

## Off-Site Landscaping Program

Client: Ryan Corner Development Pty Ltd

ABN: 75130542915

30-Nov-2023



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## Quality Information

Document Off-Site Landscaping Program

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09-Nov-2023

Date

Originator Crystal Tang, Tom Surmon

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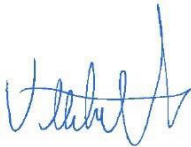


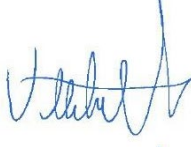


Verifier/s Vaughan Mitchell

**PLANNING and ENVIRONMENT ACT  
MOYNE PLANNING SCHEME**

**PERMIT NO. 20060222-2  
CONDITION 5  
ENDORSED PLAN  
Sheet 2 of 23**

Signed:  for  
**MINISTER FOR PLANNING**  
Date: 13 DECEMBER 2023

### Revision History

Rev	Revision Date	Details	Approved	
			Name/Position	Signature
A	05 June 2023	Initial Draft	Vaughan Mitchell Principal Engineer - Power Generation	
B	12 July 2023	Revision 1	Vaughan Mitchell Principal Engineer - Power Generation	
C	3 August 2023	Revision 2	Vaughan Mitchell Principal Engineer - Power Generation	
D	24 August 2023	Revision 3	Vaughan Mitchell Principal Engineer - Power Generation	
E	27 October 2023	Revision 4	Vaughan Mitchell Principal Engineer - Power Generation	
F	30 November 2023	Revision 5	Vaughan Mitchell Principal Engineer - Power Generation	

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## 1.0 Introduction

AECOM Australia Pty Ltd has been commissioned by Ryan Corner Development Pty Ltd to prepare an Off-Site Landscaping Program for the approved Ryan Corner Wind Farm (the Project).

Planning approval (Planning Permit No. 200600222-2 under the Moyne Planning Scheme) was granted by the Minister for Planning for the development of the Ryan Corner Wind Farm on 21 August 2008. Planning Permit 200600222-2 (the Permit) was subsequently amended on 15 November 2011, 31 October 2013, 9 April 2015, 21 December 2017 and 9 March 2022. This Off-Site Landscaping Program has been prepared in response to the requirements of Conditions 5, 6 and 7 of the Permit.

### 1.1 Project Description

The Project area is located within the Shire of Moyne, approximately 12 kilometres north of Port Fairy and 250 km west of Melbourne. The Project area is primarily located on freehold agricultural land that covers an area of approximately 3,400 hectares. The land is generally bound by individual properties to the north, Hamilton-Port Fairy Road to the north-east and east, individual properties to the south and south-east, and Shaw River and Youls Road to the west. The site is dissected by Riverside Road/Harris Road which is a government controlled crown land reserve, managed by Moyne Shire Council. This road reserve does not form part of the wind farm site, however there will be a requirement to use a small portion of the reserve for a single track crossing and some underground cabling to cross it.

The Project includes the construction of:

- 52 Wind Turbine Generators (WTGs)
- 33/132 kV on-site substation
- Underground/overhead electrical cable network, linking each turbine to the substation
- External connection to the national electricity grid, through on-site and off-site high voltage electrical substations and associated power line connection
- Control room/facilities building
- Two site access points (Youls Road and Hamilton-Port Fairy Road)
- A network of internal access tracks
- Wind monitoring towers

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## 1.2 Planning Approvals

### Planning Permit No. 200600222-2 (Moynes)

Planning Permit 200600222-2 was originally issued on 21 August 2008 by the Minister for Planning. The Permit allows for the development of the Ryan Corner Wind Farm. The Permit applies to land in Orford, Yambuk, St Helens and Port Fairy, generally bounded by Hamilton-Port Fairy Road, Fingerboard Road and Shaw River. Development Plans in accordance with Condition 1 of the Permit were endorsed by the Minister for Planning on 9 December 2022.

The Planning Permit allows for the:

*Use and development of land for a Wind Energy Facility (including permanent anemometers), removal of native vegetation and create or alter access to a road in a Transport Zone 2.*

Condition 5 of the Permit states:

*Before any turbine is commissioned, an off-site landscaping program must be submitted to and approved by the Minister for Planning. When endorsed the program will form part of this permit.*

*The off-site Landscaping Program must:*

- (a) *provide for off-site landscaping or other treatments to reduce the visual impact of the turbines from all dwellings that existed as at 1<sup>st</sup> December 2021 within four kilometres of the nearest turbine, and from dwellings 4, 5, 104 and 105 as identified in Figure 20.46 of the Ryan Corner Wind Farm Environment Effects Statement and Application for Planning Permit (Gamesa Australia/TME Australia, October 2006) and the Collins property at 800 Fingerboard Road, Yambuk.*
- (b) *include a methodology for determining:*
  - (i) *the type of landscaping treatments to be proposed.*
  - (ii) *a timetable for establishing and maintaining the landscaping for at least two years.*
- (c) *include a process for making offers to affected landowners to:*
  - (i) *undertake landscaping on the landowner's land; or*

(ii) make a cash contribution in lieu (which must be sufficient to cover the cost of the landowner establishing and maintaining the landscaping for a period of at least two years).

