

# Ryan Corner & Hawkesdale Wind Farms

Ryan Corner Development Pty Ltd  
Hawkesdale Asset Pty Ltd

January 2022 Newsletter

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Websites:

<https://hawkesdalewindfarm.globalpower-generation.com.au/>

<https://ryancornerwindfarm.globalpower-generation.com.au>

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# Ryan Corner Wind Farm

## Project Status

- Wind farm planning permit and associated plans:
  - ✓ An amendment to the planning permit amendment application was submitted to the Department of Environment, Land, Water and Planning to reduce the amount of native vegetation removal we are seeking approval for. Opportunities to microsite access tracks and amend the construction footprint to reduce impacts on native vegetation (particularly DELWP mapped wetlands) had been identified, thereby reducing impacts on native vegetation from 5.345 ha to 3.836 ha. This is now only 0.199 ha more than what is currently approved by the planning permit.
  - ✓ The assessment of the planning permit amendment application is progressing within the Department of Environment, Land, Water and Planning. Development plans and management plans required to be endorsed prior to the commencement of development have been submitted to the Minister for Planning for approval.
  - ✓ Cultural Heritage Management Plan for Youls Road has been endorsed
- Connection application & agreements:
  - ✓ A fresh application has been submitted to AEMO at the end of 2021.
  - ✓ Agreements on-going.

## Activities on site

- Under progress:
  - ✓ Finalising project scheduling and access with associated landowners.
  - ✓ Appointment of an independent Road Quality Auditor (RQA) as per the Traffic Management Plan. The first dilapidation report has been completed and will be considered the baseline.
  - ✓ Commencement of the external road upgrade for Youls Road (mobilization, scanning and marking out services)

# Hawkesdale Wind Farm

## Project Status

- Wind farm planning permit:
  - ✓ The assessment of the planning permit amendment application is progressing within the Department of Environment, Land, Water and Planning. Development plans and management plans required to be endorsed prior to the commencement of development have been submitted to the Minister for Planning for approval.
- Connection application & agreements:

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- ✓ In process of submitting Connection application to AEMO.
- ✓ Agreements on-going.

## Activities on site

- Under progress:
  - ✓ Finalising project scheduling and access with associated landowners.
  - ✓ Appointment of an independent Road Quality Auditor (RQA) as per the Traffic Management Plan. The first dilapidation report has been completed and will be considered the baseline.

## Transmission Line and Tarrone Terminal Station

GPG, AusNet and AusNet's construction partner, CPP, have met with most transmission line host landowners to finalise construction access.

Construction works for the transmission line and collector substation and at the terminal station are due to commence in early 2022.

Cultural Heritage Management Plan related to the transmission line to be submitted early 2022 to Eastern Maar Aboriginal Corporation for assessment and endorsement.

## Further information about both projects

### Community Engagement and Benefit Sharing Plan

GPG is committed to investing in the local communities surrounding the wind farms through different programs:

- ✓ Neighbour Benefit Program
- ✓ Community Grants Program
- ✓ Landscaping Screening Program
- ✓ Communication and Information Initiatives:
- ✓ Other potential initiatives to be analysed

### Christmas Gifts

A donation of \$2,000 was made to Warrnambool Food Share by the Hawkesdale Wind Farm. Warrnambool Food Share is a valuable volunteer service to the Southwest Victorian Community and GPGA are happy to have made this contribution and helped make Christmas more enjoyable for local families.

A further \$2,000 donation was made to Helping Hand by the Ryan Corner Wind Farm. This volunteer organisation distributes donations to a wide range of charities in Southwest Victoria. GPGA has chosen for the donation to go to

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Emma House to enable displaced families to purchase uniforms, books, and other items for returning to school in 2022.

## Community Engagement Committees

The Ryan Corner Wind Farm Community Engagement Committee (CEC) met on December 15 via Zoom. Quorum was not met for this meeting and as a result notes were taken. The next meeting is scheduled in late January. Minutes and notes from all CEC meetings are available on the Moyne Shire web site, from CEC members or please contact Debra Dumesny on 0428 867 646 or by email [debra.dumesny@globalpower-generation.com.au](mailto:debra.dumesny@globalpower-generation.com.au) to request a copy of the minutes/notes.

We encourage you to contact a CEC representative if you wish to bring concerns to the CEC for discussion, or if you wish to be included on the distribution list for the confirmed minutes and updates.

