



ASSESSMENT CRITERIA

North East Wind Major Project

prepared by the Development Assessment Panel
for the North East Wind Major Project

August 2023

Preamble

In this document, this preamble, the table of contents and footnotes are included to assist users' understanding of the assessment criteria and are for information only. The preamble does not form an operative part of the assessment criteria.

What is the purpose of assessment criteria?

In an overall sense, assessment criteria serve two important roles:

- they outline the matters the Major Project Impact Statement (MPIS) is to address; and
- in determining whether or not to grant a permit for the major project, the Development Assessment Panel (Panel) must consider if the assessment criteria have been satisfied.

How were identified matters incorporated into assessment criteria?

The assessment criteria have been derived from the collective consideration of:

- advice from relevant regulators that identified matters the MPIS is to address;
- relevant land use planning matters; and
- submissions from other stakeholders.

A range of relevant identified matters may be incorporated into a single criterion. Also, relevant matters may be addressed across a number of criteria.

Requirements of the Act for the determination of a major project

The Panel's consideration of both the assessment criteria and its determination of whether to grant or refuse to grant a permit for the major project will be undertaken in accordance with the procedures and requirements of section 60ZZM of the *Land Use Planning and Approvals Act 1993* (the Act).

The Act requires that the Panel must only grant a permit for the major project where:

- under 60ZZM(3) it is satisfied that the major project is an effective and appropriate use or development of the land related to the major project; and
- under 60ZZM(4) it is satisfied that –
 - the assessment criteria in relation to the project have been satisfied;
 - the project would be consistent with furthering the objectives specified in Schedule 1;
 - the project would not be in contravention of a State Policy;
 - the project would not be in contravention of the TPPs; and
 - the project would not be inconsistent with a regional land use strategy that applies to the land on which the project is to be situated.

How does the Panel determine if the assessment criteria have been satisfied?

The major project will be considered against each specified assessment criterion within individual topics.

The Panel's consideration of whether the assessment criteria have been satisfied will involve forming a judgement on a range of competing matters.

Where a criterion is being determined based on whether an acceptable level has been achieved, the Panel may assess this in light of the project as a whole.

Why are many of the assessment criteria so subjective?

Generally, the assessment criteria have been drafted to provide an outline of a characteristic or principle against which a matter will be assessed or judged to have been achieved to an acceptable level. Consequently most assessment criteria are subjective.

Where the specified assessment criteria do form a quantitative requirement, the assessment criteria address matters such as noise, sound and shadow flicker. The Panel considers that providing clear, objectively verifiable criteria on matters where there is a substantial body of understanding around acceptable thresholds provides a benefit to all parties.

How does the ‘context’ relate to the criteria?

The assessment criteria serve two purposes. The criteria outline the matters the MPIS is to address and the criteria must be assessed by the Panel in determining whether to grant a permit.

The context under each topic outline:

- the scope of the matters related to the criterion; and
- relevant factors that the Panel believes are related to its consideration of the criterion and which therefore are to be addressed in the MPIS.

Why are issues identified as ‘*matters the Panel may have regard to*’?

In addition to specifying assessment criteria, some topics outline matters that the Panel may have regard to in considering the criteria.

Generally these matters have been included when the Panel considers:

- professional practice has demonstrated core factors that may be relevant to the criterion; or
- it is important for a specific matter to be transparently mentioned.

The list of matters the Panel may have regard to is not intended to be exhaustive, nor is it an outline of the scope or content of what should be included in the MPIS.

What are the matters the MPIS is to address?

The MPIS is to address the assessment criteria specified under each topic.

Where the context section within a topic outlines relevant matters that are related to a criterion, the MPIS is required to address these matters.

Also, where additional issues are identified as ‘matters that the Panel may have regard to’, these indicate factors that may be relevant to the Panel’s consideration of criteria. Where relevant the MPIS should be prepared to enable these matters to be considered.

Why do the assessment criteria include guidance on information and the content of the plans for the project?

The assessment criteria outline the matters the MPIS is required to address.

In some areas, guidance on the type of information or assessment methods that may be used in the MPIS addressing these matters has been outlined. This is provided only as guidance and does not form an operative part of the assessment criteria.

Guidance is generally related to commonly accepted practices or methods that provide a means of assessing a matter. The guidance does not constrain or limit the ability of the MPIS to address matters through other processes or practices.

Appendix A and B outline the information that the plans for the major project should contain. This is provided as guidance and does not form an operative part of the assessment criteria.

Will offsets be coordinated with the Department of Climate Change, Energy, the Environment and Water (DCCEEW)?

To minimise the likelihood of incompatible offset conditions being imposed under State and Commonwealth legislation, the Panel will seek to coordinate the conditions of any offsets required.

The Panel acknowledge that assessment of the major project against the *Environmental Protection and Biodiversity Control Act 1999* is completed under a different process, and the timing of both assessments and decisions may not coincide.

In order to coordinate offset the Panel will consider the [Environment Protection and Biodiversity Conservation Act 1999 Offsets Policy, October 2012](#), in addition to any State requirements.

Why don't the assessment criteria provide greater guidance on survey and assessment requirements?

The level of detail required by surveys and assessments for each matter should be appropriate to evaluate the level of significance of the effect on that issue. Consequently, the extent, timing and comprehensiveness of surveys and assessments needs to be informed by the proposed use and development, initial findings, expert opinion, and best-practice approaches.

The coordination of advice between the Commonwealth, regulators and the Commission on assessment procedures and requirements will assist all parties and enable methods to be understood early in the process.

This approach is intended to increase the likelihood that the MPIS will address the assessment criteria to an extent to allow assessment, while minimising the likelihood that the proponent undertakes unnecessary studies.

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Amendments

No.	Date	Description
1	1 April 2026	Correction of clerical and grammatical mistakes and URLs, including in assessment criterion 4.1.3 correcting ‘affect’ to ‘effect’ and in assessment criterion 4.4.2 correcting ‘per year of’ to ‘per year or’

1.0 Purpose and operation of assessment criteria

The Major Project Impact Statement (MPIS) is to address the assessment criteria specified under each topic.

The Panel shall consider whether the North East Wind Major Project (major project) satisfies the assessment criteria in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (Act).

2.0 Policy context and strategy

2.1 Renewable energy

Context

The scope and factors addressed by this criterion are:

The extent to which the major project supports greenhouse gas emission reduction targets, the Tasmanian Renewable Energy Target (TRET), and the Tasmanian Government's policy intent for the TRET to:

- deliver affordable and reliable energy that supports investment in hydrogen and manufacturing; and
- supply electricity to the National Energy Market that helps Australia meet its climate change obligations.

Assessment Criterion

The major project contributes to the Tasmanian Government's:

- greenhouse gas emission reduction policies; and
- industry development strategies

to an acceptable level.

The Panel in considering the criterion may have regard to:

- the likely net effect on greenhouse gas emission including emission that result from the construction and operation of the major project.

2.2 Economic development

Context

The scope and factors addressed by this criterion are:

Whether the major project will change the current local and regional economic conditions.