(d) include a process for recording:

(i) offers that have been made to landowners.

(ii) whether or not the offers are accepted.

(iii) when and how offers are actioned following acceptance.

A summary of amendments to the Permit is provided in Table 1.

**Table 1: History of amendments to Planning Permit No. 20060222-2**

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Date	Description
21 August 2008	Planning Permit 20060222 granted.
15 November 2011	Pursuant to Section 69 of the Planning and Environment Act 1987, the Permit was extended so that development must start no later than 15 March 2012.
31 October 2013	Pursuant to Section 69 of the Planning and Environment Act 1987 the Permit was extended so that the Permit will expire if the development is not completed by February 2016.
9 April 2015	Pursuant to Section 69 of the Planning and Environment Act 1987 the Permit was extended so that the Permit will expire if works are not completed by 29 August 2019.
21 December 2017 20060222-A	Pursuant to Section 97J of the Planning and Environment Act 1987 the Permit was amended to increase the height of turbines, reduce the number of turbines, and to modify conditions under the permit.  Pursuant to Section 69 of the Planning and Environment Act 1987 the Permit was extended so that the Permit will expire if works are not completed by 29 August 2020.
9 March 2022 20060222-2	Pursuant to Section 97J of the Planning and Environment Act 1987 the Permit was amended to: <ul style="list-style-type: none"> <li>Reconfigure the facility layout to remove four 160m high turbines and relocate 14 of the remaining 52 turbines,</li> </ul>

Date	Description
<div style="border: 2px solid red; padding: 5px; width: fit-content;"> <p><b>PLANNING and ENVIRONMENT ACT MOYNE PLANNING SCHEME</b></p> <p><b>PERMIT NO. 20060222-2 CONDITION 5 ENDORSED PLAN Sheet 7 of 23</b></p> <p>Signed:  for <b>MINISTER FOR PLANNING</b> Date: <b>13 DECEMBER 2023</b></p> </div>	<p>amend the turbine model and add two permanent anemometers</p> <ul style="list-style-type: none"> <li>Amend the preamble of the Planning Permit to include permission to create or alter access to a road in a Transport Zone 2 and the use and development of permanent anemometers</li> <li>Amend the address of the land to reflect changes in formal land descriptions since the approval of the Planning Permit</li> <li>Amend Condition 1 to refer to the most recent set of advertised development plans</li> <li>Amend Conditions 3(a) and (d) to reflect the removal of four Type A (160 m high) turbines</li> <li>Amend Condition 3(i) to specify that all new electricity cabling associated with the collector network within the wind energy facility is to be underground</li> <li>Remove Condition 4 to no longer require landscaping for the on-site substation</li> <li>Amend Condition 11 (d) relating to the Traffic Management Plan (TMP) to require protocols for the identification of roadside native vegetation</li> <li>Amend the permitted amount of native vegetation for removal included within Condition 22 from 3.637 ha to 3.836 ha</li> <li>Amend native vegetation removal permit conditions to contemporary standardised conditions.</li> </ul>

None of the amendments to the Permit have any implication on the scope of this Off-Site Landscaping Program.

It is noted that Condition 6 and Condition 7 of the Permit relate to the implementation and reporting requirements of the Off-Site Landscaping Program.

Condition 6 of the Permit states:

*The endorsed Off-site Landscaping Program must be implemented to the satisfaction of the Minister for Planning. The endorsed Off-site Landscaping Program must not be altered or modified without the written consent of the Minister for Planning.*

Condition 7 of the Permit states:

*An initial progress report regarding the implementation of the endorsed Off-site Landscaping Program must be provided to the Minister for Planning within one year of the date of the endorsement of the plans. A further report must be provided upon the completion of the endorsed Off-site Landscaping Program. All access tracks associated with the wind energy facility must be constructed with local gravel and/or other surface material that will not unduly contrast with the landscape to the satisfaction of the Minister for Planning.*

### 1.3 Purpose and Objectives of this Off-Site Landscaping Program

The purpose of this Off-Site Landscaping Program is to provide a methodology to reduce the visual impact of the Ryan Corner Wind Farm on surrounding residential properties and to determine the extent to which off-site mitigation may be required.