Contact details for your local community members can be found by contacting the Moyne Shire Council.

## New Websites

The Hawkesdale Wind Farm website is now live and online at <https://hawkesdalewindfarm.globalpower-generation.com.au/>

The Ryan Corner Wind Farm website is now live and online at <https://ryancornerwindfarm.globalpower-generation.com.au/>

The sites will continue to be updated as new information and endorsed plans become available.

## Local Accommodation for Construction Workers

As construction commences, short term accommodation will be required for workers. If you have a property that could be used as accommodation for workers, please contact our Community Engagement Officer, Debra Dumesny at [debra.dumesny@globalpower-generation.com.au](mailto:debra.dumesny@globalpower-generation.com.au).

## Local Services for Construction

GPG is working with its contractors to identify services that may be able to be contracted locally during construction.

GPG and its contractors' preference is to work with local suppliers and manufacturers where possible, provided they can meet a range of deliverables including safety, quality, reliability, timeframe, and cost. Vestas is proud to share that the services related to transportation, crane work and installation of the projects heavily engage with local workers. In addition to this, the long-term maintenance and operation of the Ryan Corner and Hawkesdale Wind Farms will create several regional and permanent jobs.

The following list is some of the services that will be required by our contractors.

✓ Fuel delivery	✓ Office supplies
✓ Cleaning for established temporary sites	✓ Traffic Control
✓ Local administration personnel	✓ Electricians and plumbers to assist with site setups

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✓ Surveying	✓ Toilet / Septic pump out options in the area
✓ Sub-Contractors <ul style="list-style-type: none"> <li>○ Truck and Dog</li> <li>○ Excavator and heavy machinery</li> <li>○ Cranage</li> <li>○ Floats</li> </ul>	✓ Personnel – Machine operators & Labourers
	✓ Catering options, for push periods that can deliver to site
	✓ Water supply (drinkable)

If you are interested in offering your services, please contact our Community Engagement Officer, Debra Dumesny at [debra.dumesny@globalpower-generation.com.au](mailto:debra.dumesny@globalpower-generation.com.au).

## Employment Opportunities Creation

Please contact our Community Engagement Officer, Debra Dumesny at [debra.dumesny@globalpower-generation.com.au](mailto:debra.dumesny@globalpower-generation.com.au) if you are interested in working at Ryan Corner or Hawkesdale Wind Farms.

Our main contractor, Vestas, is always looking for skilled and passionate people to join their world-class team. Learn more about their upcoming opportunities at <https://careers.vestas.com/>.

## Planning Scheme Amendment VC212

A comprehensive explanation of Planning Scheme Amendment VC212 has been prepared and is included as an attachment.

Maps showing residences surrounding the wind farms and within the farming zone are also attached with this newsletter.

# Contact us

## Hawkesdale Office

Please phone, email, or visit us if you have any enquiries. A sign is placed on the nature strip outside the office when the office is open. Office hours are 9AM – 5PM, weekdays. At times, the office may be unattended, please contact beforehand if you wish to visit.

Contact Debra on 0428 867 646 or by email [debra.dumesny@globalpower-generation.com.au](mailto:debra.dumesny@globalpower-generation.com.au)

