Prepared for
Star of the South Wind Farm Pty Ltd as trustee for Star of the South Trust
ABN: 68239717297

AECOM

Technical Report T: Land Use and Planning

Star of the South Offshore Wind Farm

19-Mar-2026

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Star of the South Offshore Wind Farm, Gippsland, Australia

Technical Report T: Land Use and Planning

Star of the South Offshore Wind Farm

Client: Star of the South Wind Farm Pty Ltd as trustee for Star of the South Trust

ABN: 68239717297

Prepared by

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This report is based on the scope, conditions and limitations, as described in the report. The report has been prepared for Star of the South Pty Ltd as trustee of the Star of the South trust for the sole purpose of satisfying the scoping requirements for the environment effects statement and the EIS guidelines for the environmental impact statement for the Star of the South project. AECOM accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.

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This report is based on the information available, and the assumptions made, as at the date of the report. This report is to be read in full. No excerpts are to be taken as representative of the findings without appropriate context

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Executive Summary

Overview

Star of the South Offshore Wind Farm is Australia's most advanced offshore wind project. The project is located in Commonwealth waters off the coast of Gippsland and would connect to the electricity network via the proposed VicGrid connection hub in Giffard.

A delegate of the Commonwealth Minister for the Environment determined that the project is a controlled action (as set out in notice dated 2 June 2020) and is required to be assessed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) through preparation of an Environmental Impact Statement (EIS) and the Victorian Minister for Planning determined that an Environment Effects Statement (EES) is required (as set out in notice dated 11 May 2020) under the *Environment Effects Act 1978* (EE Act).

Land use and planning in Victoria is governed by the *Planning and Environment Act 1987* (P&E Act), which applies to all land in Victoria (including land covered by water). As the jurisdiction of the P&E Act does not extend beyond the municipal boundaries of the Shire of Wellington into Victorian coastal waters, this LUPIA is limited to an assessment of the onshore portions of the project.

Existing environment

The onshore wind farm transmission system is located within the Wellington Shire Council. The onshore transmission infrastructure traverses coastal environs and coastal flat plains. Land use throughout the study area generally comprises conservation, farming, plantations, and roads.

Existing State and local policies identify Gippsland as Victoria's energy hub and support the economic diversification of industry within the region as a result of the transition to clean energy from brown coal, specifically via renewable energy.

Assessment findings

An iterative assessment was undertaken to evaluate potential impacts associated with the project, considering the existing environment within the study area and associated construction, operation and decommissioning activities.

The assessment found the following key impacts and risks:

Construction

Construction comprises the onshore transmission system and includes the creation of access tracks, temporary laydown areas and batch plant areas, and the shore crossing. The construction of the onshore transmission system is anticipated to occur over two to three years and where practicable, project construction would be staged and sequenced to minimise the duration of local works and limit land use and planning impacts on individual properties.

Construction works would have unavoidable impacts on biodiversity as it assumed that the majority of vegetation and habitat within the onshore project area would be permanently lost.

The shore crossing would employ trenchless methods to install ducts for offshore export cables underground, resulting in no anticipated direct impact on Coastal Crown Land, conservation areas, or the Reeves Beach campground during construction. However, out-of-hours drilling noise at the shore crossing may impact nearby sensitive receptors including campgrounds during the shore crossing construction period.

Construction workforce accommodation demand for short and long stay accommodation would be required in proximity to ports, coastal crossings and transmission corridors. This demand has the potential to impact accommodation availability and housing supply in the region.

At the completion of construction, the temporary construction works would be removed.

Temporary impacts to land use are anticipated during construction across the entire project alignment, and the impact assessment found that:

- Sensitive land use impact (LUP-I001) - highly sensitive land uses, including dwellings, conservation and recreation areas, are considered to have a **high sensitivity** to impact. The impact is considered to be of a **low magnitude** as the impact is contained within the project alignment, would occur for two to three years (anticipated construction period), and would be reversible. **LUP-I001** therefore has a **moderate** consequence level, meaning that there would be a moderate but localised deterioration of land use function.
- Non-sensitive land use impact (LUP-I002) - non-sensitive land uses, comprising all land uses other than dwellings, conservation and recreation areas, are considered to have a **medium sensitivity** to impact. The impact is considered to be of a **low magnitude** as the impact is contained within the project alignment, would occur for two to three years (anticipated construction period), and would be reversible. **LUP-I002** therefore has a **minor consequence level**, meaning that there would be minor disturbance to land use function.
- Construction workforce accommodation land use impact (LUP-I003) - The supply of accommodation in support of construction workers is considered to have a **medium sensitivity** to impact. The impact is considered to be of a **low magnitude**, within a localised to large-scale extent, and would occur for two to three years (anticipated construction period). The majority of any short-stay augmentation or use of existing accommodation for construction workers would be over a short-medium term period. **LUP-I003** therefore has a **minor consequence level**, meaning that there would be minor disturbance to land use.