The extent to which the major project has positive economic effects or stimulates positive social, economic and cultural effects over time.

Assessment Criterion

The major project:

- facilitates economic development; or
- improves the social, economic and cultural well-being of people and communities in the short and longer term,

to an acceptable level.

The Panel in considering the criterion may have regard to:

- the degree to which labour, material or products required for the major project are sourced locally;
- the level of local direct and indirect employment and the skill level of employees over the operational phase of the major project;
- the distribution of economic or material benefits resulting from the major project across the community; and
- the net effects of the major project during the construction phase including any potential adverse outcomes such as ‘crowding out’ existing local industry sectors or reducing the affordability of local housing for residential purposes.

2.3 Requirements for wind energy facilities

Context

The scope and factors addressed by this criterion are:

The extent to which the scale and form of the major project relates to or depends upon:

- the characteristics of the wind resource;
- the general characteristics of the land and settlement pattern of the locality; and
- the proximity of the site to a point of connection to the network.

Assessment Criterion

The location and characteristics of the site and locality are suited to use for a viable wind energy generating facility.

2.4 Public infrastructure coordination

Context

The scope and factors addressed by this criterion are:

The extent to which the major project is consistent with any:

- identified or established Renewable Energy Zones;
- long-term strategies for the development of the regulated transmission network; and
- other government-led actions being taken to coordinate the location and optimised outcomes related to major energy users, electricity generators, transmission network investment and interconnectors.

Assessment Criterion

The major project contributes to achieving strategies that coordinate transmission and generation investment to an acceptable level.

The Panel in considering the criterion may have regard to:

- the capacity for the major project to progress in stages;
- the extent of proposed on-site energy storage; and
- network augmentation or network support that may be required in the regulated transmission network to accommodate the energy output of the major project and avoid the potential of congestion on the shared network.

3.0 Design and management

3.1 Project design in response to attributes

Context

The scope and factors addressed by this criterion are:

The extent to which the plan for the proposed development is derived from and responds to the attributes, values and constraints in the locality, the surrounding area and the site.

Whether any adverse effects can be avoided through design and siting, considering the attributes, values and constraints of the site.

The functional requirements of the major project.

Assessment Criterion

The location, design and siting of the major project respond to the major values, features and constraints of the site and locality and avoid significant adverse effects to an acceptable level.

Guidance on information

The MPIS is to contain maps, plans and supporting information that provides the basis for an analysis and description of:

- the context of the site and locality;
- how the design of the site and proposed development responds to the attributes and values of the site and locality and specifically how the design avoids significant adverse effects; and
- where significant effects are likely and not being avoided, a summary of any potential alternatives.

An outline of maps, plans and supporting information is provided in Appendix A and B.

3.2 Social and environmental management practices

Context

The scope and factors addressed by this criterion are:

The potential for adverse effects in relation to the matters addressed by the assessment criteria in sections 2 and 4, as well as:

- TV reception – survey and restoration;
- construction stage noise and vibration;
- use, transport and storage of hazardous substances;
- complaints, investigation and response plan;
- air emissions including dust, vehicle emissions and odour;
- dangerous goods and environmentally hazardous materials;
- soil, water and waterway management;

- waste management;
- land rehabilitation; and
- decommissioning.

The ability to provide offsets, where residual effects are likely, so the affected community or environmental system can benefit or at least be no worse off as a consequence of the major project.

Assessment Criterion

Management actions applied during construction and operation eliminate, minimise, mitigate or offset adverse social and environmental effects, to an acceptable level.

The Panel in considering the criterion may have regard to:

- the significance of any social, cultural, economic or environmental effects;
- the potential for effects to cause environmental harm or nuisance;
- best practice management techniques;
- risk-weighted evidence that the major project will not lead to serious or irreversible adverse ecological effects;
- the level of certainty of potential management actions; and
- the accuracy of information provided to assess effects and management options.

Guidance on information

The MPIS is to:

- contain a succinct report, including references to any supporting information that enables the Panel to consider the criteria;
- indicate which management practices are expected to be given effect through a major project permit;
- be informed by relevant environmental guidelines of the Quarry Code of Practice 3rd Edition, May 2017;
- include conceptual rehabilitation and decommissioning plans that include how, following construction and operational stages, vegetation and natural values will be rehabilitated and land is to be stabilised; and
- assess construction phase air emissions having consideration to the Tasmanian Environmental Protection Policy (Air Quality) 2004.

If any offset is proposed in the MPIS to address a biodiversity or ecological assessment criterion, it should be informed by the principles and matters for consideration outlined in the *Environment Protection and Biodiversity Control Act 1999* [Offset Policy, October 2012](#)¹.

¹ <https://www.dcceew.gov.au/environment/epbc/publications/epbc-act-environmental-offsets-policy>

4.0 Specific assessment criteria

4.1 Infrastructure and services

4.1.1 Transport, traffic and access

Context

The scope and factors addressed by these criteria are:

Whether the current and proposed land and marine transport network is suitable and capable of catering for the forecast transport task of the major project during construction and operation stages.

Whether the transport task of the major project can be accommodated by different freight and infrastructure options.

Whether road users, use of nearby land, ecological systems and public infrastructure will be affected by the major project.

Assessment Criteria

Access and transport to and from the site during the construction and operation phases of the project can be efficiently and safely achieved.

Significant adverse effects caused by access and transport to and from the site on infrastructure, traffic, the local environments and surrounding areas are minimised or managed to an acceptable level.

The Panel in considering the criteria may have regard to:

- viable options and alternatives to the routes that may be used to transport material and equipment to the site, and the site access locations;
- the maximum extent of the transport task and associated traffic across different stages of the major project;
- the likely transport task associated with accessing civil construction materials and water resources from proven viable sites;
- the design and location of permanent and temporary access points to the public road network;
- the design and location of permanent and temporary access points associated with marine transportation infrastructure;
- the condition of existing transport infrastructure assets and any asset upgrade, maintenance or rehabilitation works that may be required;
- the degree of new civil works, asset improvements or vegetation removal that may be associated with the transport of oversize or overmass equipment;
- any safety or amenity implications for other road users and nearby land uses;
- potential effects of proposed transport and traffic arrangements to threatened ecological communities and species, or significant ecological systems; and
- whether access points and supporting infrastructure are suitable for meeting security, resilience and emergency management needs of a facility of this type.

Guidance on information

The MPIS is to contain an assessment of transport, traffic and access including:

- maps that describe the assessment of potentially suitable routes and access locations;
- maps or diagrams that describe traffic generation across construction and operational stages, including different freight and infrastructure options;
- information on the location of viable water and construction material resources; and
- a description of the design and management actions that can be taken to achieve suitable outcomes.

The methodology used to undertake the assessment of transport, traffic and access should be informed by relevant sections of:

- [Traffic Impact Assessment Guidelines, Department of State Growth, August 2020](#)²;
- [Austroads Guide to Traffic Management, Part 12: Integrated Transport Assessments for Developments](#)³

4.1.2 Aviation safety

Context

The scope and factors addressed by this criterion are:

Whether the design and operation of the wind energy generating facility is able to satisfy aviation safety regulatory requirements.

