



## **Delburn Wind Farm Community Consultative Committee Minutes Meeting #10**

**Thursday 19 June 2025**

**6:00 - 7.30pm**

**Online meeting**

**Attendees:**

- Sam Maynard
- Matt Curtain
- Marty Sinemma
- Graeme Wilson
- Trevor Hoare
- Wendy Farmer
- Chris Milne
- Michelle Slater
- Anne Forbes (Secretariat OSMI)
- Elizabeth Radcliffe (OSMI)

**Apologies:**

Barry Rogers (Chair), Heather Butler, Ivor Awty, Tony Wolfe, Lorraine Bull, Alex Godina (Cubico)

### **Minutes**

#### **1. Procedural Matters & Governance**

- Elizabeth Radcliffe Chaired the meeting
- (Chair) Acknowledgement of Traditional Owners
- Previous meeting minutes: Confirmed as true and correct
- Heather Butler tendered her resignation due to her inability to attend as she is often interstate
- Conflicts/perceived conflicts of interest: Nil

#### **Actions arising from the previous meeting**

- The March Project Update invited community members from Yinnar and Thorpdale to express an interest in joining the committee. This will also be shared across other local communications channels.
- CCC members requested a site tour of the wind farm, which was held on 27 March 2025 in place of the March meeting.
- A number of CCC members expressed an interest in a tour of the Bald Hills Wind Farm. It will be organised when the weather is warmer.

#### **2. Community Feedback and Questions**

CCC members shared questions and feedback they received from community members:

- There doesn't appear to be as much community push back as before. Community members supportive of wind energy celebrated World Wind Energy Day at Toora Wind Farm on 15 June 2025

- Several community members have asked when construction is going to start. Community members have expressed an interest in employment and contracting opportunities and when they will be available?
- One CCC member noted the community has been very quiet about the project since the outcome of the Federal Election.

### 3. CCC Site Tour

Several questions were asked about the construction of the wind farm during the CCC site tour on 27 March:

**Q. Will there be a second viewing area in the wind farm footprint?**

A. The main viewing area will be located near the corner of Smiths Road and Strzelecki Highway. A second viewing area will be down Smiths Road, close to the location of Turbine D08.

**Q. Creamery Road and Smiths Roads have been allocated to receive public road access upgrades. Will this include an upgrade to bitumen surfaces?**

A. The road upgrades will be designed to accommodate the tower and turbine deliveries. The load bearing capacity on these roads will be increased but the surface of the roads will likely remain as they are as they are unlikely to need to be upgraded to bitumen.

**Q. How wide will the existing access tracks and new access tracks be around the wind farm?**

A. This will vary depending on the location of the tracks and the topography of where they are built. Some tracks will require adjacent cable routes and others will just be access routes. The typical 'trafficable width' for access tracks is between 5.5 to 6 metres.

**Q. What is the quantity of concrete required for the base of each tower?**

A. The foundations for the turbines have not been designed yet, so specific quantity of materials required to support each tower is not yet available. Typically, foundations contain around 600 - 700 m<sup>3</sup> of concrete and approx. 90 tonnes of reinforced steel.

**Q. Will the tower foundations go down to bedrock or clay?**

A. The geotechnical investigations drilled down to a depth of 20 metres. No bedrock was encountered at any of the turbine locations. The turbines will all be founded on the naturally occurring stiff clay.

**Q. Will the towers be made of steel or copper?**

A. The towers will all be made from steel.

Follow up questions in CCC meeting:

**Q. Has there been any thought about investigating geothermal while you are drilling down?**

A. The turbine footings are relatively shallow and the geotechnical investigations focused on depth to groundwater and any bedrock, drilling to approximately 20m below ground level. Access to the geothermal resources below the Latrobe Valley requires drilling to depths of several 100m, so the investigation of collocating geothermal energy capture is out of scope for this project.

#### 4. Project Update - Civil engineering design

The civil design process focuses on new roads, upgrading existing roads and locating where the cables will be buried. The design is being completed in a way that ensures compliance with the allowable impacts on native vegetation set out in the planning permit and where possible minimising those impacts further. For example, cables will be designed to be placed on the plantation side of a road not the native vegetation side as part of these minimisation works. The geotechnical data is being used to determine the angle of the slope on the side of the roads where the roads need to be cut into hillsides, the most suitable location for the roads, their width and total area of plantation that needs to be cleared.

