

PLANNING AND ENVIRONMENT ACT 1987

PLANNING SCHEME **Golden Plains & Corangamite**

PERMIT NO. **20092820-A & 20092821-A**

ENDORSED PLAN

SHEET 1 OF 17

SIGNED *A Wood* FOR

MINISTER FOR PLANNING

DATE: *08/08/2019*

ENDORSED TO COMPLY
WITH CONDITION

5

OF PLANNING PERMIT
20092820-A & 20092821-A



A subsidiary
of Gas Natural Fenosa

Berrybank Wind Farm

Landscape Screening Program

FINAL, Rev.8

11 July 2019

Project No.: 0124589

Project name: Berrybank Wind Farm – Landscape Screening Program

Document control number: FINAL Rev. 8

Prepared for: Berrybank Wind Farms Pty Ltd

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SHEET 2 OF 17

Document history

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Table of contents

1 Introduction	1
2 Permit Conditions.....	2
3 Timing and updates	3
4 Eligibility	4
4.1 Dwelling identification	4
5 What is allowed for as part of this screening program	5
6 Process for assessing views and landscape screening	6
7 Selection of Vegetation	8
8 Landscape Installation	8
9 Maintenance	8
9.1 Watering	9
9.2 Protection	9
9.3 Plant maintenance	9
9.4 Defects	9
10 Tracking of landscape mitigation.....	10
11 Complaints.....	10
A1 DRAFT LANDSCAPE PLAN	12
A2 FINAL LANDSCAPE PLAN	13

List of Figures

Figure 1 Extent of landscape screening	6
Figure 2 Determination of screening height	7

List of Tables

No table of figures entries found.

1 Introduction

The Berrybank Wind Farm (the Project) is located within the Corangamite and Golden Plains Shire Councils. Permit No: 200920820, (Golden Plains Shire) and Permit No: 20092821 (Corangamite Shire) were issued on 24 August 2010. Amended planning permits Nos:200920820A and 200920821A (the permits) were issued on 4 February 2018 to allow for an overall maximum tip height of 180 m and a maximum of 41 and 38 turbines respectively.

Both permits require Berrybank Development Pty Ltd C\ Global Power Generation Australia Pty Ltd (GPGA) (the Proponent) to develop a series of management plans in order to demonstrate compliance with certain conditions.

Condition 5 of the permits requires the preparation of an Off-site Landscape Screening Program to be endorsed by the Minister for Planning.

This report satisfies Condition 5 by clearly setting out the strategy for consulting with landowners and mitigating visual impacts associated with the project including definition of what views are to be screened, the works that are considered by the plan and methods for implementing the works.

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SHEET 4 OF 17

2 Permit Conditions

Condition 5 of both permits are identical and state that: *“Concurrent with endorsement of plans under Condition 1, an Off-site Landscaping Program must be submitted to the Minister for Planning for endorsement. Once endorsed, the program will form part of this permit.”*

Condition 5 also requires the Off-site Landscaping Program to:

“a) Provide for off-site landscaping or other treatments to reduce the visual impact of the turbines from any dwelling within 4 kilometres of any turbine.

b) Include a methodology for determining:

- (i) the type of landscaping treatments to be proposed; and*
- (ii) a timetable for establishing and maintaining the landscaping for at least two years.*

c) Include a process for making offers to affected landowners to:

- (i) undertake landscaping on the landowner's land, or*
- (ii) make a cash contribution in lieu of landscaping that is sufficient to cover the cost of the landowner establishing and maintaining the landscaping for a period of at least two years.*

d) Include a process for recording:

- (i) offers that have been made to landowners;*
- (ii) whether or not the offers are accepted;*
- (iii) when and how offers are actioned following acceptance.”*

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SHEET 5 OF 17

3 Timing and updates

Condition 5 b) (ii) requires a timetable to be provided for establishing and maintaining the landscaping offered as part of this program.