Whether a risk assessment determines there is a need for obstacle lighting or whether risk mitigation measures provide an acceptable alternative to obstacle lighting.

Assessment Criterion

The operational integrity, safety and efficiency of air services and aircraft operations are maintained at an acceptable level through the design, siting and operation of the major project.

The Panel in considering the criterion may have regard to:

- comments and advice on aviation safety matters from relevant stakeholders including the Civil Aviation Safety Authority, Air Services Australia, Department of Defence, aerodrome or landing field operators and aircraft operators.

Guidance on information

The MPIS is to contain a risk assessment on aviation safety.

The MPIS should be informed and guided by the principles and processes outlined in:

- [Advisory Circular AC 139.E-05 v1.1, Obstacles \(including wind farms\) outside the vicinity of a CASA certified aerodrome, October 2022](#)⁴;
- [National airports safeguarding framework Guideline D, Managing the risk to aviation](#)

² https://www.transport.tas.gov.au/__data/assets/pdf_file/0005/108491/TIA_Guidelines_-_PDF_Version.PDF

³ <https://austroads.com.au/publications/traffic-management/agtm12>

⁴ <https://www.casa.gov.au/obstacles-including-wind-farms-outside-vicinity-casa-certified-aerodrome>

[safety of wind turbine installation/wind monitoring towers, July 2012](#)⁵

4.1.3 Electromagnetic interference

Context

The scope and factors addressed by this criterion are:

Whether the major project has potential to degrade radio communication services in the area, including:

- fixed and other licence types;
- radio communication assets used by emergency services;
- broadcast radio and television; and
- satellite television and internet.

Whether the major project can avoid or significantly reduce adverse effects on radio communication services through:

- the design and siting of the proposed development; and
- the agreed relocation of radio communication services.

Assessment Criterion

The major project is designed and operated to protect pre-existing radio communication services from an unacceptable level of interference due to physical structures or electric and magnetic fields.

The Panel in considering the criterion may have regard to:

- the methodology used to assess radio communication effects and solutions;
- the advice of radio communication operators on the likelihood for services to be affected and their preferred solutions; and
- the level of certainty associated with both the potential for services to be affected and the likelihood of avoidance or mitigation strategies to prevent or remedy the degradation of services.

Guidance on information

The MPIS should include an assessment of, and reporting on, electromagnetic interference informed by the principles and processes outlined in the [Environment Protection and Heritage Council, Appendix F – Draft National Wind Farm Development Guidelines, July 2010](#)⁶

⁵ https://www.infrastructure.gov.au/sites/default/files/documents/4.1.3_Guideline_D_Wind_Turbines.pdf

⁶ <https://www.nepc.gov.au/sites/default/files/2022-09/draft-national-wind-farm-development-guidelines-july-2010.pdf>

4.2 Biodiversity and ecology

In addition to information guidance in sections 4.2.1 to 4.2.4, where relevant, the MPIS is to contain or be guided as outlined below.

Guidance on information

To coordinate potential permit requirements, when an ecological offset is proposed where relevant it should be informed by:

- Appendix 4 of the [Natural and Cultural Heritage Division \(2015\) Guidelines for Natural Values Surveys – Terrestrial Development Proposals. Department of Primary Industries, Parks, Water and Environment](#)⁷ ([Guidelines for Natural Values Surveys – Terrestrial](#)); and
- [the Environment Protection and Biodiversity Conservation Act 1999 Offsets Policy, October 2012](#)⁸

The MPIS is to:

- include results of flora and fauna surveys, excluding for Tasmanian devils and Spotted-tailed quolls, undertaken in accordance with the [Guidelines for Natural Values Surveys – Terrestrial Development Proposals](#);
- include results of marine and estuarine related studies undertaken in accordance with the [Natural and Cultural Heritage Division \(2020\) Guidelines for Natural Values Surveys – Estuarine and Marine Development Proposals. Department of Primary Industries, Parks, Water and Environment](#)⁹.
- include results for surveys, undertaken in accordance with the Management and survey guidelines for wild populations of New Holland Mouse, Pookila¹⁰
- include an assessment of light impacts that has regard to the [National Light Pollution Guidelines for Wildlife including Marine Turtles, Seabirds and Migratory Shorebirds, Commonwealth of Australia 2000](#)¹¹;
- include a discussion of survey effort or other assessment undertaken that is supported by an analysis that details the field survey effort and timing of surveys, explaining why the surveys undertaken are appropriate for the assessment of potential impacts on that species in the context of the major project;
- to ensure the spatial and temporal extent of survey and assessment process are appropriate for both the ecological value being assessed and the potential effect of the project.
- include a discussion of potential effects that provides:
 - (a) an analysis of the effectiveness of any avoidance or mitigation strategies proposed to

⁷ <https://nre.tas.gov.au/Documents/Guidelines%20for%20Natural%20Values%20Surveys%20related%20to%20Development%20Proposals.pdf>

⁸ https://www.dcceew.gov.au/sites/default/files/documents/offsets-policy_2.pdf

⁹

<https://nre.tas.gov.au/Documents/Guidelines%20for%20Marine%20and%20Estuarine%20Natural%20Values%20Surveys%20related%20to%20Development%20Proposals.pdf>

¹⁰

<https://nre.tas.gov.au/Documents/New%20Holland%20Mouse%20Management%20and%20Survey%20Guidelines%20WEB-1.pdf>

¹¹ <https://www.agriculture.gov.au/sites/default/files/documents/national-light-pollution-guidelines-wildlife.pdf>

be employed and how these strategies change the significance of the potential adverse effects on the species; and

- (b) details of how the proposed avoidance, mitigation or offsetting outcomes will be validated post commissioning, including identifying and responding to circumstances where outcomes are not achieved, and any proposed commitments for ongoing monitoring.

4.2.1 Key species

Context

The scope and factors addressed by this criterion are:

Whether the site, transport routes and land nearby the site and transport routes contain or are likely to be used or passed through by key species, which are wedge-tailed eagles, white-bellied sea eagles, Tasmanian devils and Spotted-tailed quolls.

The significance of, and extent to which the site, nearby land and transport routes contain:

- habitat;
- nests;
- den sites (within and nearby the site); or
- habitat suitable for establishing future nesting sites,

for the key species.

The significance of, and extent to which the major project has the potential to cause, adverse effects on the key species.

Whether the information that supports the evaluation of potential adverse effects is robust and fit for the purpose of identifying the likely consequences of the effects on key species, over the life of the major project.

Whether there are uncertain but potentially serious or irreversible adverse effects to key species, and what actions can be taken to improve the certainty of outcomes.

Assessment Criterion

The design, construction and operation of the major project avoids, minimises, mitigates or offsets adverse effects on key species, their ecological systems and habitat to an acceptable level.

