

ATTACHMENT

III Draft Planning Scheme Amendment





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Draft Planning Scheme Amendment: Strategic Justification Report



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Introduction 1.

1.1. Overview

The Western Renewables Link (the Project) proposes a new transmission line starting at Bulgana, near Stawell in Victoria's west, and extending approximately 190km to Sydenham in Melbourne's north-west. The Project will enable the connection of new renewable energy generated in western Victoria into the National Electricity Market and increase the Victorian transmission network's capacity. The Project is being delivered by AusNet Transmission Group Pty Ltd (AusNet).

As the proponent, AusNet is leading the development of the Environment Effects Statement (EES) prepared under the Environment Effects Act 1978 (Environment Effects Act), and the draft Planning Scheme Amendment GC209, which seek to assess and facilitate the Project respectively.

The Project was originally referred to the former Minister for Planning under the Environment Effects Act on 9 June 2020 by AusNet and it was determined on 4 August 2020 that an EES was required. On 22 August 2023, the Minister for Planning determined that the Project has the potential to cause significant environmental effects and that an EES was required to inform decision-makers in the granting of key approvals for the Project. In summary the key changes in the new proposed Project scope are:

- The urgent Sydenham Terminal Station Rebuild will be completed assessed and approved separately. A connection into the Sydenham Terminal Station forms part of Western Renewables Link scope
- The 220kV portion of the transmission line is proposed to be uprated to 500kV
- The new terminal station north of Ballarat will no longer be required
- A new 500kV terminal station near Bulgana would be required, including a new 220kV connection to the existing Bulgana Terminal Station.

The Planning and Environment Act 1987 (Planning and Environment Act) empowers the Minister for Planning to prepare, adopt and approve planning scheme amendments. Subject to the outcome of the EES assessment process, AusNet would request that the Minister for Planning prepare, exempt herself from any notice requirements, adopt and approve a Planning Scheme Amendment GC209 to the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes to facilitate the use and development of the Project.

1.2. Purpose of this report

This report has been prepared to outline the strategic justification for draft Planning Scheme Amendment GC209 to facilitate the use and development of the Project.

This report provides the rationale for the selection of the proposed planning controls to facilitate the delivery and operation of the Project. The proposed planning controls would appropriately manage the environmental impacts anticipated through the construction, operation and decommissioning of the Project.

Section 4 considers the alternative planning approval mechanisms available and outlines the reasons for the selection of a planning scheme amendment process. The section describes the planning controls proposed to facilitate the Project via a planning scheme amendment.

AusNet has prepared draft Planning Scheme Amendment GC209 using the statutory planning controls currently available in the Victoria Planning Provisions (VPP). The draft amendment has been informed by the comprehensive technical reports and investigations that have been undertaken for the EES, including environmental, social and economic impact assessments.

Section 4 of this report sets out the proposed changes to the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes under draft Planning Scheme Amendment GC209.

This report is supported by the following appendices:

- Appendix A Project Land Proposed Zone and Overlay Maps;
- Appendix B Draft Planning Scheme Amendment GC209 Incorporated Document;
- Appendix C Draft Planning Scheme Amendment GC209 Explanatory Report;
- Appendix D Draft Ordinance and Instruction Sheet;
- Appendix E Zone and Overlay Controls;
- Appendix F Particular Provisions;
- Appendix G General Provisions;
- Appendix H Draft Development Plans;
- Appendix I Draft Temporary Workforce Accommodation Plan.

Project background and overview 2.

2.1. **Background**

The Project is a critical infrastructure project required to unlock the renewable energy potential of western Victoria as a key Renewable Energy Zone and would help to deliver clean and affordable energy to Victorians. Victoria's transmission network was originally built to carry energy generated from brown coal in the Latrobe Valley to the rest of the state. As Victoria moves from coal-generated electricity to sustainable green power, this critical upgrade of the transmission network will help reduce the cost of transporting electricity of a renewable origin.

The Project aims to address current limitations in the western Victoria electrical transmission network by facilitating the efficient connection of new renewable electricity generation in western Victoria (predominantly wind and solar facilities) into the National Electricity Market and increasing transmission network capacity. An upgraded, efficient network will enable Victoria to make an orderly transition to renewable energy and give the renewable energy sector the confidence and certainty needed to invest in new projects.

2.2. **Project overview**

The Project comprises the construction and operation of a new approximately 190km overhead double circuit 500kV transmission line between Bulgana in Victoria's west to Sydenham in Melbourne's northwest. To support the connection of the new transmission line, the following works are proposed:

- The construction and operation of a new 500kV terminal station near Bulgana, and a 220kV transmission line connection to the existing Bulgana Terminal Station.
- Expansion of the existing Bulgana Terminal Station.
- Connection works at the Sydenham Terminal Station including the modification of a bay and a bay extension with associated infrastructure.
- Upgrade of the existing Elaine Terminal Station.
- Minor upgrades to other existing terminal stations, including safety modifications and other minor works.

The Project's broad components are summarised in Figure 2.1 and the location is shown in Figure 2.2.

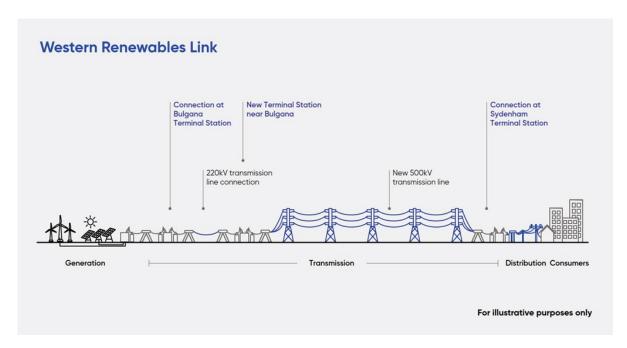


Figure 2.1. Project overview – 500kV transmission line (Source: AusNet, 2024)

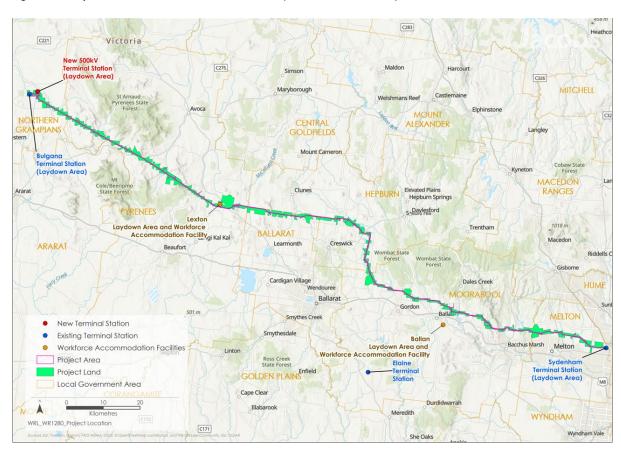


Figure 2.2. Project Area (Source: Jacobs, 2025)

Rationale for the Project **3**.

Western Victoria is experiencing strong interest and investment in renewable energy development, and much of the state's future wind and solar capacity is expected to be built in western Victoria. However, the existing transmission network has not been designed to transmit the power that is currently being generated – or that is anticipated to be generated in the future – in western Victoria to the state's major load centres. As a result, there is no spare transmission network capacity in western Victoria to give new and already committed sources of generation unconstrained access to the network.

The Project is part of a larger, long-term power system plan underway to strategically coordinate future development in transmission and generation across the National Electricity Market. The Australian Energy Market Operator (AEMO) is responsible for planning the Integrated System Plan (ISP), a whole-ofsystem plan that identifies network needs and a set of options that efficiently meets those needs. The 2024 ISP calls for "urgent investment in generation, storage and transmission to deliver secure, reliable and affordable electricity through the energy transition", and includes the Project as a "committed and anticipated" transmission project. By providing the additional capacity needed to drive the development of renewable energy resources in western Victoria, the Project will deliver economic benefits at national, state and regional levels, and will contribute to achieving Victoria's emissions reduction targets, including the long-term target of net zero by 2050 legislated in the Climate Change Act 2017(Vic).

The Project would:

- Increase energy transmission capacity in western Victoria, reduce network congestion and provide the region with efficient connections to dispatch power. This would deliver critical electricity market benefits, including fuel and capital cost savings and improved capacity of the existing Victoria to New South Wales Interconnector.
- Facilitate the efficient connection of existing and proposed renewable energy generation in western Victoria, supporting Victoria's transition to a renewable energy driven, lower carbon economy, by significantly improving the capacity of the electrical transmission network in the region.
- Make a vital contribution to Victoria's long-term emissions reduction target of achieving net zero emissions by 2050 as legislated in the Climate Change Act 2017 by upgrading transmission capacity to Victoria's western and north-western Renewable Energy Zones.

Not only is the Project a critical step in Victoria's transition to net zero emissions by 2050, but it is also anticipated to bring broader benefits to Victorian businesses, communities and the wider economy including:

- A more stable and resilient energy system A resilient energy system is critical to the stability of modern industry and society in the event of a crisis or emergency. A more diverse energy generation mix, supported by large-scale storage, will provide more reliable and resilient energy systems for the longer term.
- Lower power prices Distributed energy (such as rooftop solar and household batteries) can play a major part in reducing power costs for households and small businesses, while grid-scale renewable energy is crucial to keeping downward pressure on wholesale (and retail) electricity prices.
- A reinvigorated, competitive Victorian manufacturing sector A low cost, reliable and flexible renewable energy supply will support Victoria's manufacturers as they compete in global marketplaces.
- New jobs The renewable energy sector has the potential to create new jobs across the state in the construction, operation and maintenance of large-scale generation projects as well as associated activities supplying households and business.
- New opportunities for businesses Activity and opportunities are likely to increase for small businesses across the state involved in the renewable energy sector, from those supplying raw materials and components to large projects to those providing technical services and equipment to households.

Improved air quality and health - By transitioning to renewable energy and away from polluting fossil fuels, the quality of air and human health in these cities would improve materially.

The Victorian Government has identified through the Renewable Energy Zone Development Plan Directions Paper (the Directions Paper) (DELWP, 2021a) its commitment to the development of Renewable Energy Zones (REZs). The Directions Paper presents a plan that would unlock 10 GW of new renewable energy capacity in Victoria, taking the total capacity across Victorian REZs to 16 GW. The Project is aligned with the Victorian Government's objective to deliver better outcomes for local communities by supporting locally appropriate network investment and renewable energy development. The Project is also aligned with the Victorian Government's Renewable Energy Action Plan's objective of "leading (the) transition to a modern energy system".

Support and investment in projects such as the Western Renewables Link will be vital in developing renewable energy opportunities. The transition towards renewable energy sources will necessitate a transformation of the current power system that has traditionally supplied electricity from a relatively small number of generators with a fossil fuel origin to a larger number and more dispersed electricity generators with a renewable and sustainable origin.

Chapter 2: Project Rationale of the EES provides further detail on the rationale for the Project.

4. Proposed Planning Scheme Amendment

4.1. Selection of Planning Approval Pathway

4.1.1. Overview

The Project is located across six local government areas: Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton. It would require planning approval under six different planning schemes, if a single approval via a planning scheme amendment was not pursued.

The Planning and Environment Act contains a number of pathways which could be used to approve the use and development of the Project. The following approval pathways under the Planning and Environment Act have been considered:

- A planning scheme amendment under Part 3 of the Planning and Environment Act.
- A planning permit/s issued under Part 4 of the Planning and Environment Act (or a combination of a planning scheme amendment and planning permits under Division 5 of Part 4 of the Planning and Environment Act).

These two planning approval pathways are discussed in the following sections.

4.1.2. Planning permit process

The planning permit process is one pathway to obtain planning approval for the use and development of land. This process would involve the Project applying for planning permits to the responsible authority under each of the six planning schemes. The planning permit applications would seek approval for the development and use of the Project pursuant to each planning permit trigger identified for the Project in the respective planning schemes.

The planning permit process is administered and determined by the responsible authority, subject to any right of review and determination by the Victorian Civil and Administrative Tribunal (VCAT) on appeal. Responsible authorities are either the municipal council for land within their municipal district or the Minister for Planning.

Pursuant to Clause 72.01-1 in each of the six planning schemes, the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Planning and Environment Act (i.e., assessment and administration of planning permit applications), and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to use and development of land for:

"A Utility installation used to:

- Transmit or distribute electricity.
- Store electricity if the installed capacity is 1 megawatt or greater."

As the Project involves the use and development of land for a utility installation (which includes a minor utility installation, and activities ancillary to the utility installation), the Minister for Planning would be the responsible authority for assessment and administration of planning permit applications for the Project under the six planning schemes, if planning permit applications were submitted. However, if any use or development associated with the Project were to fall outside the definition of a utility installation, minor utility installation or activities ancillary to a utility installation (or minor utility installation) and require a planning permit, then the relevant Council rather than the Minister for Planning, may be the responsible authority.

The planning permit process is typically used for projects that:

- Are located wholly within a single municipality; and / or
- Affect only a small number of land parcels usually in common ownership; and / or
- Involve only a small number of planning permit triggers.

Consistent with the approach of most recent major linear infrastructure projects in Victoria, the planning permit process is not considered to be the preferred planning approval mechanism for the Project because:

- At least six separate planning permit applications would need to be prepared addressing the six different planning schemes, and each planning permit application would require assessment and administration by the Minister for Planning and referral authorities, which would be a considerable administrative burden for the Minister and referral authorities.
- Even with a single responsible authority, multiple planning permit applications could result in inconsistent conditions and timing of decisions, creating increased complexity and administrative burden during implementation, and a lack of certainty for the timing of Project delivery.
- As planning permits are not typically made publicly accessible online, there is generally lower transparency regarding the conditions of the permit compared to the conditions included in an Incorporated Document introduced through a planning scheme amendment, as Incorporated Documents are part of the planning scheme and therefore readily available online via the Department of Transport and Planning (DTP) website.
- A planning scheme amendment process, which includes an Incorporated Document as the approval mechanism, is better aligned with an EES process. This is because all the potential environmental impacts are assessed via the EES and subsequently environmental management across the whole of the Project can be coordinated and facilitated through the Incorporated Document, which includes the requirement for an environmental management framework (EMF) and associated Environmental Performance Requirements (EPRs). For the same reasons outlined above, a combined planning permit and planning scheme amendment process was not considered appropriate as the issues associated with multiple planning permits including consistency and transparency remain the same.

4.1.3. Planning scheme amendment process

A planning scheme amendment can be utilised for a broad range of purposes, including to introduce new policy, rezone land for a new land use or apply an overlay to protect a specific feature or attribute of an area. A planning scheme amendment can also be used to facilitate major infrastructure projects by introducing a new planning control for a specific project through the introduction of an incorporated document.

The planning scheme amendment process is commonly used to facilitate major infrastructure projects which traverse multiple municipalities and affect a large number of properties. In these circumstances, a planning scheme amendment that introduces a single, overarching, project-specific planning control provides for a more coordinated, integrated and streamlined planning approval process compared to multiple, separate, planning permits for each municipality traversed by a project.

Based on previous experience and discussions with DTP regarding planning approval pathways for major projects, it was determined that the most appropriate approval mechanism to facilitate the use and development of the Project would be a Group of Councils (GC) planning scheme amendment to introduce a Project-specific planning control in the form of an incorporated document into each of the six affected planning schemes.

The proposed amendment would provide the following benefits:

- Ability to govern the use and development of land for the purposes of the Project in a streamlined and consistent manner across all relevant planning schemes.
- Rezoning of the Bulgana Terminal Station site and the site of the new 500kV terminal station to its east to the Special Use Zone (SUZ) which will secure the long-term use and development of these sites for the purpose of terminal stations, consistent with an updated schedule to the SUZ which is to be applied to the Sydenham Terminal Station.
- · Tailor conditions, including secondary consents, so that the further design, use and development of the Project achieve specified outcomes.
- · Ability to remove the need to obtain individual planning permits in each municipality which reduces the administrative burden on the responsible authority and referral authorities.
- Reduce complexity and provide consistency in planning approval outcomes increasing transparency for the community and stakeholders.
- Reduce time delays and increase consistency in the coordination, management and approval of secondary consent conditions.
- · Achieve consistent and holistic environmental outcomes for the entire Project, which is appropriate given the EES provides a holistic assessment of the Project's environmental effects.

4.2. **Proposed Planning Scheme Amendment**

4.2.1. Overview

Draft Planning Scheme Amendment GC209 would in summary:

- Rezone the land supporting the existing Bulgana Terminal Station and new terminal station near Bulgana to the SUZ by amending relevant zone maps and inserting a new Schedule to Clause 37.01 (SUZ) into the Northern Grampians Planning Scheme.
- Insert a new Schedule 2 to Clause 37.01 (SUZ) of the Melton Planning Scheme, to be applied to the existing SUZ-zoned land at the Sydenham Terminal Station site, so that the zoning of all terminal stations across the Project is consistent.
- Apply a Specific Controls Overlay (SCO8) to the Project Land through Clause 45.12 (Specific Controls Overlay) in each of the six planning schemes.
- · Make the Minister for Planning the responsible authority for administering and enforcing the provisions of the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes as they relate to the use and development of land for the Project.
- Insert a Project-specific Incorporated Document into each of the six planning schemes.

Clause 45.12 (Specific Controls Overlay) is used to apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances. Land affected by the Specific Controls Overlay may be used or developed in accordance with a specific control contained in the corresponding incorporated document, which would be identified in the Schedule to Clause 45.12. The specific control may:

- Allow the land to be used or developed in a manner that would otherwise be prohibited or restricted.
- Prohibit or restrict the use or development of the land beyond the controls that may otherwise apply.
- Exclude any other control in the planning schemes.

Draft Planning Scheme Amendment GC209 would insert the following incorporated document into all six planning schemes to facilitate the use and development of the Project:

"Western Renewables Link, Incorporated Document, XXX 2025" (the Incorporated Document).

The Incorporated Document would contain the conditions of approval that apply to the use and development of land for the Project. A discussion of the conditions included in the draft Incorporated Document is provided in Section 4.2.2.

Draft Planning Scheme Amendment GC209, if approved, would provide an overarching approval for the Project to avoid the need to seek individual planning permits, which would allow the Project to be implemented in an orderly and coordinated manner.

Specific changes to the relevant planning schemes are described below. Draft Planning Scheme Amendment GC209, including the draft Incorporated Document, draft Explanatory Report and draft Ordinances (i.e. draft new and amended Schedules to relevant Clauses), as well as instruction sheet to guide their integration into the respective planning schemes, are included as Appendix B, C and D of this Strategic Justification Report respectively, and will be made available for public display and comment with the Western Renewables Link EES.

To provide planning approval for the use and development of the Project, draft Planning Scheme Amendment GC209 would make the following changes to the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes:

- Insert Schedule 3 to Clause 37.01 (Special Use Zone) of the Northern Grampians Planning Scheme and an identical Schedule 2 to Clause 37.01 of the Melton Planning Scheme, to facilitate the ongoing use and upgrading of the terminal station sites associated with the Project.
- Insert Clause 45.12 (Specific Controls Overlay) and a Schedule to Clause 45.12 of the Hepburn Planning Scheme to include a new Incorporated Document titled "Western Renewables Link, Incorporated Document, XXX 2025" (the Incorporated Document) to facilitate the use and development of the Project.
- Amend the Schedule to Clause 45.12 (Specific Controls Overlay) of the Northern Grampians, Pyrenees, Ballarat, Moorabool and Melton Planning Schemes to include a new Incorporated Document titled "Western Renewables Link, Incorporated Document, XXX 2025" (the Incorporated Document) to facilitate the use and development of the Project.
- Amend the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to require notice to be given to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on the land subject to the Specific Controls Overlay (SCO8).
- Amend the Schedule to Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the provisions of the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes as they relate to the use and development of land for the Project.
- Amend the Schedules to Clause 72.03 (What does this planning scheme consist of?) to reflect the newly inserted or amended Planning Scheme Maps in each planning scheme.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) of the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes to include a new Incorporated Document titled "Western Renewables Link, Incorporated Document, XXX 2025" (the Incorporated Document) to facilitate the use and development of the Project.
- Amend existing or insert new Planning Scheme Maps to reflect the application of the Specific Controls Overlay schedule 8:
 - Northern Grampians: 31SCO, 32SCO (amended)
 - **Pyrenees:** 7SCO, 8SCO (amended); 9SCO, 14SCO, 15SCO, 16SCO (new)

- Ballarat: 1SCO, 2SCO (new)
- Hepburn: 9SCO, 10SCO, 13SCO, 14SCO, 19SCO, 24SCO, 25SCO, 26SCO, 43SCO (new)
- Moorabool: 9SCO, 11SCO, 13SCO, 14SCO, 28SCO, 29SCO, 31SCO, 38SCO (new)
- Melton: 10SCO (amended); 1SCO, 2SCO, 4SCO, 5SCO, 6SCO, 9SCO (new)

The amendment also changes the Northern Grampians Planning Scheme to:

- Amend Zone Map 31ZN of the Northern Grampians Planning Scheme to rezone land associated with the Bulgana Terminal Station (Lot 1 PS737890) from Farming Zone to Special Use Zone (SUZ):
- Amend Zone Map 32ZN of the Northern Grampians Planning Scheme to rezone land associated with the new terminal station near Bulgana (Lot 135\PP2806) from Farming Zone to Special Use Zone (SUZ):
- Insert a new Schedule (Schedule 3 Terminal Stations) to Clause 37.01 (Special Use Zone).

The amendment also changes the Melton Planning Scheme to:

- Amend Zone Map 10ZN of the Northern Grampians Planning Scheme to rezone land associated with the Sydenham Terminal Station (Lot 1 TP078358) from Special Use Zone (SUZ) Schedule 3 to Schedule 2.
- Insert a new Schedule (Schedule 2 Sydenham Terminal Station) to Clause 37.01 (Special Use Zone).

This change is proposed both to fix existing errors in the schedule and to also maintain consistency with the SUZ schedules that apply across the Project, at the existing Bulgana Terminal Station and the new terminal station near Bulgana.

If approved, the Project-specific control proposed to be introduced to the planning schemes would override the current requirements of the Planning Schemes relating to use and development of land, within the extent of land affected by the proposed SCO.

The current planning approval requirements for the Project under the planning schemes (if there was no planning scheme amendment proposed) are described in Appendices E to G. Also included is a discussion of how these requirements have been considered in draft Planning Scheme Amendment GC209, including how technical considerations have been addressed in the EES.

4.2.2. Draft Incorporated Document

It is proposed that the Project would be undertaken in accordance with the specific conditions contained in the draft Incorporated Document (refer to Appendix B) without further planning approval being required for the use and development of the Project.

It is also proposed that the draft Incorporated Document would apply to the Project Land as described in Clause 3.1 of the draft Incorporated Document, which would be covered by the proposed SCO. The Project Land (refer to the draft SCO mapping) follows the cadastral boundaries of lots and includes adequate land area to provide some limited flexibility in the final location of access tracks for the Project if required. It is noted the extent of the SCO is proposed to be refined and reduced in extent once the location of infrastructure has been confirmed and the Project has been constructed.

The development of the Incorporated Document has been undertaken with the aim of putting a robust approval mechanism in place to appropriately manage potential environmental impacts from the Project. The Incorporated Document seeks to put in place a framework of approvals, that cascade down from the approval of Development Plans and an EMF, which are typical requirements of both Incorporated Documents and planning permits, through to the preparation of detailed management plans and EPRs to manage environmental impacts. This approach requires that all key elements of the Project, when approved, will be appropriately managed as they would if a more typical planning permit approval pathway was used. This approach has been consistently used on other, recent State significant infrastructure projects in Victoria.

A brief overview of key conditions proposed to be included in the draft Incorporated Document to govern the delivery of the Project is included below.

Development Plan

The Incorporated Document specifies that before development starts, Development Plans must be approved and endorsed by the Minister for Planning. This is a standard approach that is taken throughout Victoria in both incorporated documents and planning permits which approve development.

The Plans are required to be generally in accordance with the Development Plans that will be considered by the Minister for Planning as part of the Minister's assessment of the Project - noting that Development Plans will be placed on public display and comment with the Western Renewables Link EES (refer to Appendix H), however may undergo some minor changes during the course of the public enquiry to accommodate comments received.

The Incorporated Document makes provision for the Development Plans to be amended with the approval of the Minister for Planning. The Incorporated Document requires that any application for approval of an amendment to the Development Plans must be assessed to represent an appropriate planning outcome, through being accompanied by:

- Amended Development Plans and a schedule explaining the proposed amendment.
- A written statement explaining and supporting the proposed amendment, including:
 - A description of the form and extent of any consultation undertaken with relevant landholders, councils, government agencies and other stakeholders concerning the proposed amendment where such consultation is considered relevant and necessary.
 - Any written comments from relevant councils, government agencies and other stakeholders as a result of any consultation.
 - A written response to the comments received from relevant councils, government agencies and other stakeholders.

The use and development for the Project must be undertaken generally in accordance with the endorsed Development Plans, except where changes are proposed in response to micro-siting requirements (discussed further below).

Specifications

The Incorporated Document includes a condition relating to specifications, which puts in place a mandatory height control for the transmission towers of 80 metres from natural ground level at the centre of the tower base.

Micro-siting of Transmission Towers and Stringing Pads Plan

The Incorporated Document includes a condition that provides for micro-siting of the transmission towers and stringing pads (allowing for minor changes to their siting and layout, if required) without the need to obtain approval for amended Development Plans. The ability to micro-site transmission towers and the stringing pads is extremely important so that environmental impacts of the Project can be minimised and that there are no geotechnical constraints associated with the proposed tower locations.

The Incorporated Document provides that before development starts, a Micro-siting Plan may be approved and endorsed by the Minister for Planning, identifying the footprint at ground level of any transmission tower and stringing pad that requires micro-siting.

The Incorporated Document specifies the following limitations in terms of micro-siting:

In the case of the towers, they must not be moved outside the Proposed Route as shown on the endorsed Development Plans and must not be moved more than 50m in any direction from the centre of the towers at ground level as shown on the endorsed Development Plans.

- In the case of the stringing pads, they must not be moved more than 50m in any direction from the edge of the stringing pads as shown on the endorsed Development Plans.
- For both the towers and stringing pads, any movement must not result in a material adverse impact to native vegetation, listed threatened species and their habitats or listed threatened communities. In addition, for both the towers and stringing pads, they must not be moved closer than within 30 metres of a designated water way without consultation and approval from the relevant catchment management authority or Melbourne Water Corporation as relevant.

The Incorporated Document specifies that any changes to access tracks that might arise from the micro-siting of a transmission tower does not require further written consent from the Minister for Planning and does not require amendment to the endorsed Development Plans. However, the access tracks cannot move more than 25m from their outside edge, to align with separate landholder agreements that AusNet is entering into with landholders along the Proposed Route.

The Incorporated Document also specifies that accompanying any micro-siting plan must be written confirmation, to the satisfaction of the Minister for Planning, from a suitably qualified ecologist confirming that the micro-siting plan meets the requirements associated with native vegetation, listed threatened species and their habitats or listed threatened communities.

Environmental Management Framework

The Incorporated Document includes the requirement for preparation and approval of an EMF for the Project. This is a key element of the planning approval structure and provides a transparent framework to manage the environmental effects of the Project. This is necessary in order to meet statutory requirements, protect environmental values and sustain stakeholder confidence.

The EMF requires the preparation of EPRs which set out the environmental standards and outcomes that must be achieved during the design, construction and decommissioning stages of the Project. The EPRs are intended to avoid and minimise potential impacts to human health and the environment so far as reasonably practicable within the context of the Project delivery.

The Incorporated Document requires that before the use or development starts (excluding preparatory buildings and works and development and use associated with the temporary workforce accommodation facilities), an EMF must be prepared to the satisfaction of the Minister for Planning. The EMF is required to be accompanied by a statement explaining any difference between it (including the Environmental Performance Requirements), and the matters set out in the Minister's assessment under the Environment Effects Act 1978.

The EMF must include EPRs that address the following areas, along with any other relevant matters:

- Aboriginal cultural heritage
- Agriculture
- Air quality
- Aviation
- Biodiversity
- Climate change
- Contamination and soil management
- Economics and business continuity
- Electric and magnetic fields and electromagnetic interference
- Geology and soils
- Greenhouse gas
- Groundwater

- Historical heritage
- Land use and planning
- Landscape and visual
- Noise and vibration
- Social
- Surface water
- Transport.

The Incorporated Document also requires that the EMF sets out the process, content and timing for the development of a series of additional documents and management plans including:

- Environmental Management System(s).
- Construction Environmental Management Plan(s).
- Construction Emergency Management Plan(s).
- Construction Communications and Stakeholder Engagement Management Plan(s).
- Document change management process.
- Other plans and procedures required by the EPRs as relevant to any stage of the Project.
- The consultation with relevant authorities including, but not limited to, councils, the Head, Transport for Victoria, the Department of Transport and Planning, Heritage Victoria, relevant floodplain management authority, relevant fire authority, relevant water authorities, Department of Energy, Environment and Climate Action (DEECA) and the Environment Protection Authority as relevant.

Review of the extent of the Specific Controls Overlay

As previously noted, the Project Land, as shown on the SCO mapping (refer to Appendix A), follows the cadastral boundaries of lots where Project infrastructure, including access tracks, are proposed.

This is because flexibility is required in relation to the detailed layout and design of Project infrastructure. due to difficulties to date in gaining consent from some landholders for investigation and discussion purposes. It is anticipated that later requests from landholders for changes to the siting of Project infrastructure (in particular access tracks) may be made. AusNet wishes to be able to accommodate such wishes within the ambit of the approval granted through the Incorporated Document, without needing to carry out a further planning scheme amendment to facilitate the change.

In some instances, where there are large lots, this means that the SCO extends out some distance from where development and use of the Project is expected to occur. However, the application of the SCO to land parcels does not in any way change the way in which those land parcels can continue to be used or developed in accordance with the other planning controls in the relevant planning scheme – the SCO simply provides (via the Incorporated Document) approval for the Project. Thus, the presence of the SCO over landholdings will not result in any additional permit requirements for landholders. This notwithstanding, it is considered that once the layout of the Project is finalised and it is constructed, there is no on-going need for the SCO to be applied broadly. Accordingly, the Incorporated Document includes as a condition the requirement for a review of the extent of land affected by the SCO8 to be undertaken, and a report prepared for the Minister for Planning which identifies any land which is not required for the purpose of the Project, and which may be removed from the SCO. The condition requires that the report must be provided to the Minister for Planning as soon as practicable, but no later than 3 months following completion of construction of the Project. It is highlighted that for any subsequent change to be made following consideration of the report by the Minister for Planning, that a further planning scheme amendment would be required if the extent of the SCO is proposed to be changed.

Native Vegetation

The Incorporated Document includes a number of conditions that require the removal of native vegetation and provision of offsets to be undertaken to the satisfaction of the Secretary to DEECA. Primarily this is through the prior provision of information about the removal to the Secretary, except in relation to native vegetation removed as part of preparatory buildings and works or the temporary workforce accommodation facilities, for which this information may be provided to the Secretary to DEECA after it has occurred. Then, impacts are to be offset and evidence of this provided to the Secretary to DEECA.

Native vegetation removal extent and locations must be generally consistent with the Minister for Planning's assessment under the EE Act, but may be altered due to micro-siting of infrastructure and/or as needed to comply with any other requirement of the Incorporated Document and EMF, to the satisfaction of the Secretary to DEECA.

Bushfire Management

The Incorporated Document includes the requirement for the preparation of a Construction Bushfire Management Plan (CEMP) to be prepared in consultation with the relevant fire authority. The condition outlines a series of matters that must be addressed in the CEMP so that bushfire risk is appropriately managed during the construction of the Project. The Incorporated Document also includes the requirement to notify relevant fire authorities when the infrastructure is not electrically active during the construction stage and when it is subsequently due to be active. In addition, the Incorporated Document includes a condition requiring the preparation of a Construction Bushfire Management Plan and an Emergency Management Plan for the temporary workforce accommodation facilities (discussed below).

Preparatory Buildings and Works

The Incorporated Document provides the opportunity for certain preparatory buildings and works to commence prior to either the Development Plans or the EMF being endorsed.

This is an approach that has been taken on many large-scale State significant infrastructure projects and the purpose is to enable preliminary site preparation works to be undertaken, so that once the Development Plans and EMF for the Project are endorsed the construction works can commence expeditiously.

The specified preparatory buildings and works include a range of matters such as testing and investigation works, establishment of laydown areas, protection or modification of utility services (including any Powercor works) required to facilitate the Project, as well as the removal of native vegetation to the minimum extent necessary to allow for such buildings and works. Demolition is also included, with the exception of any demolition that is proposed on land within a Heritage Overlay. The salvaging and relocation of Aboriginal cultural heritage material or other heritage artefacts in accordance with the Aboriginal Heritage Act 2006 and Heritage Act 2017 respectively, and any statutory permissions issued under those Acts, is also provided for as part of the preparatory buildings and works.

Temporary Workforce Accommodation Facilities

The Incorporated Document also provides for the commencement of construction of the two temporary workforce accommodation facilities at Ballan and Lexton, prior to the Development Plans or the EMF being endorsed. The locations of these sites are shown in Appendix I.

The Incorporated Document includes a series of conditions associated with the two temporary workforce accommodation facilities. The conditions require the sites' design to incorporate fire-resistant design features such as construction of buildings to specified Bushfire Attack Level (BAL) standards, and a perimeter all-weather access road. The Incorporated Document conditions also require the preparation of the following plans, to be approved an endorsed by the Minister for Planning:

- Temporary Workforce Accommodation Plan
- A Construction Bushfire Management Plan

- An Emergency Management Plan
- A Construction Environmental Management Plan
- An Operational Management Plan
- A Decommissioning Plan.

The conditions also provided for the plans required for the temporary workforce accommodation facilities to be amended from time to time.

Availability of Approved Plans and Documents

The Incorporated Document requires that the endorsed Development Plans and the EMF must be available on a clearly identifiable Project website from the date of approval and must remain available on the website for at least five years after the start of the operation of the Project.

Expiry

The final clause of the Incorporated Document is an expiry clause, which specifies a timeframe for the development of the Project to start and conclude, as well as the use of the Project to commence. The Minister for Planning may extend these periods if a request is made in writing before the relevant expiry date, or within 3 months afterwards.

Legislation, Policies and Planning Scheme Controls

The following section provides a summary overview of relevant legislation, Federal and State policies, Planning Scheme Controls and Ministerial Directions and Planning Practice Notes.

5.1. Relevant Legislation and Strategic Policy

Legislation and strategic policies relevant to the Project are outlined below. Consideration of how the Project responds to these documents is provided in Section 6 of this Report.

5.1.1. Australian Government Legislation and Policy

The following Australian Government legislation and policies are of relevance to the Project:

- Climate Change Act 2022;
- Powering Australia and Rewiring the Nation (DCCEEW, 2022);
- 2021 Australian Infrastructure Plan.

A brief overview of the key directions of these documents and an assessment of the strategic merits of the Project in their context is provided at Section 6.

5.1.2. Victorian Government Legislation and Policy

The following Victorian Government legislation and policies are of relevance to the Project:

- Planning and Environment Act 1987;
- Climate Change Act 2017;
- Victoria's Climate Change Strategy (DELWP, 2021b);
- Victorian Renewable Energy Zones Development Plan Directions Paper (DELWP, 2021a);
- Renewable Energy Action Plan (2017);
- Victoria's Infrastructure Strategy 2021-2050 (Infrastructure Victoria, 2021);
- Plan Melbourne 2017-2050 (DELWP, 2017b);
- Central Highlands Regional Growth Plan (State of Victoria, 2014a);
- Wimmera Southern Mallee Regional Growth Plan (State of Victoria, 2014b).

A brief overview of the key direction of these documents and an assessment of the strategic merits of the Project in their context is provided at Section 6.

5.2. **Planning Scheme Policies and Controls**

The following section provides a brief overview of relevant planning policies and controls contained in the planning schemes of the six municipalities that the Project traverses.

5.2.1. **Planning Policy Framework**

The Planning Policy Framework (PPF) provides a context for strategic and statutory planning decisions made by responsible authorities. The following clauses of the Planning Policy Framework are relevant to the amendment.

- Clause 11 Settlement:
- Clause 12 Environmental and Landscape Values;
- Clause 13 Environmental Risks and Amenity;
- Clause 14 Natural Resource Management;
- Clause 15 Built Environment and Heritage;
- Clause 17 Economic Development;
- Clause 18 Transport;
- Clause 19 Infrastructure

Of these, the most relevant is Clause 19.01-1S Energy Supply, which includes the following objective:

"To facilitate appropriate development of energy supply infrastructure".

Relevant strategies include:

- "Support the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy.
- Develop appropriate infrastructure to meet community demand for energy services.
- Support energy infrastructure projects in locations that minimise land use conflicts and that take advantage of existing resources and infrastructure networks.
- Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes".

An overview of the policies listed above, and consideration of how the Project assists in the achievement of those policies, is discussed at Section 7.

The local planning policies for each municipality are presented in the Municipal Planning Strategy and regional and local level clauses of the Planning Policy Framework.

The regional and local level planning policy framework provisions of all six planning schemes are broadly consistent in their relevance to the Project and are directed to the protection and provision of transport and other infrastructure; increasing access to jobs, education, health facilities and community services; minimising risk of natural hazards such as bushfire; protecting heritage, biodiversity, landscape and catchment values; and protecting strategically important natural resources such as agricultural land and extractive resources.

A detailed discussion of the Project's alignment with these policies is discussed later in this report at Section 7. A detailed list of all relevant policies is also included in Technical Report E: Land Use and Planning Impact Assessment, which accompanies the EES.

5.2.2. **Zones and Overlays**

Included at Appendix E is a Table which lists of all the relevant Zone and Overlay controls that are of relevance to the Project, where planning approval is required for use and/or development of land.

Most of the land (2,247 hectares, out of a total of 2,407 hectares) within the Project Area is located in the Farming Zone, Rural Conservation Zone and Green Wedge Zone.

The table identifies any key considerations from those controls including where considerations have been addressed in the EES.

5.2.3. **Particular Provisions**

Included at Appendix F is a Table which lists of all the relevant Particular Provisions that would apply to the Project if approval was being sought via a planning permit application pathway. The Table identifies how these matters have been taken into account when preparing the planning scheme amendment documents for the Project.

5.2.4. **General Provisions**

Included at Appendix G is a Table which lists relevant referral requirements from the General Provisions that would apply to the Project if approval was being sought via a planning permit application pathway.

The General Provisions also include exemptions for specific classes of land use and development from requiring a planning permit. However, in the context of the Project being approved through a planning scheme amendment and incorporated document, these are not of relevance to the Project.

5.2.5. **Operational Provisions**

Clause 71.02-3 "Integrated Decision Making" outlines how Planning aims to address aspects of economic, environmental and social wellbeing affected by land use and development to meet Victorians needs and expectations around settlement, the environment, economic and social needs, and proper management of resources and infrastructure.

The clause also highlights that planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. The clause further highlights that "in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations".

Clause 72.01-1 "Minister is Responsible Authority" outlines that the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a "Utility installation used to Transmit or distribute electricity". Thus, as previously noted, if planning permits were sought for the Project instead of approval via a planning scheme amendment, the Minister for Planning would be the responsible authority for the Project.

Ministerial Directions and Practice Notes **5.3**.

The Minister for Planning issues directions to planning authorities about the preparation of, and amendments to, planning schemes. Planning authorities must consider all Ministerial Directions when preparing a planning scheme or an amendment to a planning scheme.

Planning Practice Notes provide ongoing departmental advice about the operation of the VPP and planning schemes in addition to a range of planning processes and topics and also often align with the Ministerial Directions.

Relevant Ministerial Directions (MDs) and Practice Notes (PPNs) have been considered in preparing draft Planning Scheme Amendment GC209, which include the following.

- MD1 Potentially Contaminated Land;
- MD9 Metropolitan Planning Strategy;
- MD11 Strategic Assessment of Amendments;
- MD19 Part A: Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health and Part B: Requirement for Information for Authorisation or Preparation of Amendments that may Significantly Impact the Environment, Amenity and Human Health;
- PPN03 Applying the Special Use Zone;
- PPN13 Incorporated and Background Documents;
- PPN30 Potentially Contaminated Land;
- PPN46 Strategic Assessment Guidelines for Preparing and Evaluation Planning Scheme Amendments;
- PPN62 Green Wedge Planning Provisions;
- PPN89 Extractive Industry and Resources.

Further discussion of the above documents, including an overview of their intent and how the amendment responds to them, is included at Section 7.

6. Alignment with Legislation and Policy

The following section provides an overview of the Project's consistency with key government legislation and policies.

6.1. Australian Government Legislation and Policy

6.1.1. Climate Change Act 2022

On 14 September 2022, the Commonwealth Climate Change Act 2022 came into effect and legislated for the first time, national emissions reduction targets for Australia, which are:

- Reducing net greenhouse gas emissions to 43% below 2005 levels by 2030; and
- Reducing net greenhouse gas emissions to zero by 2050.

These legislated emissions reduction targets will play a substantial role in the development of new and updated government policy. The Australian Government's Powering Australia plan as discussed below, sets out some of the policies and measures being considered or progressed to implement the legislated emissions reduction targets, including the Rewiring the Nation program which intends to modernise the energy grid.

The amendment will support the Climate Change Act 2022 in that it will facilitate an electricity transmission network upgrade that supports the transition of the electricity sector to lower emissions, renewable energy generation.

6.1.2. Powering Australia and Rewiring the Nation

Powering Australia is the Australian Government's plan focused on "creating jobs, cutting power bills and reducing emissions by boosting renewable energy" (DCCEEW, 2022). Powering Australia recognises that grid connection and network constraints have been a disincentive to new energy investments and aims to give certainty to markets to unlock energy projects that have been held back by an ageing power grid that is struggling to keep up with the transition to renewable energy resources.

In accordance with commitments in Powering Australia, the Australian Government established the Rewiring the Nation program in the 2022-23 Budget, allocating \$20 billion in low-cost finance to expand and modernise Australia's electricity grid to support more renewable power and accelerate the decarbonisation of the Australia's energy system. With the new investment, Powering Australia intends to collaborate with the private sector to create thousands of jobs across the regions and deliver cheaper, more reliable electricity to homes and businesses.

In October 2022, Rewiring the Nation established its first transmission agreements and finance to two major transmission projects identified as priorities under AEMO's 2022 Integrated System Plan (ISP 2022): Marinus Link (two under-sea transmission cables connecting Tasmania and Victoria) and the Victoria to New South Wales Interconnector West (VNI West) (a new 500 kV double-circuit transmission line connecting Victoria and New South Wales). While the Project is not financed through Rewiring the Nation, the VNI West is part of the program and under the ISP 2024, is proposed to connect to the Project, which is identified in the ISP 2024 as a "committed and anticipated ISP project". The amendment supports implementation of the Australian Government's Powering Australia and Rewiring the Nation as it will also support a new electricity connection between Victoria and New South Wales by establishing a potential point of connection for the Rewiring the Nation financed VNI West (Kerang Link), which is about to commence an EES.

6.1.3. 2021 Australian Infrastructure Plan

This document includes a series of recommendations for infrastructure projects to create a "stronger Australia". Included in this are key directions in relation to energy including a key recommendation that states "transition to a smart, affordable, reliable future grid by implementing regulatory reforms, introducing incentives for customer participation in energy system management and planning cross-sector integration". A range of supporting recommendations are identified which includes enabling new renewable energy to connect to the grid more efficiently including by implementing transmission access reform.

The amendment supports the key directions of this Plan in relation to energy matters by facilitating new electricity transmission infrastructure that will help to expand and modernise Australia's electricity grid to support more renewable power.

6.2. Victorian Government Legislation and Policy

6.2.1. Planning and Environment Act 1987

The Planning and Environment Act regulates the use and development of land in Victoria. It sets out the framework and procedures for preparing and amending planning schemes, obtaining planning permits, settling disputes, enforcing compliance with planning schemes, and other administrative procedures. The construction and operation of the Project would occur in the municipalities of Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton and is subject to a range of zones, overlays and other planning provisions under these planning schemes.

The use and development of land for the Project and associated matters trigger the need for assessment and planning approval under the six planning schemes. As discussed in Section 4, due to the number of planning schemes and permit triggers relevant to the Project and the need for a streamlined and co-ordinated approval for the Project, approval under the Planning and Environment Act is sought for the Project via a Group of Councils Planning Scheme Amendment which allows for the simultaneous amendment of more than one planning scheme by the Minister for Planning.

6.2.2. Climate Change Act 2017

The Victorian Climate Change Act 2017 provides for the setting of long-term and interim greenhouse gas emissions reduction targets for Victoria as well as the facilitation of consideration of climate change in specified areas of government decision-making and the provision of strategic responses to climate change. For the purposes of the Act, the long-term emissions reduction target for the State is net zero greenhouse gas emissions by 2050.

The Climate Change Act 2017 also sets policy objectives and guiding principles relating to climate change to inform decision-making under the Act and the development of government policy. Relevant policy objectives for the Project are:

- To reduce the State's greenhouse gas emissions consistently with the long-term emissions reduction target and interim emissions reduction targets.
- To manage the State's natural resources, ecosystems and biodiversity to promote their resilience.

The amendment supports the Climate Change Act 2017 in that it will facilitate an electricity transmission network upgrade that supports the transition of the Victoria's energy system to lower emissions, renewable energy generation. The amendment supports management of the State's natural resources by facilitating the transition of Victoria's energy system from reliance on non-renewable, natural energy resources towards greater use of renewable natural energy resources, while managing potential environmental impacts through the conditions of the Incorporated Document and its associated requirements including the EMF and EPRs.

6.2.3. Victoria's Climate Change Strategy

Victoria's Climate Change Strategy (DELWP, 2021b) sets out the Victorian Government's roadmap to net zero greenhouse gas emissions and a climate resilient Victoria by 2050 as per the objectives of the Climate Change Act 2017.

To achieve emissions reduction targets, the Victorian Government has prepared emissions reduction pledges for each emissions sector for 2021–2025 – the first in a progression of five-yearly pledges required under the Climate Change Act 2017. These pledges are set out in the Climate Change Strategy and include a pledge to accelerate Victoria's transition to a clean and efficient energy future, by setting an aim for 50 per cent of Victoria's electricity to come from renewable sources by 2030.

Creating a clean energy economy is a part of the Climate Change Strategy's five-point plan. Key actions to achieve this include:

- Harnessing Victoria's renewable energy resources;
- Building the next generation electricity grid;
- Reducing energy costs with greener homes and buildings.

To support the renewable energy investment required for Victoria's energy transition. The Strategy outlines the Victorian Government's commitment to upgrading Victoria's electricity grid so that it has the capacity to transmit more renewable energy and can withstand future climate change impacts – including more high-demand days during summer.

To guide investments in the critical infrastructure required to strengthen and modernise Victoria's transmission grid so that it is able to support a growing level of renewable generation, the Victorian Government has established six Renewable Energy Zones in regional Victoria with abundant solar and wind resources. These Renewable Energy Zones are discussed further below in relation to the Victorian Renewable Energy Zones (REZ) Development Plan Directions Paper (DELWP, 2021a).

Draft Amendment GC209 supports the Victorian Climate Change Strategy in that it facilitates the development of critical electricity transmission infrastructure that will contribute to harnessing Victoria's renewable energy resources and connecting the western Renewable Energy Zone to the State's electricity grid.

6.2.4. Victorian Renewable Energy Zones Development Plan Directions Paper

The Victorian Renewable Energy Zones (REZ) Development Plan Directions Paper (DELWP, 2021a) outlines how the Victorian Government intends to drive development of Victoria's Renewable Energy Zones (REZs) to unlock 10 GW of new renewable energy capacity, taking the total capacity across Victoria's REZs to 16 GW. As part of this development the Directions Paper states that the Victorian Government also seeks to deliver better outcomes for local communities by supporting locally appropriate network investment and renewable energy development.

The Directions Paper defines six REZs (Ovens Murray – V1; Murray River – V2; Western – V3: South West – V4; Gippsland - V5, Central North - V6), as shown in Figure 6.1 and discusses how to "best develop" these REZs. The Project is located in the Western REZ (V3) as shown on the REZ Development Plan at Figure 6.1.

The Direction Paper includes an initial REZ Development Plan, developed in consultation with the Victorian transmission network planner and AEMO, which outlines network investments that enable more timely and efficient development of the Victorian REZs. Included in the initial REZ Development Plan are key network investments that the Victorian Government could progress immediately (Stage 1 projects), as well as medium term projects that VicGrid will continue to plan and develop. The initial REZ Development Plan identifies potential network solutions that have been identified in addition to those already planned in current Victorian transmission planning documents such as the AEMO Victorian Annual Planning Report (VAPR 2020) and Integrated System Plan (ISP 2022).

The earlier form of the Project, only rated to 220kV between Bulgana and Ballarat, was already anticipated in the ISP 2022, and the initial REZ Development Plan was prepared on the basis the original Project was already under development. The REZ Development Plan therefore identified the opportunity to increase the rating of the transmission line between North Ballarat and the new terminal station near Bulgana from 220kV to 500kV to unlock an additional 1200MW of renewable energy projects. Thus the current Project (and the 500kV uprate) is identified as a Stage 1b project in the Directions Paper, meaning that the current Project is a priority line upgrade to enable connection of additional renewable energy capacity.

The amendment supports the strategies and actions set out in the Directions Paper by facilitating critical electricity transmission infrastructure that was already anticipated in the initial REZ Development Plan to unlock renewable energy generation in the Western (V3) REZ and to connect with other current planned and future priority projects identified in the ISP 2022 and / or the initial REZ Development Plan.

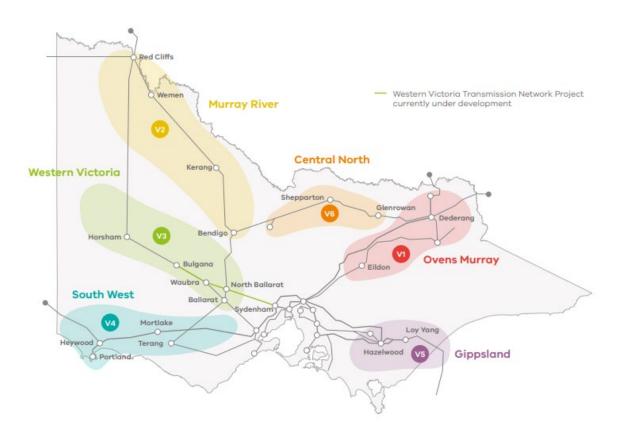


Figure 6.1 Victoria's Renewable Energy Zones (Source: Victorian Renewable Energy Zones (REZ) Development Plan Directions Paper (DELWP, 2021a))

6.2.5. Renewable Energy Action Plan

In 2017, the Victorian Government released its Renewable Energy Action Plan that included the Victorian Renewable Energy Target (VRET). The VRET, legislated through the Renewable Energy (Jobs and Investment) Act 2017, is Victoria's target to source 50% of its electricity generation from renewable energy sources by 2030. The VRET will contribute to Victoria's long-term target of achieving net zero emissions by 2050 legislated under the Climate Change Act 2017.

The Victorian Government held a Reverse Auction in 2017 to support the VRET, which involved calls for large-scale renewable energy projects. Six projects from western Victoria were selected and have been awarded 15-year support agreements. The Victorian Climate Change Strategy discussed previously indicates that the Victorian Government is currently developing the second Victorian Renewable Energy Target (VRET2) auction process to boost the state's renewable energy generation by at least 600MW to contribute to meeting the legislated renewable energy targets.

The Victorian Government has signalled its intention to transform Victoria into "a renewable energy powerhouse" and is making a substantial investment in renewable energy generation. The 2020/21 State Budget provided \$1.6 billion to create renewable energy hubs, improve crucial grid infrastructure, drive down emissions and support more solar power for household use (Premier of Victoria, 2020). The government has also committed to power government operations (such as schools, hospitals and metropolitan trains) with 100% renewable electricity by 2025 (Victorian Government, 2021).

The amendment would directly support the Renewable Energy Action Plan and specifically the six projects awarded 15-year support agreements once they commenced operation. The amendment would facilitate an increase in the capacity of the transmission network to deliver clean and affordable energy from western Victoria to Victorians, and support the government's commitment to power key operations on 100% renewable electricity by 2025; a commitment that has been reiterated in the Victorian Climate Change Strategy (DELWP, 2021b).

6.2.6. Victoria's Infrastructure Strategy 2021-2050

Victoria's Infrastructure Strategy 2021-2050 (Infrastructure Victoria, 2021) outlines the next stages of delivery for planned infrastructure within Victoria. The 30-year strategy seeks to address existing infrastructure pressures, demand on existing infrastructure and assist in planning the timing and location of required and necessary new infrastructure. This plan is the successor to Victoria's 30-Year Infrastructure Strategy released in 2016. The strategy is based on the following 10 objectives:

- 1. Prepare for population change.
- 2. Foster healthy, safe and inclusive communities.
- 3. Reduce disadvantage.
- 4. Enable workforce participation.
- 5. Lift productivity.
- 6. Drive Victoria's changing, globally integrated economy.
- 7. Promote sustainable production and consumption.
- 8. Protect and enhance natural environments.
- 9. Advance climate change mitigation and adaptation.
- 10. Build resilience to shocks.

The Strategy provides recommendations to help achieve these objectives, including recommendations that seek to confront long-term challenges, manage urban change, harness infrastructure for productivity and growth, and develop regional Victoria.

Most relevant to the Project, Recommendation 1.1 seeks to address the long-term challenge for Victoria to "navigate" the energy transition from coal power to renewables and the need to support augmentation of critical electricity transmission infrastructure by 2027-28. Specifically, Recommendation 1.1.3 is to "Augment electricity transmission for renewable energy and resilience". The Strategy recognises that meeting the demand for renewable energy supply will require a range of both large-and small-scale sources, from commercial wind and solar farms to household rooftop solar panels and that "future large-scale renewable energy will be sourced from places with good sun and wind resources, such as the western region of the state". Further, that "transmission infrastructure in these places is not designed for high generation volumes, or to accommodate the technical requirements of renewable energy generation". According to the Strategy, this means that the transmission network will need to be modified to improve capacity and unlock the potential of significant renewable energy resources, which would be most efficiently achieved by aligning new transmission infrastructure with high concentrations of renewable energy, such as in priority Renewable Energy Zone.

The amendment supports implementation of *Victoria's Infrastructure Strategy 2021-2050*, particularly Recommendation 1.1 (Navigate the energy transition), by providing the much-needed infrastructure to direct renewable energy produced in the western Victoria REZ into the National Electricity Market.

6.2.7. Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 (DELWP, 2017b) is the long-term metropolitan planning strategy to guide the growth and future shape of Melbourne over the next 30 years. The plan aims to manage Melbourne's growth by integrating land use, infrastructure and transport planning, setting out strategies and policies to support jobs and growth while developing Melbourne's liveability and sustainability. Plan Melbourne 2017-2050 is a policy document in the planning schemes.

In 2019, Plan Melbourne 2017 – 2050: Addendum 2019 was released to provide an update on Melbourne's projected population, housing and employment growth, and supersedes the projections set out in Plan Melbourne.

The most relevant policy outcomes and directions of Plan Melbourne are:

- Outcome 6: Melbourne is a sustainable and resilient city recognises that to respond to the
 challenge of climate change and ensure Melbourne becomes more sustainable as it grows, a green
 economy needs to emerge—built around renewable energy, environmentally sustainable
 development and resource recovery.
- Direction 6.1 aims for Melbourne to "transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050" and recognises that this will require an increase in the share of renewable energy to meet the city's electricity requirements.
- Action 84 of the Plan Melbourne Five-year Implementation Plan (DELWP, 2017b), which aims for
 renewable energy technologies to achieve Victorian renewable energy targets of 25 per cent by
 2020 and 40 per cent by 2025 to drive the uptake of renewable energy technologies.

The amendment is consistent with Outcome 6 (Melbourne is a sustainable and resilient city) of Plan Melbourne by facilitating the development of electricity transmission infrastructure that will unlock currently constrained renewable energy generation in western Victoria and increase the network's capacity to supply renewable energy to the National Electricity Market, which can be accessed by Melbourne to create a more sustainable city.

By facilitating infrastructure that will contribute to a more efficient, reliable, lower cost electricity network in the context of commitments to achieve net zero greenhouse gas emissions, the amendment also indirectly contributes to achieving other policy outcomes sought by Plan Melbourne which each rely to varying extents on continued access to electricity. As recognised in *Victoria's Infrastructure Strategy* 2021-2050, "energy powers Victoria's economy, keeps homes comfortable, and underpins the technology used by a modern society" and "a thriving future depends on reliable, affordable and sustainable energy, including efficient and productivity energy infrastructure" (Infrastructure Victoria, 2021).

6.2.8. Central Highlands Regional Growth Plan

The Central Highlands Regional Growth Plan (State of Victoria, 2014a) provides a vision for land use and development in the Ballarat, Hepburn, Moorabool, and Pyrenees municipalities, as well as others not associated with the Project. The plan outlines strategies to manage growth, preserve key assets, and respond to future challenges, with a vision for a productive, sustainable, and liveable region.

The plan emphasises the importance of renewable energy as a key opportunity for the region's future sustainability and economic diversification. It identifies the following relevant directions and actions:

- Encourage planning schemes to provide for the expansion of energy supply infrastructure where it is feasible and would support the establishment of new industry or the expansion of existing industry (section 12.5 "Energy")
- Support opportunities for local energy generation from renewable sources in locations where amenity, landscape and environmental assets and values can be protected and local infrastructure can support this activity (section 12.5 "Energy")
- A key siting issue for medium to large power generators, such as the large wind farms that have recently been constructed in the region, is proximity to high voltage transmission lines such as the Ballarat-Horsham transmission line, which makes connections into the energy grid cost-effective (section 15.3 "Power")

The Project is aligned with the plan's objectives to position the region as a leader in renewable energy and the economic growth opportunities that accompany such development.

6.2.9. Wimmera Southern Mallee Regional Growth Plan

The Wimmera Southern Mallee Regional Growth Plan (State of Victoria, 2014b) provides a similar vision for the Northern Grampians municipality, as well as others not associated with the Project. The plan outlines strategies to manage growth, preserve key assets, and respond to future challenges, with a vision for a productive, sustainable, and liveable region.

The plan emphasises the importance of renewable energy as a key opportunity for the region's future sustainability and economic diversification. It identifies the following relevant directions and actions:

- Help diversify the local economy by generating energy locally from a range of renewable sources (section 10.5 "Energy")
- A key siting issue for medium to large power generators is the location and capacity of the
 transmission network. Larger towns in the region tend to have greater network capacity due to the
 presence of a zone sub-station and higher voltage feeder lines. Upgrades may need to be
 considered to support specific proposals (section 13.2 "Power")

The Project is consistent with the plan's objectives to support renewable energy which in turn helps to diversify the economy and provides economic growth opportunities.

Strategic Assessment Guidelines 7.

The following sections provide an assessment of the proposed planning scheme amendment against the requirements of Ministerial Direction 11 – Strategic Assessment of Amendments, and its accompanying Practice Note PPN46: Strategic Assessment Guidelines. This assessment has informed the drafting of the explanatory report for draft Planning Scheme Amendment GC209, contained at Appendix C.

7.1. Why is an amendment required?

The Project is part of a larger, long-term power system plan underway to strategically coordinate future development in transmission and generation across the National Electricity Market. By providing the additional capacity needed to drive the development of renewable energy resources in western Victoria, the Project will deliver economic benefits at national, state and regional levels, and will contribute to achieving Victoria's emissions reduction targets, including the long-term target of net zero by 2050 legislated in the Climate Change Act 2017.

A planning scheme amendment is required to facilitate the Project. An amendment is considered the most appropriate mechanism by which the Project can be approved under the Planning and Environment Act given:

- The extent of planning permit triggers across six municipalities.
- The large number of stakeholders (including councils) with an interest in the Project.
- The consultation, planning and environmental assessments undertaken as part of the EES process for the Project.
- The benefit to stakeholders (especially councils) from a consistent and coordinated approach to planning approvals which is facilitated by making the Minister the Responsible Authority for all elements of the Project.
- The benefits to stakeholders and community of establishing a single, transparent environmental management framework associated with the design, construction and operational stages of the Project.
- The need to provide a coordinated and streamlined approval process for the Project to enable the timely delivery of critical infrastructure for Victoria's renewable energy transformation.
- The rezoning of the existing Bulgana Terminal Station and the new terminal station near Bulgana provides a transparent mechanism to secure the long-term use and development of these sites for the purpose of terminal stations, in a manner that is consistent with the current zoning of the Sydenham Terminal Station, which will in turn be amended to correct drafting errors.

7.2. How does the amendment implement the objectives of planning in Victoria?

The following objectives at Section 4(1) of the Planning and Environment Act are particularly relevant to the amendment:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise special cultural values.
- To protect public utilities and other assets and enable the orderly provision and co-origination of public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
- To balance the present and future interests of all Victorians.

The amendment is consistent with these objectives, highlighting the following.

- The amendment supports the fair, orderly, economic and sustainable use and development of the land by enabling the expansion of western Victoria's electricity transmission network to facilitate the efficient connection of new renewable electricity generation into the National Electricity Market which, in turn, support the creation of jobs and sustainable businesses across the state. The amendment, through implementation of the Incorporated Document, will appropriately manage potential environmental, social and economic impacts (noting that these are also discussed in greater detail in following sections). This is via a range of methods including by requiring the preparation of an EMF to the satisfaction of the Minister for Planning which will include EPRs that will address the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity. It is also highlighted that the amendment supports the transition of Victoria's energy system from reliance on non-renewable, natural energy resources towards greater use of renewable natural energy resources. In doing so, more efficient, reliable, lower cost electricity network will bring social and economic benefits to Victoria and will enable continued use of the energy-consumptive services and facilities that support a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- The Amendment has been developed in parallel with the EES for the Project. Through development
 of the EES, the Project sought to avoid and where avoidance is not possible, minimise, adverse
 effects on the environment. Buildings, areas or other places which are of scientific, aesthetic,
 architectural or historical interest, or otherwise of special cultural value, were identified through the
 EES and mitigation measures proposed to avoid and minimise the adverse effects of the Project on
 these values.
- The amendment facilitates the development of a utility installation on behalf of a utility service provider, supporting the provision and co-ordination of public utilities for the benefit of the community.
- The amendment seeks to facilitate a development that is consistent with the objectives of planning in Victoria as outlined above.
- The amendment balances the present and future interests of all Victorians by facilitating the delivery of a Project that would support Victoria's transition to a renewable energy system and reducing greenhouse gas emissions by enabling the connection of renewable energy generated in western Victoria to homes across Victoria and unlocking additional renewable energy generation potential in western Victoria. The amendment, through the conditions in the Incorporated Document, appropriately manages potential environmental, social and economic impacts to enable the development of critical state infrastructure.

7.3. How does the amendment address any environmental, social and economic effects?

The Strategic Assessment Guidelines (PPN46) that supports MN11 highlights that in relation to environmental, social and economic effects "the normal way of assessing the social and economic effects is to consider whether or not the amendment results in a net community benefit".

The potential environmental, economic and social effects of the construction, operation and decommissioning of the Project, have been considered through the EES process under the Environment

Effects Act, in accordance with the scoping requirements published by the Minister for Planning (DTP, 2023). The EES and supporting technical reports have informed the preparation of draft Planning Scheme Amendment GC209.

The use and development of the Project Land for the Project must be undertaken in accordance with the conditions of the Incorporated Document. This includes the preparation of an EMF to the satisfaction of the Minister for Planning, which will incorporate the EPRs developed through the EES process.

The scoping requirements for the EES issued by the Minister for Planning set out the specific environmental matters to be investigated and documented in the Project's EES. The scoping requirements also include a set of evaluation objectives which provide a framework to guide an integrated assessment of environmental effects of the Project. The evaluation objectives identify desired outcomes in the context of legislative and statutory policies and the principles and objectives of ecologically sustainable development and environmental protection, including net community benefit.

Further, it is highlighted that Clause 71.02-3 (Integrated Decision Making) also addresses the need for an integrated assessment of key issues to be undertaken. The clause is included in all planning schemes and states that "planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations." Thus the need for an integrated assessment of the Project presents itself across both the EES and planning scheme amendment processes.

In accordance with the EES scoping requirements, the assessment of environmental effects – both positive and negative - has been addressed in the EES and associated technical impact assessments. Thus, in responding to this consideration of MN11, the work undertaken as part of the EES has been drawn upon to assist in the consideration as to whether or not the amendment will result in a net community benefit.

The following sections detail how the Project will achieve a balance of economic, social and environmental outcomes and subsequently provides an assessment of the net community benefit presented by the Project.

7.3.1. Social Effects

The amendment is expected to facilitate a range of positive social effects. The provision of electricity transmission infrastructure is an important social benefit for the entire Victorian community in terms of its contribution to Victoria's net zero 2045 commitments and lowering electricity prices. The Project will facilitate the establishment of major renewable hubs for wind and solar energy in the region, by strengthening transmission corridors to cost-effectively transport large quantities of renewable energy to consumers, both within Victoria and interstate.

The Technical Report G: Economic Impact Assessment prepared for the EES found new employment (both direct and indirect) in the economic study area due to the Project peaks in FY2028 at 346 workers. Additional direct and indirect jobs are expected in other areas of Victoria, with total employment in Victoria due to the Project peaking at 2,089 full-time-equivalent positions in FY2028.

The employment impacts represent not only jobs required directly for the construction of the Project, but also indirect employment effects. This accounts for any additional employment in the upstream and downstream industries providing goods or services in the construction of the Project.

Potential employment benefits for local communities will depend on the availability of specialist skills in the local labour force (such as construction workers with experience in the construction of towers and terminal stations and stringing of transmission lines) and the level of unemployed labour available for positions such as traffic management and labouring.

Training opportunities, such as apprenticeships, will also be created for local residents during the construction stage of the Project. AusNet is seeking government support for subsidised TAFE courses that align with roles required for the construction and operation of the transmission line, including electrical lines work, civil construction and engineering.

The creation of employment and training opportunities during construction will benefit groups such as young people and unemployed people. It will also support skills development by allowing individuals to gain skills in the construction industry, enhancing opportunities for future employment on construction projects, resulting in significant social benefits.

Additional local employment opportunities will also be generated by the large amount of renewable energy investment expected to be attracted to western Victoria because of the Project.

The Reserve Bank of Australia has observed that renewable energy investment in Australia has supported activity and employment, particularly in regional areas where large-scale renewable generators tend to be located. While many components associated with renewable energy generation are imported (for example, solar panels and wind turbines), the Reserve Bank's liaison with energy industry stakeholders suggests that there are spill-overs to domestic firms, with local content accounting for 25 to 40% of total costs (mainly engineering, construction and installation services) (de Atholia et al, 2020).

The two temporary workforce accommodation facilities, proposed in Lexton and Ballan, will provide ample accommodation for the entire construction workforce while rostered on construction shifts. The temporary workforce accommodation facilities are proposed to avoid and minimise social impacts by: avoiding impacts on the use and availability of existing accommodation in the region; avoiding population increases in towns in the Project Land and wider region; and minimising disruptions to, and changes in demand for, the use of community facilities and services. Management of any social impacts of the temporary workforce accommodation on the towns is proposed (via an EPR) to include the implementation of a process to manage workers' access to the nearby settlements and to require workers to comply with a Code of Conduct outlining AusNet's expectations of workers when interacting with local communities.

The introduction of Project infrastructure will result in changes to the landscape and visual environment for residents, visitors, tourists and workers as well as amenity impacts to affected landholders during the construction period. However, through the implementation of EPRs, the amenity, social and landscape and visual impacts are expected to be appropriately mitigated (refer to Technical Report D: Landscape and Visual Impact Assessment, Technical Report F: Social Impact Assessment, Technical Report I: Air Quality Impact Assessment and Technical Report O: Noise and Vibration Impact Assessment of the EES). It is highlighted that the EPRs include the development and implementation of a Communications and Stakeholder Engagement Management Plan for the construction stage. The Plan will facilitate engagement and communications with those impacted stakeholders, and the timely sharing of information and advice on construction activity.

AusNet proposes to enter into an option for easement agreement with landholders to facilitate the transmission line and associated accessways for all Project components (except for the site of the new terminal station near Bulgana, which has been purchased by AusNet). The Proposed Route will directly impact on approximately 651 land parcels. Over the operational life of the transmission line, the easement will result in some minor restrictions to land use activities (i.e., prohibiting the use of aerial crop spraying), however will primarily not result in a change of land use. To minimise impacts, it is AusNet's intention that a Project Wide Property Access Management Plan (PAMP) will be prepared that details the process and procedures to be followed to access landholder's property for investigation, construction, and operation of the Project. The PAMP is identified as an EPR in Technical Report H: Agriculture and Forestry Impact Assessment, which forms part of the EES, and seeks to appropriately mitigate impacts to landholders and land use that result from the application of an easement.

AusNet is also developing social value initiatives, social procurement, education opportunities and a Western Renewables Link Community Benefit Fund. AusNet's social values initiatives are informed by social research, and broad community and stakeholder engagement. Some initiatives focus on partnering with community to identify opportunities to use the Project construction stage to deliver economic and community value. Other initiatives emphasise meeting specific community needs by addressing issues that might include energy reliability, telecommunications reliability and housing availability.

The Western Renewables Link Community Benefit Fund will be co-designed in partnership with the community and key project stakeholders with a focus on identifying opportunities to leverage additional funding to maximise value and meet community needs. It will also be guided by any State or National guidelines in relation to community benefits that are in place at the time of preparation of the program. Significant opportunities exist to partner with State and Commonwealth Government funding programs, and with identified local government expenditure, to maximise what can be achieved through the Western Renewables Link Community Benefit Fund. Exploring the potential to leverage these partnerships will form part of the co-design process which will also specifically seek input from traditional owners, Indigenous people and young people (17-25 years age group) who are often underrepresented in more traditional engagement processes.

It is likely that grants will be provided to projects or initiatives that make a positive contribution to the local community, with preference given to those that create ongoing benefits.

AusNet will work with stakeholders and the community to determine the most appropriate allocation of this funding, recognising each community's unique needs and circumstances.

7.3.2. Economic Effects

The amendment is expected to result in positive economic effects both in a regional sense and more broadly across the state.

AEMO has forecast that Victoria will face risks to the reliability of electricity supply in 2028 to 2029 when Yallourn Power Station retires. Risks to reliability (the ability of the system to meet energy demand levels), as coal-fired plants become increasingly unreliable, require urgent investment to meet Victoria's electricity needs. By providing targeted and timely delivery of transmission infrastructure in western Victoria, the Project aims to help maintain the reliability and security of Victoria's electricity supply. The construction of the Project is anticipated to be completed by late 2028.

The Project will make a major economic investment in western Victoria, creating additional jobs and driving higher levels of economic activity during and after construction. Local goods and services are expected to be used throughout the Project's construction, including but not limited to materials suppliers, fuel suppliers and cafes and restaurants. It is proposed that AusNet will work with businesses in western Victoria to maximise local participation in the Project including working with First Nations communities and organisations to seek input from and secure benefits for First Nations Peoples throughout the Project's construction and operation.

The Project will also support the development of future energy resources in western Victoria, facilitating additional economic investment and opportunities in the region. New benefits may result from renewable energy developments in other ways. For example, landholders may experience increased income when they have wind turbines installed on their land, which could serve to stabilise farm revenues.

Modelling undertaken as part of the Technical Report G: Economic Impact Assessment for the EES found that the Project will increase the Gross Regional Product of the broader area surrounding the Proposed Route by \$0.9 billion (to FY2050 in present values). The area is also projected to benefit from an additional \$1.4 billion in government consumption and \$3.7 billion in private consumption. The Project will also deliver a range of indirect economic benefits to Victoria, including facilitating a decarbonised economy, diverse energy supply mix, increased local economic activity and more jobs and activity in industries supporting the renewable energy sector.

Conversely, economic disbenefits may occur through short-term disruptions to, and decline in, tourism appeal of existing tourism businesses and planned tourism initiatives; disruption, and reduced economic output, to productive agricultural land, forestry, equine or extractive industries; and local labour shortages preventing or slowing local construction initiatives during construction. Mitigation measures, including EPRs, that seek to assist with business and tourism disruptions are included in Technical Report G: Economic Impact Assessment. As part of the Communications and Stakeholder Engagement Management Plan, a proactive and tailored approach to engage with business owners affected by construction, to minimise business and economic disruption to the extent practicable, will be developed and implemented.

Overall however, the amendment is on balance expected to have positive economic effects, taking into accounts the benefits and disbenefits outlined above.

7.3.3. **Environmental Effects**

The amendment is not expected to result in unreasonable environmental effects. A significant environmental benefit from the Project will be the expansion of the network capacity to facilitate increases in renewable energy generation in western Victoria and potential energy sharing/trade with NSW and Queensland. The benefits for Victorians of decarbonisation include new jobs, energy bill savings, improved health and environmental benefits (Victorian Government, 2023). Victoria's renewable energy target of 95% by 2035 and energy storage target of 6.3 GW by 2035 are estimated to bring forward around \$9.5 billion in economic activity and create 59,000 jobs over the period to 2035. By addressing the constraints in the western Victorian transmission network, the Project has the potential to unlock further solar and wind projects in western Victoria and provide the region with efficient connections to dispatch power, helping to attract new energy investments. This potential for additional investment helps Victoria achieve its renewable energy targets and climate action targets.

Impacts to vegetation and trees, in addition to the range of other potential environmental impacts considered as part of the EES including impacts to threatened species and is a key concern of stakeholders and local communities. Through Project design, the loss of vegetation has been minimised as much as practicable, with a variety of design iterations evolving based on the consideration of values (including biodiversity) throughout the design process. This approach has continued through to the production of the current Proposed Route, where important areas of biodiversity values have been avoided through a re-design, or through consideration of indicative tower placement and access track location. EPRs proposed for the Project include the requirement to develop and implement a Vegetation Management Plan as part of the Construction Environmental Management Plan. The Vegetation Management Plan will set out vegetation management requirements including clearing extents, partial vegetation removal areas and threatened species management approaches to adhere to approved clearing areas and provide clear no go zones in areas of significant biodiversity (refer to Technical Report A: Biodiversity Impact Assessment).

Further EPRs proposed for the Project pertain to managing impacts from all stages of the Project, but particularly construction, that could harm the surrounding environment and agricultural activities. Impacts to be managed by these include the spread of weeds or soil-borne pathogens, sedimentladen runoff, erosion and the spread of rubbish and construction debris.

The use of some public space during construction and operation will result in environment disbenefits and impacts on passive recreational opportunities, fauna habitats, neighbourhood amenity and community values with the impacts greatest at the Lexton Bushland Reserve. However, the various EPRs set out in Technical Report E: Land Use and Planning Impact Assessment will be implemented so that the appropriate consents, agreements and licences are obtained from public land managers prior to the commencement of construction activities on public land and which will seek to minimise impacts where possible.

7.3.4. Net community benefit conclusion

The Project is part of a larger, long-term power system plan (AEMO, 2024), that is currently underway to strategically coordinate future development in transmission and generation across the National Electricity Market. The Project will provide a range of economic, social and environmental benefits for all Victorians, including lower electricity prices, direct and indirect employment opportunities, significant state decarbonisation and increases in renewable energy generation in western Victoria. The Project will reduce urgent congestion on the existing transmission network and unlock significant renewable energy capacity. If the Project does not go ahead:

- Investment in renewable energy in Victoria would be constrained.
- Alternatives to achieve net zero emissions would be more costly.
- High emissions energy sources would have to be offset.
- Existing generators in western Victoria would continue to be curtailed.
- Prospects for a renewable energy hub in western Victoria would decline.

In summary, the Project will deliver important benefits for Victoria by providing additional capacity to connect to, and drive the development of, renewable energy generation and storage developments, supporting energy supply diversification, and contributing to a less costly and more orderly shift to renewable energy.

As is typical for an infrastructure project of this size, some adverse impacts and disbenefits are anticipated. Social, economic and environmental disbenefits would primarily occur during the construction stage predominantly impacting on local communities through the disruption of land uses, acquisition of easements, some loss of amenity and vegetation, and changes in the landscape and visual environment. At the operational stage, the primary adverse impact will be any continuing visual

However, it is considered that on balance, and taking into account the range of positive social and economic effects the Project will have, the Project will represent an appropriate planning outcome that results in an overall net community benefit and a sustainable development outcome for the benefit of present and future generations.

7.4. How does the amendment address any relevant bushfire risk?

The amendment appropriately addresses bushfire risk.

The amendment affects bushfire prone areas, and partially intersects land within the Bushfire Management Overlay. Accordingly, consultation with emergency management agencies, including Country Fire Authority (CFA) and Parks Victoria, has been ongoing through the Project planning and design, and EES process.

A detailed Bushfire Impact Assessment has been prepared by Jacobs as part of the EES process, which includes an assessment of the Project against the objective and strategies of Clause 13.02, as required by the Strategic Assessment Guidelines. This detailed assessment is included at the Table following. The Bushfire Impact Assessment concludes that the Project meets the objectives of, and gives effect to, strategies to address Bushfire Risk as required by Clause 13.02-1S, in addition to also appropriately considering and addressing objectives and strategies that relate to bushfire risk in the various Local Planning Policy Frameworks that apply to the Project.

The Bushfire Impact Assessment also includes bushfire assessments for the Lexton and ballan temporary workforce accommodation facilities, including recommendations that for both sites the accommodation is located on the sites within identified BAL-Low areas.

As outlined earlier in the report, to address the recommendations of the Bushfire Impact Assessment a number of conditions have been included in the Incorporated Document to manage bushfire risk across the whole of the Project during the construction stage and to also address bushfire risk at the temporary workforce accommodation facilities. Among these are requirements for bushfire resistant buildings and inclusion of an all-weather perimeter road at each site, included on the recommendation of the CFA.