Operation

During operation, land would generally be able to be used as per the pre-project condition which would be consistent with existing land uses prior to the commencement of the project.

The introduction of a 40 metre-wide easement above the power infrastructure restricts how the land may be used and can disrupt some farming practices (plantations and conservation). While the easement area can still be used for the majority of current farming practices, including livestock grazing and cropping, there may be some restriction to agricultural practices that impact sub-soil, such as deep tilling or ripping.

Where the easement has extended through an existing plantation, forestry trees could not be planted over the easement area. Building structures above the easement would also be restricted, for example dwellings could not be constructed over the easement. The easement would also restrict the planting of trees or significant vegetation with deeper root systems and maintaining rights of access for inspection and maintenance.

Impacts to land use are anticipated during operation across the entire project alignment, and the impact assessment found that:

- Operation land use impact (LUP-I004) - land uses during operation are considered to have **low sensitivity** to impact. During operation, these land uses would be able to operate as per pre-project conditions with some restrictions. The impact is considered to be of a **negligible magnitude** as the impact is contained within the project alignment, and despite being long term (anticipated operational life of 30 years), would be unlikely to be detectable above ground. **LUP-I004** therefore has a **negligible consequence level**, meaning that there would be minor change to land use with no detectable impact.

Decommissioning

Decommissioning the project would involve minimal disruptive works to be able to return the existing land use (pre-project). It is not anticipated that a significant workforce would be required for decommissioning activities which are less intrusive than the initial construction of the project. On this basis construction worker accommodation impacts are not anticipated.

Impacts to land use are generally not anticipated during decommissioning across the entire project alignment, and the impact assessment found that:

- Decommissioning land use impact (LUP-I005) - land uses during decommissioning are considered to have **low sensitivity** to impact. During decommissioning, there would be no anticipated change to land uses. The impact is considered to be of a **negligible magnitude** as the impact is contained within the onshore project area, is short-term, and would be unlikely to be detectable above

ground. **LUP-I005** therefore has a **negligible consequence level**, meaning that there would be minor change to land use with no detectable impact.

Mitigation measures

Potential impacts and risks on land use due to the project would be avoided, minimised or managed to required standards through the recommended mitigation measures:

- The construction of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document,* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of a Construction Environmental Management Plan, the Workforce Accommodation Strategy and the Workforce Accommodation Mitigations Framework.
- The operation of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document,* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Operation Environmental Management Plan.
- The decommissioning of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document,* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Decommissioning Environmental Management Plan.

A monitoring and contingency measure is recommended to monitor the impact of construction worker accommodation associated with the implementation of the Workforce Accommodation Strategy and Workforce Accommodation Mitigations Framework, to ensure impacts continue to be mitigated throughout the construction of the project.

Abbreviations

Abbreviation	Meaning
AECOM	AECOM Australia Pty Ltd
AEMO	Australian Energy Market Operator
AH Act	*Aboriginal Heritage Act 2006*
AC	Alternating Current
BPA	Bushfire Prone Area
CEMP	Construction Environmental Management Plan
CHMP	Cultural Heritage Management Plan
DEECA	Department of Energy, Environment, and Climate Action (Vic)
DEMP	Decommissioning Environmental Management Plan
DELWP	Department of Environment, Land, Water and Planning (DEECA since 1 January 2023, with planning portfolio moved to DTP).
DJPR	Department of Jobs, Precincts and Regions (Vic)
DMP	Decommissioning Management Plan
DTP	Department of Transport and Planning (Vic)
EE Act	*Environment Effects Act 1978*
EES	Environment Effects Statement
EIF	Energy Innovation Fund
EIS	Environmental Impact Statement
ELL	Environmental Line List
EMF	Environmental Management Framework
EMP	Environmental Management Plan
EPA	Environment Protection Authority
EP Act	*Environment Protection Act 2017*
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
FFG Act	*Flora and Fauna Guarantee Act 1988*
GREZ	Gippsland Renewable Energy Zone
GW	Gigawatt
HDD	Horizontal Directional Drilling
Heritage Act	*Heritage Act 2017*
kV	Kilovolt
LPP	Local Planning Policies
LPPF	Local Planning Policy Framework
LUP	Land use and planning
LUPIA	Land use and planning impact assessment
MaCA	*Marine and Coastal Act 2018*
MDS	Maximum Design Scenario