The Panel in considering the criterion may have regard to:

- the conservation status of the relevant key species;
- transport routes and vehicle movements required during construction and operation;
- any recovery plans made or adopted for the relevant key species;
- whether key species' use of the site has the potential to change during construction and operation, due to factors such as roadkill or bird strike increasing available food sources;
- the potential for the major project to cause adverse effects, and the significance of those effects, including the potential:

- (a) for collision or forcing species to the ground due to turbulence, considering observed or modelled utilisation and flight behaviours in the site, rates of

- collision at comparable Tasmanian sites, the veracity of collision data at comparable Tasmanian sites, and the worst case scenario and likely scenarios for eagle deaths in any given year and over the life of the major project;
- (b) for collision from vehicles travelling to and within the site, during both construction and operation;
 - (c) for direct loss of the species habitat, nests and den sites through clearing or conversion;
 - (d) of cumulative effects from the Musselroe Wind Farm and associated infrastructure for connection to the grid, including the potential to create an ecological sink;
 - (e) disturbance to nesting during breeding seasons considering the potential to sensitise to repeated disturbance, cause flushing of nests, or otherwise increase the likelihood of nest failure;
 - (f) for indirect loss of habitat through altering nutrient or hydrological cycles, or the mobilisation of acid sulfate soils; and
 - (g) for indirect loss to the species or habitat through the introduction or spread of pests and disease; and
- any programs proposed to be implemented to validate the potential adverse effects during operation.

Guidance on information

The MPIS is to:

- include results for eagle nest searches that are conducted outside the eagle breeding season (July-January inclusive), in accordance with the [Forest Practices Authority, Fauna Technical Note 1 – Eagle Nest Management](#)¹²;
- include results for Tasmanian devil and Spotted-tailed quoll surveys and an impact assessment that has regard to the [Natural and Cultural Heritage Division \(2015\), Survey Guidelines and Management Advice for Development Proposals that may impact on the Tasmanian Devil \(*Sarcophilus harrisii*\). Department of Primary Industries, Parks, Water and Environment](#)¹³.

The MPIS may be informed and guided by the principles and processes outlined in:

- the [Environment Protection Authority's Guideline to Eagle Nest Searching and Nest Activity Checks, May 2023](#)¹⁴.

¹²

https://fpa.tas.gov.au/Documents/Fauna%20Tech%20Note%201_Eagle%20nest%20management%20V4.0_PDF_Website.pdf

¹³ <https://nre.tas.gov.au/Documents/Devil%20Survey%20Guidelines%20and%20Advice.pdf>

¹⁴

<https://epa.tas.gov.au/Documents/EPA%20Guide%20to%20Eagle%20Nest%20Searching%20and%20Nest%20Activity%20Checks.pdf>

4.2.2 Other avian fauna

Context

The scope and factors addressed by this criterion are:

Whether the site and nearby land contain, or are likely to be used or passed through by, other avian species, excluding key species, which are:

- birds that are threatened species under the *Threatened Species Protection Act 1995*;
- birds that are listed as migratory species or threatened species under the *Environment Protection and Biodiversity Conservation Act 1999*; or
- resident shorebirds and waterbirds.

The significance of, and extent to which the major project and nearby land, including Ramsar wetlands, contains habitat or nests for other avian species.

The significance of, and extent to which the major project has the potential to cause, adverse effects on other avian species.

Assessment Criterion

The design, construction and operation of the major project avoids, minimises, mitigates or offsets adverse effects to other avian fauna to an acceptable level.

The Panel in considering the criterion may have regard to:

- the conservation status of the relevant other avian species;
- any recovery plans made or adopted for the relevant other avian species;
- the potential for the major project to cause adverse effects, and the significance of those effects, including the potential:
 - (a) for collision or forcing species to the ground due to turbulence, considering observed or modelled utilisation and flight behaviours in the site, rates of collision at comparable Tasmanian sites, and the veracity of collision data at comparable Tasmanian sites;
 - (b) of cumulative effects from the Musselroe Wind Farm and associated infrastructure for connection to the grid, including the potential to create an ecological sink;
 - (c) disturbance or disruption to normal behaviours caused by noise or lighting;
 - (d) for direct loss of nests and habitat; and
 - (e) for indirect loss to the species or habitat through altering nutrient or hydrological cycles, the mobilisation of acid sulfate soils, or the introduction or spread of pests and disease; and
- any programs proposed to be implemented to validate the potential adverse effects during operation.

4.2.3 Other listed flora and fauna species

Context

The scope and factors addressed by this criterion are:

Whether the site, nearby land and transport routes contain habitat or is likely to contain, be used by, or passed through by other listed flora and fauna species, excluding key species and other avian species under criterion 4.2.1. Other listed flora and fauna species include:

- flora and fauna that are threatened species under the *Threatened Species Protection Act 1995*;
- flora and fauna that are listed threatened species under the *Environment Protection and Biodiversity Conservation Act 1999*; and
- migratory species listed under the *Environment Protection and Biodiversity Conservation Act 1999*.

Other listed flora and fauna species includes both terrestrial and marine species.

The significance of, and extent to which the site, nearby land, including Ramsar wetlands, and transport routes contain, habitat for other listed flora and fauna species.

The significance of, and extent to which the major project has the potential to cause, adverse effects on other listed flora and fauna species.

Whether the site or nearby land contains, is used by, or passed through by migratory fauna species protected under international agreements.

The significance of, and extent to which the major project has the potential to cause, adverse effects on migratory fauna species.

Assessment Criterion

The design, construction and operation of the major project avoids or minimises, mitigates and offsets adverse effects to other listed fauna and flora species and migratory species to an acceptable level.

The Panel in considering the criterion may have regard to:

- the conservation status of the relevant other listed flora and fauna species or migratory fauna species;
- transport routes and vehicle movements required during construction and operation;
- any recovery plans made or adopted for the relevant other listed flora and fauna species;
- the potential for the major project to cause adverse effects on habitat for other listed flora and fauna species and migratory fauna species, and the significance of those effects, including:
 - (a) direct loss;
 - (b) indirect impacts caused by fragmenting or isolating habitat from other areas of habitat, or caused by changes to sedimentation, scouring or changed hydrodynamic conditions; and
 - (c) indirect impacts through altering nutrient or hydrological cycles, the mobilisation of acid sulfate soils, or the introduction or spread of pests and disease.

- the potential for the major project to cause adverse effects on other listed flora and fauna species and migratory fauna species, and the significance of those effects, including:
 - (a) collision from vessel or vehicle traffic travelling to and within the site, during both construction and operation;
 - (b) physical impacts from pile driving and blasting and any associated noise; and
 - (c) disturbance or disruption to normal behaviours caused by lighting.

4.2.4 Listed communities and native vegetation

Context

The scope and factors addressed by this criterion are:

Whether the site contains listed communities, which are ecological communities listed as:

- endangered or critically endangered under the *Environment Protection and Biodiversity Conservation Act 1999*; or
- a threatened native vegetation community under Schedule 3A of the *Nature Conservation Act 2002*.

Listed communities includes both terrestrial and marine communities.

The significance of, and extent to which the major project has the potential to cause adverse effects on,

- native vegetation,
- listed communities and
- habitat for species that are:
 - (a) threatened species under the *Threatened Species Protection Act 1995*; or
 - (b) listed threatened species under the *Environment Protection and Biodiversity Conservation Act 1999*.