The objectives of this Off-Site Landscaping Program are to:

- Address the requirements of Conditions 5, 6 and 7 of Planning Permit 20060222-2
- Reduce the visual impact of turbines from all dwellings as of 1 December 2021 within four (4) kilometres of the nearest turbine, and from dwellings 4, 5, 104 and 105 as identified in Figure 20.46 of the Ryan Corner Wind Farm Environment Effects Statement and Application for Planning Permit (Gamesa Australia/TME Australia, October 2006) and the Collins property at 800 Fingerboard Road, Yambuk
- Outline a process for consultation with affected dwelling owners to either undertake landscaping on the dwelling owner's land, or make a cash contribution in lieu
- Outline a methodology for determining the type of landscaping treatments to be proposed
- Outline a methodology for determining a timetable of establishing and maintaining the landscaping for at least two years
- Outline a process for recording offer procedures, costing and methods to monitor and maintain landscaped areas over a two-year period
- Outline a process for preparing and submitting progress reports.

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## 2.0 Potentially Affected Properties

For the purposes of this Off-Site Landscaping Program, a 'dwelling' is defined in accordance with the definition provided by the *Planning and Environment Act 1987*, which states:

'dwelling means a building that is used, or is intended, adapted or designed for use, as a separate residence, (including kitchen, bathroom and sanitary facilities) for an occupier who has a right to the exclusive use of it.'

For exemptions to this definition refer *the Planning and Environment Act 1987*. To ensure useable outdoor spaces are captured, the above definition of dwelling is applied and this plan also includes a 50 metre radius around dwellings when potential visual impacts are considered for this Off-Site Landscaping Program.

Ryan Corner Wind Farm have identified dwellings that existed as at December 01, 2021, within 4km of a turbine, including dwellings 4, 5, 104,105 and the Collins property at 800 Fingerboard Road, Yambuk, as illustrated in Figure 1 and Figure 2. Analysis of these dwellings will be undertaken to confirm eligibility for the Off-Site Landscaping Program with respect to visibility of turbines (Section 3.0).