Recognising that perceptions and desired views of wind turbines vary and that landscape mitigation can take some time to establish, the offer for landscape mitigation is deliberately broad commencing concurrently with the commencement of construction of wind turbine pads. The implementation of this program reflects the staging of construction as shown on the endorsed *Development Staging- Stage 1* plan, as follows:

- Upon commencement of construction of Stage 1 turbines, the offer for landscape mitigation relating to these turbines will commence for all non-stakeholder residential dwellings located within 4.0 km of Stage 1 turbines, as shown on the endorsed *Development Staging- Stage 1*. This offer will remain open for 6 months after the final turbine of Stage 1 has been commissioned.
- Upon commencement of construction of the remaining approved turbines (Stage 2), the offer for landscape mitigation will commence for all non-stakeholder residential dwellings within 4.0 km of any Stage 2 turbine. This offer will remain open for 6 month after the final turbine of Stage 2 has been commissioned. Any non-stakeholder residential dwellings within 4.0 km of Stage 1 turbines affected by Stage 2 turbines will be also offered landscape mitigation in relation to Stage 2 turbines.

The earlier commencement date allows for the initial consultation and early establishment of landscaping to allow screening vegetation to establish. The later closing date allows for those who may elect to wait for the turbines to be fully constructed prior to changing views or outlooks from their dwelling.

Where possible, site visits and screening plans will be developed during summer and winter to take advantage of optimal planting and establishment seasons of autumn and spring.

The Project will provide regular updates on the status and pending completion dates on the Project Website, community newsletters and information sessions.

In accordance with other requirements under Condition 5, progress reports regarding the implementation of the endorsed Off-site Landscaping Program will be provided to the Minister for Planning within one year of the date of the endorsement of the program. A further report must be provided upon the completion of the endorsed Off-site Landscaping Program.

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SHEET 6 OF 17

4 Eligibility

All non-stakeholder residential dwellings existing as of the date of issue of the amended permits (Permit Nos:200920820A and 200920821A) and which are within 4.0 km of an approved turbine are eligible to apply for landscape screening in line with the timing specified within Section 3 of this program.

Landscape screening is of greatest benefit to views from dwellings or attached outdoor private open space.

What areas are eligible to be screened?

- Views from habitable rooms from within the dwelling
- Views from the main entrances/exits i.e. front, side, rear or laundry entrance
- Artist's studios
- Views from areas of outdoor private open space that are within 50m of the dwelling

What areas are not able to be considered?

Views from areas that are considered to be a place of work or recreation area including but not limited to:

- Sheds,
- Stables
- Stock yards
- Paddocks
- Horse arena's, jumps practice or trotting tracks
- Orchards;
- Businesses or commercial properties

4.1 Dwelling identification

An initial screening study will utilise Geographical Information System (GIS) to map theoretical turbine visibility from known residential dwellings within 5.0 km of the approved turbine locations. The initial 5.0 km distance will be used to assist with determining those dwellings that may be on the 4.0 km threshold required to be considered by the permit.

This initial screening study will also identify which turbines would be visible from each dwelling to assist in initial landowner discussions.

The screening study will:

- Prepare a GIS model including topography, approved turbine heights and specifications,
- identify dwellings within 4.0 km of a turbine that is existing as of the date of issue of the amended permits and may be visually affected; and
- Prepare a plan showing the location of residences in proximity to the Project.

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SHEET 7 OF 17

5 What is allowed for as part of this screening program

The landscape screening program allows for the practical provision of works to enable the agreed landscape mitigation areas to screen the approved turbines. Works included in the establishment of landscape mitigation areas include:

- Deep ripping of the agreed areas set aside for landscape new plantings;
- Weed control by spraying the new planting areas;
- Vermin proof fencing;
- Gates for maintenance access;
- Maintenance for up to two years including weeding and watering; and
- Replacement of dead plants lost to natural causes such as frost or vermin.

Works that are not included by the landscape screening program are:

- Removal of debris, machinery, vehicles, materials, rubbish or structures from the areas agreed for landscape screening;
- Removal of trees or shrubs either dead, senescing or healthy from the landscape screening areas.

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SHEET 8 OF 17

6 Process for assessing views and landscape screening

Landscape screening will commence by way of direct contact from the Project's Community Liaison Officer for the eligible non-stakeholder dwellings in line with the specified timing outlined in Section 3 of this program.

To avoid doubt the program will also be advertised on the project website and local newspapers to surrounding residential dwellings to enquire into the process or to opt out.