The extent of native vegetation clearance and conversion proposed and the condition of that native vegetation.

The likelihood for clearance and conversion of native vegetation to have an adverse effect on species that are:

- threatened species under the *Threatened Species Protection Act 1995*; or
- listed threatened species under the *Environment Protection and Biodiversity Conservation Act 1999*.

Assessment Criterion

The design, construction and operation of the major project avoids or minimises, mitigates and offsets adverse effects to listed communities and native vegetation to an acceptable level.

The Panel in considering the criterion may have regard to:

- the conservation status of relevant listed communities that are affected or avoided;
- the listed communities' current condition, likely viability, and importance in a local, regional and state context;

- the need to remove native vegetation or listed communities to mitigate the risk of bushfire to human life and property, considering other available measures to mitigate the risk of bushfire;
- the potential for the major project to cause adverse effects, including:
 - (a) direct impacts from clearing and conversion, and edge effects;
 - (b) changes to the community composition;
 - (c) if the clearance and conversion of native vegetation or listed communities will contribute to cumulative impacts on species that are threatened species under the *Threatened Species Protection Act 1995*, or listed threatened species under the *Environment Protection and Biodiversity Conservation Act 1999*;
 - (d) indirect loss to the community through altering nutrient or hydrological cycles, the mobilisation of acid sulfate soils, or the introduction or spread of pests and disease, including *Phytophthora cinnamomi*.

4.3 Other wildlife

4.3.1 Wildlife and products of wildlife

Context

The scope and factors addressed by this criterion are:

Whether the site contains or is likely to contain wildlife or the products of any form of wildlife set out in sections 3(1) and (2) of the *Nature Conservation Act 2002* and listed as protected wildlife, specially protected or partially protected wildlife under schedules 1, 5 and 8 of the *Nature Conservation (Wildlife) Regulations 2021*.

The significance of, and extent to which the major project has the potential to cause adverse effects on, wildlife through killing, injuring, catching, damaging, destroying or collecting the wildlife or products of any form of wildlife.

Assessment Criterion

The major project is designed, constructed and operated to protect wildlife and products of wildlife from adverse effects to an acceptable level.

The Panel in considering the criterion may have regard to:

- the importance of wildlife habitat within and nearby to the site;
- the potential for the use and development to cause adverse effects, and the significance of those effects, including the potential:
 - (a) of killing, injuring, catching, damaging, destroying or collecting the wildlife; or
 - (b) of destroying nests, including dens, roosting sites and the like;
- how potential adverse effects will be avoided;
- where potential adverse effects are not avoidable, how those effects will be mitigated and managed.

4.4 Amenity and pollution

4.4.1 Operational noise and sound

Assessment Criteria

The sound level of operating wind turbines is to comply with the requirements of New Zealand Standard NZS 6808:2010, Acoustics – Wind farm noise. This criterion includes an assessment of whether a high amenity noise limit is applicable under section 5.3 of the Standard.

The operating sound level from substations and energy storage systems at habitable buildings on land that is not part of the site is to be minimised to an acceptable level.

The sound level of operating wind turbines at habitable buildings that may be used for sensitive uses, on land that is part of the wind farm site, is to comply with a noise limit that is the greater of:

- 45 dB; or
- the background sound level plus 5 dB.

The Panel in considering these criteria may have regard to:

- the principles and procedures of Parts 2, 6 and 7 of the [Environment Protection Authority \(EPA\) Environment Protection Policy \(Noise\) 2009](#)¹⁵ as well as;
 - (a) any cumulative effect from existing or proposed wind farms;
 - (b) the results of predictive modelling based on potential turbines with the maximum sound level and the modelled sound level from existing wind turbines in the locality; and
 - (c) any sound level penalty that should be added to modelling to reflect tonal or other special audible characteristics.

Guidance on information

The MPIS should include a noise assessment report that enables the Panel to consider the assessment criteria. The assessment report should include:

- a plan and table showing the location/coordinates of all habitable buildings included in the assessment; and
- confirmation that the plan and table is accurate as of the date of submitting the MPIS.

The noise assessment is to be prepared in accordance with the relevant procedures and requirements of:

- NZS 6808:2010 Acoustics – Wind farm noise;
- [Tasmania Noise Measurement Procedures Manual](#)¹⁶;
- [Tasmanian Environment Protection Policy \(Noise\) 2009](#)¹⁷.

¹⁵ https://epa.tas.gov.au/Documents/EPP_Noise_2009.pdf

¹⁶ https://epa.tas.gov.au/Documents/Noise_Measurement_Procedures_Manual_2008.pdf

¹⁷ https://epa.tas.gov.au/Documents/EPP_Noise_2009.pdf

4.4.2 Shadow flicker

Assessment Criterion

The major project is designed so that the modelled blade shadow flicker impact at existing residential dwellings does not exceed 30 hours per year or 30 minutes per day.

The Panel in considering the criterion may have regard to:

- the extent of potential shadow flicker at existing dwellings, expressed as the modelled maximum of shadow flicker for a 50m area surrounding dwellings; and
- any agreements in place with landowners that alter the use of existing dwellings during the operation of the wind farm.

Guidance on information

The MPIS should include an assessment of shadow flicker informed by the principles and processes outlined in [Appendix E – Draft National Wind Farm Development Guidelines, 2010](https://www.nepc.gov.au/sites/default/files/2022-09/draft-national-wind-farm-development-guidelines-july-2010.pdf).¹⁸

4.4.3 Water quality, groundwater and acid sulfate soils

Context

The scope and factors addressed by this criterion are:

The extent to which works and activities:

- affect surface water quality during construction;
- affect groundwater flows and quality during construction;
- have a toxic effect on organisms; and
- result in changed sedimentation, scouring and deposition post construction.

The extent to which the use of or changes to the flow of groundwater resources or the release of sediments or pollution to groundwater affects:

- protected beneficial uses;
- groundwater-dependent ecosystems; and
- receiving surface water ecosystems.

The extent to which there is potential for works to interact with groundwater that may release or disturb land that may contain acid sulfate soils.

The significance and the level of certainty associated with the effects of disturbing land with acid sulfate soils.

The degree of risk of erosion, sedimentation, and potential acid sulfate soils and the capacity to avoid adverse effects through design and siting.

¹⁸ <https://www.nepc.gov.au/sites/default/files/2022-09/draft-national-wind-farm-development-guidelines-july-2010.pdf>

Assessment Criterion

The use of and changes to the flows of groundwater and the quality of groundwater and surface water are protected so that adverse effects to ecological systems and organisms and beneficial uses are avoided or minimised and mitigated to an acceptable level.

The Panel in considering the criterion may have regard to the principles of the State Policy on Water Quality Management 1997 in relation to the management of pollution of surface water and the protection of identified environmental values.

