

OFF SITE LANDSCAPING PROGRAM RYAN CORNER WIND FARM

GUIDELINES

The Guidelines summarise the options available to eligible dwelling owners and the scope of landscaping works to be undertaken by Ryan Corner Development Pty Ltd. All documents relevant to the Off Site Landscaping Program and Planning Permit 20060222-3 are available on the Ryan Corner wind farm web site.

RYAN CORNER FARM BACKGROUND

The Ryan Corner Wind Farm site is located in South-Western Victoria near the township of Yambuk, 16.5km north west of Port Fairy within the Moyne Shire Local Government Area. The project covers an area of approximately 3,388 Ha, where the current land use is primarily agricultural activities including grazing of sheep and cattle.

Planning approval (Planning Permit No. 20060222) was granted under the Moyne Planning Scheme for the development of the Ryan Corner Wind Farm, by the then Minister for Planning on 21 August 2008. The latest amendment to the permit was granted on 15 July 2024 and Planning Permit 20060222-3 was issued for the Project. The Off-Site Landscaping Program has been prepared in response to the requirements of Condition 5 of the Planning Permit.

.....reduce the visual impact of the turbines from all dwellings that existed as at 1 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.

AM I ELIGIBLE FOR THE LANDSCAPE PROGRAM

The following criteria will be used to determine if you are eligible to apply for the landscape program:

- Are you the registered owner of the dwelling?
- Is your dwelling within 4km of a turbine?
- Do you have views of a turbine from habitable rooms within the dwelling?
- Do you have views of a turbine from the main entrances or exits of the dwelling?
- Do you have views of a turbine 50 meters of the dwelling?
- Did my dwelling exist on or before 1 December 2021

WHAT IS THE DEFINITION OF A DWELLING?

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.'

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 to cover useable outdoor areas attached to the residence (such as outdoor dining, etc) when potential impacts are considered for this off-site landscape program. For exemptions to this definition, refer the Planning and Environment Act 1987.

Areas that are not eligible include views from areas that are considered to be a place of work or recreation area, such as:

- Sheds
- Stock yards
- Horse arenas, jumps practice or trotting tracks
- Stables
- Paddocks
- Orchards

WHAT ARE THE NEXT STEPS?

- Ryan Corner wind farm will notify all potentially eligible residences within 4km of a wind turbine
- If you wish to go ahead:
 - Complete and submit an application
 - A qualified landscape architect will be engaged to conduct a desk audit
 - If necessary a site visit will be arranged to further assess the property
 - If eligible an offer will be made to undertake landscaping by Ryan Corner Development Pty Ltd (Option 1)
 - If eligible an offer of payment in lieu to undertake the landscaping yourself. (Option 2)
- If you do not reply within 6 months of receiving the invitation to participate in the program a reminder will be sent.

OPTION 1: RYAN CORNER DEVELOPMENT PTY LTD WILL UNDERTAKE LANDSCAPING

Ryan Corner Development Pty Ltd (RCDPL) or its nominated representative will be responsible for all works including ground preparation, sourcing and installing plants. Instructions will be left with the landowner to care for the plants. RCDPL will check the progress periodically.

OPTION 2: PAYMENT IN LIEU

The landowner will be responsible for all works including ground preparation, sourcing and installing plants and maintenance. The landowner will be compensated for these works including maintenance for up to two years by way of a once off cash payment.