For those dwellings that have expressed an interest to participate in the screening program, an initial site visit will be scheduled for the Projects Community Liaison officer and a suitable qualified Landscape and Visual consultant.

A draft plan will be prepared to assist with on-site discussion with the affected landowners. The plan will show:

- Proximity and direction of views from the dwelling to the wind farm
- Existing landscape and visual setting such as trees, sheds and structures for the benefit of on-site discussions and planning for new landscape screening.
- The plan will also identify those turbines that are nearest to the dwelling and the approximate distance.

All landscaping is to be entirely within the landowner's property, adjacent to the primary dwelling. No landscaping will be installed on either adjoining neighbouring properties, road reserves or council land. All planting must comply with relevant CFA regulations.

The Figures 1 and 2 below show the typical approach to assessing the extent of required screening.

Figure 1 Extent of landscape screening

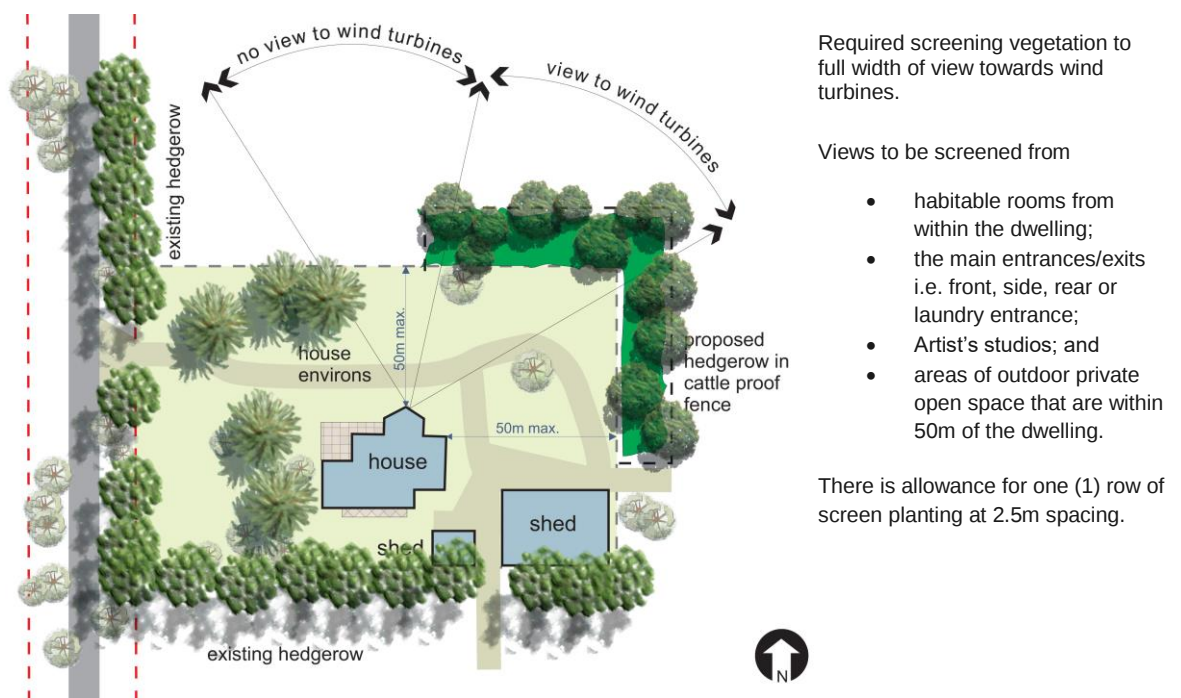
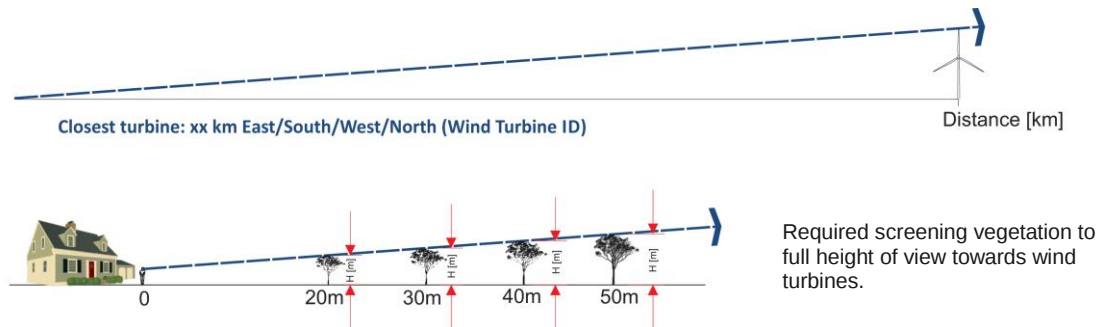