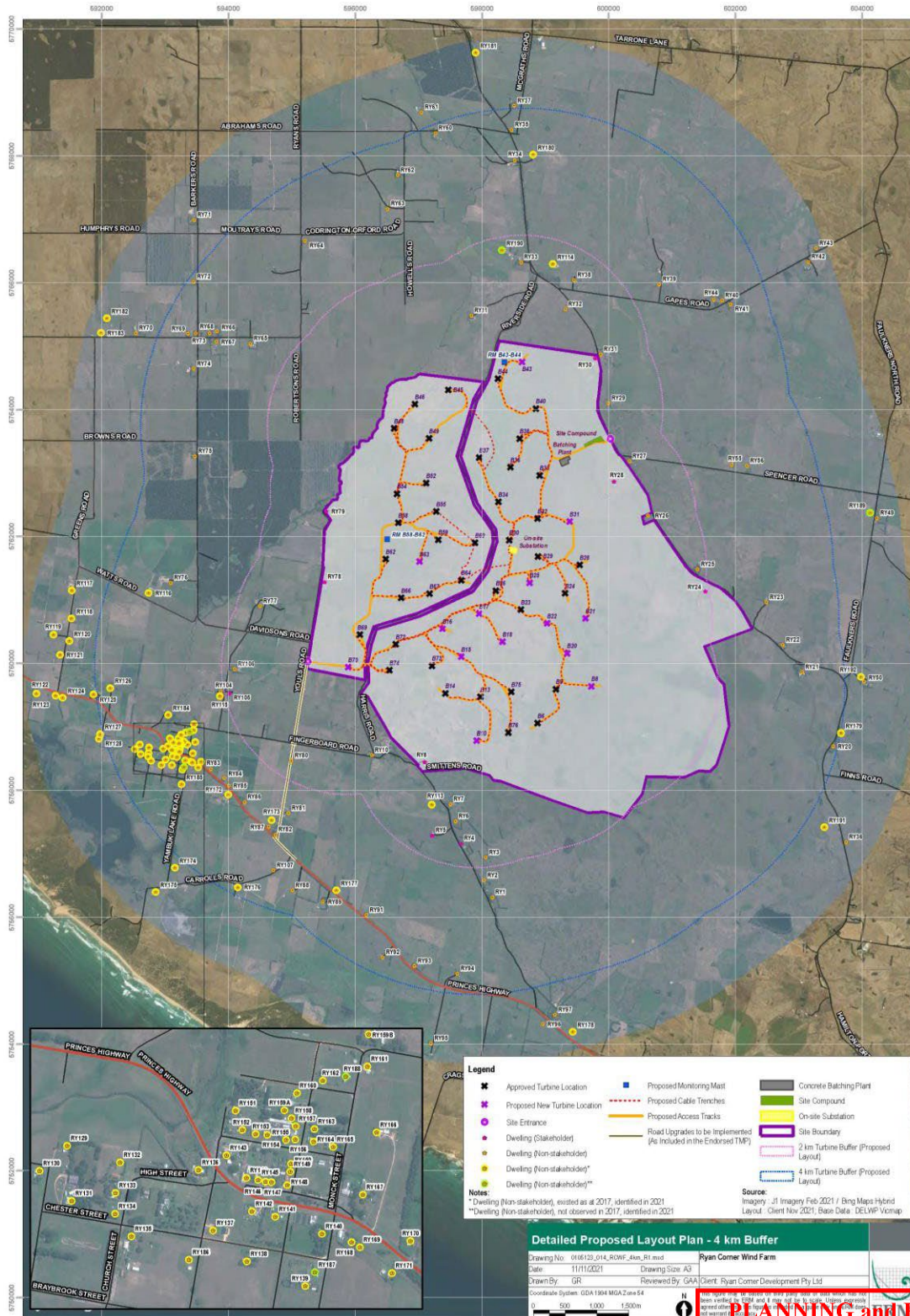


Figure 1: 4km Buffer around Ryan Corner Wind Farm (Source: ERM)

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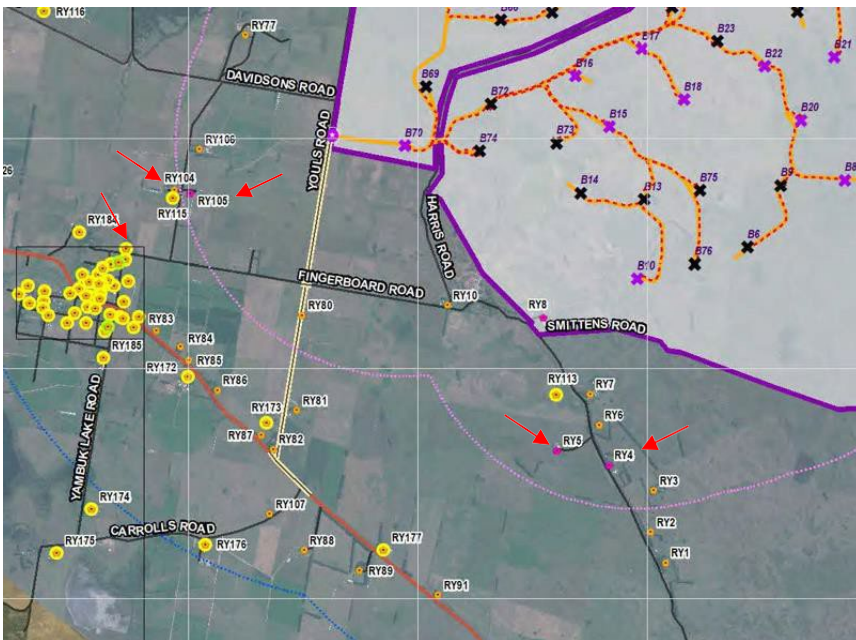


Figure 2: Properties 4, 5, 104, 105 and the Collins property (Source: ERM)

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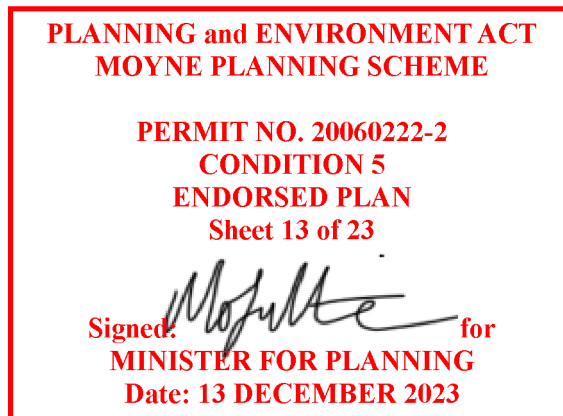
## 3.0 Methodology

### 3.1 Process for Developing Off-Site Landscaping Plans

The process to be undertaken by the Ryan Corner Wind Farm to develop Off-Site Landscaping Plans is summarised below and in Figure 3.