In addition, a separate EPR has been prepared which requires the development and implementation of an emergency management plan for construction of the Project, including management measures for bushfire events (and other emergency events). The plan must include procedures for emergency management to eliminate, as far as reasonably practicable, risks to construction crews and minimise risks to any construction site equipment or Project infrastructure. As per previous discussions, these EPRs will be implemented via the EMF that is required as a condition of the Incorporated Document.

Finally, it is noted that for operation of the Project, AusNet is required by legislation and the electrical safety regulator, Energy Safe Victoria, to maintain a Bushfire Mitigation Plan and a Vegetation Management Plan as part of their Electrical Safety Management System. These plans are subject to a range of internal and external review and audit processes, including approval by Energy Safe Victoria. Table 7.1 Assessment of potential bushfire-related Project impacts and mitigations against strategies under local government planning scheme Clause 13.02-15 Bushfire Planning (Jacobs 2025) (Note that references in Table 7.1 to report Sections, Figures, Tables or Appendices are referring to those contained in the Technical Report K: Bushfire Impact Assessment).

Strategy

Potential Project impacts and planned responses

Protection of human life

Give priority to the protection of human life by:

Prioritising protection of human life above other policy considerations.

The Project is unavoidably located on bushfire prone land, however its design, construction and operation are carried out under a tightly monitored regulatory framework that prioritises human life.

CFA-designated low bushfire risk rating areas (LBRA) within the study area are all located within settlement boundaries (Figure H-1 to Figure H-4). These are neither suited to nor available for construction of the Project.

The nature of the landscapes traversed by the Proposed Route mean that the Project is unavoidably located in non-LBRA bushfire prone areas - albeit in areas with generally moderated bushfire risk. The Proposed route / Project easement intersects 25 distinct BMO segments, with a total of 283ha of BMO within the Proposed Route (13% of its area, Table 6-1, Table 6-2).

The distribution of the BMO means that it would be difficult to select a practicable route that avoided it entirely. Where the Proposed Route intersects or is adjacent to parts of the BMO supporting woody vegetation (native vegetation, forestry plantation), a 'lower risk area' will be created by construction and maintaining an easement. The easement will typically be cleared of woody vegetation with potential to fall or grow into the regulated clearance space around the transmission lines. At some locations the transmission lines will be strung at a height that prevents vegetation growing or falling into the clearance space and there will be no requirement to clear an easement.

The Project includes construction of a new terminal station at Bulgana and modification of the existing facility. The existing and new site are on bushfire prone land, but not within the BMO. Electrically active areas within the terminal station will be maintained free of vegetation to prevent on-site ignition and fire escape in the case of an electrical fault. Areas outside the electrically active area will be maintained as low threat vegetation, as per AS3959: 2018 Construction of buildings in bushfire prone areas.

Construction-stage laydown areas are to be developed near Lexton and Ballan and adjacent to the new 500kV terminal station near Bulgana and the Sydenham terminal station. Temporary workforce accommodation facilities will also be developed at the Lexton and Ballan laydown greas. Neither proposed laydown grea is within the BMO. All sites are designated as bushfire prone. Land within these sites will be maintained as low threat vegetation to prevent ignition and spread of on-site fire, to help ensure the safety of construction crews and people in surrounding areas and to prevent harm and asset damage from off-site fire. Accommodation and other sensitive uses within the Lexton and Ballan laydown areas will be located in areas with BAL-LOW radiant heat exposure (see Appendix I to Appendix K). As per conditions of the draft Incorporated Document, accommodation buildings will be constructed with fire resistant materials (Table 12-1).

The Project does not directly contribute to population growth. While its presence may have some influence on settlement patterns in the more densely settled areas eastwards from Bacchus Marsh, it seems highly unlikely that its influence would expose more people to bushfire.

Sections 7 to 9 describe how bushfire risk is to be mitigated through construction, operation and decommissioning of the Project. Additional measures for the construction stage are specified as conditions of the draft Incorporated Document (Table 12-1). These measures are intended to and should successfully prevent any material change in the vulnerability of communities both within and surrounding the Project Land to bushfire impacts. Bushfire risk in the landscape surrounding the Project will remain high regardless of the existence of the Project. With the controls described in this impact assessment in place for the Project as an overhead transmission line. bushfire risk will not be materially increased by the Project through construction, operation or decommissioning

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Potential Project impacts and planned responses

Direct population arowth and development to low risk location

The Project does not propose new greas for permanent settlement or population growth. The Project will mostly be constructed in relatively low bushfire risk areas.

The Project is largely directed towards lower (but not low) risk locations within designated bushfire-prone landscapes. Most of the Project Land supports managed crops and pastures. Where the Project traverses native vegetation or plantation, the easement is typically cleared of woody vegetation and maintained with an understorey of grasses or shrubs. The vegetation throughout the easement is not explicitly managed by landholders as low threat vegetation (as per A\$3959:2018 Construction of buildings in bushfire-prone greas) and hence the Project Land cannot be rated BAL-LOW and "low risk". However, during the summer bushfire season much of the grazing and cropping land will be in a low or near low threat state.

The Project includes development of temporary workforce accommodation facilities at the proposed Lexton and Ballan laydown greas. Land that is currently low risk (LBRA) near Lexton and Ballan is neither available nor suitable for development as laydown areas. It is proposed (Appendix K) that the sites are managed as low threat vegetation as per AS3959:2018 Construction of buildings in bushfire prone areas and that accommodation areas are located to have BAL-LOW radiant heat exposure. As a result, the population temporarily located at the laydown area will be in a low risk location. The Project is not planned to directly influence settlement growth along the Proposed Route. As noted above, it avoids existing settlements and most residential areas.

Reduce vulnerability of communities to bushfire through consideration of bushfire risk at all stages of planning

Bushfire risk has been considered in planning and design for the Project. It will not materially increase the already high bushfire risk faced by many communities along the Proposed Route, but will not reduce communities' vulnerability to bushfire.

This impact assessment report has been prepared to inform the design, assessment, decision-making and approvals of the Project. This impact assessment has given consideration to the bushfire landscape for the study area, the potential consequences of bushfire on assets and values, and the impact of the Project on bushfire activity and impacts on the Project from landscape fire.

The approvals pathway for the Project includes the preparation of an amendment to the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes to introduce a Specific Controls Overlay and an Incorporated Document for the Project.

The draft Incorporated Document includes the requirement for the submission of an Environmental Management Framework for approval by the Minister for Planning. The Environmental Management Framework sets out the process, timing and procedures for the implementation of the Environmental Performance Requirements (EPRs). The Incorporated Document will require a Construction Bushfire Management Plan to be developed and implemented (Table 12-1) to eliminate, so far as reasonably practicable, the risk of bushfire ignition and escape during construction activities. A Bushfire Management Plan will also need to be prepared prior to development of the proposed temporary workforce accommodation facilities at Lexton and Ballan laydown areas (Table 12-1). This also will need to ensure, as far as reasonably practicable, site users and nearby residents remain safe from on-site ignitions and landscape bushfires.

AusNet has a legislative requirement to maintain and implement Bushfire Mitigation and Vegetation Management Plans for its entire transmission network in Victoria. These and AusNet's ESMS are reviewed and their implementation overseen by ESV. They and the systems and processes of which they are part are key mechanisms for mitigating Project-related potential impacts of bushfire on vulnerable communities through the operational stage of the Project.

Implementation of the Project may also provide small and highly localised benefits which reduce bushfire risk and community vulnerability under moderated fire weather conditions. These may accrue through:

- Construction of access tracks, which may improve overall access to fires in some areas
- Construction of the easement and access tracks through some areas of bushland and plantation, which may locally reduce fire intensity and help to contain a slow-moving fire
- Re-routing of existing distribution powerlines (where the Project crosses the lines) and hence slightly reducing the chance of fire ignition from distribution powerline failure at these locations.

Strategy

Potential Project impacts and planned responses

Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard

Section 6 applies science and data to identify vegetation, topographic and climatic conditions that create a bushfire hazard in the study area. It includes the best available information on ignition statistics, bushfire history, fire scenarios, bushfire management arrangements, values at risk from bushfire ignitions, and landscape and site conditions, such as topographic, vegetation and climate conditions. It is supported by bushfire modelling case studies in Appendix B. These show how fires burning under elevated fire weather conditions may behave in relation to Project infrastructure, the Project easement and (some) communities near the Project with high existing vulnerability to bushfire.

Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.

Land designated as Bushfire Prone Area under the Building Act 1993 is shown in Figure 6.1.

The Proposed Route is unavoidably located in designated bushfire prone areas. The description of existing conditions within the 20km and 50km study areas in Section 6 considers the best available information about current bushfire hazard. The Construction and Operation stage impact assessments (Sections 7 and 8, respectively) discuss how bushfire hazards may change with construction and operation of the Project, the mitigations for these changes and the extent to which those mitigations are effective.

Applying the BMO to areas where the extent of vegetation can create an extreme bushfire hazard.

The planning schemes for each of the local government areas in which the Project is proposed to be constructed have defined a BMO.

The Proposed Route intersects the 25 individual BMO polygons, totalling 283ha in area (Table 6-1). The proposed laydown areas and temporary construction accommodation facilities are not located within the BMO. The Proposed Route generally avoids the BMO. Where it does not, it typically creates lower risk greas with reduced bushfire fuel hazard within the easement. The proposed planning scheme amendment does not include any amendment of the BMO.

Considering and assessing the bushfire hazard on the basis of:

- Landscape conditions meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
- Local conditions meaning conditions in the area within approximately 1 kilometre of a site;
- Neighbourhood conditions meaning conditions in the area within 400 metres of a site; and
- The site for the development.

The bushfire hazard assessment (Section 6, Appendix I, Appendix K) and assessments of potential impacts and their mitigations (Sections 7 to 9, Appendix I, Appendix J, Appendix K) applies across scales from "site" (the 190km long Project easement. terminal stations, laydown areas) to landscape (considering the 20km or 50km study areas). It has considered:

- Bushfire prone land: at all scales, almost all land in the 20km study area is designated as bushfire prone (Figure 6-1).
- BMO: the distribution of BMO in the 20km study area, Project Land and Proposed Route has been assessed (Figure 6-1, Table 6-1). Twenty-five segments of BMO have been identified that intersect the Proposed Route. None of the types of potential impact of the Project described in Sections 7 to 9 or the potential residual impacts discussed in those sections are specific to the BMO.
- Landscape type: the Project traverses multiple bushfire landscape types (as per DELWP, 2017). Over 80% of the grea surrounding the Project Land was assessed to be in the lowest risk landscape type. About 10% of land falls within the two highest risk landscape types. However, in these landscapes, vegetation within the easement will generally be modified and bushfire fuel hazard reduced
- Fire management zones: within the 20km study area have been identified (Figure 6-2). The Project should have no material adverse effect on fuel management within these zones.
- Vegetation and bushfire fuels: types of bushfire fuel in the 20km study area have been identified and described. The areas of each group of ecological vegetation classes in the 20km study area, Project Land and Proposed Route itself have been determined (Table
- Landforms and topography: landform types in 20km study area have been identified (Figure 6-6), slope has been mapped (Figure 6-7) and the areas in each slope class in the 20km study area and Project Land have been calculated (Table 6-4). Landforms and topography will amplify or moderate fire behaviour experienced at some locations along the Proposed Route, although this depends on fire weather conditions and wind direction.

Strategy Potential Project impacts and planned responses Climate and fire weather: these have been described separately for the west and east of the Project Land based on meteorological observations for Ballarat and Melbourne Airport (Section 6.7). Potential effects of climate change on fire weather conditions have been assessed. Fire history: associated with bushfires / grassfires and planned burning have been identified in the 50km study area (Source: https://discover.data.vic.gov.au/dataset/fire-history-records-of-fires-across-victoria1 - Figure 6-14). Consulting with emergency Consultation with CFA, DEECA / FFMVic and local government municipal fire / emergency management personnel has been undertaken, as outlined in Table 5-4. management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures. Ensuring that strategic planning The approvals pathway for the Project requires the preparation of an amendment to the Northern Grampians, Pyrenees, Ballarat, Hepburn, documents, planning scheme Moorabool and Melton Planning Schemes to introduce a Specific Controls Overlay and an Incorporated Document for the Project. These are proposed to facilitate the use and development of the Project. They do not facilitate any other development or propose to amend amendments, planning permit applications and development plan existing planning controls for any uses or development outside the Project Land, including permanent settlement. The planning scheme approvals properly assess bushfire amendment (incorporating the Specific Controls Overlay, Incorporated Document and other explanatory information) will be exhibited risk and include appropriate bushfire alonaside the EES. protection measures. The draft Incorporated Document includes the requirement for the submission of an Environmental Management Framework for approval by the Minister for Planning. The Environmental Management Framework sets out the process, timing and procedures for the implementation of the EPRs. As noted above, the Incorporated Document will require a Bushfire Management Plan to be developed and implemented as part of the Construction Environment Management Plan to eliminate, so far as reasonably practicable, the risk of bushfire ignition and escape during construction activities. The draft Incorporated Document requires the development of a Bushfire Management Plan addressing the mitigation of bushfire risks associated with the development and use of the Lexton and Ballan construction workforce accommodation facilities. EPR EM2 requires an Emergency Management Plan to be developed and implemented for construction and specific plan will also be required under the draft Incorporated Document for the construction workforce accommodation facilities at Lexton and Ballan. The plan will include procedures for emergency management to eliminate, so far as reasonably practicable, risks to construction crews and minimise risks to any construction site equipment or Project infrastructure. The Western Renewables Link will be operated under the Electricity Safety Act 1998 and subordinate regulations, regulated by Energy Safe Victoria. Under this regulatory framework, AusNet has policies, plans and procedures for the safe and effective management of the existing electricity transmission network in Victoria. At the centre of AusNet's operational framework is the Electricity Safety Management Scheme (ESMS) and, from a bushfire management perspective, its Bushfire Mitigation and Vegetation Management Plans. These have been reviewed as part of this assessment and are considered to incorporate appropriate bushfire protection measures and prioritise human safety. The mitigation measures and EPRs set out in this impact assessment (including those highlighted above) and draft Incorporated Document conditions will appropriately manage and mitigate potential Project-related bushfire impacts, including on communities throughout the study area that are vulnerable to bushfire – with the exception of the potential residual impacts noted in Sections 7 to 9.

Strategy

Potential Project impacts and planned responses

Not approving development where a landholder or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

Fire management policies, strategies and plans relevant to the Project have been reviewed as part of this impact assessment (Section

The adoption and integration of the electricity transmission network-wide suite of operational bushfire mitigation measures, as well as the Project-specific mitigation measures, EPRs and Incorporated Document conditions would effectively control potential impacts of the Project in relation to bushfires.

Settlement planning

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of buildings in bushfire-prone areas (Standards Australia, 2009).

No permanent habitable buildings or residential developments are proposed as part of this Project. The Project does not alter the radiant heat exposure of any existing residential buildings or developments at any location throughout the 20km study area.

Temporary workforce accommodation facilities are proposed to be developed at the Lexton and Ballan laydown areas. These sites are to be maintained as low threat vegetation (as per AS3959:2018 Construction of buildings in bushfire prone areas) and the accommodation facilities are to be located on land with radiant heat exposure less than BAL-12.5 (see Appendix K).

Beyond the construction stage, visitation to the Project Land is limited to maintenance activities, Inspections of the transmission line easements will be conducted annually using aerial Lidar scanning technology. Where data cannot be captured using Lidar surveys, personnel will conduct on-the-ground inspections. Terminal stations are operated remotely, and personnel will only be present at stations for inspections or maintenance bi-monthly.

The Project is largely directed towards lower risk locations within designated bushfire-prone landscapes. The majority of the Project Land has relatively low fuel hazard, due to managed crops and pastures. However, these lands are not managed as "low threat vegetation" as per AS3959:2018 Construction of buildings in bushfire-prone areas and therefore have bushfire attack level (BAL) exposure of at least 12.5 W/m2. The infrastructure (including terminal station infrastructure) being developed by this Project is resilient to at least this level of radiant heat.

The Bulgana Terminal Station will be maintained without vegetation in electrically active areas and with low threat vegetation (as per AS3959:2018 Construction of buildings in bushfire prone areas) elsewhere.

Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009 Construction of buildings in bushfireprone areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.

Access by residents of settlements withing the 20km study are to BAL-LOW locations is not affected by the Project, except in the highly unlikely event of structural failure of a transmission tower coinciding with a bushfire event.

Such events are considered to be highly unlikely due to design and management of the infrastructure and the very low probability of a wind event that exceeds infrastructure design standards coinciding with a major bushfire impacting the Proposed Route. There are no known records of such incidents in Victoria.

As discussed in Appendix H, there are only eight gazetted townships or other residential locations in the 20km study area whose most direct egress route to BAL-LOW land (equivalent to CFA-designated LBRA), NSP-BPLR or Community Fire Refuge is intersected by the Project Land. For each of these locations, there are practicable alternative earess routes, although for Bolwarrah and Mollonaghip, these would involve crossing the Project Land (at a different location).

While there are alternative egress routes for most North Darley residents, those located along Lerderderg Gorge Road have no practicable alternative egress, regardless of the Project. These residents are therefore advised to heed public bushfire safety warnings and evacuate in a timely way to avoid earess being blocked by a fire approaching under the influence of a south-westerly change (as described in Appendix B.2) or (the much less likely event) structural failure of transmission infrastructure blocking Lerderderg Gorge Road.

Strategy Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development. overall

Potential Project impacts and planned responses

Temporary workforce accommodation facilities proposed to be constructed at Lexton and Ballan will be located on land managed as low threat vegetation and will be placed to have BAL-LOW radiant heat exposure.

AS3959:2018 was prepared for habitable buildings in bushfire-prone areas and does not address the vulnerability of (e.g.) transmission line infrastructure to radiant heat exposure. There is no evidence from Victoria of radiant heat from fires passing through transmission line easements in largely agricultural landscapes significantly damaging either the towers or transmissions lines. This contrasts with observations of damage to electricity distribution infrastructure, fences, farm sheds and habitable buildings of various kinds.

That the Project is not confined to BAL-LOW greas, as per AS3959:2018 is not indicative of bushfire posing a direct material risk to the infrastructure.

Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk

Potential bushfire impacts associated with the Project are generally very effectively mitigated and are not anticipated to materially alter the bushfire risk faced by existing and future residents in the landscape surrounding the Project.

Sections 7 to 9 argue that that potential residual impacts of the Project are typically low to very low, with the main areas of potential residual impact resulting from:

- Ground and aerial responses to off-site fires (i.e. those independently igniting in the landscape surrounding the Project) being impaired in the immediate vicinity of the transmission lines. Emergency services operate effectively in proximity to transmission lines elsewhere in Victoria and operational tactics are able to be adapted for the Project Land. However, even with adjusted fire suppression tactics, there may be some disruption to bushfire responses as a fire approaches and passes through the transmission line easement. These effects on overall bushfire risk at any location along the Proposed Route are anticipated to be small.
- Disruption of earess from / access to fire arounds in case of structural failure of Project infrastructure. At three locations along the Proposed Route (Bolwarrah, Mollongahip and Lerderdera Gorae Road at North Darley, the Project easement intersects the practicable routes for egress towards a LBRA or NSP-BPLR (although there are multiple alternative routes for residents at Bolwarrah and Mollongahip). In the highly unlikely event that a transmission tower or powerline failed in a way that blocked the egress route at one of these locations during a bushfire, residents may be prevented from or delayed in escaping from an advancing bushfire. Their risk from bushfire exposure would be increased as a result – although the difference to their current bushfire risk exposure is unlikely to be material.

As discussed above, the Project may slightly reduce bushfire hazards at some locations due to improved access and the undergrounding of small sections of distribution powerline. These changes are unlikely to be material at the landscape scale.

Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale. including the potential for neighbourhood-scale destruction

The Project does not propose permanent settlement, but does include the establishment of temporary workforce accommodation facilities at Lexton and Ballan.

Conditions in the draft Incorporated Document (Table 12 1) for the development of those settlements is expected to reduce, as low as reasonably practicable, the risk of off-site or landscape fire affecting those accommodated there and of fire spreading from those facilities into surrounding neighbourhoods.

Section 6 demonstrates that bushfire hazards have been assessed across scales from landscape (both 20km and 50km study areas) to the site (Proposed Route). The mitigations described in Sections 7 to 9 and the EPRs and draft Incorporated Document conditions described in Section 12 address hazards posed by the Project to settlements in the landscape around the Proposed Route.

It is clear from the analysis presented here that bushfires have potential to cause significant damage to some settlements. Based on historical experience and the mitigations that will be in place for the Project, the main hazard to settlements is from off-site ignitions that are unrelated to the Project.

Strategy

Potential Project impacts and planned responses

Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.

No habitable buildings or permanent residential developments are proposed as part of this Project, nor will it direct settlement patterns or directly influence settlement growth. There are no low risk alternative locations for construction and operation of the Project. Temporary workforce accommodation is proposed for laydown areas at Lexton and Ballan. These facilities are to be located within areas that will be maintained as low threat vegetation and will be sited to reduce BAL exposure below 12.5 (as per conditions in the draft Incorporated Document). Land near these locations that already have low bushfire risk are not available or suitable for development as laydown areas or sites for temporary accommodation.

Routes associated with alternative projects have also been considered. This is documented in EES Attachment I: Project development and assessment of alternatives. The Proposed Route has been refined from a very wide original area of interest of the basis of potential impacts on a variety of values and issues, including bushfire.

Given the pervasiveness of designated bushfire prone land along any feasible alternative route and that potential bushfire fuels in these areas are not specifically managed as low threat vegetation (after AS3959: 2018), there is no plausible alternative "low risk" location for construction of the Project. The Project intersects land with higher bushfire hazard (as reflected in the BMO), but only in 25 individual BMO polygons along the 190km route. Where it does so, an easement will be constructed and maintained to prevent contact between Project infrastructure and vegetation. This will also locally reduce flame height and bushfire intensity (as discussed in Appendix B).

Appendix K considers the anticipated BAL exposure of the temporary construction accommodation. While details of site layout and design are not currently known, it is proposed that the site is maintained as low threat vegetation as per AS3959 (hence low risk) and that the BAL exposure of habitable buildings is <12.5. As per conditions of the draft Incorporated Document, the accommodation buildings will be built to at least BAL-12.5 standard.

Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).

A planning scheme amendment is proposed to facilitate the Project. It will not facilitate any other development and does not propose to amend existing planning controls for any uses or development except for the Project. Almost the entire route of the Project easement (and any conceivable alternative project concept) is exposed to at least BAL12.5, due to the presence of agricultural vegetation that is not managed as "low threat" vegetation as defined by AS3959: 2018.

The Project will not materially increase bushfire risk to existing settlements. Planned design and operational mitigations for the Project, if appropriately implemented, will be substantially effective in addressing bushfire-related potential impacts.

Temporary workforce accommodation facilities are proposed to be developed at the Lexton and Ballan laydown areas. Accommodation facilities will be surrounded by land managed as low threat vegetation as per AS3959:2018 and will have BAL-LOW radiant heat exposure.

Biodiversity conservation

Ensure settlement arowth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity

Construction of the Project will, at some locations, lead to the clearing of an easement through remnant native vegetation. This is required to satisfy electrical (and bushfire) safety clearance requirements that are mandated under the Electricity Safety Act 1998 and applicable regulations and reflects a prioritisation of human safety.

An analysis based on spatial data that models native vegetation distribution (Table 6-3) identified that about 334ha of native vegetation was located within the Project's proposed easement. More detailed analysis was undertaken for the EES Biodiversity Impact Assessment (Technical Report A). Three vegetation disturbance footprints were identified:

Vegetation clearance construction footprint: clearance required for construction of the permanent transmission line infrastructure.

- Vegetation risk clearance footprint: vegetation greater than 3m high to be removed to meet minimum clearance space requirements between vegetation and transmission lines required in accordance with the Electricity Safety Act and Regulations, as well as trees that are at risk of falling into the clearance space or onto one of the towers and any additional vegetation that needs to be removed to reduce woody vegetation cover between towers to no more than 10%.
- Easement corridor construction footprint: any additional clearing required to establish the vegetation risk clearance footprint or enable the stringing of conductors.

The vegetation risk clearance and easement corridor construction footprints (Table 10-2) provide the best estimates of vegetation required to satisfy bushfire safety requirements. Clearance may be either partial or non-partial (as defined in the Biodiversity Impact Assessment) and area estimates are based on a combination of modelled and ground survey data. The total clearance area in the two footprints is estimated to be approximately 170 ha.

Table 10-2 Proposed vegetation clearance to satisfy electrical safety clearance requirements. Source: Jacobs (2025).

Footprint component	Extent impacted (ha) - modelled	Extent impacted (ha) - field survey	Total
Easement Corridor - Not Partial Clearance	34.11	67.95	102.06
Easement Corridor – Partial Clearance	0.05	1.18	1.22
Vegetation Risk Clearance Footprint - Not Partial Clearance	13.04	50.12	63.15
Vegetation Risk Clearance Footprint – Partial Clearance	0.10	3.61	3.70
Total	47.3	122.8	170.1

Native vegetation that is projected to be cleared (within the vegetation risk clearance footprint) to satisfy electrical safety requirements in several local government planning scheme overlays for which vegetation is intended to be retained, as follows:

- Erosion Management Overlay: 0.2ha
- Environmental Significance Overlay: 63.5ha
- Significant Landscape Overlay: 0.6ha
- Vegetation Protection Overlay: 1.6ha.

Vegetation management is one of the key bushfire mitigations for electricity network assets. AusNet's Vegetation Management Plan (AusNet Services, 2021) describes actions by which transmission network operations conform with the Electricity Safety (Electric Line Clearance) Regulations 2020 and its Code of Practice for Electric Line Clearance. While grasses and other ground layer native vegetation, as well as (in some cases) low woody shrubs (up to 3m height) may be retained within the easement, trees and taller shrubs typically need to be removed from the easement to comply with the regulatory framework for bushfire safety near electricity infrastructure.

Vegetation regrowth within the expanded Bulgana Terminal Station will be managed to prevent the accumulation of potential bushfire fuels in proximity to electrically active infrastructure and maintain the remainder of the space as low threat vegetation, as per AS3959:2018 Construction of buildings in bushfire prone areas. No native vegetation clearance is required as part of the proposed works at Bulgana Terminal Station or for the construction-stage laydown areas at Lexton, Ballan or Sydenham (Appendix I) to Appendix K).

The potential impacts for biodiversity conservation values of clearing to create the Project easement and relevant mitigations are described in EES Technical Report A Biodiversity Impact Assessment, Removal of vegetation to satisfy bushfire-related line clearance requirements will affect vegetation communities and native flora (but not fauna) species that are listed under Commonwealth and Victorian legislation. Planning and design of the Project have sought to minimise such impacts. Such measures will be supported by EPRs

Strategy

Potential Project impacts and planned responses

and Incorporated Document conditions. Given the Proposed Route and vegetation clearance requirements, such impacts are deemed (refer to the Biodiversity Impact Assessment) to be unavoidable if the Project is to proceed.

Use and development control in a bushfire prone area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

Subdivisions of more than 10 lots.

- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.

Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

The Proposed Route is entirely located in designated bushfire prone areas, as defined under the Building Act 1993.

This policy is applicable to the development of temporary workforce accommodation facilities at the Lexton and Ballan laydown areas. The Principal Contractor will develop the layout and design of the accommodation facilities. Appendix K includes a bushfire assessment for the laydown areas and provides guidance on bushfire protection measures. Key bushfire risk controls will include:

- Establishing appropriate access / egress
- Provision of fire water supplies
- Construction of accommodation facilities among low threat vegetation with BAL-LOW radiant heat exposure
- Establishment of emergency management procedures.

These and other measures will be specified as conditions of the draft Incorporated Document (Table 121).

Other aspects of the Project are not within the scope of this policy.

Does the amendment comply with the requirements of any 7.5. other Minister's Direction applicable to the amendment?

The amendment complies with all the relevant Minister's Directions, as well as relevant Practice Notes, as outlined in the Table following.

Table 7.2 Ministerial Directions and Planning Practice Notes

Document	Summary	Assessment		
Ministerial Directions				
MD1 – Potentially Contaminated Land	The purpose of this Direction is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by any contamination. The Direction requires that, for planning scheme amendments that would allow potentially contaminated land to be used for a sensitive use, agriculture or public open space, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use. This Direction guides the approach to identifying potentially contaminated land that may impact the Project.	The amendment has appropriately considered Ministerial Direction No.1 Potentially Contaminated Land (MD1). Investigations consistent with Planning Practice Note 30 have been undertaken through the Contaminated Land Impact Assessment (EES Technical Report R) and necessary mitigations identified. The Contaminated Land Impact Assessment informed the development of EPRs included in the EMF, which will be implemented through the Incorporated Document. That notwithstanding, it is noted that as the amendment does not result in the rezoning of any land that facilitates a sensitive use and does not enable sensitive uses on potentially contaminated land, MD1 does not appear to apply to the amendment.		
MD9 – Metropolitan Planning Strategy	The purpose of this Direction is to ensure that planning scheme amendments have regard to the Metropolitan Planning Strategy. This Direction applies to Metropolitan Melbourne, and the Metropolitan Planning Strategy refers to Plan Melbourne 2017-2050: Metropolitan Planning Strategy (DELWP, 2017a) and Plan Melbourne 2017-2050: Addendum 2019 (DELWP, 2019).	The amendment is appropriate in the context of relevant strategies contained in Plan Melbourne 2017-2050 and Plan Melbourne 2017-2050: Addendum 2019 (Plan Melbourne). Specifically, as already discussed at Section 6, the amendment will contribute to the achievement of Outcome 6 of Plan Melbourne that "Melbourne is a sustainable and resilient city", which recognises that to respond to the challenge of climate change and the imperative of making Melbourne more sustainable as it grows, a green economy needs to emerge—built around renewable energy, environmentally sustainable development and resource recovery. Direction 6.1 aims for Melbourne to "transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050" and recognises that this will require an increase in the share of renewable energy to meet the city's electricity requirements. The amendment facilitates infrastructure that will increase transmission capacity from the western Renewable Energy Zone to Melbourne and in the National Electricity Market.		
MD11 – Strategic Assessment of Amendments	The purpose of this Direction is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.	Addressed fully in this Chapter.		

Document Summary Assessment

MD19 - Part A: Preparation and Content of Amendments that may Significantly Impact the **Environment, Amenity** and Human Health and Part B: Requirement for Information for **Authorisation or Preparation of** Amendments that may Significantly Impact the **Environment, Amenity** and Human Health

The purpose of this Direction is to require planning authorities to seek the views of the Environment Protection Authority Victoria (EPA Victoria) in the preparation of planning scheme amendments that may:

- Allow the use or development of potentially contaminated land.
- Allow the use or development of land that could result in water, noise, air or land pollution impacts on the environment, amenity or human

The EPA Victoria is a key stakeholder in the preparation of the EES as a member of the Technical Reference Group. As part of the EES process, the EPA Victoria has opportunity to comment and make recommendations through the Technical Reference Group, on technical assessments that have supported the EES and preparation of the amendment. The EPA Victoria's feedback has been considered through development of the EES and draft amendment.

The EMF required by the Incorporated Document includes the requirement for EPRs associated with a range of matters including contamination and soil management; noise and vibration; and surface water. It is expected that the EPA Victoria will

provide a written submission to the draft amendment to allow its views on the amendment to be considered.

Planning Practice Notes

PPN03 - Applying the Special Use Zone

This practice note provides guidance about the appropriate use of the Special Use Zone in planning schemes.

The practice note describes that the purpose of the Special Use Zone is to provide for tailored provisions for a wide range of purposes, such as showgrounds, freight logistics centres, and tourism precincts. The Special Use Zone is part of a suite of special purpose zones in clause 37 that are used when a standard zone cannot address the individual circumstances of a site.

The amendment includes appropriate use of the Special Use Zone to rezone land containing the sites of the existing Bulgana Terminal Station and new terminal station near Bulgana from the Farming Zone to the Special Use Zone.

There is no standard zone or combination of zones, overlays and local policies that would adequately give effect to the objectives and requirements relating to the use and development of these sites for an essential service utility installation such as a terminal

While the Public Use Zone is applied to most land used for a utility installation, this zone is not available to be used for these sites as they are private land that contain a private, not a public, utility installation.

As an essential service utility installation, it is necessary for there to be an efficient planning approval process to enable maintenance and upgrade of the terminal stations when required, subject to appropriate controls. The Special Use Zone provides for an efficient planning approval process for the use and development of the terminal stations. The terminal specific schedule, including a requirement for Development Plans to be prepared and approved by the responsibly authority, provides an appropriate mechanism to control development of the land.

The Special Use Zone and a terminal station specific schedule similar to that included in the draft amendment, already applies to the Sydenham Terminal Station. The new schedule will also be applied to the Sydenham Terminal Station to apply consistent planning controls across the Project.

Document	Summary	Assessment
PPN13 – Incorporated and Background Documents	 This practice note: Explains the role of external documents in planning schemes. Explains the difference between Incorporated Documents and background documents. Provides guidance on when a document should be incorporated or be a background document. 	An Incorporated Document has been prepared to enable the delivery of the Project in a streamlined and coordinated manner. The draft Incorporated Document has been prepared in accordance with the requirements of this practice note and is included at Appendix B of this report.
PPN30 – Potentially Contaminated Land	The purpose of this practice note is to provide guidance for planners and applicants on: How to identify potentially contaminated land. The appropriate level of assessment of contamination in different circumstances. Appropriate conditions on planning permits.	As discussed in relation to MD1, the EES Technical Report R: Contaminated Land Impact Assessment has been prepared in accordance with the EES scoping requirements and has also taken into account the guidance in Planning Practice Note 30. The Contaminated Land Impact Assessment found that areas of potential contamination and potential contaminating land use activities are present within and within proximity of the Project Land. The Contaminated Land Impact Assessment has identified necessary mitigations so that potentially contaminated land will not be disturbed in a way that would affect existing sensitive land uses as a result of the Project. The mitigations identified through the Contaminated Land Impact Assessment have informed the development of EPRs included in the EMF, which will be implemented through the Incorporated Document. The EPRs developed for the Project include further investigation in areas of planned ground disturbance to inform detailed design, the micro-siting process and preparation of the CEMP in consultation with EPA Victoria, WorkSafe Victoria and other relevant stakeholders; and preparation of a spoil management plan.
PPN46 – Strategic Assessment Guidelines for Preparing and Evaluation Planning Scheme Amendments	Ministers Direction No. 11 Strategic Assessment of Amendments requires a planning authority to evaluate and discuss how an amendment addresses several strategic considerations. The purpose of this practice note is to explain what should be considered as part of the direction.	Addressed fully in this Chapter.
PPN62 – Green Wedge Planning Provisions	 This practice note provides information and advice about: Part 3AA of the Planning and Environment Act - which provides protection for metropolitan green wedge land by establishing procedures for planning scheme amendments affecting that land. Core Planning Provisions for Metropolitan Green Wedge Land. The application of zones to green wedge land in the context of the reformed rural zones September 2013. 	The amendment has considered and appropriately addresses this practice note. The amendment does not include a provision that amends or inserts an urban growth boundary. The siting and design of the Project has strategically avoided directly intersecting land within Melbourne's urban growth boundary. The Project does intersect land in a Green Wedge Zone. However, the Project is not a prohibited use in the Green Wedge Zone and will not change the current underlying or primary use of green wedge land.

Document Summary Assessment PPN89 – Extractive This practice note provides information The amendment has appropriately Industry and and guidance about: considered this practice note. Resources The current extractive industry Of relevance to the Project, which intersects approvals process. land within an Extractive Industry Interest Area (EllA) and land subject to current and Protecting existing extractive industry proposed extractive industry, the practice operations. note provides guidance on applying Protecting Victoria's extractive planning provisions relating to the protection resources. of extractive resources from incompatible The Victorian Government's initiatives development. This includes: for improving the regulation and Clause 11.03-3S (Peri-urban areas) protection of extractive industry and Clause 13.07-1S (Land use compatibility) resources. Clause 14.03-1S (Resource exploration and extraction) Clause 52.08 (Earth and Energy Resources Industry) Clause 52.09 (Extractive Industry and Extractive Industry Interest Areas). The Land Use and Planning Impact Assessment prepared by Jacobs as part of the EES has considered the Project in the context of these clauses and determined that it responds appropriately to the policy framework that relates to extractive industry. This is both in terms of operating existing extractive industry sites (where the location of transmission towers seek to minimise impacts) and more broadly in the context of the EIIA and the limited land area (in the context of the broad extent of the EIIA) that will be impacted by the Project.

7.6. How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

It is considered that the amendment will give effect to and support the PPF contained in each of the six planning schemes. A brief description of the various relevant planning policies and a discussion of how the amendment responds to those policies is included below.

State and Regional Policies 7.6.1.

Clause 11 (Settlement)

The amendment is consistent with Clause 11 (Settlement) in that the potential effects of the Project on existing and known future areas of settlement were considered through the EES process. Impacts on settlement have been avoided as far as practicable through the planning and siting of the Project, with potential impacts on heritage, vegetation, vistas and neighbourhood character avoided or minimised through the Project siting and design, and the implementation of EPRs. Avoidance of areas within the urban growth boundary have been strategically considered such that no land within Melbourne's urban growth boundary is directly impacted by the Project.

In particular the amendment appropriately considers Clause 11.01-15 (Settlement), which aims "to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements" as well as the strategies of Clauses 11.01-1R (Settlement - Metropolitan Melbourne), 11.01-1R (Green wedges - Metropolitan Melbourne), 11.01-1R (Settlement -Central Highlands) and 11.01-1R (Settlement – Wimmera Southern Mallee). The Project would increase the transmission network capacity across Melbourne's settlement areas and would promote an increase in development of renewable energy facilities, which supports the creation of jobs and provides benefits to the economy. The Project would also improve access to sustainable electricity services across Victoria's settlements by connecting renewable energy generation in western Victoria to the National Electricity Market, which will help facilitate sustainable, lower emissions growth and development of Victoria's settlements.

The Project is consistent with the strategies of Clause 11.02-1S (Supply of urban land) by providing electricity transmission infrastructure that will improve access to renewable energy generated electricity services in Victoria's urban areas, while largely avoiding direct impacts on existing and future urban land identified for residential, commercial, retail, industrial, recreational, institutional and other community uses.

The Project considers the importance of planning for places under Clause 11.03 (Planning for Places). Consistent with Clause 11.03-25 (Growth areas), existing and future growth areas have been considered in the siting and design of the proposed infrastructure, so that the Project does not impede the development and use of land set aside for future growth. Consistent with Clause 11.03-3S (Peri-urban areas), peri-urban areas and their values have also been protected through the siting and design of the proposed infrastructure. The Project has considered the distinctive characteristics and needs of regional and local places consistent with the strategies of Clause 11.03-65 (Regional and local places), through the siting and design of the proposed infrastructure informed by various technical impact assessments prepared for the EES. Through these impact assessments, the social, environmental, cultural, historic and economic characteristics and values of the study areas have been identified, with the distinctive characteristics, values and needs of regional and local places influencing the siting and design of the Project.

Clause 12 (Environmental and Landscape Values)

The amendment is consistent with Clause 12 (Environmental and Landscape Values), and Clauses 12.01-1S (Protection of biodiversity), 12.01-1R (Protection of biodiversity – Wimmera Southern Mallee), 12.01-2S (Native vegetation management), 12.03-15 (River and riparian corridors, waterways, lakes, wetlands and billabongs), Clause 12.03-1R (Rivers of the Barwon), Clause 12.03-1R (Waterways of the West), Clause 12.05-1S (Environmentally sensitive areas), 12.05-2S (Landscapes) and 12.05-2R (Landscapes – Central Highlands).

The planning and design of the Project has been informed by various technical impact assessments prepared for the EES, including a Biodiversity Impact Assessment, Landscape and Visual Impact Assessment, Aboriginal Cultural Heritage Impact Assessment and Surface Water Impact Assessment, which have identified the significant and sensitive environmental and landscape values within the study areas. The siting and design of the Project avoids and minimises impacts to native vegetation, flora and fauna, waterbodies, landscapes and environmentally sensitive areas as far as practicable.

As detailed in the Biodiversity Impact Assessment, the Project also seeks to avoid and minimise the removal of native vegetation as far as practicable, while compensating for impacts as necessary in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines) (DELWP, 2017c) and any Project offset strategy. Consistent with Clause 12.01-1S (Protection of biodiversity), Clause 12.01-2S (Native vegetation management) and Clause 12.01-1R Protection of biodiversity - Wimmera Southern Mallee, the Incorporated Document requires that information about the removal, destruction and lopping of native vegetation be provided to the Secretary, DEECA, demonstrating that the removal is consistent with the Guidelines.

Consistent with the strategies in Clause 12.03-1S (River corridors, waterways, lakes and wetlands), the Project has been designed and sited to minimise impacts to environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands, so far as practicable while balancing potential impacts on other values such as land use and community. Based on the impact assessments, EPRs have been developed to address issues relating to impacts on water quality, erosion and bank stability, and sensitive views (particularly those associated with water bodies such as the Lerderderg River, Merrimu Reservoir and Moorabool Reservoir and waterbodies that are located in proximity to the Project and identified in the regional policies at Clause 12.03-1R (Rivers of the Barwon) and Clause 12.03-1R (Waterways of the West)).

The siting and design of the Project avoids significant areas of conservation and state forest, landscapes, and green wedge land as far as practicable, including avoiding direct impacts on land within current and proposed national parks such as Lerderderg State Park and the proposed Wombat-Lerderderg National Park. EPRs have also been developed to assist in the protection and retention of landscape values, and impacts minimised as far as practicable consistent with Clause 12.05-2S (Landscapes).

Clause 13 (Environmental Risks)

The amendment is consistent with Clause 13 (Environmental Risks). The risk of harm to the environment, human health and amenity associated with the Project has been addressed through various technical impact assessments prepared for the EES. This includes:

- Bushfire Impact Assessment, Surface Water Impact Assessment and Geology and Soils Impact
 Assessment, which have addressed risks associated with natural hazards such as bushfire, flooding
 and landslip, consistent with the strategies in Clause 13.01-1S (Natural hazards and climate change),
 Clause 13.02-1S (Bushfire planning), Clause 13.03-1S (Floodplain management), Clause 13.04-2S
 (Erosion and landslip) and Clause 13.04-3S (Salinity).
- Noise and Vibration Impact Assessment, Air Quality Impact Assessment, Contaminated Land Impact Assessment, Electric and Magnetic Fields and Electromagnetic Interference Impact Assessment, and Aviation Impact Assessment, which have addressed relevant human health, safety and amenity impacts consistent with the strategies in Clause 13.05-15 (Noise management), Clause 13.06-15 (Air quality management), Clause 13.04-15 (Contaminated and potentially contaminated land) and Clause 13.07-15 (Land use compatibility).

The Project siting and design has been developed to manage impacts to human health, safety and amenity during the construction, operation and decommissioning of the Project, and has prioritised the protection of human life in accordance with Clause 13.02-1S. As discussed at Section 7.4, the Bushfire Impact Assessment has considered potential impacts of the Project and determined that planned design and operational mitigations as specified in the Incorporated Document conditions and EMF requirements can be implemented to effectively address potential impacts. Bushfire risk in the landscape surrounding the Project will remain high regardless of the existence of the Project. Through the implementation of controls, bushfire risk will not be materially increased by the Project through construction, operation or decommissioning.

The Project siting and design has been developed to avoid placement of infrastructure on land prone to erosion, landslip or instability, as well as natural floodplains where possible, and to minimise interference to surface water flows by utilising existing access tracks for waterway crossings. Noise, vibration and air quality impacts associated with the Project are mostly associated with the construction phase and able to be effectively managed in accordance with the General Environmental Duty under the Environment Protection Act 2017 using measures consistent with guidance with EPA Victoria publications and standard practice.

As previously discussed in this report, the EMF provides a transparent framework to manage the environmental effects of the Project in order to meet statutory requirements, protect environmental values and sustain stakeholder confidence. The EMF incorporates the EPRs, also already discussed, which have been developed to minimise potential impacts to human health and the environment so far as reasonably practicable and set out the environmental standards and outcomes that are to be achieved for the Project. EPRs require the Project to be delivered in general accordance with an Environmental Management System, and in accordance with a Construction Environmental Management Plan, and construction emergency management plan. In addition, it is intended that the EMF and EPRs will be the subject of review by an independent auditor, which is an approach that is consistent with other recent major infrastructure projects and which facilitates independent review of compliance.

Clause 14 (Natural Resource Management)

The amendment is consistent with Clause 14 (Natural Resources Management) in that it facilitates the delivery of infrastructure that will enable further development of renewable energy resources in western Victoria to provide a more sustainable electricity supply and reduce reliance on energy generation from non-renewable fossil fuels, while avoiding and / or minimising impacts to other important natural resources such as water supply catchments, highly productive agricultural land, state forests and existing and potential stone extraction areas.

Taking into account the strategies in Clause 14.01-18 (Protection of agricultural land), 14.01-1R (Protection of agricultural land - Metropolitan Melbourne), 14.01-2S (Sustainable agricultural use) and Clause 14.01-3S (Forestry and timber production), an Agriculture and Forestry Impact Assessment has been prepared for the EES, including community consultation, to identify areas of productive agricultural land of state, regional and local significance, including land for primary production and intensive agriculture. The Project has sought to protect highly productive agricultural land and retain important agricultural characteristics through the siting and design of the Project, as well as the development of EPRs to manage impacts on agricultural activities during all phases of the Project. The unavoidable permanent removal of productive agricultural land required for the Project (e.g., for the establishment of the new terminal station near Bulgana) has been minimised noting that the extent of the land removed from agricultural land use is limited in the context of the land area that forms part of the Project more broadly.

The amendment is consistent with Clause 14.01-2R (Agricultural productivity – Wimmera Southern Mallee) in that the Project it will support development of renewable energy projects in the Wimmera Southern Mallee region, which provide an opportunity for diversification of farming enterprises, while minimising impacts on the continuation of farming activities along the transmission line easement.

The amendment is consistent with Clause 14.02-1S (Catchment planning and management) and Clause 14.02-2S (Water quality). The Surface Water Impact Assessment and Groundwater Impact Assessment prepared for the EES have identified catchment values, water resources and associated uses potentially impacted by the Project (e.g., designated water supply catchments, water supply reservoirs) and developed EPRs to avoid or minimise potential impacts. The amendment is also consistent with Clause 14.02-3S (Protection of declared irrigation districts). The siting of the Project has strategically avoided all declared irrigation districts, including the Bacchus Marsh Irrigation District located to the south.

The amendment is consistent with Clause 14.03-15 (Resource exploration and extraction) in that the Project avoids and minimises potential impacts on existing and future extractive industry, and extractive industry interest areas. The Project siting and design has involved consultation with various stakeholders, including Resources Victoria - Earth Resources Regulation and current work authority holders. Where these areas have been unavoidable, the amendment, through the Incorporated Document, establishes requirements for stakeholder engagement to continue through the detailed design and construction process, and for development plans and micro-siting plans to be approved by the Minister for Plannina.

Clause 15 (Built Environment and Heritage)

The amendment is consistent with Clause 15 (Built Environment and Heritage) in that it addresses change in built form in relation to temporary and permanent infrastructure associated with the Project. The Project would result in permanent built form changes from the proposed towers, terminal stations and transmission lines that may affect the visual landscape, and identified Aboriginal and historical cultural heritage places. However, the potential impacts are addressed through the Landscape and Visual Impact Assessment, Historical Heritage Impact Assessment and Aboriginal Cultural Heritage Impact Assessment for the EES.

The implementation of the EPRs, and requirements directed under the Incorporated Document would respond to the protection and management of cultural heritage values consistent with Clause 15.03-18 (Heritage conservation) and Clause 15.03-2S (Aboriginal cultural heritage). This includes development and implementation of the Cultural Heritage Management Plans for the Project under the Aboriginal Heritage Act 2006.

Consistent with the strategies in Clause 15.01-5S (Neighbourhood character) and Clause 15.01-6S (Design for rural areas), the Landscape and Visual Impact Assessment has assessed the potential impacts of the Project on visual amenity, areas of valued rural character and surrounding landscape features. Avoiding areas of settlement was a criteria for route selection of the transmission line and location of the terminal station sites.

As a result, the transmission line route does not traverse any neighbourhoods, towns or small settlements directly, and has also avoided intersection with natural areas of environmental and landscape significance as far as practicable. Where avoidance of impacts was not possible, siting and design of the Project has focused on minimising impacts to the setting and character of the area as far as practicable for a major infrastructure project largely comprising industry standard engineering designs, consistent with Clause 15.01-2S (Building design). The use of landscape screening and other measures to soften visual impacts will also be implemented through the EPRs.

Clause 17 (Economic Development)

The amendment supports Clause 17 (Economic Development. The Project will facilitate greater investment in renewable energy infrastructure and increased employment within the renewable energy sector across the western areas of the state. Local tourism values and destinations were considered in the siting and design of the Project and EPRs have been proposed in Technical Report G Economic Impact Assessment to assist in managing impacts on existing and future local and regional businesses continuity. As previously discussed, the Project is also expected to provide both direct and indirect employment and economic value to the area through the growth of the renewable energy sector. It will therefore assist in the achievement of key policies at Clause 17.01-15 (Diversified economy).

The amendment is consistent with Clause 17.01-1R Diversified economy - Wimmera Southern Mallee of the Northern Grampians Planning Scheme, which seeks to capitalise on economic development opportunities by building on the region's key assets, particularly in agriculture, energy, mining, and tourism. It is noted that at Clause 17.04-1R (Tourism – Wimmera Southern Mallee) of that planning scheme a number of tourist destinations and attractions are listed. The Project is not located in proximity to any of those nominated tourist attractions.

The amendment is also consistent with similar regional policies in the Pyrenees, Ballarat, Hepburn and Moorabool planning schemes at Clause 17.01-1R Diversified economy - Central Highlands seeks to support economic self-sufficiency and growth by encouraging infrastructure investment where it will support business investment.

Clause 18 (Transport)

The amendment is consistent with the policies of Clause 18.01-1S (Land use and transport integration), Clause 18.01-2S (Transport system), Clause 18.02-4S (Roads) and Clause 18.02-7S (Airports and airfields), and regional policy Clause 18.01-2R (Transport system – Central Highlands). The potential effects of the Project on existing and planned transport infrastructure and traffic movement were considered through the EES process, including through the Aviation Impact Assessment and Transport Impact Assessment. In the case of the Aviation Impact Assessment, it is highlighted that key changes were made to the design of the Project in terms of transmission tower heights near both Melton Aerodrome and Melbourne Airport to meet existing and future operational requirements. This included ensuring tower heights would not impinge on Melbourne Airport's proposed new runway. The inclusion of aviation specific EPRs, would effectively manage impacts of the Project on transport infrastructure and ensure the Project is consistent with regional policy Clause 18.02-7R (Melbourne Airport).

Clause 19 (Infrastructure)

The amendment is clearly consistent with and supports Clauses 19.01-15 (Energy supply), 19.01-25 (Renewable Energy) and 19.01-2R (Renewable energy – Wimmera Southern Mallee). As previously discussed, it facilitates the delivery of transmission infrastructure to increase electricity transmission capacity and enable further development of renewable energy generation in western Victoria, which is currently constrained by the existing transmission infrastructure. By facilitating increased transmission of renewable energy, the Project supports Victoria's transition to a low-carbon economy and net zero greenhouse gas emissions by 2050. The siting and design of the Project has sought to minimise land use conflicts and to co-locate with existing infrastructure, including the existing 220kV transmission line from Bulgana to Waubra. The amendment is also consistent with Clause 19.03-3S (Integrated Water Management) in that the Project incorporates integrated water management principles to manage stormwater runoff effectively, particularly important where the Project crosses sensitive riverine and riparian environments.

Local Policies 7.6.2.

Relevant local policies contained in the PPF of each of the six planning schemes are discussed below.

Northern Grampians

The local-level planning policies of the Northern Grampians Planning Scheme contain the following relevant policy:

- Clause 13.03-1L Floodplain management Northern Grampians applies to land affected by the Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO). It seeks to minimise impacts on floodplains by avoiding earthworks or levee construction that obstruct natural flow paths or drainage lines unless required to protect existing dwellings. The policy also aims to maintain natural drainage corridors to preserve their drainage function, stream habitat, wildlife corridors, and landscape values, while encouraging designs that minimise hard surfaces and maximise permeable areas to reduce runoff.
- Clause 15.01-5L Neighbourhood Character Northern Grampians aims to preserve and enhance the character of local areas by integrating landscaping with new developments and complementing the existing vegetation and local character.

The amendment is not inconsistent with these policies in that the Project avoids impacts on floodplains and avoids built up areas.

Pyrenees

The local-level planning policies of the Pyrenees Planning Scheme contain the following relevant policies:

- Clause 12.01-1L Biodiversity seeks to protect significant and sensitive areas, including wetlands, from the negative effects of vegetation clearance and modification. It also aims to retain remnant understorey vegetation.
- Clause 12.03-1L Waterways seeks to discourage the removal of native vegetation in gullies, streams, and drainage lines, except where necessary to improve streamway or floodplain management.
- Clause 13.04-2L Erosion and landslip in Pyrenees Shire seeks to reduce erosion and stabilise land by maintaining native vegetation, encouraging revegetation, promoting perennial vegetation systems, and discouraging development on steep hill country in sensitive geological areas.
- Clause 13.04-3L Salinity in Pyrenees Shire seeks to encourage measures that reduce salinity and land degradation.
- Clause 14.01-1L Agriculture in Pyrenees Shire aims to limit small-lot rural excisions and promote the effective restructuring of inappropriate subdivisions.
- Clause 14.02-1L Catchment Management in Pyrenees Shire seeks to protect proclaimed water supply catchment areas by restricting subdivision, land use, and development. It also aims to retain vegetated areas within the Evansford township environs to safeguard water quality within the catchment.
- Clause 14.02-2L Water quality in Pyrenees Shire seeks to protect and improve water quality in catchments and areas surrounding potable water supply bores in the Shire.
- Clause 15.03-1L Heritage Conservation in Pyrenees Shire applies to land within the Heritage Overlay (HO) and seeks to protect and enhance the Shire's heritage values by discouraging the complete demolition of heritage places, retaining physical evidence of the Shire's gold history, including mining sites, mullock heaps, and related workings, and encouraging the replanting of a similar type of tree where the removal of a significant tree is unavoidable.

The amendment ensures that the Project will be sited and developed carefully with regard to not causing erosion, salinity, or reduction in water quality, including through construction management measures. The amendment also seeks to minimise impacts on locations of biodiversity and heritage significance where possible and to facilitate the ongoing agricultural use of the land that it crosses.

Ballarat

The local-level planning policies of the Ballarat Planning Scheme contain the following relevant policies:

- Clause 12.01-1L Protection of biodiversity seeks to minimise the environmental impact of infrastructure development and utility services, particularly on native vegetation and habitats. It emphasises the protection of remnant vegetation, especially in road reserves and along waterways.
- Clause 12.05-2L Landscapes seeks to maintain the natural state of the "Bald Hills" volcanic cones by avoiding development or revegetation that detracts from their "bald" appearance. It also aims to preserve the bushland character of fringe settlement areas such as Mount Helen and Nerrina.
- Clause 14.01-1L-1 Protection of agricultural land applies to land within the Farming Zone and seeks to prevent urban land use and development from encroaching into areas of productive agricultural land.
- Clause 14.01-2L Sustainable Agricultural Land Use seeks to support agricultural value-adding industries in locations with access to appropriate services and infrastructure, including transport links, gas, water, and sewerage facilities. The clause also encourages food, fibre, and timber processing that relates directly to the agricultural activities conducted on the land.

- Clause 15.03-1L Heritage Conservation applies to land affected by the Heritage Overlay and seeks to protect heritage values by encouraging sympathetic development adjacent to heritage sites and discouraging the demolition of buildings and elements of identified local, state, and national heritage significance.
- Clause 17.04-1L Facilitating Tourism seeks to promote Ballarat as a tourist destination by encouraging the use and development of land to increase visitor length of stay and enhance tourism offerings.
- Clause 18.01-2L Transport System Ballarat seeks to develop land in convenience living corridors to support a high-frequency public transport network.
- Clause 19.03-3L Ballarat Integrated Water Management encourages new development to incorporate water-sensitive urban design features, including stormwater harvesting, water recycling, and reuse.

The amendment responds to these policies by ensuring that the Project minimises ecological impacts and stormwater runoff impacts, including through careful construction methods. The Project avoids the Bald Hills, places of heritage significance and tourism value and fringe settlement areas. The Project will affect the useability of a limited amount of agricultural land, but this will be offset by compensation for the affected landholders and is balanced with the substantial broader social and economic benefits of the Project. The Project will be constructed in a manner that facilitates the ongoing use of Ballarat's transport system.

Hepburn

The local-level planning policies of the Hepburn Planning Scheme contain the following relevant policies:

- Clause 12.01-1L Native vegetation and habitat protection aims to protect and enhance native vegetation and habitats within the Shire. Strategies include safeguarding remnant vegetation and habitats identified on the Native Vegetation and Habitat Protection Map.
- Clause 12.05-2L Landscape management applies to land identified on the Landscape Character Areas and Significance Map. Its objective is to protect and enhance the distinctive features of the municipality's landscape character areas, including the Goldfields, The Uplands, and the Western Volcanic Plain.
- Clause 14.01-1L Protection of agricultural land applies to the Farming Zone, Rural Conservation Zone, and Rural Living Zone. The objective is "to protect the Shire's high-quality productive agricultural land from the encroachment of incompatible use and development."
- Clause 14.02-1L Catchment and land protection seeks "to ensure that use and development in a special water supply catchment protects, restores and enhances the quality and quantity of the natural resources and environmental systems for the long-term supply of quality water for future generations." Strategies include ensuring that "use and development incorporates measures to protect, restore and enhance the natural resources and environmental systems, including waterways in special water supply catchments."
- Clause 15.03-1L Heritage applies to all land within a Heritage Overlay and seeks to ensure new development is consistent with and interprets the significance of heritage places by respecting elements such as buildings, associated trees, garden settings, plantings, agricultural features, and archaeological sites.
- Clause 15.03-2L Aboriginal Cultural Heritage seeks to protect, conserve, and enhance pre- and postcontact Indigenous heritage places of cultural and spiritual significance to the Dja Dja Wurrung People. The clause requires tangible and intangible Aboriginal cultural heritage values to be considered in land use, development, and the management of environmental and water resources. It also requires that new uses, developments, and works avoid adverse impacts on sites, vegetation, wetlands, and features of Aboriginal cultural and archaeological significance.

The Project approved by the amendment has been located to avoid the significant landscapes shown in the map at Clause 12.05-2L and avoids the areas of native vegetation shown in the map at Clause 12.01-1L. The Project has been sited and will incorporate construction management methods that mitigate impacts to areas of biodiversity value and the special water supply catchments it passes through. The Project will avoid locations of Aboriginal and European Heritage. The Project will affect the useability of a limited amount of agricultural land, but this will be offset by compensation for the affected landholders and is balanced with the substantial broader social and economic benefits of the Project.

Moorabool

The local-level planning policies of the Moorabool Planning Scheme contain the following relevant policies:

- Clause 11.01-1L-02 Bacchus Marsh applies to the land identified on the Bacchus Marsh Urban Growth Framework Plan to this clause and seeks to "Encourage residential growth within Merrimu and Parwan Station where it would facilitate the provision of an Eastern Link Road".
- Clause 11.01-1L-04 Small towns and settlements seeks to "plan for population growth, service delivery and investment on a cluster basis, rather than a town specific basis, having regard to the social and economic linkages between towns." Growth is directed to Gordon, Bungaree, Wallace, Dunnstown, and Myrniong, while residential development in the Shire's other small towns and settlements is restricted to within existing urban areas.
- Clause 12.01-1L Biodiversity focuses on the protection and enhancement of biodiversity. The clause seeks to "maintain, protect and enhance the biodiversity values of roadsides, particularly those surrounding state and national parks or forests".
- Clause 12.05-2L Landscapes in Moorabool seeks to protect significant landscapes by preserving the "national, state and regional values of Werribee Gorge State Park, Bungal State Forest, Long Forest Flora and Fauna Reserve, Lal Lal State Forest, Lal Lal Falls Reserve, Brisbane Ranges National Park and Wombat-Lerderderg National Park." Development on hilltops and ridgelines must be designed to "minimise visual impacts on the landscape." Additionally, the design and construction of all-weather access roads and driveways traversing slopes must "minimise visual intrusion and soil erosion."
- Clause 13.07-1L Land Use Compatibility in Moorabool seeks to provide for non-residential uses within residential zones, ensuring they are located in areas compatible with the scale and character of the surrounding area.
- Clause 14.01-1L Agriculture, rural dwellings and subdivision applies to all land within the Farming Zone. The clause discourages subdivision and dwellings "unless they are directly related to the agricultural use of land." It also seeks to "avoid the development of dwellings that may adversely affect or constrain existing farms and their operations."
- Clause 14.02-1L Declared special water supply catchments applies to applications within Declared Special Water Supply Catchment Areas as identified in Schedule 1 to Clause 42.01 Environmental Significance Overlay - Proclaimed Water Catchment Areas. Strategies include avoiding "the subdivision of land in Declared Water Supply Catchment Areas" and discouraging "land use and development that has the potential to reduce the quality or quantity of water produced."
- Clause 15.01-2L-01 Building Design seeks to ensure that buildings and works are designed, sited, and constructed to minimise environmental and visual impacts by reducing the removal and disturbance of native vegetation, avoiding construction on ridgelines, hilltops, steep slopes, or above tree canopies, and limiting soil disturbance and excavation. The clause requires external colours, materials, and finishes to be of subdued tones that blend with the surrounding landscape and vegetation. It also avoids bulky buildings in significant landscape areas.

- Clause 15.01-5L Landscape and Neighbourhood Character applies to development in all zones and seeks to protect and enhance the character, built form, natural environment, country town scale, and rural atmosphere of each town. It requires development to be sited, designed, and constructed to blend with significant landscape elements, native vegetation, and rural settings. The clause also ensures housing design allows space for tree plantings and prioritises enhancing the existing landscape on both public and private land.
- Clause 15.03-1L Heritage seeks to ensure new development is sympathetic to and makes a positive contribution to heritage places and their heritage value. It aims to protect important landscape features, views, and built heritage elements associated with places of natural and cultural significance.
- Clause 17.04-1L Tourism seeks to encourage small-scale tourist activities that are associated with or enhance the agricultural use of land. It also supports tourist-related industries such as wineries, art,
- Clause 18.02-4L Road System seeks to improve the Bacchus Marsh arterial road network to support multi-modal transportation and cater to future growth, including development of the Bacchus Marsh Eastern Link Road.
- Clause 19.03-3L-02 Integrated Water Management seeks to ensure stormwater runoff is managed to minimise impacts on the Werribee River and its tributaries and encourages the incorporation of best practice water-sensitive urban design into all developments.

The Project facilitated by the amendment has been located to avoid townships and population centres, and traverse more sparsely populated parts of the Shire. The Moorabool Planning Scheme specifically directs that such areas are not intended to be residential. The Project has been sited and will incorporate construction management methods that mitigate impacts to biodiversity, and to use principles of integrated water management to manage impacts of stormwater runoff on the special water supply catchments it passes through. Siting of the Project has been carefully planned to avoid significant vistas, and to reduce visual impacts where Project infrastructure is in elevated locations, as well as avoiding locations of heritage and tourism value. Buildings forming the Project will be designed so far as reasonably practicable for an infrastructure project of this type to minimise visual impacts.

Melton

The local-level planning policies of the Melton Planning Scheme contain the following relevant policies:

- Clause 12.01-1L Protection of biodiversity focuses on enhancing ecosystem resilience and habitat connectivity. Strategies include supporting development designs that "incorporate existing environmental values on the site including vegetation, wetlands, creeks and grasslands."
- Clause 12.03-1L River Corridors, Waterways, Lakes and Wetlands seeks to ensure that development is set back from adjoining waterways to prevent sedimentation, support opportunities for revegetation, and enable bank stabilisation.
- Clause 12.05-2L Rural Landscape Character applies to buildings and works on land identified in the Significant Landscape Features Plan in the Clause and seeks to ensure development in rural areas and viewing corridors aligns with the rural landscape character and significant landscape features of the area, including the siting of development away from volcanic cones.
- Clause 13.01-1L Natural Hazards and Climate Change seeks to incorporate climate change adaptation strategies into development and land use plans to mitigate the effects of extreme weather events.
- Clause 13.02-1L Bushfire Planning applies to all land in designated Bushfire Prone Areas, as defined in the Building Regulations 2006, that are not already covered by a Bushfire Management Overlay. Strategies include designing development to allow for the rapid and effective response by emergency services and implementing grassfire protection measures to address identified grassfire risk.

- Clause 13.03-1L Floodplain management seeks to avoid risks associated with flooding and overland stormwater flows. Strategies include avoiding "development in areas subject to flooding and overland stormwater flows".
- Clause 14.01-1L Protection of agricultural land aims to "preserve areas of broad acre farming to allow for a range of agricultural and equine activities."
- Clause 15.03-1L-01 Heritage Conservation supports the creative adaptive reuse of heritage places in
 precinct structure plan areas, encouraging designs that are sympathetic to and compatible with the
 significance, scale, form, and materials of the heritage place. It also prioritises the retention of places
 listed in the 'Conservation Desirable' schedule of the Melton Heritage Study: Environmental History
 (David Moloney et al., 2007).
- Clause 15.03-1L-02 Dry Stone Walls applies to all dry stone walls subject to the Heritage Overlay and seeks to encourage their retention, conservation, and repair while ensuring development is sympathetic to their heritage significance.
- Clause 17.04-1L Facilitating Tourism seeks to enhance the tourism potential of the western region by
 establishing key destinations at Toolern Creek, Toolern Regional Park, Kororoit Creek, Deanside
 wetlands precinct, Mt Kororoit, Mt Atkinson, and Mt Cottrell. It promotes agricultural-related tourism
 and rural living in the Black Hill Road–Mount Aitken Road Precinct, as identified in the Western Plains
 North Green Wedge Precinct Plan, and encourages conservation tourism and small-scale tourism
 uses in Toolern Vale Hills, also identified in the plan.
- Clause 18.02-4L Road System seeks to protect the function, safety, and visual amenity of freeways
 and highways by discouraging use or development that reduces road service levels, safety, or
 functionality, diminishes the area's visual amenity, results in vegetation loss, or extends linear or
 ribbon forms of development.
- Clause 19.03-3L Integrated Water Management seeks to manage stormwater and improve water
 quality by incorporating water-sensitive urban design (WSUD) measures in all new developments. The
 clause supports development that maximises water capture and reuse from buildings and the use of
 permeable surfaces.

The amendment is consistent with these policies in that the Project it facilitates has been designed to avoid fragmenting habitat and causing other avoidable biodiversity impacts, as well as avoiding floodplains and minimising impacts to agricultural land. The Project has been designed to be as inconspicuous in the landscape as possible, including the use of lattice towers that reduce distant visibility of the Project. The siting and design of the Project has also strategically avoided land within the urban growth boundary, and places of heritage value including dry stone walls. It is noted that the City of Melton substantially falls within the urban growth boundary, and therefore local planning policies have a strong emphasis on avoiding development incompatible with future urban growth and precinct structure planning in the City.

The development of the Project will provide for the rapid response of emergency responders, and the Incorporated Document is subject to fire prevention conditions, particularly for the construction phase. The Project avoids the key scenic locations listed within Clause 17.04-1L (Facilitating Tourism), coming only close to Mount Kororoit, but with an approximate 700m setback, remaining set back from the conical form of this extinct volcano.

7.7. If the planning scheme includes a Municipal Planning Strategy, how does the amendment support or implement the Municipal Planning Strategy?

The amendment is appropriate in the context of the relevant policies of the Northern Grampians, Pyrenees, Hepburn, Ballarat, Moorabool and Melton Planning Schemes as presented in their respective municipal planning strategies within each planning scheme.

As discussed in Section 5.2, the municipal planning strategies of each of these Planning Schemes are broadly consistent in their relevance to the Project and directed to the protection and provision of transport and other infrastructure; increasing access to jobs, education, health facilities and community services; minimising risk of natural hazards such as bushfire; protecting heritage, biodiversity, landscape and catchment values; and protecting strategically important natural resources such as agricultural land and extractive resources.

The amendment would facilitate the delivery of critical infrastructure required to increase transmission capacity and unlock the renewable energy potential of western Victoria. In doing so, it will help deliver a more sustainable, efficient, reliable and affordable energy system that will bring economic, environmental and social benefits to Victoria, consistent with the key policy themes of the planning schemes.

A brief discussion is provided below in relation to the local planning policies in each of the six planning schemes, where this provides relevant local directions.

7.7.1. **Northern Grampians**

Clause 02.02 presents the Vision for the Northern Grampians Shire which is to "enhance lifestyles and community", "boost economic growth" and "provide sustainable infrastructure".

Clause 02.03 presents the Strategic Directions for use and development of land, which include:

- Protecting environmental features including remnant native vegetation
- Protecting key views, particularly those associated with tourist attractions and national parks
- Protecting the heritage character of towns

The amendment will assist in the achievement of these policies by creating a more stable and resilient energy system, which is critical to the stability of modern industry and its associated economic growth. The amendment and the Project have been designed to protect key views and settlements, and to minimise impacts on biodiversity.

7.7.2. **Pyrenees**

Clause 02.02 presents the Vision for the Pyrenees Shire which is "to ensure a vibrant and sustainable municipality, that provides for its people a healthy lifestyle and a supportive community, in the context of a rural environment."

Clause 02.03 presents the Strategic Directions for use and development of land, which include:

- Discouraging development on floodplains, including those yet to be applied with appropriate planning controls
- Protecting the quality of water resources
- Conserving significant landscapes and vistas, including those associated with heritage places of state significance

The amendment accords with these policies by siting and developing the Project in a manner that avoids floodplains and avoids causing a reduction in water quality, including through construction management measures. The Project facilitated by the amendment has been sited to avoid significant landscape features and heritage places.

7.7.3. **Ballarat**

Clause 02.02 presents the Vision for the Ballarat municipality which is the aspiration to be "a sustainable, innovative, and inclusive community". The vision for Ballarat's future includes fostering a strong local economy with a "diverse range of industries".

Clause 02.03 presents the Strategic Directions for use and development of land, which include:

- Protecting significant environments and landscapes, including high conservation value roadsides and native grasslands
- Discourage development within flood prone areas that presents an unacceptable risk to life or property.
- Protect the farmland around Ballarat, some of the most economically productive in the state

The amendment accords with these policies by minimising impacts on biodiversity and farmland, and avoiding flood plains. The amendment will support the construction of the Project, which will support the diversification of local industry to include renewable energy related industries.

7.7.4. Hepburn

Clause 02.02 presents the Vision for the Hepburn municipality which is the aspiration to "maintain, promote, protect and enhance the district's unique social, cultural, environmental and heritage characteristics". The vision for Hepburn's future includes to "protect agricultural land as a valued resource to support jobs and opportunities into the future" and to "protect and manage the municipality's valued landscapes from unsympathetic development or major change"

Clause 02.03 presents the Strategic Directions for use and development of land, which include:

- Preserving significant landscape features including Lalgambook (Mt. Franklin) and the surrounding group of volcanic hills, the ridges and forests of the Central Victorian Uplands and the unique mineral springs area
- Managing the impact of land uses on soil quality, erosion and salinity
- Avoid development that through its location or design increases exposure to bushfires
- Mitigating climate change through embracing opportunities to reduce greenhouse gas emissions, including encouraging renewable energy projects
- Protect tourism as the municipality's most important economic contributor
- Renewable energy and related infrastructure is supported subject to such projects limiting environmental impacts and incorporating benefit sharing

The amendment is appropriate in the context of these policies by facilitating the Project, which has been carefully designed to preserve significant landscape features, impacts on water quality, and agricultural land. The amendment facilitates renewable energy development in the Shire and surrounding region, mitigating climate change. The amendment has carefully considered the bushfire related risks of developing and operating the Project and will set in place comprehensive mitigation measures in the proposed Incorporated Document to manage this risk during construction.

7.7.4. Moorabool

Clause 02.02 presents the Vision for the Moorabool municipality which is the aspiration to "embrace our natural environment and lifestyle options to create an inspiring place for everyone to live, work and play". Council intends to do this by minimising environmental impact and stimulating economic development.

Clause 02.03 presents the Strategic Directions for use and development of land, which include:

- Protect the landscape and scenic qualities of forested hill slopes, rural landscapes and bushland settings of the Shire
- Protect water quality and the riparian environment around the Lerderderg River, and water quality within Declared Special Water Supply Catchments
- Protect good quality agricultural land, a key industry in the Shire's economy

The amendment is consistent with these policies, in that the Project has been designed to avoid impacting on water quality within catchments that it crosses, to avoid impacting riparian environments around watercourses, and to minimise impacts on high quality agricultural land. The amendment will cause minor impacts to the rural landscapes of the Shire, but this will be offset by a net benefit in the form of economic, social and environmental benefits to the wider community.

7.7.5 Melton

Clause 02.02 presents the Vision for the Moorabool municipality which is the aspiration to "create a vibrant, safe and liveable City accessible to all".

Clause 02.03 presents the Strategic Directions for use and development of land, which include:

- Protect non-urban land from development that increases land fragmentation
- Protect the landscapes and biodiversity values of the Western Volcanic Plain and Uplands
- Protect land for use for sustainable agriculture
- Plan for climate change, including the reduction in greenhouse gas emissions, to prevent impacts to Melton's susceptible community.

The amendment is consistent with Melton's Municipal Planning Strategy to mitigate climate change, though allowing the greater use of renewable energy. The Project facilitated by the amendment is designed to minimise ecological impacts and impacts on floodplains, and will allow agricultural land to continue to be used with only a small reduction in the degree of useability caused.

Does the amendment make proper use of the Victoria **7.8. Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions (VPP) as follows:

- The amendment uses the provisions of Clause 45.12 (Specific Controls Overlay) and the Schedule to Clause 72.04 (Documents incorporated into this planning scheme) to provide a specific control for the Project. The use of the Specific Controls Overlay and an Incorporated Document in the case of this amendment is appropriate as it:
 - enables a consistent planning approach to the Project which extends across six municipalities
 - improves transparency of the location and planning controls for the Project, and
 - reduces the complexity of approvals and associated administrative burden on the responsible authority and referral authorities that would otherwise be required if the Specific Controls Overlay was not used.

- The use of the Incorporated Document is entirely appropriate in place of planning permits given the size and scale of the Project and its State significance. The use of an Incorporated Document implemented via a Specific Controls Overlay is also consistent with other large scale, State significant, infrastructure projects which traverse multiple municipalities and affect a large number of properties. The use of the Incorporated Document provides for a coordinated and integrated planning approval compared to multiple, separate, planning permits for each municipality, as previously discussed at Section 4.
- The amendment appropriately seeks to apply the provisions of Clause 37.01 (Special Use Zone) to rezone two terminal station sites from the Farming Zone to the Special Use Zone with a Schedule specific to terminal stations. The purpose of the Special Use Zone is to recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone. In the case of this amendment, the rezoning will facilitate the long-term use of the site for the purpose of terminal stations, in a manner that is also consistent with the existing zoning of the Sydenham Terminal Station, which is to have a new schedule applied consistent with that of the rezoned terminal station sites. The use of the SUZ in this way is also entirely consistent with Planning Practice Note PPN03 (refer discussion at Section 7.5).
- The amendment utilises the provisions of Clause 66.06 (Notice of permit applications under local provisions) to require notice to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit within the Specific Controls Overlay. This is appropriate given the need to facilitate the orderly planning of land use and development along the Proposed Route.
- The amendment uses the provisions of Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes as they apply to the use and development of land for the Project. This is appropriate given the complexity of the Project and its extension across six municipalities.

The draft ordinance and instruction sheet for ordinance revision for draft Planning Scheme Amendment GC209 as described above is included at Appendix D.

7.9. How does the amendment address the views of any relevant agency?

The views of the relevant agencies and stakeholders have been and will continue to be obtained during the EES process, including any future Inquiry and Advisory Committee (IAC) hearing. A Technical Reference Group (TRG) was convened by the DTP in accordance with EES practices, to provide advice to the proponent and DTP on the preparation of the EES. The amendment has been prepared having regard to the views raised by the TRG.

7.10. Does the amendment address the requirements of the Transport Integration Act 2010?

The Transport Integration Act 2010 directs interface bodies (planning authorities) to have regard to transport system objectives, decision making principles and statements of policy principles if exercising powers and performing functions under interface legislation (Planning and Environment Act) which are likely to have a significant impact on the transport system.

The amendment is not likely to have a significant impact on the transport system beyond very localised modifications to access roads mostly during construction. The EMF to be implemented through the Incorporated Document, will manage these modifications to minimise the effects on the capacity of the community to access social and economic opportunities, and to use the transport system safely.

Refer to EES Technical Report P: Transport Impact Assessment for further detail.

7.11. What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment makes the Minister for Planning the responsible authority for administering and enforcing the provisions of the planning schemes as they relate to use and development of land for the Project. The new planning provisions are not expected to have a significant impact on the resource and administrative costs of the Minister for Planning as responsible authority.

The Minister for Planning would already be the responsible authority for administration and enforcement of planning permit applications for the Project, as a specified utility installation, pursuant to Clause 72.01-1 of the Victoria Planning Provisions, without this amendment. The amendment will therefore reduce the administrative burden on the Minister for Planning in that it avoids a potential requirement for the Minister to administer at least six separate planning permit applications that would be required for the Project without the amendment. The governance burden will also reduced by the amendment due to the use of Independent Auditors to monitor ongoing compliance with the EMF and EPRs as part of the development of the Project.

Overall, the new planning provisions are not expected to have a material impact on the resource and administrative costs of the responsible authorities.

Community engagement 8.