Figure 2 Determination of screening height



Photographs will be taken to record both the affected viewing location and the view to be mitigated by landscape screening.

Within two (2) weeks of the site visit, a PDF of the plans discussed on site will be emailed to the affected landowners for their review and approval, or as otherwise agreed. Once the plan is finalised a schedule of costs will be prepared for the purposes of compensation or implementation.

In addition to the draft plans, the final landscape plan will show agreed locations of:

- The landscape mitigation area
- Extent of fencing
- Location of gates
- Plant numbers, species and installation size.

Refer to Appendix A for examples on draft landscape plans.

Should the plan not be settled or agreed within three attempts or revisions, the Proponent will implement their Complaints Investigation and Response Plan as included in Section 11 of this document.

7 Selection of Vegetation

Species for new planting areas will be discussed and agreed to with the affected landowners and may include Natives, exotics or both.

It is not considered reasonable nor appropriate to impose vegetation on affected landowners as it may not reflect their tastes, styles or needs. In doing so, it may also serve as a negative reminder of the project.

It has been demonstrated that over time, plants installed as tube stock or in 140 mm pots are proven to better acclimatise to the site and conditions and yield a stronger, robust and more vigorous plant. For this reason, plants will be costed and installed as tube stock of the agreed type and species agreed with dwelling owners.

Exotic plants that would not survive local frosts in winter will not be considered.

8 Landscape Installation

There are two options in which landscape mitigation will be installed. Both will be funded by the Project.

Option one allows for the affected landowner to install all works as shown on the plan. Costs, which include an allocation for maintenance and water for up to two years will have been prepared based on the agreed landscape plan and at commercial rates for similar works. Payment for any landscape or screenings undertaken outside the agreement between the landowner and the wind farm will not be made.

The land owner will be compensated for these works by way of a once off cash payment. Once this offer is accepted, the landowner will be responsible for all works including ground preparation, fencing, sourcing and installing plants and maintenance.

This option can be attractive for farmers who are able and willing to undertake these works.

Option two will see all works including maintenance for a two-year period to be undertaken by the Project or their nominated representative.

Access to the screening areas to be made available by the affected landowner and ready to establish landscape works by 7:00 am of the agreed date of commencement.

9 Maintenance

The landscape program allows for the provision of care and maintenance to assist with the successful establishment of landscape screening including watering, protection, plant care and maintenance and defects. Maintenance is required to be in place for a period of not less than 2 years as required by Condition 5 b) (ii) of the permit. The minimum expectations for landscape maintenance are set-out below.

9.1 Watering

The Landscaper shall make arrangements for the watering of the plant material and shall be wholly responsible for ensuring uninterrupted access to sufficient quantities of water to satisfactorily complete the planting.

9.2 Protection

The Landscaper shall protect the newly planted areas against trespass and traffic until the plants are well established. Protection shall include the erection of approved temporary fencing where required or where directed by the Landscape Architect.

9.3 Plant maintenance

Water as necessary to ensure healthy growth. Any plants found to be dead, damaged or missing through any cause whatsoever until the planting is completed shall be replaced at the Landscaper's expense.

Notify Landscape Architect immediately when all planting is completed. Following a site inspection, the Landscaper's liability for plant replacement is limited to once only in the case of loss by malicious damage or vandalism. This clause does not limit the Landscaper's responsibility for replacement if the loss is brought about by any other cause.

The Landscaper shall report any such malicious damage to the Landscape Architect who shall inspect the damage prior to replacement. Immediately after the replanting, notify Landscape Architect who will record any such replacement.

9.4 Defects

The Landscaper shall establish the soft landscape works and rectify any defects that may arise for a period of two years (104) weeks, following the date of Completion of planting works. Any defects to fencing, gates or planting shall be rectified immediately.