Guidance on information

The MPIS shall be informed by:

- [Tasmanian Acid Sulfate Soils Management Guidelines, 2009, Department of Primary Industries, Parks, Water and the Environment](#)¹⁹;
- [Technical Guidance for Water Quality Objectives Setting for Tasmania, Environment Protection Authority, August 2020](#)²⁰;
- Best Practice Erosion and Sediment Control: For Building and Construction Sites, Grant Witheridge, 2008;
- [Environmental Management Goals for Tasmanian Surface Waters – Dorset and Break O’Day Municipal Areas, Department of Primary Industries, Water and Environment, November 2005](#)²¹;
- [National Acid Sulfate Soils Guidance – A Synthesis, Water Quality Australia, June 2018](#)²²;
- Toxicant default guideline values for water quality in aquatic ecosystems, ANZG 2018;
- [Wetlands and Waterways Works Manual, 2003, Department of Primary Industries, Water and Environment](#)²³.

4.5 Heritage and landscape

4.5.1 Landscape and visual

Context

The scope and factors addressed by this criterion are:

The overall significance of the visual effects of the major project on specific views and on the general visual amenity experienced by people across the visual catchment of the major project.

The significance of potential visual effects from a range of representative viewpoints on public and private land including viewpoints:

- within the township of Bridport;

¹⁹ <https://nre.tas.gov.au/Documents/ASS-Guidelines-FINAL.pdf>

²⁰

[https://epa.tas.gov.au/Documents/Technical%20Guidance%20for%20Water%20Quality%20Objectives%20\(WQO s\)%20Setting%20for%20Tasmania.pdf](https://epa.tas.gov.au/Documents/Technical%20Guidance%20for%20Water%20Quality%20Objectives%20(WQO%20Setting%20for%20Tasmania.pdf)

²¹ https://epa.tas.gov.au/Documents/Dorset_and_BreakODay_Catchment_Area_Final_Paper.pdf

²² <https://www.waterquality.gov.au/issues/acid-sulfate-soils/a-synthesis>

²³ <https://nre.tas.gov.au/conservation/flora-of-tasmania/tasmanias-wetlands/wetlands-waterways-works-manual>

- along Waterhouse and Portland roads;
- within the Tomahawk settlement; and
- within wukalina/Mt William and Mt William National Park.

The character, values and significance of the broader area's existing landscape, its sensitivity to change, the magnitude of the change proposed and the overall significance of the landscape effects of the major project.

Assessment Criterion

The major project avoids or minimises significant adverse effects on views, visual amenity, and landscape values and character to an acceptable level.

The Panel in considering the criterion may have regard to:

- the perceived size, scale and geographic extent of the major project and density of the turbine layout;
- the degree of any cumulative and sequential impacts;
- the duration and reversibility of effects;
- the degree of the vertical and horizontal field of view of receptors that is occupied by the major project;
- community views on the values and scenic qualities of the landscape;
- the degree to which the scale, location and density of turbines and other visible elements relate to the characteristics of landforms and the landscape and have been designed to avoid or minimise landscape and visual effects; and
- on-site and off site options to mitigate or reduce effects.

Guidance on information

The MPIS should include a landscape and visual assessment.

The assessment is to include maps that show:

- the degree and level of potential visual influence;
- the location of uninhabited dwellings within 10km of the major project and the degree to which existing vegetation screens the view of the major project;
- the extent to which views of the major project from major roads are partially impeded or screened by trees;
- the number of turbines potentially visible from land within the theoretical view field; and
- the number of turbines visible from dwellings that are not on land that is part of the major project within 5km of the site.

The methodology for undertaking the assessment is to be informed by Guidelines for Landscape and Visual Impact Assessment, Landscape Institute, third edition 2013.

Technical elements of the assessment are to be informed by:

- [Siting and Designing Wind Farms in the Landscape, Scottish Natural Heritage, version 3a](#)

[August 2017](#)²⁴;

- [Assessing the cumulative landscape and visual impact of onshore wind energy developments, Scottish Natural Heritage, March 2021](#)²⁵;
- [Visual representation of wind farms, Scottish Natural Heritage, February 2017](#)²⁶.

4.5.2 Aboriginal heritage

Context

The scope and factors addressed by this criterion are:

The extent to which the development affects Aboriginal heritage protected under the *Aboriginal Heritage Act 1975*.

The *cultural significance*²⁷ of known and potential Aboriginal heritage within the site and the degree to which the location and design of proposed development avoids adverse effects to this heritage.

Assessment Criterion

Known and potential Aboriginal heritage is protected so that adverse effects on its cultural significance is avoided or managed in an acceptable manner.

The Panel in considering the criterion may have regard to:

- the advice of Aboriginal Heritage Tasmania (AHT);
- final draft Aboriginal heritage assessment reports; and
- professional and Aboriginal community advice on the significance of heritage.

Guidance on information

The assessment may be informed and guided by relevant principles and process outlined in:

- Aboriginal Heritage Standards and Procedures, Aboriginal Heritage Tasmania²⁸

New Aboriginal cultural heritage protection legislation is being developed. The proponent is encouraged to contact Aboriginal Heritage Tasmania to understand the current status of the legislative reform and any implications for the Major Project assessment.

4.5.3 Aboriginal cultural values and landscape

Context

The scope and factors addressed by this criterion are:

The *cultural significance* of Aboriginal cultural values (tangible and intangible) identified in

²⁴ <https://www.nature.scot/doc/siting-and-designing-wind-farms-landscape-version-3a>

²⁵ <https://www.nature.scot/doc/guidance-assessing-cumulative-landscape-and-visual-impact-onshore-wind-energy-developments>

²⁶ <https://www.nature.scot/doc/visual-representation-wind-farms-guidance>

²⁷ as defined by the Burra Charter

²⁸ <https://www.aboriginalheritage.tas.gov.au/assessment-process/aboriginal-heritage-standards-and-procedures>

the *place* the major project is proposed and with respect to the broader *setting*²⁹.

The consequence and implications for identified Aboriginal cultural values from physical changes to landscape through works, buildings and structures proposed to be developed.

Assessment Criterion

The use, associations and meanings related to Aboriginal cultural values of the place are maintained or conserved.

The significant landscape effects from the major project are avoided or minimised to an acceptable level.

The Panel in considering the criterion may have regard to:

- any cumulative landscape effects from existing and proposed wind energy generation development including overhead electricity lines;
- the duration and reversibility of landscape effects;
- the significance of landscape effects and the degree to which alternatives exist;
- the advice of Aboriginal Heritage Tasmania (AHT):
 - (a) from its review of Aboriginal cultural values and landscape assessment reports;
 - (b) on any matters relevant to the Panel's consideration of the criterion.
- Aboriginal community advice on the significance of the cultural values.

Guidance on information

The MPIS should include an assessment of landscape and visual effects that:

- identifies Aboriginal cultural values and issues;
- assesses the nature and degree of landscape effects; and
- proposes design measures to avoid, remedy or mitigate adverse effects.

The methodology for the assessment of cultural values and landscape effects shall be designed in consultation with Aboriginal Heritage Tasmania.