Extensive consultation and engagement has been undertaken as part of the EES with both the community and agency stakeholders. An EES Consultation Plan (AusNet 2022b) was prepared as part of the EES and has been available throughout the EES development process. It provides an overview of the guiding principles and objectives of the engagement program, identifies key stakeholders and provides an overview of planned engagement activities and timeframes until the completion of the Project. In addition, the plan outlines how community and stakeholder feedback informs the Project.

The process for preparing the EES included the establishment of a TRG in line with the typical process for an FFS.

The TRG was established in October 2020 and has met 27 times during the preparation of the EES. Members of the TRG are as follows.

- Agriculture Victoria
- Country Fire Authority
- Department of Energy, Environment and Climate Action (DEECA) Energy
- Department of Energy, Environment and Climate Action (DEECA) Grampians Region
- Department of Energy, Environment and Climate Action (DEECA) Agriculture Victoria
- Department of Transport and Planning (DTP) Impact Assessment
- Department of Transport and Planning (DTP) Planning
- Department of Transport and Planning (DTP) Transport
- Department of Jobs, Skills, Industry and Regions Regional Development Victoria
- Energy Safe Victoria
- Environment Protection Authority Victoria
- Department of Premier and Cabinet First Peoples State Relations
- Heritage Victoria
- Melbourne Water
- Parks Victoria
- Southern Rural Water
- Relevant Registered Aboriginal Parties, including: Barengi Gadjin Land Council Aboriginal Corporation; Dia Dia Wurrung Clans Aboriginal Corporation; Eastern Maar Aboriginal Corporation; Wadawurrung Traditional Owners Aboriginal Corporation; Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation; Relevant Catchment Management Authorities (CMA), including: Corangamite CMA; Glenelg Hopkins CMA; North Central CMA; Wimmera CMA; Port Phillip and Western Port CMA
- Relevant Local Councils, including: City of Ballarat; Hepburn Shire Council; Melton City Council; Moorabool Shire Council; Northern Grampians Shire Council; Pyrenees Shire Council
- Victorian Planning Authority

As set out in the TRG's Terms of Reference (and noted in the final scoping requirements issued by the Minister for Planning), the TRG has reviewed and provided advice on:

- Applicable policies, strategies and statutory provisions.
- The scoping requirements for the EES.
- The design and adequacy of technical reports for the EES.
- The AusNet public information and stakeholder consultation program for the EES.
- Responses to issues arising from the EES investigations.
- The technical adequacy of draft EES documentation.
- Coordination of statutory processes.
- Draft planning scheme amendment.

Ongoing consultation is being undertaken on the draft planning scheme amendment with relevant councils and DTP.

The public exhibition phase of the EES would allow the community to provide comments and feedback on the draft amendment, which would be considered by the IAC and ultimately by the Minister for Planning.

AusNet has also established a Community Consultation Group (CCG) to support information flow from AusNet to communities throughout the EES process. The purpose is to encourage constructive two-way discussion and feedback in a forum run by an independent chairperson. The CCG met for the first time in April 2021 and there have been 26 meetings of the CCG since.

9. Potential matters for Section 20(4) consideration

Following the EES process for the Project, including the public hearing associated with the IAC, if the Minister's assessment of the EES concludes that the environmental effects of the Project can be acceptably managed, AusNet will then ask Minister to approve PSA without further public notice in accordance with s.20(4) of the Planning and Environment Act 1987.

Section 20(4) of the Planning and Environment Act gives authority for the Minister for Planning to exempt a planning scheme amendment from the standard notice requirements of the Act if the Minister for Planning considers that those requirements are not warranted, or the interests of Victoria or a part of Victoria make an exemption appropriate.

Relevant matters in support of the Minister for Planning exercising their discretion under Section 20(4) of the Planning and Environment Act include the following:

- The Project is of State and regional significance. The amendment would facilitate delivery of a project that would:
 - Support Victoria's commitment to achieving net zero emissions by 2050 as legislated in the *Climate Change Act 2017* by upgrading transmission capacity to Victoria's western and northwestern Renewable Energy Zones.
 - Support Victoria's transition to a renewable energy driven, lower carbon economy by increasing transmission capacity to unlock renewable energy generation (predominantly wind and solar facilities) and provide greater investment certainty for renewable energy generation in the western and north-western Victoria Renewable Energy Zones.
 - Support the Victorian Government's commitment to and investment in the establishment of
 major renewable hubs for wind and solar energy in the region by strengthening transmission
 corridors to cost-effectively transport large quantities of renewable energy to consumers, both
 within Victoria and interstate.
 - Contribute to securing a more sustainable, efficient, reliable, affordable energy system that will bring economic benefits to Victoria and will enable continued use of the energy-consumptive services and facilities that support a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Draft Planning Scheme Amendment GC209 will have been placed on public display with the EES.
 The exhibition phase of the EES allows the community to provide comment on the draft amendment,
 which would be considered by the IAC and ultimately by the Minister for Planning. The views of
 affected persons on the draft amendment would therefore be made known and considered as part
 of this process.
- Stakeholders represented on the TRG will have been consulted during the EES development process and the views of TRG members considered during the preparation of the amendment.
- It avoids duplication and delays of process, which would occur if draft Planning Scheme Amendment GC209 was subject to additional notice, submission and hearing processes under Part 3 of the Planning and Environment Act, after having already been on public display as part of the EES exhibition and consideration through the IAC hearing. The uncertainty and delay created by this duplication would be undesirable, having regard to the significant benefits to Victoria that development of the Project will have through facilitating implementation of government policy to transition to renewable energy and to achieve net zero emissions by 2050.
- It would facilitate the timely delivery of the Project following a comprehensive impact assessment process with high levels of community and stakeholder engagement.

10. Conclusion

The Project comprises critical infrastructure that is necessary to unlock the renewable energy potential of western Victoria as a key Renewable Energy Zone and would help to deliver clean and affordable energy to Victorians. The Project would deliver long-term benefits to Greater Melbourne and the State of Victoria as Victoria transitions away from coal-generated electricity to sustainable green power. The Project would facilitate a transformation of the existing transmission network to an upgraded, efficient network that would enable Victoria to make an orderly transition to renewable energy and give the renewable energy sector the confidence and certainty needed to invest in new projects.

This report has demonstrated that draft Planning Scheme Amendment GC209 has had appropriate regard to all relevant Ministerial Directions, including the Strategic Assessment Guidelines. The amendment has also been assessed as resulting in an appropriate planning outcome in the context of both State and local planning policies.

If approved, the amendment will facilitate the delivery of significant benefits for Victoria by providing additional capacity to connect to, and drive the development of, renewable energy generation and storage developments, supporting energy supply diversification, and contributing to a less costly and more orderly shift to renewable energy.

It is acknowledged that, as is typical for an infrastructure project of this size, there will be some adverse social, economic and environmental impacts, which are explored in greater detail in the EES and its accompanying Technical Reports. However, it is considered that these impacts will be able to be appropriately managed through implementation of the EPRs and the EMF as required by the Incorporated Document.

Accordingly, based on a balanced consideration of the amendment's outcomes in the context of competing policy objectives of the planning schemes, and other policy documents as addressed in this report, it is considered that the amendment will result in an overall net community benefit and will support a sustainable development for present and future generations, consistent with the key outcomes sought for planning in Victoria.

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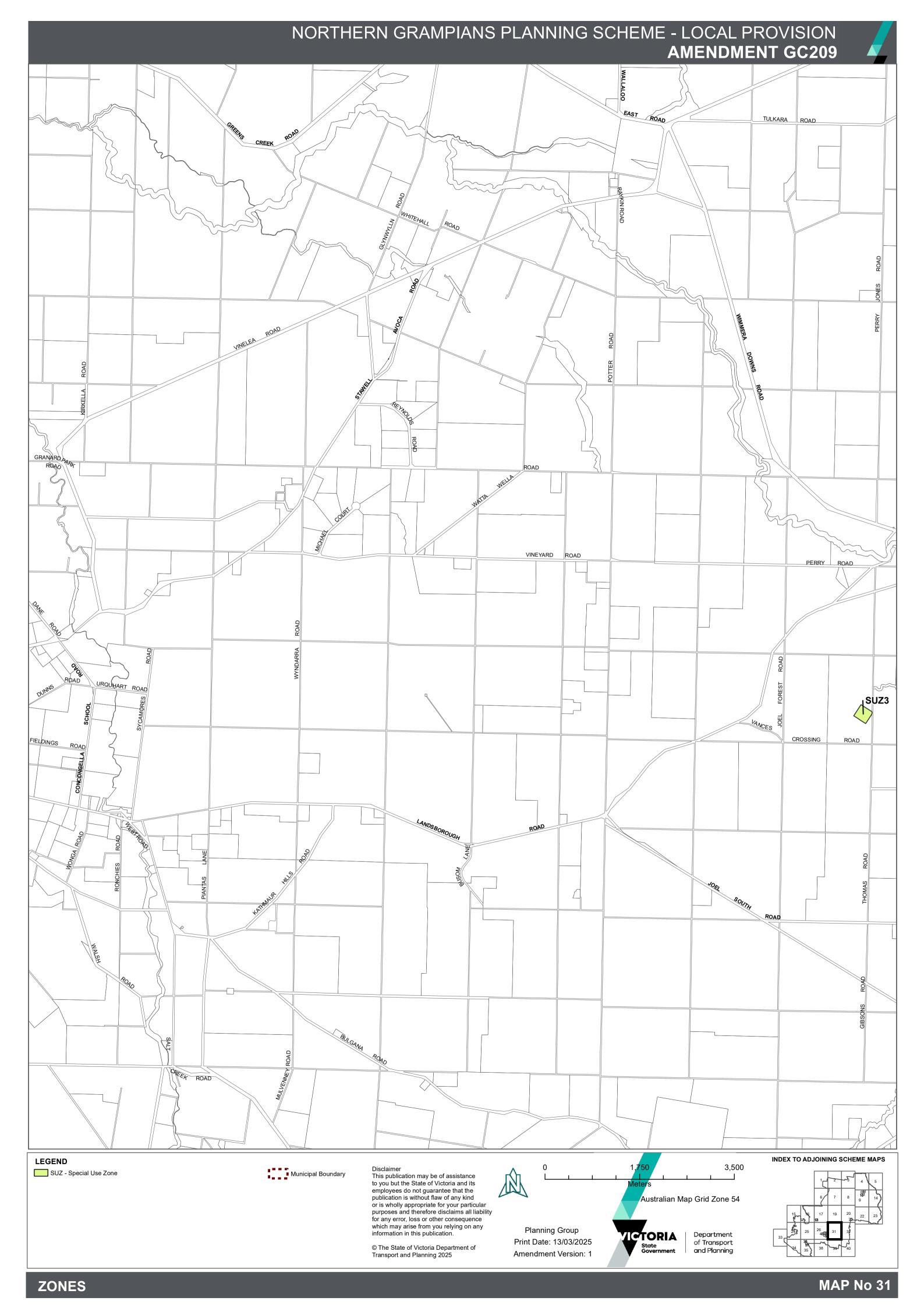
12. Glossary

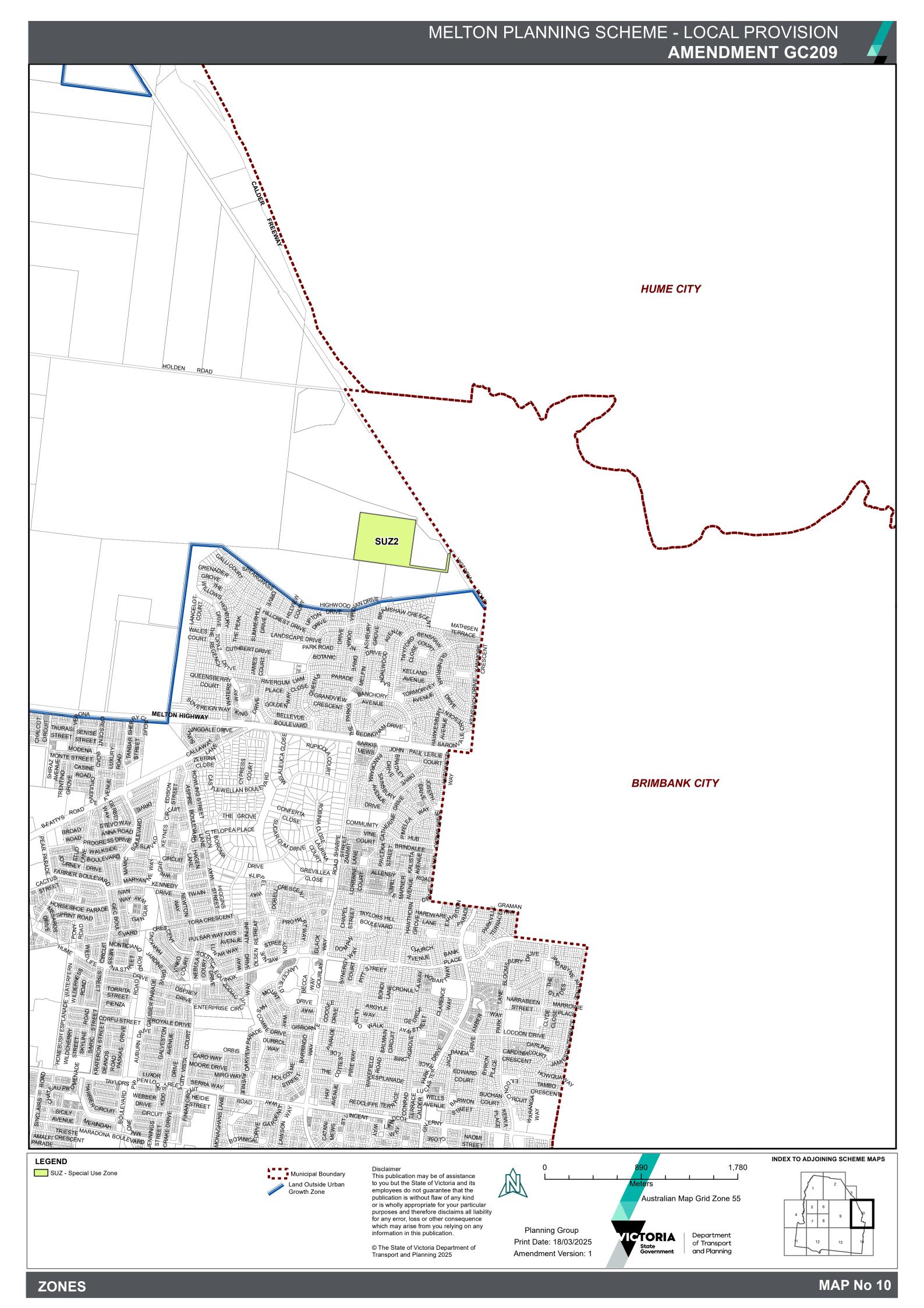
Term	Definition
AEMO	Australian Energy Market Operator
AusNet	AusNet Transmission Group Pty Ltd
вмо	Bushfire Management Overlay
DDO	Design and Development Overlay
DEECA	Department of Energy, Environment and Climate Action, formerly the Department of Environment, Land, Water and Planning (DELWP).
DELWP	The former Department of Environment, Land, Water and Planning.
Development Plans	Plans that show the location, layout, functions and appearance of any development including demolition, buildings and works
DTP	Department of Transport and Planning, formerly the Department of Transport and the Department of Environment, Land, Water and Planning (DELWP).
EES	Environment Effects Statement
EMF	Environmental Management Framework
Environment Effects Act	Environment Effects Act 1978
EPA Victoria	Environment Protection Authority Victoria
EPR	Environmental Performance Requirement
FO	Floodway Overlay
FZ	Farming Zone
GC	Group of Councils, a type of planning scheme amendment applying to a number of, but not all of, the Victorian planning schemes
GW	gigawatt – 1 billion watts
GWZ	Green Wedge Zone
НО	Heritage Overlay
Incorporated Document	Western Renewables Link, Incorporated Document, XXX 2025
ISP	Integrated System Plan (publication by AEMO)
Km	kilometre
kV	kilovolt
LSIO	Land Subject to Inundation Overlay
М	metre
MD	Ministerial Direction
PCRZ	Public Conservation and Resource Zone
Planning and Environment Act	Planning and Environment Act 1987
PPRZ	Public Park and Recreation Zone
Principal Contractor	During the construction stage, there will be multiple principal contractors and sub- contractors involved in the delivery of the different project components. This EES

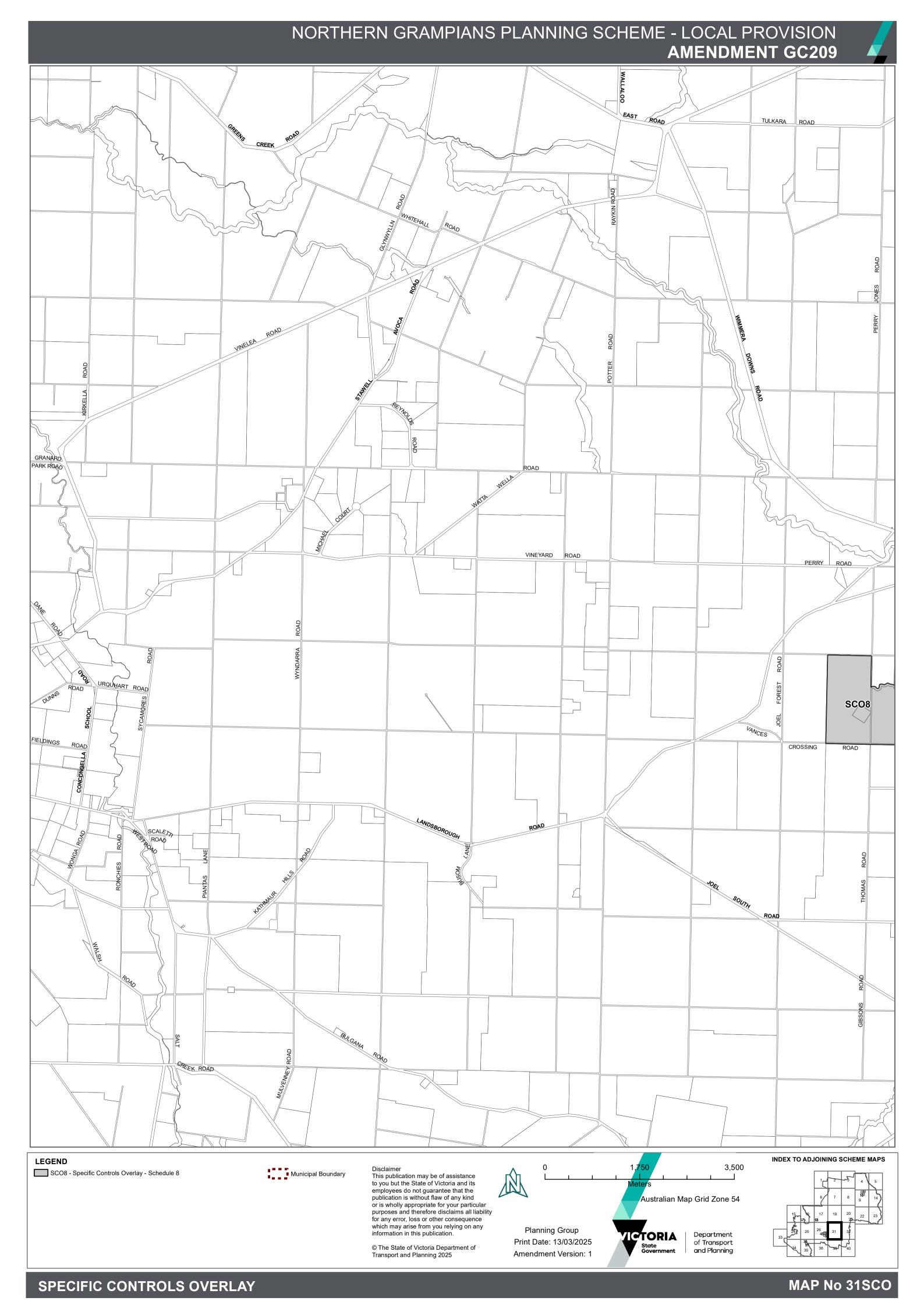
Term	Definition
	refers to Principal Contractor as a catch all term for the contractor responsible for the works.
Project Area	The Project Area encompasses all areas that would be used to support the construction and operational components of the Project considered in the EES. The Project Area is contained within the Project Land and encompasses the following:
	Permanent infrastructure: Transmission tower structures Upgrade and connection to the Bulgana Terminal Station Connection to the Sydenham Terminal Station An upgrade of Elaine Terminal Station The new 500kV terminal station near Bulgana Minor safety upgrades at other terminal stations Access tracks required for operation
	Temporary construction areas and infrastructure: Distribution line crossovers Hurdles Laydown areas Stringing pads Access tracks Tower assembly areas workforce accommodation facilities.
Project Land	The Project Land encompasses all land parcels that could be used for the purpose of temporary Project construction and permanent operational components. The Project Land corresponds with the extent of the Specific Controls Overlay proposed in the draft Planning Scheme Amendment for the Project. This generally includes the entire land parcel intersected by a Project component to allow for changes generally in accordance with the proposed draft Planning Scheme Amendment.
Proposed Route	The Proposed Route is approximately 100 to 170m wide and encompasses the nominal future easement for the proposed new transmission line (including a buffer either side), and the terminal station areas. The Proposed Route is located within the Project Area.
PUZ	Public Use Zone
RCZ	Rural Conservation Zone
REZ	Renewable Energy Zone
Responsible Authority	Refers to the term used in the Planning and Environment Act 1987 for a person who is responsible for an aspect of the administration and enforcement of a planning scheme – as defined by Section 13(2) of the Act it can be: (a) the municipal council, if the planning scheme applies to land which is wholly or partly in its municipal district, unless the planning scheme specifies any other person as the responsible authority; or (b) the Minister, if the planning scheme applies only to land outside a municipal district, unless the planning scheme specifies any other person as the responsible authority; or (c) any person whom the planning scheme specifies as a responsible authority for that purpose.
RLZ	Rural Living Zone
sco	Specific Controls Overlay
SUZ	Special Use Zone
Terminal station	Terminal stations control the flow of power on transmission lines and reduce the voltage for supply to substations and large industrial customers.
the Project	Western Renewables Link (formerly the Western Victoria Transmission Network Project)

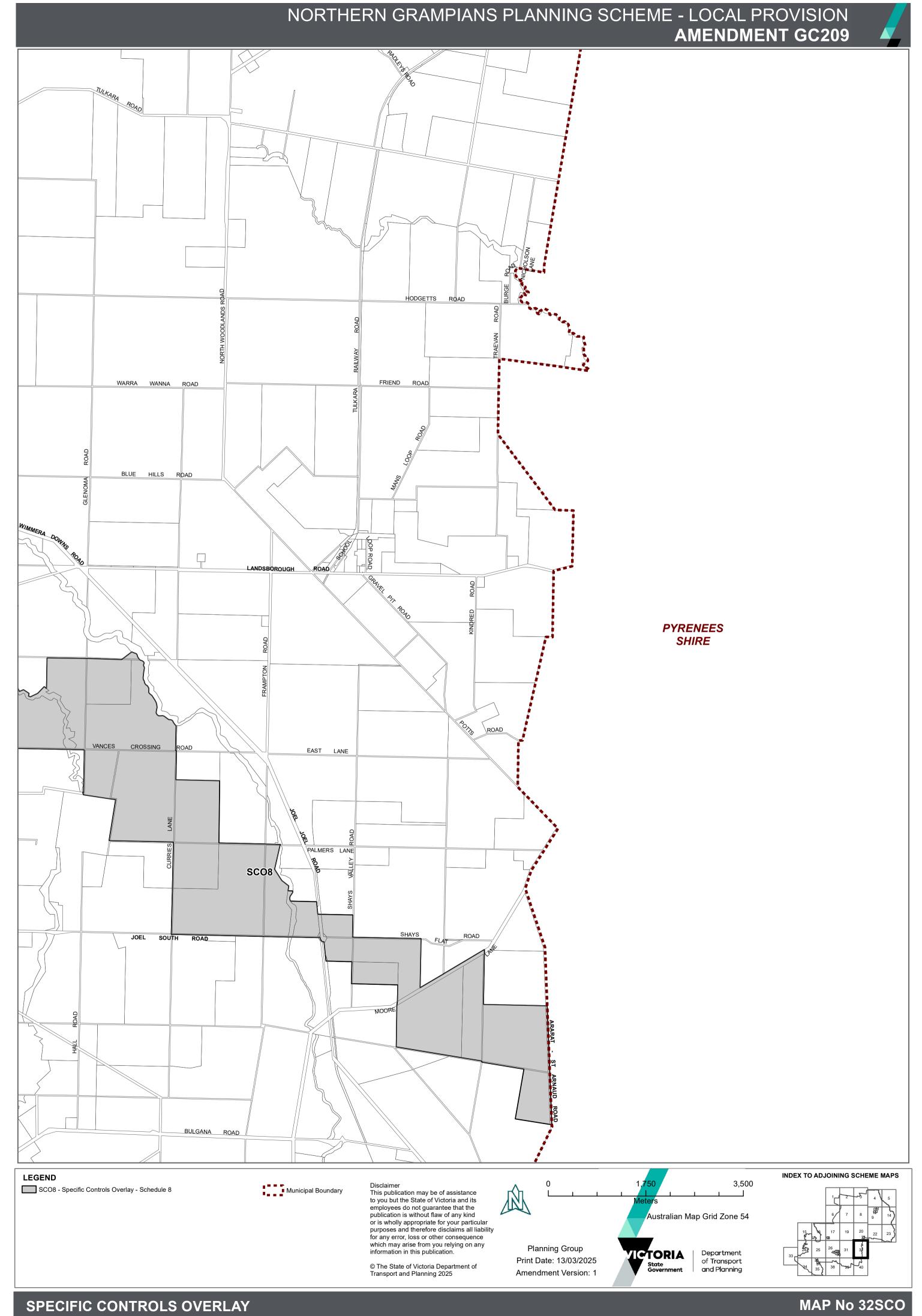
Term	Definition
Transmission line	A transmission line is a conductor or conductors designed to carry electricity or an electrical signal over large distances with minimum losses and distortion.
Transmission towers	The structures used for overhead transmission lines are typically steel lattice towers, however very large poles are also sometimes used. There are two main structure types used for transmission lines, suspension towers which are used when the line is straight and strain towers which are used when the line is turning. Referred to as towers throughout.
TRG	Technical Reference Group
VCAT	Victorian Civil and Administrative Tribunal
VPO	Vegetation Protection Overlay
VPP	Victoria Planning Provisions
ZN	Zone (map)
500 kV	500kV transmission line

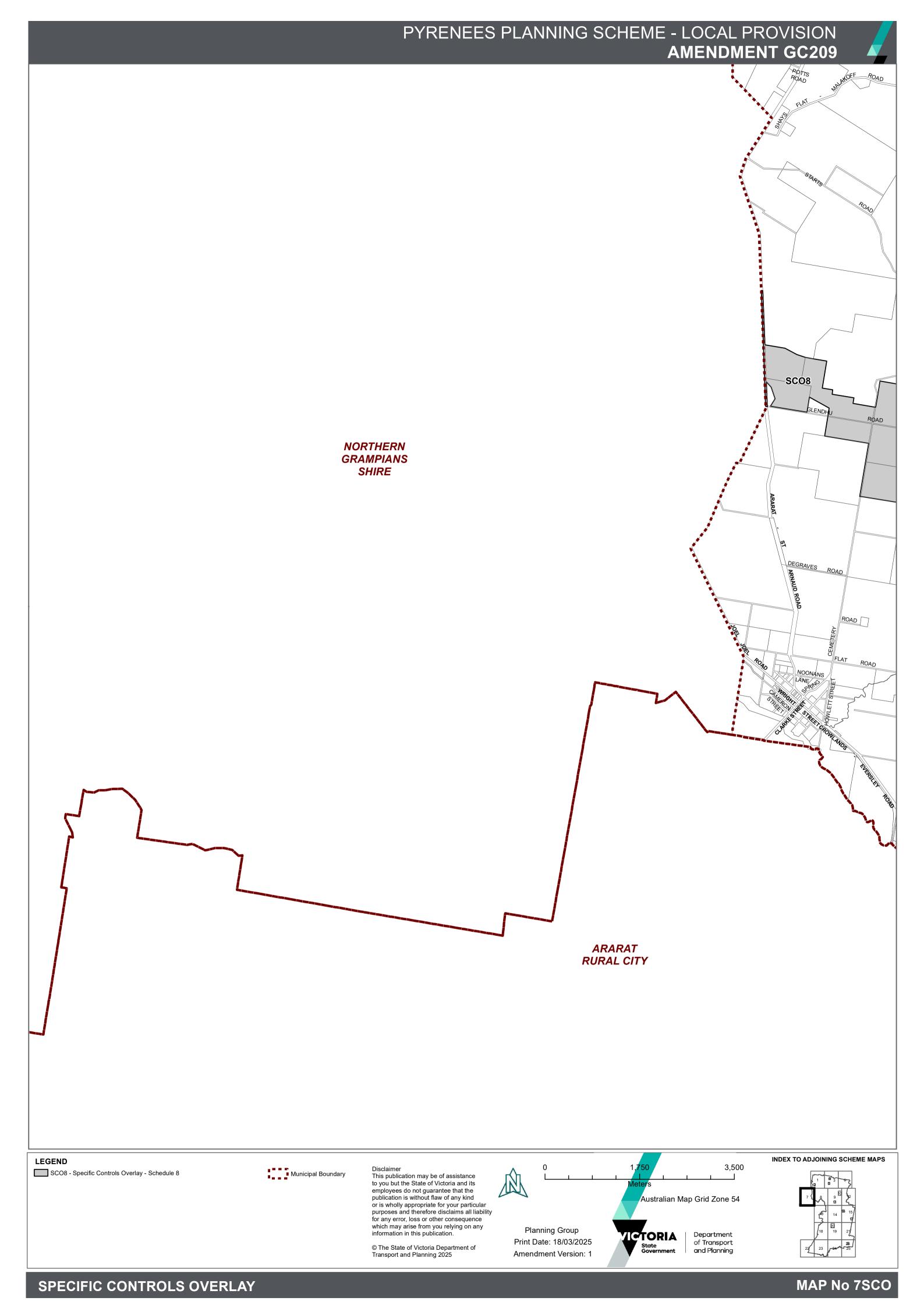
Appendix A. Project Land Proposed Zone and Overlay Maps

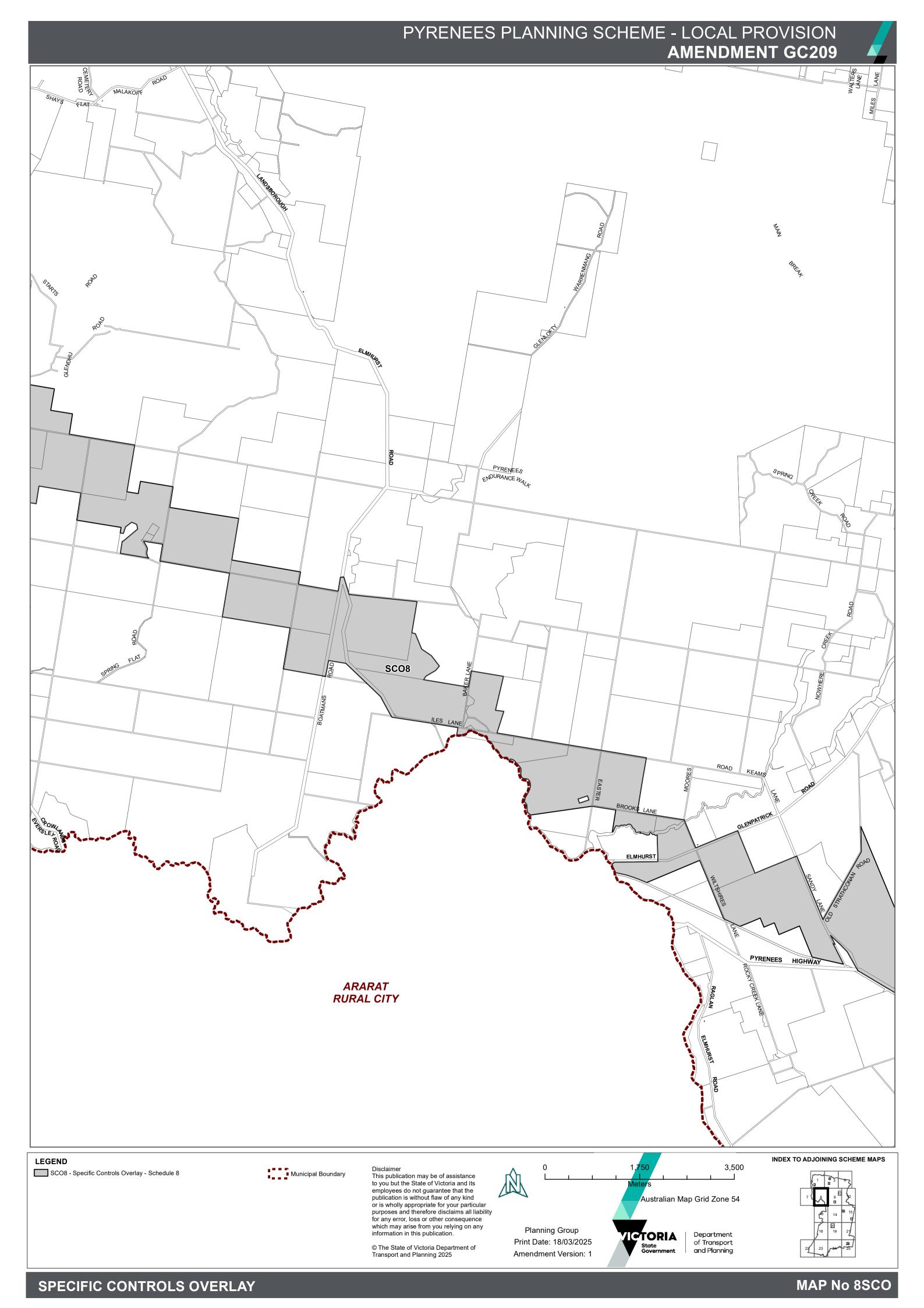


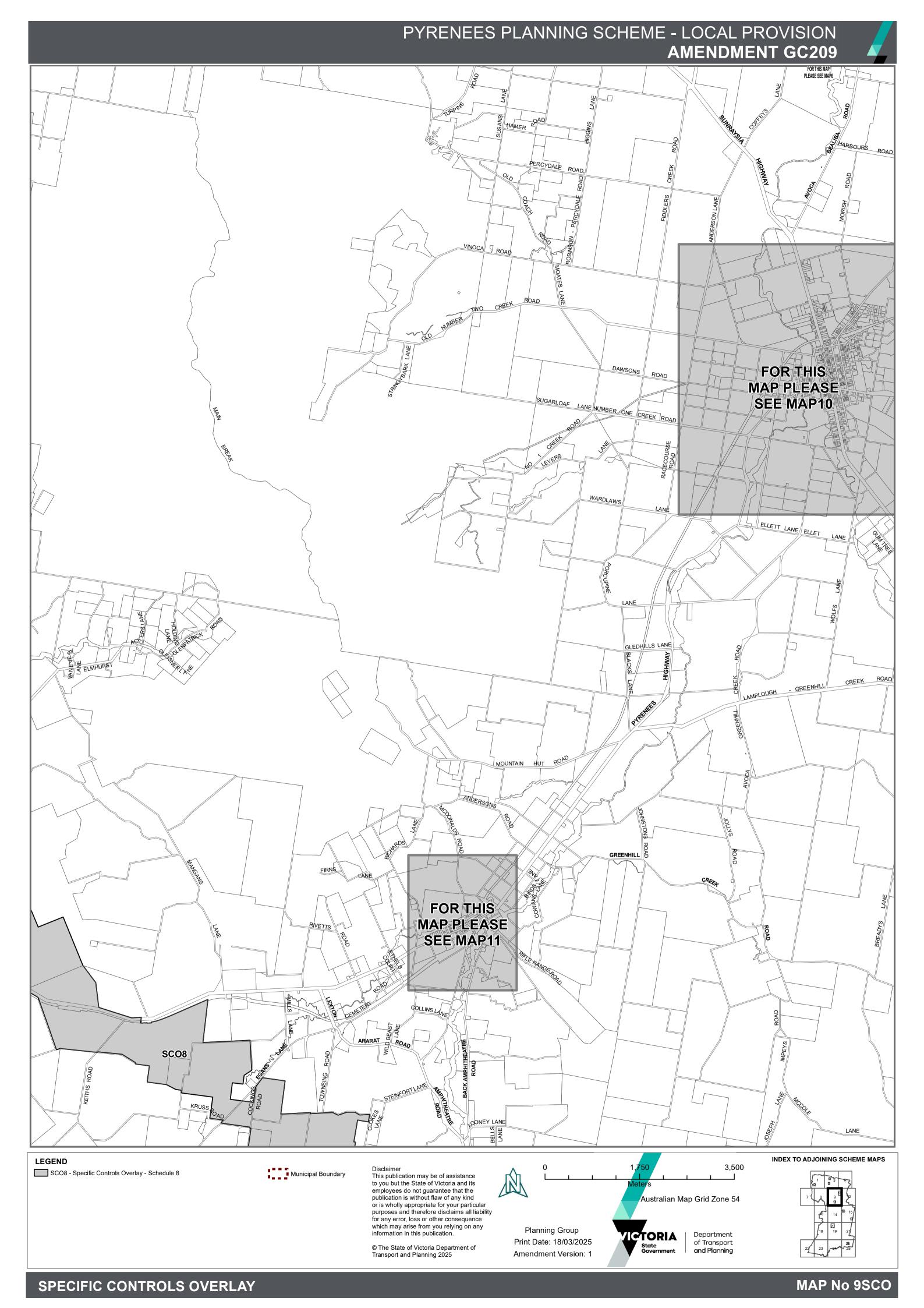




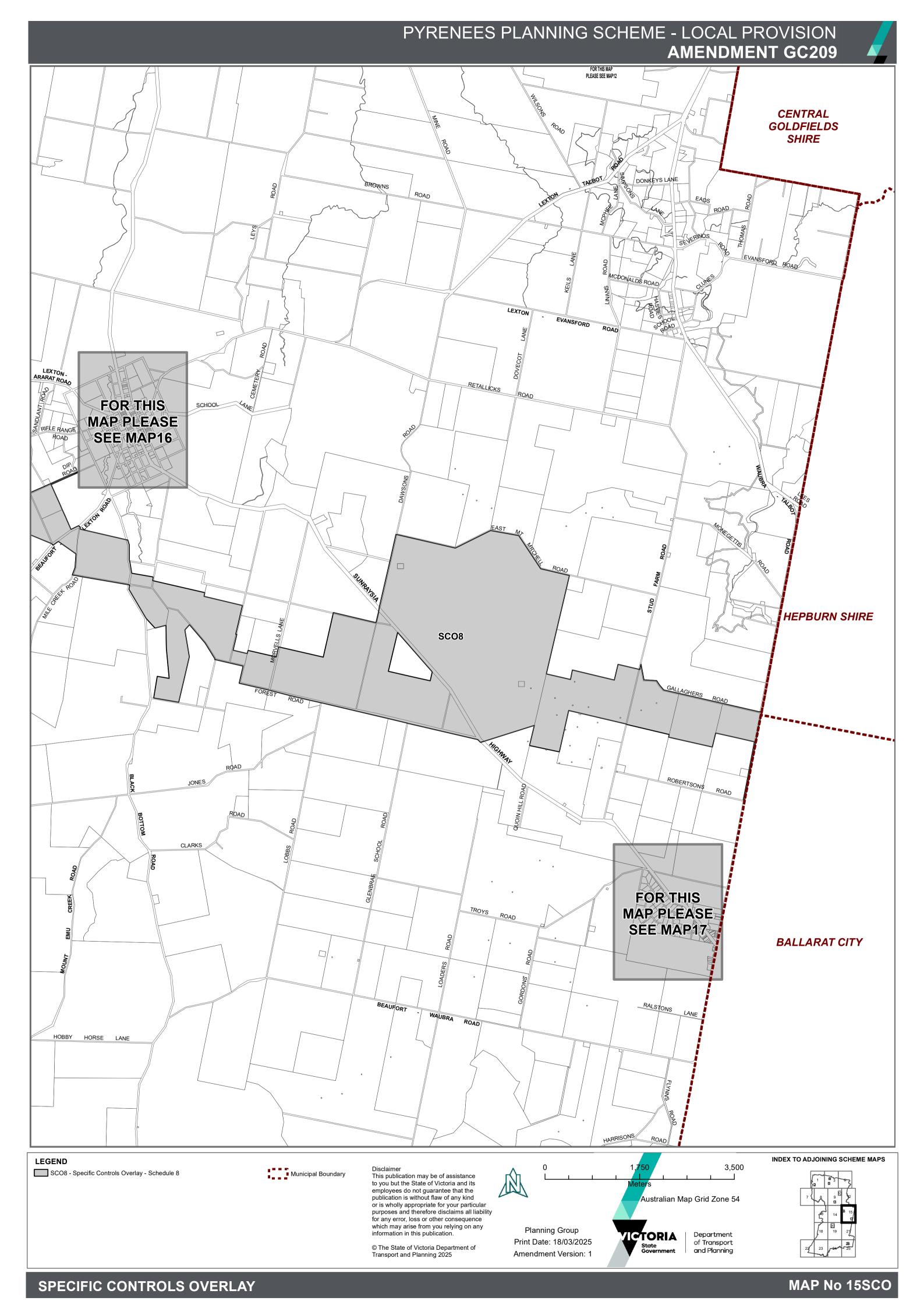




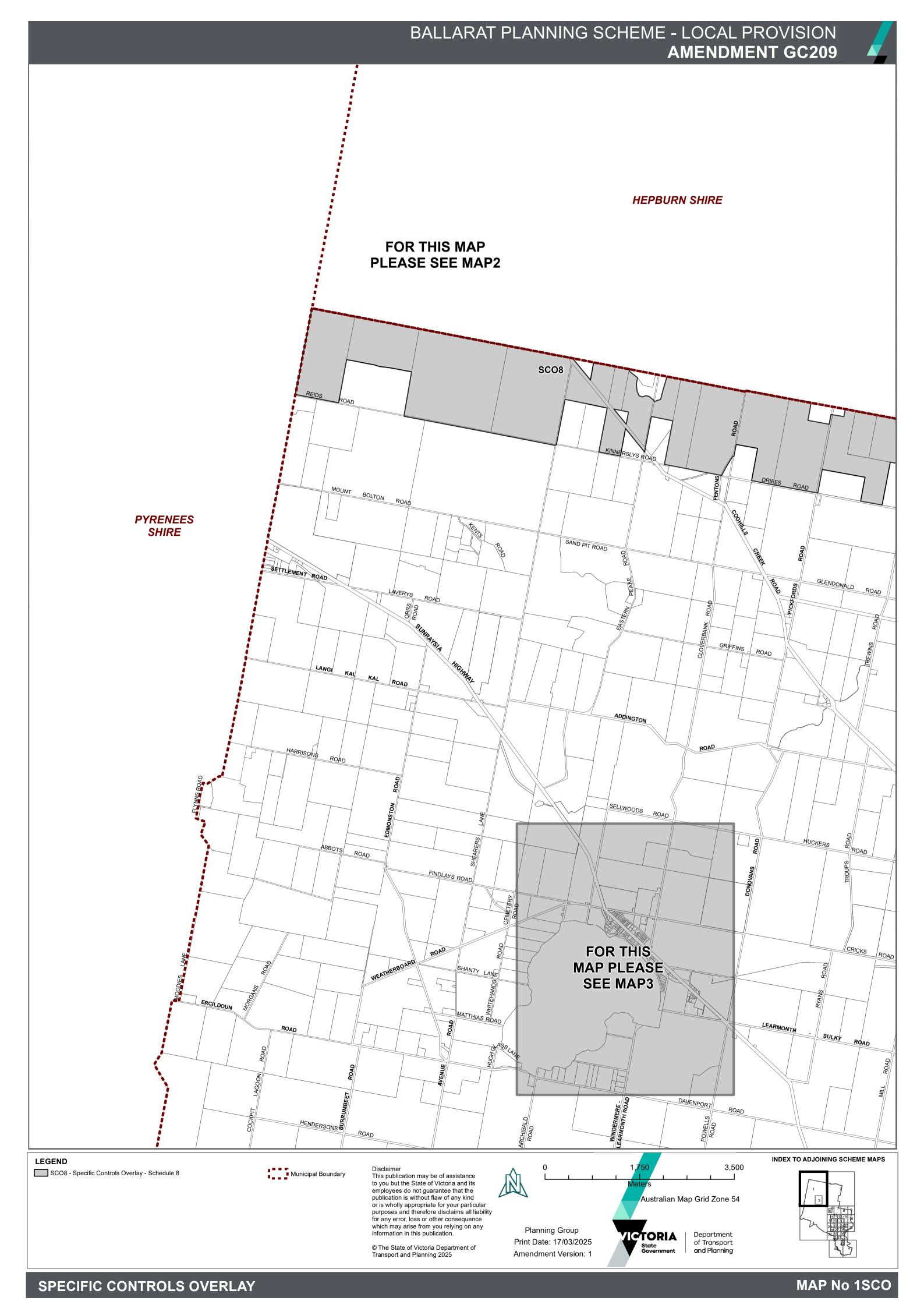




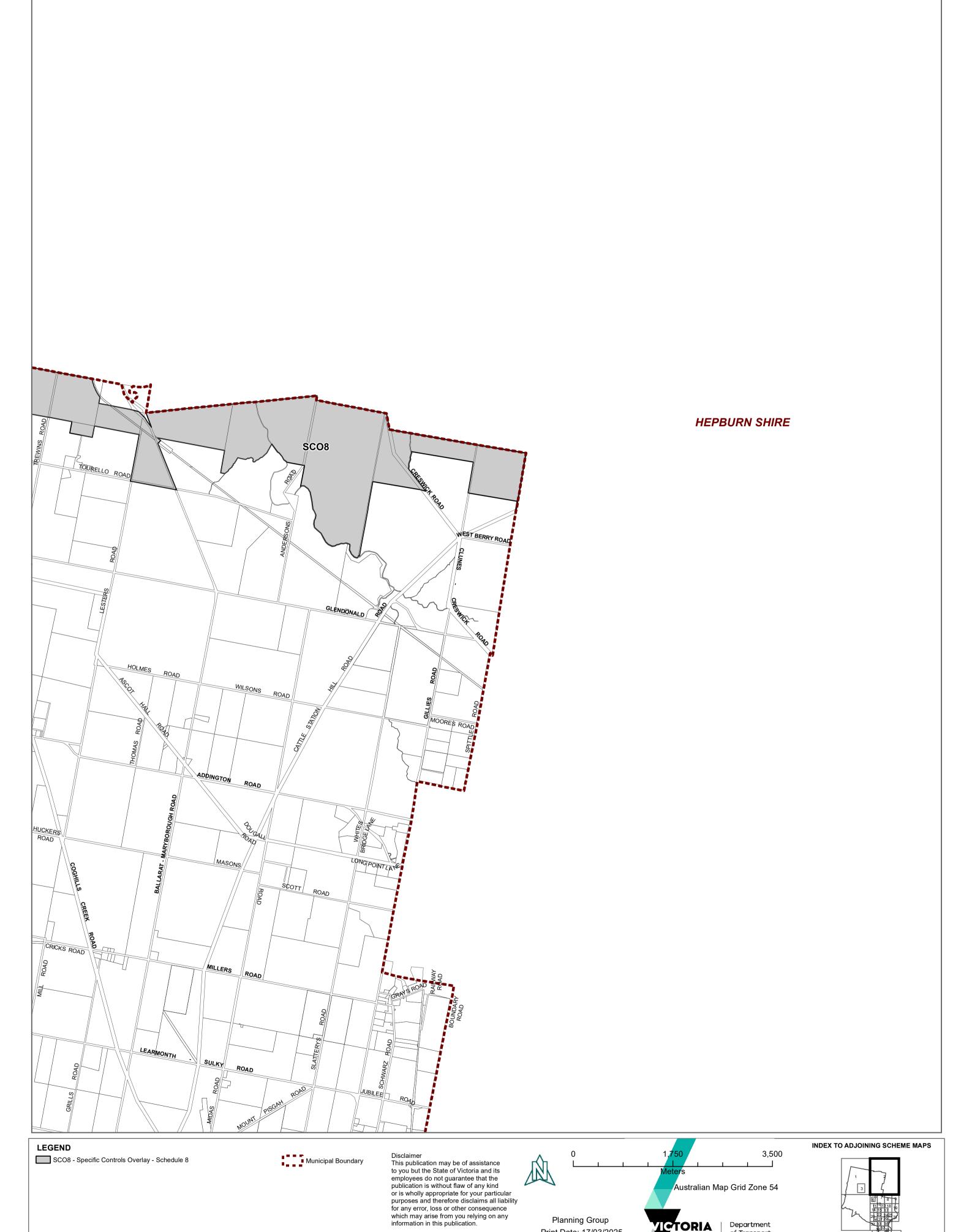












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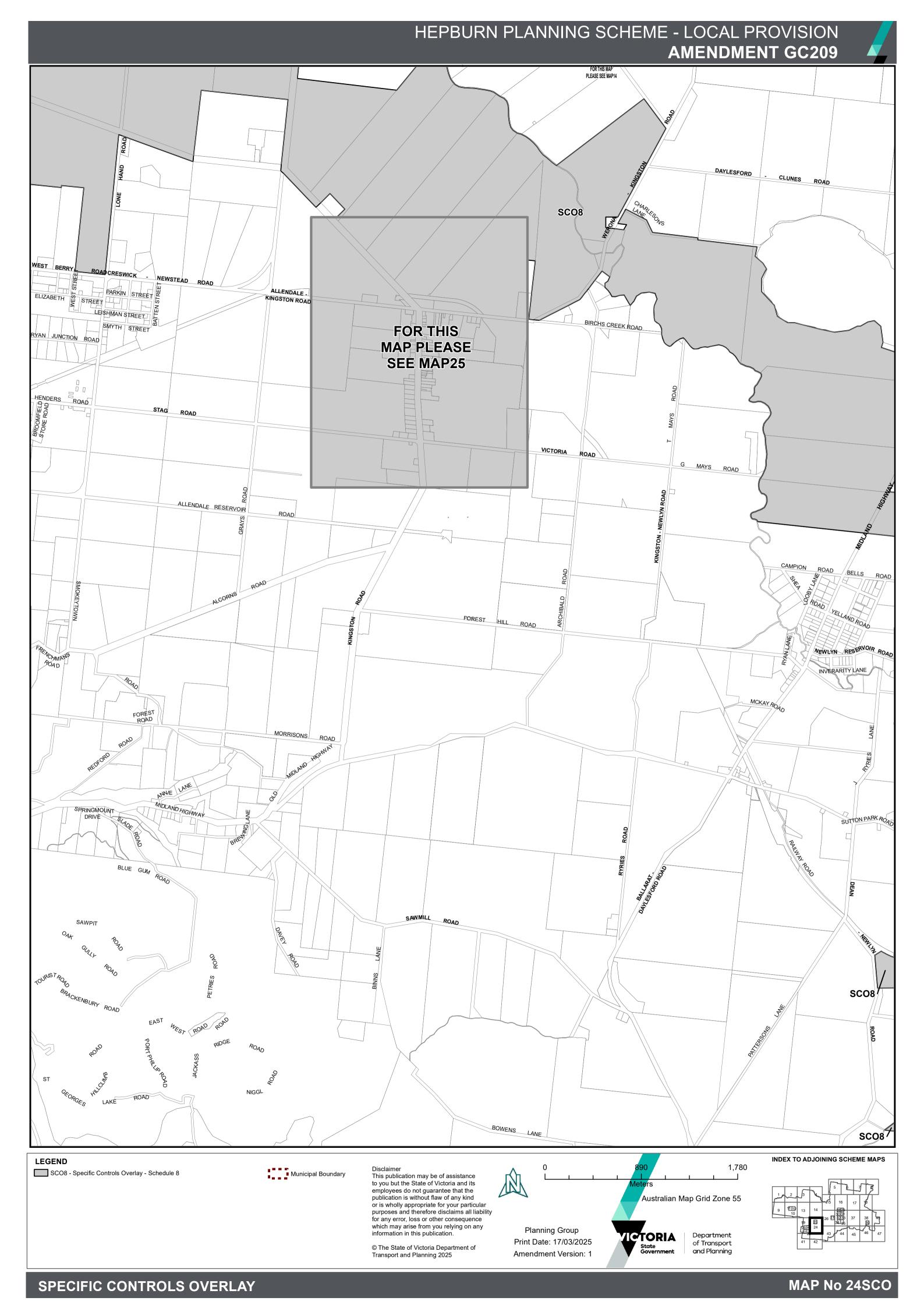
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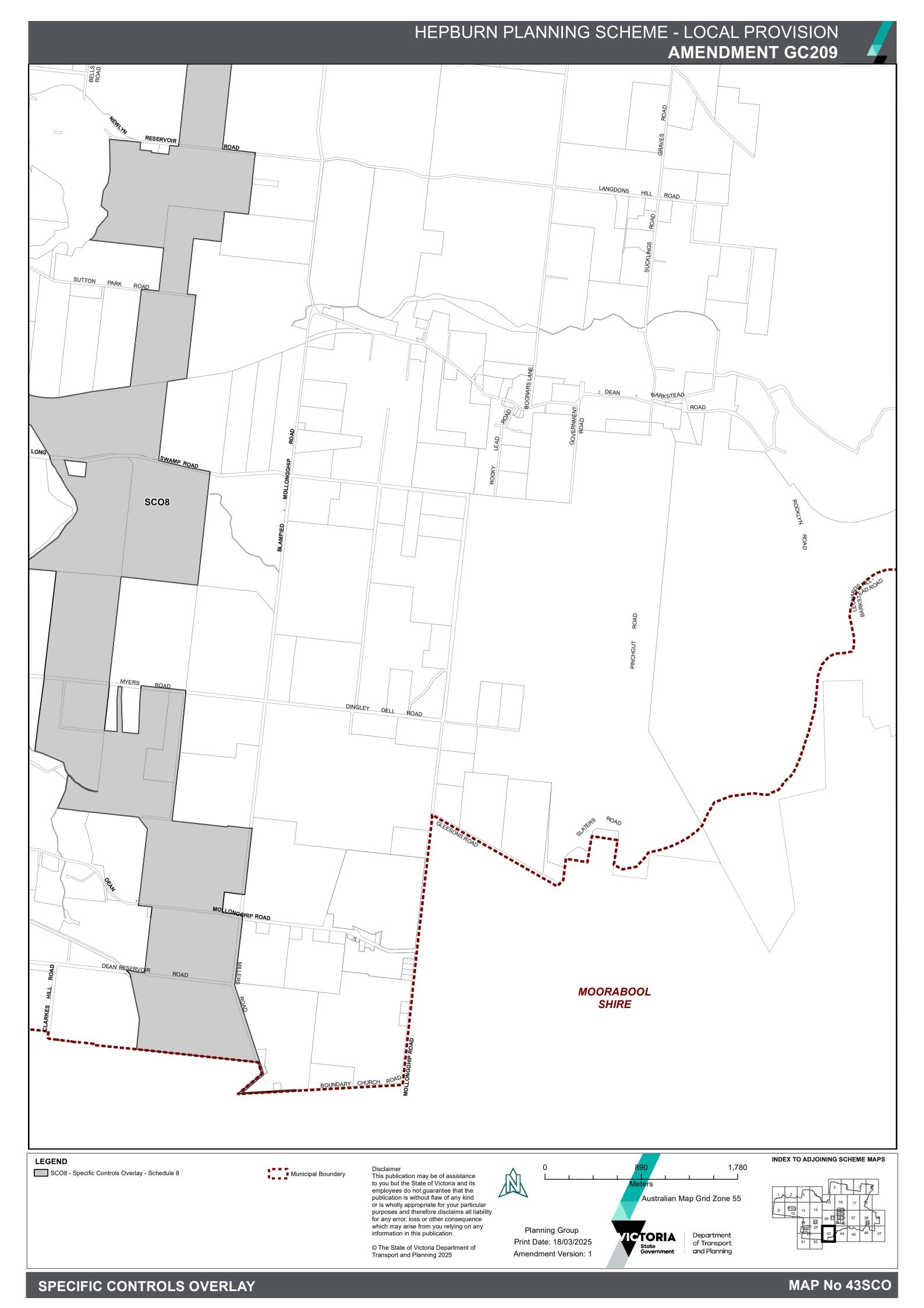
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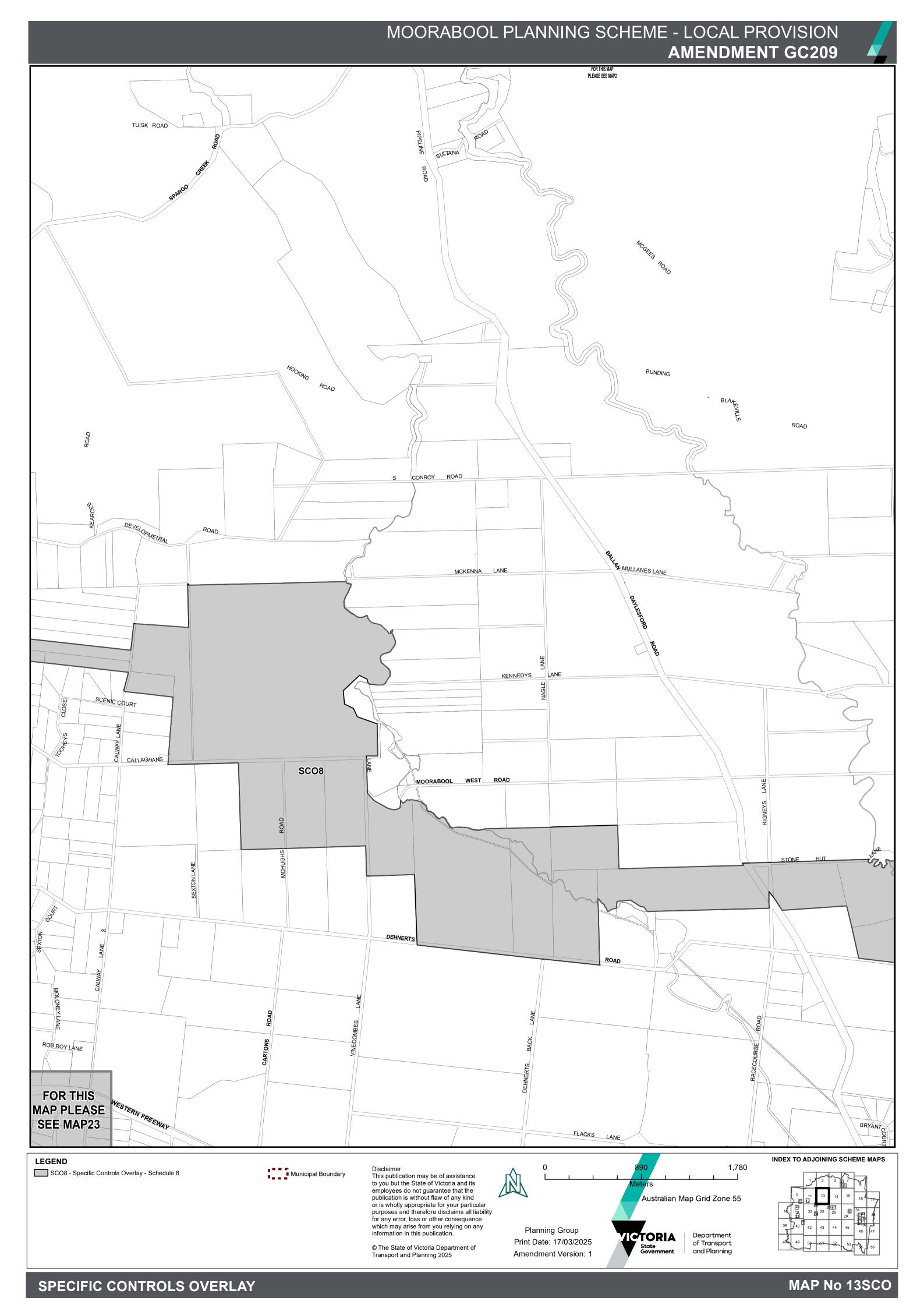












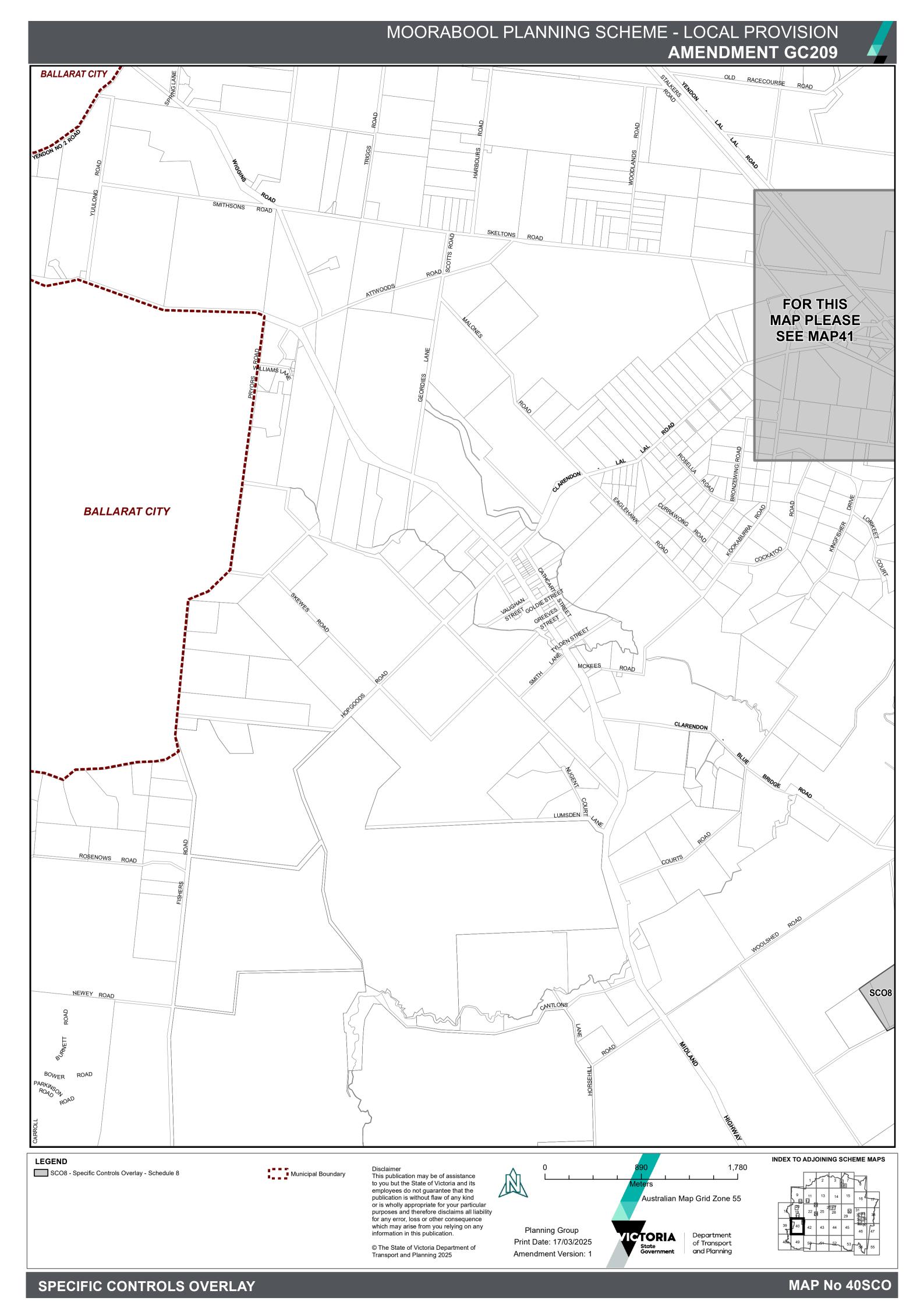


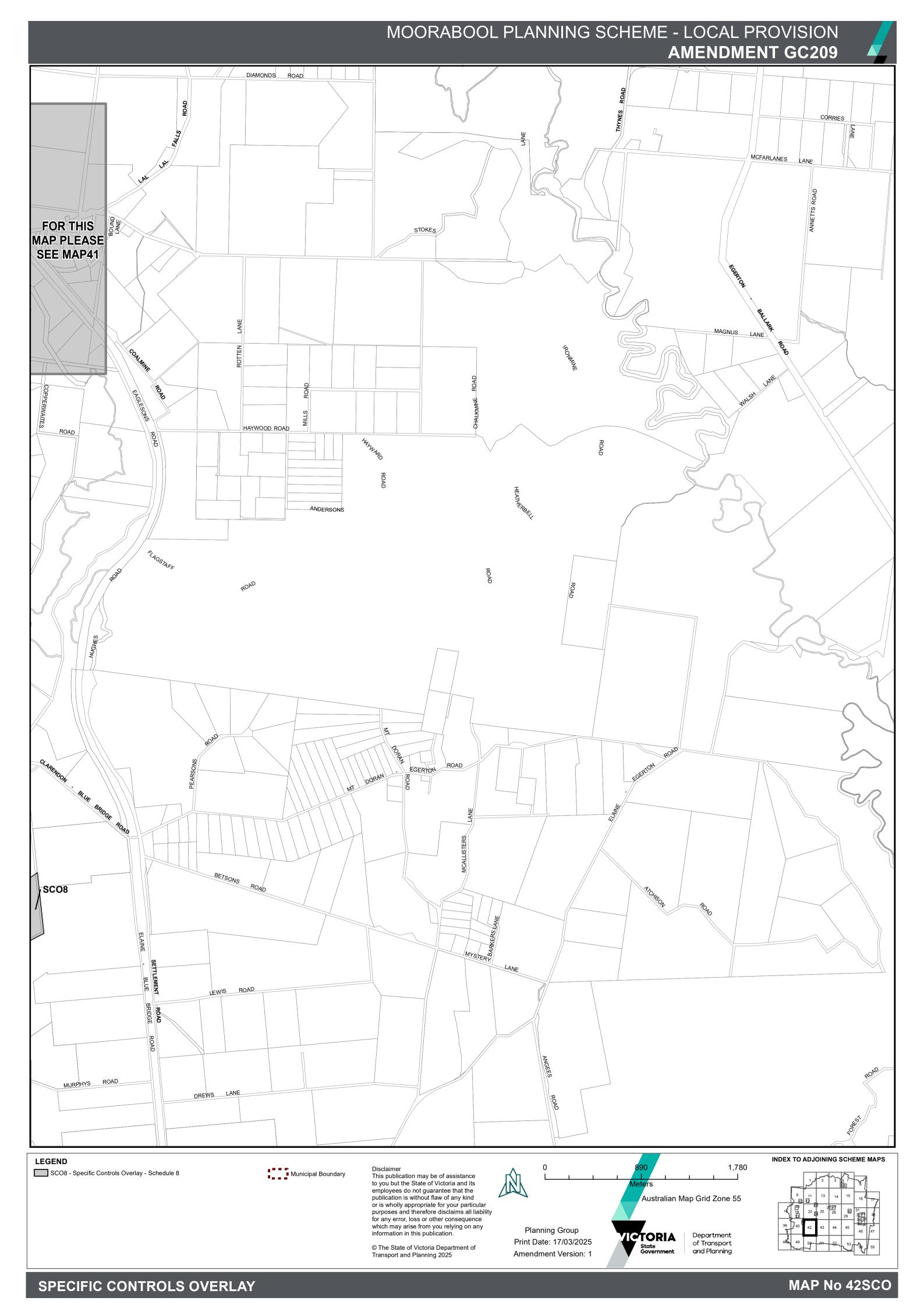




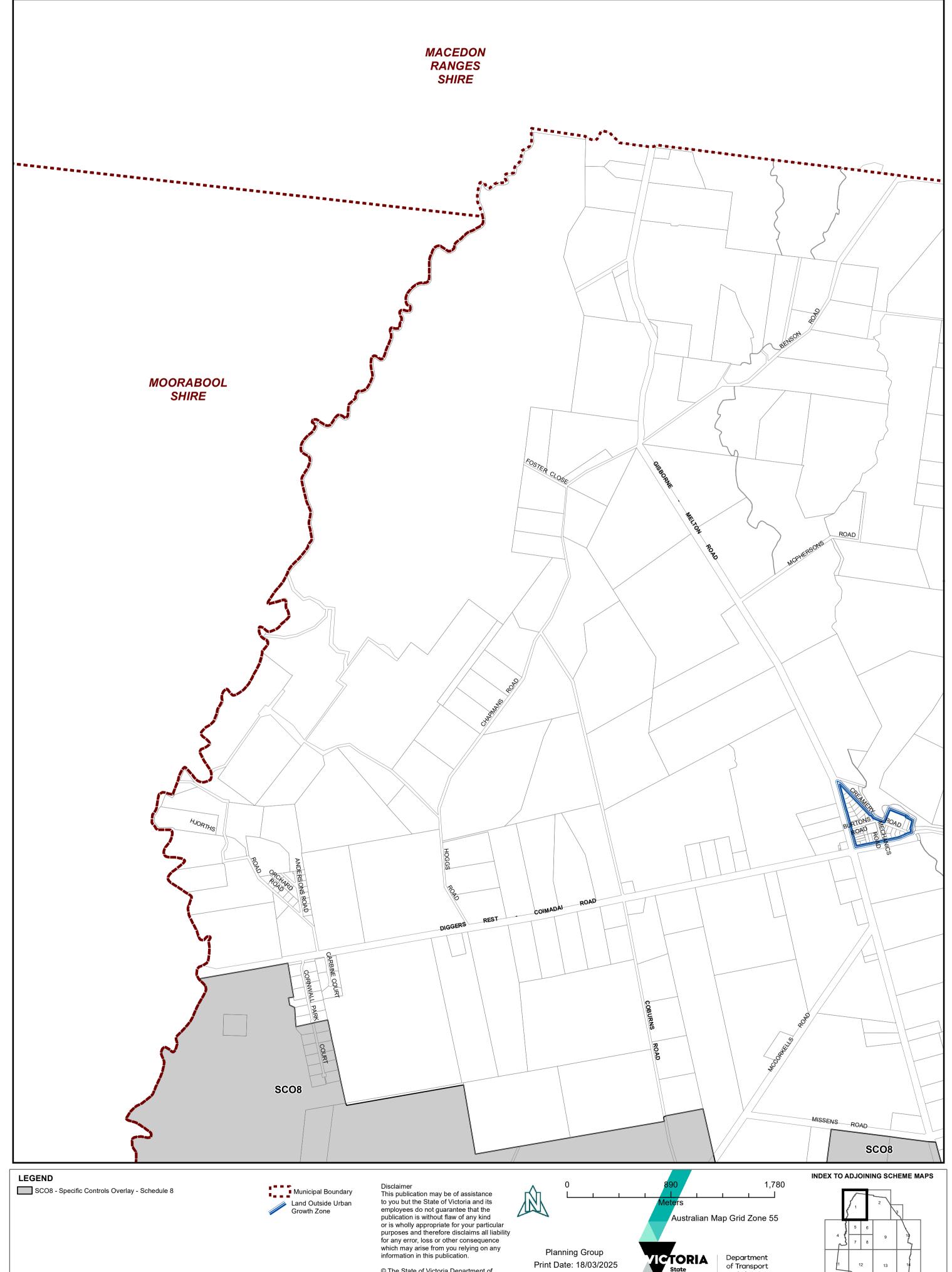












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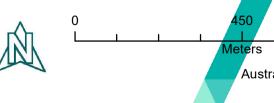


SCO8 - Specific Controls Overlay - Schedule 8



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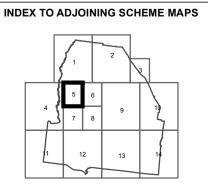
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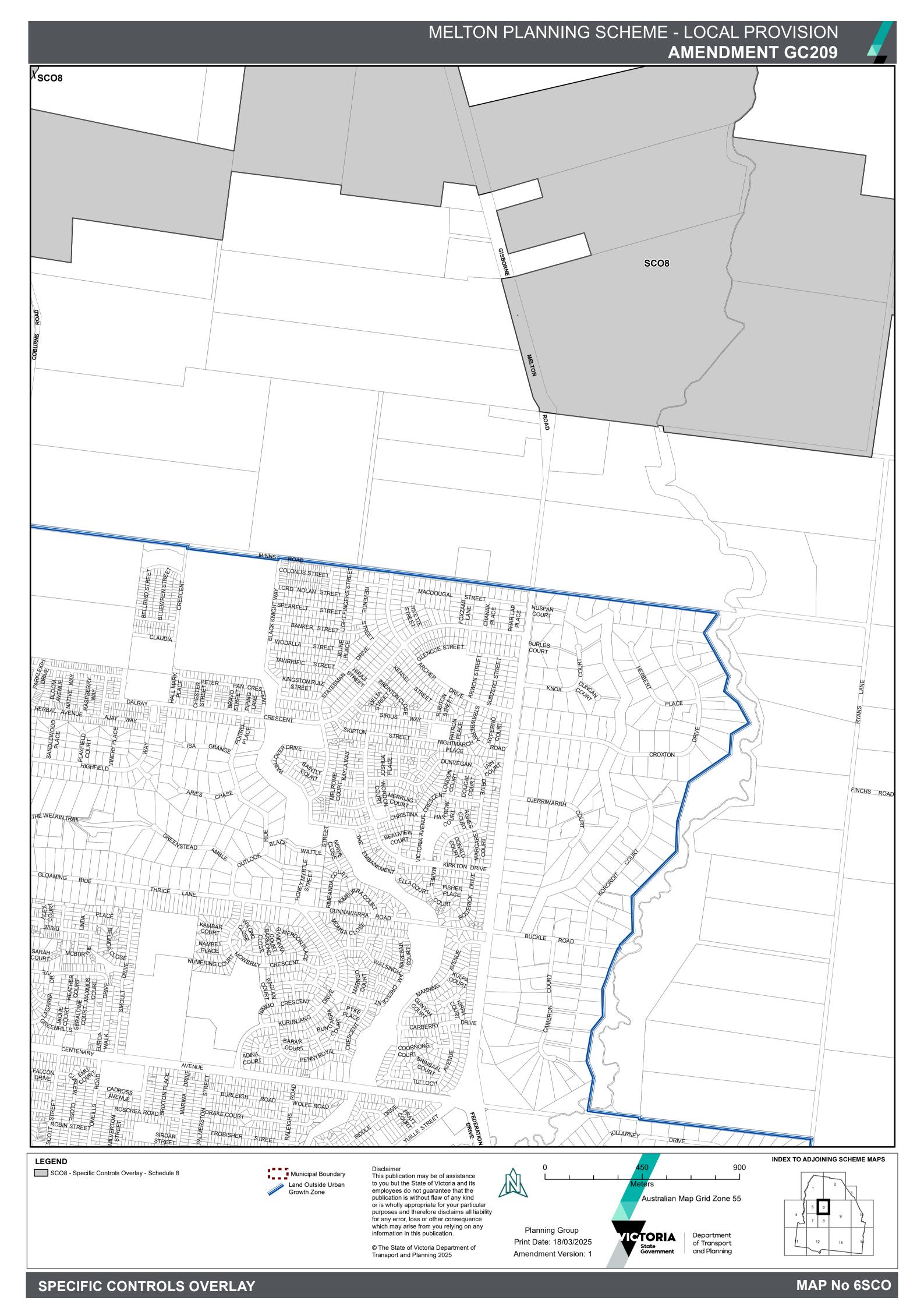


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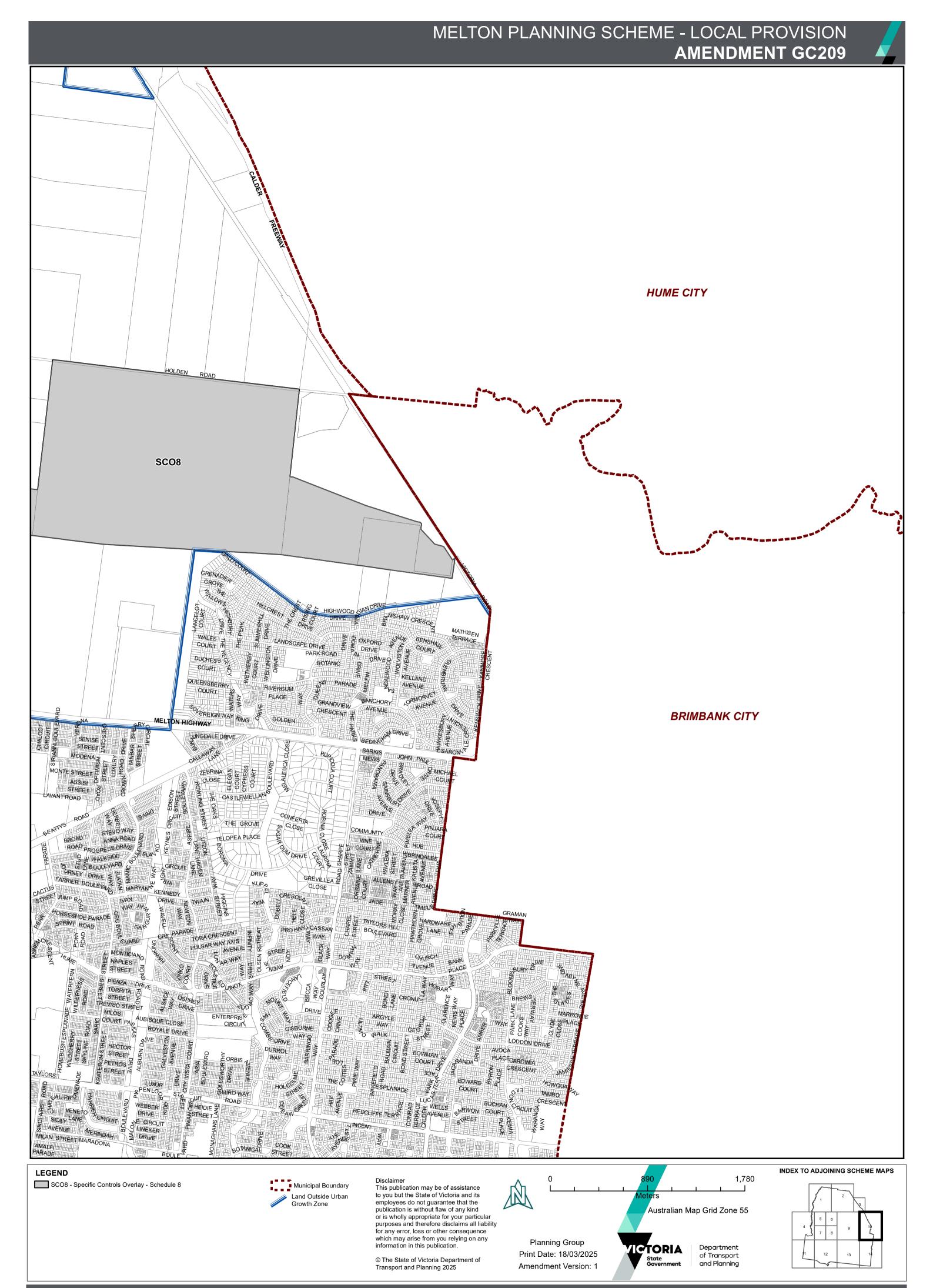


TORIA Department of Transport and Planning









Appendix B. Draft Planning Scheme Amendment GC209 Incorporated Document

DRAFT

Western Renewables Link

Incorporated Document

June 2025

1 INTRODUCTION

- 1.1 This document is an Incorporated Document in the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes (planning schemes) and is made pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.
- 1.2 This is an Incorporated Document pursuant to Clause 45.12 Specific Controls Overlay and Clause 72.04 Incorporated Documents of the planning schemes.
- 1.3 This Incorporated Document facilitates the delivery of the Western Renewables Link (the Project).
- 1.4 The land identified in Clause 3 of this document may be used and developed for the purposes of the Project in accordance with the specific control in Clause 4 of this Incorporated Document.
- 1.5 The control in this document prevails over any contrary or inconsistent provision in the planning schemes.