Where works have not achieved Completion, (as defined in this section) the Establishment Period shall not commence.

Plant establishment includes the care of the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use.

This shall include, but shall not be limited to, the following items where and as required:

WATERING, FERTILISING, CULTIVATION, WEEDING, PESTS AND DISEASE CONTROL, REPLACEMENT OF PLANT MATERIALS and PRUNING.

All garden areas shall be protected from livestock and vermin.

10 Tracking of landscape mitigation

The project will employ specific stakeholder engagement software such as Consultation Manager © or similar to record and track various aspects of community consultation and stakeholder engagement activities relevant to the program including dates:

- (i) of the initial inquiry into landscape screening
- (ii) and times of correspondence including email, phone calls, site visits other content rich conversations;
- (iii) for circulation of Draft, Preliminary and Final Plans;
- (iv) offers that have been made to landowners;
- (v) for acceptance/decline of landscape offers; and
- (vi) when and how offers are actioned following acceptance.

11 Complaints

Complaints made in relation to matters detailed in this landscape program will be recorded in the 'Complaints Investigation Response Plan' (CIRP) prepared pursuant to Conditions 20-23 of Planning Permit No.: 20092820A and Conditions 21-24 of Planning Permit No.: 20092821A. Provision for specific details include the:

- Date and Time of alleged incident;
- Nature of complaint;
- Name and contact details of complainant;
- Investigation of actions identified;
- Response.

A representative of the Proponent will implement the CIRP and will at a minimum notify the complainant of the outcomes of the investigation and any actions taken in accordance with the CIRP.