Abbreviation	Meaning
MNES	Matters of National Environmental Significance
MPS	Municipal Planning Strategy
NEM	National Energy Market
NVPP	Native Vegetation Precinct Plan
OEMP	Operation Environmental Management Plan
OPGGS	Offshore Petroleum and Greenhouse Gas Storage
OWEV	Offshore Wind Energy Victoria
P&E Act	*Planning and Environment Act 1987*
PDE	Project Design Envelope
PMP	Property Management Plan
PPF	Planning Policy Framework
PRN	Principal Road Network
PSA	Planning Scheme Amendment
RAP	Registered Aboriginal Party
REDS	Regional Economic Development Strategy
REZ	Renewable Energy Zone
SEC	State Electricity Commission
The project	Star of the South Offshore Wind Farm Project
TMP	Traffic Management Plan
TRG	Technical Reference Group
VCAT	Victorian Civil and Administrative Tribunal
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register
VPP	Victorian Planning Provisions
ULAB	Used Lead Acid Battery
VCAT	Victorian Civil and Administrative Tribunal
WTGs	Wind Turbine Generators
Planning Scheme Overlays	
BMO	Bushfire Management Overlay
ESO	Environmental Significance Overlay
ESO1	Environmental Significance Overlay – Schedule 1
ESO2	Environmental Significance Overlay – Schedule 2
Planning Scheme Zones	
FZ	Farming Zone
PCRZ	Public Conservation and Resource Zone
PPRZ	Public Park and Recreation Zone
TRZ	Transport Zone

Abbreviation	Meaning
TRZ2	Transport Zone 2
TRZ3	Transport Zone 3

Glossary

Term	Description
Access track	Tracks that are built by the project to facilitate construction, operation and maintenance.
Alignment	The onshore wind farm transmission system.
Alternating Current	An electrical current that regularly changes the direction in which it moves.
Commonwealth Southeast Marine Region	The region incorporates Commonwealth waters extending from near the far south coast of New South Wales, around Tasmania and as far west as Kangaroo Island in South Australia. It includes the Commonwealth waters of Bass Strait and those surrounding Macquarie Island in the Southern Ocean.
Construction corridor	A broadly used term to describe the onshore 'easement' and the temporary construction areas adjacent to it.
Construction Environmental Management Plan	A CEMP describes how activities undertaken during the construction phase of development would be managed to avoid or mitigate environmental or nuisance impacts, and how those environmental management requirements would be implemented.
Cultural Heritage Management Plan	A plan required under the *Aboriginal Heritage Act 2006* that assesses the potential impact of a proposed activity on Aboriginal cultural heritage.
Deep tilling and ripping	Agricultural farming terms used to describe soil preparation techniques that break up compacted soil layers well below the normal ploughing depth.
Decommissioning Environmental Management Plan	A DEMP describes how activities undertaken during the decommissioning phase of development would be managed to avoid or mitigate environmental or nuisance impacts, and how those environmental management requirements would be implemented.
Easement	A legal right to use a specific portion of land for the construction and operation (including maintenance) of the transmission line. This right allows the holder of the easement to perform necessary activities related to the transmission line while restricting certain uses of the land by the property owner to ensure the safety and functionality of the infrastructure.
Energy Innovation Fund	The Energy Innovation Fund is a state government fund that supports the commercialisation of innovative, emerging renewable energy technologies in Victoria, required to meet the net-zero emissions by 2045 target.
Gippsland Declared Area	The area covers approximately 15,000 square kilometres and is proposed for offshore renewable energy projects in the Bass Strait off Gippsland. It is offshore of Lakes Entrance in the east, to south of Wilsons Promontory in the west.
Horizontal Directional Drilling	A trenchless construction method used to install cables underground without disturbing the ground surface.
Kilovolt	A unit of electromotive force, equal to 1000 volts
Onshore transmission corridor	The alignment, easement and construction corridor, including batch laydown areas and access tracks.
Operation Environmental Management Plan	A OEMP describes how activities undertaken during the operation phase of development would be managed to avoid or mitigate environmental or nuisance impacts, and how those environmental management requirements would be implemented.

