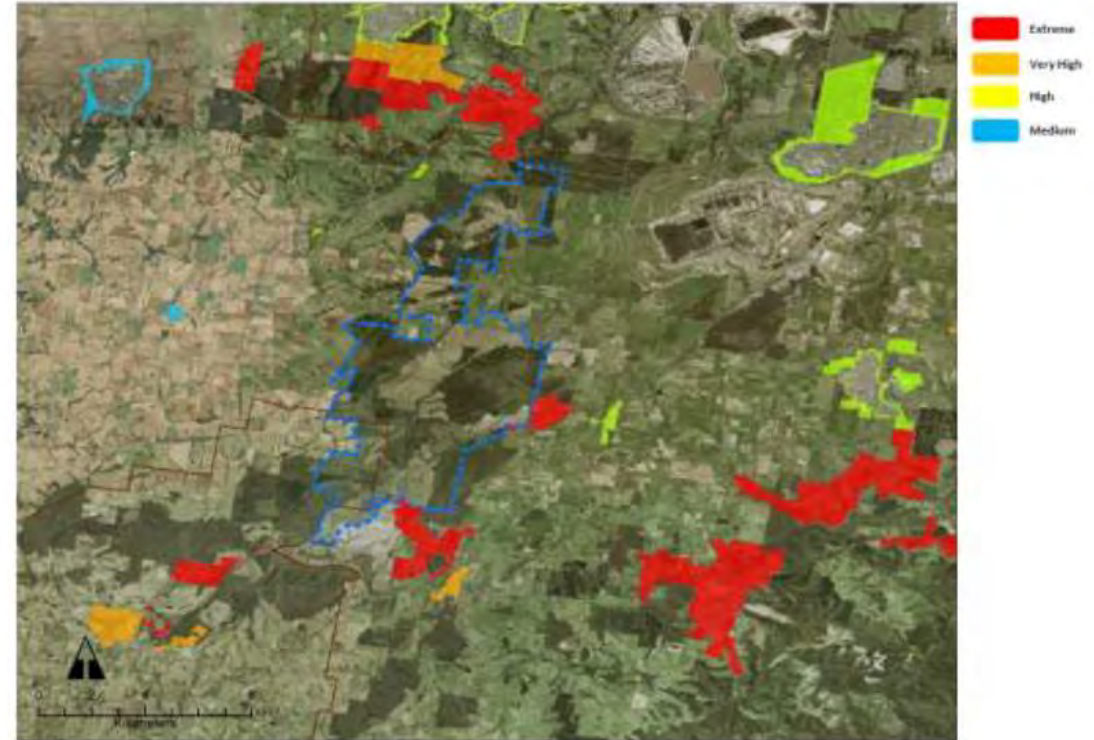
The key issue for the Panel is whether the Project will increase the risks of bushfire. It must assess bushfire hazard and consider whether the Project’s bushfire protection measures will result in no net increase in bushfire risk.

The bushfire experts held an expert conclave meeting on 12 October 2021 and provided an expert meeting statement. There were no issues they identified as disagreed or not assessed.

The fire expert conclave report agreed that installing a detection and suppression system in the nacelle will “reduce the risk of fire in the nacelle to a very low risk”.

HVP said it is satisfied the operational protocols it has negotiated for the wind farm address their concerns about any risks the Project might pose to its core business.

Figure 26 Victorian Fire Risk Register – Human Settlement<sup>275</sup>



Increased bushfire risk was the main concern raised by submitters. It was an issue in 232 submissions and more than 80 per cent of objectors. At the Hearing many submitters who are residents and local CFA volunteers shared their experiences of major blazes in the area...