2 PURPOSE

2.1 The purpose of the controls in Clause 4 is to permit and facilitate the use and development of land described in Clause 3 for the purposes of the Project, in accordance with the requirements specified in Clause 4.

3 LAND TO WHICH THIS DOCUMENT APPLIES

3.1 The control in Clause 4 applies to land shown as Specific Controls Overlay (SCO8) on the planning scheme maps, forming part of the planning schemes (Project Land). The land extends between the Bulgana Terminal Station in the Northern Grampians Shire, across the local government areas of Pyrenees, Ballarat, Hepburn and Moorabool, to the Sydenham Terminal Station in the City of Melton.

4 CONTROL

Exemption from planning scheme requirements

- 4.1 Despite any provision to the contrary or any inconsistent provision in the planning schemes, no planning permit is required for and no provision in the planning scheme operates to prohibit, restrict or regulate the use or development of the Project Land for the purposes of the Project.
- 4.2 The use and development of the Project Land for the purposes of, or related to, the Project includes, but is not limited to:
 - a) Utility installations, including a new terminal station, upgrades of existing terminal stations and new transmission line infrastructure.
 - Any building or works or associated infrastructure activities for the Project.
 - c) Relocation of utility installations and associated services and protective works.
 - d) Earthworks and ground support structures or measures, kerbs, channels, water quality and soil treatment structures or works, retaining walls, noise and screening barriers, cuttings, batters and fill associated with the Project.

- 4.3 Ancillary activities to the use and development of the Project Land for the purposes of the Project includes, but is not limited to:
 - a) Use and development of laydown areas for construction purposes.
 - b) Use and development for temporary workforce accommodation sites including all associated infrastructure requirements.
 - c) Use and development of temporary site workshops and storage, administration and amenities buildings.
 - d) Removing, destroying and lopping trees and vegetation, including native vegetation and dead vegetation.
 - e) Demolishing, removing or relocating buildings and infrastructure.
 - f) Constructing or carrying out works for excavation, stabilisation, mounds, landscaping, the salvage of artefacts, water treatment, water storage and flood mitigation.
 - g) Restoration and reinstatement works.
 - h) Creating or altering access to a road in a Transport Zone 2.
 - i) Creating or altering access to land in a Public Acquisition Overlay if the purpose of acquisition is for a road.
 - j) Storage and assembly of materials and equipment required for the Project, including concrete batching plants where required.
 - k) Constructing and carrying out works to install, alter or relocate drainage infrastructure, utility installations and services.
 - Roadworks and constructing and using temporary access roads, diversion roads and vehicle parking areas.
 - m) Displaying construction, directional and business identification signs.
 - n) Temporary stockpiling of excavation material.
 - o) Constructing fences, temporary site barriers and site security (including security lighting).
 - p) Constructing or carrying out earthworks including cutting, excavating, land forming, landscaping, placement of fill, construction of batters, bunds, kerbs, channels, water quality and soil treatment structures or works, retaining walls and alterations to drainage services.

Conditions

4.4 The use and development may be completed in stages and any corresponding obligations arising under this Incorporated Document may similarly be completed in stages, where 'stage' includes any stage or part of the Project, whether for construction or operation or both.

4.5 Development Plans

4.5.1 Before development starts, Development Plans must be approved and endorsed by the Minister for Planning. The Plans must be generally in accordance with the Development Plans [Plan reference submitted for Minister's Assessment, Date]. The Development Plans must be drawn to scale and must include: the route for the transmission line; the location of transmission towers and terminal stations; the location of access tracks; typical elevations of the transmission towers; the layout and typical elevations of the terminal stations (including dimensions where appropriate); and the details of materials and finishes for the terminal stations and transmission towers.

- 4.5.2 The use and development must be undertaken generally in accordance with the Development Plans except as permitted under Clause 4.7.
- 4.5.3 The Development Plans may be amended with the approval of the Minister for Planning. An application for approval of an amendment to the Development Plans must be accompanied by:
 - a) Amended Development Plans and a schedule explaining the proposed amendments.
 - b) A written statement explaining and supporting the proposed amendment, including:
 - i. A description of the form and extent of any consultation undertaken with relevant landholders;
 - A description of the form and extent of any other consultation undertaken with councils, government agencies and other stakeholders concerning the proposed amendment where such consultation is considered relevant and necessary;
 - iii. Any written comments from relevant councils, government agencies and other stakeholders as a result of consultation undertaken as outlined above; and
 - iv. A written response to any comments received from relevant landholders, councils, government agencies and other stakeholders.

4.6 Specifications

4.6.1 The overall maximum height of the transmission towers must not exceed 80 metres in height from natural ground level at the centre of the tower base.

4.7 Micro-siting of Transmission Towers and Stringing Pads Plan

- 4.7.1 Before development starts, if micro-siting is required, a Micro-siting Plan will be approved and endorsed by the Minister for Planning identifying the footprint at ground level of any transmission tower and stringing pad that requires micro-siting. The footprint of any tower and stringing pad identified on a Micro-siting Plan:
 - a) In the case of the towers must not be moved outside the route for the transmission line as shown on the endorsed Development Plans.
 - b) In the case of the towers must not be moved more than 50m in any direction from the centre of the towers at ground level as shown on the endorsed Development Plans.
 - c) In the case of stringing pads must not be moved more than 50m in any direction from the edge of the stringing pads as shown on the endorsed Development Plans.
 - d) For both the towers and stringing pads, must not result in a material adverse impact to native vegetation, listed threatened species and their habitats or listed threatened communities.
 - e) For both the towers and stringing pads, must not be moved to closer than within 30 metres of a designated waterway without consultation and approval from the relevant catchment management authority or Melbourne Water Corporation as relevant.
- 4.7.2 Any changes to access tracks arising from the micro-siting of a transmission tower, in accordance with Clause 4.7.1, do not require further written consent from the Minister for Planning, and do not require amendment to the Development Plans endorsed under Clause 4.5.1 providing the access tracks move no more than 25m from the outside edge of the access track as shown on the endorsed Development Plans.

- 4.7.3 The Micro-siting Plan must be submitted with written confirmation, to the satisfaction of the Minister for Planning, from a suitably qualified ecologist, confirming that the Micro-siting Plan meets the requirements in Clause 4.7.1d.
- 4.7.4 The approved Micro-siting Plan must not be altered or modified without the written consent of the Minister for Planning.

4.8 Environmental Management Framework

- 4.8.1 Before the use or development starts, an Environmental Management Framework must be prepared to the satisfaction of the Minister for Planning. The Environmental Management Framework must be accompanied by a statement explaining any difference between it (including the Environmental Performance Requirements), and the matters set out in the Minister's assessment under the *Environment Effects Act 1978* [insert date].
- 4.8.2 The Environmental Management Framework must include Environmental Performance Requirements addressing the following areas, and any other relevant matters:
 - a) Aboriginal cultural heritage.
 - b) Agriculture.
 - c) Air quality.
 - d) Aviation.
 - e) Biodiversity.
 - f) Climate change.
 - g) Contamination and soil management.
 - Economics and business continuity.
 - Electric and magnetic fields and electromagnetic interference.
 - j) Geology and soils.
 - k) Greenhouse gas.
 - Groundwater.
 - m) Historical heritage.
 - n) Land use and planning.
 - o) Landscape and visual.
 - p) Noise and vibration.
 - q) Social.
 - r) Surface water.
 - s) Transport.
- 4.8.3 The Environmental Management Framework must set out the process, content and timing for the development of:
 - a) Environmental Management System(s).
 - b) Construction Environmental Management Plan(s)
 - c) Construction Emergency Management Plan(s).
 - d) Construction Communications and Stakeholder Engagement Management Plan(s).
 - e) Document change management process.

- f) Other plans and procedures required by the Environmental Performance Requirements as relevant to any stage of the Project.
- g) The consultation with relevant authorities including, but not limited to, councils, the Head, Transport for Victoria, the Department of Transport and Planning, Heritage Victoria, relevant floodplain management authority, relevant fire authority, relevant water authorities, relevant catchment management authority, Department of Energy, Environment and Climate Action (DEECA), and the Environment Protection Authority as relevant.
- 4.8.4 The Environmental Management Framework may be amended from time to time, to the satisfaction of the Minister for Planning. An application for approval of an amendment to the Environmental Management Framework must be accompanied by:
 - a) A 'track changes' version with a schedule explaining the proposed amendment(s) and why they are required.
 - b) A description of the form and extent of any consultation undertaken concerning the amendment(s) with relevant councils, relevant government agencies and other stakeholders as required.
- 4.8.5 The use and development of the Project must be carried out in accordance with the approved Environmental Management Framework including the Environmental Performance Requirements and all plans and procedures required by them.

4.9 Review of the extent of the Specific Controls Overlay

- 4.9.1 A review of the extent of land affected by the Specific Controls Overlay (SCO8) must be undertaken, and a report prepared for the Minister for Planning which identifies any land which is not required for the purpose of the Project, and which may be removed from the SCO.
- 4.9.2 The report must be provided to the Minister for Planning as soon as practicable, but no later than 3 months following completion of construction of the Project.

4.10 Native Vegetation

- 4.10.1 Prior to the removal, destruction or lopping of native vegetation for the Project:
 - a) Information about that native vegetation in accordance with the relevant Application Requirements of the Guidelines for removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (Guidelines) must be provided to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987) (currently, the Secretary to the Department of Energy, Environment and Climate Action (DEECA)). The native vegetation removal extent must be generally consistent with the Ministers assessment under the Environment Effect Act 1978, but may be altered due to micro-siting of infrastructure and/or as needed to comply with any other requirement of this Incorporated Document and EMF, to the satisfaction of the Secretary to DEECA.
 - b) For the avoidance of doubt, the information provided to the Secretary to DEECA must also include information about any native vegetation that has been, or is to be, removed under Clauses 4.12 and 4.13.
 - c) The biodiversity impacts from the removal of that native vegetation must be offset in accordance with the Guidelines to the satisfaction of the Secretary to DEECA.

- d) Evidence that the required offset(s) has been secured must be provided to the satisfaction of the Secretary to DEECA.
- 4.10.2 In exceptional circumstances, the Secretary to DEECA may vary the timing requirement in Clause 4.10.1.
- 4.10.3 The secured offset(s) for the Project may be reconciled at the completion of the Project in accordance with the Assessor's handbook Applications to remove, destroy or lop native vegetation (DELWP, October 2018).
- 4.10.4 For the purpose of this document, the term 'removal of native vegetation' includes to destroy and/or lop native vegetation.

4.11 Bushfire Management

- 4.11.1 Before development starts, a Construction Bushfire Management Plan must be prepared in consultation with the relevant fire authority and must address the following:
 - a) Controls on hot works, flammable liquid storage, vehicle use and other activities that could result in fire ignition, including additional controls during the declared fire danger period, Total Fire Ban days and any days of Catastrophic fire weather conditions.
 - b) Securing CFA permits for any essential hot works on Total Fire Ban days.
 - c) Management of stores of fuel or other flammable materials.
 - d) Separation of any offices, lunch rooms and other buildings in which people will congregate in laydown areas from bushfire fuels, resulting in no more than BAL-12.5 exposure.
 - e) Provision of mains and / or static water supply and hoses at laydown areas.
 - f) Provision of vehicle-based fire water supply, pumps and hoses at all transmission line construction sites during declared fire danger period.
 - g) Coordination with Councils and relevant fire authority to develop conditions under which municipal fire control lines and strategic fire access routes are used by construction traffic during the declared fire danger period and periods of elevated fire weather.
 - h) Communication of forecast fire weather conditions to the construction workforce.
 - i) Removal of vegetation residue from clearing of vegetation for the Project.
 - j) Applicable bushfire-related training and competency requirements for construction personnel.
- 4.11.2 Prior to commencement of construction, all relevant fire authorities must be notified (for dissemination to incident control personnel) that the infrastructure is not electrically active during the construction phase. These agencies must also be notified prior to the activation of the Project, of the date that the infrastructure should be assumed to be electrically active. The second notification must be accompanied by the provision of spatial data on the locations of transmission towers, conductors, new components of the Bulgana and Sydenham terminal stations and the new terminal station near Bulgana.

4.12 Preparatory Buildings and Works

4.12.1 Preparatory Buildings and Works may commence on the Project Land prior to the conditions in Clauses 4.5 to 4.11 and Clauses 4.13 to 4.14 being satisfied.

- 4.12.2 The Preparatory Buildings and Works for the Project include:
 - a) Investigations, testing and preparatory works to determine the suitability of land, and property condition surveys.
 - b) The establishment of environment and traffic controls and 'no-go' zones.
 - c) The establishment of laydown areas comprising site fencing and hoarding, security lighting and cameras, site offices, amenities and temporary car parking.
 - d) Protection, modification or relocation of utility service assets or infrastructure required to facilitate the Project, including pipeline cathodic protection works.
 - e) Protection, modification or relocation of distribution line crossovers (this does not apply to distribution line crossover works where biodiversity values have been identified and where native vegetation removal is required and biodiversity Environmental Performance Requirements as relevant must be met).
 - f) Removal, destruction or lopping of native vegetation to the minimum extent necessary to enable Preparatory Buildings and Works.
 - g) Demolition to the minimum extent necessary to enable Preparatory Buildings and Works (this does not apply to demolition works that impact on land within the Heritage Overlay).
 - h) Salvage of Aboriginal cultural heritage material and other management actions required to be undertaken in compliance with the relevant cultural heritage management plan approved under the *Aboriginal Heritage Act 2006* or other compliance with that Act and to the satisfaction of the relevant Registered Aboriginal Party for the area.
 - i) Salvaging and relocating artefacts and other management actions required to be undertaken in accordance with any approved plan prepared for the Project as pursuant to the *Heritage Act 2017*.
 - j) Works, including vegetation removal, where, but for this incorporated document, a planning permit would not be required under the provisions of the Planning Schemes.

4.13 Temporary Workforce Accommodation Facilities

- 4.13.1 The development of the temporary workforce accommodation facilities in Ballan and Lexton may commence on the Project Land prior to the conditions in Clauses 4.5 to 4.11 and Clause 4.14 being satisfied.
- 4.13.2 Before development of any temporary workforce accommodation starts, a Temporary Workforce Accommodation Plan (TWAP) must be approved and endorsed by the Minister for Planning. The TWAP must include the following:
 - a) Fully dimensioned site plans and elevations for each accommodation site including:
 - i. The boundaries and dimensions of the site.
 - ii. The location of all on-site native vegetation and identification if it is to be removed or retained
 - iii. The siting and layout of all buildings and works and a description of all facilities provided.
 - iv. Elevation plans showing all buildings and works.
 - v. Allowance for a perimeter road that has a minimum width of 4 metres and is constructed to an all-weather use standard.
 - vi. Adjoining roads.

- vii. The location and use of buildings and works on adjoining land.
- viii. Relevant ground levels.
- ix. All proposed driveways, car parking and loading areas.
- x. Proposed landscape areas including perimeter fencing details, external lighting, drainage and stormwater treatment measures.
- xi. All external storage and waste treatment areas.
- xii. Demonstration that the siting of the Workforce Accommodation is within BAL-LOW areas.
- xiii. Any emergency management design features and facilities required as result of condition 4.13.3.
- xiv. Annotation on the site plan for the Lexton facility stating that the temporary workforce accommodation buildings will have a minimum of BAL 29 construction.
- xv. Annotation on the site plan for the Ballan facility stating that the temporary workforce accommodation buildings will have a minimum of BAL12.5 construction.
- b) The estimated duration of operation of each accommodation site.
- c) Demonstration that the building locations for accommodation on the site are appropriate having regard to:
 - i. Access, roads and on-site parking.
 - ii. Whether the land is flood prone, at risk of bushfire, or has any particular environmental sensitivity, and that the works will be suitably managed to address any risk.
 - iii. Building-to-building fire spread.
 - iv. Waste collection and storage.
 - v. Access to reticulated water, electricity and sewerage infrastructure.
 - vi. Drainage and stormwater management.
- 4.13.3 Before the development of any Temporary Workforce Accommodation starts, a Construction Bushfire Management Plan must be prepared in consultation with the relevant fire authority that addresses the requirements at Clause 4.11.1 where relevant to the temporary workforce accommodation sites.
- 4.13.4 Before use of the temporary Workforce Accommodation sites start, an Emergency Management Plan must be prepared in consultation with the relevant Fire Authority and the relevant councils, and approved and endorsed by the Minister for Planning. The Emergency Management Plan must include the following information:
 - a) Procedures for how to deal with fire in buildings, bushfire, and medical emergencies.
 - b) A Bushfire Preparedness and Response Plan addressing the following matters:
 - i. Actions for days with elevated fire danger
 - ii. Monitoring of and response to fire emergency warnings
 - iii. Water and power supply
 - iv. Evacuation and / or shelter in place instructions
 - v. Location of assembly areas
 - vi. Fire response roles, responsibilities and competency requirements

- vii. Access to and use of fire water supplies, hoses and other fire response equipment
- viii. Implementation of the preparedness and response plan.
- c) Provide for the procedures outlined in the Bushfire Preparedness and Response Plan as well as Site Plan to be on prominent display in the Workforce Accommodation buildings.
- 4.13.5 Prior to the commencement of any works associated with the Temporary Workforce Accommodation, a Construction Environmental Management Plan (CEMP) must be approved and endorsed by the Minister for Planning. The CEMP must include the following:
 - a) Procedures to identify, manage and monitor environmental risks specific to the construction activities including air quality, biosecurity, ground water, contaminated land and spoil management, waste, noise, sediment and erosion, surface water, light spill, traffic and unexpected finds protocol.
 - b) Measures to protect native vegetation that is to be retained.
 - c) Procedures to manage construction activities in accordance with the relevant EPA Publications.
 - d) The person(s) responsible for implementation and compliance of each of the CEMP requirements, including details of a site contact or site manager.
 - e) A process for inspections and monitoring, auditing, and reporting.
- 4.13.6 Before use of the temporary Workforce Accommodation sites starts an Operational Management Plan (OMP) must be prepared in consultation with the relevant Council, and must be approved and endorsed by the Minister for Planning. The OMP must include:
 - a) Procedures for on-going management of vegetation with the sites to maintain it as low threat vegetation as per AS3959:2018 Construction of buildings in bushfire prone areas.
 - b) Details of staffing and management arrangements.
 - c) Information about the manner in which workers will be transported from the Workforce Accommodation facilities to the relevant worksite, including working hours, rostering and rotations.
 - d) A protocol for managing worker access to settlements in proximity to Workforce Accommodation facilities.
 - e) Information about arrangements for medical services to be available on-call and via programmed visits, to attend to the medical needs of workers if required.
 - f) Complaint management procedures.
- 4.13.7 The plans required by conditions 4.13.2 to 4.13.6 may be amended from time to time, to the satisfaction of the Minister for Planning. An application for approval of an amendment to the plans must be accompanied by:
 - a) A 'track changes' version with a schedule explaining the proposed amendment(s) and why they are required.
 - b) A description of the form and extent of any consultation undertaken concerning the amendment(s) with relevant councils or relevant government if required.

4.13.8 Following completion of construction of the Project, a decommissioning plan for Workforce Accommodation sites must be approved and endorsed by the Minister for Planning. Decommissioning and rehabilitation must be undertaken in compliance with the approved plan.

4.14 Availability of Approved Plans and Documents

- 4.14.1 The endorsed version of the following plans and documents must be available on a clearly identifiable Project website from the date of approval and must remain available on such website for at least five years after the start of the operation of the Project:
 - a) Development Plans approved under Clause 4.5.
 - b) Environmental Management Framework approved under Clause 4.8.

5 EXPIRY

- 5.1 The control in this document expires if any of the following circumstances apply:
 - a) The development allowed by this control is not started by [MONTH YEAR].
 - b) The development allowed by this control is not completed by [MONTH YEAR].
 - c) The use allowed by the control is not started by [MONTH YEAR].
- The Minister for Planning may extend these periods if a request is made in writing before the expiry dates or within three months afterwards.

END OF DOCUMENT

Appendix C. Draft Planning Scheme Amendment GC209 Explanatory Report

Northern Grampians Planning Scheme

Pyrenees Planning Scheme

Ballarat Planning Scheme

Hepburn Planning Scheme

Moorabool Planning Scheme

Melton Planning Scheme

Amendment GC209

Explanatory Report

Overview

The amendment proposes planning controls to facilitate the use and development of land for the Western Renewables Link project.

AusNet Transmission Group Pty Ltd, as proponent for the Project has requested that the Minister for Planning (Minister) prepare, adopt and approve this amendment to the Northern Grampians, Pyrenees, Ballarat, Moorabool, Hepburn and Melton Planning Schemes.

The amendment proposes to apply the Specific Controls Overlay (SCO8) to land along the route of the Western Renewables Link (the Project) across six municipalities (as mapped at Attachment 1) and introduces an incorporated document to permit and facilitate the use and development of the Project on this land, including conditions to manage construction and operational impacts. The amendment also applies a updated schedule of the Special Use Zone to the land occupied by the Sydenham Terminal Station to clarify and modernise existing provisions, and rezones land at the Bulgana Terminal Station with the same control, as well as land to its east for a new terminal station. The amendment further introduces a requirement to give notice to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on this land, to allow for orderly planning of the Project.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

The amendment has been made at the request of AusNet Transmission Group Pty Ltd (**AusNet**) as the proponent responsible for the Western Renewables Link.

Land affected by the amendment

The amendment applies to land in the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton local government areas, which will be used and developed for the Project (the Project Land).

Approximately 93% of the Project Land is included in the Farming Zone, Rural Conservation Zone or Green Wedge Zone, with varying overlay controls applying along its length including in relation to flooding, erosion, catchment protection, landscape protection and heritage. The Project Land is shown on the map at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment proposes to provide planning approval for the Western Renewables Link (**the Project**). The Project comprises a new approximately 190km overhead 500kV transmission line from near Bulgana in Victoria's west to Sydenham in Melbourne's north-west. The Project includes the following works:

- the construction and operation of a new overhead double circuit 500kV transmission line from a new terminal station near the existing Bulgana Terminal Station and the Sydenham Terminal Station;
- the construction and operation of a new terminal station near Bulgana;
- expansion of the existing Bulgana Terminal Station and connection to the proposed new terminal station via a single circuit 220kV transmission line connection, comprising paired single circuit towers;
- connection works at the Sydenham Terminal Station including the modification of a bay and a bay extension with associated infrastructure;
- upgrade of Elaine Terminal Station, through the diversion of an existing line; and
- protection system upgrades at connected terminal station sites.

The amendment proposes to rezone both the existing Bulgana terminal station and land to its east for a new terminal station with a new Special Use Zone Schedule 3 (SUZ3), with the same schedule (as SUZ2 of the Melton Planning Scheme) applied to the existing SUZ-zoned land at the Sydenham Terminal Station, apply the Specific

Controls Overlay (SCO8) to land affected by the Project, insert Clause 45.12 and a new Schedule into the Hepburn Planning Scheme, amend the Schedules to Clauses 45.12 in the Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes and amend the Schedules to Clauses 66.06, 72.01, 72.03 and 72.04 as required in all six planning schemes.

In particular, the amendment proposes to insert a new incorporated document titled 'Western Renewables Link *Incorporated Document*, XXXXX 2025' into all six planning schemes to facilitate the use and development of land for the Project subject to specific conditions.

Specifically, the amendment proposes to make the following changes to the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes (the **planning schemes**):

Northern Grampians Planning Scheme

- Rezones approximately 6.4 hectares of land associated with the Bulgana
 Terminal Station (Lot 1 PS737890) and approximately 64.3 hectares of land
 associated with the new terminal station to its east (Allotment 135\PP2806) from
 Farming Zone to Special Use Zone (Schedule 3 Terminal Stations) (SUZ3) as
 shown on amended Planning Scheme Maps 31ZN and 32ZN.
- Inserts a new Schedule 3 Terminal Stations to Clause 37.01 (Special Use Zone) to allow for the use and development of the land for the purposes of an essential service utility installation.
- Amends the Schedule to Clause 45.12 (Specific Controls Overlay) and the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to include a new incorporated document titled 'Western Renewables Link Incorporated Document, XXXXX 2025'.
- Applies the Specific Controls Overlay (SCO8) to land to which the 'Western Renewables Link Incorporated Document, XXXXX 2025' applies as shown on amended Planning Scheme Maps 31SCO and 32SCO.
- Amends the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to require notice to be given to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on the land subject to the Specific Controls Overlay (SCO8).
- Amends the Schedule to Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the provisions of the planning scheme as they relate to the use and development of land for the Project.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'

Pyrenees Planning Scheme

- Amends the Schedule to Clause 45.12 (Specific Controls Overlay) and the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'.
- Applies the Specific Controls Overlay (SCO8) to land to which the 'Western Renewables Link Incorporated Document, XXXXX 2025' applies, as shown on amended Planning Scheme Maps 7SCO and 8SCO and newly inserted Planning Scheme Maps 9SCO, 14SCO, 15SCO and 16SCO.
- Amends the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to require notice to be given to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on the land subject to the Specific Controls Overlay (SCO8).
- Amends the Schedule to Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the provisions of the planning scheme as they relate to the use and development of land for the Project.
- Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to include new Planning Scheme Maps 9SCO, 14SCO, 15SCO and 16SCO.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'

Ballarat Planning Scheme

- Amends the Schedule to Clause 45.12 (Specific Controls Overlay) and the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'.
- Applies the Specific Controls Overlay (SCO8) to land to which the 'Western Renewables Link Incorporated Document, XXXXX 2025' applies, as shown on newly inserted Planning Scheme Maps 1SCO and 2SCO.
- Amends the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to require notice to be given to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on the land subject to the Specific Controls Overlay (SCO8).
- Amends the Schedule to Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the provisions of the planning scheme as they relate to the use and development of land for the Project.
- Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to include new Planning Scheme Maps 1SCO and 2SCO.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'

Hepburn Planning Scheme

- Inserts Clause 45.12 (Specific Controls Overlay) and a Schedule to Clause 45.12 to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'.
- Amends the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'.
- Applies the Specific Controls Overlay (SCO8) to land to which the 'Western Renewables Link Incorporated Document, XXXXX 2025' applies as shown in newly inserted Planning Scheme Maps 9SCO, 10SCO, 13SCO, 14SCO, 19SCO, 24SCO, 25SCO, 26SCO and 43SCO.
- Amends the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to require notice to be given to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on the land subject to the Specific Controls Overlay (SCO8).
- Amends the Schedule to Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the provisions of the planning scheme as they relate to the use and development of land for the Project.
- Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to include new Planning Scheme Maps 9SCO, 10SCO, 13SCO, 14SCO, 19SCO, 24SCO, 25SCO, 26SCO and 43SCO.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'

Moorabool Planning Scheme

- Amends the Schedule to Clause 45.12 (Specific Controls Overlay) and the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'.
- Applies the Specific Controls Overlay (SCO8) to land to which the 'Western Renewables Link Incorporated Document, XXXXX 2025' applies, as shown in newly inserted Planning Scheme Maps 9SCO, 11SCO, 13SCO, 14SCO, 28SCO, 29SCO, 31SCO and 38SCO.
- Amends the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to require notice to be given to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on the land subject to the Specific Controls Overlay (SCO8).
- Amends the Schedule to Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the provisions of the planning scheme as they relate to the use and development of land for the Project.

- Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to include new Planning Scheme Maps 9SCO, 11SCO, 13SCO, 14SCO, 28SCO, 29SCO, 31SCO and 38SCO.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'

Melton Planning Scheme

- Applies Schedule 2 Sydenham Terminal Station at Clause 37.01 (Special Use Zone) to the Sydenham Terminal Station site as shown on amended Planning Scheme Map 10ZN, replacing the existing SUZ schedule, and ensuring consistency with the SUZ schedules of the existing Bulgana terminal station and proposed new terminal station near Bulgana. The change will facilitate the ongoing use and development of the land for the purposes of a utility installation without the need for a planning permit, subject to the approval of a Development Plan by the Responsible Authority.
- Amends the Schedule to Clause 45.12 (Specific Controls Overlay) and the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'.
- Applies the Specific Controls Overlay (SCO8) to land to which the 'Western Renewables Link Incorporated Document, XXXXX 2025' applies, as shown on amended Planning Scheme Map 10SCO, and newly inserted Planning Scheme Maps 1SCO, 2SCO, 4SCO, 5SCO, 6SCO and 9SCO.
- Amends the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to require notice to be given to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on the land subject to the Specific Controls Overlay (SCO8).
- Amends the Schedule to Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the provisions of the planning scheme as they relate to the use and development of land for the Project.
- Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to include new Planning Scheme Maps 1SCO, 2SCO, 4SCO, 5SCO, 6SCO and 9SCO.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) to include the 'Western Renewables Link Incorporated Document, XXXXX 2025'

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to facilitate the delivery of a critical infrastructure project

that is urgently required to improve the capacity of the electrical transmission network in western Victoria and to facilitate the efficient connection of existing and proposed renewable energy generation in the region, thereby supporting Victoria's transition to a diverse mix of energy supply.

The Project is part of a larger, long-term power system plan underway to strategically coordinate future development in transmission and generation across Victoria and the National Electricity Market, and forms part of AEMO's 2024 Integrated System Plan. By providing the additional capacity needed to drive the development of renewable energy resources in western Victoria, the Project will deliver economic benefits at national, state and regional levels and will contribute to achieving Victoria's emissions reduction targets.

The amendment is the most appropriate mechanism to facilitate the delivery of the Project in a timely, coordinated and consistent manner across six municipalities, compared to alternative approaches, such as multiple planning permits.

The amendment will allow the use and development of the Project Land for the purposes of the Project in accordance with the Specific Controls Overlay and associated Incorporated Document. The Incorporated Document has the effect of providing a streamlined, overarching approval for the Project. The Incorporated Document includes conditions requiring matters to be approved by or done to the satisfaction of the Minister for Planning or other relevant approval authorities before Project works (other than preparatory works and establishment of temporary workforce accommodation facilities) may commence.

The amendment also rezones two terminal station sites associated with the Project (Bulgana and the new terminal station near Bulgana) to the Special Use Zone and applies a terminal station specific schedule of requirements. The rezoning and schedule requirements will provide consistent controls for the use and development of the land and enable AusNet to operate, maintain and upgrade the terminal stations as required into the future. The amendment also applies an identical schedule to the Sydenham Terminal Station, which is already zoned with the Special Use Zone, to apply consistent planning controls across the Project.

How does the amendment implement the objectives of planning in Victoria?

The amendment supports the objectives of planning in Victoria as set out in section 4(1) of the *Planning and Environment Act 1987* in the manner below:

a) To provide for the fair, orderly, economic and sustainable use, and development of land:

The amendment supports the fair, orderly, economic and sustainable use and development of the land by enabling the expansion of western Victoria's electricity transmission network to facilitate the efficient connection of new renewable electricity

generation into the National Electricity Market and in turn, support the creation of jobs and sustainable businesses across the state.

b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

Through the introduction of the Incorporated Document, the amendment appropriately manages potential environmental, social and economic impacts by requiring the preparation of an environmental management framework (EMF) to the satisfaction of the Minister for Planning. The EMF includes Environmental Performance Requirements (EPRs) that will address the protection of natural and human-made resources and the maintenance of ecological processes and genetic diversity.

c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

The amendment supports Victoria's commitment to moving to a more diverse energy supply mix and achieving net zero emissions by 2045 by upgrading transmission capacity to Victoria's western Renewable Energy Zone. An upgraded, efficient network will facilitate the establishment of major renewable hubs for wind and solar energy in the region by strengthening transmission corridors to cost-effectively transport large quantities of renewable energy to consumers, both within Victoria and interstate. A more efficient, reliable, lower cost electricity network will bring economic benefits to Victoria and will enable continued use of the energy-consumptive services and facilities that support a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value:

The amendment has been developed in parallel with the Environment Effects Statement (EES) for the Project. Through development of the EES, the Project sought to avoid, and where avoidance is not possible, minimise, adverse effects on the environment. Buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value, were identified through the EES and mitigation measures proposed to avoid and minimise the adverse effects of the Project on these values.

e) To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

The amendment facilitates the development of a utility installation on behalf of a utility service provider, supporting the provision and co-ordination of public utilities for

the benefit of the community.

f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e); and

The amendment provides a streamlined, consistent approval mechanism for the Project across six municipalities, avoiding the complexity of multiple permits. Using a Specific Controls Overlay and an Incorporated Document, it enables timely development while requiring key approvals from the Minister for Planning and relevant authorities before main works commence.

g) To balance the present and future interests of all Victorians.

The amendment balances the present and future interests of all Victorians by facilitating the delivery of a project that would form a key component of a more efficient, reliable, lower cost, renewable energy-based electricity network. The amendment, through the conditions in the Incorporated Document, appropriately manages potential environmental, social and economic impacts to enable the development of critical state infrastructure.

How does the amendment address any environmental, social and economic effects?

The Minister for Planning appointed an inquiry under section 9(1) of the *Environment Effects Act 1978* on XXX and an advisory committee under section 151 of the *Planning and Environment Act 1987* (Inquiry and Advisory Committee; IAC) on XXX, to jointly consider and report on the Project, including the draft amendment to facilitate the Project.

The potential environmental, social and economic effects of the Project have been identified and assessed through the EES process, in accordance with the scoping requirements published by the Minister for Planning. This EES includes input from a broad range of specialist technical disciplines, as well as evidence and submissions received by the IAC, the IAC report and the subsequent Minister's assessment. The EES and supporting technical reports have informed the preparation of this amendment.

The amendment requires that the use and development of the Project Land for the purposes of the Project must be undertaken in accordance with the conditions in the Incorporated Document. In most instances, these conditions must be satisfied prior to the commencement of development and require the approval of the Minister for Planning as the responsible authority or, in the case of native vegetation offsets, approval of the Secretary to the Department of Energy, Environment and Climate Action (DEECA). An overview of key conditions includes:

Development Plans –The use and development of the Project Land for the

- purposes of the Project must be undertaken generally in accordance with Development Plans approved and endorsed by the Minister for Planning.
- Specifications The Project's transmission tower height must not exceed 80 metres above natural ground level as measured at the centre of the tower base.
- Micro-siting of Transmission Towers Plan Before development starts, a Micrositing Plan will be submitted to the Minister for Planning if micro-siting is required, identifying the footprint at ground level that each transmission tower may be located.
- Environmental Management Framework (EMF) Before the use and development starts (excluding preparatory buildings and works), an EMF including EPRs must be prepared to the satisfaction of the Minister for Planning.
- Bushfire Management Before development starts, a Construction Bushfire
 Management Plan must be prepared in consultation with the relevant fire
 authority setting out measures to prevent fire ignition from construction-related
 sources.
- Review of the extent of the Specific Controls Overlay No later than 3 months
 following completion of construction of the Project, a review of the extent of land
 affected by the Specific Controls Overlay (SCO8) must be undertaken, and a
 report provided to the Minister for Planning which identifies any land which is not
 required for the purpose of the Project, and which may be removed from the
 SCO8.
- Native Vegetation Prior to the removal, destruction or lopping of native vegetation for the Project, information about that native vegetation and evidence that native vegetation offsets have been secured, where required, must be provided to the satisfaction of the Secretary to DEECA. This excludes Preparatory Buildings and Works and Temporary Workforce Accommodation Facilities, where vegetation removal to the minimum extent necessary to enable these may occur before this information is provided.
- Preparatory Buildings and Works Before the requirements of the Incorporated Document are satisfied, defined Preparatory Buildings and Works may commence on the Project Land including investigations, worksite establishment, the removal of native vegetation, utility works and heritage salvage activities.
- Temporary Workforce Accommodation Facilities Prior to development of the Temporary Workforce Accommodation Facilities, various plans must be approved and endorsed by the Minister for Planning for its design and development including in relation to detailed design requirements to reduce bushfire risk, construction stage bushfire management, construction management, emergency management.
- Public availability of approved plans and documents The endorsed version of the Development Plans and EMF must be available on a clearly identifiable Project website from the date of approval and must remain available on such website for at least five years after the start of the operation of the Project.

The Incorporated Document also defines the various classes of land use and

development that may be undertaken in connection with the Project.

The EMF is a transparent framework that sets out the roles, responsibility, accountabilities and governance arrangements for implementing the EPRs. The EMF will include EPRs which will set out the performance-based environmental standards and outcomes that the Project is required to achieve during design, construction and operation. The EPRs will include standards for acceptable environmental performance, either by reference to statutory obligations or by establishing Project-specific benchmarks, as well as obligations to prepare a range of subordinate plans to manage specific issues. An independent environmental auditor will conduct independent reviews of activities and documentation, verify subordinate plans and audit compliance of the Project with the EPRs.

Does the amendment address relevant bushfire risk?

The amendment appropriately addresses bushfire risk and responds to the relevant strategies under Clause 13.02-1S Bushfire Planning.

The potential bushfire risk for the Project was considered throughout the EES process including via a detailed Bushfire Impact Assessment. The Bushfire Impact Assessment concluded that the Project meets the objectives of, and gives effect to, strategies to address Bushfire Risk as required by Clause 13.02-1S, in addition to also appropriately considering and addressing objectives and strategies that relate to bushfire risk in the various Local Planning Policy Frameworks that apply to the Project.

The amendment prioritises protection of human life above other policy considerations. The Project is entirely and unavoidably located outside low bushfire risk rating areas (LBRA), albeit in areas of moderated bushfire risk. The Project easement has been located to avoid the Bushfire Management Overlay (BMO), an area denoting extreme bushfire risk, to the greatest extent possible, however this is not entirely avoidable due to the widespread distribution of the BMO. Mitigation measures are proposed to minimise risk as part of requirements of the Incorporated Document for the Project.

Terminal Stations and Temporary Workforce Accommodation Facilities are located outside of the BMO, but these sites are located in bushfire prone areas, as shown in mapping produced in accordance with the *Building Act 1993*. The Bushfire Impact Assessment considered these sites individually and has made recommendations in relation to site specific mitigation measures which are also addressed via conditions in the Incorporated Document.

These measures are intended to and should successfully prevent any material change in the vulnerability of communities both within and surrounding the Project Land to bushfire impacts. It's also noted that these measures are in addition to those required of AusNet under the *Electricity Safety Act 1998* as a transmission line operator.

Bushfire risk in the landscape surrounding the Project will remain high regardless of the existence of the Project. With the controls in the Incorporated Document in place for the Project, bushfire risk will not be materially increased by the Project through construction, operation or decommissioning, and the broader social, economic and environmental benefits, and net community benefit, of the Project can be realised.

The Project's design process has applied the best available science to identify vegetation, topographic and climatic conditions that create bushfire hazard, at the landscape, local, neighbourhood and site levels. This included study of ignition statistics, bushfire history, fire scenarios, bushfire management arrangements, values at risk from bushfire ignitions, and landscape and site conditions, such as topographic, vegetation and climate conditions. Further, development of the Project design was supported by bushfire modelling case studies showing how fires burning under elevated fire weather conditions may behave in relation to Project infrastructure, the Project easement and communities near the Project with high existing vulnerability to bushfire.

Consistent with bushfire policy at Clause 13.02, the amendment and the EES documents, including the Bushfire Impact Assessment, are the product of ongoing consultation with emergency management agencies and the relevant fire authority including the Country Fire Authority and Forest Fire Management Victoria, in addition to Parks Victoria and local government municipal fire / emergency management personnel.

In summary, whilst the Project is unavoidably located on bushfire prone land, its design, construction and operation are to be carried out under a tightly monitored regulatory framework that is put in place by the Incorporated Document and implemented via its bushfire specific conditions associated with both bushfire and emergency management that prioritises human life, consistent with the key policy directions of Clause 13.02 and 71.02-3 Integrated Decision Making.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

Section 12(2)(a) of the *Planning and Environment Act 1987* requires that in preparing a planning scheme amendment, a planning authority must have regard to the Minister's Directions. The following Minister's Directions are relevant to this amendment:

Ministerial Direction on the Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

Ministerial Direction No. 1 - Potentially Contaminated Land

The amendment is consistent with Ministerial Direction No. 1 - Potentially Contaminated Land.

Investigations consistent with Planning Practice Note 30 have been undertaken through the EES via a Contaminated Land Impact Assessment and necessary mitigations identified. The Contaminated Land Impact Assessment informed the development of EPRs included in the EMF, which will be implemented through the Incorporated Document.

The amendment does not facilitate the rezoning of any land to a sensitive use or enable sensitive uses on potentially contaminated land.

Ministerial Direction No. 9 – Metropolitan Planning Strategy

The amendment is appropriate in the context of relevant strategies contained in Plan Melbourne 2017-2050 and Plan Melbourne 2017-2050: Addendum 2019 (Plan Melbourne). Amongst a range of matters, Plan Melbourne identifies the provision of opportunities for renewable energy generation as state-significant infrastructure and reinforces the need for an uptake in renewable energy, recognising the importance of environmentally sustainable development to respond to the challenge of climate change.

In particular, the amendment will facilitate a Project that will contribute to the achievement of Outcome 6 of Plan Melbourne, that 'Melbourne is a sustainable and resilient city'. Outcome 6 recognises that to respond to the challenge of climate change and ensure Melbourne becomes more sustainable as it grows, a green economy needs to emerge—built around renewable energy, environmentally sustainable development and resource recovery.

The relevant direction from Outcome 6 of Plan Melbourne is Direction 6.1: *Transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050.*

Direction 6.1 aims for Melbourne to "transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050" and recognises that this will require an increase in the share of renewable energy to meet the city's electricity requirements.

The amendment facilitates infrastructure that will increase transmission capacity from the western Renewable Energy Zone to Victoria and in the National Electricity Market.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

The purpose of this direction is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. The amendment has been prepared having regard to this direction as set out in this explanatory report and the Strategic Justification Report.

Ministerial Direction No. 19 - Part A: Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health, and Part B: Requirement for Information for Authorisation or Preparation of Amendments that may Significantly Impact the Environment, Amenity and Human Health

This direction applies to the review of planning schemes and preparation of planning scheme amendments that may (among other things) allow the use or development of land that could result in water, noise, air or land pollution impacts on the environment, amenity or human health.

This direction requires that the planning authority must seek the written views of the Environment Protection Authority Victoria (EPA Victoria) and address its views.

The EPA Victoria are a key stakeholder in the preparation of the EES as a member of the Technical Reference Group. As part of the EES process, the EPA Victoria has made comment and recommendations through the Technical Reference Group, on technical reports that have supported the EES and preparation of the amendment. The EPA Victoria provided comments on this planning scheme amendment, and this feedback was addressed. The EPA subsequently confirmed that it had no further comments to make.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports and implements the Planning Policy Framework as follows:

Clause 11 - Settlement

The objective of Clause 11 is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

The amendment is consistent with this clause and supports the sustainable growth and development of Victoria by facilitating the development of a utility installation, supporting the provision and co-ordination of public utilities for the benefit of the community.

The potential effects of the amendment on regional centres and settlements have been avoided as far as practicable through the planning and siting of the Project, with any potential impacts on heritage, vegetation, vistas, regional housing growth and neighbourhood character sought to be avoided or minimised through the Project siting and design and development of the EPRs. By doing so, the amendment takes into account the importance of planning for places under Clause 11.03 (Planning for Places).

The amendment also supports Clause 11.01-1S (Settlement), which aims "to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements" and is consistent with the strategies of Clauses 11.01-1R (Settlement – Metropolitan Melbourne), 11.01-1R

(Green wedges – Metropolitan Melbourne), 11.01-1R (Settlement – Central Highlands) and 11.01-1R (Settlement – Wimmera Southern Mallee).

The Project would also improve access to sustainable electricity services across Victoria's settlements by connecting renewable energy generation in western Victoria to the National Electricity Market, which will help facilitate sustainable, lower emissions as well as the growth and development of Victoria's settlements. This is appropriate in the context of settlement related local policies of the six planning schemes including 11.01-1S:Clause 11.01-1L Settlement – Northern Grampians Clause 11.01-1L Settlement in Pyrenees Shire; Clause 11.01-1L Settlement (Ballarat); Clause 11.01-1L Township and Settlements (Hepburn); Clause 11.01-1L-01 Settlement in Moorabool; Clause 11.01-1L-02 Bacchus Marsh (Moorabool) Clause 11.01-1L-03 Ballan (Moorabool); Clause 11.01-1L-04 Small Towns and Settlements (Moorabool); and Clause 11.01-1L-01 Non-Urban Land (Melton). The amendment is also consistent with the strategies of Clause 11.02-1S (Supply of urban land) by contributing to the ongoing provision of infrastructure to support sustainable development. The Project will contribute to a more stable and resilient energy system, by increasing energy transmission capacity in western Victoria, reducing network congestion and providing the region with efficient connections to dispatch power and avoiding where possible land that is the subject of precinct structure planning, particularly on Melbourne's urban fringe as required by Clause 11.02-2L (Structure Planning for Growth Areas) (Melton).

The amendment also considers the importance of Clause 11.03 (Planning for Places) and will facilitate the Project in a location away from existing and future growth areas in accordance with Clause 11.03-2S (Growth areas). The design and siting of the Project has had regard to its development context as directed by Clause 11.03-3S (Peri-urban areas) and Clause 11.03-6S (Regional and local places). The Project avoids settlements and is therefore consistent with the local policies setting out visions for the future of settlements in each municipality, being 11.01-1S: Clause 11.01-1L Settlement – Northern Grampians; Clause 11.01-1L Settlement in Pyrenees Shire; Clause 11.01-1L Settlement (Ballarat); Clause 11.01-1L Township and Settlements (Hepburn); Clause 11.01-1L-01 Settlement in Moorabool; Clause 11.01-1L-02 Bacchus Marsh (Moorabool); Clause 11.01-1L-03 Ballan (Moorabool); Clause 11.01-1L-04 Small Towns and Settlements; Clause 11.01-1L-01 Non-Urban Land (Melton); and Clause 11.02-2L Structure Planning for Growth Areas (Melton).

Clause 12 – Environment and Landscape Values

The amendment is consistent with the relevant policy directions of Clause 12 (Environmental and Landscape Values) of the PPF. The Project seeks to protect and conserve biodiversity values in western Victoria by ensuring the siting and design of the Project avoids and minimises impacts to native vegetation, flora and fauna, waterbodies, landscapes and environmentally sensitive areas as far as practicable. Consistent with Clause 12.01-1S (Protection of Biodiversity) and Clause 12.01-2S (Native Vegetation Management), the Incorporated Document requires that the removal, destruction and lopping of native vegetation be in accordance with the three-step approach under the Guidelines except as otherwise agreed by the Secretary to DEECA. The Project also avoids remnant vegetation as mapped in the relevant local planning policies. This is also consistent with key local policies including Clause 12.01-1L Biodiversity (Pyrenees), Clause 12.01-1L Protection of Biodiversity (Ballarat), Clause 12.01-1L Native Vegetation and Habitat Protection (Hepburn), Clause 12.01-1L Biodiversity (Moorabool), and Clause 12.01-1L Protection of Biodiversity (Melton).

In support of Clause 12.03-1S (River corridors, waterways, lakes and wetlands), as well as associated regional policies at Clause 12.03-1R (Rivers of the Barwon) and Clause 12.03-1R (Waterways of the West), and local policies at Clause 12.03-1L Waterways (Pyrenees) and Clause 12.03-1L River Corridors, Waterways, Lakes and Wetlands (Melton), careful consideration has been given to potential impacts to waterways at all stages of the Project. This includes consideration as part of the early siting and design stages of the Project as well as consideration of potential impacts during construction and operation, to ensure impacts are minimised and that there are appropriate mitigation and management measures in place.

The amendment also gives careful consideration to the policy directions of Clause 12.05-2S (Landscapes) and Clause 12.05-1S (Environmentally sensitive areas), and at a local level Clause 12.05-2L Landscapes (Ballarat), Clause 12.05-2L Landscape Management (Hepburn), Clause 12.05-2L Landscapes in Moorabool and Clause 12.05-2L Rural Landscape Character (Melton). Although the amendment facilitates a project that will be visible in the landscape, it has been designed to reduce its visual impacts. Its siting and design avoid significant areas of conservation and state forest, landscapes, and green wedge land as far as practicable, in addition to prominent landscape features, distinctive landscape character areas, and bushland fringe areas. In addition, EPRs have been developed that seek to ensure landscape values are protected and retained, with impacts minimised as far as practicable to support the key policy directions of these clauses.

Clause 13 - Environmental Risks and Amenity

The amendment is consistent with Clause 13 (Environmental Risks and Amenity) in that it seeks to minimise the risk of harm to the environment, human health and amenity through effective controls to prevent or mitigate significant impacts. Through the implementation of the Incorporated Document, the amendment will ensure that any environmental, social and economic effects are appropriately managed.

The conditions of the Incorporated Document, the EMF and relevant EPRs have been developed to manage impact to the environment, human health, safety and amenity during construction, operation and decommissioning of the Project.

These measures address the relevant policies and directions of Clause 13.01-1S (Natural hazards and climate change), Clause 13.02-1S (Bushfire planning), Clause 13.02-3S (Floodplain management), Clause 13.04-1S (Contaminated and potentially contaminated land), Clause 13.04-2S (Erosion and landslip), Clause 13.04-3S (Salinity), Clause 13.05-1S (Noise management), Clause 13.06-1S (Air quality management) and Clause 13.07-1S (Land use compatibility).

The amendment also has appropriate regard to the relevant local planning policies at Clause 13 including: Clause 13.03-1L Floodplain Management – Northern Grampians; Clause 13.04-2L Erosion and Landslip in Pyrenees Shire; Clause 13.04-3L Salinity in Pyrenees Shire; Clause 13.02-1L Clause 13.07-1L Land Use Compatibility in Moorabool; Clause 13.01-1L Natural Hazards and Climate Change (Melton); Clause 13.02-1L Bushfire Planning (Melton) and Clause 13.03-1L Floodplain Management (Melton). These policy directions have been considered in the development of the Project as demonstrated in its siting and design, in the conditions of the Incorporated Document and in the EPRs that have been prepared for the Project.

Clause 14 – Natural Resource Management

The amendment has appropriate regard to the State policies and strategies in Clause 14.01-1S (Protection of agricultural land), 14.01-1R (Protection of agricultural land – Metropolitan Melbourne), 14.01-2S (Sustainable agricultural use) and Clause 14.01-3S (Forestry and timber production), as well as the local policies and strategies at Clause 14.01-1L Agriculture in Pyrenees Shire, Clause 14.01-1L-1 Protection of Agricultural Land (Ballarat), Clause 14.01-1L Protection of Agricultural Land (Hepburn), Clause 14.01-1L Agriculture, Rural Dwellings and Subdivision (Moorabool) and Clause 14.01-1L Protection of Agricultural Land (Melton). Consistent with the relevant policy directions of these clauses, the Project has sought to avoid highly productive agricultural land and retain important agricultural characteristics through the siting and design of the Project, as well as through the development of the EMF and EPRs which seek to further manage and minimise impacts to agricultural land. Where unavoidable permanent removal of productive is required for the Project (e.g., for the new terminal station site), the Agriculture and Forestry Impact Assessment and Economic Impact Assessment prepared for the

EES have considered the economic importance of the land for the agricultural production and processing sectors and have concluded the impacts are acceptable.

The amendment is also consistent with Clause 14.01-2R (Agricultural productivity – Wimmera Southern Mallee), Clause 14.01-2L Sustainable Agriculture in Pyrenees Shire, Clause 14.01-2L Sustainable agricultural land use (Ballarat), Clause 14.01-2L Sustainable Agricultural Enterprises (Hepburn), and Clause 14.01-2L-02 Sustainable Agricultural Land Use (Moorabool). Consistent with these policies, the Project will support development of renewable energy projects in the Wimmera Southern Mallee region, which provides an opportunity for diversification of farming enterprises, while minimising impacts on the continuation of farming activities along the transmission line easement.

The EMF and its associated EPRs will implement environmental management and risk management approaches to ensure the quality of surface water, groundwater and water catchments is protected. These measures address the relevant policy directions of Clause 14.02-1S (Catchment planning and management), Clause 14.02-2S (Water quality), Clause 14.02-1L Catchment Management in Pyrenees Shire, Clause 14.02-2L Water Quality in Pyrenees Shire, Clause 14.02-1L Catchment and Land Protection (Hepburn), and Clause 14.02-1L Declared Special Water Supply Catchments (Moorabool).

The amendment has also given appropriate consideration to key policy directions of Clause 14.03-1S (Resource exploration and extraction). The Project's siting and design has involved consultation with various stakeholders, including the Department of Jobs, Precincts and Regions – Earth Resources Regulation and current work authority holders, to avoid or minimise potential impacts on existing and future extractive industry, and extractive industry interest areas. Where these areas have been unavoidable, the amendment, through the Incorporated Document, establishes requirements for stakeholder engagement to continue through the detailed design and construction process, and for development plans and micro-siting plans to be approved by the Minister for Planning. Implementation of these requirements will mitigate potential impacts on extractive industry operations and extractive industry interest areas.

<u>Clause 15 – Built Environment and Heritage</u>

The amendment recognises the role of built environment and heritage in delivering liveable, sustainable cities, towns and neighbourhoods and in doing so has had appropriate regard for Clause 15.01-2S (Building design), Clause 15.01-5S (Neighbourhood character) and Clause 15.01-6S (Design for rural areas) at a State level as well as Clause 15.01-5L Neighbourhood character – Northern Grampians, Clause 15.01-1L Urban Design (Ballarat), Clause 15.01-2L-01 Building design (Moorabool), Clause 15.01-5L Landscape and Neighbourhood Character (Moorabool). It is acknowledged that the Project will result in permanent built form changes from the proposed transmission towers and lines, and the terminal stations. However, impacts from these changes have been minimised via a range of measures

including by the avoidance of areas of settlement, significant landscape overlays and heritage values and co-locating the Project with existing infrastructure (which were all matters considered as part of the route selection criteria). At a more local level, the Project seeks to minimise impacts by proposing the use of windbreak plantings to reduce visual impact where appropriate. Accordingly appropriate consideration has been given to the directions of these clauses. The amendment is also appropriate in the context of Clause15.03-1S (Heritage Conservation) and Clause 15.03-2S (Aboriginal cultural heritage), as well as the associated local policies of the six planning schemes comprising Clause 15.03-1L Heritage Conservation in Pyrenees Shire; Clause 15.03-1L Heritage Conservation (Ballarat); Clause 15.03-1L Heritage (Hepburn); Clause 15.03-2L Aboriginal Cultural Heritage (Hepburn); Clause 15.03-1L Heritage (Moorabool); Clause 15.03-1L-01 Heritage Conservation (Melton); and Clause 15.03-1L-02 Dry Stone Walls (Melton).

The Project seeks to minimise impacts to heritage places and areas of Aboriginal cultural heritage values through the careful siting of infrastructure and management of any potential impacts through the EMF and EPRs and the preparation and approval of Cultural Heritage Management Plans.

Clause 17 - Economic Development

The amendment is consistent with the policy directions of Clause 17 in that the Project will make a major economic investment in western Victoria, creating additional jobs and driving higher levels of economic activity during and after construction.

Consistent with this clause, the Project is expected to result in significant economic benefits to Victoria. It will deliver a range of indirect economic benefits to Victoria by supporting direct jobs across the life of the Project, greater activity and opportunities in industries supporting the renewable energy sector, increased local economic activity, local business, education and employment opportunities, and a move to a more diverse energy supply mix.

Notwithstanding the above, potential impacts to local tourism values were also considered in the siting and design of the Project. In response to these considerations EPRs are proposed to manage impacts of the Project on existing and future local and regional businesses.

Accordingly, the Project is appropriate in the context of Clause 17.01-1S (Diversified economy) and Clause 17.04-1S (Facilitating tourism), as well as the regional policy Clause 17.04-1R (Tourism – Wimmera Southern Mallee) and the Ballarat local policy at Clause 17.04-1L Facilitating Tourism.

Clause 18 - Transport

Consistent with Clause 18.01-1S (Land use and transport integration), Clause 18.01-2S (Transport system), Clause 18.02-4S (Roads), Clause 18.02-7S (Airports and airfields), Clause 18.02-7R (Melbourne Airport), and Clause 18.02-4L Road System (Moorabool), the potential effects of the Project on existing and planned transport infrastructure were considered through the EES process. The implementation of the conditions of the Incorporated Document, and the relevant transport EPRs will manage any residual impacts of the Project on transport infrastructure. Accordingly, the Project is consistent with the following local policy: Clause 18.01-2L Transport System – Ballarat, Clause 18.02-4L Road System (Moorabool), Clause 18.02-4L Road System (Melton).

Clause 19 - Infrastructure

The amendment is consistent with Clause 19.01-1S (Energy supply), Clause 19.01-2S (Renewable Energy) and Clause 19.01-2R (Renewable energy – Wimmera Southern Mallee), as it facilitates a Project that provides required essential infrastructure to allow more energy produced by wind and solar farms access to the Victorian transmission network. Currently the infrastructure that is in place cannot support the requirements for new and proposed renewable energy projects. The Project will reduce the most urgent congestion in the western Victoria transmission network and will unlock future power system capabilities in the state, which will in turn expand the diversity and availability of energy supply and reduce electricity costs for consumers over the longer term. This is entirely consistent with and appropriate in the context of these clauses.

The amendment is consistent with Clause 19.03-3S (Integrated Water Management), Clause 19.03-3L-02 Integrated Water Management (Moorabool) and Clause 19.03-3L Integrated Water Management (Melton), as it facilitates a Project that incorporates water-sensitive urban design measures and integrated water management principles to manage stormwater runoff effectively. The Project includes strategies to minimise impacts on receiving waterways and surface water quality through measures such as stormwater harvesting, reuse for non-potable purposes, and promoting infiltration to reduce runoff volumes.

How does the amendment support or implement the Municipal Planning Strategy?

The Municipal Planning Strategy of each of the planning schemes contains a broad planning framework directed to supporting a high standard of urban design and amenity; protecting environmental and landscape values; protecting biodiversity; managing environmental impacts and amenity; protecting places of heritage significance; strengthening the economy; and managing and improving open space.

The amendment supports and implements the intent of those policies, as discussed in the sections below where relevant clauses of each of the planning schemes are listed, with an accompanying brief assessment.

Northern Grampians Planning Scheme

- Clause 02.03-2 Environmental and Landscape Values
- Clause 02.03-3 Environmental Risks and Amenity
- Clause 02.03-4 Natural Resource Management
- Clause 02.03-5 Built Environment and Heritage
- Clause 02.03-7 Economic Development
- Clause 02.03-8 Transport
- Clause 02.03-9 Infrastructure

The key relevant policies of the Northern Grampians Shire's Municipal Planning Strategy focus on enhancing lifestyle, economic growth and providing sustainable infrastructure. Strategic directions include protecting environmental features such as native vegetation, safeguarding key views linked to tourist attractions and national parks, and preserving the heritage character of towns. The amendment aligns with these goals by promoting a stable energy system that supports economic growth, whilst seeking to minimise impacts to biodiversity, key views, and settlements.

Pyrenees Planning Scheme

- Clause 02.03-1 Settlement
- Clause 02.03-2 Environmental and Landscape Values
- Clause 02.03-3 Environmental Risks and Amenity
- Clause 02.03-4 Natural Resource Management
- Clause 02.03-5 Built Environment and Heritage
- Clause 02.03-7 Economic Development
- Clause 02.03-8 Transport
- Clause 02.03-9 Infrastructure

The key relevant policies of Pyrenees Shire's Municipal Planning Strategy seek to create a vibrant, sustainable municipality within a rural environment. Strategic directions include discouraging development on floodplains, protecting water quality, and conserving significant landscapes and vistas, particularly those associated with heritage places of state significance. The amendment aligns with these goals by facilitating renewable energy infrastructure that supports economic growth while carefully managing impacts on landscapes, floodplains, and water resources through the proposed siting of infrastructure and the implementation of EPRs as required via the Incorporated Document

Ballarat Planning Scheme

- Clause 02.03-1 Settlement
- Clause 02.03-2 Environmental and Landscape Values
- Clause 02.03-3 Environmental Risks and Amenity
- Clause 02.03-4 Natural Resource Management
- Clause 02.03-5 Built Environment and Heritage
- Clause 02.03-7 Economic Development
- Clause 02.03-8 Transport
- Clause 02.03-9 Infrastructure.

Key policies of the City of Ballarat's Municipal Planning Strategy seek to create a sustainable, innovative, and inclusive community with a strong, diverse economy. Strategic directions include protecting significant environments and landscapes, discouraging development in flood-prone areas, and preserving the highly productive farmland around Ballarat. The amendment aligns with these goals by enabling renewable energy infrastructure that has been carefully sited to minimise impacts to productive farmland where possible. The amendment also supports economic growth, and seeks to carefully manage environmental impacts, including to natural landscapes, through the implementation of the EMF and EPRs, consistent with key policy directions.

Hepburn Planning Scheme

- Clause 02.03-1 Settlement
- Clause 02.03-2 Environmental and Landscape Values
- Clause 02.03-3 Environmental Risks and Amenity
- Clause 02.03-4 Natural Resource Management
- Clause 02.03-5 Built Environment and Heritage
- Clause 02.03-7 Economic Development
- Clause 02.03-8 Transport
- Clause 02.03-9 Infrastructure

Hepburn Shire's Municipal Planning Strategy seeks to protect and enhance the district's unique social, cultural, environmental, and heritage characteristics. The vision includes protecting agricultural land and managing the municipality's distinctive landscapes to prevent unsympathetic development. Strategic directions include preserving significant landscape features such as Lalgambook (Mt. Franklin) and the volcanic hills, managing soil quality and erosion, mitigating bushfire risks, encouraging renewable energy projects to address climate change, and protecting tourism as a key economic contributor.

The amendment aligns with these goals by enabling renewable energy infrastructure that reduces greenhouse gas emissions, avoids significant landscapes where possible, while seeking to minimise environmental impacts through the implementation of the EMF and EPRs. In relation to agricultural land uses, the siting and design of the Project in the first instance, in addition to more detailed mitigation measures identified in the EPRs, has sought to minimise impacts to agricultural land uses where possible.

Moorabool Planning Scheme

- Clause 02.03-1 Settlement
- Clause 02.03-2 Environmental and Landscape Values
- Clause 02.03-3 Environmental Risks and Amenity
- Clause 02.03-4 Natural Resource Management
- Clause 02.03-5 Built Environment and Heritage
- Clause 02.03-7 Economic Development
- Clause 02.03-8 Transport
- Clause 02.03-9 Infrastructure

Moorabool Shire's Municipal Planning Strategy includes key policy directions that seek to embrace the natural environment and lifestyle opportunities to create an inspiring place to live, work, and play. Council seeks to minimise environmental impacts and stimulate economic development. Strategic directions include protecting the scenic qualities of forested hill slopes, rural landscapes, and bushland settings; safeguarding water quality in Declared Special Water Supply Catchments and riparian environments around the Lerderderg River; and preserving high-quality agricultural land as a key economic driver. The amendment aligns with these goals by facilitating renewable energy infrastructure that minimises impacts to townships through siting and design and seeks to minimise environmental impacts, taking into account the Shire's valued landscapes and natural resources.

Melton Planning Scheme

- Clause 02.03-1 Settlement
- Clause 02.03-2 Environmental and Landscape Values
- Clause 02.03-3 Environmental Risks and Amenity
- Clause 02.03-4 Natural Resource Management
- Clause 02.03-5 Built Environment and Heritage
- Clause 02.03-7 Economic Development
- Clause 02.03-8 Transport
- Clause 02.03-9 Infrastructure

Key policy directions contained in the City of Melton's Municipal Planning Strategy include to create a vibrant, safe, and liveable city accessible to all. Strategic directions include safeguarding the landscapes and biodiversity of the Western Volcanic Plain and Uplands, preserving land for sustainable agriculture, and planning for climate change by reducing greenhouse gas emissions to protect vulnerable communities. The amendment aligns with these goals by enabling renewable energy infrastructure that mitigates climate change, avoids urban growth areas, and seeks to minimise environmental and agricultural impacts via the measures discussed in previous sections.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions (VPP) as follows:

- The amendment uses the provisions of Clause 45.12 (Specific Controls Overlay) and the Schedule to Clause 72.04 (Documents incorporated into this planning scheme) to provide specific control for the Project. The purpose of the Specific Controls Overlay is to apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances. The use of the Specific Controls Overlay and an Incorporated Document in the case of this amendment is therefore appropriate as it:
 - Enables a consistent planning approach to the Project which extends across six municipalities.
 - Improves transparency of the location and planning controls for the Project, and
 - Reduces the complexity of approvals and associated administrative burden on the responsible authority and referral authorities that would otherwise be required if the Specific Controls Overlay was not used.
- The amendment appropriately seeks to use the provisions of Clause 37.01 (Special Use Zone) to rezone two terminal station sites from the Farming Zone to the Special Use Zone with a schedule specific to terminal stations. The purpose of the Special Use Zone is to recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone. In the case of this amendment, the rezoning will facilitate the long-term use of the sites for the purpose of terminal stations, in a manner that will be consistent across the Project due to the application of the same schedule to the Sydenham Terminal Station site, already zoned with the Special Use Zone. In accordance with Planning Practice Note PPN03, the proposed rezoning with the Special Use Zone is appropriate as no alternative rural zoning controls would be able to achieve the outcome sought, whereby the future augmentation of the terminal station infrastructure is permit-exempt, whilst limiting most other land uses. The future use and development for terminal stations wouldn't cause land use conflicts with surrounding land uses.

- The amendment uses the provisions of Clause 66.06 to require notice to AusNet Transmission Group Pty Ltd in relation to any application for a planning permit on the Project Land, to allow for orderly planning of the Project. This is appropriate given the imperative of preventing development that is inconsistent with the Project prior to its development. It is anticipated that this requirement could be removed once the easement or the transmission line is in place and Clause 66.02-4 referral requirements apply.
- The amendment uses the provisions of Clause 72.01 (Responsible authority for this planning scheme) to make the Minister for Planning the responsible authority for administering and enforcing the Northern Grampians, Pyrenees, Ballarat, Hepburn, Moorabool and Melton Planning Schemes as they apply to the use and development of land for the Project. This is appropriate given the complexity of the Project and its extension across six municipalities.

How does the amendment address the views of any relevant agency?

The views of the relevant agencies and stakeholders were obtained during the EES and IAC process.

A Technical Reference Group was convened by the Department of Transport and Planning (DTP) to provide advice to the proponent on the preparation of the EES. The Technical Reference Group comprised representatives from:

- DTP Impact Assessment
- DTP Transport
- DTP Planning
- DEECA Environment, Grampians Region
- DEECA Energy
- DEECA Agriculture Victoria
- Department of Jobs, Skills, Industry and Regions Regional Development Victoria
- First Peoples State Relations
- Heritage Victoria
- Relevant Registered Aboriginal Parties, including:
 - Barengi Gadjin Land Council Aboriginal Corporation
 - Dja Dja Wurrung Clans Aboriginal Corporation
 - Eastern Maar Aboriginal Corporation
 - Wadawurrung Traditional Owners Aboriginal Corporation
 - Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation
- Relevant Local Councils, including:
 - o Northern Grampians Shire Council
 - Pyrenees Shire Council

- City of Ballarat
- o Hepburn Shire Council
- Moorabool Shire Council
- Melton City Council
- Relevant Catchment Management Authorities (CMA), including:
 - o Wimmera CMA
 - Glenelg Hopkins CMA
 - Corangamite CMA
 - North Central CMA
 - o Melbourne Water / Port Phillip and Western Port CMA
- Parks Victoria
- Melbourne Water
- Southern Rural Water
- Country Fire Authority
- Victorian Planning Authority
- Energy Safe Victoria
- EPA Victoria.

The amendment has been prepared having regard to the views of the relevant agencies and the consultation that has occurred. Consultation with these agencies is continuing.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The *Transport Integration Act 2010* directs interface bodies (planning authorities) to have regard to transport system objectives, decision making principles and statements of policy principles if exercising powers and performing functions under interface legislation (*Planning and Environment Act 1987*) which are likely to have a significant impact on the transport system.

The amendment is not likely to have a significant impact on the transport system beyond very localised modifications to access roads mostly during construction. The EMF will manage these modifications to minimise the effects on the capacity of the community to access social and economic opportunities, and to use the transport system safely.

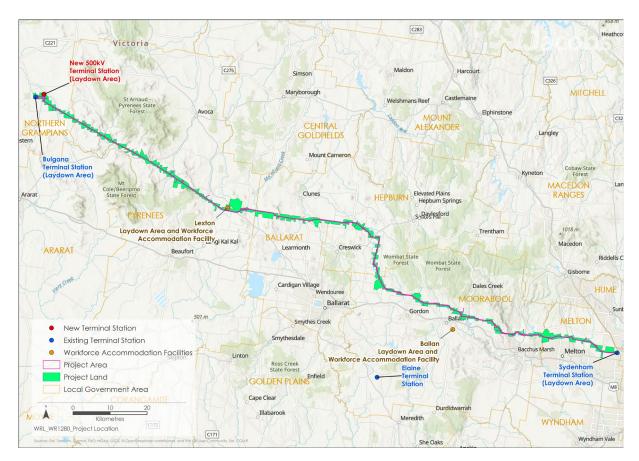
In accordance with the principle of integrated decision making, the Project is the result of a coordinated process between AusNet, local councils, DTP, landholders and other relevant agencies. The Project is undergoing a comprehensive EES process which included undertaking impact assessments to inform decision makers on the transport system impacts of the Project.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Minister for Planning is the responsible authority for administering and enforcing the provisions of the planning schemes as they relate to use and development of land for the Project. The new planning provisions are not expected to have a significant impact on the resource and administrative costs of the Minister for Planning as responsible authority.

Attachment 1 – Project Map



(Source: Jacobs 2025)

Appendix D. Draft Ordinance and Instruction Sheet

--/--/---GC209

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**

Terminal Stations

Purpose

To provide areas for the use and development of utility installations for power.

To provide for the orderly development of utility installations that seek to minimise impacts on the safety and amenity of the surrounding area and more sensitive land uses.

1.0 Table of uses

GC209

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5.
	The gross floor area of all buildings must not exceed 50 square metres.
Grazing animal production	
Utility installation	Must be generally in accordance with an approved Development Plan in accordance with section 4.0 of this Schedule.
	Must transmit, distribute or store power.
Railway	·
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Domestic animal husbandry	Must be no more than four animals.
Car park	
Office	Must not exceed a floor area of 500m2.
Utility Installation	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cemetery
Convenience restaurant
Crematorium

Extractive industry	
Horse husbandry	
Industry (other than Automated collection point)	
Animal production (other than Grazing animal production)	
Motor racing track	
Nightclub	
Retail premises	
Saleyard	
Service station	
Transport terminal	
Warehouse (other than Store)	

2.0 Use of land

--/--/---GC209

Application requirements

The following application requirements apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and types of activities which will be carried out; and
- The likely effects, if any, on the adjacent land including noise levels, traffic and hours of operation.

Decision guidelines

The following decision guidelines apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed use may have on existing uses; and
- The effect that the proposed use may have on the amenity of the area.

3.0 Subdivision

--/--/----GC209

Application requirements

The following application requirements apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the subdivision; and
- The likely effects of the subdivision on the adjacent land.

Decision guidelines

The following decision guidelines apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed subdivision may have on existing uses; and
- The effect that the proposed subdivision may have on the amenity of the area.

4.0 Buildings and works

-/-/-- Permit requirement

No permit is required to construct a building or construct or carry out works associated with a utility installation.

All building and works associated with a utility installation must be generally in accordance with a Development Plan that has been prepared to the satisfaction of the responsible authority.

Development Plan

The Development Plan should include the following information:

- The layout and use of existing and proposed buildings and works, driveways, car parking and loading areas;
- Construction details of all drainage works, site access arrangements, vehicle parking and loading area;
- The requirement for a construction environmental management plan to manage any environmental impacts of the works;
- Details of existing landscaping, as well as any proposed landscaping, (including
 perimeter landscaping treatments) if additional landscaping is considered warranted
 having regard to the appearance and bulk of buildings from nearby public
 viewpoints and sensitive receivers and taking into account adjoining zones,
 especially the relationship with residential areas; and
- The effect of the proposed buildings and works on the amenity of the area, including the effects of noise, lighting, overshadowing and privacy and the proposed management measures for such effects, if required.

The Development Plan may be modified to the satisfaction of the responsible authority.

Application requirements

The following application requirements apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the buildings and works; and
- The effect that the proposed buildings and works may have on the amenity of the area.

Decision guidelines

The following decision guidelines apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed buildings and works may have on existing uses; and
- The effect that the proposed buildings and works may have on the amenity of the area.

5.0 Signs

GC209 None specified

--/--/---GC209

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2**

Sydenham Terminal Station

Purpose

To provide areas for the use and development of utility installations for power.

To provide for the orderly development of utility installations that seek to minimise impacts on the safety and amenity of the surrounding area and more sensitive land uses.

1.0 Table of uses

GC209

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5.
	The gross floor area of all buildings must not exceed 50 square metres.
Grazing animal production	
Utility installation	Must be generally in accordance with an approved Development Plan in accordance with section 4.0 of this Schedule.
	Must transmit, distribute or store power.
Railway	·
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Domestic animal husbandry	Must be no more than four animals.
Car park	_
Office	Must not exceed a floor area of 500m2.
Utility Installation	If the Section 1 condition is not met.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cemetery
Convenience restaurant
Crematorium

Extractive industry	
Horse husbandry	
Industry (other than Automated collection point)	
Animal production (other than Grazing animal production)	
Motor racing track	
Nightclub	
Retail premises	
Saleyard	
Service station	
Transport terminal	
Warehouse (other than Store)	

2.0 Use of land

--/--/---GC209

Application requirements

The following application requirements apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and types of activities which will be carried out; and
- The likely effects, if any, on the adjacent land including noise levels, traffic and hours of operation.

Decision guidelines

The following decision guidelines apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed use may have on existing uses; and
- The effect that the proposed use may have on the amenity of the area.

3.0 Subdivision

--/--/---GC209

Application requirements

The following application requirements apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the subdivision; and
- The likely effects of the subdivision on the adjacent land.

Decision guidelines

The following decision guidelines apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed subdivision may have on existing uses; and
- The effect that the proposed subdivision may have on the amenity of the area.

4.0 Buildings and works

-/-/-- Permit requirement

No permit is required to construct a building or construct or carry out works associated with a utility installation.

All building and works associated with a utility installation must be generally in accordance with a Development Plan that has been prepared to the satisfaction of the responsible authority.

Development Plan

The Development Plan should include the following information:

- The layout and use of existing and proposed buildings and works, driveways, car parking and loading areas;
- Construction details of all drainage works, site access arrangements, vehicle parking and loading area;
- The requirement for a construction environmental management plan to manage any environmental impacts of the works;
- Details of existing landscaping, as well as any proposed landscaping, (including
 perimeter landscaping treatments) if additional landscaping is considered warranted
 having regard to the appearance and bulk of buildings from nearby public
 viewpoints and sensitive receivers and taking into account adjoining zones,
 especially the relationship with residential areas; and
- The effect of the proposed buildings and works on the amenity of the area, including the effects of noise, lighting, overshadowing and privacy and the proposed management measures for such effects, if required.

The Development Plan may be modified to the satisfaction of the responsible authority.

Application requirements

The following application requirements apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the buildings and works; and
- The effect that the proposed buildings and works may have on the amenity of the area.

Decision guidelines

The following decision guidelines apply to an application for a permit under this schedule, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed buildings and works may have on existing uses; and
- The effect that the proposed buildings and works may have on the amenity of the area.