- 1) Upon completion of commissioning of the final turbine, Ryan Corner Wind Farm's community engagement officer will notify and provide application materials via registered post or in person to owners of dwellings existing on December 1, 2021 within four (4) kilometres of the turbines and of dwellings 4, 5, 104, 105 and the Collins property at 800 Fingerboard Road, Yambuk. Moyne Shire Council will assist with the dwelling owner information for notifications. A notice will also be included on the Ryan Corner Wind Farm web site at [Home - Ryan Corner Wind Farm \(globalpower-generation.com.au\)](http://Home - Ryan Corner Wind Farm (globalpower-generation.com.au)).
- 2) Dwelling owners will be required to contact GPG within six months of notification and the provision of application materials. A reminder will be sent to the dwelling owner after three months if no response is received.
- 3) Assessment of visual impact to be undertaken within eight weeks of dwelling owner response. The assessment will be undertaken via desktop assessment review of the property and will be informed by local landforms, vegetation, and surrounding buildings. If dwelling is found to have no visual impact, the dwelling owner is notified.
- 4) For dwellings assessed as experiencing a potential visual impact, there will be two options for the dwelling owner:
  - a) Participation in the off-site landscaping program and proceeding with a detailed site inspection and assessment of the property. The site inspection and assessment will be undertaken by a qualified and experienced landscape architect, scheduled at a time that is agreed upon with the dwelling owner, and in line with seasonal constraints. A landscape plan is prepared to assist in the mitigation of visual impact.
  - b) Via a written agreement from Ryan Corner Wind Farm, payment in lieu of participation in the off-site landscaping program for the purpose of the property owner carrying out landscaping works.

- i. Ryan Corner will pay an amount agreed between the two parties for landscaping and associated maintenance needs for two years.
- ii. In the event this method of landscaping fails/does not survive, Ryan Corner Wind Farm is not responsible for or required to provide additional payments.