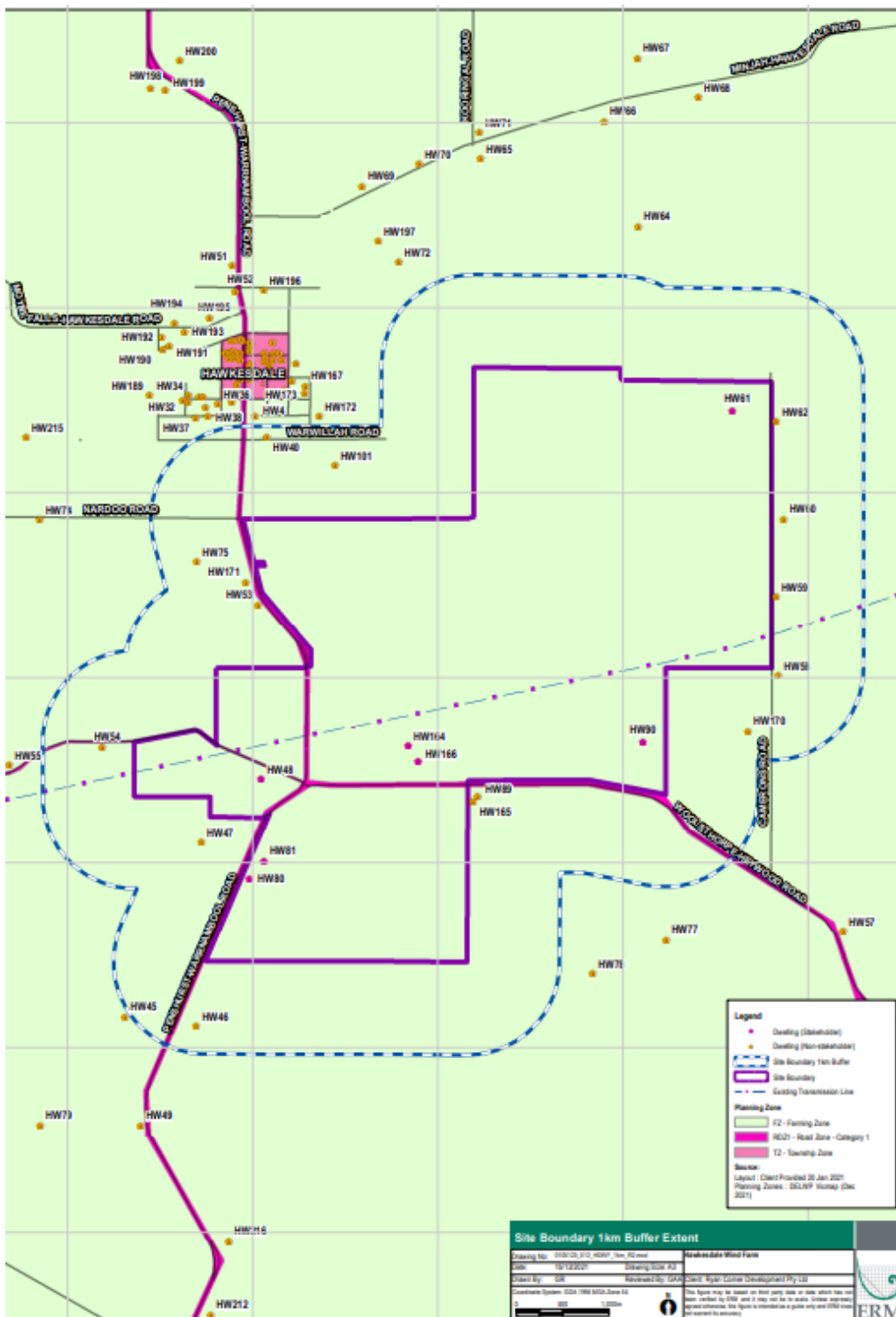


## How to be included on the Email list

To be included on the distribution list for our newsletter and updates via email, please contact our Community Engagement Officer Debra on 0428 867 646 or by email [debra.dumesny@globalpower-generation.com.au](mailto:debra.dumesny@globalpower-generation.com.au).

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# Planning Scheme Amendment VC212

This section provides:

- A summary of the Victorian planning system
- A summary of Planning Scheme Amendment VC212
- An explanation of the changes
- A summary of the key benefits

## What is a planning scheme?

A planning scheme is a legal document that sets out objectives, policies and provisions for the use, development, and protection of land in Victoria. Planning schemes regulate the use and development of land through planning provisions and are the primary tool to enable state and government land use planning policies to be implemented.

Planning schemes are prepared by the local council or the Minister for Planning and are approved by the Minister for Planning.

## What are the Victorian Planning Provisions?

The Victoria Planning Provisions are the standard provisions that form the framework for all of Victoria's planning schemes. The Victoria Planning Provisions is a document containing a comprehensive set of planning provisions for Victoria. It is not a planning scheme and does not apply to any land. It is a state-wide reference (template), used as required, to construct planning schemes.

When any provision in the VPP is amended, all planning schemes containing that provision are also amended. Only the Minister for Planning can amend the VPP.

## Who can amend a planning scheme?

The Minister for Planning may prepare amendments to any provision of a planning scheme. The Minister for Planning may also authorise the preparation of an amendment by a local council, another Minister, or a public authority.