5.0 Signs

GC209 None specified

08/07/2021 GC161

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

--21/--03/----2025 Proposed GC209 GC242

PS Map Ref	Name of incorporated document
SCO1	Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document (Victorian Health Building Authority, October 2024)
SCO2	East Grampians Rural Pipeline Project Incorporated Document, December 2021
SC08	Western Renewables Link Incorporated Document, XXXXX 2025

07/04/2022 GC200

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

07--/04--/2022---- Proposed GC209

PS Map Ref	Name of incorporated document
SCO1	East Grampians Rural Pipeline Project Incorporated Document, December 2021
SC08	Western Renewables Link Incorporated Document, XXXXX 2025

23/04/2020 C213ball

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

20/05/2021 C229ball Proposed GC209

PS Map Ref	Name of incorporated document
SCO1	Ballarat & Queen's Anglican Grammar School Foundation Ltd. Lot 2 (PS622085) Gillies Road, Mount Rowan, April 2013
SCO2	Ballarat Base Hospital New Facilities Project, April 2013
SCO3	Eureka Stadium Upgrade Project Incorporated Document, March 2016
SCO4	Ballarat Terminal Station Incorporated Document September 2017
SCO5	Ballarat GovHub Incorporated Document, January 2018
SCO6	Ballarat Station Precinct Redevelopment Incorporated Document, August 2016 (Amended April 2021)
SC08	Western Renewables Link Incorporated Document, XXXXX 2025

45.12 SPECIFIC CONTROLS OVERLAY

--/--/---Proposed GC209

Shown on the planning scheme map as **SCO** with a number.

Purpose

To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.

45.12-1 Use or development

--/--/ Proposed GC209

Land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay). The specific control may:

- Allow the land to be used or developed in a manner that would otherwise be prohibited or restricted.
- Prohibit or restrict the use or development of the land beyond the controls that may otherwise apply.
- Exclude any other control in this scheme.

45.12-2 Expiry of a specific control

31/07/2018 VC148

If a specific control contained in an incorporated document identified in the schedule to this clause allows a particular use or development, that control will expire if any of the following circumstances applies:

- The use and development is not started within two years of the approval date of the incorporated document or another date specified in the incorporated document.
- The development is not completed within one year of the date of commencement of works or another date specified in the incorporated document.

The responsible authority may extend the periods referred to if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of this scheme.

--/--/ Proposed GC209

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

--/--/ Proposed GC209

PS Map Ref	Name of incorporated document
SCO8	Western Renewables Link Incorporated Document, XXXXX 2025

08/07/2021 GC161

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

21--/03--/2025----Proposed GC209 GC242

PS Map Ref	Name of incorporated document
SCO1	Maddingley Spoil Processing Facility, October 2020
SCO2	Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document_(Victorian Health Building Authority, October 2024)
SC08	Western Renewables Link Incorporated Document, XXXXX 2025

23/11/2020 C222melt

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

14--/--11/2023----Proposed GC209G240

PS Map Ref	Name of incorporated document
SCO1	Conditions for use of south-west corner of Greigs Road and Mount Cottrell Road, Melton, Crown Portions 1 and 2, Section 11, Parish of Pywheitjorrk for Extractive Industry
SCO2	Calder Park Train Stabling and Maintenance Yards Incorporated Document, September 2012
SCO3	Mount Cottrell Water Storage Facility, Incorporated Document, February 2020
SCO4	Melton Renewable Energy Hub (MREH) – 77–347 Holden Road and 67 & 77 Victoria Road, Plumpton – Incorporated Document – April 2021
SCO5	Ravenhall Spoil Processing Facility, October 2020
SCO6	Ravenhall Concrete Manufacturing Facility Incorporated Document, July 2022
SCO7	New Melton Hospital Incorporated Document, June 2023
SC08	Western Renewables Link Incorporated Document, XXXXX 2025

25/08/2022 C61ngra

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

25/08/2022 --/--/---Proposed GC209 C61ngra

Clause	Kind of application	Person or body to be notified
Clause 5 of Schedule 2 to Clause 42.01 (ESO)	All applications	Grampians Wimmera Mallee Water Authority
Clause 4 of Schedule 3 to Clause 42.01 (ESO)	All applications to subdivide land or construct a building or construct or carry out works associated with Accommodation, Child Care Centre, Education Centre or Hospital on land which is within the area covered by this schedule.	Grampians Wimmera Mallee Water Authority
Clause 4 of Schedule to Clause 44.01 (EMO)	All applications	Secretary to the Department of Environment, Land, Water and Planning North Central Catchment Management Authority
Schedule to Clause 45.12 (SCO)	All applications on land which is within the area covered by the Western Renewables Link Incorporated Document, XXXXX 2025 as notated as SCO8 on the overlay mapping.	AusNet Transmission Group Pty Ltd

18/06/2021 C46pyrn

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

18/06/2021 C46pyrn --/--/----Proposed GC209

Clause	Kind of application	Person or body to be notified
Clause 3.0 of Schedule 2 to	All applications	Secretary to the Department of Environment, Land, Water and Planning
Clause 42.01		Relevant water authority
(ESO)		Relevant floodplain management authority
Clause 3.0 of Schedule 3 to Clause 42.01 (ESO)	All applications	Relevant water authority
Schedule to Clause 45.12 (SCO)	All applications on land which is within the area covered by the Western Renewables Link Incorporated Document, XXXXX 2025 as notated as SCO8 on the overlay mapping.	AusNet Transmission Group Pty Ltd

11/08/2022 C214ball

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

11/08/2022 C214ball --/----Proposed GC209

Clause	Kind of application	Person or body to be notified
Schedule to Clause 45.12 (SCO)None specified	All applications on land which is within the area covered by the Western Renewables Link Incorporated Document, XXXXX 2025 as notated as SCO8 on the overlay mapping. None specified	AusNet Transmission Group Pty LtdNone specified

10/02/2022 C80hepb

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

10/02/2022 C80hepb --/----Proposed GC209

Clause	Kind of application	Person or body to be notified
Schedule to Clause 45.12 (SCO)None specified	All applications on land which is within the area covered by the Western Renewables Link Incorporated Document, XXXXX 2025 as notated as SCO8 on the overlay mapping. None specified	AusNet Transmission Group Pty Ltd None specified

22/07/2021 C92moor

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

22/07/2021 C92moor --/--/---Proposed GC209

Clause	Kind of application	Person or body to be notified
Schedule 14 to Clause 43.02-2 (DDO)	To construct a building or carry out works for accommodation within 500 metres of Lederderg State Park	The Secretary, Department of Environment, Land, Water and Planning
Schedule 14 to Clause 43.02-3 (DDO)	To subdivide land for accommodation within 500 metres of Lederderg State Park	The Secretary, Department of Environment, Land, Water and Planning
Schedule to Clause 45.12 (SCO)	All applications on land which is within the area covered by the Western Renewables Link Incorporated Document, XXXXX 2025 as notated as SCO8 on the overlay mapping.	AusNet Transmission Group Pty Ltd

01/02/2018 C147

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

01/02/2018 C147 --|--|---Proposed GC209

Clause	Kind of application	Person or body to be notified
Clause 5.0 of Schedule 9 to Clause 37.07 (UGZ9)	Any application for use or development of the type listed in this clause, within the 'high pressure gas transmission pipeline measurement length' shown on Plan 11 Utilities in the incorporated Mt Atkinson & Tarneit Plains Precinct Structure Plan	Any owner or operatorof the high pressure gas transmission pipeline
Schedule 11 to Clause 37.07 (UGZ)	An application to use land or construct a building or carry out works associated with any of the following uses within the 'high pressure gas transmission pipeline measurement length' shown on Plan 11 Utilities in the incorporated Plumpton Precinct Structure Plan. • Accommodation (other than dwelling and dependent persons unit) • Child care centre • Corrective institution • Education centre • Hospital • Place of assembly • Service station	The licensee and/or operator of the Derrimut to Sunbury pipeline and Truganina to Plumpton transmission gas pipeline.

Clause Kind of application Person or body to be notified Schedule 11 An application to use The licensee and/or operator of the Plumpton Gas land or construct a to Clause City Gate. 37.07 (UGZ) building or carry out works associated with any of the following uses within the 'city gate measurement length' shown on Plan 11 Utilities in the incorporated Plumpton Precinct Structure Plan. Accommodation (other than dwelling and dependent persons unit) Child care centre Corrective institution Education centre Hospital Place of assembly Service station Schedule 12 An application to use The licensee and/or operator of the Derrimut to land or construct a Sunbury pipeline and Truganina to Plumpton to Clause 37.07 (UGZ) building or carry out transmission gas pipeline. works associated with any of the following uses within the 'high pressure gas transmission pipeline measurement length' shown on Plan 11 Utilities in the incorporated *Plumpton* Precinct Structure Plan. Accommodation (other than dwelling and dependent persons unit) Child care centre Cinema based entertainment facility Corrective institution Education centre Hospital Place of assembly Service station

Clause	Kind of application	Person or body to be notified
Schedule 12 to Clause 37.07 (UGZ)	An application to use land or construct a building or carry out works associated with any of the following uses within the the 'city gate measurement length' shown on Plan 11 Utilities in the incorporated Plumpton Precinct Structure Plan. • Accommodation (other than dwelling and dependent persons unit) • Child care centre • Cinema based entertainment facility • Corrective institution • Education centre • Hospital • Place of assembly • Service station	The licensee and/or operator of the Plumpton Gas City Gate.
Schedule to Clause 45.12 (SCO)	All applications on land which is within the area covered by the Western Renewables Link Incorporated Document, XXXXX 2025 as notated as SCO8 on the overlay mapping.	AusNet Transmission Group Pty Ltd

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0 Responsible authority for administering and enforcing this planning scheme:

31/07/2018 VC148

The Northern Grampians Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

31-/07-/2018---VC148 Proposed GC209

None specified.

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme, including the incorporated document titled Western Renewables Link Incorporated Document, XXXXX 2025, for land affected by the Specific Controls Overlay (SCO8) in the Schedules to Clause 45.12 and Clause 72.04 as shown on the planning scheme maps.

3.0 Person or responsible authority for issuing planning certificates:

31/07/2018 VC148

Minister for Planning

4.0 Responsible authority for VicSmart and other specified applications:

22/09/2023 VC243

The Chief Executive Officer of Northern Grampians Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Northern Grampians Shire Council is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Northern Grampians Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0 Responsible authority for administering and enforcing this planning scheme:

31/07/2018 VC148

The Pyrenees Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

31-/07-/2018---VC148 Proposed GC209

None specified.

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme, including the incorporated document titled Western Renewables Link Incorporated Document, XXXXX 2025, for land affected by the Specific Controls Overlay (SCO8) in the Schedules to Clause 45.12 and Clause 72.04 as shown on the planning scheme maps.

3.0 Person or responsible authority for issuing planning certificates:

31/07/2018 VC148

Minister for Planning

4.0 Responsible authority for VicSmart and other specified applications:

22/09/2023 VC243

The Chief Executive Officer of Pyrenees Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Pyrenees Shire Council is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Pyrenees Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

23/08/2018

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0 Responsible authority for administering and enforcing this planning scheme:

31/07/2018 VC148

The City of Ballarat is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

20-/12-/2024---C253ball Proposed GC209

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme with regard to the following pieces of land:

- No. 13 Dana Street and 8-10 Anderson Street being Part of CA 4 Section 9B, Vol. 9891 Fol. 076, and parts of CA 19 Section 9B, Vol. 9891 Fol. 073 and Vol. 9891 Fol. 074, Township of Ballarat.
- No. 300 304 Mair Street and 190 Doveton Street North, Ballarat Central being part of Crown Allotments 2048 and 2024, Township of Ballarat, Parish of Ballarat.

The Minister for Planning is the responsible authority for considering and determining applications, in accordance with Divisions 1, 1A, 2, and 3 of Part 4 and exercising the powers set out in Section 171 and under Division 2 of Part 9 of the *Planning and Environment Act 1987* and for approving matters required by the scheme or a condition of a permit to be done to the satisfaction of the responsible authority in relation to the use and development of the following land:

 Land within the Special Use Zone Schedule 16 "Ballarat Station Precinct Redevelopment – Stage One".

The Minister for Planning is the responsible authority for administering and enforcing the *Ballarat Line Upgrade Incorporated Document, August 2018* and any other provision of the scheme as it applies to the use or development of land for the purpose of the Ballarat Line Upgrade.

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme, including the incorporated document titled Western Renewables Link Incorporated Document, XXXXX 2025, for land affected by the Specific Controls Overlay (SCO8) in the Schedules to Clause 45.12 and Clause 72.04 as shown on the planning scheme maps.

3.0 Person or responsible authority for issuing planning certificates:

31/07/2018 VC148

Minister for Planning

4.0 Responsible authority for VicSmart and other specified applications:

22/09/2023 VC243

The Chief Executive Officer of City of Ballarat is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of City of Ballarat is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of City of Ballarat is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0 Responsible authority for administering and enforcing this planning scheme:

31/07/2018 VC148

The Hepburn Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

07-/12-/2023----Proposed GC209

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2, 3, and 5 of Part 4 and Division 2 of Part 9 of the Planning and Environment Act 1987 and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the land at:

- 1 Raglan Street, Daylesford (Lot 2 of Title Plan 826164A)
- 9 Raglan Street, Daylesford (Crown Allotment 35 Section 2 Parish of Wombat)

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme, including the incorporated document titled Western Renewables Link Incorporated Document, XXXXX 2025, for land affected by the Specific Controls Overlay (SCO8) in the Schedules to Clause 45.12 and Clause 72.04 as shown on the planning scheme maps.

3.0 Person or responsible authority for issuing planning certificates:

31/07/2018 VC148

Minister for Planning

4.0 Responsible authority for VicSmart and other specified applications:

22/09/2023 VC243

The Chief Executive Officer of Hepburn Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Hepburn Shire Council is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Hepburn Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

23/08/2018

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0 Responsible authority for administering and enforcing this planning scheme:

31/07/2018 VC148

The Moorabool Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

23-/08-/2018---GC95 Proposed GC209

The Minister for Planning is the responsible authority for administering and enforcing the Ballarat Line Upgrade Incorporated Document, August 2018 and any other provision of the planning scheme as it applies to the use or development of land for the purpose of the Ballarat Line Upgrade.

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme, including the incorporated document titled Western Renewables Link Incorporated Document, XXXXX 2025, for land affected by the Specific Controls Overlay (SCO8) in the Schedules to Clause 45.12 and Clause 72.04 as shown on the planning scheme maps.

3.0 Person or responsible authority for issuing planning certificates:

31/07/2018 VC148

Minister for Planning

4.0 Responsible authority for VicSmart and other specified applications:

22/09/2023 VC243

The Chief Executive Officer of Moorabool Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Moorabool Shire Council is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Moorabool Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

11/10/2018

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0 Responsible authority for administering and enforcing this planning scheme:

31/07/2018 VC148

The Melton City Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

14-/11-/2023----C240melt Proposed GC209

The Minister for Planning is the responsible authority for administering and enforcing:

- Clause 51.01 of the scheme in respect of the "Regional Rail Link Project Section 2 Incorporated Document, March 2015".
- Clause 51.01 of the scheme in respect of the "Regional Rail Link Project Section 1 Incorporated Document, March 2015".
- Any other provision of the scheme as it applies to the use or development of land authorised by the Victorian Government for the Regional Rail Link Project.
- Clause 51.01 of the scheme in respect of the "Calder Park Train Stabling and Maintenance Yards Incorporated Document, September 2012".
- Clause 51.01 of the scheme in respect of the "Palmers Road Upgrade Project (Western Freeway to Calder Freeway) Incorporated Document, June 2017".
- The Ballarat Line Upgrade Incorporated Document, August 2018 and any other
 provision of the scheme as it applies to the use or development of land for the purpose
 of the Ballarat Line Upgrade.
- The "Ballarat Line Upgrade Toolern Station Incorporated Document, January 2018" and any other provision of the scheme as it applies to the use or development of land for the purpose of Toolern Station.
- Clause 51.01 of the scheme in respect of the "Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018".
- Any other provision of the scheme as it applies to the use or development of land for the Melbourne Metro Rail Project: Upgrades to the Rail Network.
- The "New Melton Hospital Incorporated Document, June 2023" and any other provision of the scheme as it applies to the use or development of land for the purpose of the New Melton Hospital.
- The planning scheme, including the incorporated document titled Western Renewables Link, XXXXX 2025, for land affected by the Specific Controls Overlay (SCO8) in the Schedules to Clause 45.12 and Clause 72.04 as shown on the planning scheme maps.

3.0 Person or responsible authority for issuing planning certificates:

31/07/2018 VC148

Minister for Planning

4.0 Responsible authority for VicSmart and other specified applications:

22/09/2023 VC243

The Chief Executive Officer of Melton City Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Melton City Council is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance

MELTON PLANNING SCHEME

with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Melton City Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

07--/04--/2022----Proposed GC209

- 1, 1BMO, 1DDO, 1EAO, 1ESO, 1HO, 1RO, 1SCO.
- 2, 2BMO, 2ESO, 2DDO, 2HO, 2RO.
- 3, 3BMO, 3DDO, 3EAO, 3ESO, 3HO, 3RO.
- 4, 4BMO, 4ESO, 4DDO, 4RO.
- 5, 5BMO, 5DDO, 5HO, 5RO.
- 6, 6BMO, 6DDO, 6ESO, 6HO, 6RO.
- 7, 7BMO, 7DDO, 7ESO, 7RO, 7SCO.
- 8,8BMO,8DDO,8ESO,8RO,8SCO,8VPO.
- 9, 9BMO, 9DDO, 9EAO, 9ESO, 9HO, 9RO, 9SCO.
- 10, 10BMO, 10DDO, 10EAO, 10ESO, 10HO, 10RO.
- 11,11BMO, 11ESO, 11RO.
- 12, 12BMO, 12DDO, 12ESO, 12HO, 12RO, 12VPO.
- 13, 13BMO, 13ESO, 13HO, 13PAO, 13RO, 13SCO, 13VPO.
- 14, 14BMO, 14ESO, 14HO, 14PAO, 14RO, 14SCO, 14VPO.
- 15, 15BMO, 15EAO, 15ESO, 15HO, 15RO, 15SCO, 15VPO.
- 16, 16BMO, 16ESO, 16RO, 16SCO, 16VPO.
- 17, 17ESO, 17HO.
- 18,18BMO, 18ESO, 18HO, 18PAO, 18RO, 18SCO, 18VPO.
- 19, 19BMO, 19ESO, 19HO, 19LSIO-FO, 19PAO, 19RO, 19SCO, 19VPO.
- 20, 20BMO, 20EAO, 20HO, 20LSIO-FO, 20RO, 20VPO, 20DPO.
- 21,21BMO, 21ESO, 21HO, 21PAO, 21RO, 21VPO.
- 22, 22ESO, 22SCO, 22VPO.
- 23, 23BMO, 23ESO, 23HO, 23SCO, 23VPO.
- 24, 24BMO, 24ESO, 24RO, 24VPO.
- 25, 25MBO, 25EAO, 25ESO, 25HO, 25RO.
- 26, 26BMO, 26HO, 26RO.

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

22--/06--/2023 ----C236ball Proposed

- 1, 1EMO, 1ESO, 1ESO5, 1HO, 1LSIO-FO, 1SLO, 1BMO, 1SCO.
- 2, 2EMO, 2ESO, 2ESO5, 2LSIO-FO, 2SLO, 2VPO, 2BMO, 2SCO.
- 3, 3ESO, 3HO, 3LSIO-FO, 3SLO, 3BMO
- 4, 4AEO, 4,DCPO, 4DDO, 4DPO, 4EMO, 4ESO, 4ESO5, 4HO, 4LSIO-FO, 4PAO, 4SLO, 4VPO, 4BMO
- 5, 5AEO, 5DDO, 5EMO, 5ESO, 5HO, 5LSIO-FO, 5VPO
- 6, 6DDO, 6EMO, 6ESO, 6HO, 6LSIO-FO, 6VPO
- 7, 7EMO, 7ESO, 7ESO5, 7HO, 7LSIO-FO, 7SLO, 7VPO, 7BMO
- 8, 8ESO, 8ESO5, 8LSIO-FO, 8VPO, 8BMO
- 9, 9ESO, 9ESO5, 9VPO, 9BMO
- 10, 10AEO, 10DDO, 10DPO, 10EAO, 10ESO, 10HO, 10LSIO-FO, 10PAO, 10VPO
- 11, 11AEO, 11DDO, 11DPO, 11EMO, 11ESO, 11HO, 11LSIO-FO, 11BMO
- 12, 12BMO, 12EAO, 12EMO, 12ESO, 12LSIO-FO, 12PAO, 12SCO, 12SLO
- 13, 13BMO, 13EAO, 13ESO, 13ESO5, 13LSIO-FO, 13SCO, 13VPO
- 14, 14DPO, 14ESO, 14HO, 14VPO, 14BMO
- 15, 15DDO, 15DPO, 15EAO, 15HO, 15VPO, 15RXO
- 16, 16DDO, 16EAO, 16ESO, 16ESO5, 16HO, 16LSIO-FO, 16BMO, 16SCO
- 17, 17ESO, 17ESO5, 17LSIO-FO, 17VPO, 17BMO
- 18, 18EAO, 18ESO, 18ESO5, 18HO, 18LSIO-FO, 18PAO, 18VPO, 18BMO, 18SLO
- 19, 19ESO, 19ESO5, 19VPO, 19BMO, 19SLO
- 20, 20DCPO, 20DPO, 20HO, 20PAO, 20BMO
- 21, 21DCPO, 21DDO, 21DPO, 21EAO, 21HO, 21PAO, 21VPO
- 22, 22DDO, 22EAO, 22HO, 22VPO, 22SCO, 22PAO
- 23, 23DDO, 23DPO, 23EAO, 23HO, 23VPO, 23BMO, 23SCO, 23SLO
- 24, 24DPO, 24EAO, 24ESO5, 24HO, 24VPO, 24BMO, 24SLO
- 25, 25EAO, 25ESO5, 25HO, 25VPO, 25BMO, 25SLO
- 26, 26DCPO, 26DPO, 26EAO, 26ESO, 26HO, 26PAO
- 27, 27DDO, 27EAO, 27ESO5, 27HO, 27VPO, 27SLO
- 28, 28DDO, 28EAO, 28ESO, 28ESO5, 28HO, 28PAO, 28VPO, 28BMO, 28SLO
- 29, 29EAO, 29ESO, 29ESO5, 29HO, 29VPO, 29BMO
- 30, 30EAO, 30 ESO, 30ESO5, 30PAO, 30VPO, 30BMO
- 31, 31DDO, 31EAO, 31ESO, 31ESO5, 31PAO, 31VPO, 31BMO, 31SCO, 31SLO
- 32, 32DCPO, 32EAO, 32HO, 32PAO
- 33, 33DCPO, 33DPO, 33EAO, 33ESO5, 33HO, 33PAO, 33VPO, 33BMO, 33SLO
- 34, 34EAO, 34ESO5, 34PAO, 34VPO, 34MMO, 34SLO
- 35, 35EAO, 35ESO5, 35VPO, 35BMO
- 36, 36DCPO, 36EAO, 36ESO5, 36HO, 36PAO, 36VPO, 36BMO, 36SLO
- 37, 37ESO5, 37VPO, 37BMO, 37SLO
- 38, 38DPO, 38ESO5, 38VPO, 38BMO
- 39, 39EAO, 39ESO, 39ESO5, 39VPO, 39BMO
- 40, 40EMO, 40ESO5, 40SMO, 40VPO, 40BMO, 40SLO
- 41, 41EMO, 41ESO, 41ESO5, 41HO, 41VPO, 41SMO, 41BMO, 41SLO

BALLARAT PLANNING SCHEME

•	42, 42EMO, 42ESO5, 42HO, 42PAO, 42SMO, 42VPO, 42BMO

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

27--/07--/2023---- C73hepb Proposed GC209

- 1, 1BMO, 1ESO,1LSIO.
- 2, 2BMO, 2ESO, 2LSIO, 2SLO, 2VPO.
- 3, 3EMO, 3ESO, 3HO, 3LSIO, 3SLO.
- 4, 4BMO, 4EMO, 4ESO, 4HO, 4SLO, 4VPO.
- 5, 5BMO, 5ESO, 5HO, 5LSIO, 5VPO.
- 6, 6BMO, 6ESO, 6HO, 6LSIO.
- 7, 7BMO, 7ESO, 7HO, 7LSIO, 7VPO.
- 8, 8BMO, 8ESO, 8HO.
- 9, 9BMO, 9ESO, 9HO, 9LSIO, <u>9SCO</u>, 9SLO.
- 10, 10BMO, 10ESO, 10HO, 10LSIO, 10SCO, 10SLO, 10VPO.
- 11, 11BMO, 11EAO, 11ESO, 11HO, 11LSIO, 11VPO.
- 12, 12ESO, 12HO, 12LSIO.
- 13, 13BMO, 13EMO, 13ESO, 13HO, 13LSIO, 13SCO, 13SLO.
- 14, 14BMO, 14EMO, 14ESO, 14HO, 14LSIO, 14SCO, 14SLO.
- 15, 15BMO, 15EMO, 15ESO, 15HO, 15LSIO, 15SLO, 15VPO.
- 16, 16BMO, 16ESO, 16HO, 16VPO.
- 17, 17BMO, 17ESO, 17HO, 17LSIO, 17VPO.
- 18, 18BMO, 18ESO, 18HO, 18LSIO, 18RO, 18VPO.
- 19, 19BMO, 19EMO, 19ESO, 19HO, 19SCO, 19SLO, 19VPO.
- 20, 20BMO, 20ESO, 20HO, 20LSIO, 20VPO.
- 21, 21BMO, 21EMO, 21ESO, 21HO, 21LSIO.
- 22, 22BMO, 22DDO, 22EAO, 22ESO, 22HO, 22LSIO.
- 23, 23BMO, 23DDO, 23EAO, 23ESO, 23HO, 23LSIO, 23SLO, 23VPO.
- 24, 24BMO, 24EMO, 24ESO, 24HO, <u>24SCO</u>, 24SLO, 24VPO.
- 25, 25EMO, 25ESO, 25HO, 25SCO, 25SLO.
- 26, 26BMO, 26EMO, 26ESO, 26HO, 26LSIO, 26SCO, 26SLO, 26VPO.
- 27, 27BMO, 27EMO, 27ESO, 27HO, 27SLO.
- 28, 28BMO, 28DDO, 28ESO, 28HO.
- 29, 29BMO, 29DDO, 29ESO, 29HO.
- 30, 30BMO, 30DDO, 30ESO, 30HO, 30NCO.
- 31, 31BMO, 31DDO, 31ESO, 31HO, 31NCO, 31VPO.
- 32, 32BMO, 32DDO, 32ESO, 32HO, 32NCO.
- 33, 33BMO, 33DDO, 33ESO, 33HO, 33NCO, 33RXO, 33VPO.
- 34, 34BMO, 34ESO, 34HO, 34LSIO.
- 35, 35BMO, 35DDO, 35ESO, 35HO, 35LSIO.
- 36, 36BMO, 36ESO, 36HO, 36LSIO, 36RO, 36VPO.
- 37, 37BMO, 37ESO, 37HO, 37LSIO.
- 38, 38BMO, 38ESO, 38HO, 38VPO.
- 39, 39BMO, 39ESO, 39HO, 39VPO.
- 40, 40BMO, 40ESO, 40HO, 40VPO.
- 41, 41BMO, 41ESO, 41HO.

HEPBURN PLANNING SCHEME

- 42, 42BMO, 42ESO, 42HO, 42SLO, 42VPO.
- 43, 43BMO, 43EMO, 43ESO, 43HO, 43SCO, 43SLO, 43VPO.
- 44, 44BMO, 44ESO, 44HO.
- 45, 45BMO, 45ESO, 45VPO.
- 46, 46BMO, 46ESO, 46HO, 46VPO.
- 47, 47BMO, 47ESO.

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

16-/12-/2022 ----VC201 Proposed GC209

Zoning maps 1 to 55 inclusive

Overlay maps

- 1DDO, 1ESO, 1BMO
- 2DDO, 2ESO, 2BMO,
- 3DDO, 3ESO, 3HO, 3BMO
- 4DDO, 4ESO, 4HO, 4LSIO, 4BMO
- 5DDO, 5ESO, 5HO, 5LSIO, 5VPO, 5BMO
- 6DDO, 6ESO, 6HO, 6LSIO, 6VPO, 6BMO
- 7DDO, 7ESO, 7BMO
- 8BMO, 8LSIO
- 9DDO, 9ESO, 9PAO, 9BMO, 9SCO
- 10DDO, 10ESO, 10PAO, 10BMO
- 11DDO, 11ESO, 11RO, 11RXO, 11BMO, 11SCO
- 12DDO 12ESO
- 13DDO, 13ESO, 13LSIO, 13RO, 13BMO, 13SCO
- 14DDO, 14ESO, 14HO, 14LSIO, 14RO, 14BMO, 14SCO
- 15DDO, 15ESO, 15HO, 15LSIO, 15BMO
- 16DDO, 16ESO, 16HO, 16LSIO, 16BMO
- 17DDO, 17ESO, 17HO, 17LSIO, 17BMO
- 18DDO, 18ESO, 18BMO
- 19DDO, 19ESO, 19HO, 19PAO, 19BMO
- 20DDO, 20ESO, 20HO, 20BMO
- 21DDO, 21ESO, 21BMO
- 22DDO, 22ESO, 22HO, 22BMO
- 23DDO, 23ESO, 23SLO, 23BMO
- 24DDO, 24ESO, 24BMO
- 25DDO, 25ESO, 25HO, 25SLO, 25BMO
- 26DDO, 26ESO, 26HO, 26LSIO, 26SBO, 26BMO
- 27DDO, 27ESO, 27HO, 27LSIO, 27SBO
- 28DDO, 28ESO, 28HO, 28LSIO, 28SBO, 28BMO, 28SCO
- 29DDO, 29ESO, 29HO, 29LSIO, 29BMO, 29SCO
- 30DDO, 30ESO, 30HO, 30LSIO
- 31DDO, 31DPO, 31ESO, 31HO, 31LSIO, 31PAO, 31SBO, 31SLO, 31BMO, 31SCO
- 32DDO, 32ESO, 32HO, 32LSIO, 32SBO, 32SLO, 32BMO
- 33DDO, 33ESO, 33HO, 33LSIO, 33SBO, 33BMO
- 34DDO, 34DPO, 34ESO, 34HO, 34LSIO, 34SBO, 34SCO, 34SLO
- 35DDO, 35DPO, 35EAO, 35ESO, 35HO, 35LSIO, 35PAO, 35SBO, 35SCO
- 36DDO, 36DPO, 36ESO, 36HO, 36LSIO, 36SCO
- 37DDO, 37DPO, 37EAO, 37ESO, 37HO, 37LSIO, 37PAO, 37SCO
- 38DDO, 38DPO, 38ESO, 38HO, 38LSIO, 38PAO, 38SLO, 38BMO, 38SCO
- 39DDO, 39BMO, 39SLO

MOORABOOL PLANNING SCHEME

- 40DDO, 40ESO, 40HO, 40BMO
- 41DDO, 41ESO, 41HO, 41BMO
- 42DDO, 42ESO, 42HO, 42BMO
- 43DDO, 43ESO, 43HO, 43BMO
- 44DDO, 44ESO, 44HO, 44LSIO, 44BMO
- 45DDO, 45ESO, 45HO, 45LSIO, 45RO, 45BMO
- 46AEO, 46DDO, 46DPO, 46ESO, 46HO, 46LSIO, 46SLO, 46RO, 46SCO
- 47DDO, 47DPO, 47ESO, 47HO, 47LSIO, 47SLO
- 48DDO, 48ESO, 48BMO, 48SLO
- 49DDO, 49ESO, 49BMO, 49SLO
- 50DDO, 50ESO, 50RO, 50RXO, 50BMO, 50SLO
- 51DDO, 51ESO, 51HO, 51BMO, 51SLO
- 52DDO, 52ESO, 52LSIO, 52BMO
- 53DDO, 53ESO, 53HO, 53LSIO, 53BMO
- 54DDO, 54ESO, 54HO, 54LSIO, 54PAO
- 55DDO, 55ESO, 55LSIO, 55PAO

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

14-/11-/2023----C240melt Proposed GC209

- 1, 1HO, 1ESO, 1BMO, 1SCO.
- 2, 2HO, 2ESO, 2BMO, 2SCO.
- 3, 3DCPO, 3HO, 3ESO, 3DPO, 3MAEO
- 4, 4HO, 4ESO, 4DPO, 4PAO, 4BMO, 4SCO.
- 5, 5HO, 5ESO, 5DPO, 5DCPO, 5BMO, 5SCO.
- 6, 6HO, 6ESO, 6DCPO, 6SCO.
- 7, 7DCPO, 7DPO, 7ESO, 7HO, 7PAO
- 8, 8DCPO, 8EAO, 8ESO, 8HO, 8IPO, 8PAO, 8SCO
- 9, 9DCPO, 9DPO, 9ESO, 9IPO, 9SLO, 9HO, 9LSIO, 9PAO, 9MAEO, 9SCO.
- 10, 10HO, 10ESO, 10DPO, 10DCPO, 10IPO, 10LSIO, 10SBO, 10MAEO, 10PAO, 10SCO
- 11, 11HO, 11ESO, 11DDO, 11IPO, 11DPO
- 12, 12DCPO, 12DDO, 12DPO, 12ESO, 12HO, 12IPO, 12PAO, 12SLO, 12BMO, 12SCO
- 13, 13DCPO, 13DDO, 13EAO, 13ESO, 13HO, 13ICPO, 13IPO, 13LSIO, 13PAO, 13RO, 13SCO, 13SLO
- 14, 14HO, 14ESO, 14DDO, 14DPO, 14IPO, 14LSIO, 14SBO, 14SCO, 14PAO

17/09/2019 VC161

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

21--/03--/2025 ----Proposed GC209 GC242

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
East Grampians Rural Pipeline Project Incorporated Document, December 2021	GC200
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas (Victorian Health Building Authority, October 2024)	GC242
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
South West Loddon Pipeline Project Incorporated Document, January 2018	GC84
Western Highway Project: Section 3 – Ararat to Stawell, Incorporated Document, September 2014	C45
Western Renewables Link Incorporated Document, XXXXX 2025	GC209
Wimmera Mallee Pipeline Project Headworks and Western Leg January 2007	C21
Wimmera Mallee Pipeline Project Northern Grampians Planning Scheme Incorporated Document	C28

15/01/2024 VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

27--/03--/2024 ----Proposed GC209 GC222

Name of document	Introduced by:
Beaufort Local Floodplain Development Plan, March 2013	C31
Beaufort Primary School (former) Statement of Significance, April 2018	C44
East Grampians Rural Pipeline Project Incorporated Document, December 2021	GC200
Pyrenees Planning Scheme Incorporated Plan, Planning Permit Exemptions to Heritage Overlay Precincts HO501 & HO502, February 2018	C39
Pyrenees Shire Heritage Precinct Policy Report, 2002, prepared by David Rowe of Authentic Heritage Services	C7
Restructure Plans for Areas Specified in the Schedule to Clause 45.05 of the Pyrenees Planning Scheme, October 2007 (Revised March 2013):	
Restructure Plan No 1 (Wattle Creek and Environs 1), October 2007 (Revised March 2013)	C18
Restructure Plan No 2 (Wattle Creek and Environs 2), October 2007	C18
Restructure Plan No 3 (Landsborough North Environs), October 2007	C18
Restructure Plan No 4 (Malakoff Creek Catchment), October 2007	C18
Restructure Plan No 5 (Redbank and Reservoir Creek Environs), October 2007	C18
Restructure Plan No 6 (Wimmera River (Crowlands) Environs), October 2007	C18
Restructure Plan No 7 (Mountain Creek (Moonambel) Environs), March 2013	C32

Name of document	Introduced by:
Restructure Plan No 8 (Glenpatrick Creek and Nowhere Creek Environs), October 2007	C18
Restructure Plan No 9 (Natte Yallock Environs), October 2007	C18
Restructure Plan No 10 (Avoca Environs), October 2007	C18
Restructure Plan No 11 (Greenhill Creek (Avoca South) Environs), October 2007	C18
Restructure Plan No 12 (Bung Bong Crown Township), October 2007	C18
Restructure Plan No 13 (Evansford and Talbot Reservoir Catchment Environs) October 2007	C18
Restructure Plan No 14 (Amphitheatre Environs), October 2007	C18
Restructure Plan No 15 (Percydale Environs), October 2007	C18
Restructure Plan No 16 (Middle Creek (Warrenmang) Environs), October 2007	C18
Restructure Plan No 17 (Lexton Environs), October 2007	C18
Restructure Plan No 18 (Snake Valley & Carngham Environs), October 2007	C18
Restructure Plan No 19 (Chepstowe & Baillies Creek Environs), October 2007	C18
Restructure Plan No 20 (Homebush Environs), October 2007	C18
Restructure Plan No 21 (Raglan Environs), October 2007	C18
Restructure Plan No 22 (Waterloo Environs), October 2007	C18
Restructure Plan No 23 (Stockyard Hill Crown Township), October 2007	C18

27--/03--/2024 ----Proposed GC209 GC222

Name of document	Introduced by:
Restructure Plan No 24 (Middle Creek Crown Township), October 2007	C18
Restructure Plan No 25 (McCallum Creek Environs), October 2007	C18
Restructure Plan No 26 (Shirley Crown Township), October 2007	C18
Restructure Plan No 27 (Beaufort Environs Sheet A & B), October 2007	C18
Restructure Plan No 28 (Mountain Creek (Sunraysia Highway) Environs), October 2007	C18
Restructure Plan No 29 (Lamplough (Bet Bet Creek) Environs), October 2007	C18
Western Highway Project: Section 2 – Beaufort to Ararat Incorporated Document, July 2013	C37
Western Renewables Link Incorporated Document, XXXXX 2025	GC209

15/01/2024 VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

20--/12--/2024 ----Proposed GC209 C253ball

Name of document	Introduced by:
Alfredton West Precinct Structure Plan 2011	C150
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballarat & Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan 9 April 2013	C169
Ballarat Base Hospital New Facilities Project, April 2013	C171
Ballarat GovHub Incorporated Document, January 2018	C209
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
Ballarat Heritage Precincts Study Part A 2006 – Incorporated Plan (revised June 2014)	C182
Ballarat Heritage Precincts – Statements of Significance, 2006 (revised August 2014)	C164
Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance	C107
Ballarat Planning Scheme Heritage Control 2004 – Incorporated Plan (revised October 2015)	C199
Ballarat Saleyards (former) - Statement of Significance, November 2019	C222ball
Ballarat Station Precinct Redevelopment Incorporated Document, August 2016 (Amended April 2021)	C229ball
Ballarat Terminal Station Incorporated Document September 2017	C208
Ballarat West Development Contributions Plan (Urban Enterprise, December 2023)	VC249

20-/12-/2024 ----Proposed GC209 C253ball

Name of document	Introduced by:
Ballarat West Groundwater Supply Project - Incorporated Plan	C112
Ballarat West Native Vegetation Precinct Plan 8 March 2012	C158
Ballarat West Precinct Structure Plan October 2016	C203
Ballarat Western Link Road (Stage 2) Incorporated Document, September 2016	C170
Barkly Street and Humffray Street South Heritage Precinct Design Guidelines (Ballarat City Council, 2019)	C215ball
Burrumbeet Creek Catchment Local Floodplain Development Plan 2015 – Incorporated Document	C178
Central Victoria Livestock Exchange, Ballarat October 2015	C185
Colpin Avenue Heritage Precinct Design Guidelines (Ballarat City Council, 2019)	C215ball
Creswick Road/Macarthur Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)	C215ball
Dowling Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)	C215ball
Eureka Stadium Upgrade Project Incorporated Document, March 2016	C197
Eureka Stadium Precinct Redevelopment Project (Department of Transport and Planning, November 2024)	C253ball
Former Eureka Gold Sluicing Company pumping site Statement of Significance, 2019	C211ball
Invermay Miniature Railway July 2002 - Incorporated Plan	C50
Invermay Regional Study and Land Management Plan 1991	NPS1
Koala Plan of Management - Koala Planning Map July 2006	C95

20-/12-/2024 ----Proposed GC209 C253ball

Name of document	Introduced by:
Lake Federation Resort Draft Master Plan A C511 CP 055b, dated August 2004	C64
Lake Federation Resort Main Components Plan C511 CP 039c dated August 2004	C64
Lake Federation Resort Staging Plan C511 CP 037b dated August 2004	C64
Lintel Grange Homestead Complex Statement of Significance (City of Ballarat, May 2024)	C245ball
Old Showgrounds Heritage Precinct Design Guidelines (Ballarat City Council, 2019)	C215ball
Regional Fast Rail Project, Integrated Approval Requirements (Department of Infrastructure, December 2002)	VC17
St Aidan's Heritage Precinct Design Guidelines (Ballarat City Council, 2019)	C215ball
Waller Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)	C215ball
Western Renewables Link Incorporated Document, XXXXX 2025	GC209

15/01/2024 VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

27--/03--/2024 ----GC222Draft GC209

Name of document	Introduced by:
Powerline Bushfire Safety Program - Native Vegetation Removal Code of Practice, August 2016	GC57
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
Statement of Significance Itinerant Potato Diggers' Huts in the Trentham and Little Hampton District (Hepburn Shire Council, June 2020)	C80hepb
Statement of Significance: Old Hepburn Hotel, 236 Main Road, Hepburn (Plan Heritage, November 2021)	C80hepb
Western Renewables Link Incorporated Document, XXXXX 2025	GC209

15/01/2024 VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

21--/03--/2025----Proposed GC209 GC242

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Bacchus Marsh Heritage Study, Statements of Significance, (February 2015)	C6(Part 3)
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
Hill Farm, Statement of Significance, September 2022	C101moor
HO182 Woodlands 229 Long Point Road, Myrniong Incorporated Plan (July 2014)	C6(Part 3)
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas (Victorian Health Building Authority, October 2024)	GC49
Maddingley Spoil Processing Facility, October 2020	C95moor
Plans for the future development of the Western Freeway – titled "Proposed Works Area" and dated 26/7/2000	C5
Powerline Bushfire Safety Program - Native Vegetation Removal Code of Practice, August 2016	GC57
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Fibre Optic Project, Integrated Approval Requirements (August 2003)	C25
Restructure Plans – Blakeville, Old Wallace, Elaine North and Rowsley (June 2000)	NPS1
Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd	NPS1

21--/03--/2025----Proposed GC209 GC242

Name of document	Introduced by:
Western Highway Realignment (Melton to Bacchus Marsh) Incorporated Document, December 2009	C52
Western Renewables Link Incorporated Document, XXXXX 2025	GC209

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SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

28--/11--/2024 ----GC206GC209

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
Ballarat Line Upgrade - Toolern Station Incorporated Document, January 2018	C194
Calder Park Train Stabling and Maintenance Yards Incorporated Document, September 2012	C125
Caroline Springs Town Centre Comprehensive Development Plan August 2000	C14
Chartwell Restructure Allotment Plan (August 1992)	NPS1
Conditions for use of Lots 1&2 LP30733K, Plumpton Road for rock crushing	C9
Conditions for use of south-west corner of Greigs Road and Mount Cottrell Road, Melton, Crown Portions 1 and 2, Section 11, Parish of Pywheitjorrk for Extractive Industry	C13
Design and Siting Guidelines for Rural Zones, Melton Shire Council, 1996	NPS1
Diggers Rest Development Contributions Plan (Growth Areas Authority, December 2023)	VC249
Diggers Rest Native Vegetation Precinct Plan, March 2012	C121
Diggers Rest Precinct Structure Plan, March 2012 (Amended September 2017)	C181
Eynesbury Station Incorporated Plan, September 2001	C20
Eynesbury Township Stages 5, 6 and 13 Native Vegetation Removal and Offset Requirements, May 2017	C176

Name of document	Introduced by:
Guidelines for the Preparation of Environmental Management Plans in Melton's Rural Areas, Melton Shire Council, 1996	NPS1
HO110 Kerr Farm Site 1780-1882 Boundary Road, Mt Cottrell Incorporated Plan (2009)	C71
HO112 65-543 Greigs Road, Truganina Incorporated Plan (2009)	C71
HO128 Stoneleigh Homestead Complex, 196 Sinclairs Road, Rockbank – Statement of Significance, June 2016	C147
Kororoit Precinct Structure Plan, December 2017 (Amended April 2019)	C203melt
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Melton Cemetery Incorporated Plan (2008)	C73
Melton Dry Stone Wall Study Volume 3 – Statements of Significance, February 2016	C100
Melton North Precinct Structure Plan Development Contributions Plan (Growth Areas Authority, December 2023)	VC249
Melton North Precinct Structure Plan, May 2010	C83
Melton Renewable Energy Hub (MREH) – 77–347 Holden Road and 67 & 77 Victoria Road, Plumpton – Incorporated Document – April 2021	C225melt
Melton Tourist Precinct Local Area Development Plan – February 1998	C4
Mount Cottrell Water Storage Facility, Incorporated Document, February 2020	C218melt
Mt Atkinson & Tarneit Plains Infrastructure Contributions Plan, January 2020	C201melt
Mt Atkinson & Tarneit Plains Precinct Structure Plan, June 2017 (Amended January 2020)	C217melt

Name of document	Introduced by:
New Melton Hospital Incorporated Document, June 2023	C240melt
Outer Suburban Arterial Roads - Western Package Incorporated Document, June 2017	GC74
Palmers Road and Robinsons Road Upgrade (Sayers Road to Western Freeway, Truganina) Incorporated Document, July 2012	C81
Palmers Road Upgrade Project (Western Freeway to Calder Freeway) Incorporated Document, June 2017	C187
Paynes Road Precinct Structure Plan, February 2016	C161
Plumpton & Kororoit Infrastructure Contributions Plan, July 2018 (Amended July 2023)	C239melt
Plumpton Precinct Structure Plan, December 2017 (Amended April 2019)	C203melt
Ravenhall Concrete Manufacturing Facility Incorporated Document, July 2022	C230melt
Ravenhall Spoil Processing Facility, October 2020	C222melt
RDAV Rockbank Facility Incorporated Document, July 2013	C151
Robinsons Road Employment Area South Native Vegetation Precinct Plan, February 2011	C65
Rockbank Development Contributions Plan (Victorian Planning Authority, December 2023)	VC249
Rockbank Precinct Structure Plan, August 2016	C145
Rockbank North Development Contributions Plan (Growth Areas Authority, December 2023)	VC249
Rockbank North Native Vegetation Precinct Plan, March 2012	C120
Rockbank North Precinct Structure Plan, March 2012	C120

Name of document	Introduced by:
Shire of Melton Heritage Study Stage 2: Volume 6- Statements of Significance, March 2009	C71
Small Lot Housing Code (Victorian Planning Authority, November 2019)	GC150
Small Lot Housing Code (Victorian Planning Authority, November 2024)	GC206
Statement of Significance - 161 Bulmans Road, Melton West, May 2011	C113
Statement of Significance: 2-98 Staughton Street, Melton South, "Behlen Shed" November 2018	C198melt
Statement of Significance: 2A Sherwin Court and 2 Killarney Drive, Melton, "Tara Stud (former) Outbuildings and Trees" November 2018	C198melt
Statement of Significance: 325 Clarkes Road, Brookfield, "Former Melton Stud" November 2018	C198melt
Statement of Significance: 398-428 Exford Road, Weir Views, "House" November 2018	C198melt
Statement of Significance: 430-458 Exford Road, Weir Views, "Staughton Infant Grave" November 2018	C198melt
Statement of Significance: 660A Beattys Road, Bonnie Brook, "Beattys Bridge" November 2018	C198melt
Statement of Significance: 660A Beattys Road, Bonnie Brook, "Water Reserve Beattys Road" November 2018	C198melt
Statement of Significance: 687 Hopkins Road, Truganina, "Tibbermore" November 2018	C198melt
Statement of Significance: 1267-1289 Beattys Road, Grangefields, "Former Fulham Park" November 2018	C198melt
Statement of Underlying Provisions - Land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor, July 2010 (updated May 2012)	C128

28_/11_/2024 ----GC206GC209

Name of document	Introduced by:
Sunbury Electrification Project Incorporated Document February 2010	C96
Tara Stud (former) Outbuildings, 2 Killarney Drive, Melton, Incorporated Plan October 2020	C198melt
Taylors Hill West Precinct Structure Plan (including the Taylors Hill West Native Vegetation Precinct Plan) May 2010 (Amended December 2016)	C178
Taylors Hill West Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Toolern Park Precinct Structure Plan, August 2014	C122
Toolern Park Development Contributions Plan (Metropolitan Planning Authority, December 2023)	VC249
Toolern Precinct Structure Plan (including Toolern Native Vegetation Precinct Plan), July 2011 (Amended February 2019)	C172melt
Toolern Development Contributions Plan (Victorian Planning Authority, December 2023)	VC249
Water for a Growing West Project Incorporated Document, July 2014	GC18
Western Renewables Link Incorporated Document, XXXX 2025	GC209

Planning and Environment Act 1987

Northern Grampians Planning Scheme

Pyrenees Planning Scheme

Ballarat Planning Scheme

Hepburn Planning Scheme

Moorabool Planning Scheme

Melton Planning Scheme

Amendment GC209

Instruction sheet

The planning authority for this amendment is the Minister for Planning.

The Northern Grampians Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 4 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 31ZN and 32ZN in the manner shown on the 2 attached maps marked "Northern Grampians Planning Scheme, Amendment GC209".

Overlay Maps

2. Amend Planning Scheme Maps Nos. 31SCO and 32SCO in the manner shown on the 2 attached maps marked "Northern Grampians Planning Scheme, Amendment GC209".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

- 3. In **Zones** Clause 37.01, insert a new Schedule 3 in the form of the attached document.
- 4. In **Overlays** Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.
- 5. In **General Provisions** Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document.
- 6. In **Operational Provisions** Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.
- 7. In **Operational Provisions** Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

The Pyrenees Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 6 attached map sheets.

Overlay Maps

- 8. Amend Planning Scheme Maps Nos. 7SCO and 8SCO in the manner shown on the 2 attached maps marked "Pyrenees Planning Scheme, Amendment GC209".
- 9. Insert new Planning Scheme Maps Nos. 9SCO, 14SCO, 15SCO, and 16SCO in the manner shown on the 4 attached maps marked "Pyrenees Planning Scheme, Amendment GC209".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

- 10. In **Overlays** Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.
- 11. In **General Provisions** Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document.

- 12. In **Operational Provisions** Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.
- 13. In **Operational Provisions** Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
- 14. In **Operational Provisions** Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

The Ballarat Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Overlay Maps

15. Insert new Planning Scheme Maps Nos. 1SCO and 2SCO in the manner shown on the 2 attached maps marked "Ballarat Planning Scheme, Amendment GC209".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

- 16. In **Overlays** Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.
- 17. In **General Provisions** Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document.
- 18. In **Operational Provisions** Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.
- 19. In **Operational Provisions** Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
- 20. In **Operational Provisions** Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

The Hepburn Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 9 attached map sheets.

Overlay Maps

21. Insert new Planning Scheme Maps Nos. 9SCO, 10SCO, 13SCO, 14SCO, 19SCO, 24SCO, 25SCO, 26SCO and 43SCO in the manner shown on the 9 attached maps marked "Hepburn Planning Scheme, Amendment GC209".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

- 22. In **Overlays** –insert Clause 45.12 in the form of the attached document.
- 23. In **Overlays** Clause 45.12, insert a new Schedule in the form of the attached document.
- 24. In **General Provisions** Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document.
- 25. In **Operational Provisions** Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.
- 26. In **Operational Provisions** Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
- 27. In **Operational Provisions** Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

The Moorabool Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 8 attached map sheets.

Overlay Maps

28. Insert new Planning Scheme Maps Nos. 9SCO, 11SCO, 13SCO, 14SCO, 28SCO, 29SCO, 31SCO, and 38SCO in the manner shown on the 8 attached maps marked "Moorabool Planning Scheme, Amendment GC209".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

- 29. In **Overlays** Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.
- 30. In **General Provisions** Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document
- 31. In **Operational Provisions** Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.
- 32. In **Operational Provisions** Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
- 33. In **Operational Provisions** Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

The Melton Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 8 attached map sheets.

Zoning Maps

34. Amend Planning Scheme Map No. 10ZN in the manner shown on the 1 attached map marked "Melton Planning Scheme, Amendment GC209".

Overlay Maps

- 35. Amend Planning Scheme Map No. 10SCO in the manner shown on the 1 attached map marked "Melton Planning Scheme, Amendment GC209".
- 36. Insert new Planning Scheme Maps Nos. 1SCO, 2SCO, 4SCO, 5SCO, 6SCO, and 9SCO in the manner shown on the 6 attached maps marked "Melton Planning Scheme, Amendment GC209".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

37. In **Zones** – Clause 37.01, insert a new Schedule 2 in the form of the attached document.

- 38. In **Overlays** Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.
- 39. In **General Provisions** Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document.
- 40. In **Operational Provisions** Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.
- 41. In **Operational Provisions** Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
- 42. In **Operational Provisions** Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

Appendix E. Zoning and Overlay Controls

Zone/Overlay	Project component Lan	Land use definition	Planr	ning approva	l required (Y-N	N-N/A)		Planning Scheme Amendment
			Use	Buildings and works	Earthworks (only)	Vegetation removal (only)	Subdivision	considerations
Northern Grampians						-		
Zones								
Farming Zone (FZ)	Laydown areas for Bulgana Terminal Station and new terminal station near Bulgana Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	Y	Y	Yı	N	N/A - subdivision not proposed	As part of the EES, an Agriculture and Forestry Impact Assessment has been undertaken which has included community consultation and an assessment of existing conditions to identify key agricultural values and activities. The Project seeks to protect highly productive agricultural land and retain important agricultural characteristics through the siting and design of the Project, as well as the development of Environmental Performance Requirements (EPRs). The Project will not result in a change of land use anywhere along the route in the Shire of Northern Grampians other than at the sites of the existing Bulgana Terminal Station (to be expanded) and the new terminal station to its east, with farming activities otherwise able to continue on the Project Land. Refer to Technical Report H: Agriculture and Forestry Impact Assessment for further information. A condition for a micro-siting of transmission towers plan has been included in the Project Incorporated Document.
Public Conservation and Resource Zone (PCRZ)	Transmission Line Transmission Towers	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the public land manager and community through the EES process. Any impacts to public land has been identified in Technical Report E: Land Use and Planning Impact Assessment.

¹ For earthworks which change the rate of flow or discharge point of water across a property boundary or earthworks which increase the discharge of saline groundwater, on all land where the earthworks are in excess of 200 millimetres above or below ground level.

Rural Conservation Zone (RCZ)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	Y	Y	Y 2	Ν	N/A - subdivision not proposed	Impacts to natural environments and vegetation have been considered within Technical Report E: Land Use and Planning Impact Assessment and Technical Report A: Biodiversity Impact Assessment.
Overlays								
Floodway Overlay – Schedule 1 (Glenorchy, Upper Wimmera, Mt William Creek and Concongella Floodway) (FO1)	Transmission Line Transmission Towers Access Tracks Temporary Construction Areas	Utility installation	N/A	Y	Y 3	N	N/A - subdivision not proposed	Flooding impacts have been considered through the EES process and consultation with the relevant water authority and Council has occurred. EPRs have been created to further manage these impacts. Refer to Technical Report T: Surface Water Impact Assessment for further information.
Land Subject to Inundation Overlay – Schedule 1 (Glenorchy, Upper Wimmera, Mt William Creek, Concongella Overland Flow Areas, Halls Gap) (LSIO1)	Bulgana Terminal Station and laydown area Transmission Line Transmission Towers Access Tracks Distribution Lines Temporary Construction Areas	Utility installation	N/A	Y	Y4	N	N/A - subdivision not proposed	Inundation impacts have been considered through the EES process and consultation with the relevant water authority and Council has occurred. EPRs have been created to further manage these impacts. Refer to Technical Report T: Surface Water Impact Assessment for further information.
Specific Controls Overlay – Schedule 2 (East Grampians Rural Pipeline Project Incorporated Document, December 2021) (SCO2)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	N/A	N	N	N/A - subdivision not proposed	N/A - no permit triggers.

² For earthworks which change the rate of flow or discharge point of water across a property boundary or earthworks which increase the discharge of saline groundwater, on all land where the earthworks are in excess of 200 millimetres above or below ground level.

³ For earthworks that alter the ground topography by more than 150mm.

⁴ For earthworks that alter the ground topography by more than 150mm.

Pyrenees								
Zones								
Farming Zone (FZ)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurales Temporary Construction Areas Lexton Laydown and Temporary Workforce Accommodation Facility	Utility installation Innominate use/ Group accommodation	Y	Y	Υ5	N	N/A - subdivision not proposed	As part of the EES, an Agriculture and Forestry Impact Assessment has been undertaken which has included community consultation and an assessment of existing conditions to identify key agricultural values and activities. The Project seeks to protect highly productive agricultural land and retain important agricultural characteristics through the siting and design of the Project, as well as the development of Environmental Performance Requirements (EPRs). The Project will not result in a change of land use anywhere along the route in the Shire of Pyrenees, with farming activities able to continue on Project Land. Refer to Technical Report H: Agriculture and Forestry Impact Assessment for further information. A condition for the micro-siting of transmission towers, as a result of ongoing landholder discussions and agreements, has been included in the Project Incorporated Document.
Public Conservation and Resource Zone (PCRZ)	Transmission Line Transmission Towers Access Tracks	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the public land manager and community through the EES process. Any impacts to public land has been identified in Technical Report E: Land Use and Planning Impact Assessment.
Rural Conservation Zone (RCZ)	Transmission Line Transmission Towers	Utility installation	Y	Y	Υ6	N	N/A - subdivision	Impacts to natural environments and vegetation have been considered within Technical Report E: Land Use and Planning

⁵ For earthworks which change the rate of flow or discharge point of water across a property boundary or earthworks which increase the discharge of saline groundwater, on all land where the earthworks are in excess of 200 millimetres above or below ground level.

⁶ For earthworks which change the rate of flow or discharge point of water across a property boundary on all land not affected by an endorsed Landcare or drainage plan

	Access Tracks Distribution Lines Hurdles Temporary Construction Areas						not proposed	Impact Assessment and Technical Report A: Biodiversity Impact Assessment.
Transport Zone 1 – State Transport Infrastructure (TRZ1)	Transmission Line Hurdles Temporary Construction Areas	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment.
Transport Zone 2 – Principal Road Network (TRZ2)	Transmission Line Access Tracks Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment. A condition for the creation or alteration of access to Transport Zone 2 has been included in the draft Incorporated Document.
Overlays								
Overlays Bushfire Management Overlay (BMO)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Lexton Off-site Laydown Area	Utility Installation Innominate use/Group accommodation	N/A	N	N	N	N/A - subdivision not proposed	N/A - no permit triggers.

Environmental Significance Overlay – Schedule 1 (Designated Water Supply Areas) (ESO1)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Lexton Off-site Laydown Area and Temporary Accommodation Facility	Utility installation Innominate use/Group accommodation	N/A	Y ⁷	Y	Y ⁸ - any vegetation, including dead vegetation	N/A - subdivision not proposed	Impacts to water supply bores and catchments have been assessed in Technical Report S: Groundwater Impact Assessment. Consultation with the relevant water authority has occurred and will continue through the EES process, and EPRs have been proposed to mitigate these impacts.
Environmental Significance Overlay – Schedule 2 (Watercourse Protection) (ESO2)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y	Y	Y – any vegetation, including dead vegetation	N/A - subdivision not proposed	Impacts to watercourses have been assessed in Technical Report T: Surface Water Impact Assessment, and EPRs have been proposed to mitigate these impacts.
Restructure Overlay – Schedule 14 – Amphitheatre township environs, including land in proximity to the Avoca River and Glenlogie Creek (RO14)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	N	N/A - subdivision not proposed	N/A - no permit triggers.
Restructure Overlay – Schedule 17 – Lexton township environs (RO17)	Transmission Line Hurdles	Utility installation	N/A	Υ	N	N	N/A - subdivision not proposed	N/A - no permit triggers.
Restructure Overlay – Schedule 8 – Glenpatrick and Nowhere Creek Environs, north east of Elmhurst (RO8)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles	Utility installation	N/A	Y	N	N	N/A - subdivision not proposed	N/A - no permit triggers.

⁷ If buildings and works are within 100m of a waterway, spring or bore, or within 300m of a waterbody or water supply channel; or include a site cut or fill of greater than one metre in depth or greater than 300 square metres in area.

⁸ If vegetation is within 30m of a waterway, waterbody or water supply channel; or the application proposes the mass clearance of more than 1 hectare of land.

	Temporary Construction Areas							
Specific Controls Overlay – Schedule 1 (East Grampians Rural Pipeline Project Incorporated Document, December 2021) (SCO1)	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	N/A	N	N	N	N/A - subdivision not proposed	N/A - no permit triggers.
Vegetation Protection Overlay – Schedule 1 (Roadside Grassland Protection and Conservation) (VPO1)	Transmission Line Access Tracks Hurdles Temporary Construction Areas Lexton Off-site Laydown Area	Utility installation	N/A	N	N	Y – native vegetation only	N/A	Impacts to vegetation have been considered in this location and any removal of vegetation has been considered in Technical Report A: Biodiversity Impact Assessment. A condition for the management of native vegetation removal has been included in the draft Incorporated Document
Ballarat								
Zones								
Farming Zone (FZ)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	As part of the EES, an Agriculture and Forestry Impact Assessment has been undertaken which has included community consultation and an assessment of existing conditions to identify key agricultural values

Transport Zone 2 – Principal Road Network (TRZ2)	Transmission Line Access Tracks Distribution Lines Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment. A condition for the creation or alteration of access to Transport Zone 2 has been included in the draft Incorporated Document.
Overlays								
Bushfire Management Overlay (BMO)	Transmission Line Transmission Towers Access Tracks Temporary Construction Areas	Utility installation	N/A	N	N	N	N/A - subdivision not proposed	N/A - no permit triggers.
Erosion Management Overlay (EMO)	Transmission Line Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	Y – any vegetation	N/A - subdivision not proposed	Impacts of erosion have been considered in this area in EES Technical Report Q: Geology and Soils Impact Assessment and EES Technical Report T: Surface Water Impact Assessment.
Environmental Significance Overlay – Schedule 2 (Streamside and Watercourse Protection) (ESO2)	Transmission Line Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y	Y	Y – any vegetation, including dead vegetation	N/A - subdivision not proposed	Impacts to watercourses have been assessed in Technical Report T: Surface Water Impact Assessment, and EPRs have been proposed to mitigate these impacts. Impacts to vegetation have been considered in this location and any removal of vegetation has been considered in Technical Report A: Biodiversity Impact Assessment. A condition for the management of native vegetation removal has been included in the draft Incorporated Document.

Environmental Significance Overlay – Schedule 3 (Water Catchment Areas) (ESO3)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	Y – any vegetation, including dead vegetation	N/A - subdivision not proposed	Impacts to water catchments have been assessed in Technical Report S: Groundwater Impact Assessment. Consultation with the relevant water authority has occurred and will continue through the EES process.
Significant Landscape Overlay (SLO) – Schedule 1	Transmission Line	Utility installation	N/A	Y	N	Y – any vegetation	N/A	Impacts on the appearance of significant landscapes has been assessed in Technical Report D: Landscape and Visual Impact Assessment
Hepburn								
Zones								
Farming Zone – Schedule 1 (FZ1)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	Y	Y	N/A	Y9	N/A – subdivision not proposed	As part of the EES, an Agriculture and Forestry Impact Assessment has been undertaken which has included community consultation and an assessment of existing conditions to identify key agricultural values and activities. The Project seeks to protect highly productive agricultural land and retain important agricultural characteristics through the siting and design of the Project, as well as the development of EPRs. The Project will not result in a change of land use anywhere along the route in the Shire of Hepburn, with farming activities able to continue on Project Land. Refer to Technical Report H: Agriculture and Forestry Impact Assessment for further information. A condition for the Micro-siting of transmission towers, as a result of ongoing landholder discussions and agreements, has been included in the Project Incorporated Document.
Public Conservation and Resource Zone (PCRZ)	Transmission Line Transmission Towers Access Tracks	Utility installation	Y	Υ	N	N	N/A - subdivision	Consultation has occurred and will continue with the public land manager and community through the EES process. Any

⁹ Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater

	Distribution Lines Hurdles Temporary Construction Areas						not proposed	impacts to public land has been identified in Technical Report E: Land Use and Planning Impact Assessment.
Public Use Zone 1 – Service and Utility (PUZ1)	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the public land holder through the TRG process. Any impacts to service and utility infrastructure has been considered in Technical Report E: Land Use and Planning Impact Assessment, Technical Report S: Groundwater Impact Assessment and Technical Report T: Surface Water Impact Assessment.
Transport Zone 2 – Principal Road Network (TRZ2)	Transmission Line Access Tracks Distribution Lines Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment. A condition for the creation or alteration of access to Transport Zone 2 has been included in the draft Incorporated Document.
Transport Zone 3 – Significant Municipal Road (TRZ3)	Transmission Line Access Tracks Distribution Lines Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment.
Overlay								
Bushfire Management Overlay (BMO) – Schedule 1 (Creswick, Daylesford, Hepburn, Trentham Bal-12.5 Areas) (BMO1)	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	N	N	N	N	N/A - subdivision not proposed	N/A - no permit triggers.
Bushfire Management Overlay (BMO) – Schedule 2	Transmission Line Transmission Towers	Utility installation	Ν	Ν	N	N	N/A - subdivision	N/A - no permit triggers.

(Hepburn, Hepburn Springs Bal-29 Areas) (BMO2)	Access Tracks Hurdles Temporary Construction Areas						not proposed	
Erosion Management Overlay (EMO)	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	Y – any vegetation	N/A – subdivision not proposed	Impacts of erosion have been considered in this area in Technical Report Q: Geology and Soils Impact Assessment and Technical Report T: Surface Water Impact Assessment.
Environmental Significance Overlay – Schedule 1 (Special Water Supply Catchment Protection) (ESO1)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y10	Y	Υιι	N/A – subdivision not proposed	Impacts to water supply catchments have been assessed in Technical Report S: Groundwater Impact Assessment. Consultation with the relevant water authority has occurred and will continue through the EES process.
Heritage Overlay (HO107, HO109, HO915, HO916, HO962)	HO107: Transmission Lines HO109: Distribution Lines Hurdles HO915: Transmission Line Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	Y - Tree controls apply to HO109	N/A - subdivision not proposed	Impacts on heritage overlays have been assessed though the EES, refer to Technical Report C: Historical Heritage Impact Assessment. Consultation has also and will continue to be undertaken with both Heritage Victoria and the relevant Councils.

 $^{^{10}}$ Unless the works are located more than 30m away from a waterway and all of the following are met:

[•] The building and works do not generate any additional wastewater unless it is connected to a reticulated sewerage system.

[•] Any site cut required is less than one metre in depth.

[•] Any site cut required is less than 300 square metres in area.

[•] No stormwater is discharged within 100 metres from a waterway unless it is discharged into the street drainage system or a legal point of discharge.

¹¹ Only if native vegetation is on land more than 30m away from a waterway.

	HO962: Transmission Line Access Tracks Temporary Construction Areas							
Significant Landscape Overlay – Schedule 1 (Volcanic Peaks Landscape Area and Ridges and Escarpments Area) (SLO1)	Transmission Line Transmission Towers Access Tracks Temporary Construction Areas	Utility installation	N/A	Y	N	Y – native vegetation only	N/A - subdivision not proposed	Impacts to volcanic peaks and landscapes have been considered in Technical Report D: Landscape and Visual Impact Assessment, with amenity impacts being considered in Technical Report E: Land Use and Planning Impact Assessment and F: Social Impact Assessment.
Vegetation Protection Overlay (VPO)	Transmission Line Access Tracks	Utility installation	N/A	N	N	Y – any vegetation	N/A - subdivision not proposed	Impacts to vegetation have been considered in this location and any removal of vegetation has been considered in Technical Report A: Biodiversity Impact Assessment. A condition for the management of native vegetation removal has been included in the draft Incorporated Document.
Moorabool				•				
Zone								
Farming Zone (FZ)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Ballan Laydown and Temporary Workforce Accommodation	Utility installation Innominate use/Group accommodation	Y	Y	Y12	N	N/A - subdivision not proposed	A condition for the micro-siting of transmission towers, as a result of ongoing landholder discussions and agreements, has been included in the Project Incorporated Document.
	Facility							

¹² For earthworks which change the rate of flow or the discharge point of water across a property boundary; or earthworks which increase the discharge of saline groundwater.

Hurdles Temporary Construction Areas							Technical Report E: Land Use and Planning Impact Assessment, Technical Report S: Groundwater Impact Assessment and Technical Report T: Surface Water Impact Assessment.
Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	Y	Y	Y13	N	N/A - subdivision not proposed	Impacts to natural environments and vegetation have been considered within Technical Report E: Land Use and Planning Impact Assessment and Technical Report A: Biodiversity Impact Assessment.
Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	Y	Y	Y14	N	N/A - subdivision not proposed	As above.
Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	Y	Y	Y15	N	N/A - subdivision not proposed	Impacts to rural residential land uses have been considered in Technical Report E: Land Use and Planning Impact Assessment and Technical Report F: Social Impact Assessment. Consultation with landholders has occurred and will continue through the EES process and operations to minimise and mitigate impacts to rural residential land uses.
Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Impacts to extractive industry and geology have been identified in Technical Report E: Land Use and Planning Impact Assessment and Technical Report Q: Geology and Soils Impact Assessment. Consultation has occurred and will continue with the quarry operators in this area and DJPR Earth Resources Regulation through
	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Transmission Line Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Utility installation Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Hurdles Temporary	Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Line Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Utility installation Y Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Transmission Towers Access Tracks Distribution Lines Hurdles Temporary	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Line Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Line Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Lines Hurdles Temporary Transmission Towers Access Tracks Distribution Lines Hurdles Temporary	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Line Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Transmission Line Utility installation Y Y Y N Transmission Line Transmission Line Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Hurdles Temporary	Transmission Line Transmission Line Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas Transmission Line Transmission Line Transmission Line Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Transmission Line Transmission Towers Access Tracks Hurales Temporary Construction Areas Utility installation Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y

¹³ Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater

¹⁴ Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater

¹⁵ Earthworks which change the rate of flow or the discharge point of water across a property boundary or which increase the discharge of saline groundwater

								the detailed design and construction process, to inform preparation of the development plans and micro-siting plans required to be approved by the Minister for Planning through the Amendment.
Transport Zone 1 – State Transport Infrastructure (TRZ1)	Ballan Off-site Laydown Area and Temporary Workforce Accommodation Facilities	Innominate use/Group accommodation	Y	Υ	N	N/A	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment.
Transport Zone 2 – Principal Road Network (TRZ2)	Transmission Line Access Tracks Distribution Lines Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment. A condition for the creation or alteration of access to Transport Zone 2 has been included in the draft Incorporated Document.
Transport Zone 3 – Significant Municipal Road (TRZ3)	Transmission Line Access Tracks Distribution Lines Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment.
Overlays								
Bushfire Management Overlay (BMO)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	N	N	N	N/A - subdivision not proposed	N/A - no permit triggers.

Bushfire Management Overlay – Schedule 1 (Camerons Road Area) (BMO1)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	N	N	N	N/A - subdivision not proposed	N/A - no permit triggers.
Design and Development Overlay – Schedule 1 (Bences Road Area) (DDO1)	Transmission Line Access Tracks Distribution Lines Hurdles	Utility installation	N/A	Y	N	Ν	N/A - subdivision not proposed	Visual amenity impacts have been assessed in Technical Report D: Landscape and Visual Impact Assessment. A condition has been included in the draft Incorporated Document to require the
Design and Development Overlay – Schedule 2 (Visual Amenity and Building Design) (DDO2)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Ballan Off-site Laydown Area and Temporary Workforce Accommodation Facilities	Utility installation Innominate use/Group accommodation	N/A	Υ16	N	N	N/A - subdivision not proposed	preparation and approval of Development Plans for the Project.
Design and Development Overlay – Schedule 14 (Camerons Road Area) (DDO14)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	N	N/A - subdivision not proposed	

¹⁶ A permit is not required to construct a building or to carry out works where all external walls and roof areas are clad with non-reflective materials.

Environmental Significance Overlay – Schedule 1 (Proclaimed Water Catchment Areas) (ESO1)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Ballan Off-site Laydown Area and Temporary Workforce Accommodation Facilities	Utility installation Innominate use/Group accommodation	N/A	Y	N	Y – any vegetation	N/A - subdivision not proposed	Impacts to water catchments have been assessed in Technical Report T: Surface water Impact Assessment. Consultation with the relevant water authority has occurred and will continue through the EES process. Impacts to watercourses have been assessed in Technical Report T: Surface Water Impact Assessment. Impacts to vegetation have been considered in this location and any removal of vegetation has been considered in Technical Report A: Biodiversity Impact
Environmental Significance Overlay – Schedule 2 (Waterway Protection) (ESO2)	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	Y – any vegetation	N/A - subdivision not proposed	Assessment. A condition for the management of native vegetation removal has been included in the draft Incorporated Document.
Environmental Significance Overlay – Schedule 3 (Long Forest and Werribee Gorge) (ESO3)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	Y – any vegetation	N/A - subdivision not proposed	
Land Subject to Inundation Overlay (LSIO)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y 17	N	N	N/A - subdivision not proposed	Inundation impacts have been considered through the EES process and consultation with the relevant water authority and Council has occurred, and EPRs have been proposed to mitigate these impacts. Refer to Technical Report T: Surface Water Impact Assessment for further information.

¹⁷ A permit is not required to construct a building or construct or carry out works for:

[•] An open building or structure with no walls.

[•] A mast, antenna, satellite dish, power pole, light pole, or telecommunication tower.

Significant Landscape Overlay – Schedule 1 (Scenic Hilltops and Ridge Line Areas) (SLO1)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	N	N/A - subdivision not proposed	Impacts to scenic hilltops and ride lines have been considered in Technical Report D: Landscape and Visual Impact Assessment, with amenity impacts being considered in Technical Report E: Land Use and Planning Impact Assessment and Technical Report F: Social Impact Assessment.
Melton								
Zones								
Green Wedge Zone (GWZ)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	Y	Y	Υ18	N	N/A - subdivision not proposed	As part of the EES, an Agriculture and Forestry Impact Assessment has been undertaken which has included community consultation and an assessment of existing conditions to identify key agricultural values and activities. The Project seeks to protect highly productive agricultural land and retain important agricultural characteristics through the siting and design of the Project, as well as the development of Environmental Performance Requirements (EPRs). The Project will not result in a change of land use anywhere along the route in the Northern Grampians Shire, with farming activities able to continue on Project Land. Refer to Technical Report H: Agriculture and Forestry Impact Assessment for further information.
Public Park and Recreation Zone (PPRZ)	Transmission Line Transmission Towers Access Tracks Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the public land manager and community through the EES process. Any impacts to public land has been identified

¹⁸ For earthworks which change the rate of flow or the discharge point of water across a property boundary or increase the discharge of saline groundwater on all land within the zone to a depth of 1m.

	Temporary Construction Areas							in Technical Report E: Land Use and Planning Impact Assessment.
Rural Conservation Zone (RCZ) (all schedules)	Transmission Line Transmission Towers Temporary Construction Areas	Utility installation	Y	Y	Y19	N	N/A - subdivision not proposed	Impacts to natural environments and vegetation have been considered within Technical Report E: Land Use and Planning Impact Assessment and Technical Report A: Biodiversity Impact Assessment.
Special Use Zone 3 – Terminal Stations (SUZ3)	Transmission Line Transmission Towers Sydenham Terminal Station	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	The Sydenham Terminal Station, operating on land in the SUZ3, is owned and operated by AusNet.
Transport Zone 2 – Principal Road Network (TRZ2)	Transmission Line Access Tracks Distribution Lines Hurdles	Utility installation	Y	Y	N	N	N/A - subdivision not proposed	Consultation has occurred and will continue with the Department of Transport and Councils through the TRG process. Any impacts to the road network have been identified in Technical Report P: Transport Impact Assessment. A condition for the creation or alteration of access to Transport Zone 2 has been included in the draft Incorporated Document.
Overlay				·				
Bushfire Management Overlay (BMO)	Transmission Line Transmission Towers Access Tracks Temporary Construction Areas	Utility installation	N/A	N	N	N	N/A - subdivision not proposed	N/A - no permit triggers.
Environmental Significance Overlay – Schedule 1 (Remnant Woodlands, Open Forests and Grasslands) (ESO1)	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	N/A	Y	N	Y – any vegetation, including dead vegetation	N/A - subdivision not proposed	Impacts to vegetation have been considered in this location and any removal of vegetation has been considered in Technical Report A: Biodiversity Impact Assessment. A condition for the management of native vegetation removal has been included in the draft Incorporated Document.

¹⁹ For earthworks which change the rate of flow or the discharge point of water across a property boundary or increase the discharge of saline groundwater

Environmental Significance Overlay – Schedule 2 (Wetlands, Waterways and Riparian Strips) (ESO2)	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	N/A		N	Y – any vegetation, including dead vegetation	N/A - subdivision not proposed	Impacts to watercourses, wetlands and riparian strips have been assessed in Technical Report T: Surface Water Impact Assessment.
Heritage Overlay (HO206, HO53)	HO206: Transmission Line Access Tracks Distribution Lines Hurdles HO53: Transmission Line	Utility installation	N/A	Y	N	N	N/A - subdivision not proposed	Impacts on heritage overlays have been assessed though the EES, refer to Technical Report C: Historical Heritage Impact Assessment. Consultation has also and will continue to be undertaken with both Heritage Victoria and the relevant Councils.
Melbourne Airport Environs Overlay – Schedule 1 (MAEO1)	Sydenham Terminal Station	Utility installation	N/A	N	N	N	N/A - subdivision not proposed	N/A - no permit triggers.
Melbourne Airport Environs Overlay – Schedule 2 (MAEO2)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas Sydenham Terminal Station	Utility installation	N/A	N	N	N	N/A - subdivision not proposed	
Public Acquisition Overlay 3 (Outer Metropolitan Ring / E6 Transport Corridor) (PAO3)	Transmission Line Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	Utility installation	Y	Y	N	Y – any vegetation	N/A - subdivision not proposed	The Department of Transport representing the Roads Corporation as the acquiring authority for this overlay have been consulted throughout the EES process and as part of the TRG process.
Specific Controls Overlay – Schedule 2 (Calder Park Train Stabling and Maintenance Yards Incorporated Document, September 2012) (SCO2)	Transmission Line Transmission Towers Access Tracks Hurdles Temporary Construction Areas	Utility installation	N/A	N/A	N/A	N/A	N/A - subdivision not proposed	N/A - no permit triggers.
Specific Controls Overlay 4 (Melton Renewable Energy	Sydenham Terminal Station	Utility installation	N/A	N/A	N/A	N/A	N/A - subdivision	N/A - no permit triggers.