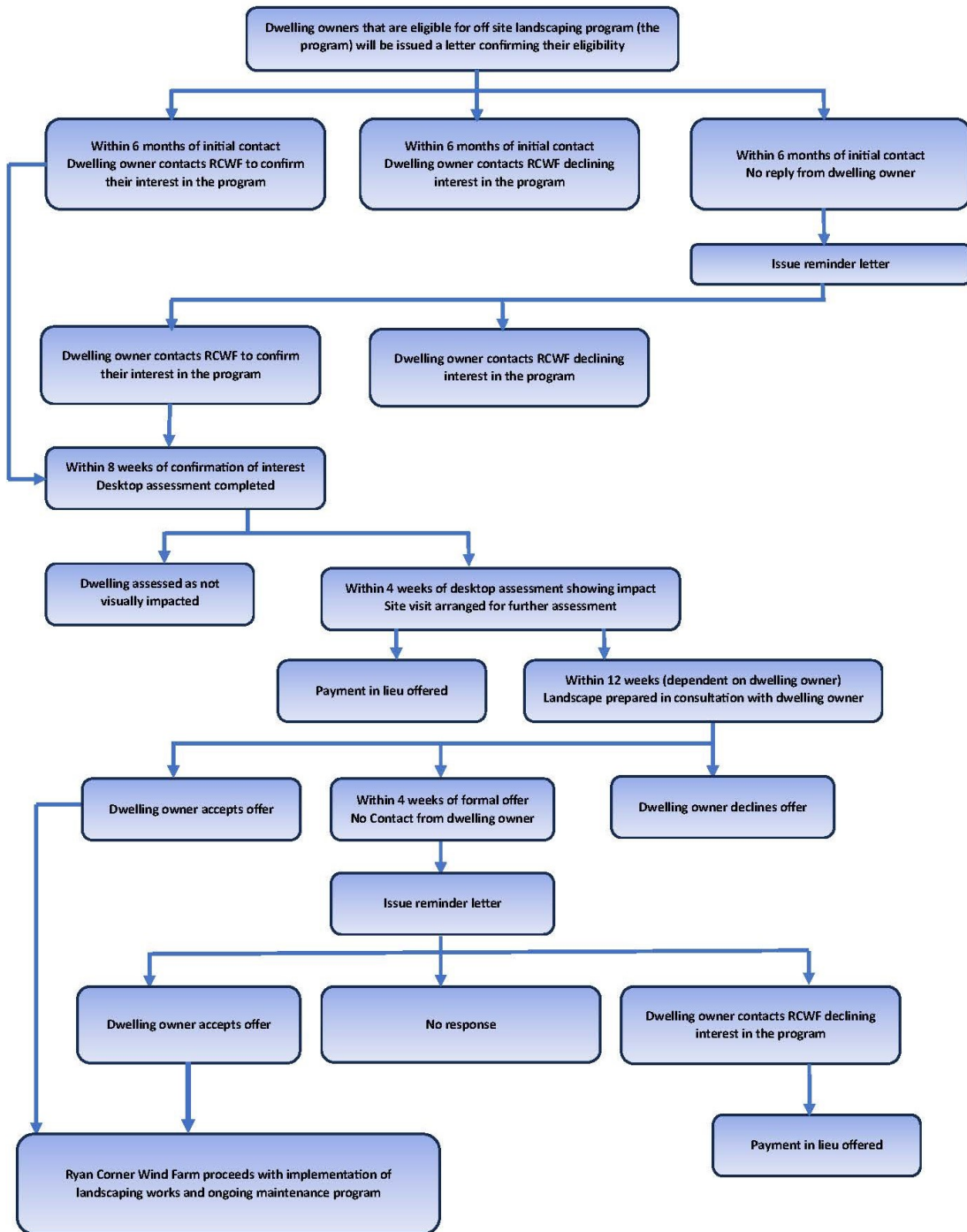


Figure 3: Process of Off-Site Landscaping Program Flow Chart

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**3.2 Desktop Study, Site Inspection and Assessment**

**3.2.1 Desktop study**

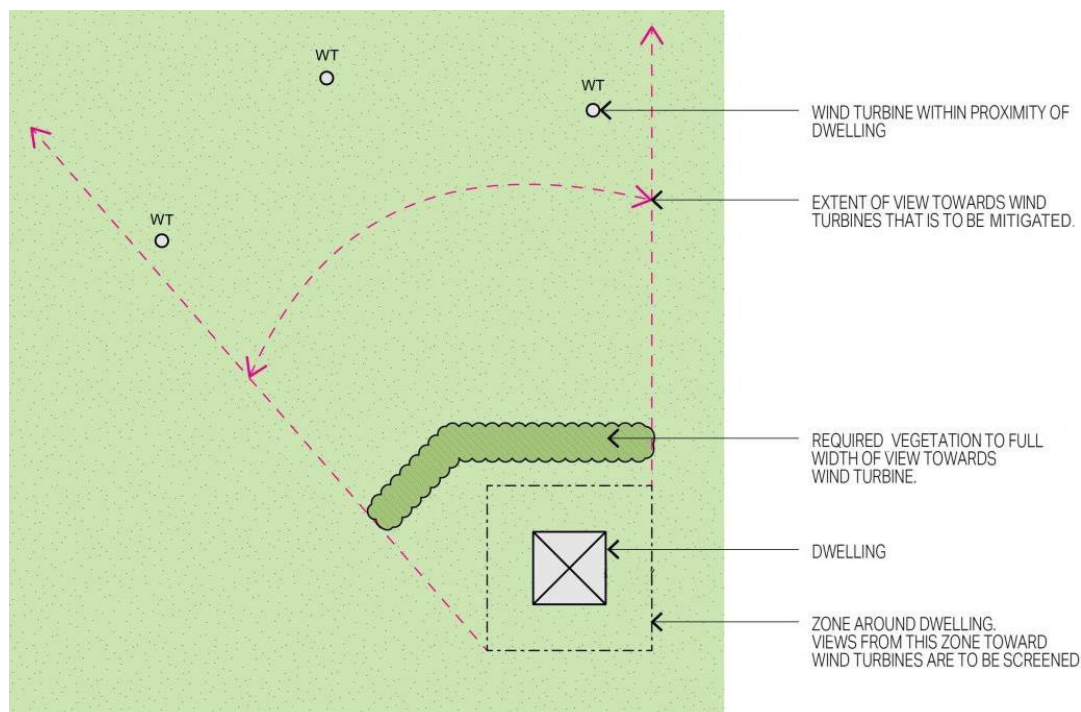
The following work is to be undertaken by a qualified landscape architect with working experience in landscape and visual impact assessment.

Prior to undertaking site inspections, the landscape architect will undertake a desktop study to provide a base understanding of the visibility of the wind turbines from any area under the dwelling's roof. The desktop study is to include the following:

- Differentiation of dwellings from non-occupied sheds or other buildings
- Confirmation of wind turbines visible to the dwelling (including GIS mapping of landforms) in plan format, identification of the extent of views from the dwelling towards the wind turbines, providing an indication of the vegetation required to mitigate the visual impact.

If the desktop study concludes that there would be no visual impact from the proposal, the dwelling owner would be notified.

Refer to Figure 4 for an indicative diagram of a typical approach to visual impact mitigation.



**Figure 4: Example of an indicative plan (i.e. not to scale) demonstrating required planting extent and view mitigation**

Areas that are not eligible include views from areas that are not part of the dwelling, e.g.:

- Sheds
- Stables
- Yards
- Paddocks
- Horse arenas, jumps practice or trotting tracks
- Orchards.