# Fire risk/Bushfire

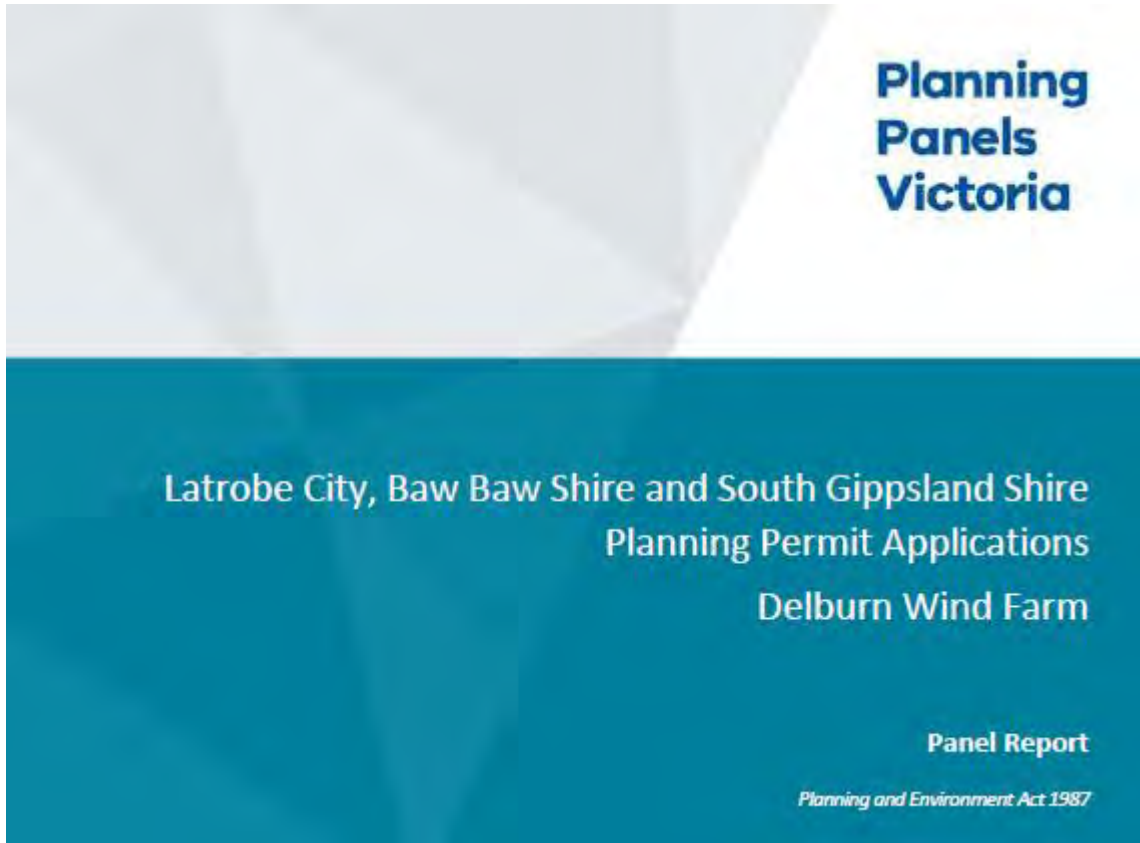
The area has significant recent bushfire history and is designated bushfire prone under the relevant planning schemes. Bushfire risk is very significant without any consideration of the wind farm applications.



The Panel concluded:

- The planning permit applications be approved, with the amendments set out in Chapter 9 and Appendix D, **except for the BESS component** of the Project. Approval for a BESS could be sought in future based on a detailed design utilising findings from the investigations into the Victorian Big Battery fire.
- The Project will achieve **no net increase in bushfire risk** by implementing the bushfire mitigation and management measures required in the permit conditions.
- The permit conditions that require **a detection and suppression system** to be installed in turbine nacelles will reduce the risk of fire in the turbines to a very low risk.
- The permit conditions on aerial firefighting will ensure the wind farm will not result in a loss of aerial firefighting ability.
- The permit conditions adopting **defendable space requirements** for the Project's infrastructure and buildings **are appropriate to prioritise the protection of human life.**