Term	Description
Receptor	A specific location or entity that could be affected by the construction, operation, or decommissioning of the transmission line.
Responsible authority	The authority responsible for administering and enforcing the planning scheme, generally the local council and in specific circumstances, the Minister for Planning.
Study area	Land within 1000 metres of the edge of the onshore project area
Wind turbine generators	Devices that convert kinetic energy from wind into electrical energy, typically consisting of a rotor, generator, nacelle, and supporting tower.

1.0 Introduction

1.1 Project Introduction

The Star of the South Offshore Wind Farm (the project) is Australia's most advanced offshore wind farm. The project is located in Commonwealth waters off the coast of Gippsland and would connect to the electricity network via the proposed VicGrid connection hub in Giffard.

The project represents a significant opportunity to diversify Australia's energy resources. As Australia's ageing coal fleet retires, new sources of power are needed to address the anticipated gap in electricity generation. The project would address this gap, by harnessing Bass Strait's strong, consistent winds and delivering significant amounts of clean, reliable power to the grid starting in 2032. With a capacity of up to 2.2 gigawatts (GW), the project can meet approximately 20 per cent of Victoria's current electricity demand, enough to power around 1.2 million homes annually.

The project is located within both Commonwealth and Victorian jurisdictions and is subject to planning and environmental assessment and approval under Commonwealth and Victorian legislation.

A delegate of the Commonwealth Minister for the Environment and Water has determined the project is a controlled action (as set out in a notice dated 2 June 2020) and must be assessed and approved under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) through an Environmental Impact Statement (EIS). The Victorian Minister for Planning has determined the project requires an Environment Effects Statement (EES) (as set out in a notice dated 11 May 2020) under the Environment Effects Act 1978 (Vic) (EE Act).

The purpose of this report is to assess the potential land use and planning impacts associated with the project to inform the preparation of the EIS and EES required for the project.

1.2 Why understanding land use and planning is important

Land use and planning impacts occur when a project has an effect on the form, function, amenity or appearance of the existing environment and/or the character of a place or location. Assessing amenity impacts is crucial in understanding whether the project impacts the quality of the existing environment and consequently, has an effect on land use (particularly sensitive land uses). Project activities have the potential to be inconsistent with existing and future land use or land use policies, particularly during the construction and operation phases of the project.

Land use and planning impacts may be permanent or temporary over the short-medium term. Impacts may be incompatible with existing or emerging land uses or inconsistent with land use policies and may impact the viability of lawfully established land uses.

Understanding how the project would impact land use supports the development of effective and appropriate mitigation measures to minimise or manage impacts during both construction and operation of the project.

Land use and planning in Victoria is guided by the legislative framework of the *Planning and Environment Act 1987* (P&E Act) and the Wellington Planning Scheme. Should the project cause changes to land use, access or amenity that are inconsistent with existing land use and planning policy (in the local or regional setting), or reasonably foreseeable future land use directions, this could result in a land use and planning impact. Statutory planning approvals in accordance with the relevant provisions of the P&E Act would be required for the onshore transmission corridor. The statutory planning requirements are addressed through a draft Planning Scheme Amendment (PSA) to the Wellington Planning Scheme.

2.0 Project description

Section 2.0 provides a high-level overview of the project in its entirety. Detailed descriptions of project components and construction processes are provided in Chapter 4 – Project description of the EIS for the whole of project assessment across the Commonwealth jurisdiction, and in Chapter 4 – Victorian works project description of the EES for the Victorian jurisdiction. Specific project parameters that have informed the Land Use and Planning Impact Assessment (LUPIA) are detailed in Section 3.0 of this report.

2.1 Project overview

The offshore wind farm would be installed within a 586-square-kilometre offshore wind farm area, located approximately 10 to 40 kilometres off the coast of Gippsland, as shown in Figure 2-1.

The project comprises an offshore wind farm and supporting transmission infrastructure to generate and transfer power to the grid. The offshore infrastructure extends from the shore crossing at Reeves Beach, to the offshore wind farm area.

The onshore infrastructure primarily comprises of an underground cable system that would connect the project to the proposed VicGrid connection hub in Giffard (also referred to as 'proposed Giffard terminal station area'). The onshore transmission infrastructure is located in Central Gippsland, extending approximately 30 kilometres from Reeves Beach to the proposed VicGrid connection hub.