### 3.2.2 Site inspection and assessment

On completion of the desktop assessment, for dwellings that would likely experience a visual impact, the landscape architect will arrange to meet the dwelling owner on their property to undertake a site inspection and discuss the required vegetation planting. The purpose of the inspection is to:

- Photograph and document the views towards the wind turbines from the dwelling
- Confirm the extent of vegetation planting required and where it is to be located on the property
- Discuss vegetation species, locations, and extents.

The landscape architect will consult with, and where required acknowledge that the suggested landscape planting may impact existing views that are valued by the dwelling owner. The dwelling owner is then able to make an informed decision as to the extent of planting that will be provided.

If the dwelling owner wishes to proceed, a Landscaping Plan will be prepared as per Section 4.0. The following considerations would be made in relation to siting of planting on the dwelling owners' property:

- The extent of the planting required across the view, whether there are spaces between the wind turbines that could result in breaks between planting, or whether it is preferable to provide a consistent planting band across the view
- Whether the location of planting can complement existing vegetation on the property, such as species type.



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### 3.3 Implementation of Works

Following completion of the site inspection and assessment, a proposal for a Landscaping Plan will be formally offered to the dwelling owner, who will have four weeks to accept. A follow-up letter will be issued if no response is received to the offer, and a further four weeks will be given in which to respond.

Where the dwelling owner has elected to undertake the work themselves through an agreed payment in lieu, Ryan Corner Wind Farm will have no further obligation or liability with respect to any matters arising from the works i.e. plant deaths, failure of the plants to thrive and any other problems or issues which may subsequently arise.

Ryan Corner Wind Farm will maintain the works in accordance with the Landscaping Plan for a maximum of two years. However, instructions will be left with the dwelling owner outlining watering and basic care requirements.

Where landscaping works have not been successfully established due to dwelling owner negligence in following the basic instructions issued, or due to damage caused by the act or default of the dwelling owner or acts by a third party during the two-year maintenance period, then Ryan Corner Wind Farm will have no further obligations to replace or replant dead or damaged plants.

### 3.4 Payment in Lieu of Landscaping

If the dwelling owner selects payment over the landscaping being completed by Ryan Corner Wind Farm, the offer for payment in lieu will be calculated by a qualified landscape architect, in accordance with Section 4. The payment will take into consideration:

- The rural location of the dwelling
- The planting expected to be required, including plant stock, species (including suitable height and spread at maturity) and installation size for the extent of planting required to adequately mitigate visual impacts
- The extent of any existing infrastructure (i.e. fencing or gates) or vegetation present within the landscape planting/mitigation area
- Costs associated with initial landscaping works and maintenance works for the two-year period.

Once the plans have been reviewed and approved by the owner, the screening plans will be finalised, and a schedule of costs would be prepared for the purposes of determining appropriate compensation to be made payable to the owner for the implementation and maintenance of plan.

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This offer be confirmed in writing by Ryan Corner Wind Farm and the dwelling owner prior to payment.



## 4.0 Landscaping Plan

The Landscaping Plan is to be drawn to a suitable scale (1:200 or similar) and identify:

- The location of the dwelling, general external features on the property including existing planting, structures, etc. and the location of proposed planting
- Identification of the view extent from the dwelling towards the wind turbines, including identification of the individual turbines
- Identification of the extent of view (partial or entirety etc,) to be mitigated with planting.

Additionally to be provided:

- A plant schedule of proposed plants. Refer to Section 4.1 for further information on proposed planting
- Landscape specification to direct how the landscape works are to be undertaken
- Photographic record of the views towards the wind turbines from the dwellings
- Maintenance schedule for the planting for two years following installation.

### 4.1 Plant Selection

Table 2 provides an initial selection of plants that can be selected for use in the Landscaping Plan. The table is not exhaustive and is to be used as an initial list. When selecting plants for the Landscaping Plan the landscape architect is to take the following into consideration:

- Extent of visual mitigation required
- Microclimatic conditions, including soils, wind, sun and rain exposure
- The existing planting character of the dwelling owner's property, which may include native plants, exotic plants or a combination of both
- Location of existing plants on the property
- Plant species preferences of the dwelling owner themselves.