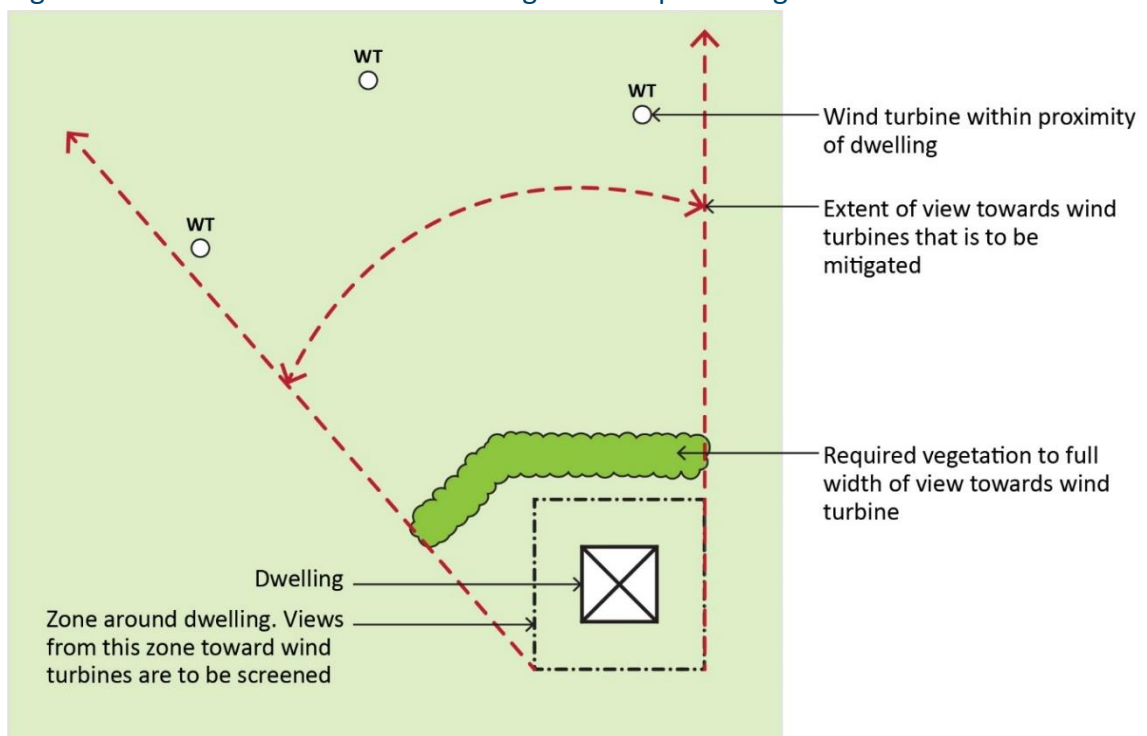


THE OFF-SITE LANDSCAPING PROGRAM INCLUDES

The offsite landscaping Program will strategically use vegetation (i.e. trees and shrubs) to mitigate the visual impact of turbines from affected dwellings. The program involves a desktop assessment, site visit and meeting with a landscape consultant, and subsequently, preparation of a dwelling landscape plan. The dwelling landscape plan:

- Will propose plantings sufficient to mitigate the visual impact of turbines from dwellings;
- Details the proposed landscape works including ground preparation and proposed planting. These details will be mapped to show the location and extent of planting, including the number of species that will be planted and the expected height and spread of the plants at maturity; and
- A timetable of implementation of the landscaping works, including a planting schedule and timeframes for maintenance of works over a two-year period.

Figure 1 Indicative Plan demonstrating visual impact mitigation



The plan will not include architectural landscaping features, boundary shelter belts, revegetation, land rehabilitation or similar.



THE OFF SITE LANDSCAPING PROGRAM DOES NOT INCLUDE

- Landscaping of paddocks, horse arenas or driveways.
- Removal of trees or shrubs either dead, senescing or healthy from the landscaping screening areas
- Removal of debris, machinery, vehicles, materials, rubbish or structures from the areas agreed for landscaping.
- Removal of cypress trees infested with cypress canker virus.
- Exotic plants that would not survive local climatic conditions.
- Landscaping to screen new or existing transmission lines.
- Planting on neighbour properties or on council land.
- Planting within 10 meters of the dwelling in bush fire prone areas (CFA requirement).
- Landscaping for businesses.
- Mature trees that will not survive once transplanted.
- Irrigation and watering systems.
- Payment for existing or pre purchased plants.
- Local pest extermination.
- Planting on council land or other properties not owned by the applicant.

HOW TO APPLY?

Complete your application form and gather supporting documents;

- Submit your application by post to Suite A, Level 3, 73 Northbourne Avenue, Canberra, ACT 2600; or
- Submit your application by email to ryancornerwindfarm@globalpower-generation.com.au;
- Please submit a copy of a recent shire council rates notice with your application as proof of ownership.
- Provide photographs from aspects of the residence where turbines are visible



FLOW CHART SHOWING PROCESS