The assessment may be informed and guided by relevant principles and process outlined in:

- Ask First – A guide to respecting Indigenous heritage, places and values, Australian Heritage Commission.
- Australian ICOMOS Practice Notes on cultural landscapes and intangible cultural heritage.
- Aboriginal Heritage Standards and Procedures, Aboriginal Heritage Tasmania³⁰

New Aboriginal cultural heritage protection legislation is being developed. The proponent is encouraged to contact Aboriginal Heritage Tasmania to understand the current status of the legislative reform and any implications for the Major Project assessment.

²⁹ as defined by the Burra Charter

³⁰ <https://www.aboriginalheritage.tas.gov.au/assessment-process/aboriginal-heritage-standards-and-procedures>

4.5.4 Geoconservation

Assessment Criterion

Important natural and cultural values associated with geoheritage sites and geodiversity sites are conserved, and significant adverse effects from the major project are avoided or minimised to an acceptable level.

The Panel in considering this criterion may have regard to:

- the representativeness, integrity and rarity of geoheritage sites;
- the scientific, educational and tourism value of geodiversity sites;
- the comparative significance of identified sites;
- the sensitivity of sites to disturbance, the magnitude of potential impacts and the effects this has on site values; and
- the capacity to avoid effects through the siting and design of development and the capacity to minimise effects through construction and operation practices.

Guidance on information

The MPIS should contain a geoconservation assessment report.

The methodology for undertaking the assessment is to be informed by:

- local scientific knowledge of potential sites including information obtained from the Tasmanian Geoconservation database; and
- the inventory and site assessment methods outlined in *Inventory and Quantitative Assessment of Geosites and Geodiversity Sites: a Review*, José Brilha, 2016.

4.6 Land use and coastal values

4.6.1 Land use compatibility

Context

The scope and factors addressed by this criterion are:

The extent to which the major project has the potential to:

- confine or restrain agricultural use on or in the vicinity of the site; and
- affect the agricultural use on land within irrigation districts proclaimed under Part 9 of the *Water Management Act 1999*.

The extent to which the major project has the potential to constrain access to, or extraction of, mineral resources.

The extent to which the major project is consistent with the purposes of reservations, and management objectives of:

- any reserved land under the *Nature Conservation Act 2002*; and
- any public reserves under the *Crown Lands Act 1976*,
within or adjacent to the site.

The extent to which the major project may have an adverse effect on the natural values of, or life forms that are native to, any land that is subject to a conservation agreement under section 34 of the *Nature Conservation Act 2002*.

Assessment Criterion

Adverse effects from the major project on the economic, social and environmental values of land uses, resources, land tenures and public land, including Crown and reserved land, are avoided or managed to an acceptable level.

The Panel in considering the criterion may have regard to:

- the duration and reversibility of effects;
- advice or information from managers and owners of land within the project area and in proximity to the project;
- advice from the Tasmania Parks and Wildlife Service;
- information on the experience that agricultural land managers have had with operating wind farms in Tasmania; and
- the covenants or requirements of any Conservation Covenants that apply to land in or in proximity to the project area.

4.6.2 Recreation and public access

Assessment Criterion

Adverse effects that the major project is likely to have on recreational use of, and public access to, the coast, reserves and public land, including Crown and reserved land, over the construction and operational stages of the project are avoided or minimised to an acceptable level.

The Panel in considering the criterion may have regard to:

- the duration and reversibility of effects; and
- the principles and outcomes of the State Coastal Policy 1996 for land within the coastal zone under the Policy.

Guidance on Information

The MPIS is to:

- indicate which management practices are expected to be given effect through a major project permit.
- contain an assessment of recreation impacts and management.
- be informed by any guidance provided to the Panel by the Tasmania Parks and Wildlife Service.

The assessment may be informed and guided by:

- potential temporary and permanent impacts on recreational settings and opportunities in the area including access and visual amenity.
- potential for displacement of recreational activities.
- visual impact and scenic amenity impacts.

4.6.3 Coastal processes and geomorphology

Context

The scope and factors addressed by this criterion are:

Whether the site contains land that may be frontal dune landforms or potentially actively mobile landforms over the life of the major project.

The capacity for the major project to avoid land that may contain frontal dune landforms or have the potential to be actively mobile over the life of the major project.

The extent to which the major project affects coastal landforms and geomorphic processes.

The degree to which the major project may:

- affect sand and sediment movement, build-up and scouring, and other naturally occurring coastal processes; and
- increase the likelihood of marine pests being introduced to the locality.

Assessment Criterion

The major project is designed to protect the natural features and processes of coastal systems, and the quality and productivity of marine waters and biota, to an acceptable level.

The Panel in considering the criterion may have regard to:

- the sensitivity of the coastal landforms and geomorphic processes to disturbance; and
- the capacity to avoid adverse effects through the siting and design of the development; and
- the capacity to minimise effects through construction and operational practices.

4.7 Building, siting and design

4.7.1 Siting, signs and subdivision

Context

The scope and factors addressed by this criterion are:

The extent to which buildings and works are necessary for construction or operation of the major project.

The extent to which buildings and works are designed and sited to:

- provide for the ability to manoeuvre vehicles on the site, the ability of emergency services to access the site, and the safety of vehicle crossings and the road network;
- manage risks from bushfire, flood, coastal erosion, and coastal inundation;
- minimise the risk of causing or contributing to flood, coastal erosion, and coastal inundation on the site and nearby land; and
- minimise the potential for adverse effects on the environment and amenity of nearby land, due to emissions of waste water, stormwater, noise, vibration, dust, odour, or other pollutants.

Whether hazardous chemicals defined under the *Work Health and Safety Regulations 2021* that exceed the manifest quantity under those regulations are stored on the site, and the extent to which siting and fire protection measures can:

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- manage the risk from bushfire;
- minimise the risk of contributing to the spread or intensification of bushfire;
- limit the potential for bushfire to ignite on the site;
- minimise the exposure of people and the environment to hazardous chemicals or emissions as a consequence of bushfire; and
- reduce risk to emergency service personnel.

Whether signs, excluding construction safety and information signs:

- are visible from a road, public place, or nearby land; and
- have the potential for adverse effects on road safety, safe navigation of vessels, or the amenity of nearby land.

Where permitted signs, include signs that:

- are impermanent for the purpose of identifying architects, engineers, builders or contractors involved with construction on the premises, the name of the building or development, the intended purpose of the building or development or the expected completion date;
- provide notice of laws, regulations and warnings;
- are required to be installed in buildings and regulated by the Building Code of Australia;
- communicate information about the nature, origin and purpose of historical, natural or cultural resources, objects, sites and phenomena; and
- are necessary for the construction or operation of the major project.

Whether subdivision for the major project:

- minimises the conversion of agricultural land to non-agricultural uses, considering the potential for negative effects on the surrounding environment and reasonable requirements for operational efficiency of the major project; and
- provides a frontage or legal connection to a road that is sufficient for the intended use, considering the ability to manoeuvre vehicles on the site, the ability of emergency services to access the site, and the safety of vehicle crossings and the road network.