# Input into the Planning Process

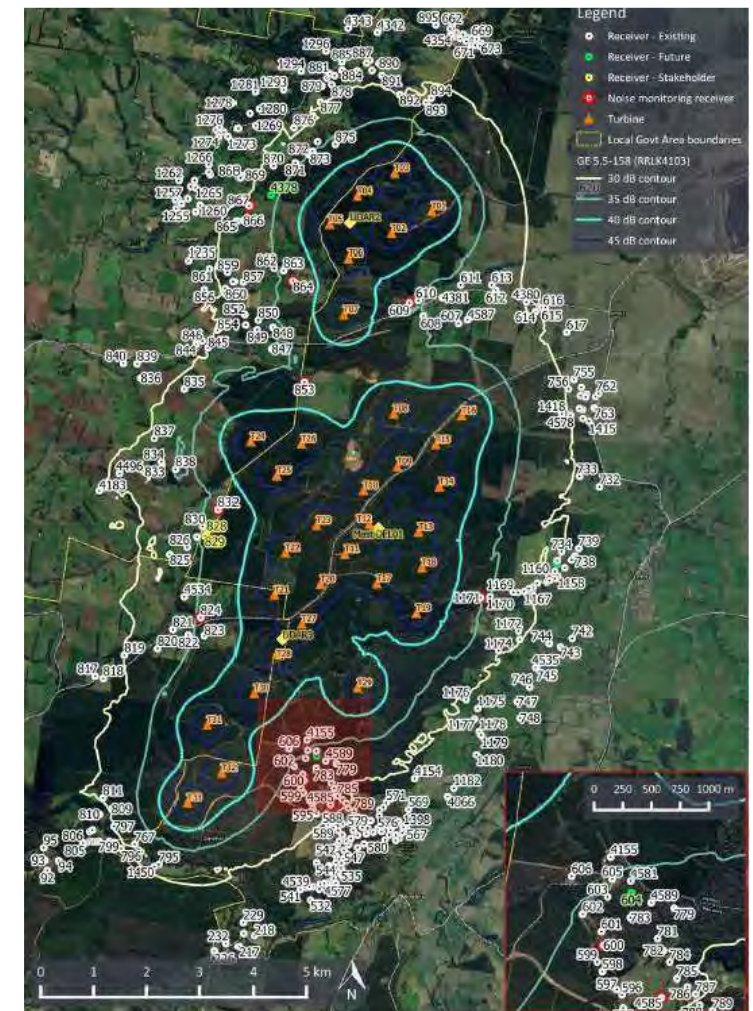


This was a topic the CSCC discussed about how the panel process will work and hence was not relevant for the Panel report.



# Noise – including health implications

- There are two clear aspects to noise from wind farms; noise associated with the **construction** of the facility which is generally of a relatively short-term nature and the **ongoing** noise associated with the **operation** of the facility. Panel assessed both.
- Some submitters criticised the relationship between MDA and Sonus, however the Panel accepts that the peer review was thorough, professional and in accordance with industry requirements.
- The Environmental Noise Assessment showed the turbine noise from the Project will comply with the requirements of the Standard.



XX said the noise will impact lifestyle, disturbing sleep patterns along with the associated negative health impacts due to reduced sleep resulting in changes on behaviour.

At lower wind speeds the turbine noise (35 dB) will be audible, however, at higher wind speeds the background noise levels will increase and become dominant and the turbine noise will be less audible.

# Panel on Noise – including health implications

The Panel concluded:

- The noise measurements undertaken by Marshall Day Acoustics (MDA) for the Applicant provided a range of measured background noise levels at nine representative sites near the Project area. The measurement duration and presentation met the requirements of the Standard. The site selection was hampered by the Project not being able to access some of the more sensitive locations.
- The Panel finds the lack of statistical information associated with the determination of the noise limits could be a significant issue that will need to be addressed during the preconstruction background noise measurements.
- The noise impacts of the proposal were modelled in accordance with the requirements of the Standard. For the candidate turbines, the predicted noise levels at all of the residents will be less than the noise limit of 40 dB LA90 or the background noise level plus 5 dB LA90, whichever is greater.
- MDA recommended the rural living area northwest of Boolarra be designated a high amenity area for the purposes of the Standard; the Panel accepts this recommendation.
- The difference between the measured existing background noise levels and the future combined turbine noise level and background noise level may restrict the application of high amenity criteria in planning-recognised high amenity areas. In these high amenity areas, where the difference is near the requirement of 8 dB in the Standard, then consideration of the size of the uncertainty in noise measurements and predicted noise levels should be applied to the difference calculation. For this calculation, the resultant difference noise level should be rounded to the nearest decibel.

The Panel included draft planning permit conditions in Appendix D to address:

- high amenity issue
- need for undertaking measurements at the most sensitive receivers
- need to ensure results of monitoring and modelling are statistically valid.