Hub (MREH) – 77–347 Holden Road and 67 & 77 Victoria Road, Plumpton – Incorporated Document – April 2021) (SCO4)							not proposed	
Significant Landscape Overlay – Schedule 1 (Volcanic Hills and Cones) (SLO1)	Access Tracks Distribution Lines	Utility installation	N/A	Y	N/A	Y – any vegetation	N/A - subdivision not proposed	Impacts to volcanic hills and cones have been considered in Technical Report D: Landscape and Visual Impact Assessment, with amenity impacts being considered in Technical Report E: Land Use and Planning Impact Assessment and F: Social Impact Assessment.

Appendix F. Particular Provisions

Particular provision	Purpose	Affected Project component	Planning Scheme Amendment considerations
Clause 51.02 (Metropolitan Green Wedge Land: Core Planning Provisions)	To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values. To protect productive agricultural land from incompatible uses and development. To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land. To encourage the location of urban activities in urban areas. To provide deeming provisions for metropolitan green wedge land.	N/A	This Clause applies to land in Metropolitan Melbourne that is outside the Urban Growth Boundary and prohibits certain uses. Utility installations and minor utility installations are not a prohibited use.
Clause 51.04 (Melbourne Airport Environs Strategy Plan)	To ensure consistency between this planning scheme and the Melbourne Airport Environs Strategy Plan (DSE, 2003) pursuant to the requirements of Part 3C of the Planning and Environment Act 1987.	 Transmission line Transmission towers Connection into Sydenham Terminal Station Access tracks Hurdles Distribution lines Site laydown area at Sydenham Terminal Station 	The decision guidelines of Schedules 1 and 2 of the Melbourne Airport Environs Overlay have been considered as part of the planning scheme amendment. The decision guidelines require consideration of whether the proposal will result in an increase in noise affecting dwellings, whether the proposal is compatible with the present and future operation of the airport, and the location of the development in relation to the standard criteria set out in the overlay. Impacts to Melbourne Airport were considered in Technical Report J: Aviation Impact Assessment.
Clause 52.02 (Easements, Restrictions and Reserves)	To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.	Applies to all Project components requiring variation or removal of an easement or restriction (unless an alternative mechanism is used)	A permit is required to vary or remove an easement or restriction. Consideration must be given to the interests of people affected by the easement. A review of land titles affected by the Project has been completed as part of Technical Report E: Land Use and Planning Impact Assessment.
Clause 52.05 (Signs)	To regulate the development of land for signs and associated structures. To ensure signs are compatible with the amenity and visual appearance of an area,	 Expanded Bulgana Terminal Station site Site laydown area for the expanded Bulgana Terminal Station Connection into Sydenham Terminal Station 	Where new terminal stations are proposed and signage is required, consideration of the decision guidelines is required in the interests of consistency with the character of the area and to minimise any visual amenity or safety impacts.

Particular provision	Purpose	Affected Project component	Planning Scheme Amendment considerations
	including the existing or desired future character. To ensure signs do not contribute to excessive visual clutter or visual disorder. To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.	Site laydown area at Sydenham Terminal Station	
Clause 52.06 (Car Parking)	To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. To promote the efficient use of car parking spaces through the consolidation of car parking facilities. To ensure that car parking does not adversely affect the amenity of the locality. To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.	Expanded Bulgana Terminal Station site Site laydown for the expanded Bulgana Terminal Station Eastern Study Area: Connection into Sydenham Terminal Station Site laydown area at Sydenham Terminal Station	Where new terminal stations are proposed, the requirements of this clause need to be considered. Car parking provisions for the use of utility installations are not defined under Table 1 of this clause. Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme, car parking spaces must be provided to the satisfaction of the responsible authority. Consideration must be given to the number of car parking spaces required for the use of land for a terminal station. The design of car parking must also be considered to minimise any visual amenity or safety impacts.
Clause 52.09 (Extractive Industry and Extractive Industry Interest Areas)	To ensure that use and development of land for extractive industry does not adversely affect the environment or amenity of the area during or after extraction. To ensure that excavated areas can be appropriately rehabilitated. To ensure that stone resources, which may be required by the community for future use, are protected from inappropriate use and development.	Transmission line Transmission towers Access tracks Hurdles Distribution lines	Requirements of this Clause apply to an application to use or develop land within an Extractive Industry Interest Area or within 500 metres of an existing or proposed extractive industry operation. Notice must be given to the Secretary of the Department administering the Mineral Resources (Sustainable Development) Act 1990. Consideration must be given to the effects of the proposal on flora and fauna, sites of cultural and historic significance, any effects on the natural and cultural landscape of the surrounding land, impacts from emissions, impacts from traffic, noise, blasting, dust and vibration on amenity, as well as impacts on groundwater and surface water quality.

Particular provision	Purpose	Affected Project component	Planning Scheme Amendment considerations
Clause 52.12 (Bushfire Protection Exemptions)	To facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire. To facilitate the construction and protection of community fire refuges and private bushfire shelters.	Only applies to existing buildings used for accommodation in particular circumstances.	The clause is not relevant to the Project.
Clause 52.17 (Native Vegetation)	To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines): 1) Avoid the removal, destruction or lopping of native vegetation. 2) Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. 3) Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation. To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.	Applies to all Project components (requiring the destruction, removal or lopping of native vegetation)	A permit is required to remove, destroy or lop native vegetation, including dead vegetation. Consideration must be given to the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017c).
Clause 52.29 (Land Adjacent to the Principal Road Network)	To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network. To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.	Applies to all Project components (where creation or alteration of access to the relevant land is proposed)	This clause applies to land adjacent to a road in the Transport Zone 2 or land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority, and the purpose of the acquisition is for a road. An application must be referred to Head, Department of Transport as a determining referral authority. Consideration must be given to the views of Department of Transport as well as any effects of

Particular provision	Purpose	Affected Project component	Planning Scheme Amendment considerations
			the proposal on the operation of the road and on public safety.
Clause 52.33 (Post Boxes and Dry Stone Walls)	To conserve historic post boxes and dry stone walls.	Applies to all Project components (where the demolition, removal or alteration of a dry stone wall identified in the Schedule to this Clause or a post box is proposed)	A permit is required to demolish, remove or alter a dry stone wall constructed before 1940. Exemptions apply. Consideration must be given to the significance of the post box or dry stone wall, any applicable heritage study or statement of significance, as well as whether the proposal will adversely affect the significance of the post box, dry stone wall or the character or appearance of the area.
Clause 53.02 (Bushfire Planning)	To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. To ensure that the location, design and construction of development appropriately responds to the bushfire hazard. To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level. To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.	N/A	Requirements in this Clause apply to an application under Clause 44.06 - Bushfire Management Overlay. Consideration must be given to landscaping, siting and design for bushfire protection, as well as appropriate defendable space and access to a water supply. There are no specific requirements for the Project under this clause, as the Project does not trigger a permit requirement under the BMO. Consideration must be given to landscaping, siting and design for bushfire protection, as well as appropriate defendable space and access to a water supply.
Clause 53.10 (Uses and Activities with Potential Adverse Impacts)	To identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.	N/A	The land use type or activity of the Project is not identified in Clause 53.10, nor is a setback distance nominated.
Clause 53.15 (Statement of	To specify the planning scheme provisions which would have applied to land reserved for a public purpose pursuant to section 6(2)(i) of	All Project components within the PAO3 in the City of Melton.	Requirements in this Clause apply to land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor. Consideration must be given to the

Particular provision	Purpose	Affected Project component	Planning Scheme Amendment considerations
Underlying Provisions)	the Planning and Environment Act 1987 if the land had not been reserved for that purpose.	Transmission Lines Transmission Towers Access Tracks Distribution Lines Hurdles Temporary Construction Areas	provisions of the planning scheme which would have applied to that land if it had not been reserved for a public purpose, which are contained in the relevant incorporated document as described in the schedule to the clause.
Clause 53.18 (Stormwater Management in Urban Development)	To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.	All Project components involving buildings or works in the following zones: Transport 1 Zone (Pyrenees and Moorabool). Public Use Zone 1 (Hepburn). Special Use Zone 2 (Moorabool). Public Park and Recreation Zone (Melton). Special Use Zone 3 (Melton).	Requirements in this Clause apply to land generally zoned for urban uses and require that stormwater is managed by new development so that additional, low quality stormwater is not discharged offsite. The Planning Scheme Amendment must require that the stormwater impacts of any new buildings in the specified zones appropriately manages stormwater impacts from the proposed development.

Appendix G. General Provisions

Clause	Referral provisions	Referral authority	Type of referral authority	
Clause 66.02 – Use and development referrals				
Clause 66.02-2 (Native vegetation)	An application to remove, destroy or lop native vegetation in the Detailed Assessment Pathway as defined in the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017a).	Secretary to the DELWP (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987)	Recommending referral authority	
Clause 66.02-4 (Major electricity line or easement)	An application to construct a building or construct or carry out works on land within 60 metres of a major electricity transmission line (220kV or more) or an electricity transmission easement.	The relevant electricity transmission authority - AusNet	Determining referral authority	
Clause 66.02-5 (Special water supply catchment area)	An application to use, subdivide or consolidate land, to construct a building or carry out works, or to demolish a building or works that are within a Special Water Supply Catchment Area listed in Schedule 5 of the Catchment and Land Protection Act 1994 and which provides water to a domestic supply. This does not apply to an application for a sign, fence, roadworks or unenclosed building or works ancillary to a dwelling.	The relevant water board or water supply authority - Southern Rural Water, Goulburn-Murray Water and Central Highlands Water	Determining referral authority	
Clause 66.03 – Referral of Permit Applications under other State Standard Provisions				
Clause 44.03-6 (Floodway Overlay)	An application under the overlay within the waterway management district of Melbourne Water Corporation	Melbourne Water Corporation	Determining referral authority	
	An application under the overlay outside the waterway management district of Melbourne Water Corporation	Wimmera CMA, Glenelg Hopkins CMA, North Central CMA and Corangamite CMA as the relevant floodplain management authorities.	Recommending referral authority	
Clause 44.04-7 (Land Subject to Inundation Overlay)	An application under the overlay within the waterway management district of Melbourne Water Corporation	Melbourne Water Corporation	Determining referral authority	
	An application under the overlay outside the waterway management district of Melbourne Water Corporation	Wimmera CMA, Glenelg Hopkins CMA, North Central CMA and Corangamite CMA as the relevant floodplain management authorities.	Recommending referral authority	

Clause	Referral provisions	Referral authority	Type of referral authority	
Clause 44.06-6 (Bushfire Management Overlay)	An application to subdivide land	Relevant fire authority – CFA, DELWP	Recommending referral authority	
	An application under the overlay other than an application to construct a building or carry out works associated with a dwelling or an application to subdivide land.	Relevant fire authority – CFA, DELWP	Determining referral authority	
Clause 45.01-3 (Public Acquisition Overlay)	An application under the overlay	Acquiring authority specified in the schedule to the overlay. There is a single PAO within the Study Area in favour of OMR/E6 – Roads Corporation (PAO3).	Determining referral authority	
Clause 52.29 (Land adjacent to the Principal Road Network)	An application to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or an arterial road under the Road Management Act 2004, land owned by the Head, Transport for Victoria for the purpose of a road, or land in a PAO if the Head, Transport for Victoria is the acquiring authority for the land, subject to the exemptions in this clause.	Head, Transport for Victoria	Determining referral authority	
	Any other application under this clause.	Owner of, or the acquiring authority for, the adjacent land in the Transport Zone 2 or the Public Acquisition Overlay. Roads Corporation (OMR/E6) (PAO3)	Determining referral authority	
Clause 66.04 – Referral of Permit Applications under Local Provisions				
Pyrenees Planning Scheme				
Clause 3 of Schedule 1 Designated Water Supply Areas to Clause 42.01 (Environmental Significance Overlay)	All applications	Relevant water authority - Southern Rural Water, Goulburn-Murray Water and Central Highlands Water If land abuts another catchment, relevant abutting water authority	Determining referral authority	

Clause	Referral provisions	Referral authority	Type of referral authority
Hepburn Planning Scheme			
Clause 42.01 Schedule 1 Remnant Vegetation to the Environmental Significance Overlay, Clause 5.0	To construct a building or to construct or carry out works, including removal of vegetation within 30m of a waterway or greater than 1 hectare in area	Relevant water authority - Southern Rural Water, Goulburn-Murray Water and Central Highlands Water	Determining referral authority
Moorabool Planning Scheme			
Clause 5.0 of Schedule 1 to Clause 42.01 (Environmental Significance Overlay)	All applications.	Relevant water authority - Southern Rural Water, Goulburn-Murray Water and Central Highlands Water	Determining referral authority
Clause 6.0 of Schedule 5 to Clause 42.01 (Environmental Significance Overlay)	All applications.	Relevant water authority - Southern Rural Water, Goulburn-Murray Water and Central Highlands Water	Determining referral authority
Clause 2.0 of Schedule 14 Camerons Road Area to Clause 43.02 (Design and Development Overlay)	Any application to construct a building or construct or carry out works	Department of Health and Human Services	Determining referral authority
Clause 4.0 of Schedule 1 Proclaimed Water Catchment Areas to Clause 42.01 (Environmental Significance Overlay)	All applications	Relevant water authority - Southern Rural Water, Goulburn-Murray Water and Central Highlands Water	Determining referral authority

Appendix H. Draft Development Plans

Western Renewables Link

Draft

Development Plan

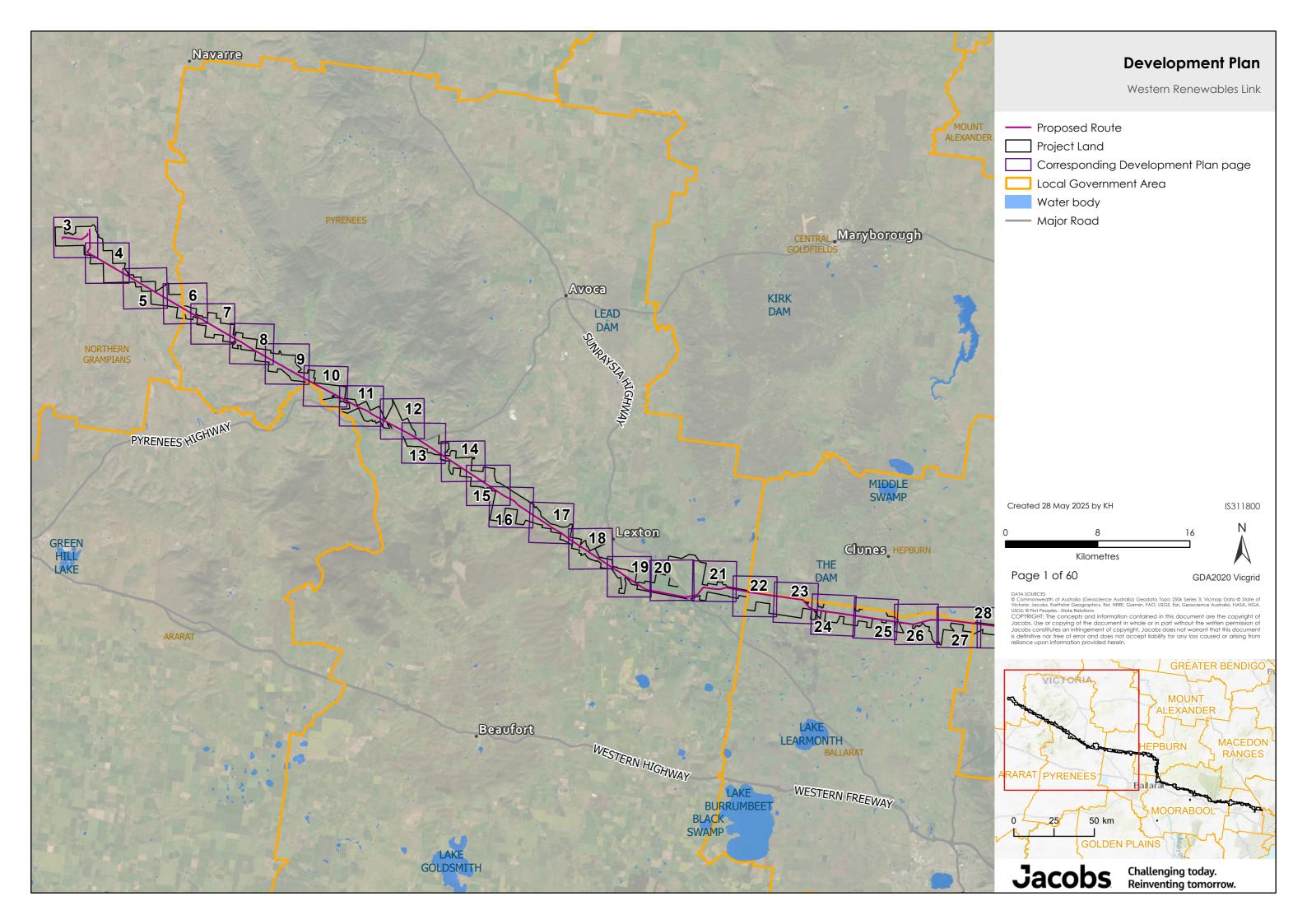
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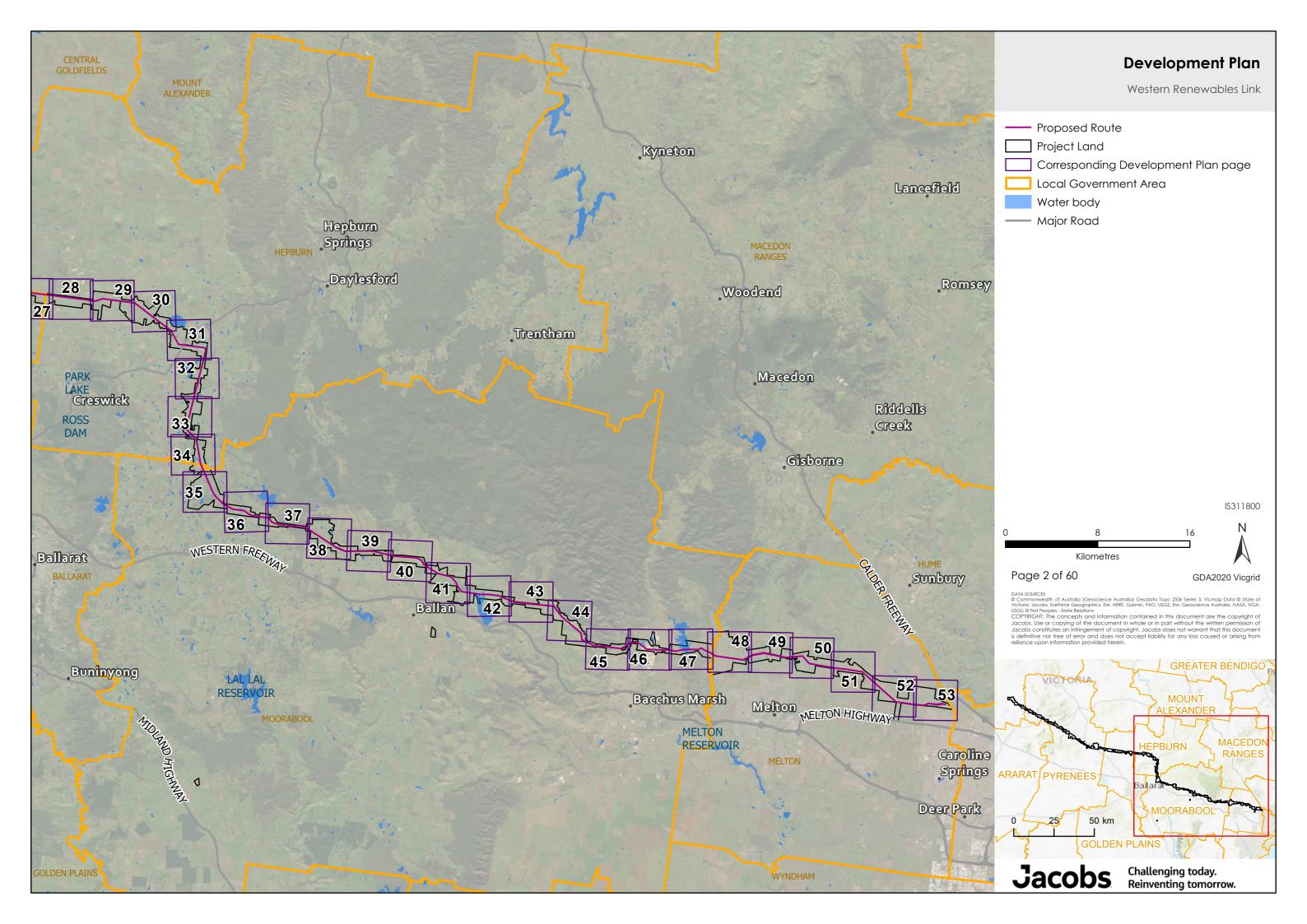
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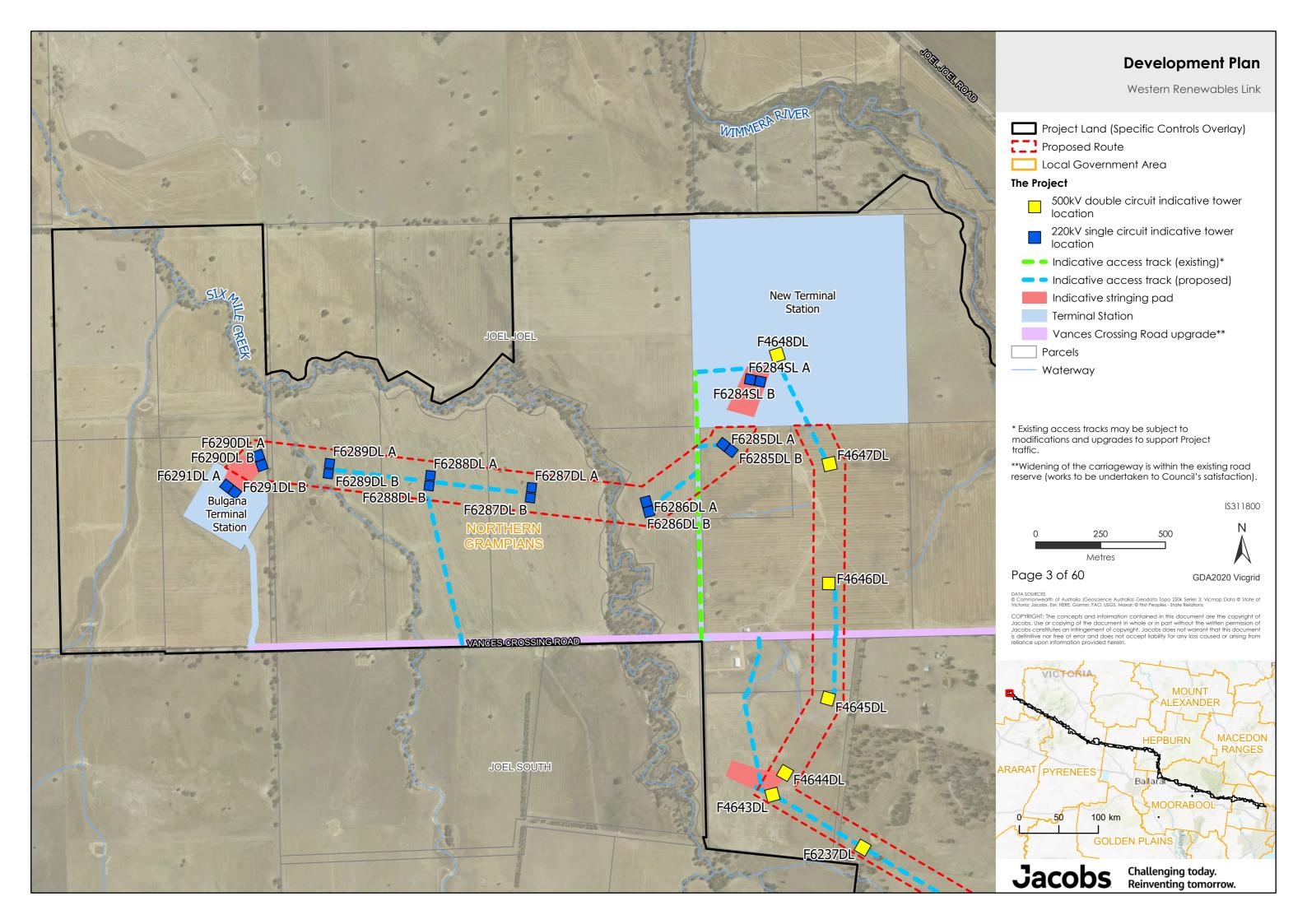
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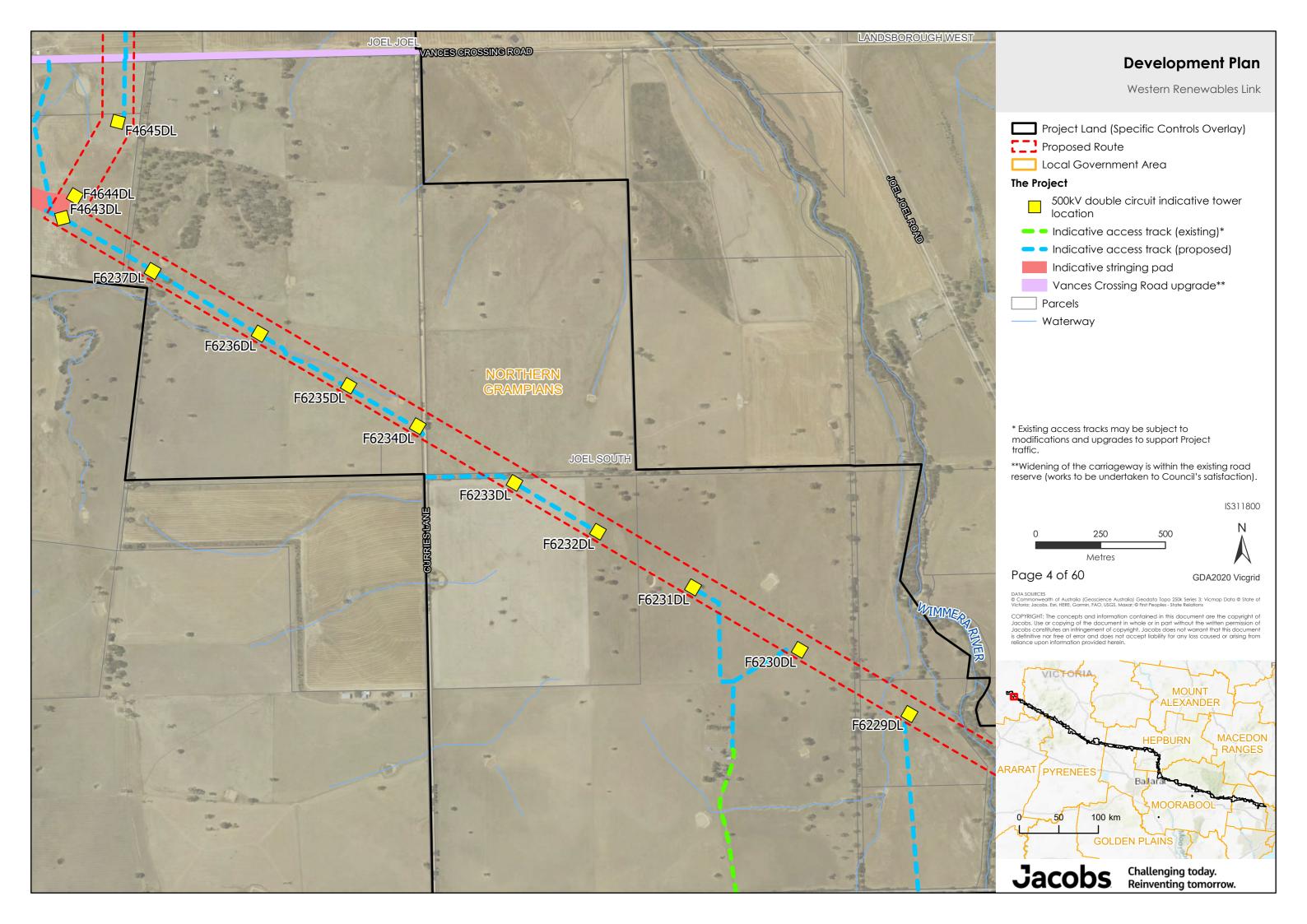
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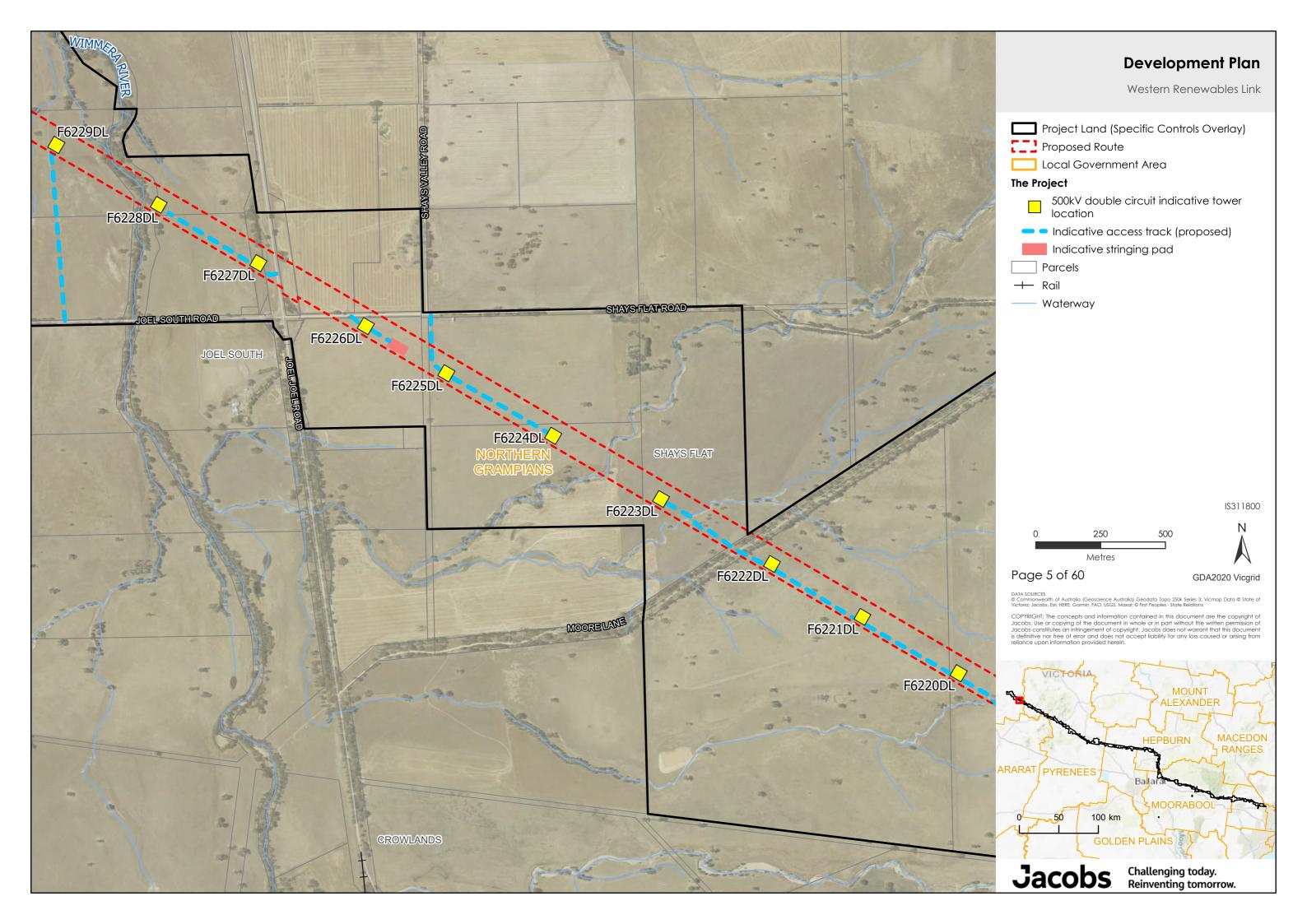
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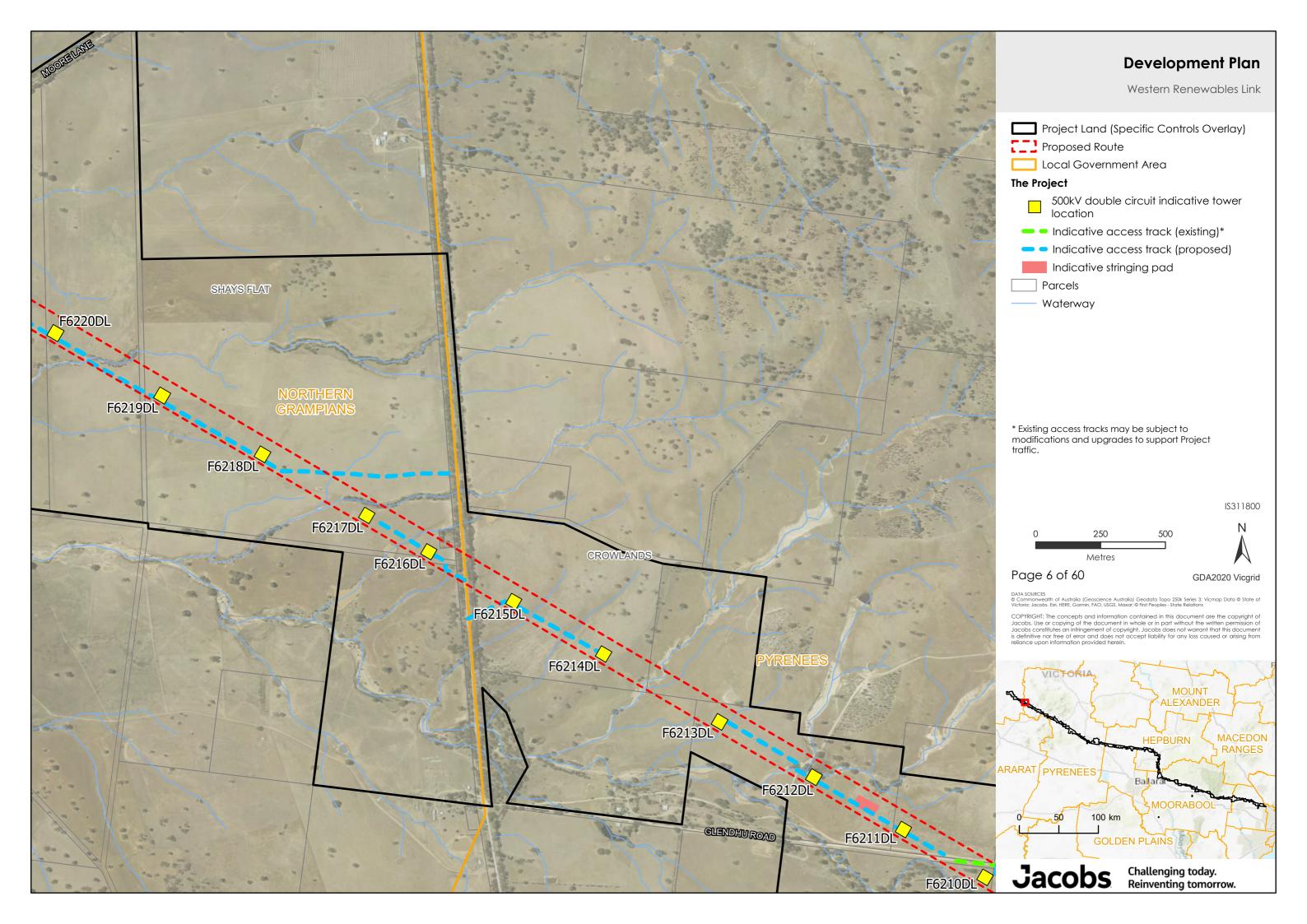