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**Table 2 Potential plants for selection, species informed by 'Indigenous Plants and Environmental Weeds of Moyne Shire' from Moyne Shire Council 2012**

Scientific name	Common name	Mature height and spread	Installation size
<i>Acacia mearnsii</i>	Black Wattle	8-20m x 6-10m	Tubestock
<i>Acacia melanoxylon</i>	Australian Blackwood	4-15m x	Tubestock
<i>Acacia pendula</i>	Weeping Myall	5-10m x 4-6m	Tubestock
<i>Allocasuarina luehmannii</i>	Buloak	10-15m x 6-10m	Tubestock
<i>Allocasuarina verticillata</i>	Drooping She-oak	4-10m x 3-6m	Tubestock
<i>Banksia marginata</i>	Silver Banksia	2m	Tubestock
<i>Eucalyptus camaldulensis</i>	River Red Gum	15m x 15m	Tubestock
<i>Eucalyptus leucoxyton</i>	Yellow Gum	12m x 10m	Tubestock
<i>Eucalyptus microcarpa</i>	Grey Box	15-25m x 6-10m	Tubestock
<i>Eucalyptus viminalis</i>	Manna Gum	10-40m	Tubestock
<i>Leptospermum continentale</i>	Prickly Tea Tree	2m	Tubestock
<i>Melaleuca gibbosa</i>	Slender Honey-myrtle	2m x 1m	Tubestock

The garden bed in which tubestock will be planted will be wide enough to include larger shrubs and trees to adequately mitigate views to wind turbines and allow for staggered spacing of required species (refer to Figure 5). Dimensions (length and width) of the garden bed will be determined by a qualified landscape architect through consideration of:

- the extent of vegetation required,
- vegetation species to be used,
- where planting will be located, and
- any existing infrastructure or vegetation on the property.

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Garden beds will typically be wide enough to accommodate the mature height and spread of the planting. This would result in tubestock typically spaced 2 metres apart in two rows with the rows offset and half (0.5) a metre from the edge of the garden beds (subject to detail design and species selection). Each plant is to be protected with a plant guard.

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The planting will include a mix of species with different heights and spreads to form an effective visual buffer. Plant stock will be sourced from local nurseries, propagated from locally sourced seed for suitability to the local environment and climate.

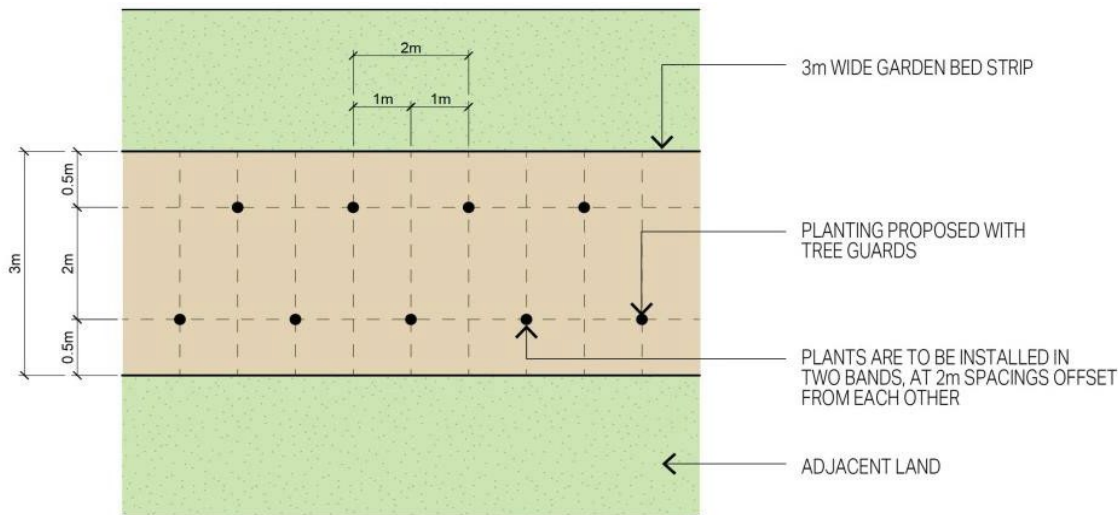


Figure 5: Example of a vegetation layout plan (dimensions subject to extent of screening as determined by the landscape architect)

## 4.2 Maintenance

Maintenance of landscape works will be undertaken for a period of two (2) years and is detailed in Table 3.

Table 3 Maintenance of landscaping

Task	Timeframe	Responsibility
Watering (weekly, weather dependent)	12 months	Dwelling owner
Weeding (3 monthly, or as needed)	12 months	Dwelling owner
Establishment check	13 weeks	Ryan Corner wind farm
Replacement planting	End of year 1, end of year 2	Ryan Corner wind farm

### 4.3 Reporting

In accordance with Condition 5(d) of Planning Permit No.: 20060222-2, records of the outcomes of offers made to dwellings identified in Section 2.0 as outlined in this Off-Site Landscaping Program, will be kept by Ryan Corner Wind Farm in a register similar to that shown in Appendix A.

Ryan Corner Wind Farm will prepare and submit a report on the anniversary of the endorsement of this Off-Site Landscaping Program and at the completion of the program to the Minister in accordance with condition 7 of the permit. A copy of the register required by condition 5.2 of the permit will be included.