## Human Health

- **No new evidence of health impacts** was brought before the Panel. The Panel “*therefore generally adopts the position of the Golden Plains Inquiry in relation to human health.*”

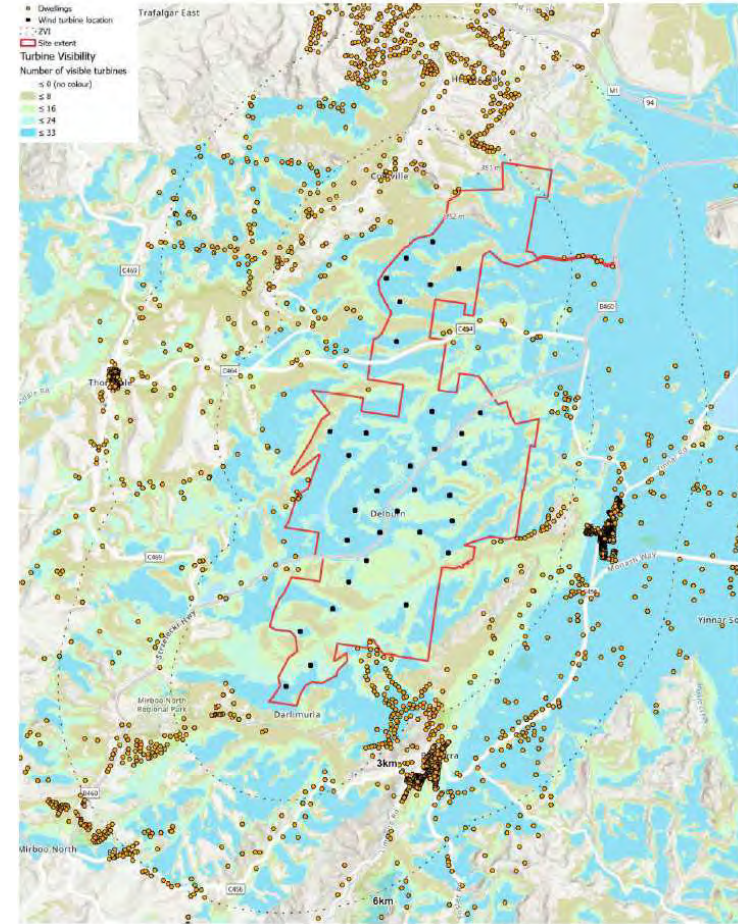


# Visual Amenity

Residential dwellings within 6 km of a turbine<sup>44</sup>

Concerns about the visual impact of the wind farm turbines were raised by 179 submitters, or approximately 25 per cent of the total 722 submissions.

Distance to turbine	Number of dwellings
1-2 km	103
2-3 km	214
3-4 km	256
4-5 km	694
5-6 km	300



Many people whose dwellings were assessed in the LVIA as likely to have a high level of visual impact did not object to the Project

They (some submitters) said it would be extremely distressing to see multiple turbines so close to their home.



# The Panel on Visual Amenity

## Notes:

Although there was some disagreement about aspects of the LVIA methodology the Panel accepts it is generally sound. For future projects it is likely there will be less local concern if areas are targeted with lower residential population density. This however is a matter for policy, not the Panel.

*The Panel “encourages the Applicant to undertake further visual impact assessments or photomontages where affected landowners specifically request it and to seek to address landowner concerns.”*

*The Panel concluded the objective of **minimising and managing potential adverse effects** for the community on landscape and visual amenity **can be achieved**. Nevertheless, the Project will have **significant visual impacts on some properties** that cannot be ameliorated. Specifically, the Panel concludes:*

- The Project will be a visually dominant element in the landscape, visible for many kilometres for residents, visitors and tourists; for some it will be a negative element.*
- For most residents the views to wind turbines can be screened by vegetation but for some landowners the impact will be high and cannot be mitigated.*
- The relevant planning schemes, the FZ and rural residential zones do not recognize landscape values and sensitivity to change in the areas around the Project.*
- **Assessed against this policy context, the landscape and visual impacts are acceptable.***

# Biodiversity assessment & mitigation – Flora & Fauna

The Wind Farm Guidelines identify the considerations for flora and fauna in assessing applications, including, in summary:

- whether there are state or Commonwealth protected species
- the sensitivity of species to disturbance
- loss of habitat of protected species
- measures to minimise impact on native species.