The civil engineering design process is almost complete. Contracts for the construction of the wind farm as a whole will be signed with the turbine manufacturer and civil subcontractors are currently preparing a price for construction of the road construction and cable placement works. This construction work will be undertaken while the turbines are being manufactured. After the turbines are ordered they need to be allocated to the manufacturing schedule, and it will take approximately 12 months until they are delivered to the site. We are working with civil contractors and a turbine manufacturer to allocate responsibility for delivering the various Planning Permit compliance requirements. These plans will be signed off by the various Responsible Authorities over the next couple of months prior to the commencement of construction.

A general discussion was held regarding the ports and transport options for the delivery of wind farm components to the site.

#### Landscape Screening Program

- The Planning Permit requires the development of an **Offsite Landscaping Program (OLP)** and this is required to be endorsed by the Department of Planning.
- Dwelling owners living within 6kms of the windfarm who may be eligible to participate in the program will be contacted by DWF staff after the OLP Plan is endorsed.
- A Seen Area Analysis has been completed to identify dwellings that may have a view of a turbine within 6kms of the wind farm.
- Many dwellings are surrounded by topography, mature trees or bush that can screen the view of the turbines. If it is unclear from the Seen Area Analysis if turbines will be visible from a dwelling, a request will be made to complete a visualisation on site with the property owner.
- True View Visuals technology is used to produce augmented reality visualisations to display how the turbines will look from an eligible dwelling. With permission from the property owner, DWF staff will attend the property and use an iPad that incorporates this technology to capture images and determine if turbine/s will be visible when the wind farm is built.
- If a turbine is visible from an eligible dwelling and the owner does not wish to see them, the dwelling owner is entitled to Landscape Screening. The Planning Permit provides specific information about dwelling requirements and turbine views. For example, landscape screening is not available to screen views from outbuildings located on a property and the dwelling must have been in existence at the date of the submission of the plan to the Responsible Authority.
- If a turbine is visible from an eligible dwelling, a letter of offer will be provided to the landowner to either:
  - Have a landscape screening plan prepared and installed by a qualified Landscape Architect
  - or
  - Receive a cash payment in lieu of landscape screening.

The Landscape Screening offer remains open until one year after the completion of the wind farm's construction.

- A Landscape Screening Plan includes design, planning and maintenance, in accordance with the permit condition requirements. The landscape screening plantings will be maintained by DWF for two years.
- If the property has a bushfire overlay, a qualified fire risk consultant will advise on bushfire mitigation requirements to be incorporated into the plan.

**Q: What happens if there is another storm with huge amounts of trees felled, like the Mirboo North tornado? How do you think it would affect this landscape plan?**

The Planning Permit doesn't make provision for an emergency event after the construction of the wind farm. The permit has a specific time after which the OLP must be implemented, and this offer exists 12 months after the completion of the wind farm.

**Q. What happens to property owners who do not allow Delburn Wind Farm staff to meet them or attend their property to do a visual assessment for screening?**

- A. It is up to the individual if they do not want to work with the DWF staff and they do not want to take up either option. It is not compulsory for people to agree to either of these options, however it is a requirement for DWF to comply with the requirements of the Planning Permit to offer the LSP to all eligible landowners. The endorsed OLP will make it clear what follow up is required if there is no response from a dwelling owner.

**Q. Is it compulsory to have native plants or plants that are indigenous to the region with the OLP?**

- A. No it is not compulsory to have either. The OLP is developed in consultation with the Landscape Architect and the dwelling owner to determine what plantings are appropriate, there is no requirement that the plants be indigenous to the region.

**Q. Do you have any other examples of wind farms where OLPs have been developed before and after?**

A. The Landscape Architect has experience in this, and they will have examples they can share where landscape plantings have been established. There is a requirement that DWF maintain the landscaping for two years after it has been planted. It is also a requirement that DWF provide progress reports to the Responsible Authority annually until three years after the installation of all wind turbines.