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SHEET 13 OF 17

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SHEET 14 OF 17

Appendix A

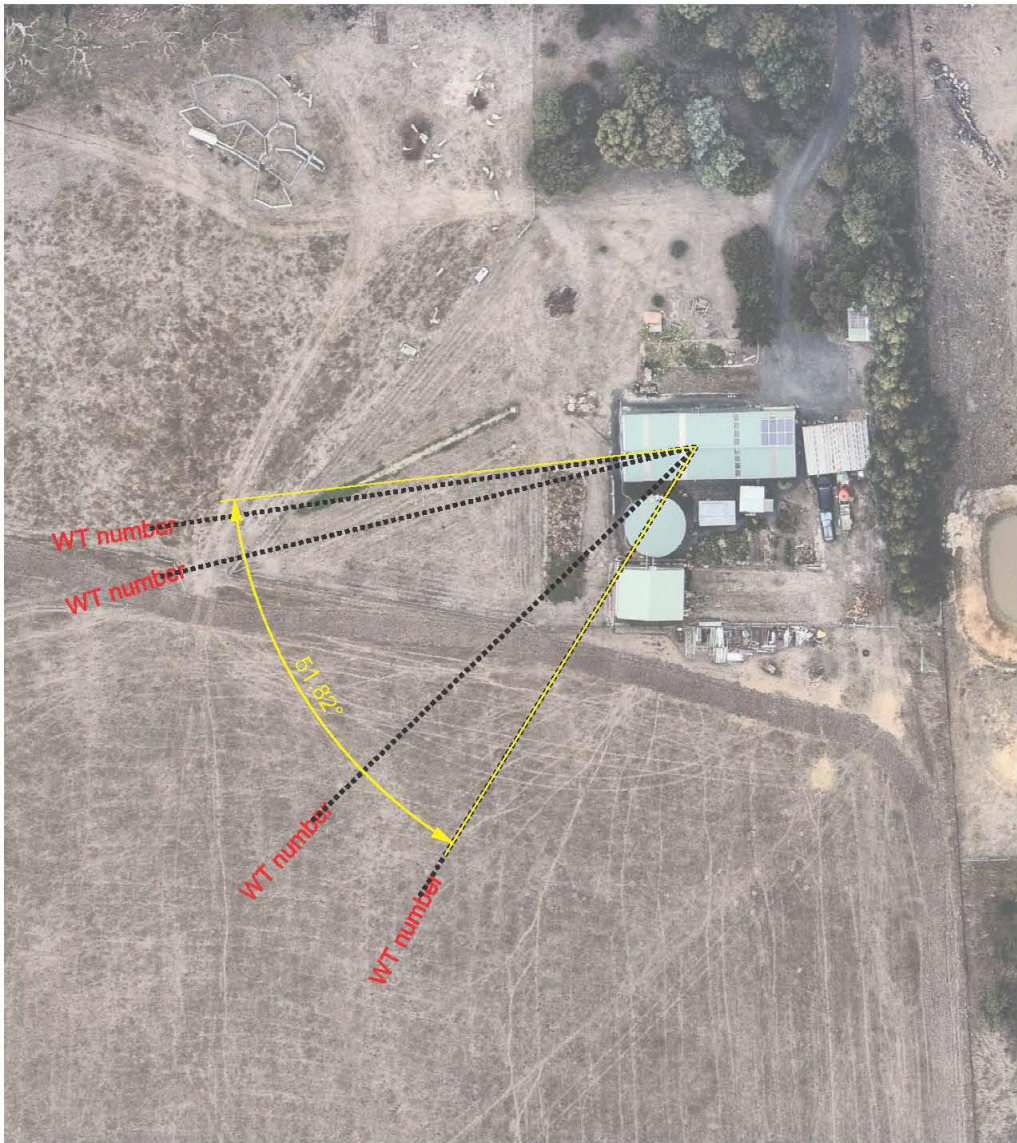
LANDSCAPE PLAN EXAMPLES

A1 DRAFT LANDSCAPE PLAN

WIND FARM - LANDSCAPE MITIGATION PLAN Street Address

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SHEET 15 OF 17



Proposed Landscape Mitigation Plan



Residence - GPS data

Plant Species List

EVC 55: Plains Grassy Woodland

Botanical name	Common Name	Height
<i>Eucalyptus melliodora</i>	Yellow Box	15-30m
<i>Eucalyptus obliqua</i>	Messmate Stringybark	30-50m
<i>Eucalyptus ovata</i>	Swamp Gum	15-30m
<i>Eucalyptus radiata</i>	Narrow-leaf Peppermint	15-30m
<i>Eucalyptus rubida</i>	Candlebark	10-20m
<i>Eucalyptus viminalis</i>	Manna Gum	20-40m

Design Notes:

Indicative Landscape Costs

DRAFT FOR DISCUSSION
20 APRIL 2018

WIND FARM			
LANDSCAPE MITIGATION PLAN			
Project No:	04xxxxx	Drawing size:	A3
Issue:	-	Scale:	As shown
Drawn by:	AE	Checked by:	HB
Drawing Reference: 04xxxxx_WF_street address_date			



Closest turbine: 1.4km West (WT number)