...the Panel considers there are a range of benefits to the wind farm being located in a pine plantation.

Many submitters were concerned about the native vegetation loss for the Project and biodiversity more generally for a range of reasons. They included loss of native vegetation generally, wildlife corridors, impacts on the Strzelecki Gum and habitat and vegetation loss impacting other species such as the Strzelecki Koala.

The viability of the Koala at a population level is an issue of great concern to many people.

# Biodiversity assessment & mitigation – Flora & Fauna

The Panel concluded:

- The **native vegetation** removal proposed is consistent with the Native Vegetation Guidelines and acceptable, suitable offsets are available.
- Impacts on the **Growling Grass Frog** at the Nursery Track crossing should be able to be managed to an acceptable level with careful crossing design and implementation.
- The impact on **Koala** from the Project through habitat loss and potentially minor increase in roadkill is unlikely to be significant at a population level.
- The impact on listed threatened **avifauna** should not be significant
- The development and implementation of a **Bat and Avifauna Management Plan** (a BAM Plan) should include consideration of birds as well as bats (DELWP recommended Bats only).
- The BAM Plan should be developed cognisant of the findings of the Moloney report into the efficacy of wind farm avifauna mortality investigations.

## Other Items... Traffic Safety

The Panel concluded:

- the safety aspects of increased traffic from Project development, and particularly construction, will require careful planning and management during Project implementation.
- There is no evidence before the Panel that driver distraction from wind turbines will contribute to increased crashes in the vicinity of the Project.
- The risk from blade throw to traffic on public roads and surrounding residents is **acceptably low and further setbacks are not required**.
- Permit conditions as requested by the Department of Transport for manufacturing standards and maintenance should be applied.

### **But...**

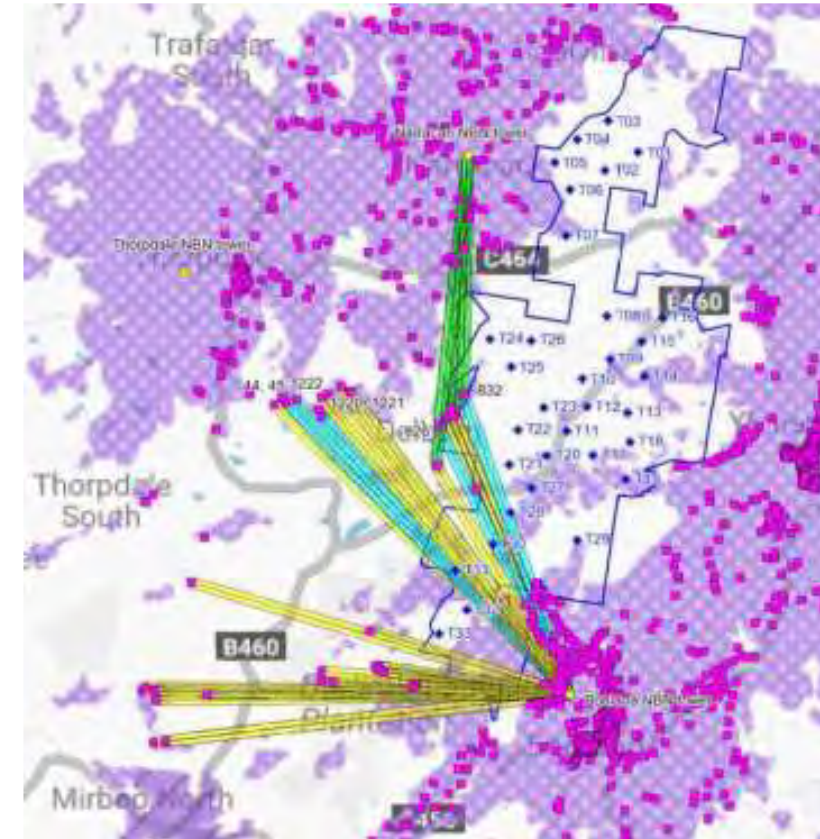
The Panel considers that at this time, the opportunity (for *micro-siting*) could be taken and considering the flow on impacts to other matters associated with turbine locations, to maximise the distance the turbine base is from the Strzelecki Highway.