**5. Gippsland Renewable Energy Zone**

A discussion was held regarding the VicGrid engagement on the Draft Victorian Transmission Plan.

**6. Next steps**

The next meeting is scheduled for Thursday 21 August from 6-7pm. This meeting will be held online. A meeting invite and agenda will be shared soon.

**Meeting Close**





# Delburn Wind Farm - CCC Meeting #10

19 June 2025

## Procedural Matters

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- Acknowledgment of Traditional Owners
- Apologies
- Governance
- Actions from previous meeting
- Conflicts of interest





# Community Feedback & Questions

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- Questions
- Concerns
- Observations
- Suggestions

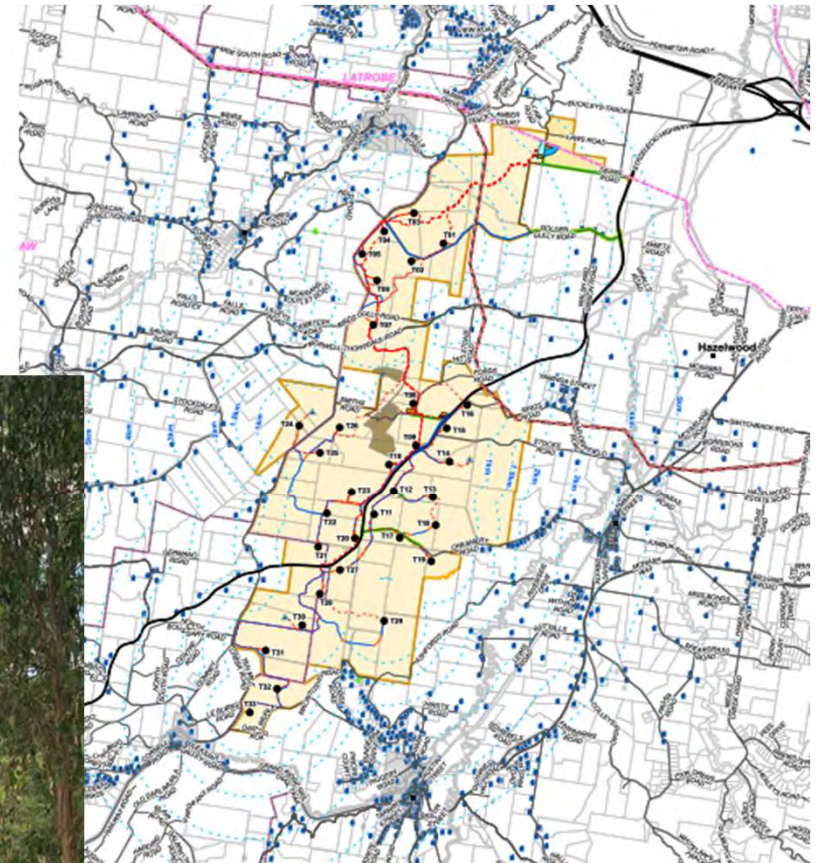


# CCC Member Site Tour

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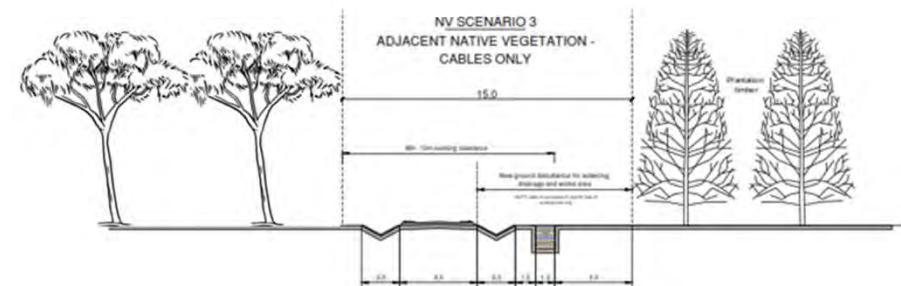
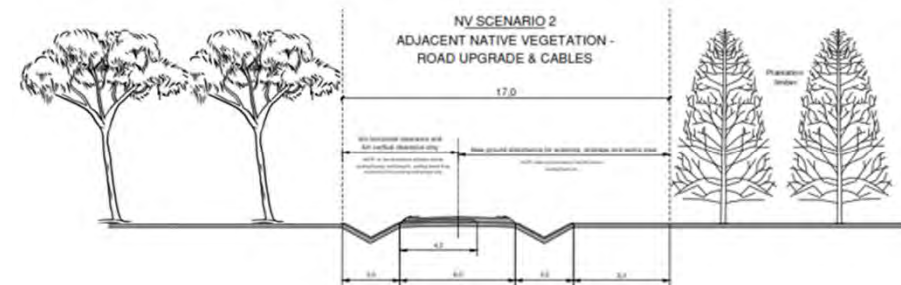
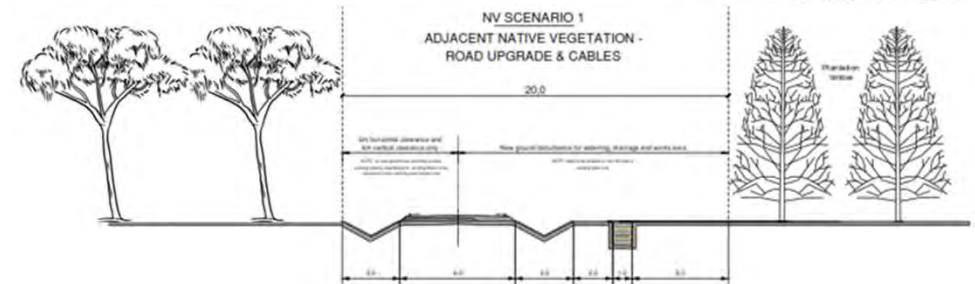
- 27 March 2025
- Feedback
- Follow up Q&As





# Project Update

- Civil design
  - What is involved
  - Timeframes
- Landscape screening
  - Visual impacts
  - Who is eligible
  - How does it work
  - When will it start



## Visual Impacts

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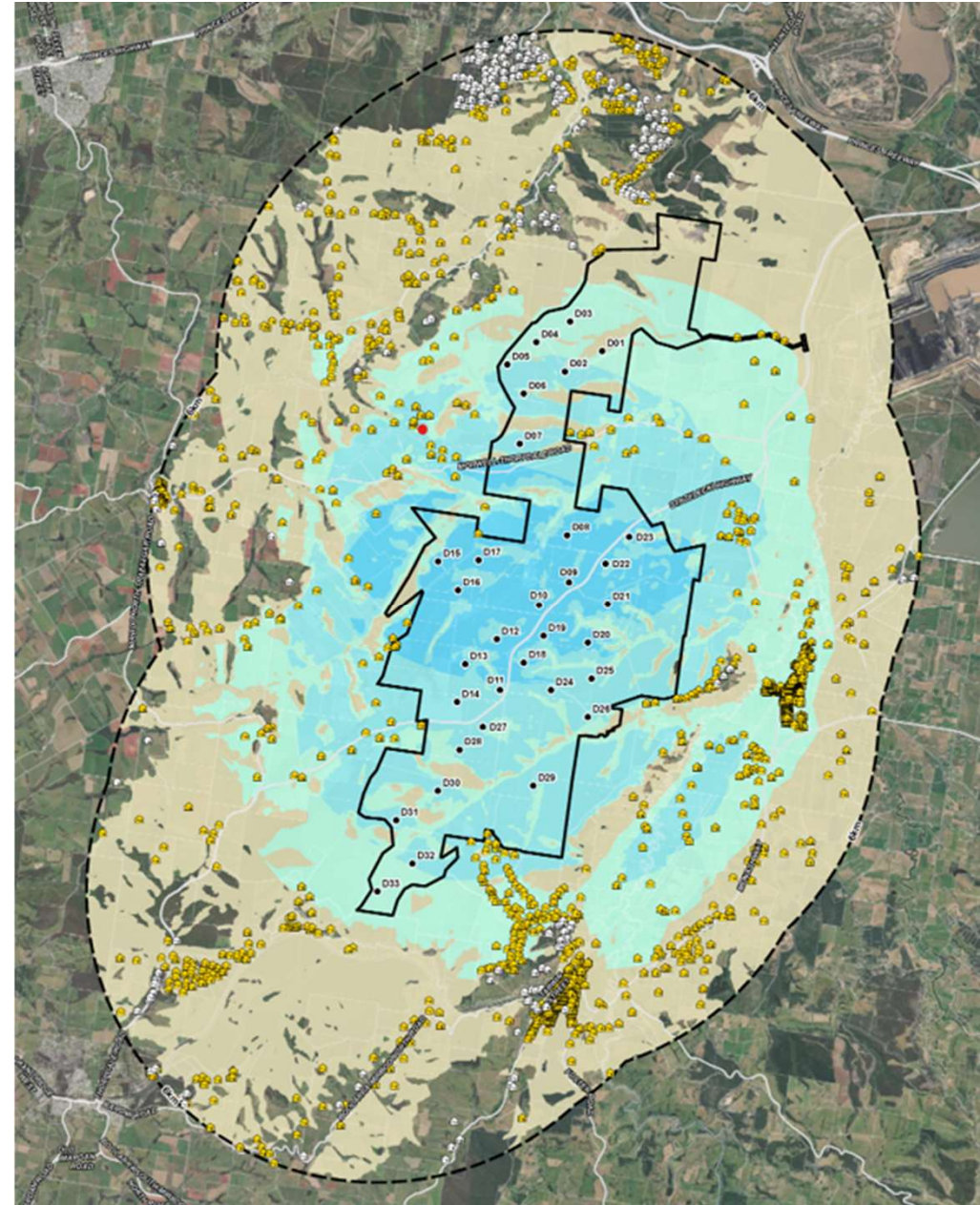
- iPad based augmented reality using True View Visuals is utilized for dwelling visual assessments to assist with identifying landscape screening scope