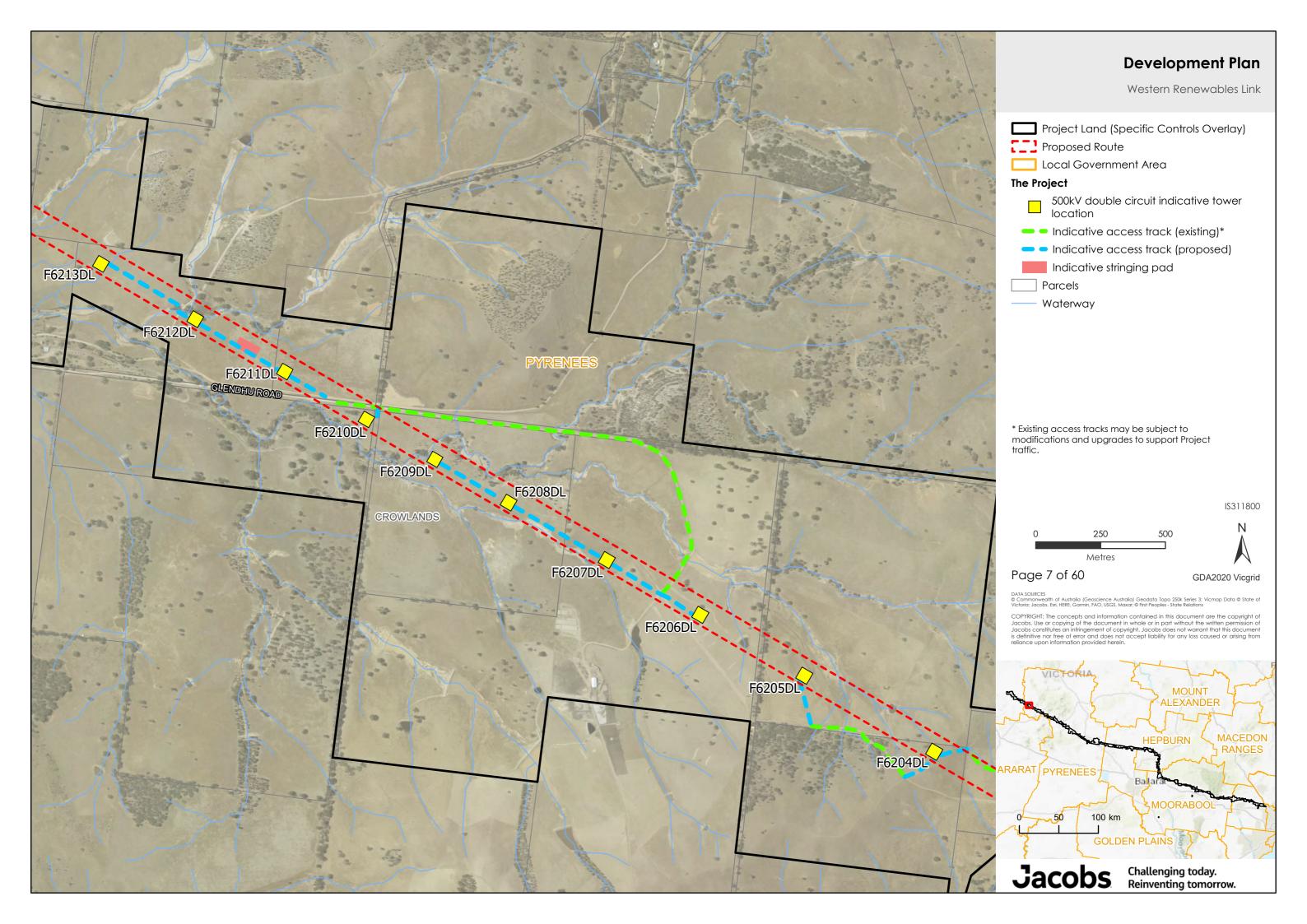


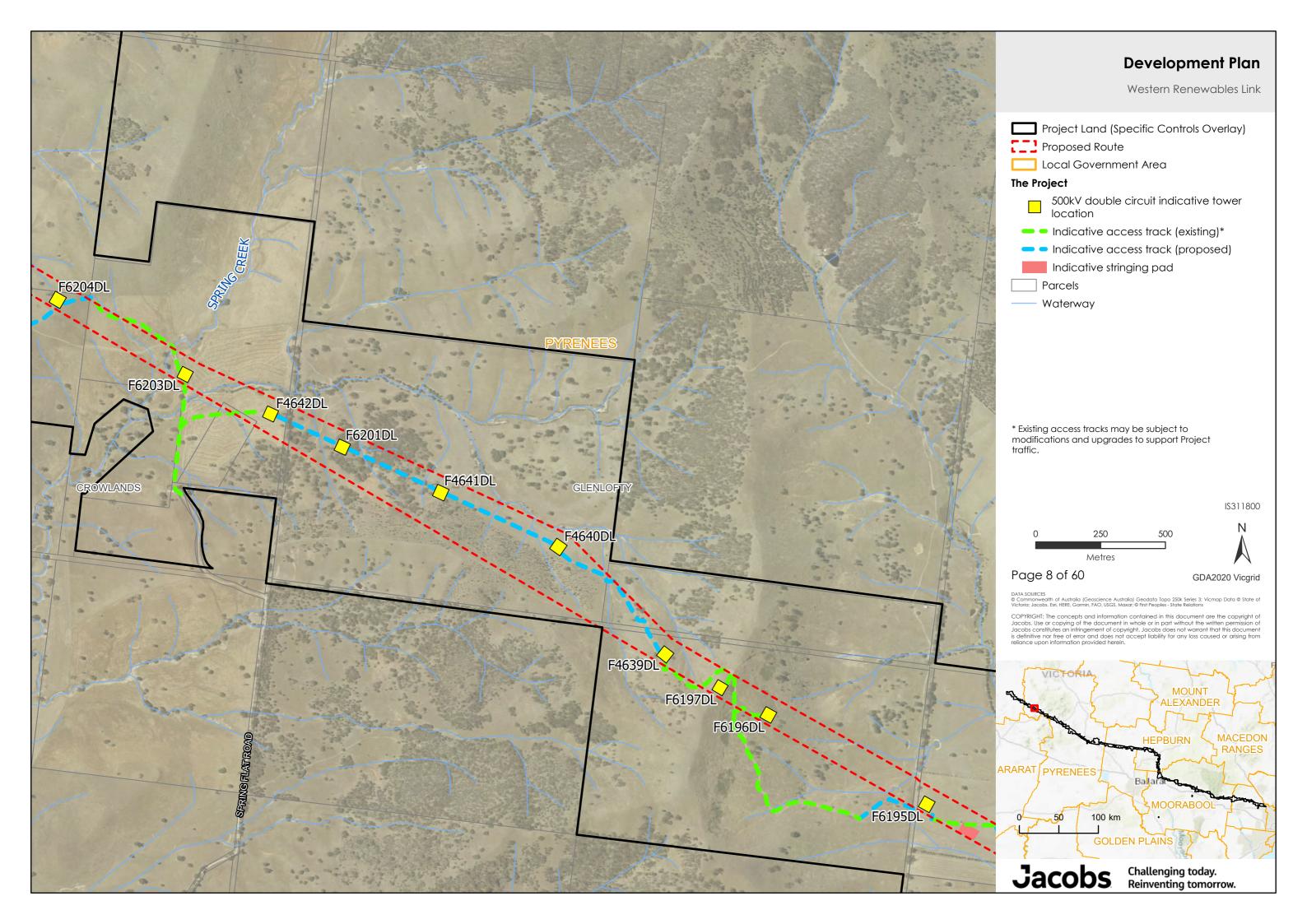


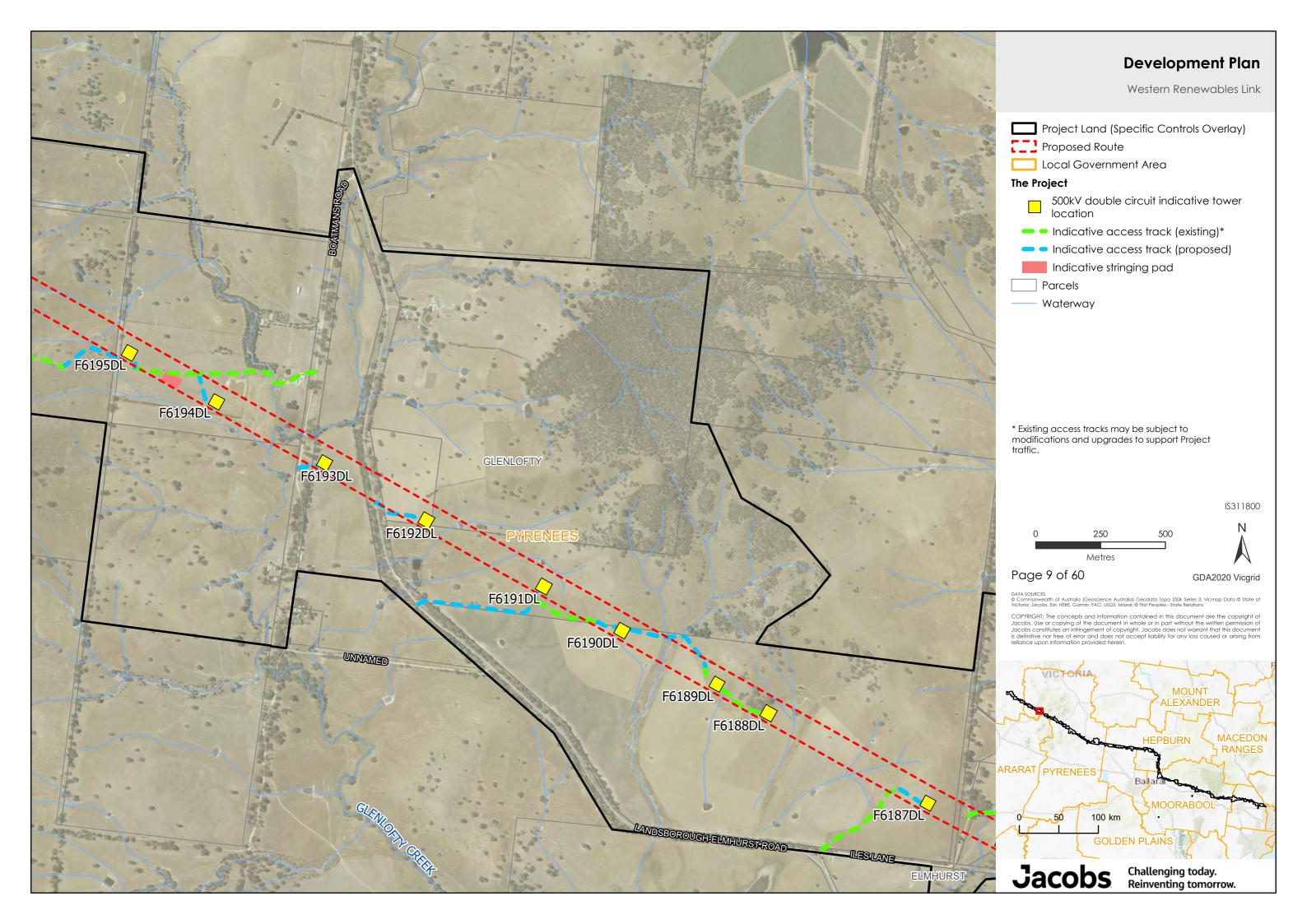


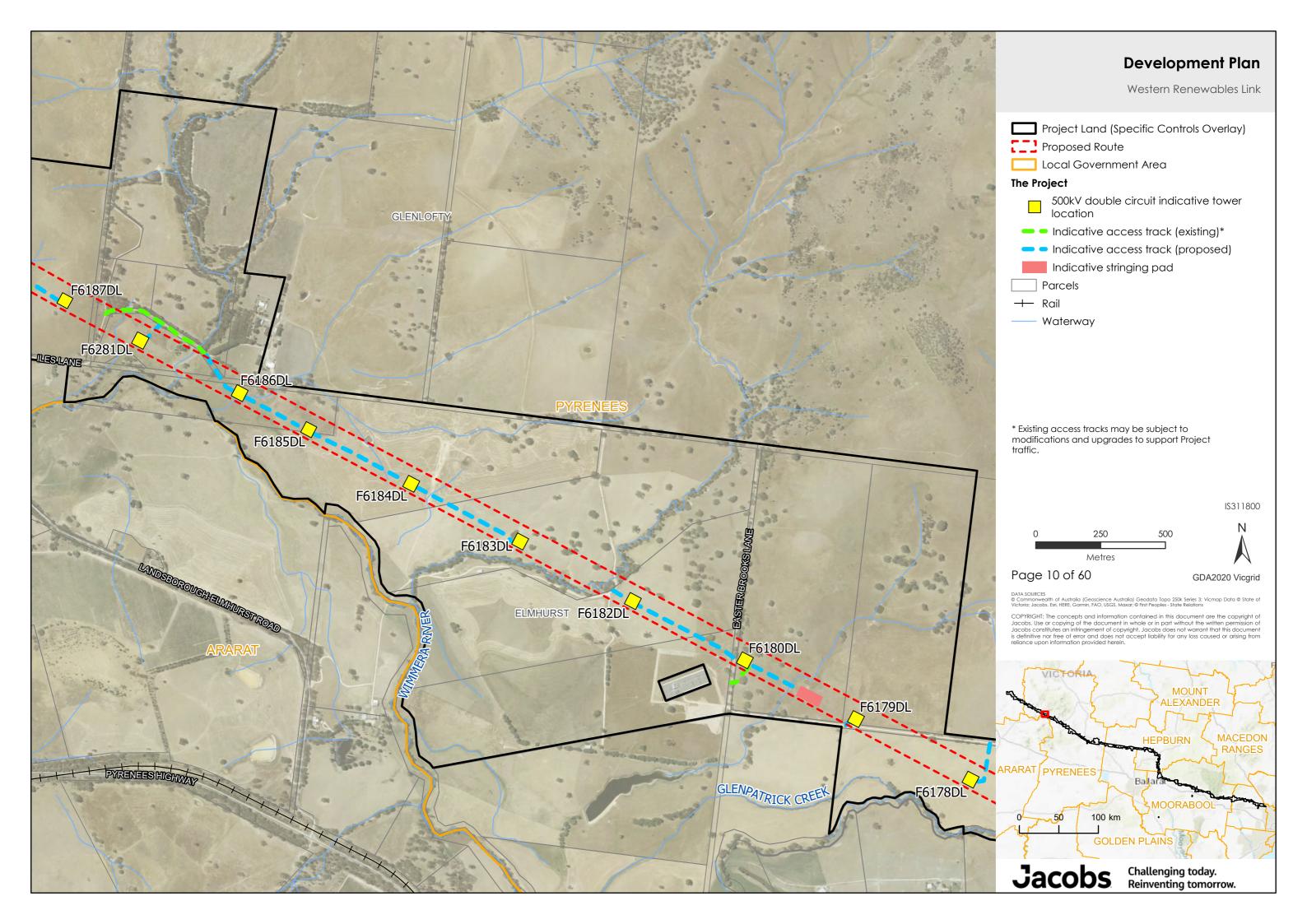


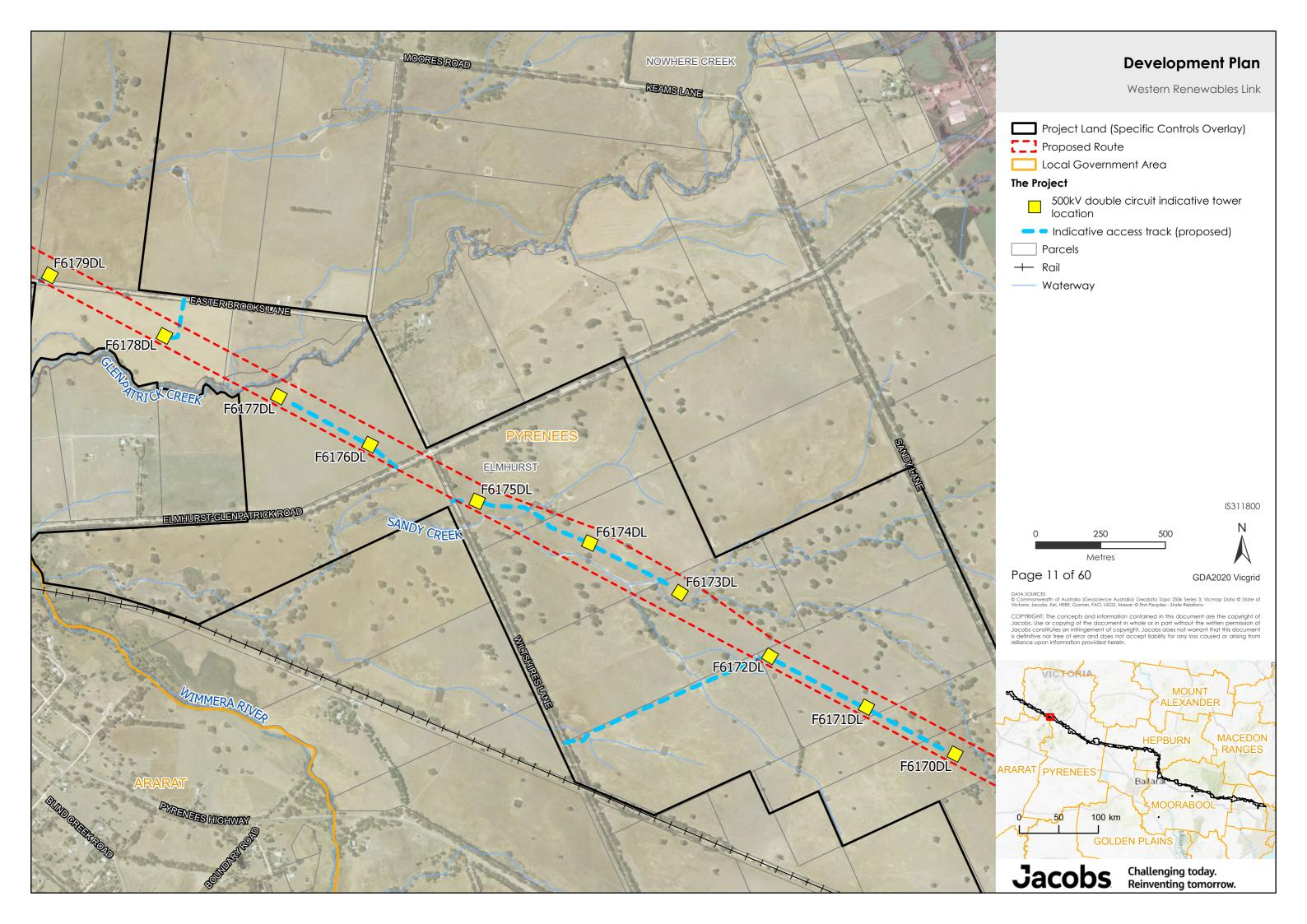


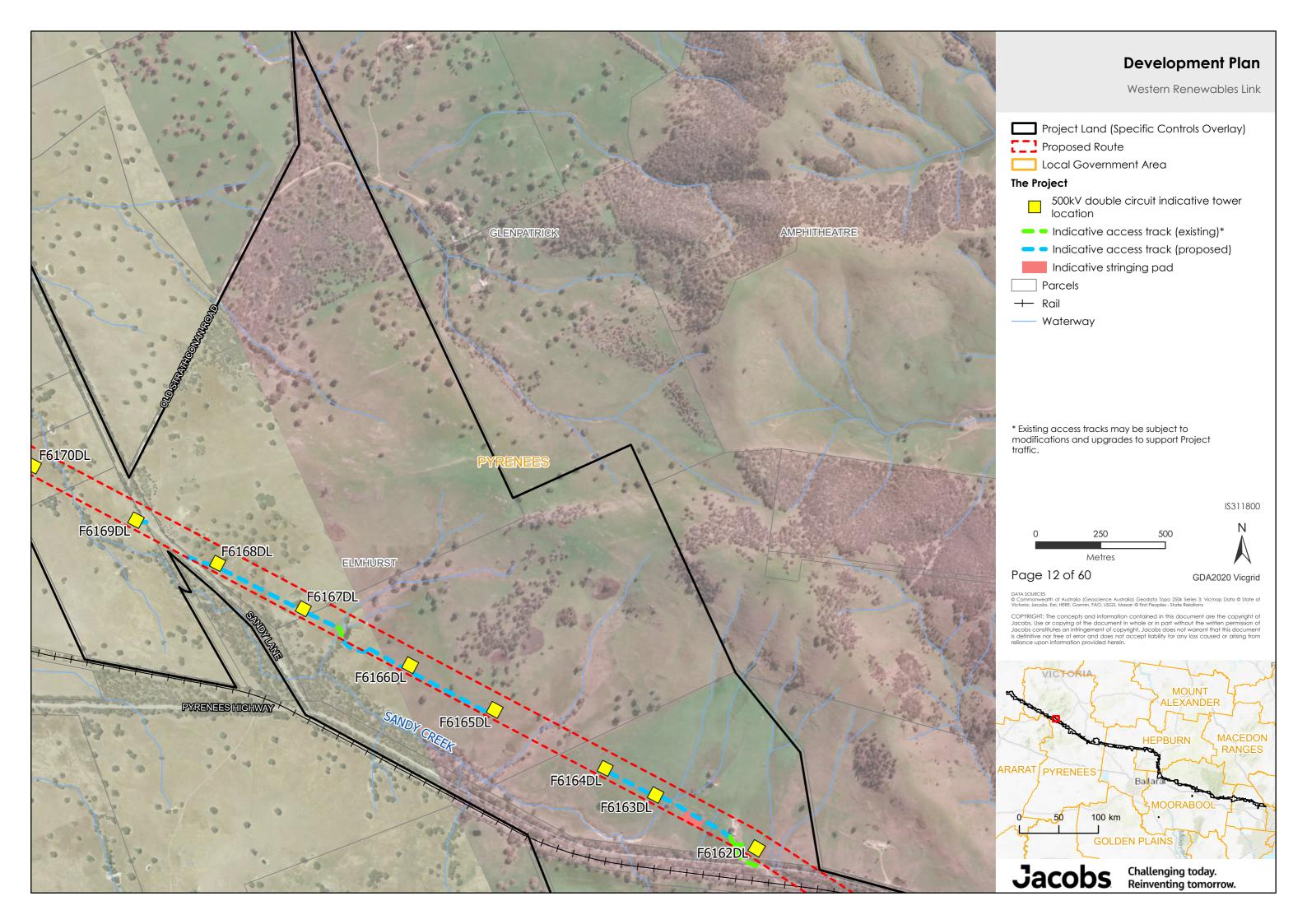


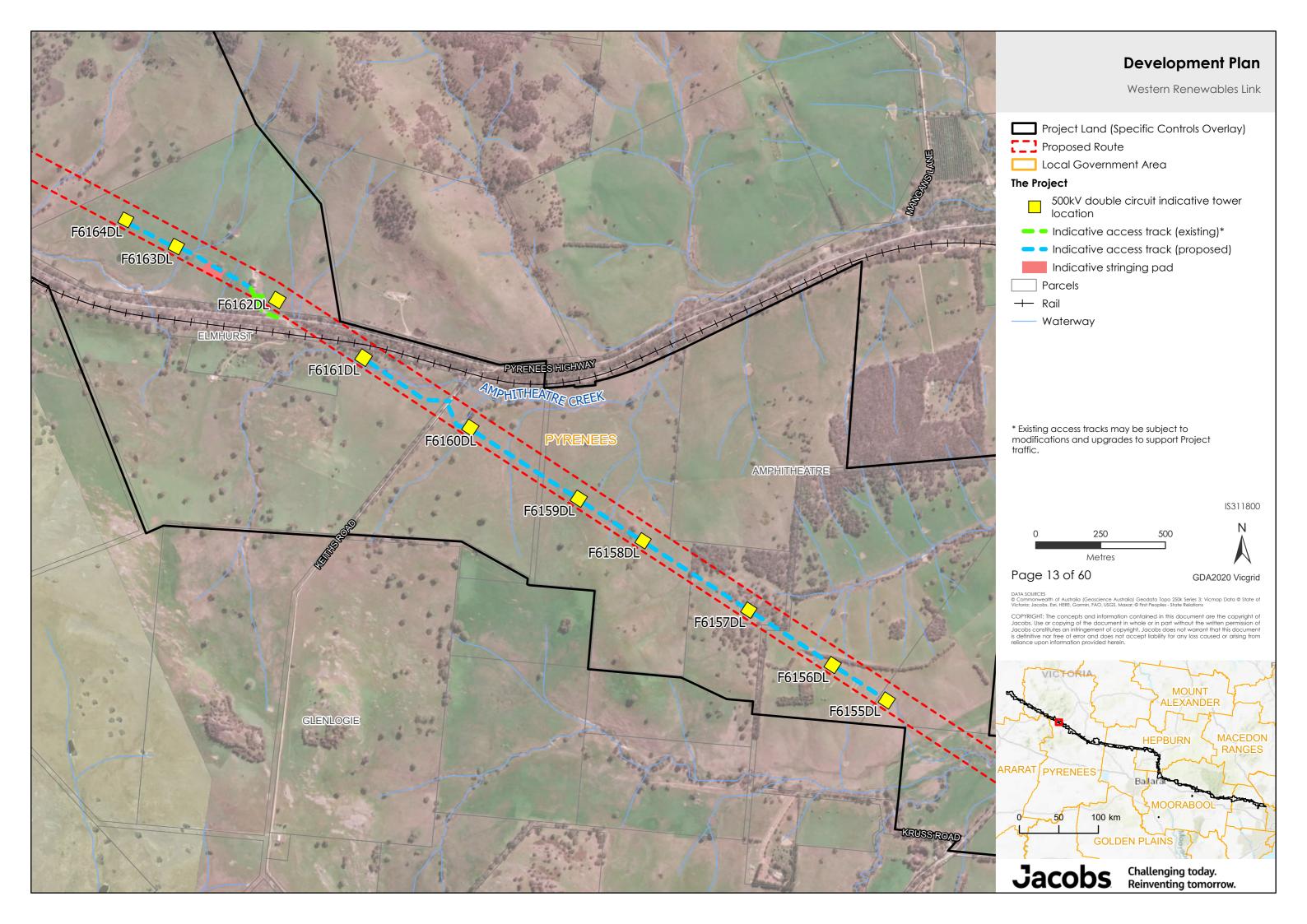


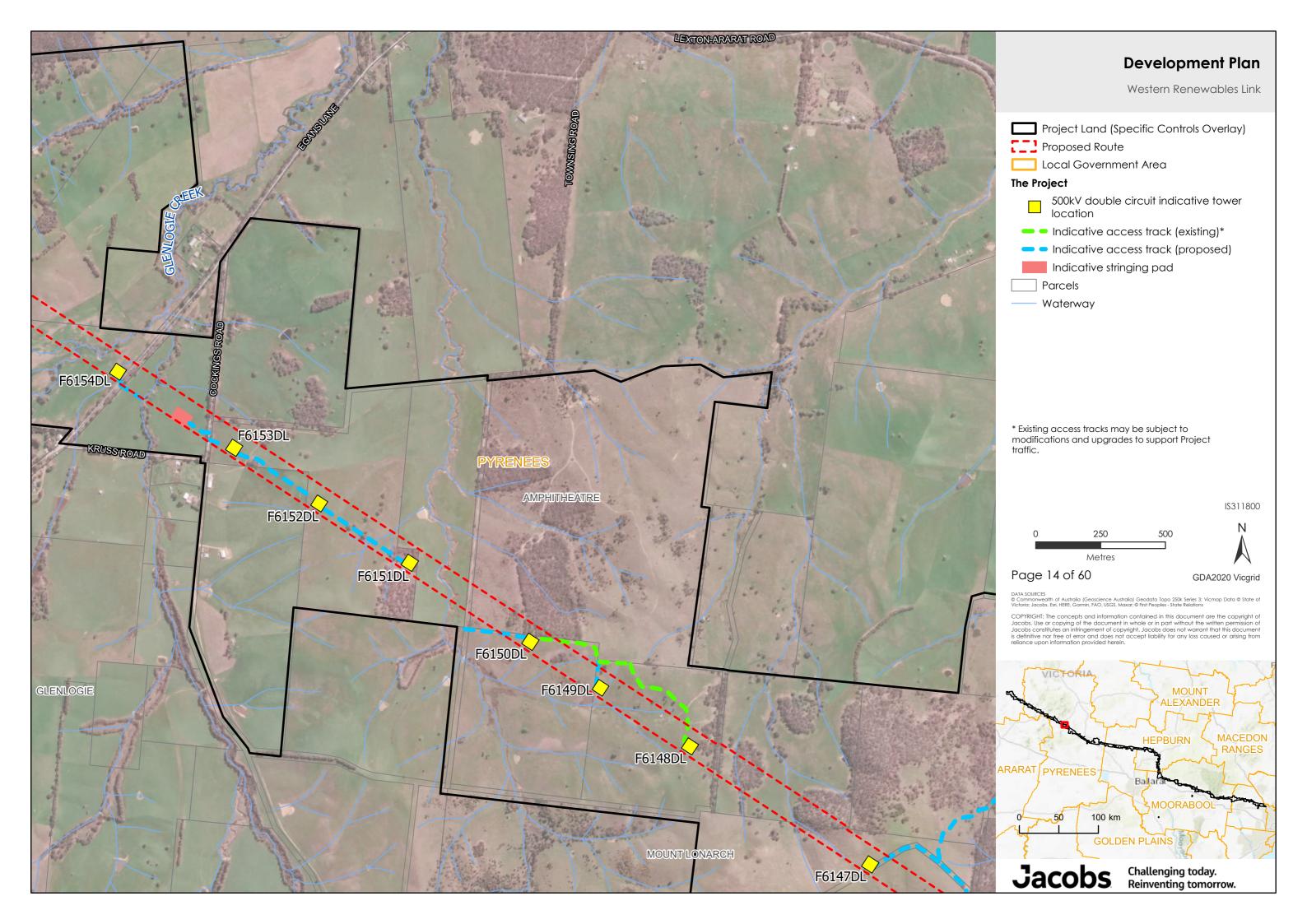


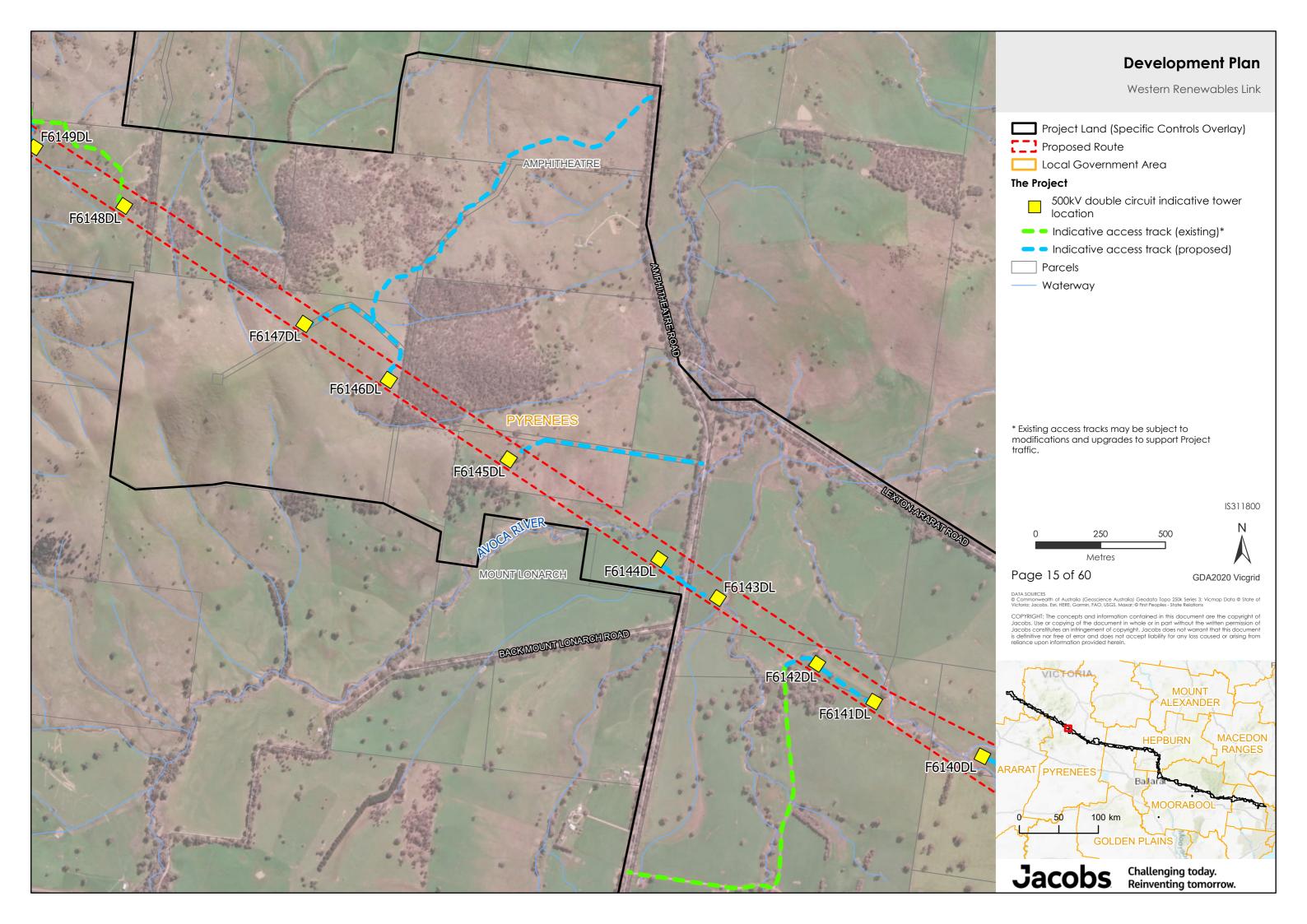


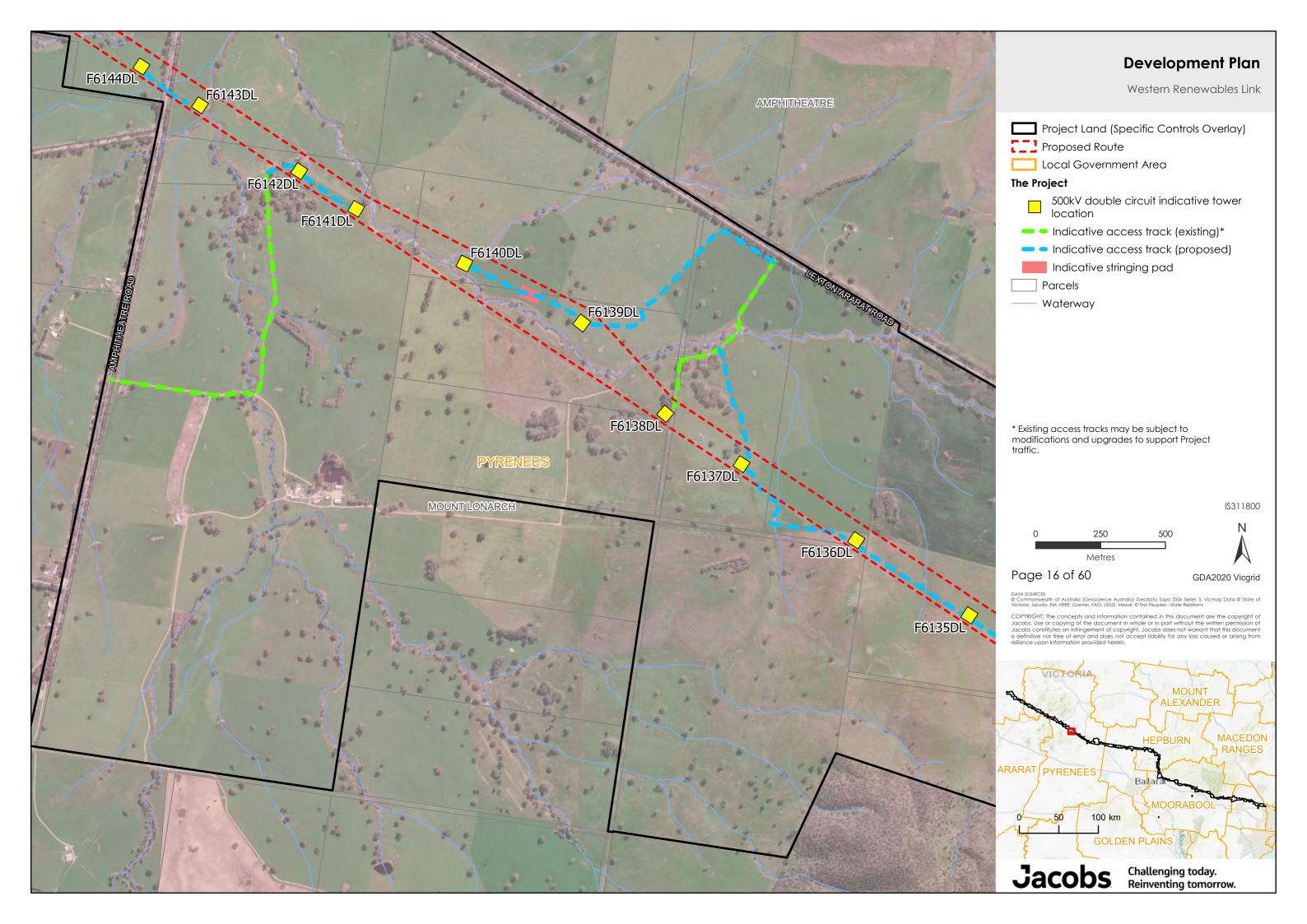


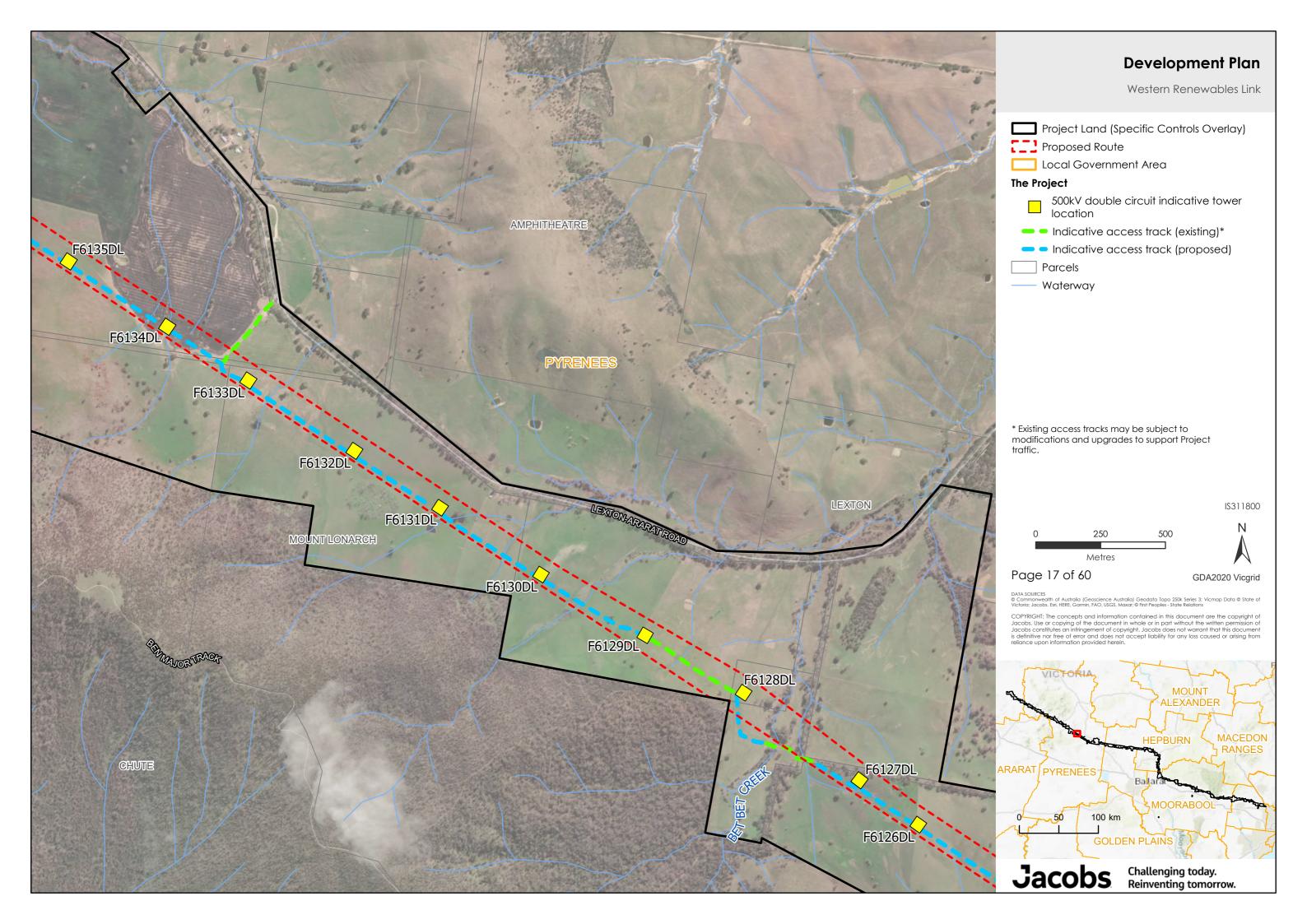


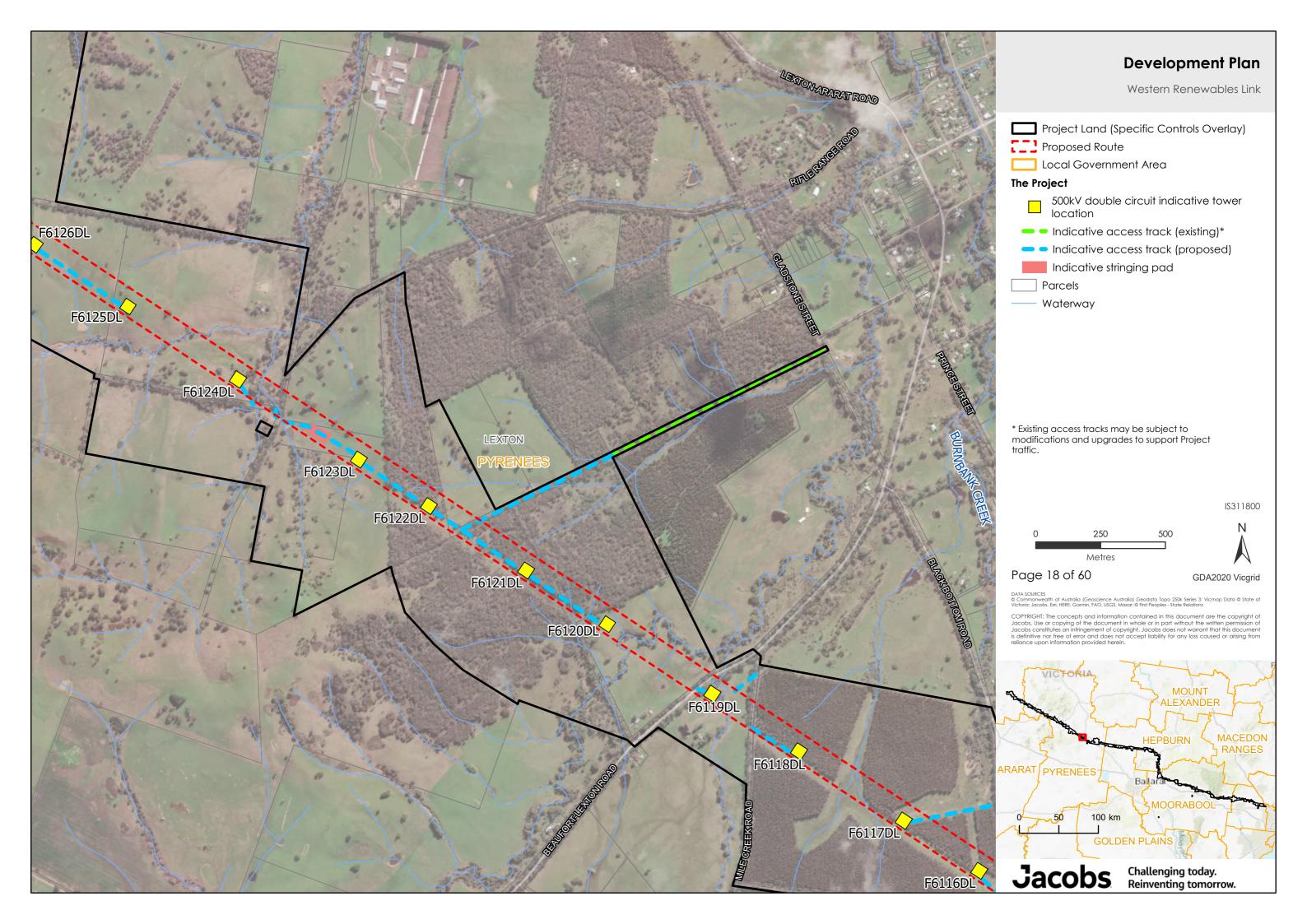


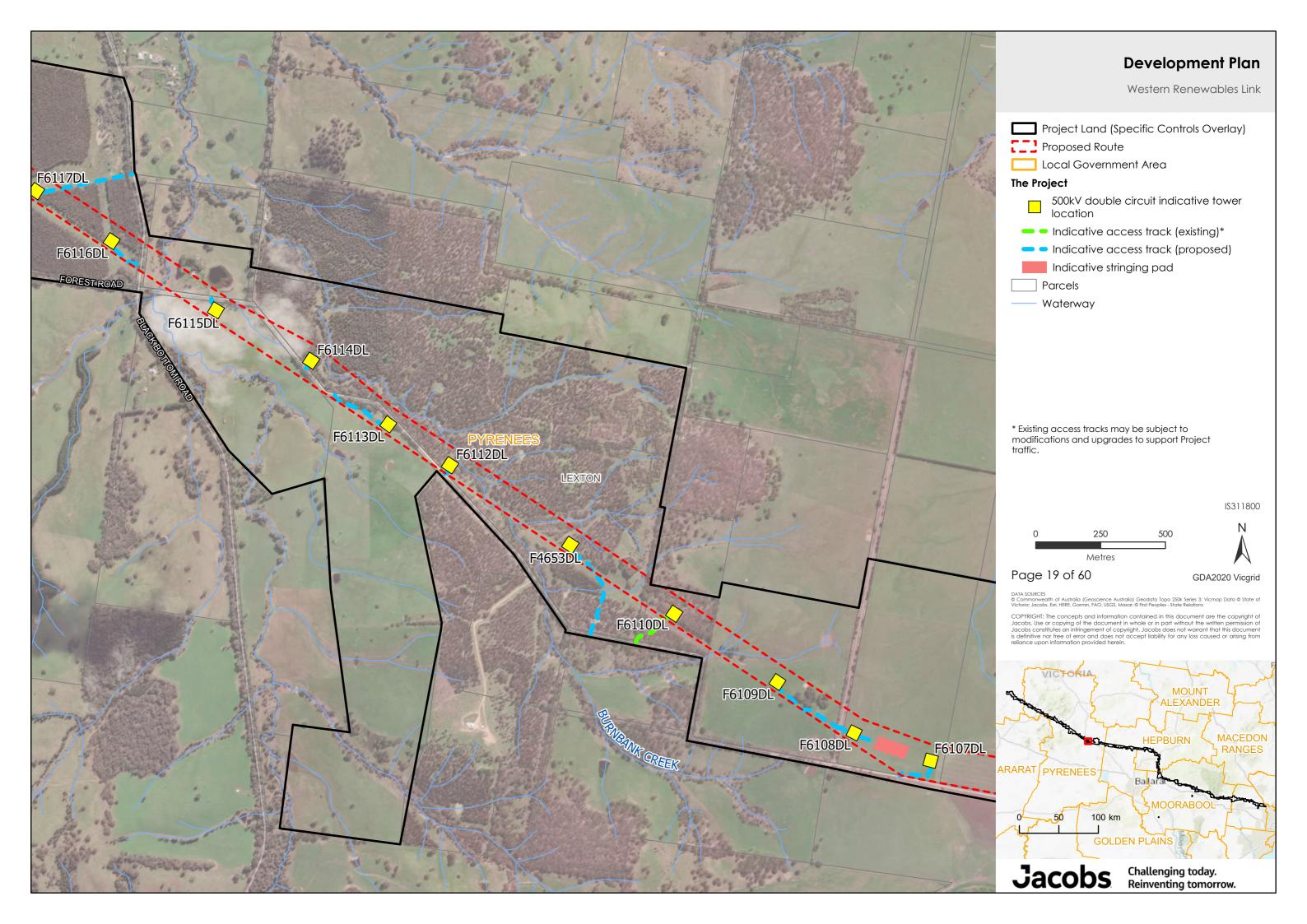


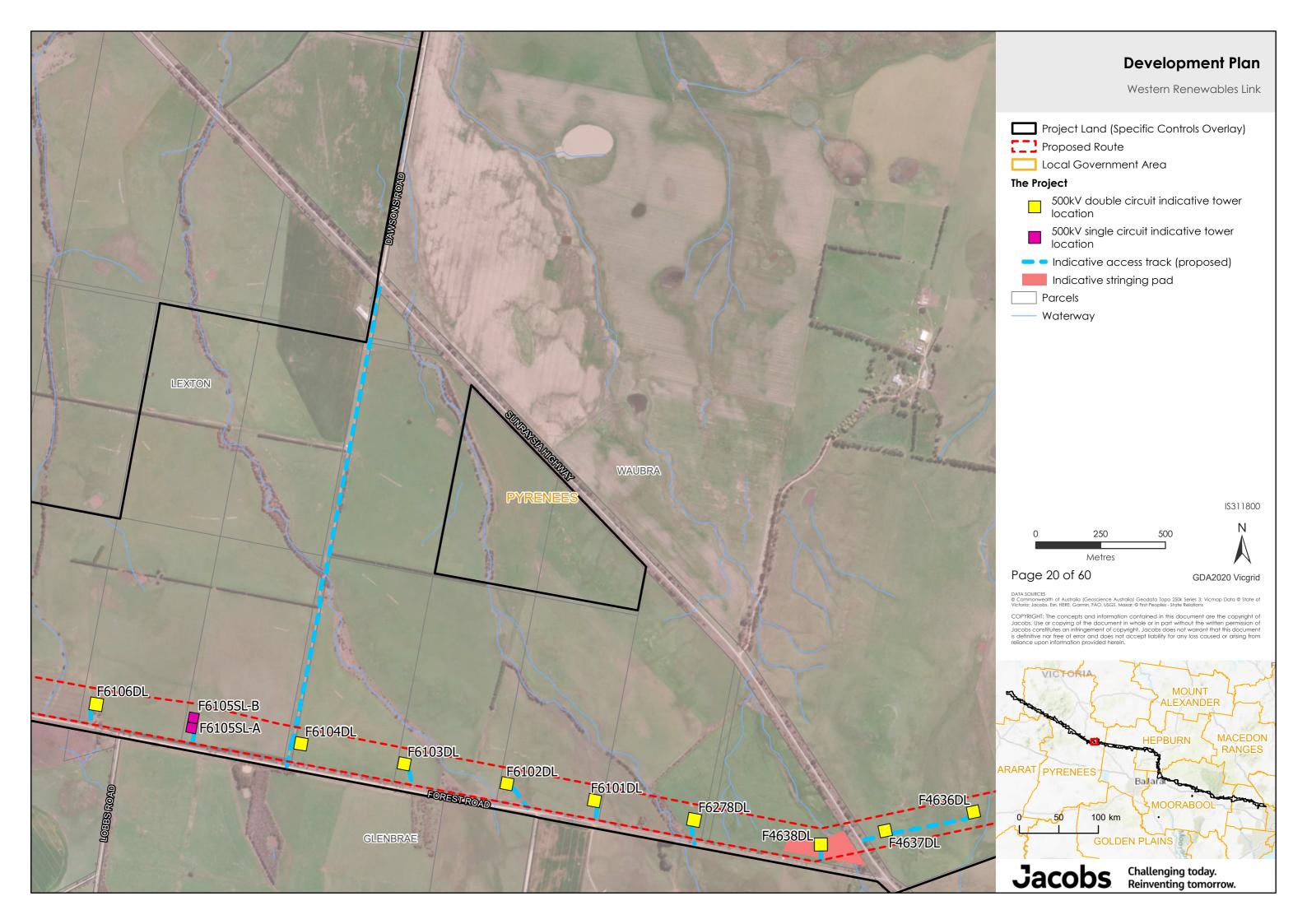


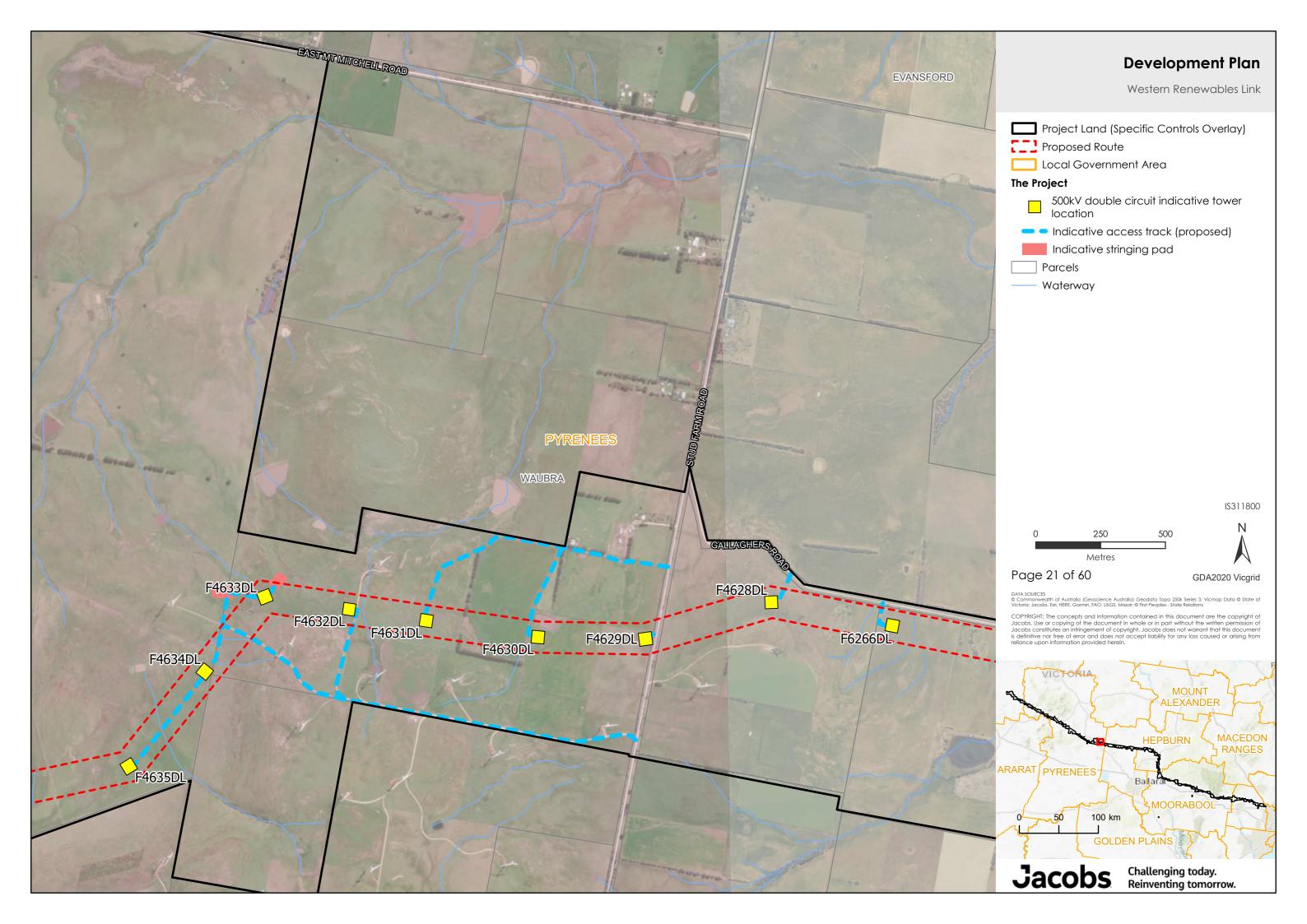


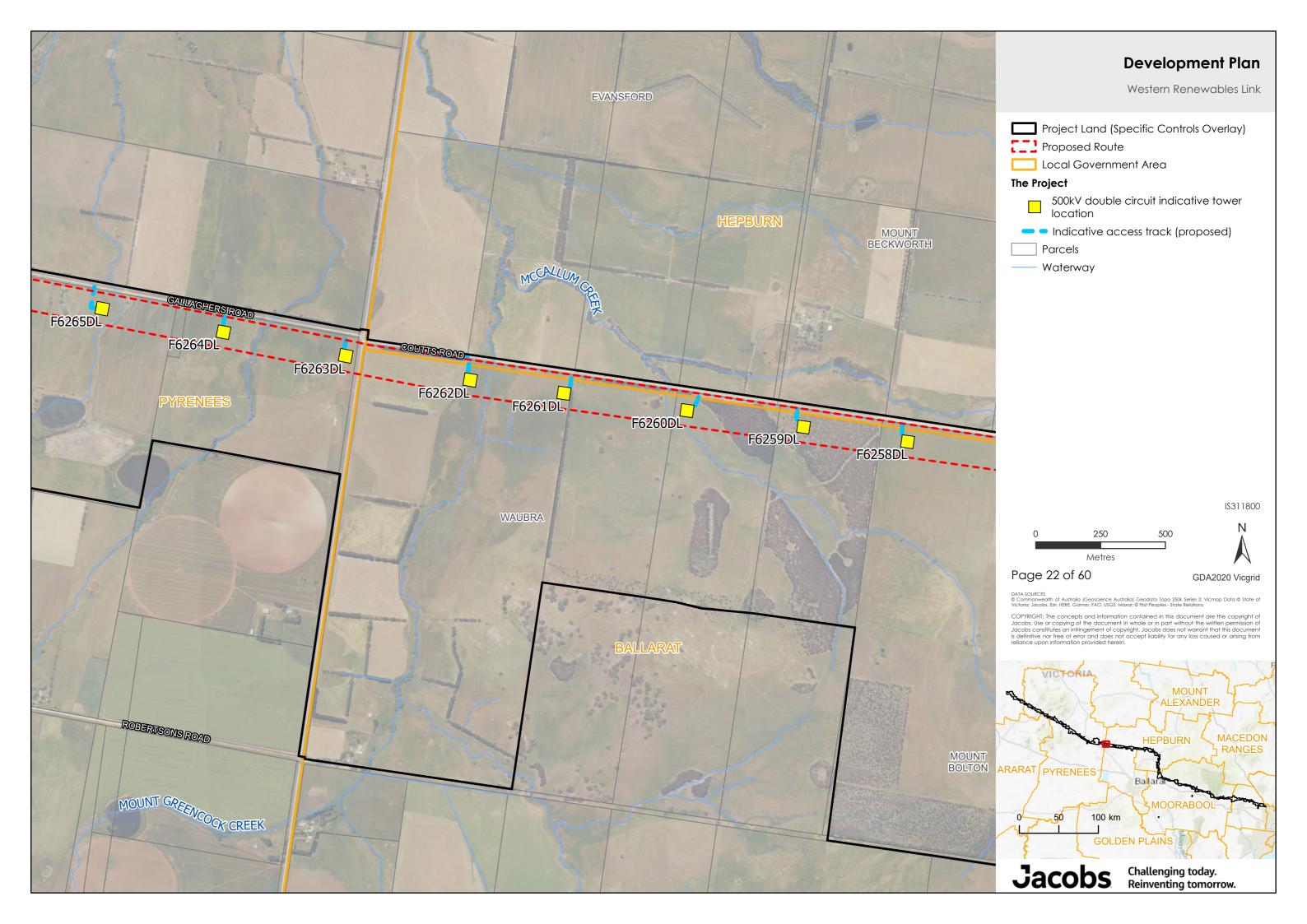


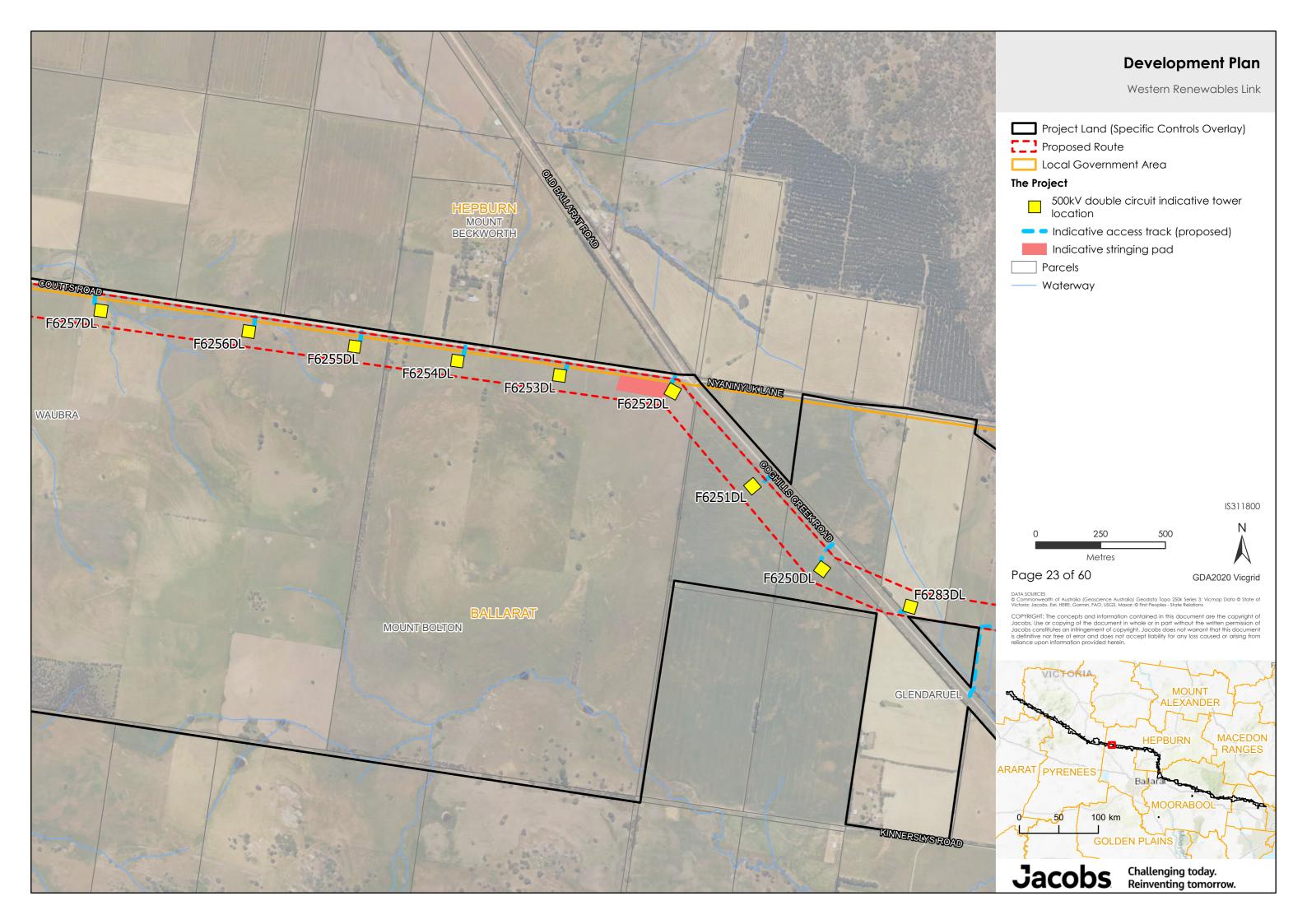


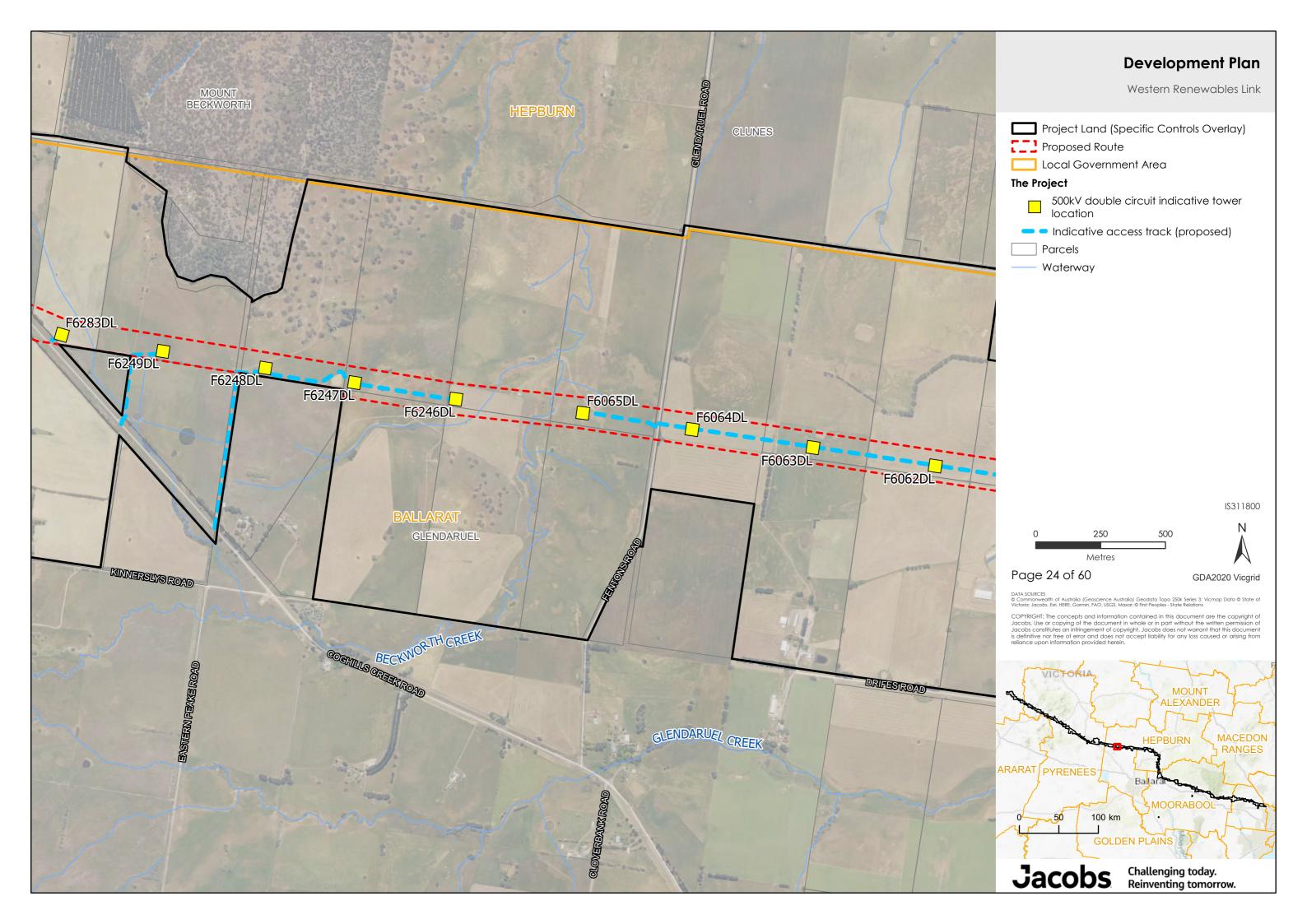


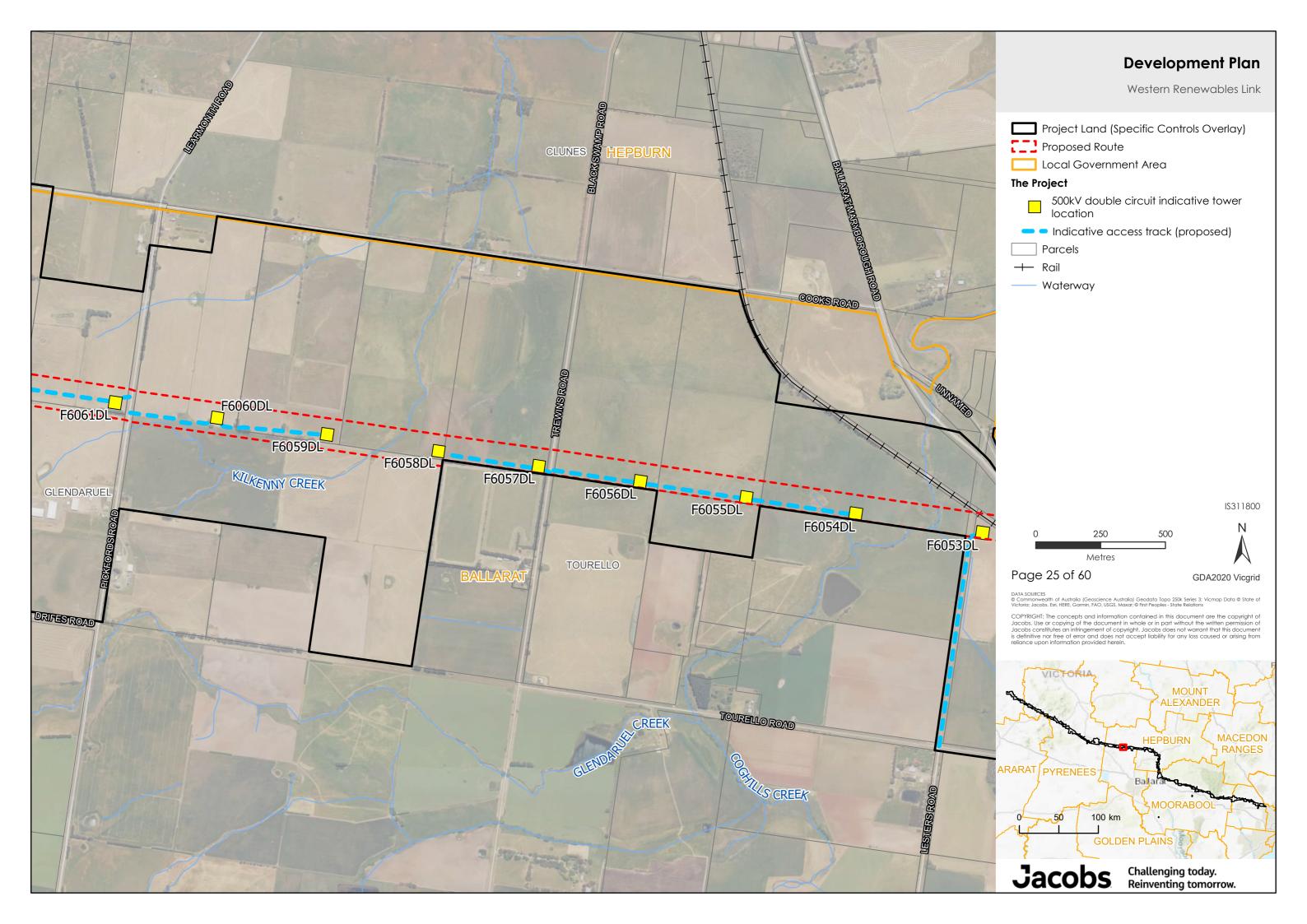


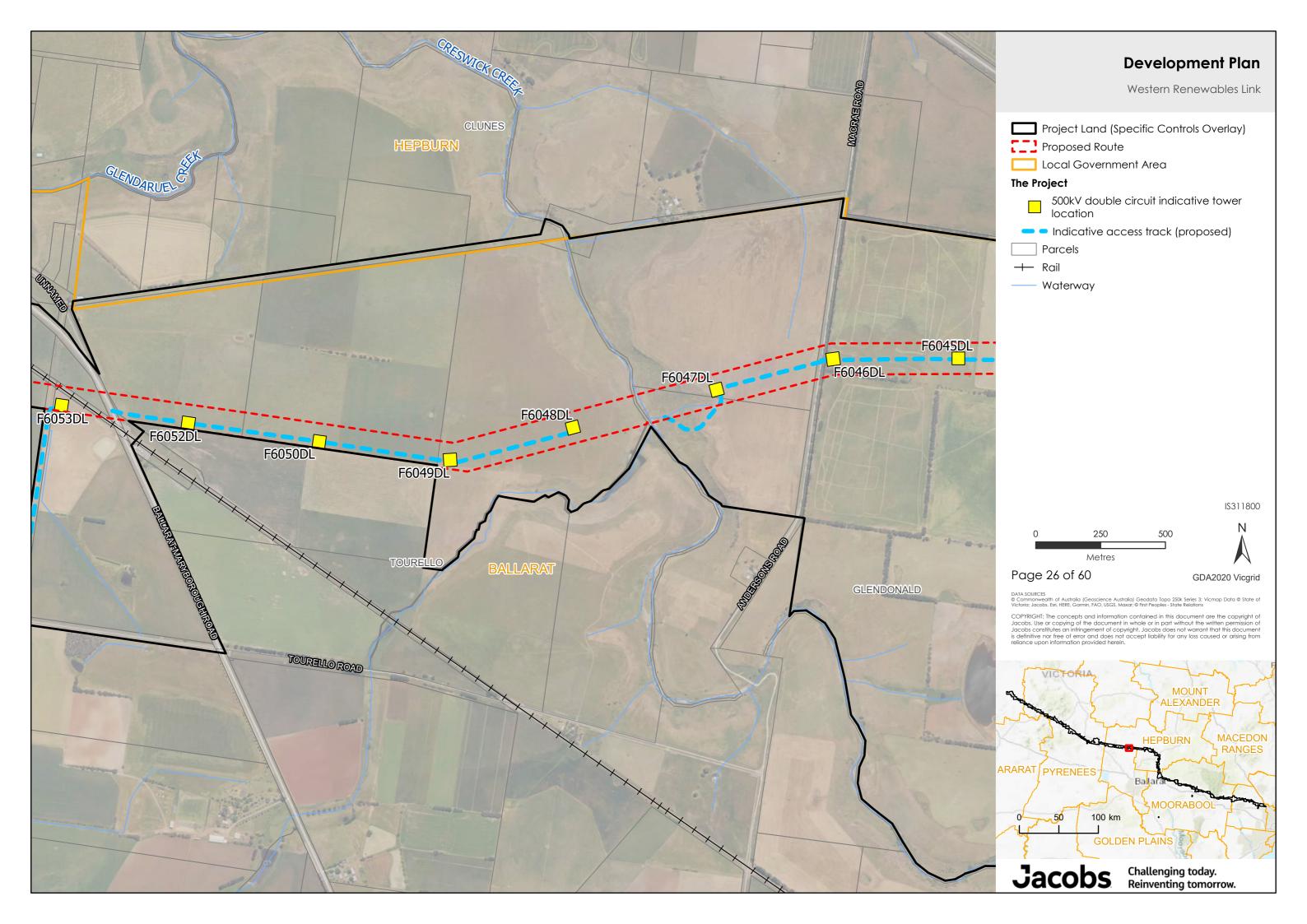


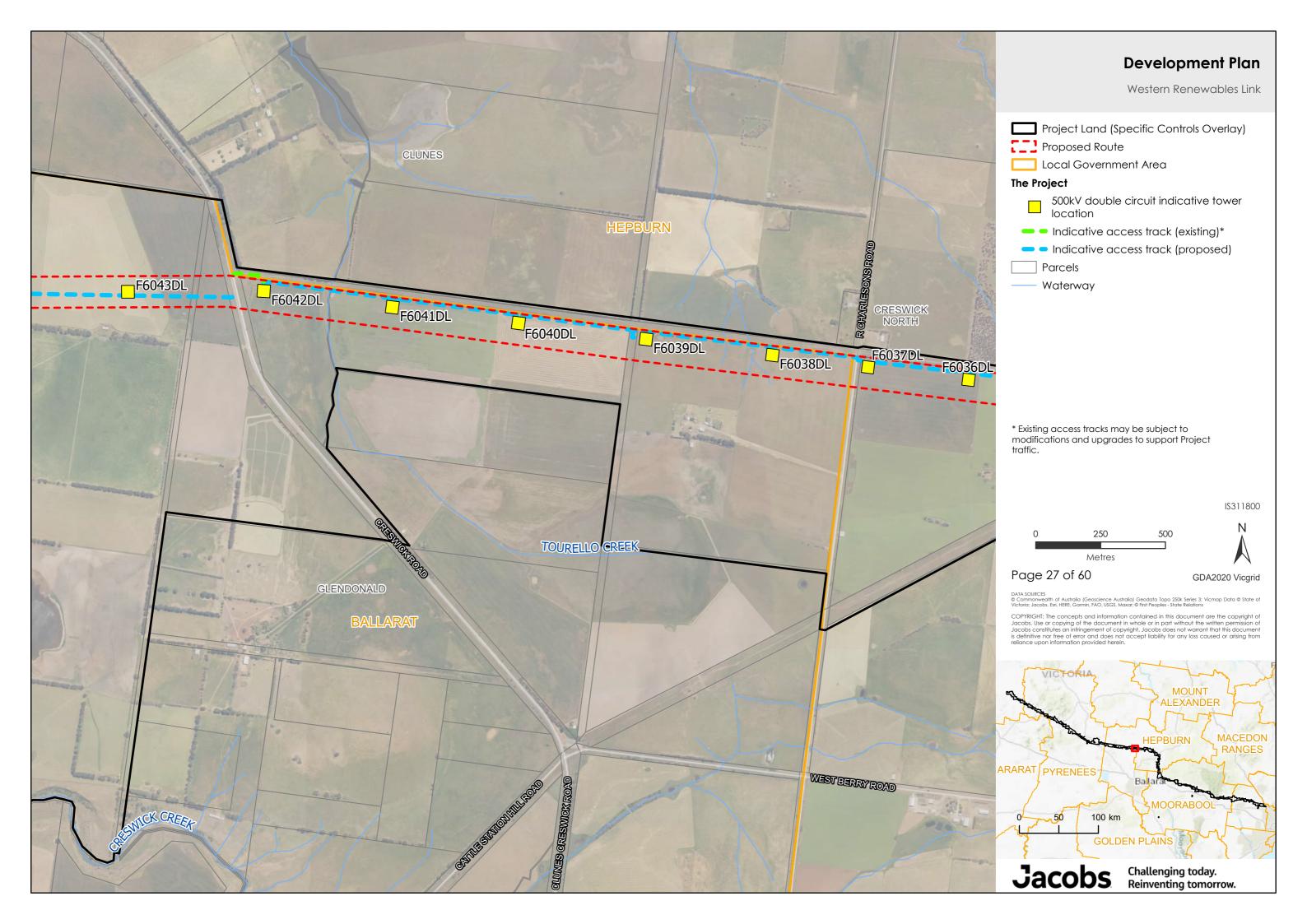


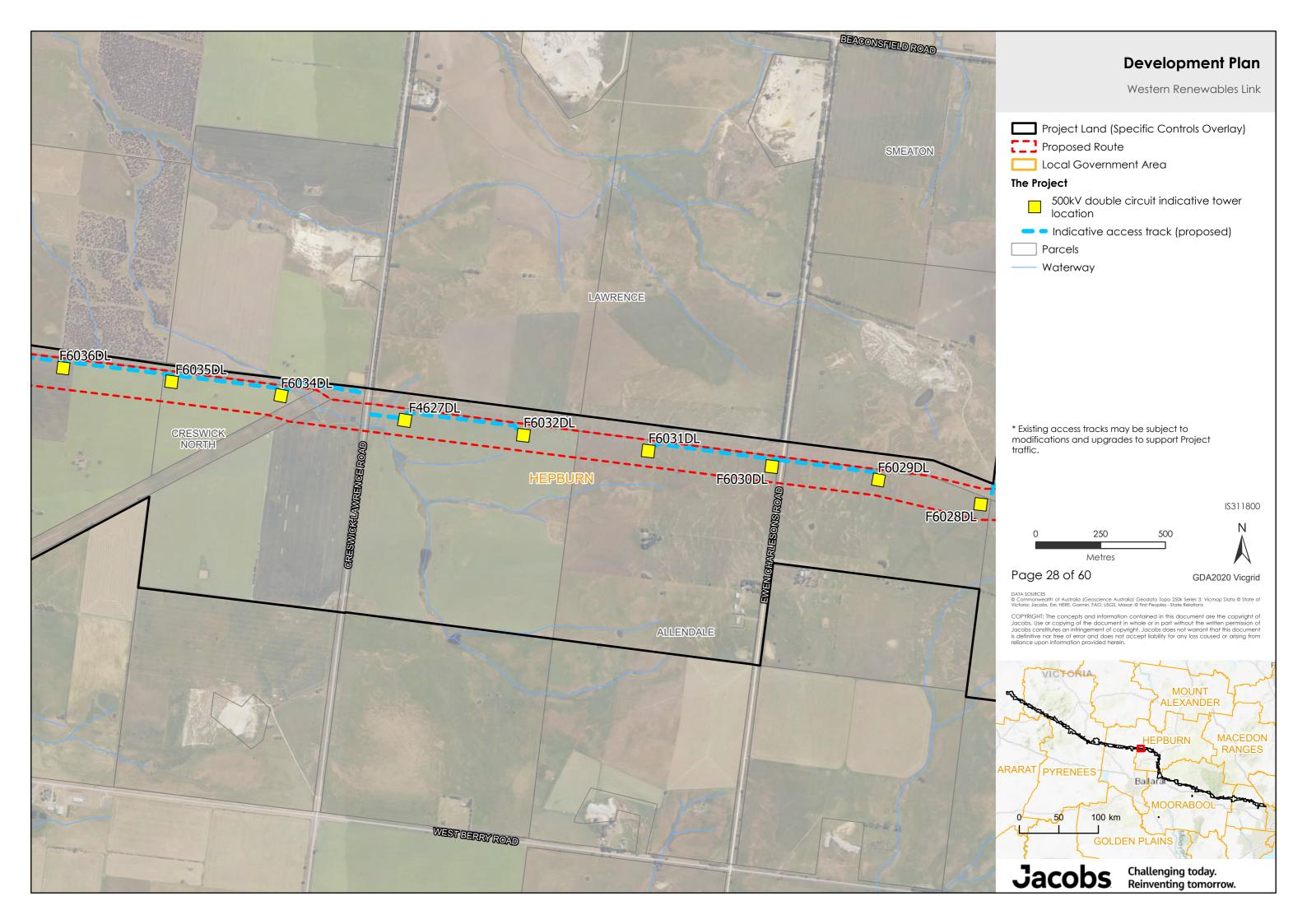


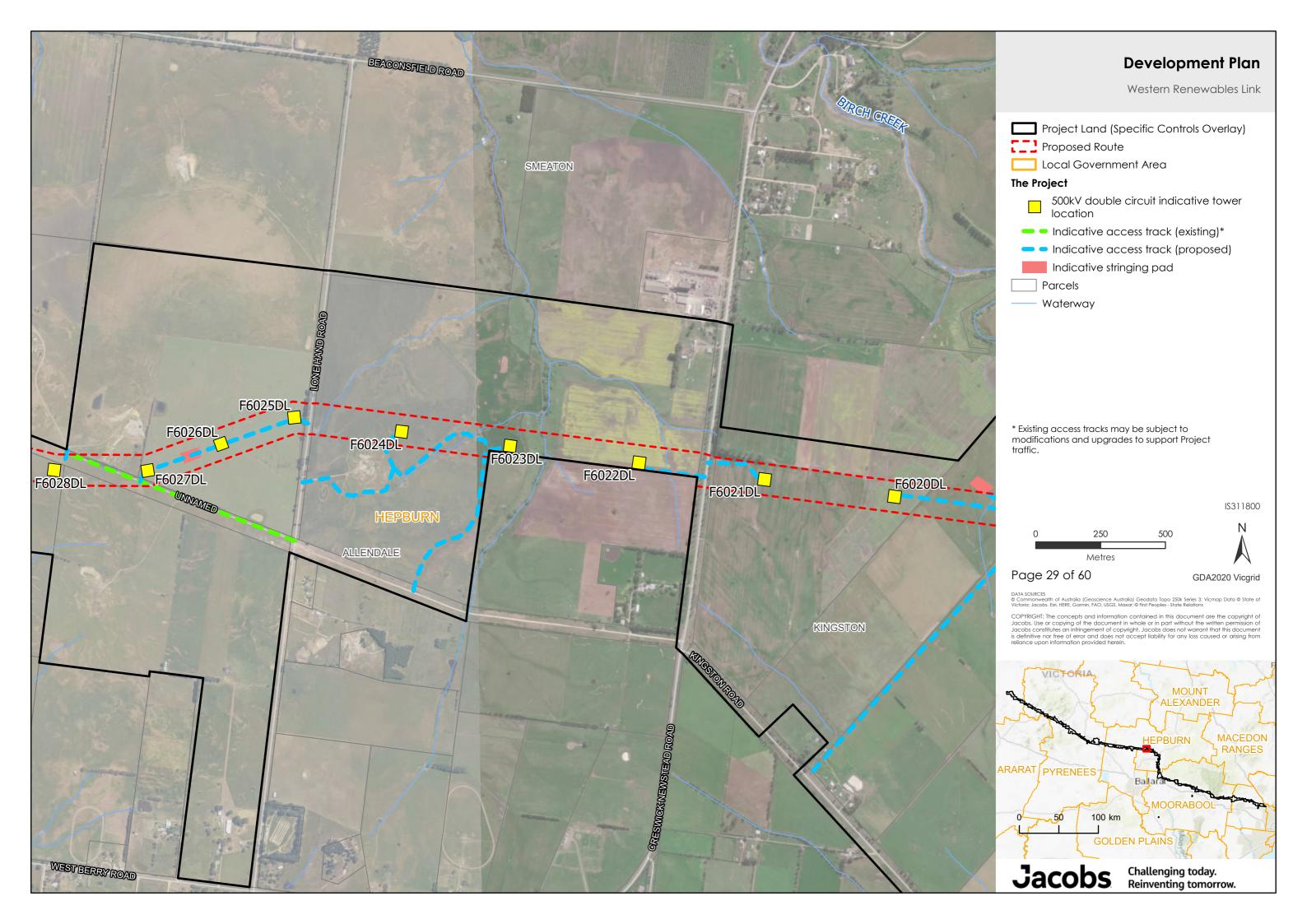


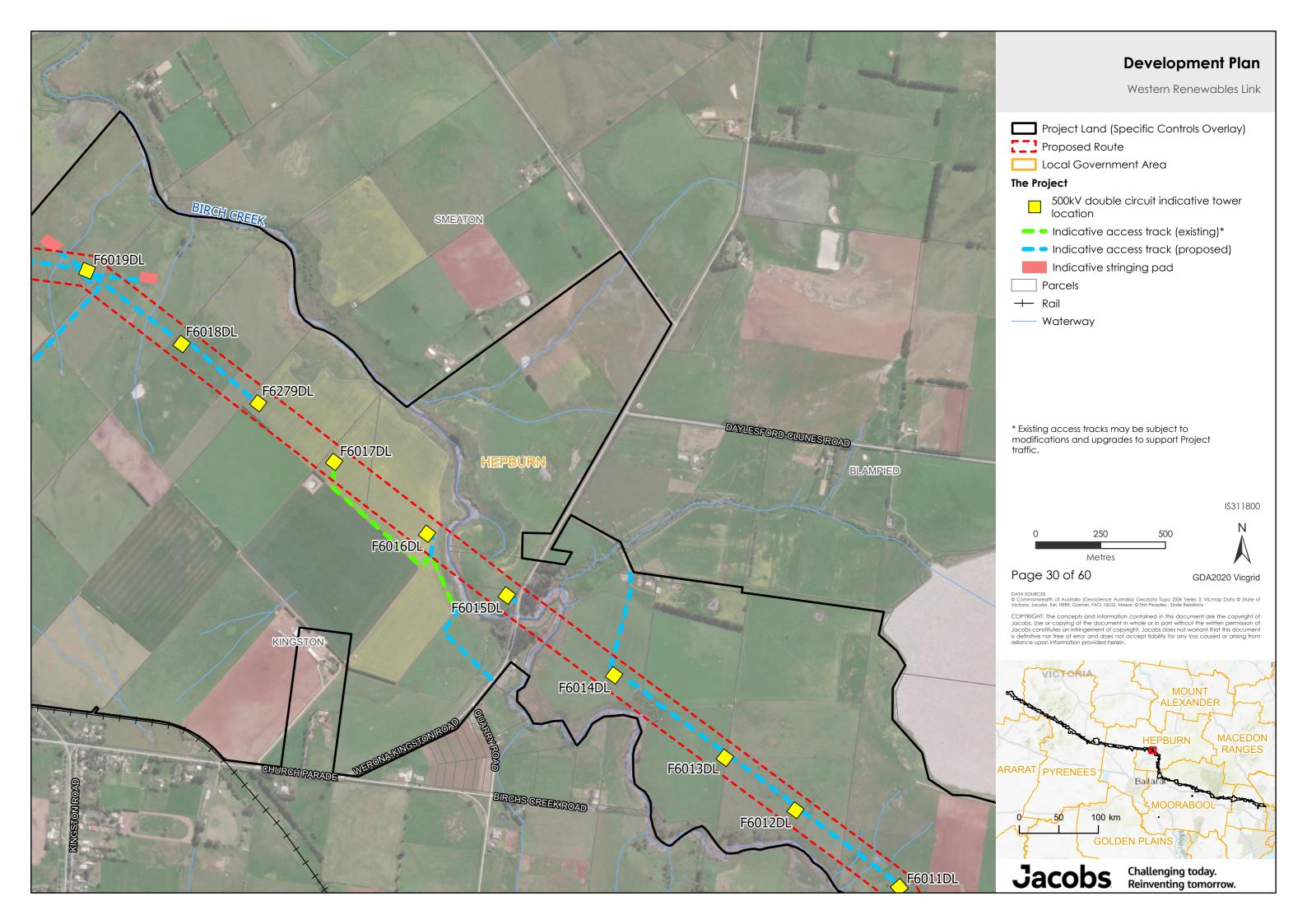


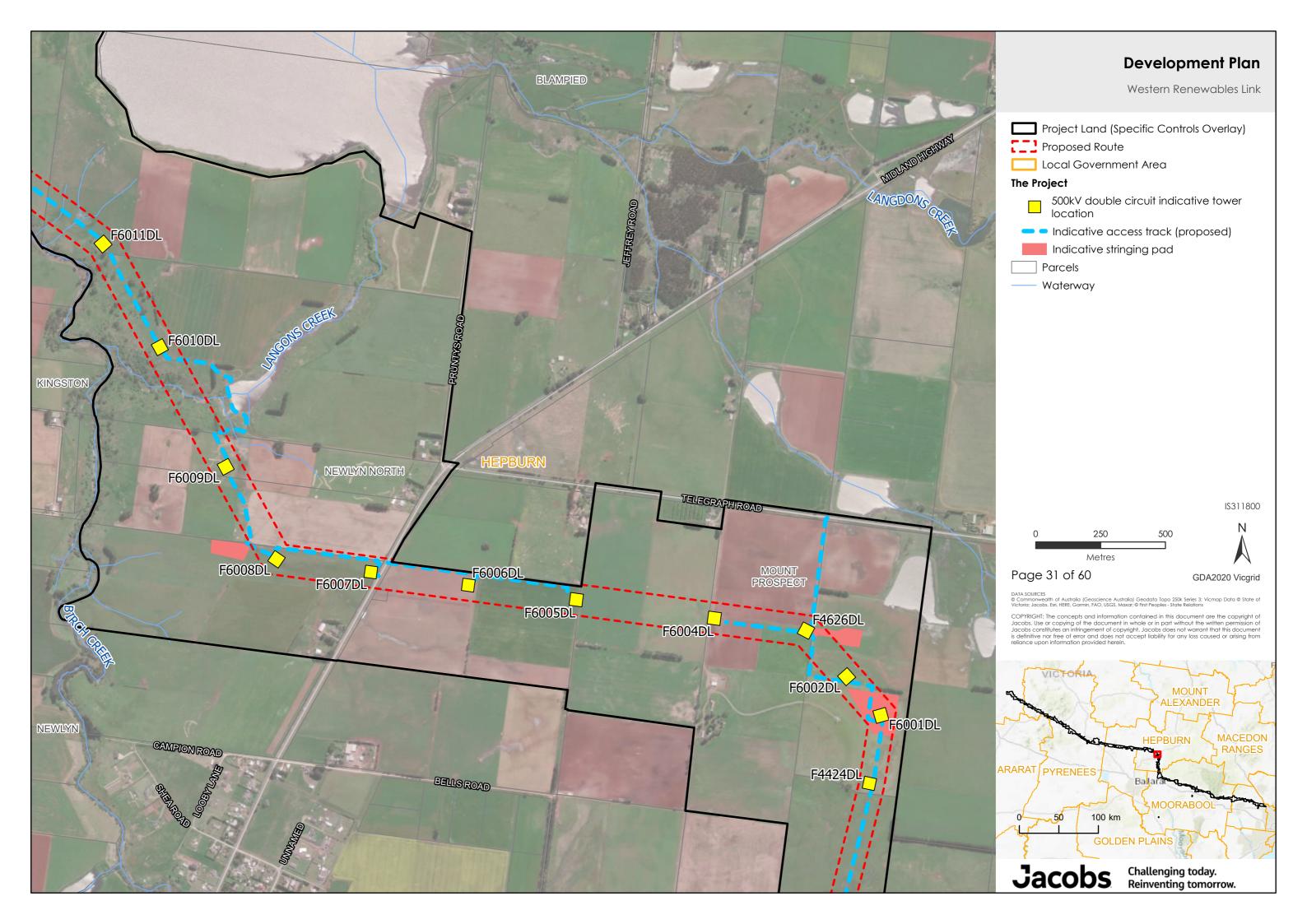


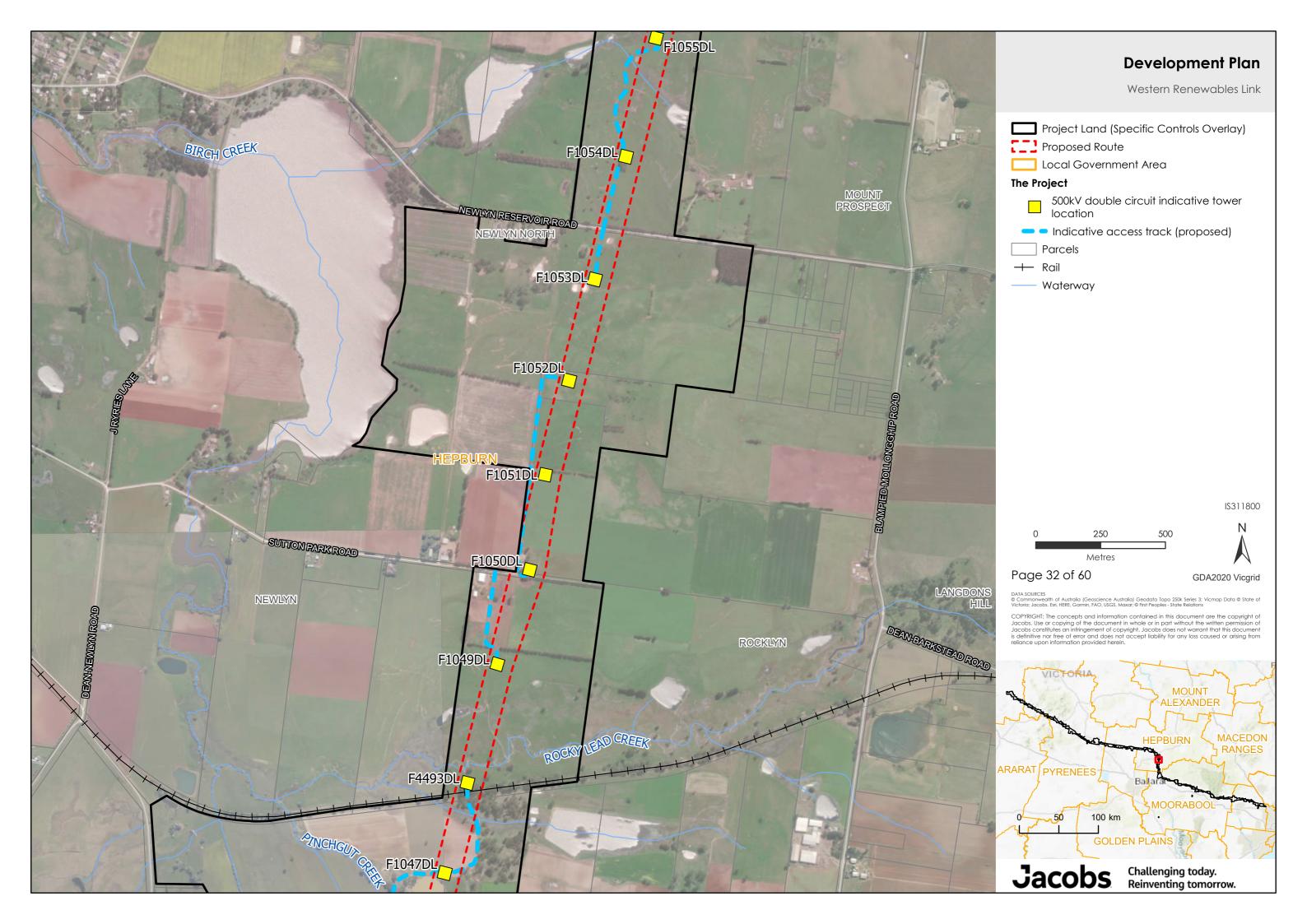


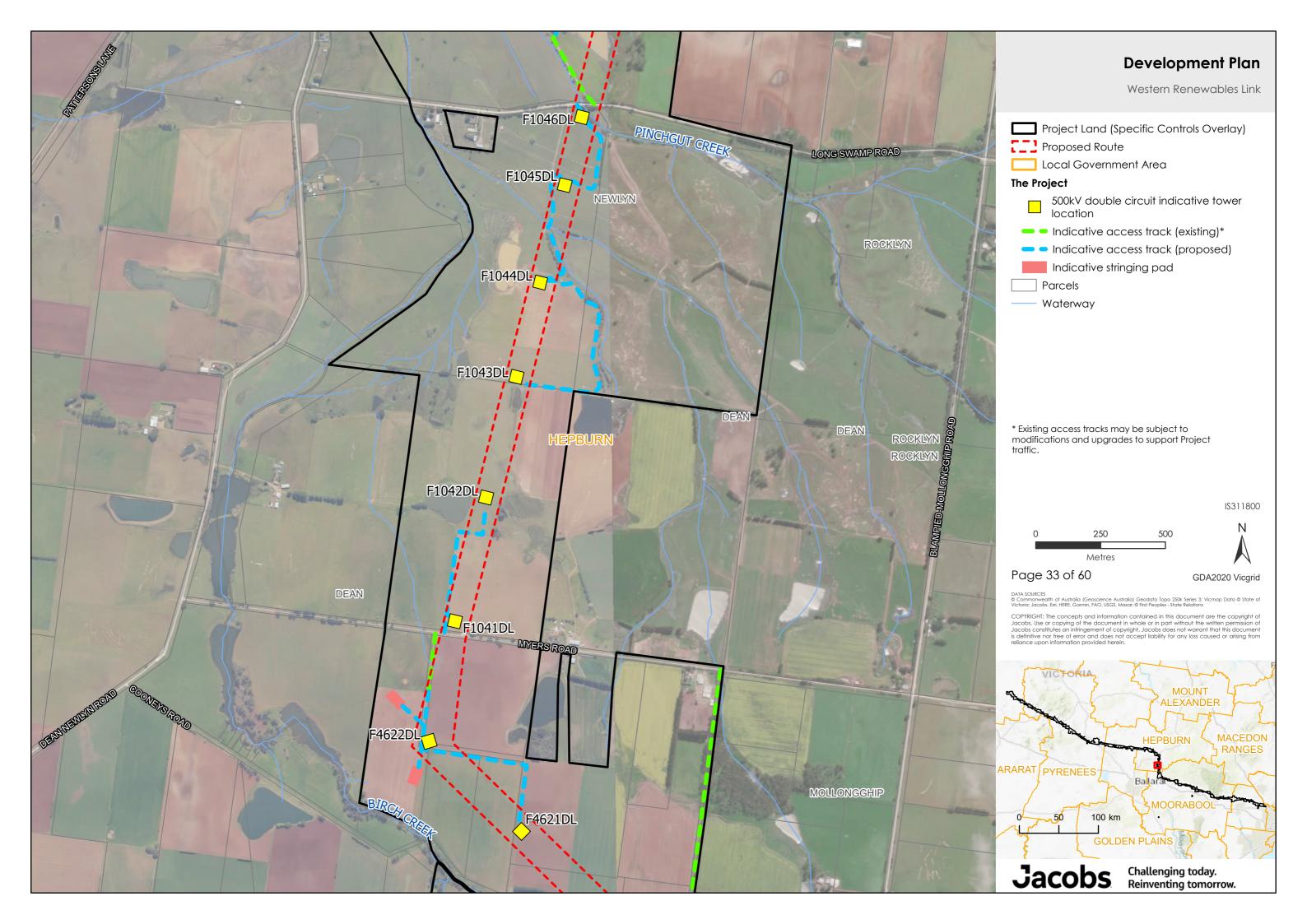


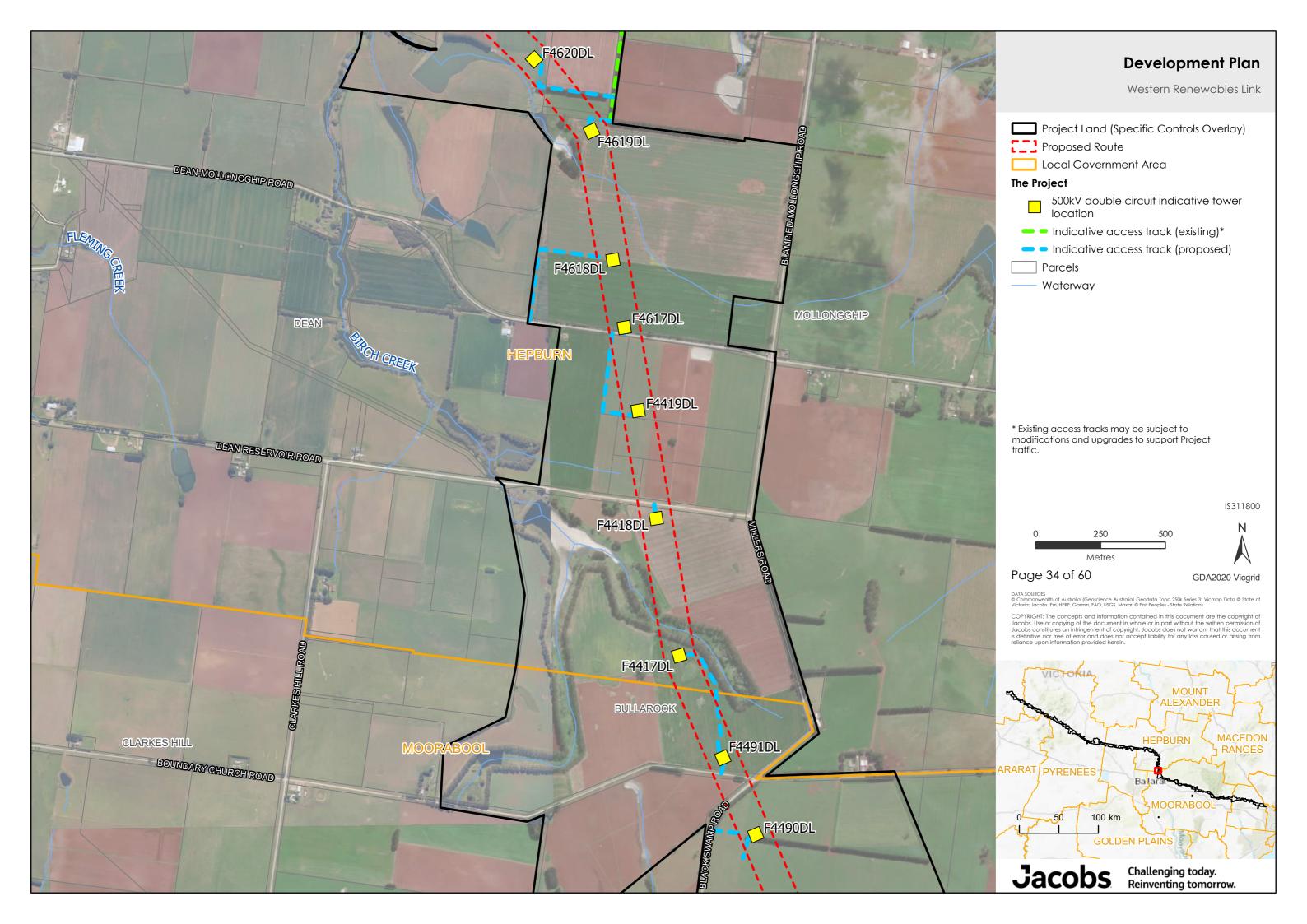


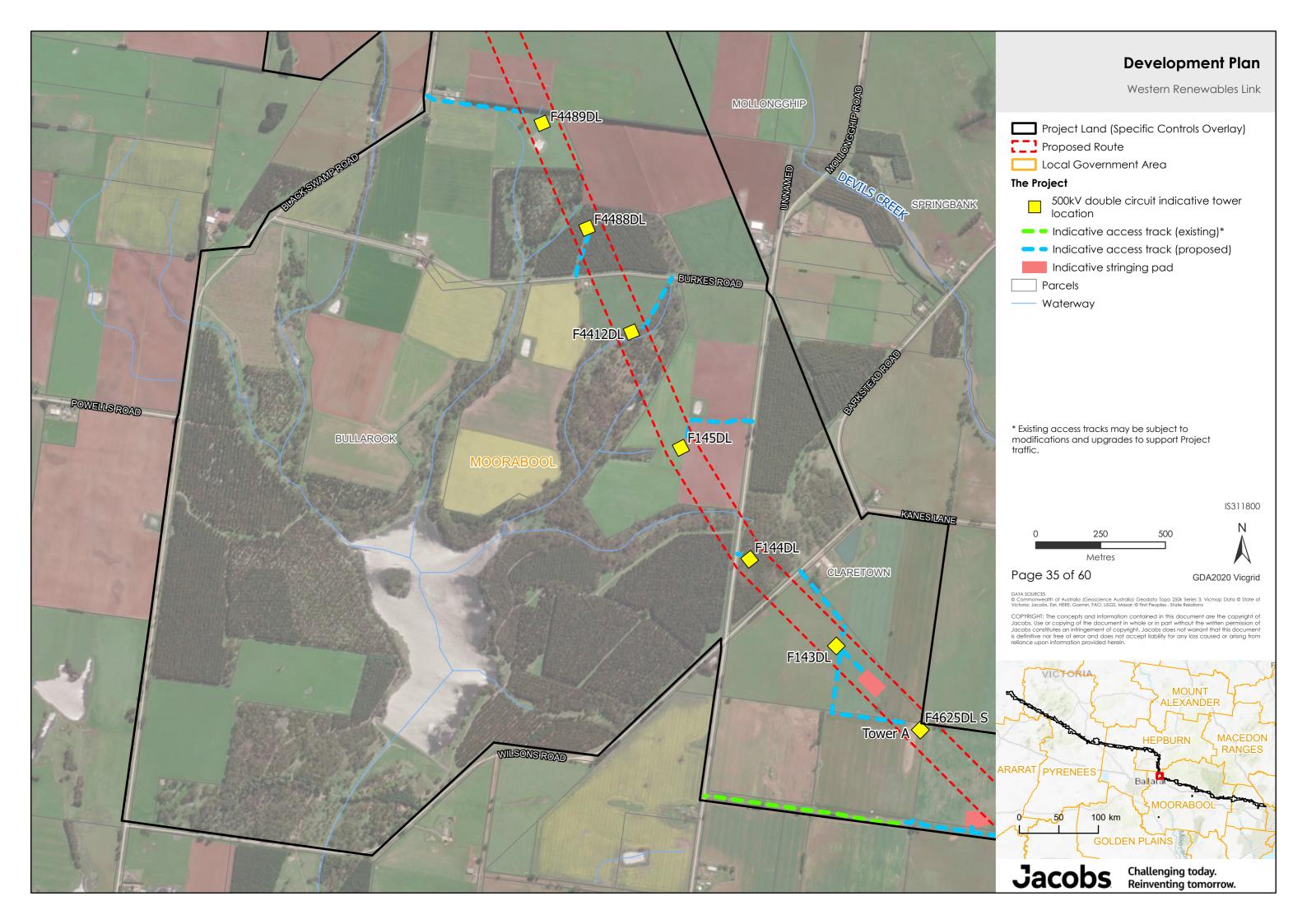


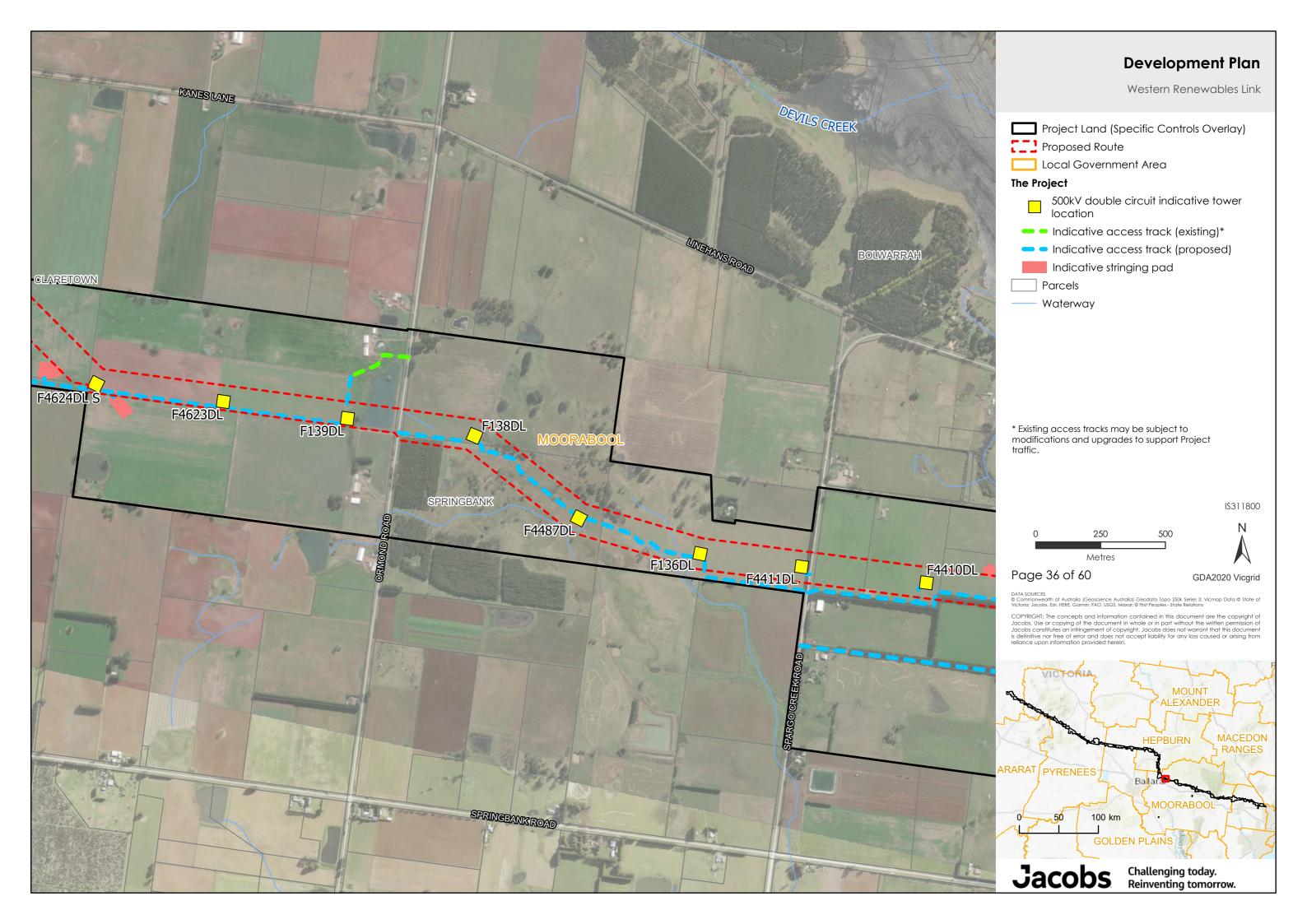




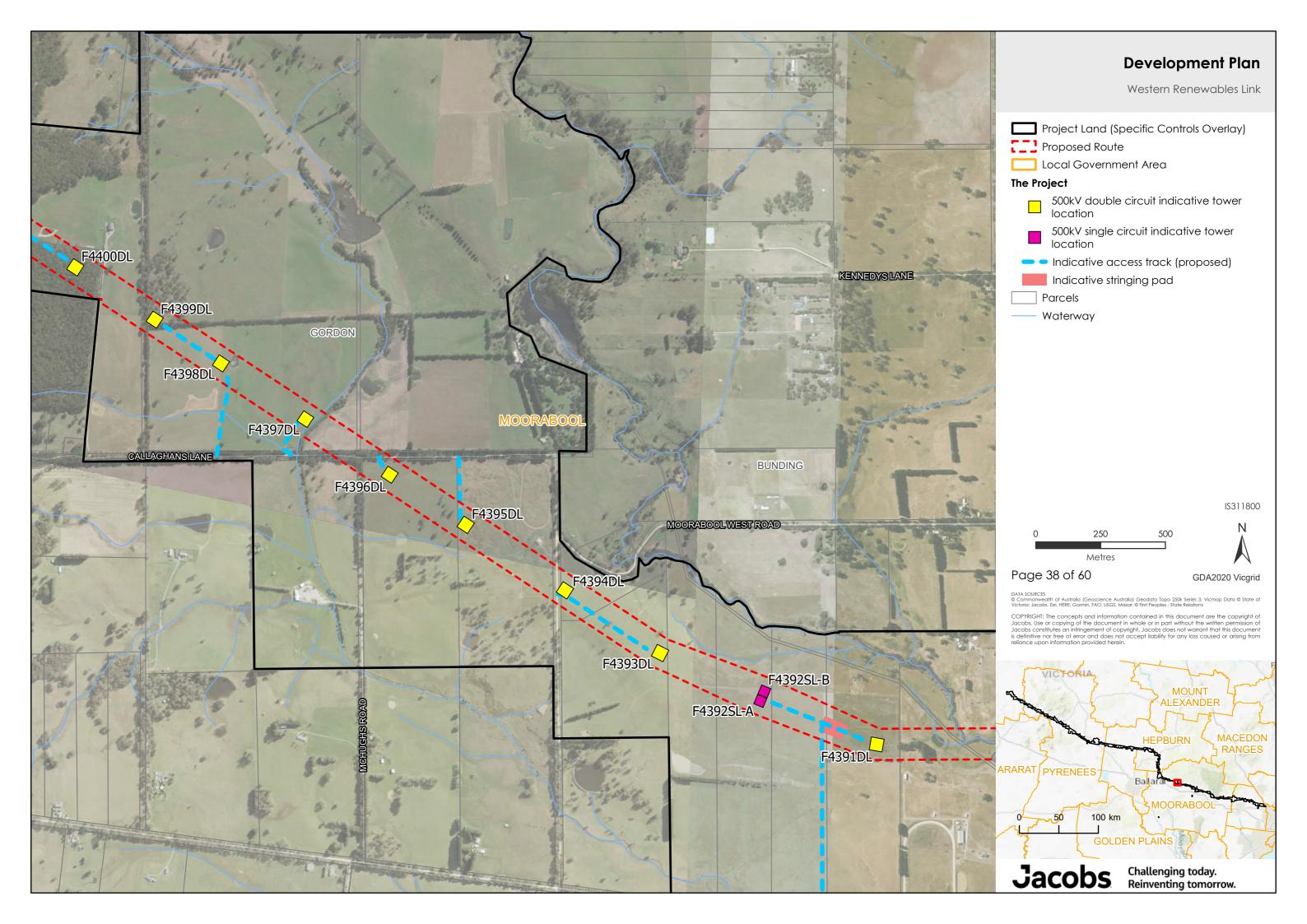


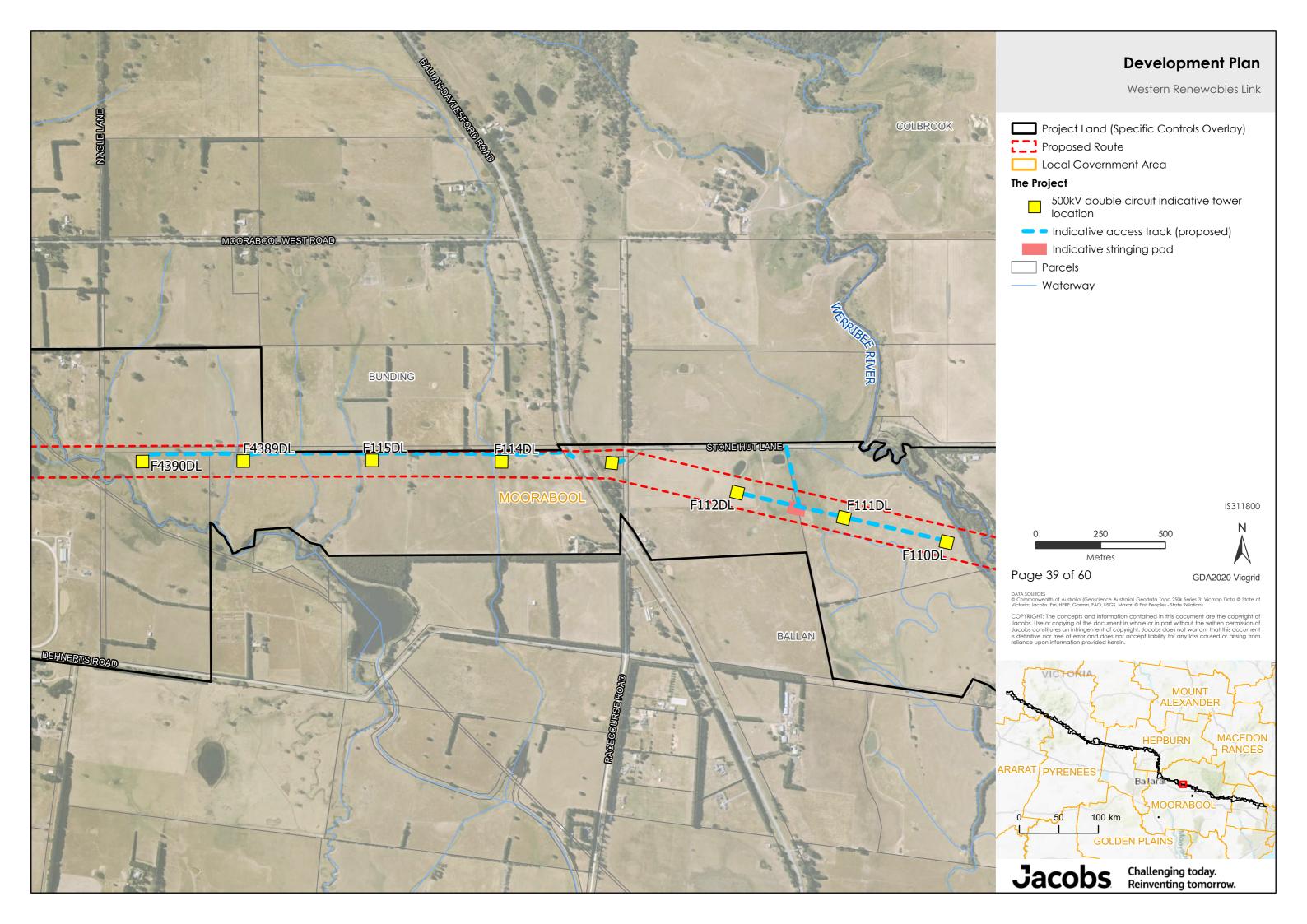


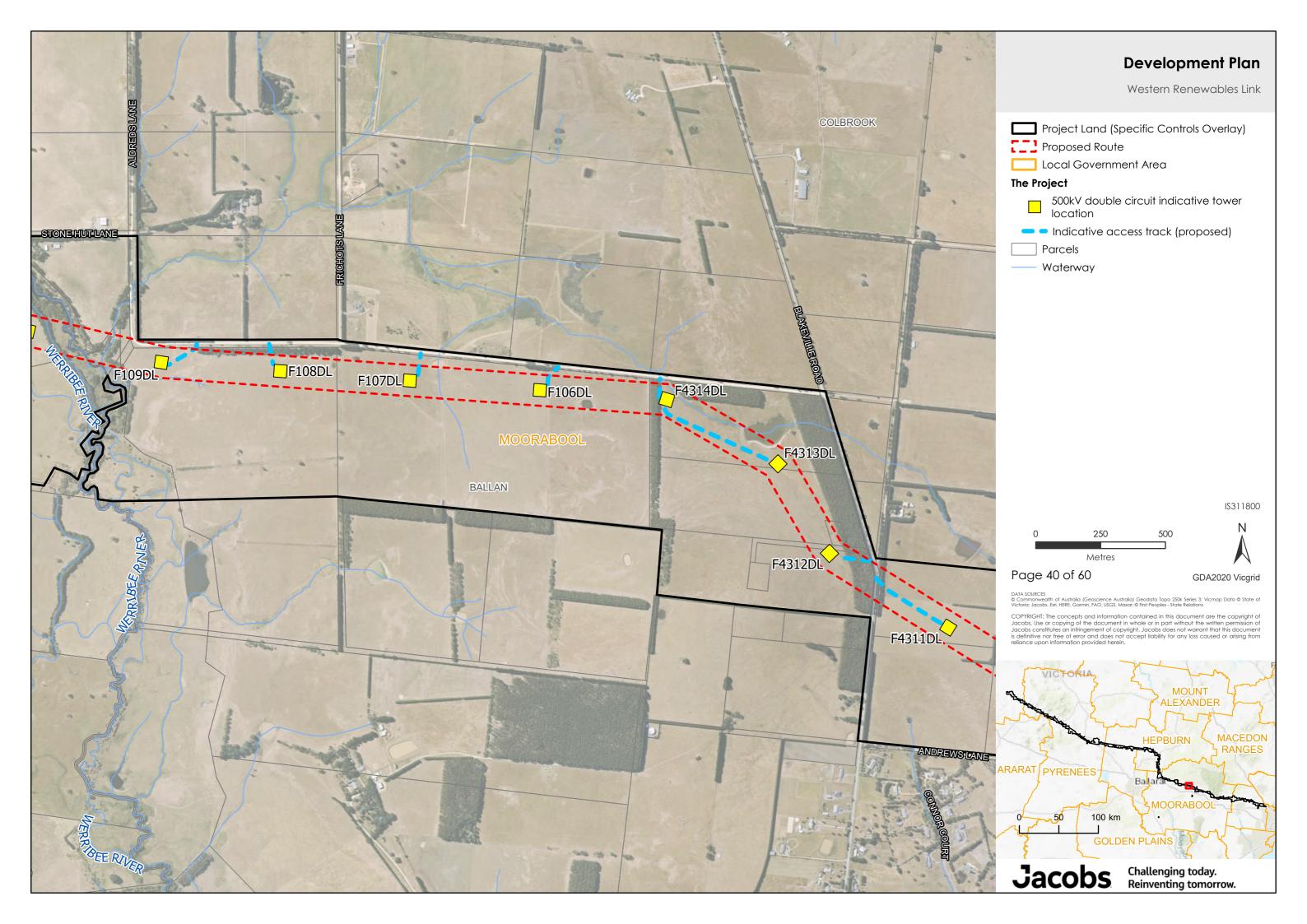


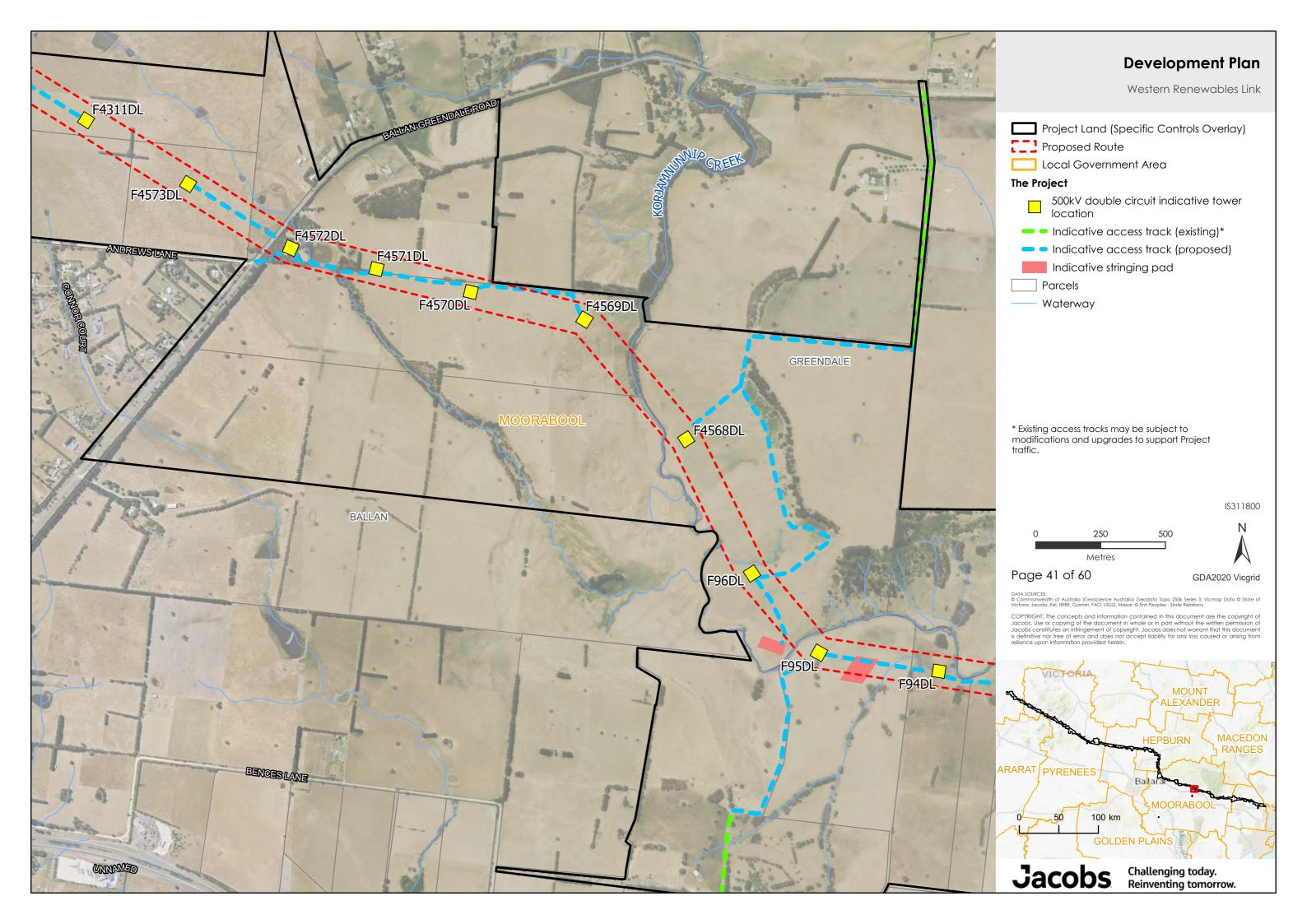


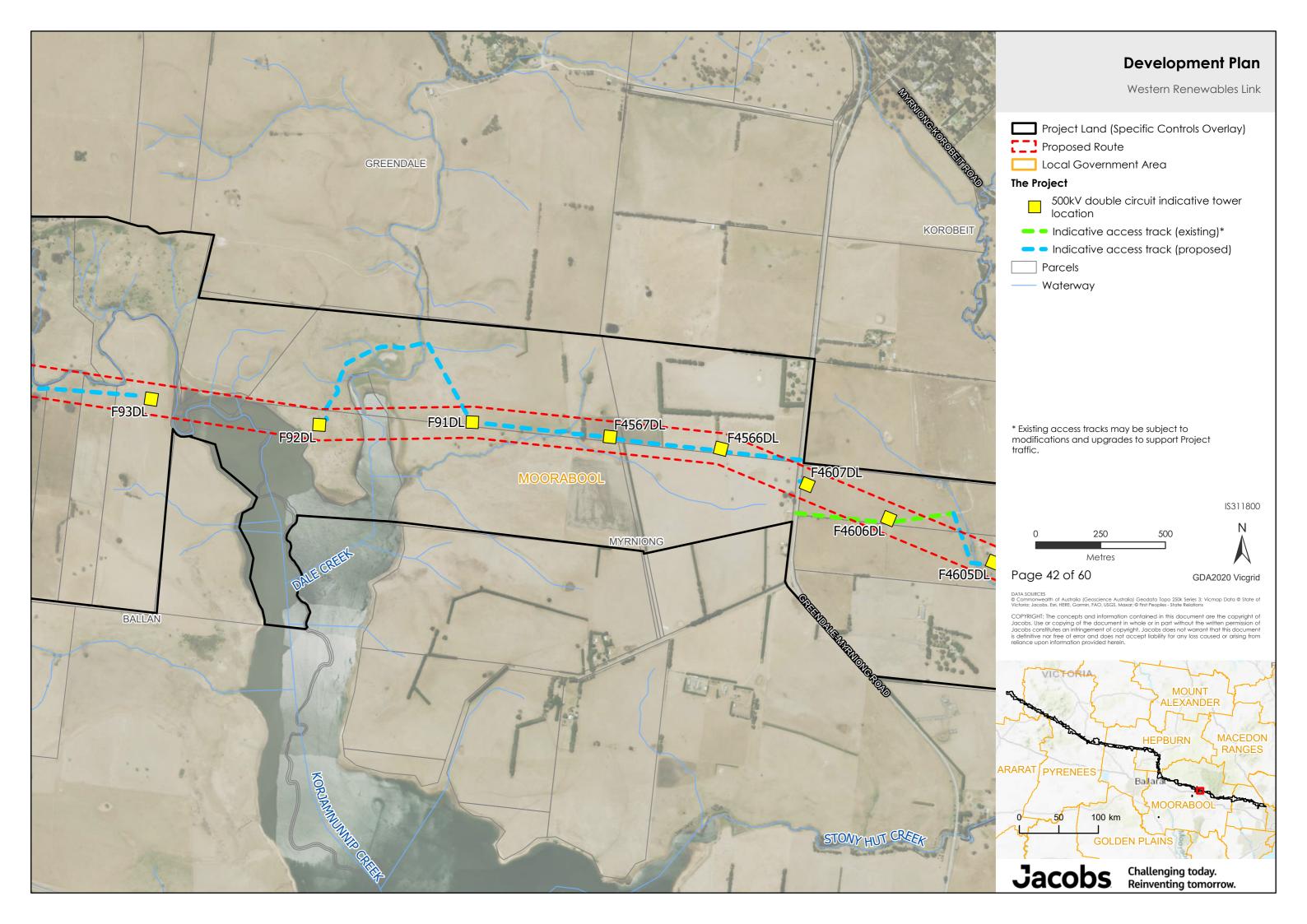


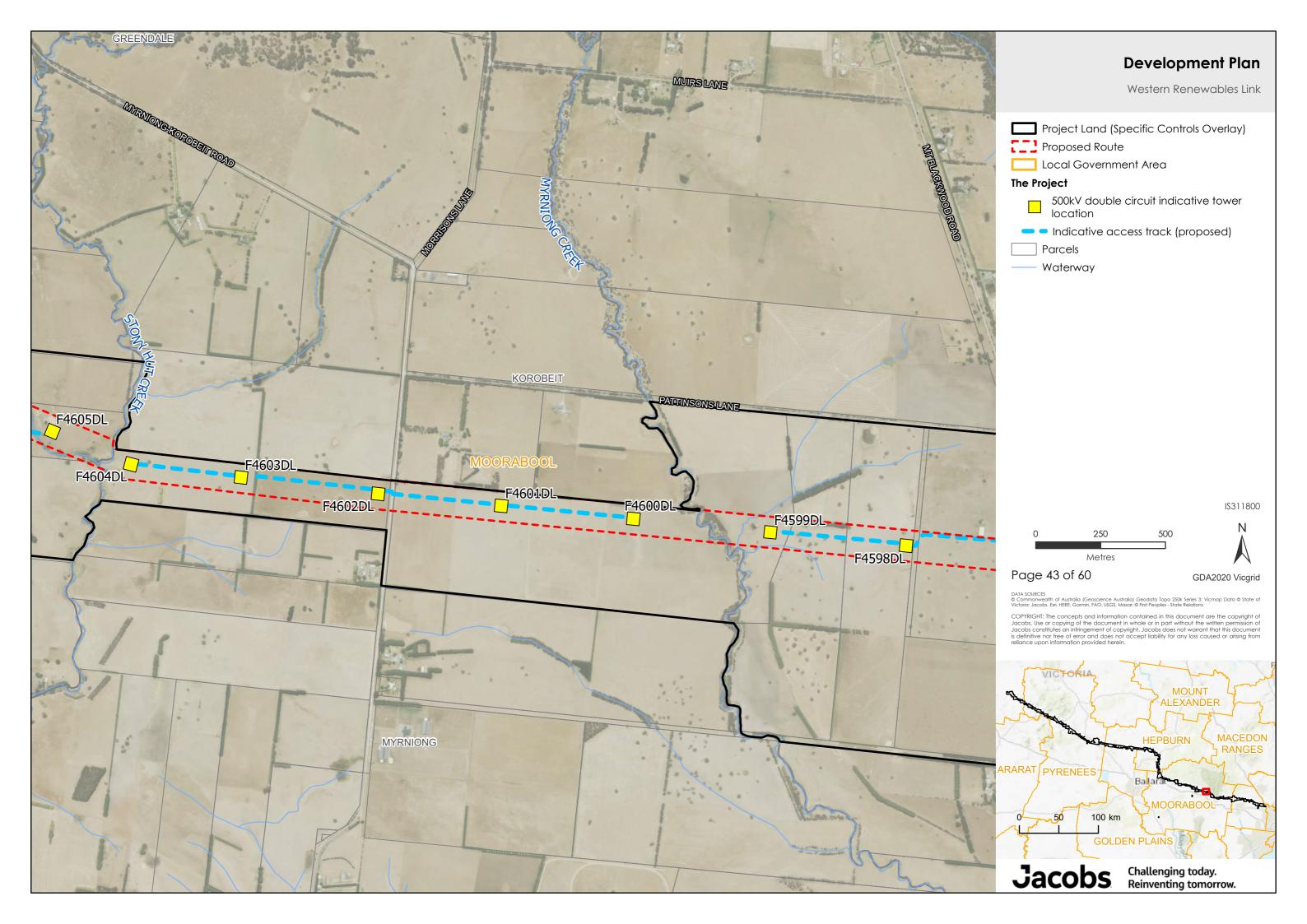


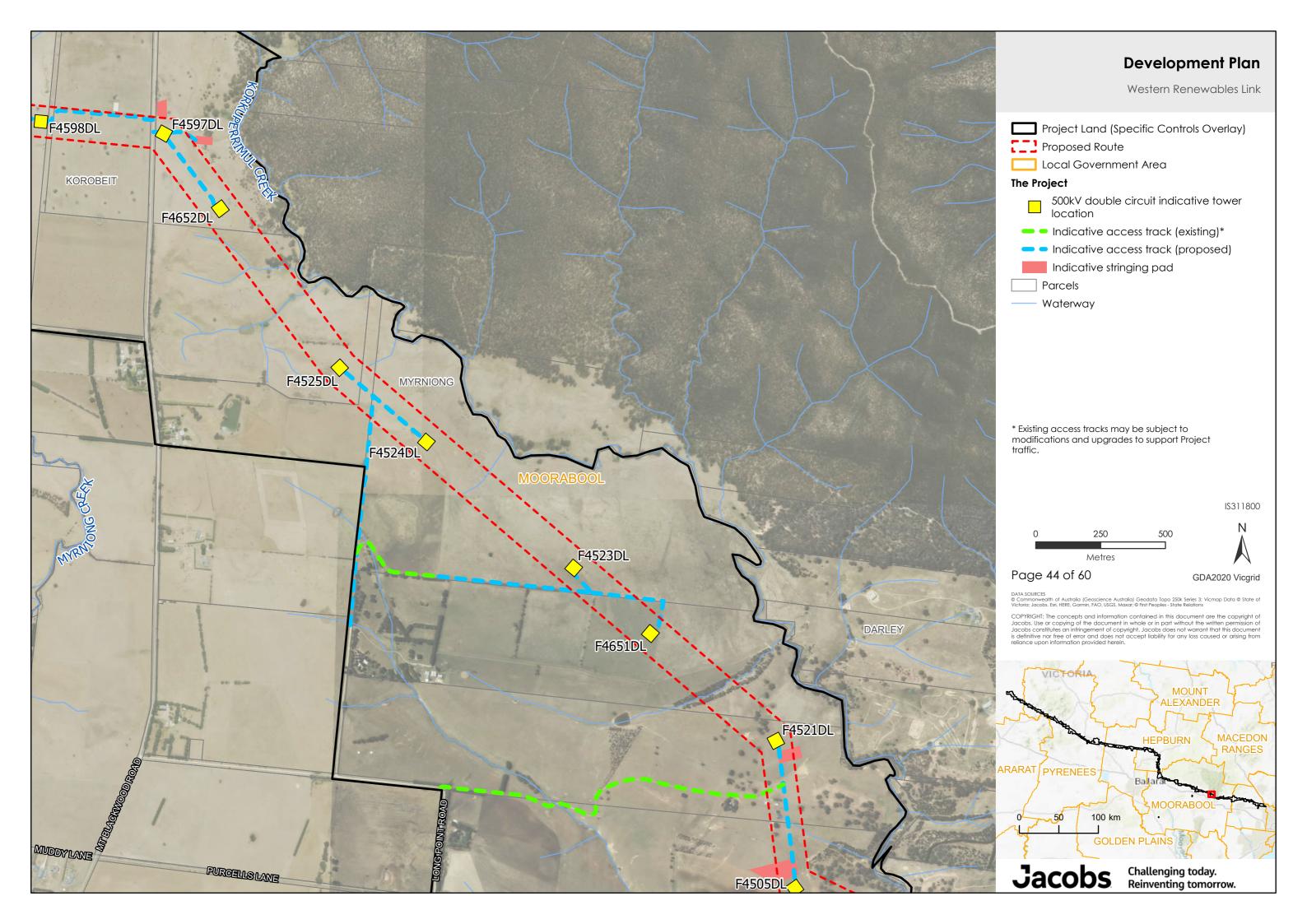


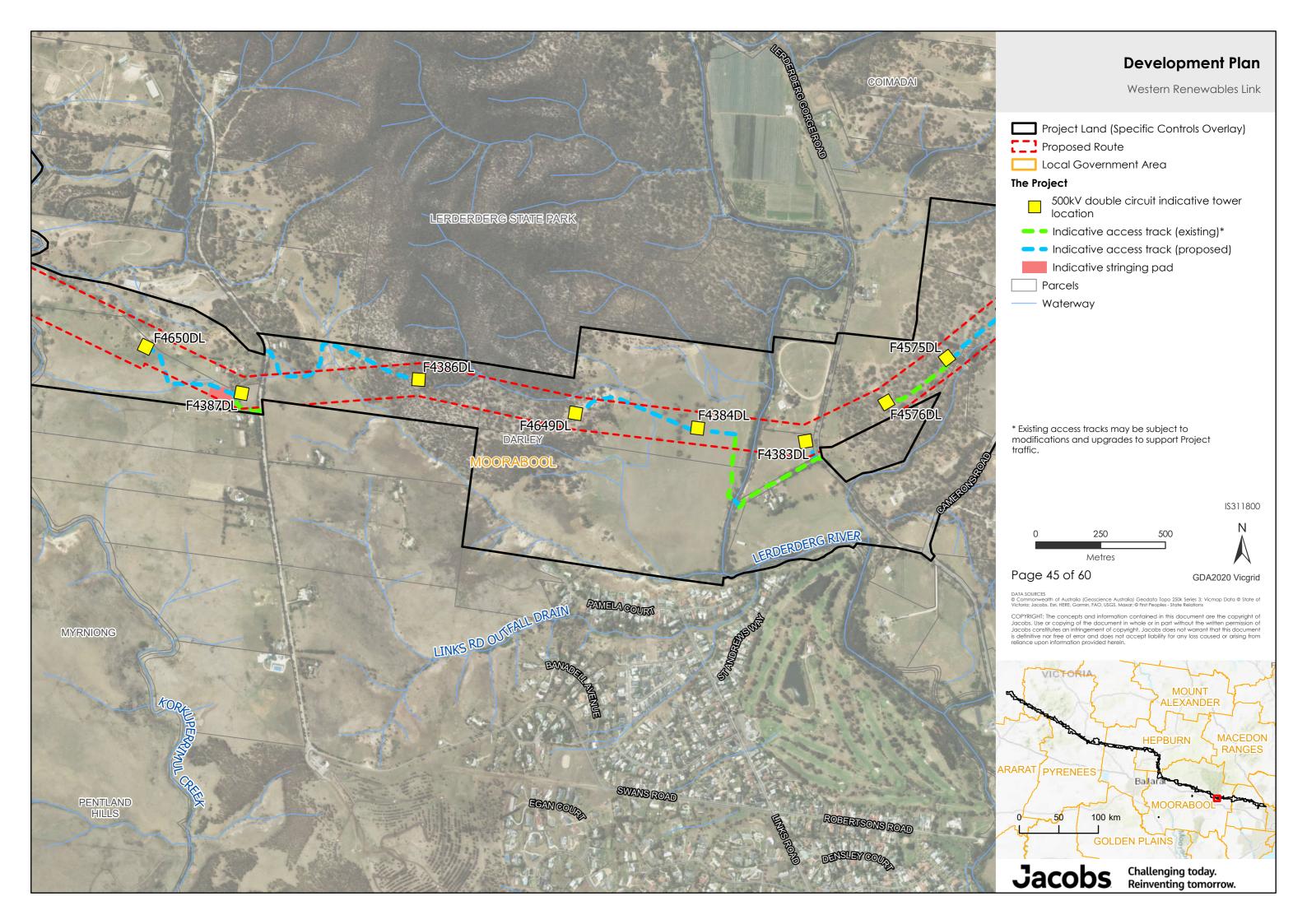


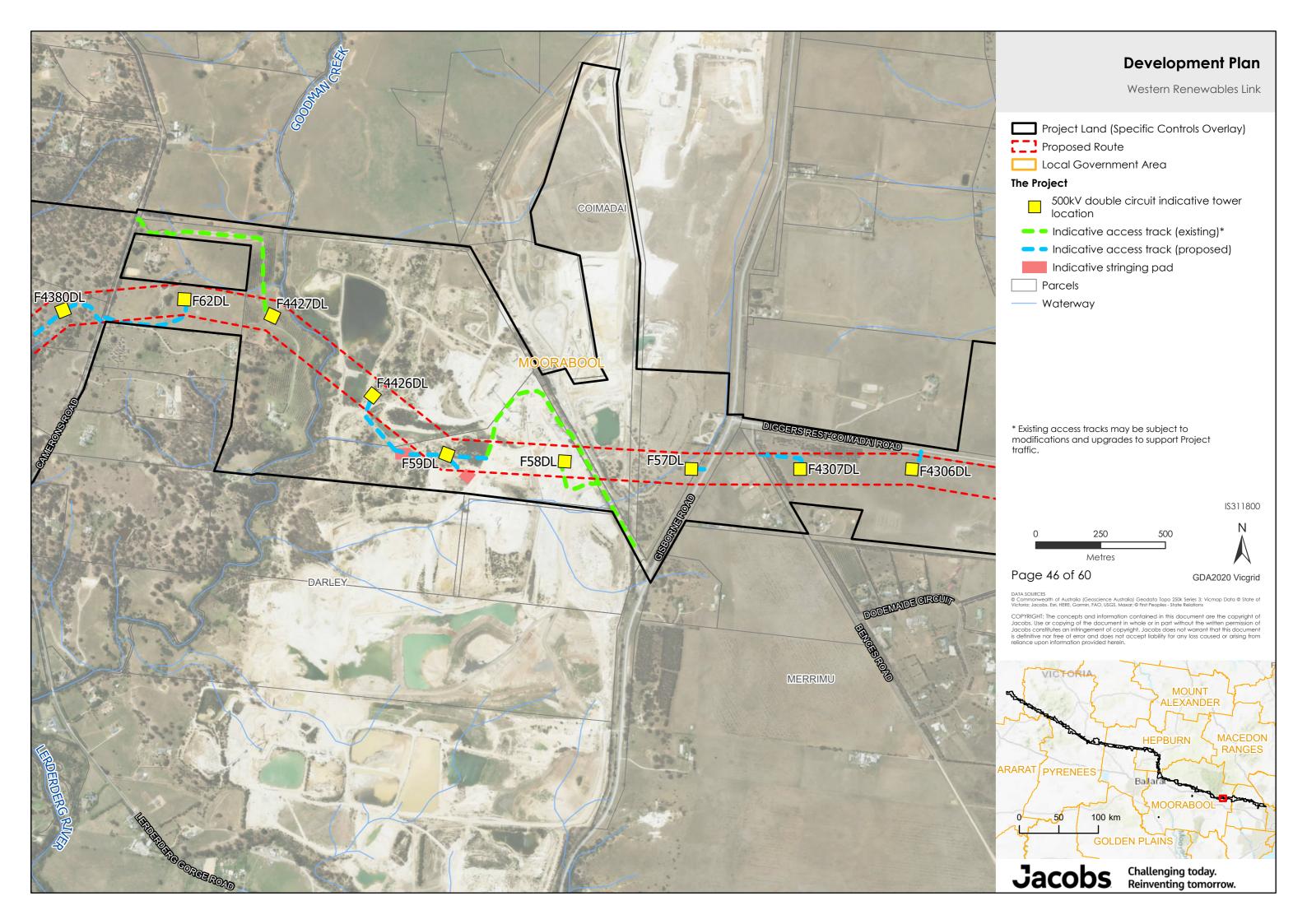


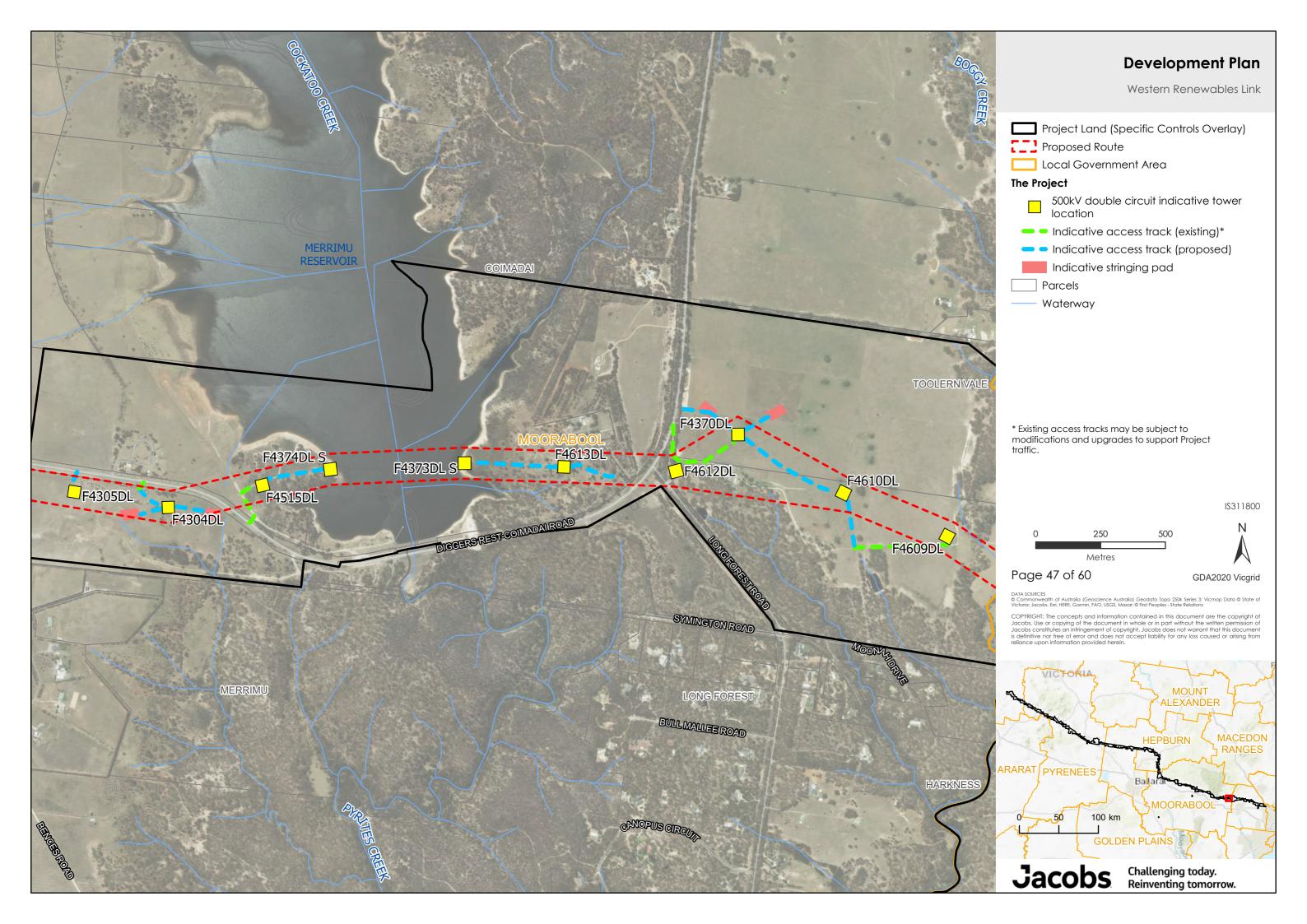


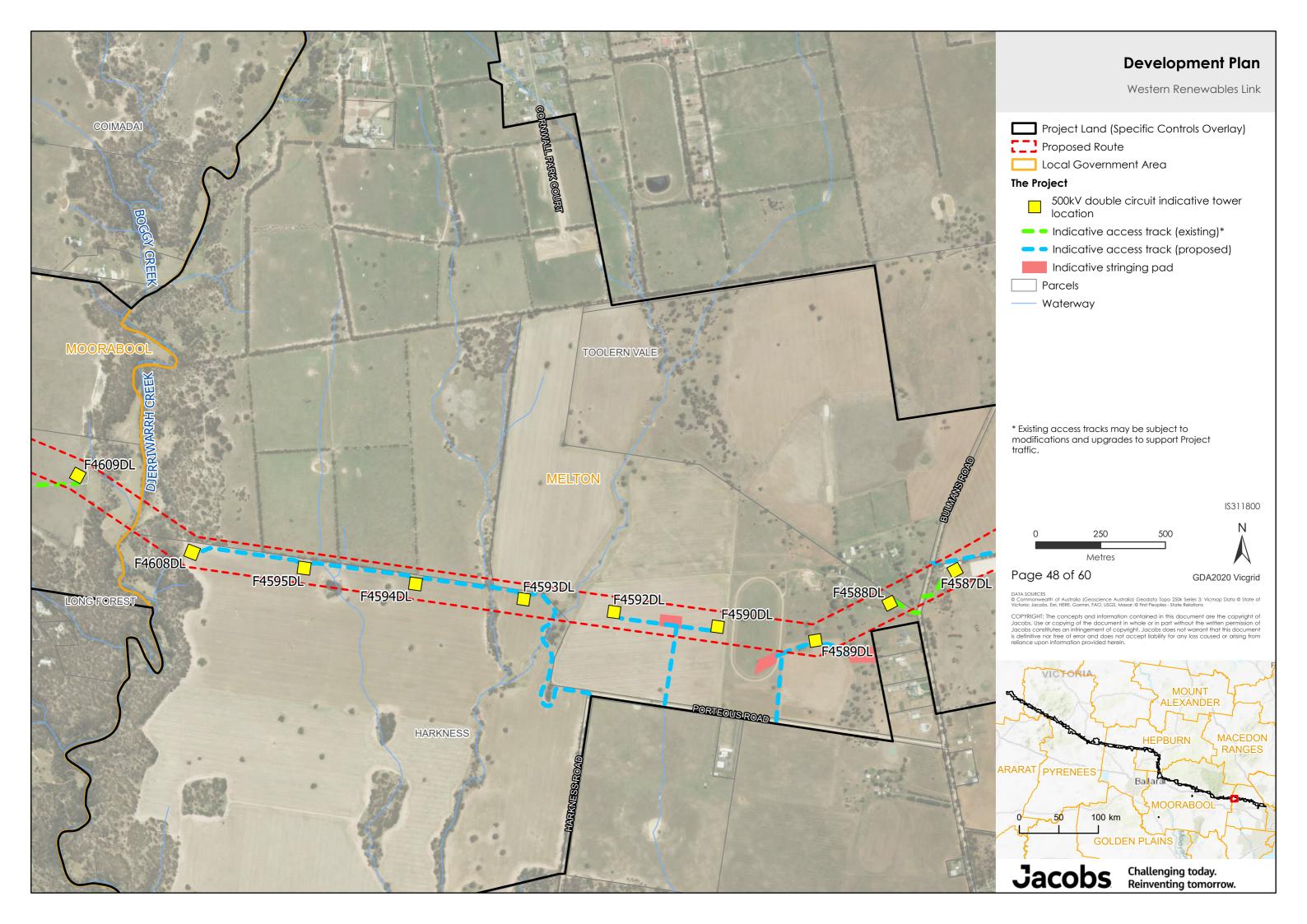


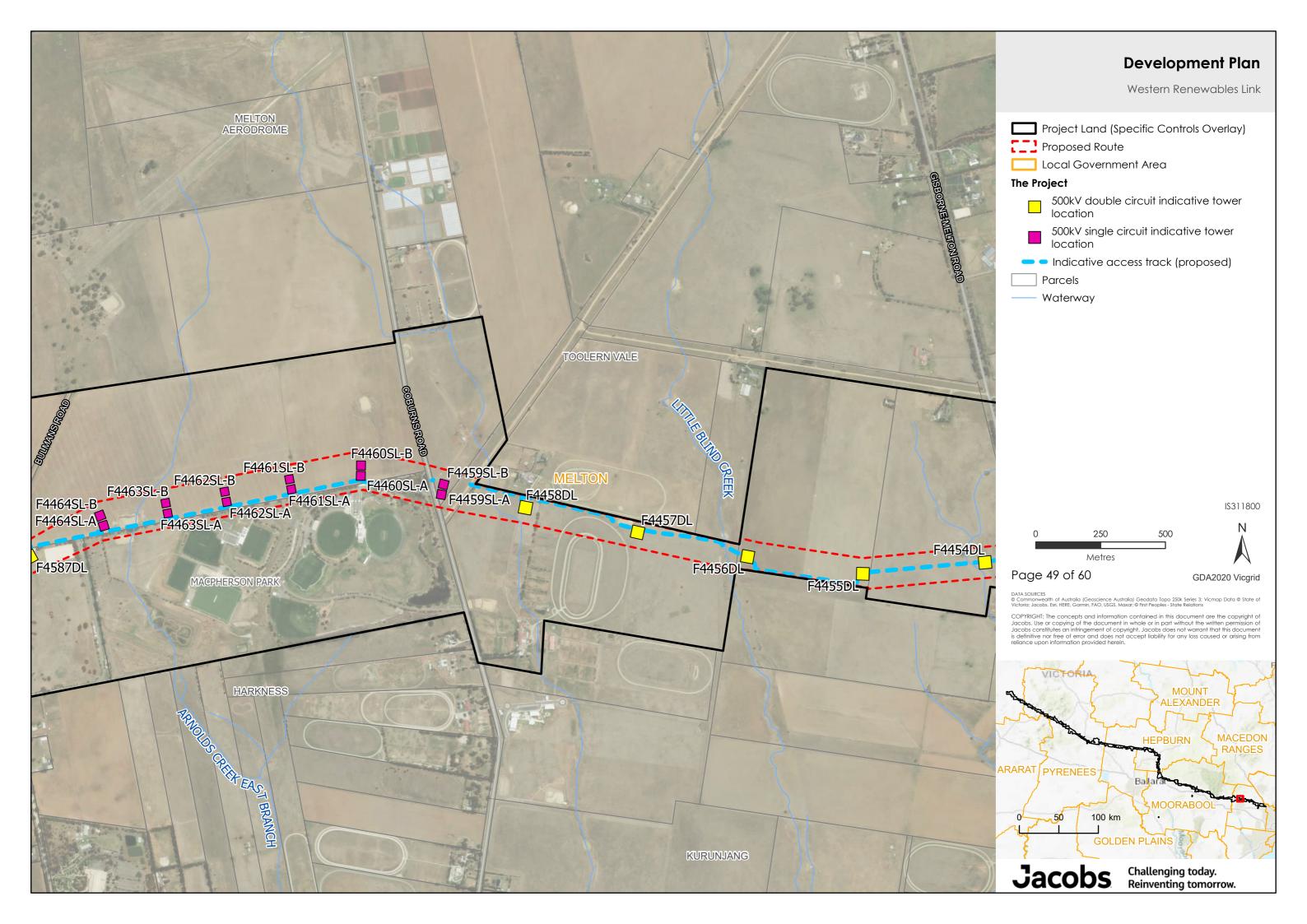


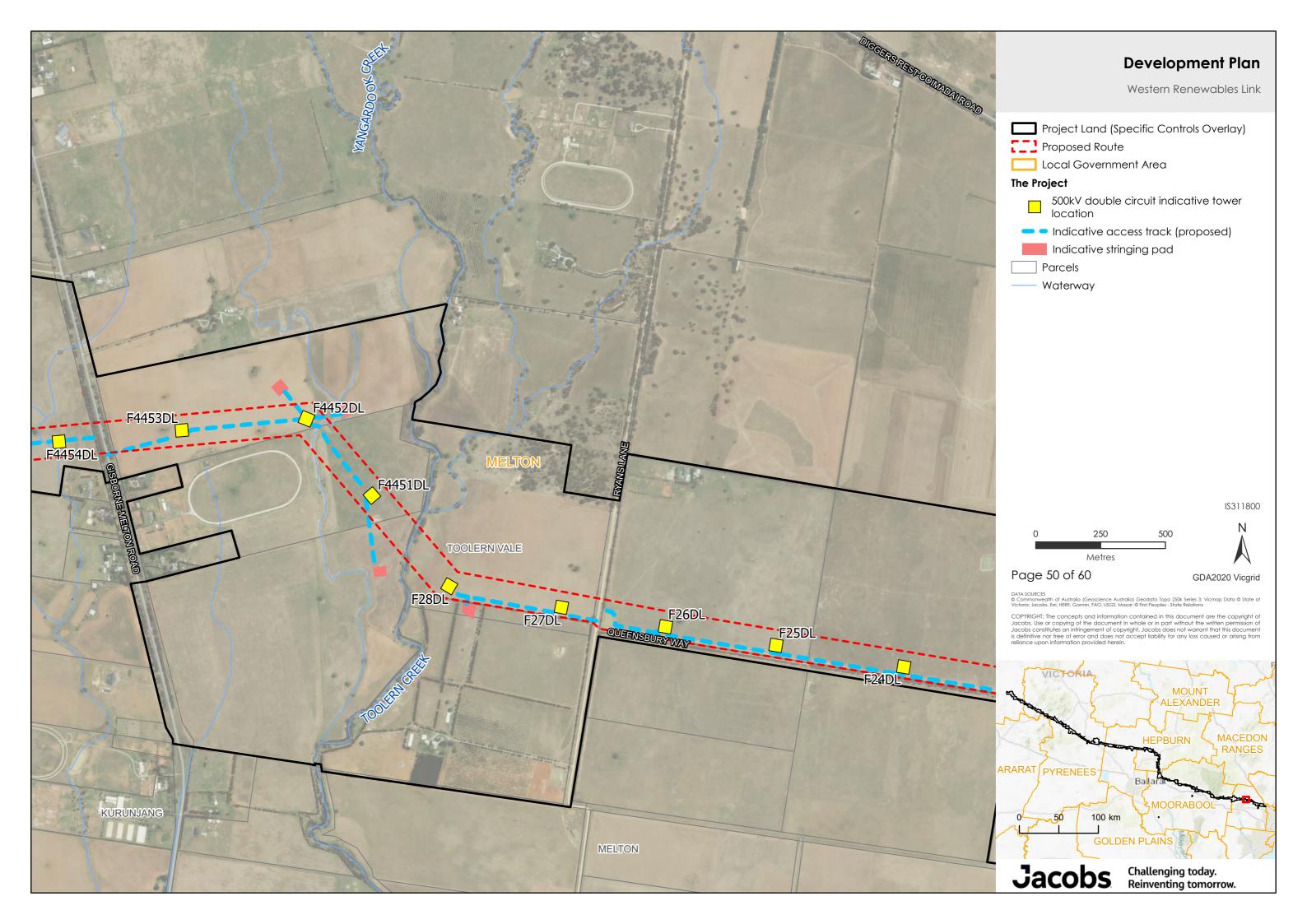


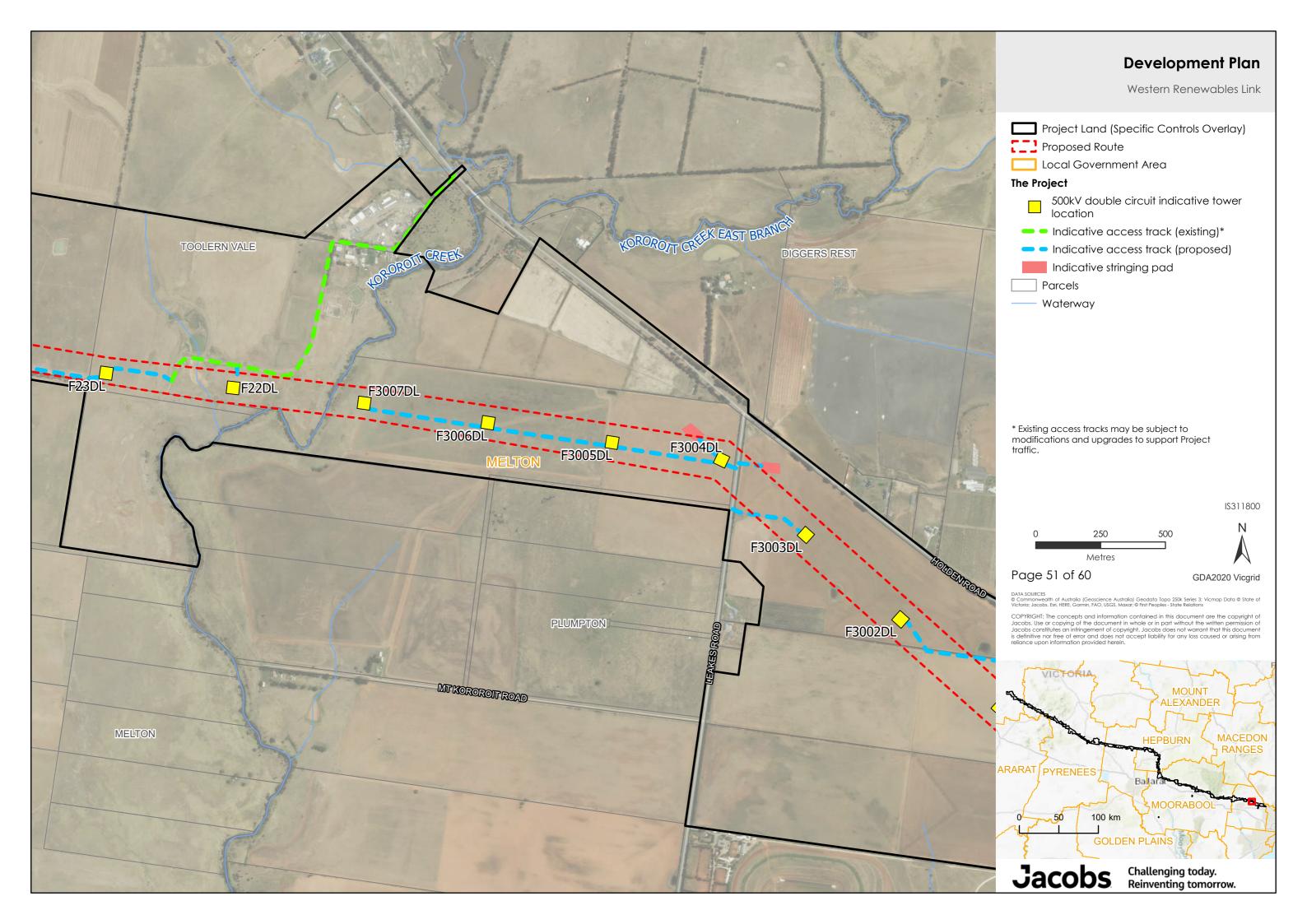


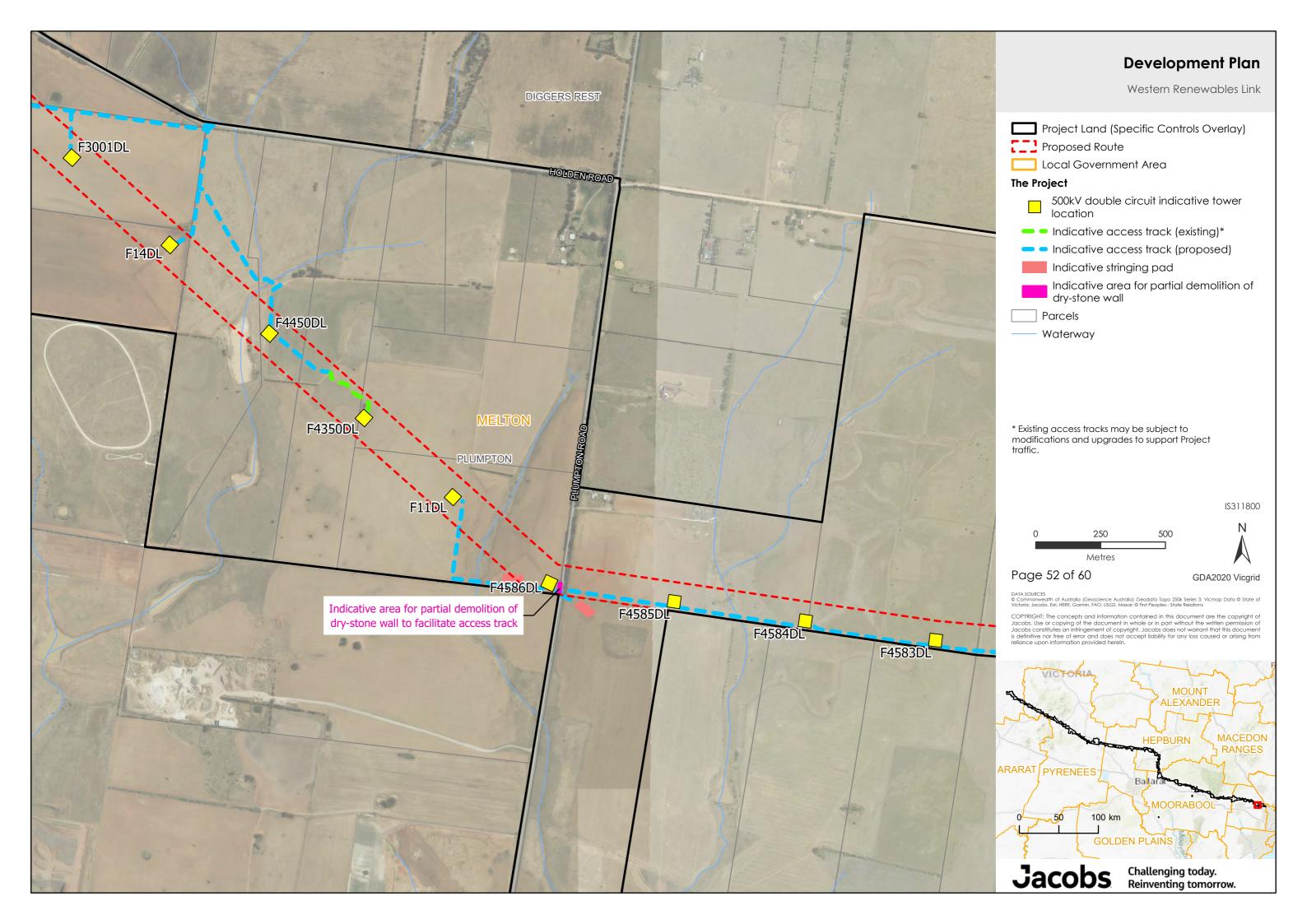


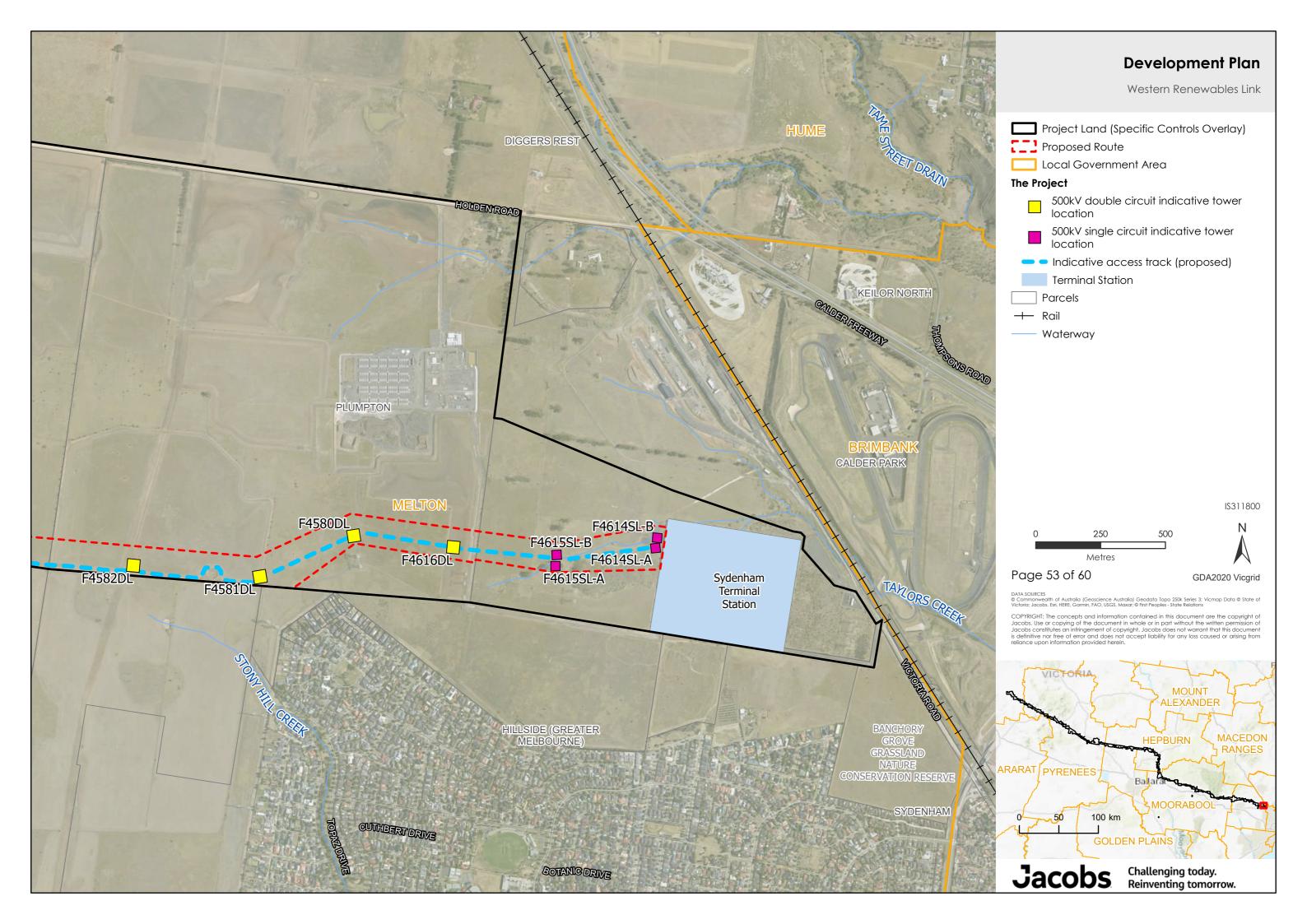


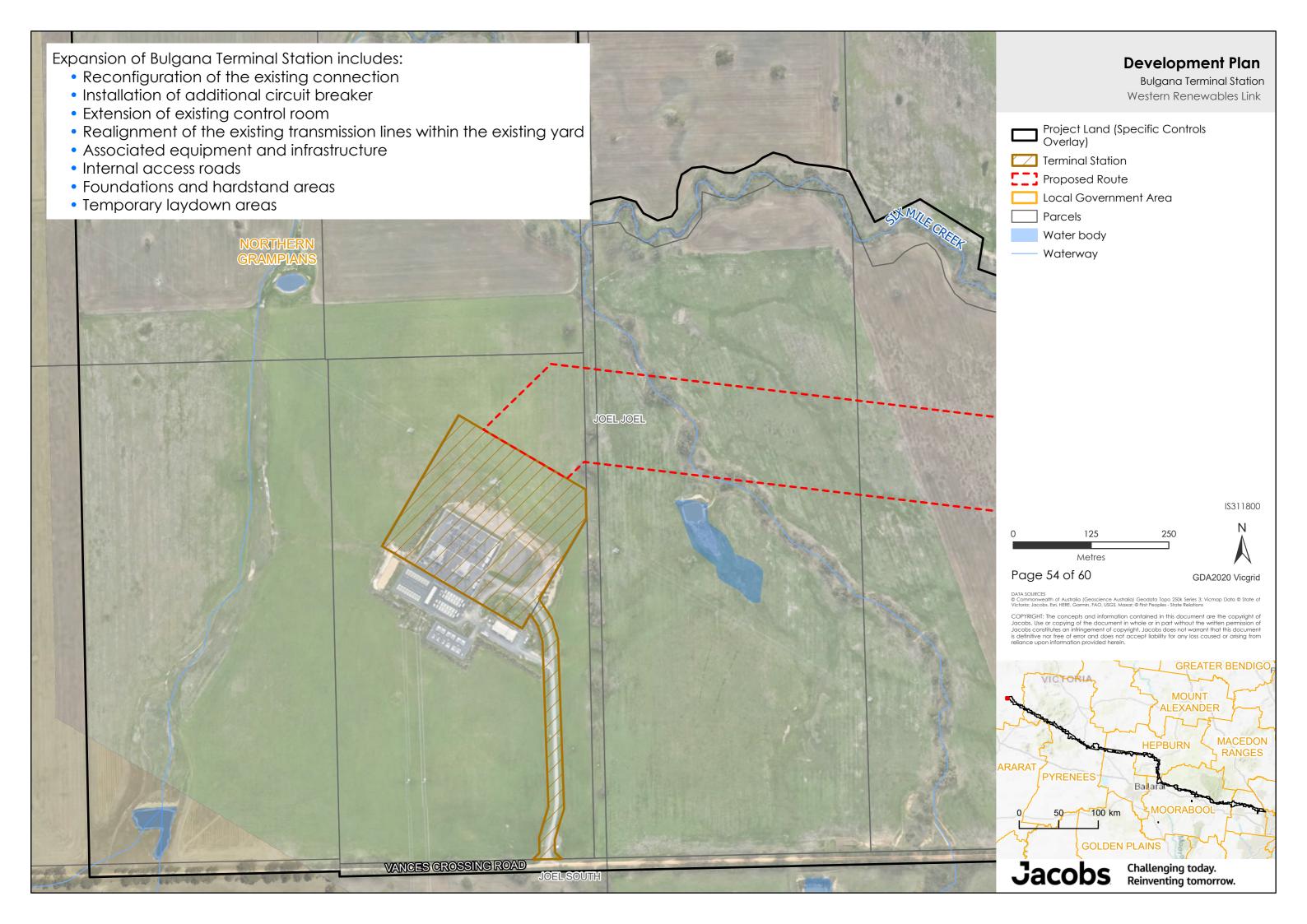


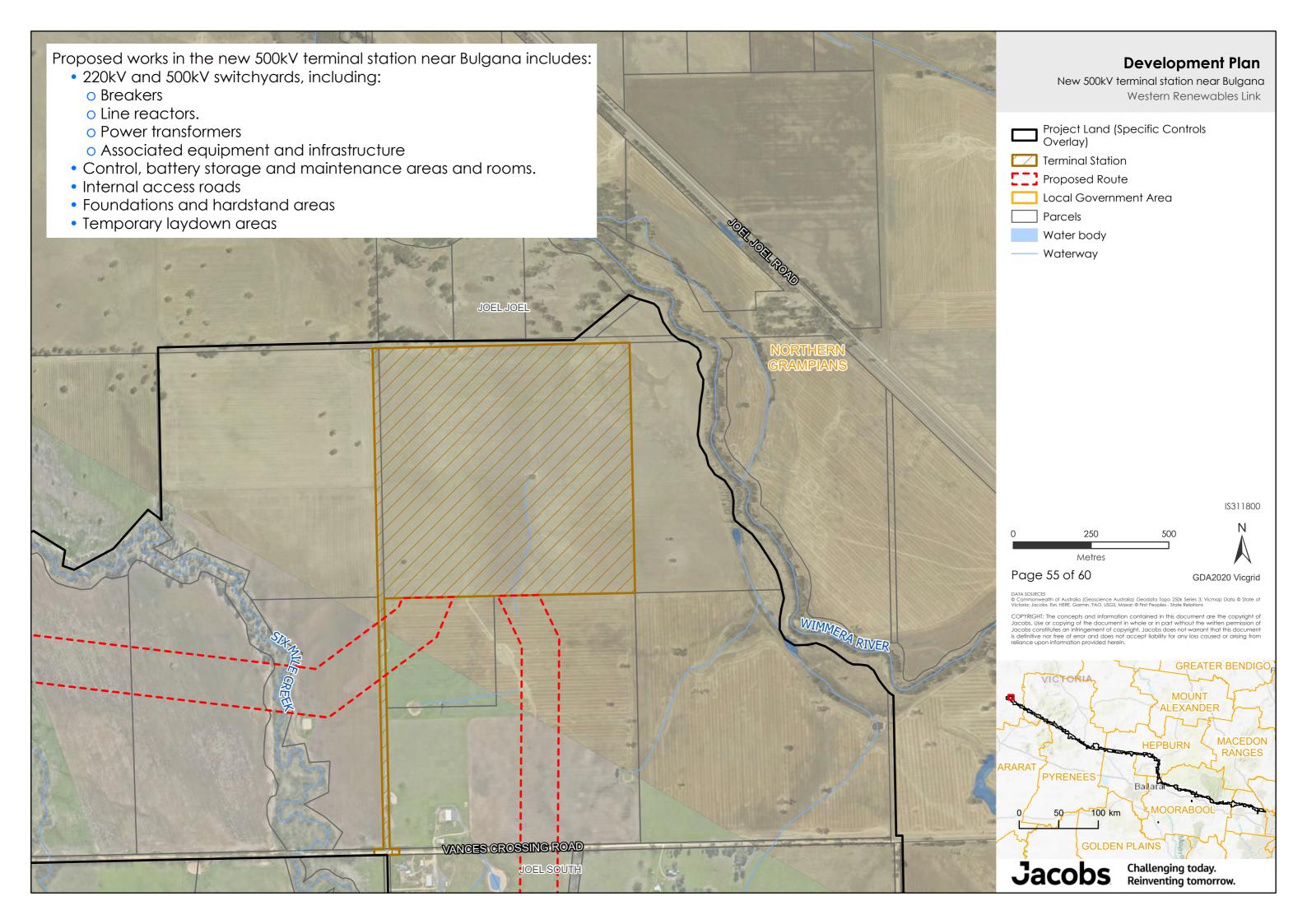




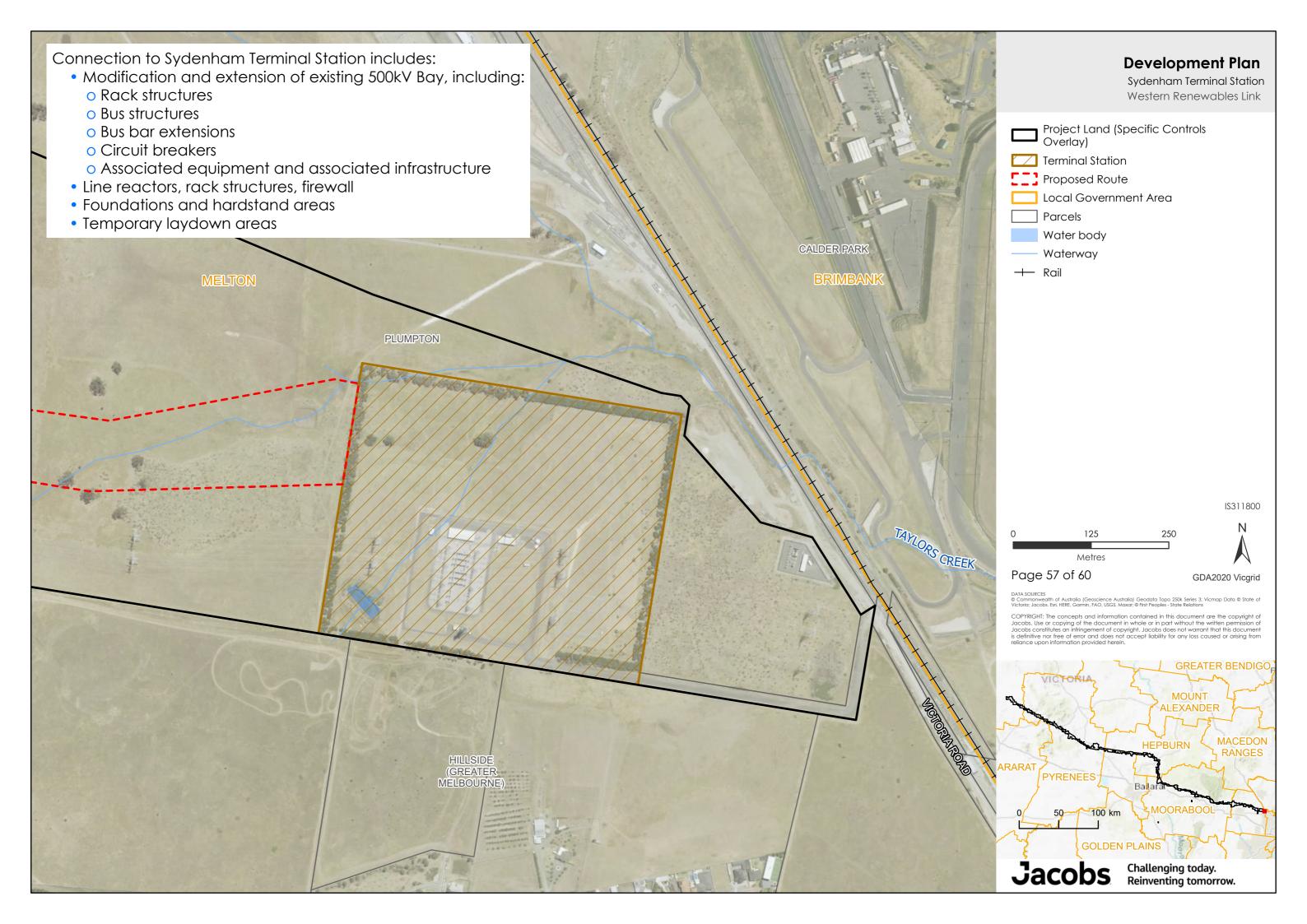












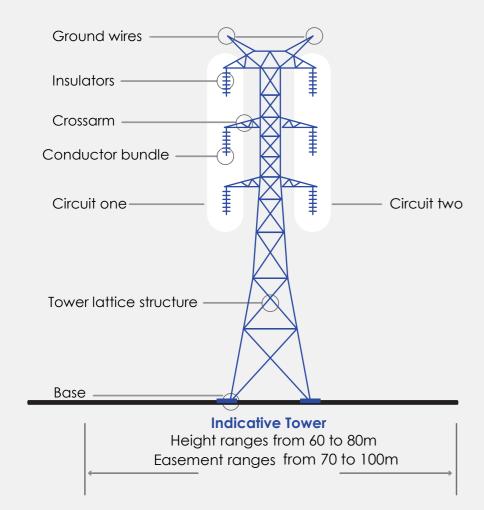
Typical Transmission Tower Elevations

For illustrative purposes only, all figures are approximate and elevations are not to scale

Development Plan

Western Renewables Link

Double circuit steel lattice tower height and easement



Note: The overall maximum height of the transmission towers must not exceed 80 metres in height, from natural ground level at the centre of the tower base.