As the Panel has concluded, there is no specific road safety need to do this, but it may give comfort to submitters to move turbines away from the Highway where possible. The Panel **has not made a specific recommendation** to this effect given its findings in the preceding chapters **but considers it should be pursued in detailed design**. The Panel has suggested a draft planning permit condition on this basis.

The Panel concluded:

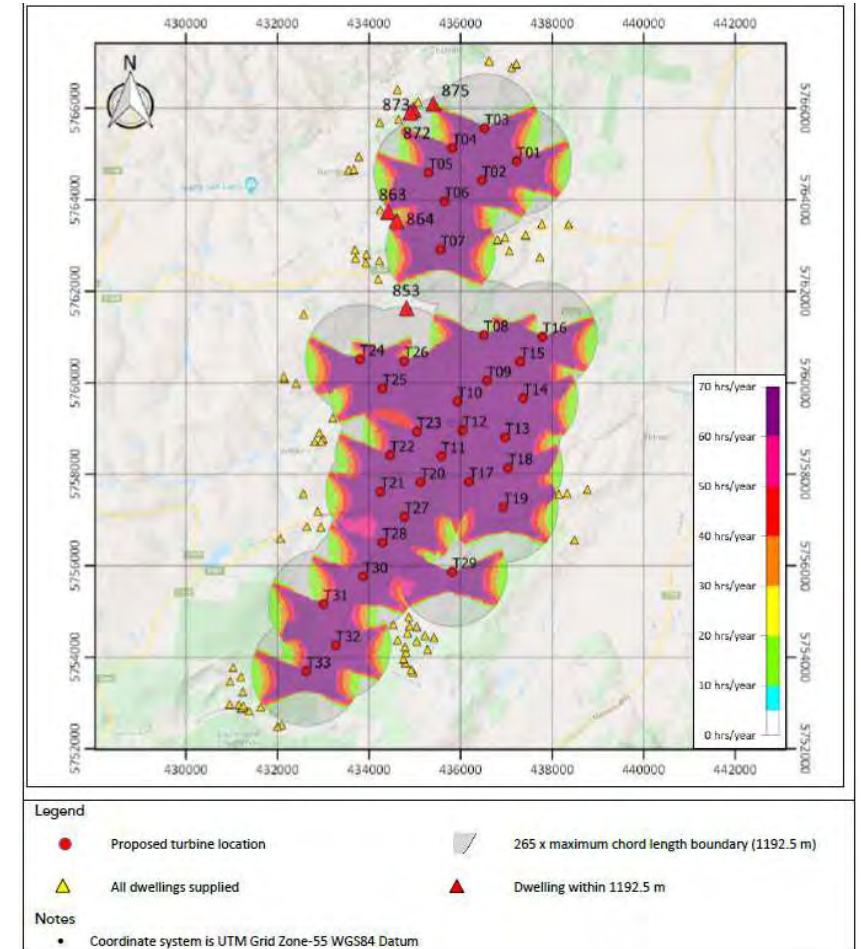
- The Project is **unlikely to cause interference** to mobile radio systems, emergency services and meteorological radars.
- There is a **low risk of interference** of mobile phones, wireless internet, satellite television and radio broadcasting.
- There is a **high risk of interference** with television broadcasting **for 20 residents** from the Latrobe Valley tower that **can be mitigated** by re-aligning, redirecting or otherwise changing the location of the antenna.
- The Applicant should restore communication media to pre-construction conditions at the residences impacted by EMI.
- The DELWP draft permit conditions with the amendments proposed by the Applicant are generally acceptable.

The Panel has included, in Appendix D, recommended permit conditions to extend EMI consideration to satellite, NBN and mobile services to ensure the full range of electromagnetic communications are addressed.