# Landscape Screening Plan

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- An Offsite Landscaping Program (OLP) will need to be endorsed by the Department of Planning
- A 'Seen Area Analysis' identifies dwellings that may have a view of a turbine within 6kms of the wind farm
- Dwelling owners who may be eligible to participate in the OLP will be contacted within six months of it being endorsed.
- If it is unclear if a dwelling is impacted a request will be made to the dwelling owner to complete an assessment on site.

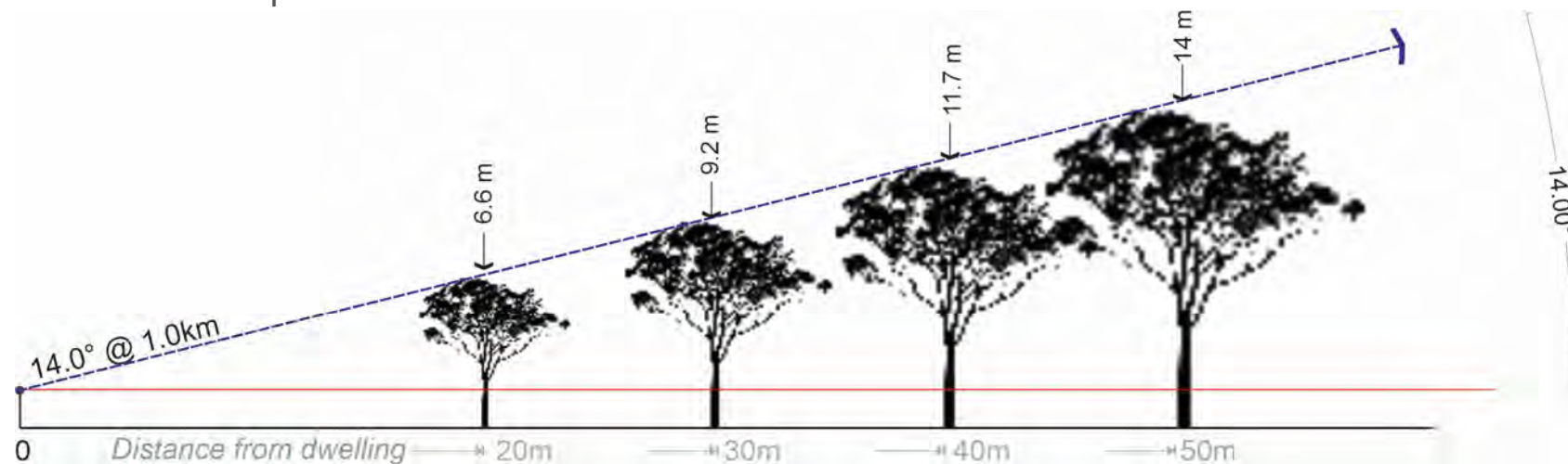




## Landscape Screening Options



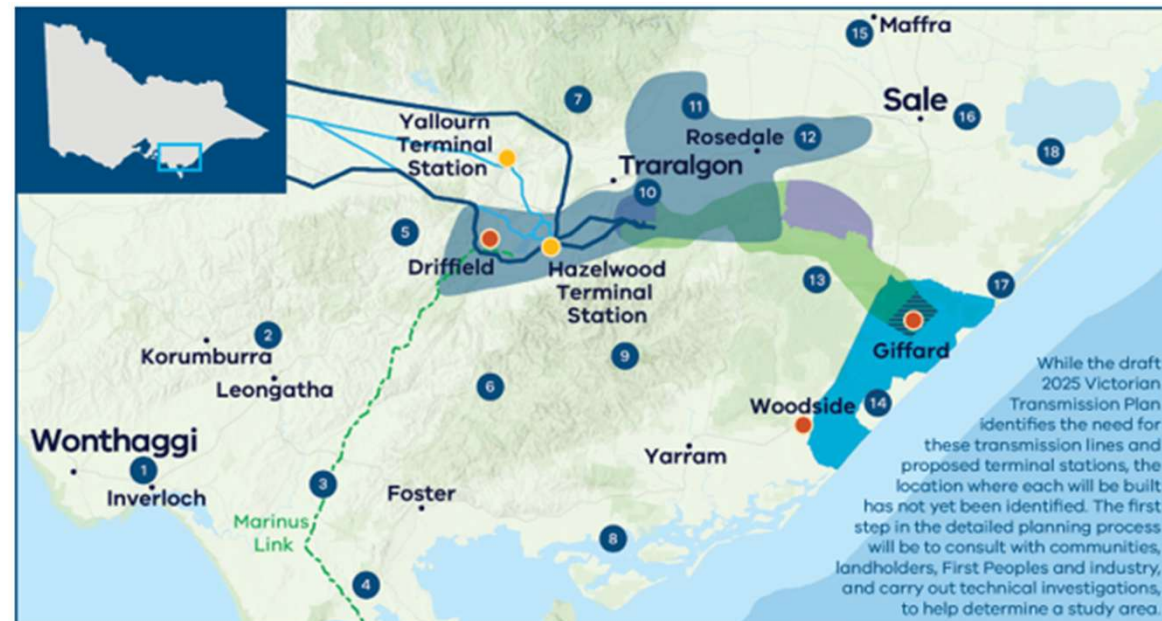
- If a turbine is visible from a dwelling within 6kms of the wind farm, a letter of offer will be provided to the landowner to either:
  - Receive a cash payment in lieu of landscape screening; **or**
  - To have a landscape screening plan prepared by a qualified Landscape Architect.
- The offer remains open until 1 year after the completion of the wind farm construction
- Landscape Screening Plans include design, planning and maintenance, in accordance with the permit condition requirements. If the property has a bushfire overlay, a qualified fire risk consultant will advise on bushfire mitigation requirements to be incorporated into the plan.



# VicGrid – Community Engagement Opportunity

## Gippsland Renewable Energy Zone

- Draft proposed renewable energy zones are open for public consultation as part of the draft 2025 Victorian Transmission Plan.
- Community and stakeholder feedback will help shape decisions
- [engage.vic.gov.au/victransmissionplan](https://engage.vic.gov.au/victransmissionplan)
- Feedback deadline Tuesday 24 June 2025
- Published in the final 2025 Victorian Transmission Plan in mid-2025.



## Next Meeting

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- Thursday 14 August 2025 @ 6pm
- Winter meetings held via Teams

**Anne Forbes**

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