## Why might a planning scheme amendment be required?

There are many reasons why a planning scheme may need to be amended, including:

- To enhance or implement the strategic vision of a planning scheme
- To implement new state, regional or local policy
- To update the scheme
- To correct mistakes
- To allow some use or development currently prohibited to occur
- To manage or restrict use or development in a sensitive location

## What is Planning Scheme Amendment VC212?

The Minister for Planning approved amendments to the Victoria Planning Provisions in October 2021 to introduce new planning permit requirements for a dwelling, rural worker accommodation, bed and breakfast, and a dependent person's unit (referred to here as dwellings and accommodation) within the Farming Zone (Amendment VC212). The new planning permit requirements apply to applications for dwellings and accommodation within one kilometre of the

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**nearest title boundary of land subject to a proposed or approved wind energy facility.**

**Why was this planning scheme amendment introduced?**

- To protect the health and wellbeing of residents of dwellings and accommodation uses in the Farming Zone.
- To ensure that dwellings and accommodation buildings are appropriately located and designed to avoid adverse amenity impacts arising from the operation of nearby wind energy facilities.
- To ensure orderly planning and minimise the potential for land use conflict from as-of-right accommodation uses in the Farming Zone, in the vicinity of proposed and approved wind energy facilities.
- To support State planning policy in the objective of promoting the provision of renewable energy infrastructure, by ensuring appropriate design and siting considerations are met.

**Who introduced this planning scheme amendment?**

**Amendment VC212 was prepared and introduced by the Minister for Planning.**

**What Amendment VC212 does?**

**Amendment VC212 made changes to Clause 35.07 (Farming Zone) and Clause 66.05 (Notice of permit applications under State standard provisions) of the Victorian Planning Provisions and numerous Victorian planning schemes.**

**The key change updated Clause 35.07 (Farming Zone) to require a planning permit for use and development of dwellings and accommodation if they are located within one kilometre from the nearest title boundary of land subject to:**

- A permit for a wind energy facility
- An application for a permit for a wind energy facility
- An incorporated document approving a wind energy facility
- A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.

**As-of-right accommodation uses in the Farming Zone will be required to locate the use more than one kilometre from a wind energy facility. If this distance is not achieved, a planning permit will be required, and a full planning assessment will be undertaken, including giving public notice.**

**Clause 35.07 was also amended as follows.**

- VicSmart (a streamlined process for straightforward applications) provisions updated to exclude planning permit applications for buildings and works associated with dwellings and accommodation within one kilometre from the nearest title boundary of land as described above to ensure notice of the application is given.
- Decision guidelines updated to include consideration of noise and shadow flicker impacts on accommodation and impacts to the operation of a wind energy facility if dwellings and accommodation are proposed to be located within one kilometre from the nearest title boundary of land as described above.

**The notice of application requirements in Clause 66.05 were also amended. If a planning permit is required for an accommodation use on land within one**

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kilometre of a wind energy facility, the amended notice requirements at Clause 66.05 will require notice to be given to the owners and occupiers of land that forms a proposed or approved wind energy facility. This will enable the responsible authority to consider the views of wind energy facility proponents and operators when determining the accommodation use and its location and design.

**What are the key benefits of this amendment?**

Amendment VC212 delivers positive environmental, social, and economic benefits. The new provisions reduce the potential for residents of dwellings and accommodation to experience adverse amenity impacts arising from the operation of a wind energy facility on adjoining land, including noise and shadow flicker impacts.

The Amendment also generates positive social and economic benefits for the wind energy sector and supports the Victorian Government's commitment to a clean energy future, including Victoria's net-zero emissions target by 2050.

The new Farming Zone provisions provide clarity and certainty to wind energy facility proponents and operators with respect to the location of as-of-right accommodations uses on adjoining properties. This will assist wind energy facility proponents during the planning and design phase for new wind energy facilities and reduce compliance and administrative burden for operators of approved wind energy facilities.

More information on Amendment VC212 can be found on the DELWP website:

<https://www.planning.vic.gov.au/schemes-and-amendments>

If you have any questions, please contact Moyne Shire Council's Planning Office, who can assist you with planning related queries:

- Online – Request a Service: <https://www.moyne.vic.gov.au/Contact-Us/Request-a-Service>
- Phone: 1300 656 564
- Email: [moyne@moyne.vic.goc.au](mailto:moyne@moyne.vic.goc.au)

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