Topic	Findings
<b>Blade / Shadow flicker</b>	<p>The Panel concluded:</p> <ul style="list-style-type: none"> <li>• The impacts of shadow flicker and blade glint have been adequately assessed.</li> <li>• The current Project configuration <b>will achieve the shadow flicker requirements of the Wind Farm Guidelines</b></li> <li>• The Project will require the turbine blades to be coated with low reflection (low glint) surfacing.</li> </ul>



# Other items...



LRA = Latrobe Regional Airport

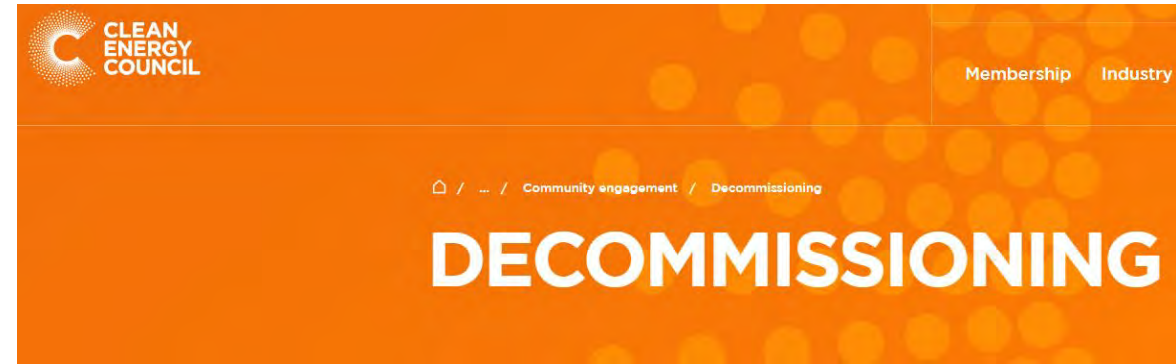
Topic	Findings
<b>Aviation</b>	<p>The Panel concluded:</p> <ul style="list-style-type: none"> <li>• The Project <b>should not pose an unacceptable risk to aircraft safety</b> in the area.</li> <li>• Proposed turbines T03 and T04 should be limited in height via permit condition to ensure they do not penetrate the PAN-OPS airspace for LRA. (note there may be changes to Runway 21 Instrument Approach instead).</li> </ul> <p>Suggested permit conditions to address the LRA issues were included in Appendix D.</p>

## Other Items...

The Panel acknowledges submitters' concerns about private financial impacts of the wind farm and that it has caused them distress. The key issue for the Panel is whether the Project is appropriate within the scope of the applicable planning policy.

Topic	Findings
<b>Economic impacts and property values</b>	The Panel concludes that property value and private financial implications <b>cannot be considered and are not relevant when assessing the merits of the Project</b> and whether the planning permit applications warrant support.

It is difficult to conceptualise the eventual **decommissioning** of the Project given the timeframe involved and the different options that may be considered in 25-30 years, including re-powering. The Panel thus does not consider it would be a useful exercise to require a decommissioning plan at this time, as it would inevitably be superseded, perhaps many times, across the life of the Project.



Ultimately the Project owner will be responsible for decommissioning. If they are in financial difficulty or 'walk away' then the responsibility will likely rest with the landowner. If there is some public interest or public risk then the State may become involved but that is speculation.

The Panel considers that the resource recovery plan suggested by (Latrobe City) Council is a useful addition. It may be that residual values of materials will have value and be recovered anyway, but specific consideration of the issue via permit condition is appropriate given the current societal shift to materials recovery, reuse and recycling.

The Panel concluded:

- Decommissioning of the Project can be adequately covered via permit conditions.



# Summary of conditions added (Appendix D)

Condition	Topic	Change
General	BESS	BESS <b>not approved</b> .
2(g)	Setback from Strzelecki Hwy	Added: Wind turbines should be set back from the Strzelecki Hwy to the maximum extent possible.
2(j)	Anemometer marking	Added: Masts greater than 30m must be marked in accordance with Guideline D of NASF
4	Micrositing	Require submission of a micro-siting plan for approval and endorsement by the <i>responsible authority</i> .
8	Aviation	Added: requirement to report coordinates and survey heights of turbines to Airservices Vertical Obstacle Database within 30 days of plans being approved.
11	Noise	Added: Area northwest of Boolarra is designated “high amenity” for treatment under NZ Standard 6808:2010. Added: measurements for pre-construction noise assessment to be at the most sensitive receivers or at representative receivers.
15	TV and radio reception and interference	Added: preconstruction reception strength survey to also include satellite communications
32-34	Bat and Avifauna Management Plan	Added: birds added into plan requirements