Assessment Criterion

The design and siting of buildings, works, signs and subdivision:

- provide for the safe and effective operation of the major project;
- minimise the conversion of agricultural land to non-agricultural uses;
- minimises the risk of and adverse effects on amenity of nearby land, due to emissions;
- minimise the risk of and adverse effects from natural or manmade hazards, and pollution is avoided or managed to an acceptable level; and
- provide for signs that are compatible with the visual amenity of the locality and minimise adverse effects for transport users.

The Panel in considering the criterion may have regard to any advice from a road authority, a council, the Tasmania Fire Service or other State authority.

Appendices – Development Plans and Information Requirements

Plans and elevations of the major project are required and shall be provided as outlined in A. Development Plans, below.

The Panel also requires that specific plans and information are provided as outlined in B. Site and Locality Plans and Information below to ensure that there is a consolidated set of information that depicts and describes how the site and the major project are related to the surrounding locality and to properties in the area.

Appendix A. Development Plans

A map book of plans and elevations of the major project shall be provided as part of the MPIS. The map book should contain a consolidated set of information outlining the development proposed, including:

A.1 Project development plans

Plans of the overall project that show the proposed location of:

- wind turbines;
- overhead power lines and underground cables connecting wind turbines to on-site substations;
- internal access tracks and whether the major project involves a new track or an upgrade to an existing track;
- works to create a new or upgraded access to a public road;
- all accesses to public roads and whether each is to be used in the construction operation stage or both;
- buildings, structures or compounds associated with the wharf facility, battery energy storage, substations, control rooms, offices, storage and maintenance buildings;
- temporary sites proposed to be used in the construction process for activities such as storage, assembly and concrete batching; and
- any areas with identified values or attributes where all physical works will be excluded.

A.2 Site development plans

Specific plans of areas within the site where major buildings, structures and on-site quarries are proposed, that show:

- the area and dimensions of land to be leased or subdivided that will be managed by the wind farm operator, containing buildings, substations and battery storage systems;
- the location and dimensions of buildings, structures, perimeter fences, external lighting, access tracks, cut and fill, parking areas, landscaped areas of proposed facilities such as control room and maintenance functions, substations, battery storage systems and the wharf;
- the area and dimensions of typical hardstand, laydown or works areas associated with the construction and maintenance of high voltage overhead lines and wind turbines;
- the extent and depth of works, land used for storage and access, site water management and stages of development of on-site quarries; and
- work exclusion areas.

A.3 Elevations/sections

Drawings of proposed buildings and major structures with scale and dimensions showing:

- the location of major works, buildings and structures;
- the height of structures, buildings and significant earth works relative to natural ground level; and

- the maximum extent of cut and fill.

For meteorological masts, drawings showing:

- maximum height above natural ground level;
- the typical arrangement of guy-wires; and
- the location of any aviation markers or any mast painting for aviation safety purposes.

For wind turbines, drawings showing:

- maximum distances from natural ground level to the top of the nacelle and to the tip of the blade;
- maximum blade diameter; and
- minimum distance between blade tip and ground level.

For overhead electricity poles/towers, drawings of typical span sections showing:

- the maximum sag/minimum height above ground level;
- the minimum and maximum of conductors and overhead power lines above ground level;
- the maximum blowout of conductors; and
- the maximum height and typical widths of proposed towers and typical spacing between towers.

A.4 Native vegetation removal plans

Plans and photographs of proposed native vegetation clearance showing:

- aerial images showing the spatial extent of native vegetation clearance;
- vegetation community descriptions and overall extent of vegetation areas where native vegetation is proposed to be cleared; and
- the location and recent photos of any large or remnant trees to be cleared.

Mapping of vegetation should be informed by Appendix 6 of the [Assessor's Handbook – Applications to remove, destroy or lop native vegetation, October 2018, Victorian Government](https://www.environment.vic.gov.au/__data/assets/pdf_file/0022/91255/Assessors-handbook-Applications-to-remove,-lop-or-destroy-native-vegetation-V1.1-October-2018.pdf)³¹

A.5 Base information

The project development plans and site development plans provided are to include information relevant to the project and features of the site, and the surrounding land:

Project information

- Project site – the boundary of the land that relates to the proposed use and development, comprised of all titles and public land within which development is proposed.
- Wind farm site – the boundary of the wind farm site that is comprised of all properties where agreements are in place that enable development of the project.

³¹ https://www.environment.vic.gov.au/__data/assets/pdf_file/0022/91255/Assessors-handbook-Applications-to-remove,-lop-or-destroy-native-vegetation-V1.1-October-2018.pdf

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- Host dwellings – the location of dwellings on land that is part of the wind farm site.

Base information

- Concentric spheres showing at an approximate distance from the footprint of wind turbines at 1km intervals for 4km beyond the project.
- Dwellings outside the wind farm site.
- Parcel boundaries, publicly owned land.
- Public roads, existing access tracks.
- Elevation contours.
- Recent aerial imagery.

Appendix B. Site and Locality Plans and Information

B.1 Site and locality context plans

Assessment criterion 3.1 outlines that the MPIS is to include site and locality context plans that show and depict a range of information that enables a site and locality context analysis. The MPIS is to include maps, plans and photos that enable the context of the site and locality to be understood and where relevant shall show and depict:

- The project site and wind farm site.
- Land topography and land system types.
- Significant landscape features.
- The wind resource across the site and surrounding area.
- Existing vegetation types and native communities.
- Waterways and the class of streams.
- Wetlands and any Ramsar wetlands.
- Fauna and flora listed under the *Threatened Species Protection Act 1995* and *Environment Protection and Biodiversity Conservation Act 1999*.
- The development footprint, overlain with all Wedge-tailed Eagle and White-bellied Sea-eagle nests, Tasmanian devil dens, and wombat, shearwaters and penguin burrows.
- Land that may be considered to be part of a frontal dune, including any fore, blowout, parabolic or transgressive dunes.
- Any significant constraints such as acid sulfate soils or highly erodible soils.
- Land reserve types under the *Crown Lands Act 1976* and *Nature Conservation Act 2002*.
- Existing land uses and dwellings.
- Public roads and the function of transport routes.
- Above-ground utilities, energy generation facilities and infrastructure.
- The location of towns, shack communities, significant conservation and recreational areas, and walking tracks.

B.2 Design response plan

Assessment criterion 3.1 outlines that the MPIS is to include plans and information that show how the design of the site and development responds to the attributes of the site and locality, and how the design avoids significant adverse effects. The MPIS is to include maps, plans and diagrams that show and depict:

- The location of specific attributes, such as landforms, values or constraints and how these factors have:
 - shaped the overall location and layout of wind turbines; and
 - influenced the design and siting of the proposed development.
- Where the potential of significant adverse effects has not been avoided, where this occurs and the alternatives considered.

B.3 Turbines and dwellings

The MPIS shall include Plans of the site and the surrounding area showing:

- The location of proposed wind turbines and a unique identifier.
- The location of dwellings and a unique identifier, within 4km of a wind turbine but not within the wind farm site.
- The location of dwellings and a unique identifier within the wind farm site.
- The wind farm site and the project site (see A.5).
- Tables with:
 - (a) The spatial coordinates and elevation of each wind turbine.
 - (b) The location of each dwelling and the distance between the dwelling and the closest turbine.