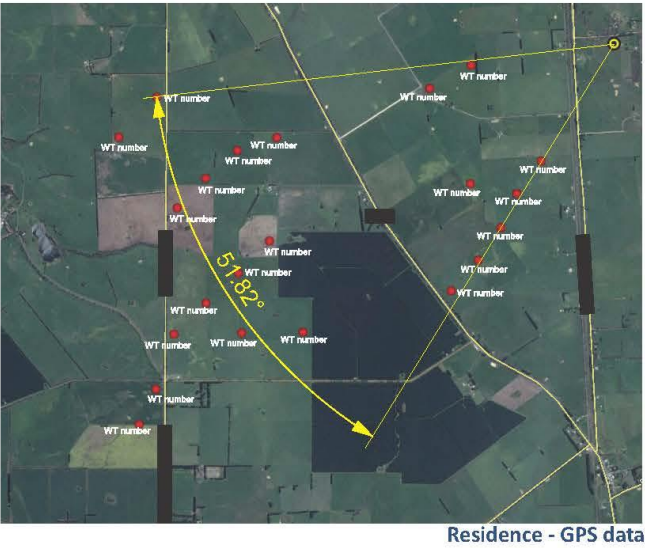
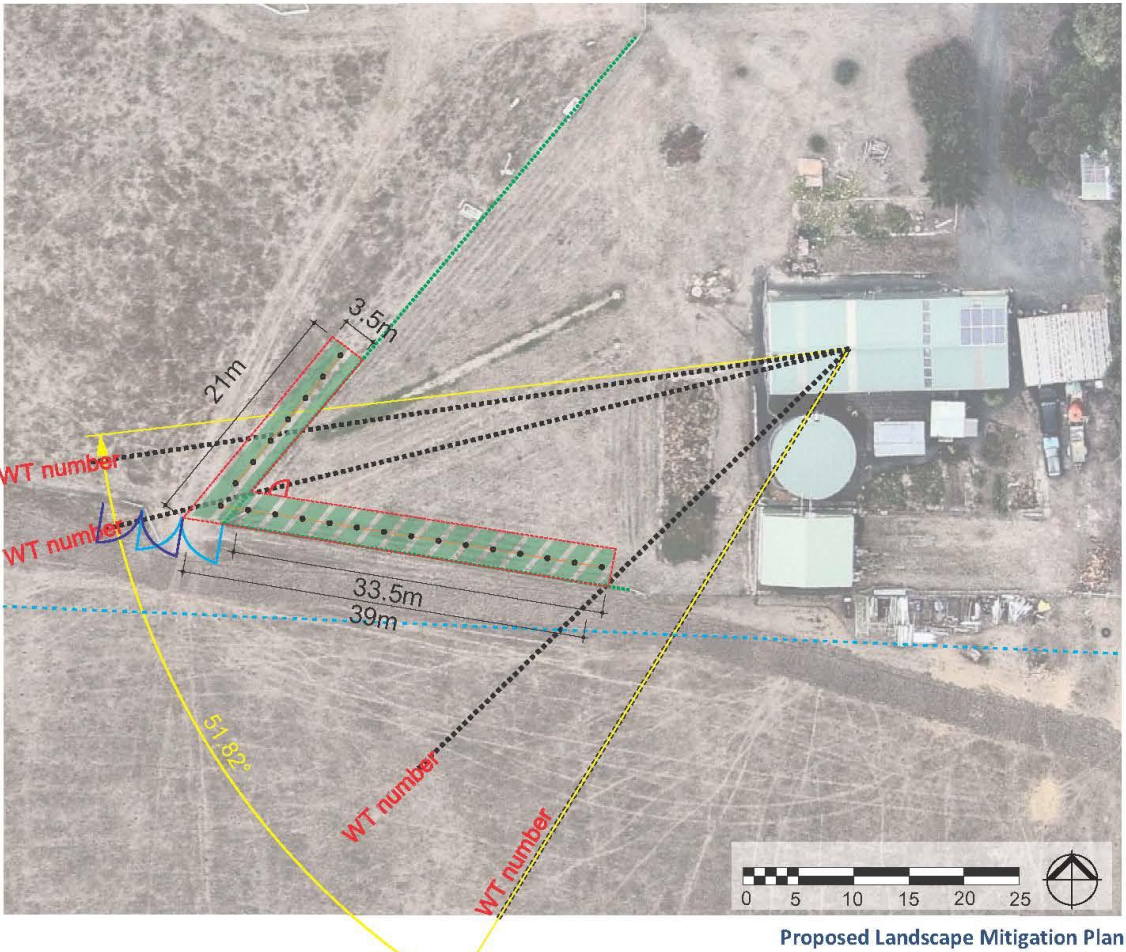


A2 FINAL LANDSCAPE PLAN

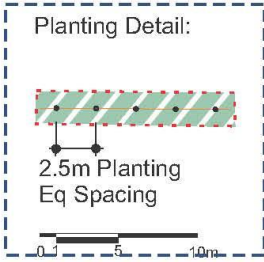
WIND FARM - LANDSCAPE MITIGATION PLAN Street Address

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SHEET 16 OF 17



View to be screened



WIND FARM	
LANDSCAPE MITIGATION PLAN	
Project No: 04xxxx	Drawing size: A3
Issue: -	Scale: As shown
Drawn by: Smc	Checked by:
Drawing Reference: 04xxxx_WF_street address_date	

LANDSCAPE ARCHITECTURE
URBAN DESIGN
Level 6, 99 King Street
MELBOURNE, VIC
AUSTRALIA 3000
TELEPHONE 61-0 9086 8011
FACSIMILE 61-0 9086 8022
www.erm.com



Closest turbine: 1.4km West (WT number)

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SHEET 17 OF 17