Typical transmission tower span



Tower

Note: Longer or shorter spans may be required to provide safe ground clearance in the middle of the span

Materials: Galvanised steel Typical Transmission tower elevations are indicative and for illustrative purposes only. The detailed tower design and associated steel member configuration is subject to change through the detailed design phase.

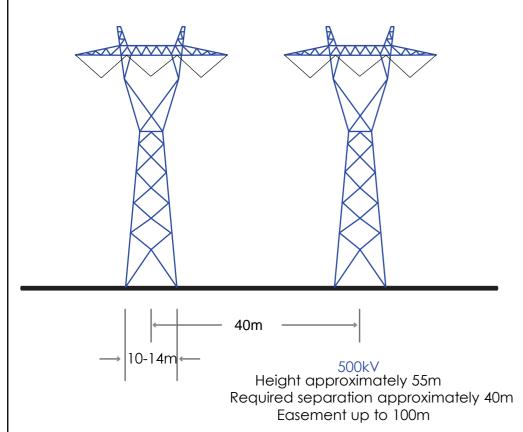
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Single circuit steel lattice tower height and easement



Towers within the Melbourne Airport PANS-OPS / OLS (generally between Ryans Lane and Sydenham Terminal Station), and towers within proximity to the Melton Aerodrome, must not exceed the heights specified in Table 1 and Table 2 below unless otherwise approved by the Minister for Planning.

Table 1: Project tower heights in proximity to the Melton Uncertified Aerodrome

	Structure Number	Designed Structure Height metres AGL
Single Circuit	F4459SL-A	36.57
	F4460SL-A	36.57
	F4461SL-A	35.26
	F4462SL-A	33.76
	F4463SL-A	33.76
	F4464SL-A	36.57
	F4459SL-B	36.57
	F4460SL-B	36.57
	F4461SL-B	35.26
	F4462SL-B	33.76
	F4463SL-B	33.76
	F4464SL-B	36.57
Double Circuit	F4587DL	62.7
	F4588DL	60.9
	F4589DL	62.85
	F4590DL	63.9
	F4592DL	63.9
	F4593DL	63.9
	F4594DL	66.9
	F4595DL	66.9
	F4458DL	68.7

Table 2: Project tower heights in proximity to Melbourne Airport

Structure Number	Maximum Structure Height metres AGL
F4614SL -A	56.91
F4614SL -B	56.22
F4615SL-A	50.17
F4615SL-B	50.50

All towers between F23DL and F4616DL must meet the Protected Airspace restrictions, Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) for Melbourne Airport (YMML).

AGL: Above Ground Level

Source: Western Renewables Link, Aviation Impact Assessment (2025)

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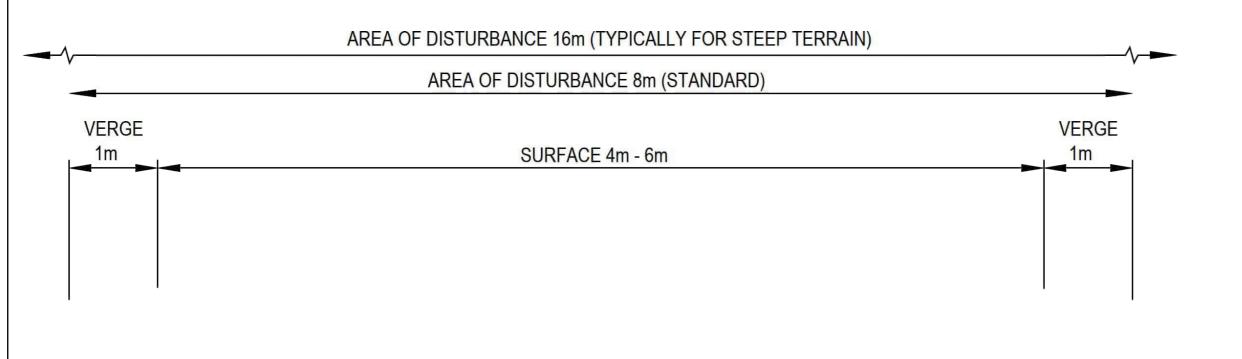
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Typical Access Track Cross Section

Development Plan

Western Renewables Link



DETAILED DESIGN TO BE DETERMINED

MATERIALS TO MATCH EXISTING, OR OTHERWISE AGREED WITH ROAD AUTHORITY/LAND OWNER

TYPICAL CROSS SECTION

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Appendix I. Draft Temporary Workforce Accommodation Plan

Western Renewables Link

Draft

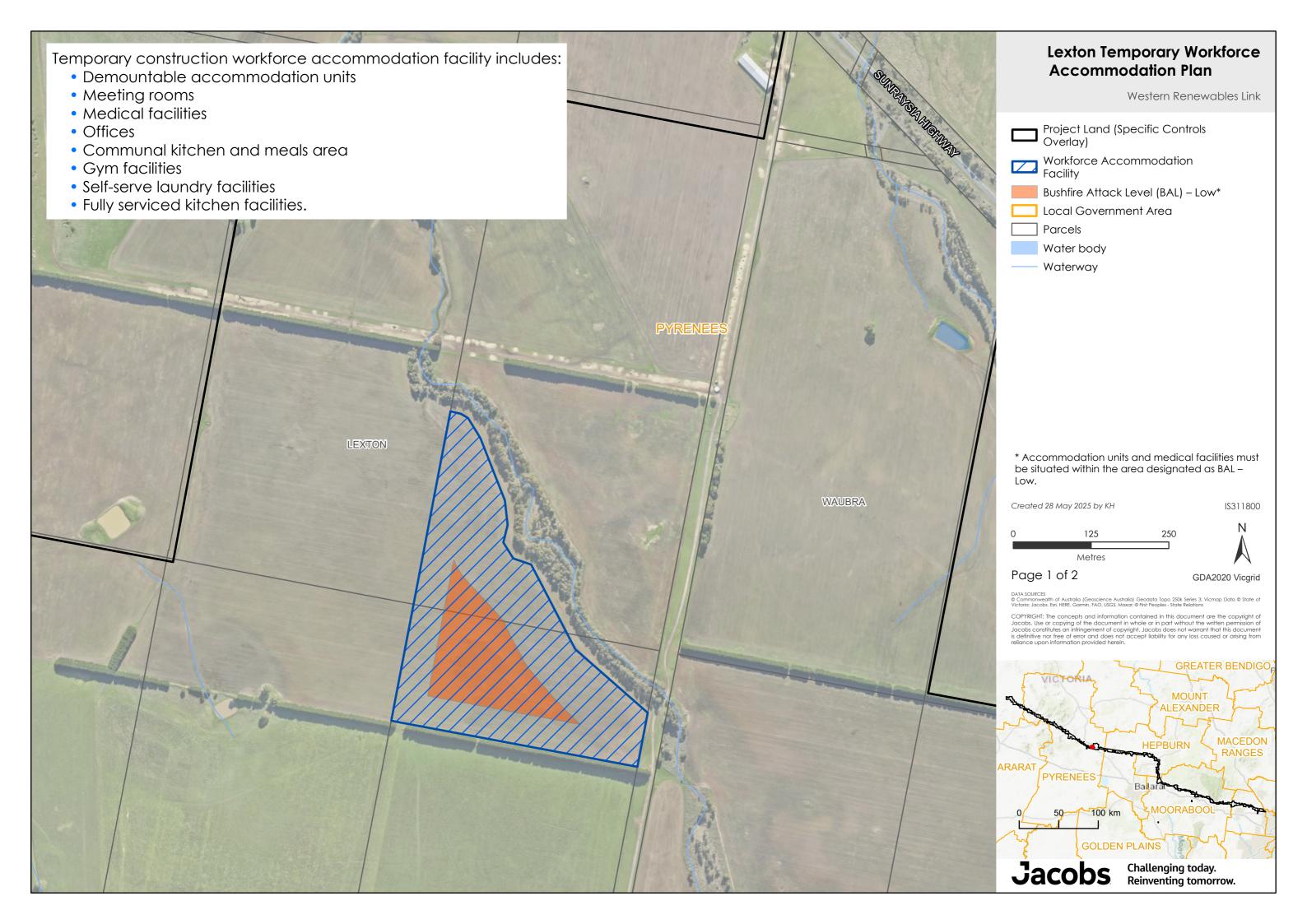
Temporary Workforce Accommodation

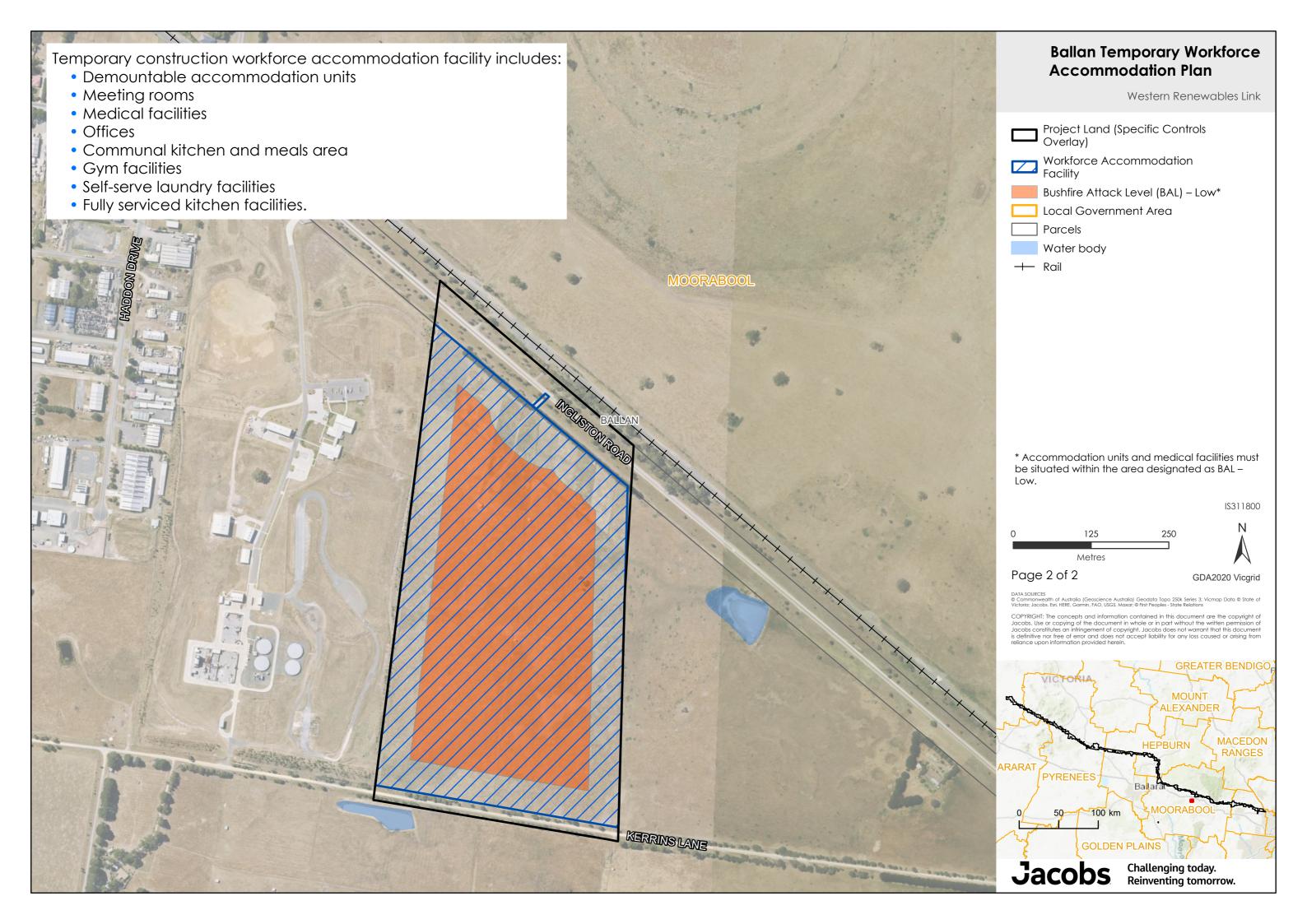
Plan

28 May 2025

Rev 1.0

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