This technical report focusses on construction, operation and decommissioning of the onshore transmission system, within the onshore project area shown in Figure 2-3.

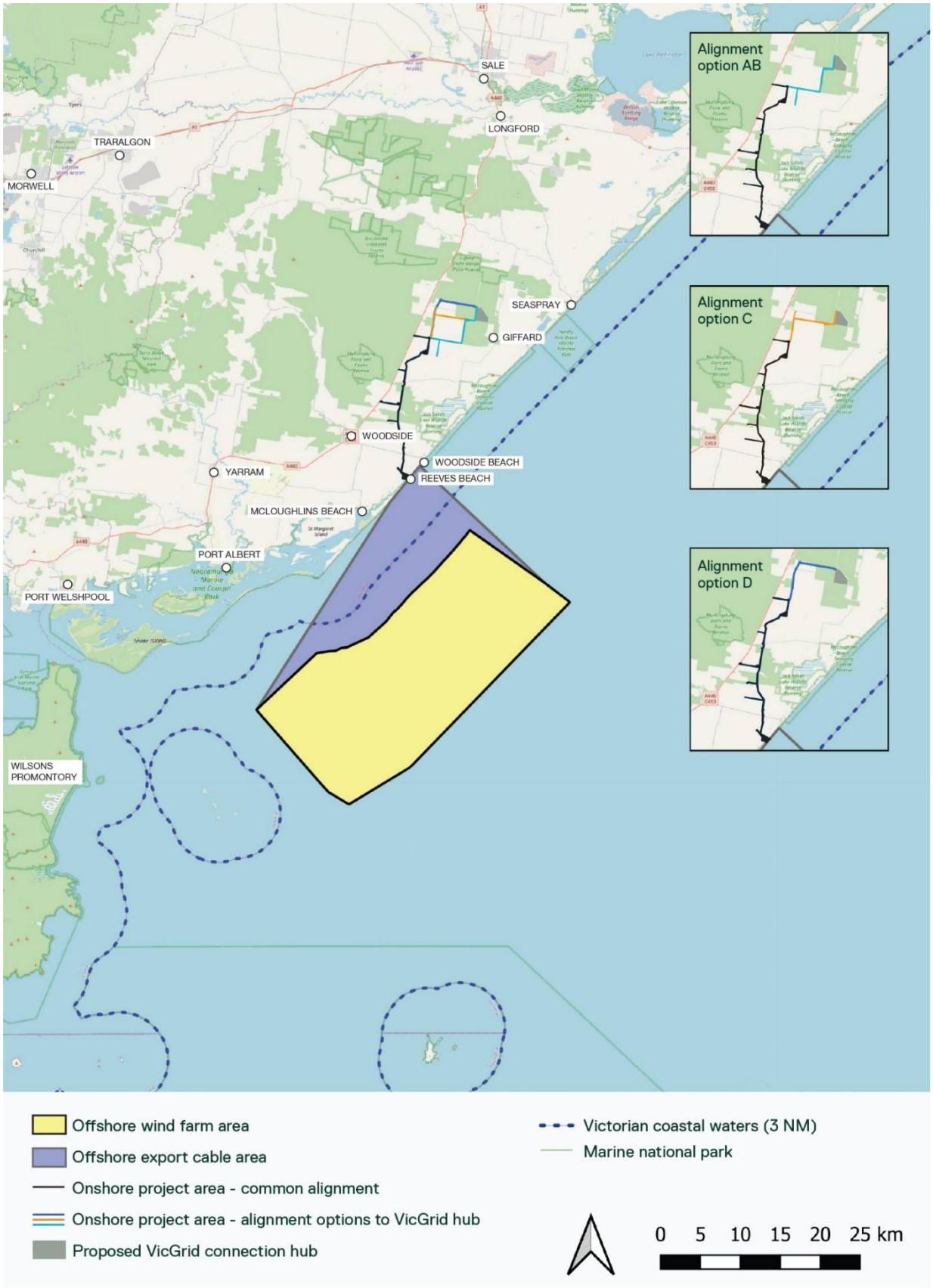

Figure 2-1 Project location

2.2 Project development

Over several years of project development, opportunities to avoid and minimise environmental impacts have been realised in accordance with the mitigation hierarchy shown in Figure 2-2. The assessment framework has also enabled the identification and adoption of further avoidance and minimisation measures as part of the planning and environmental approvals process.

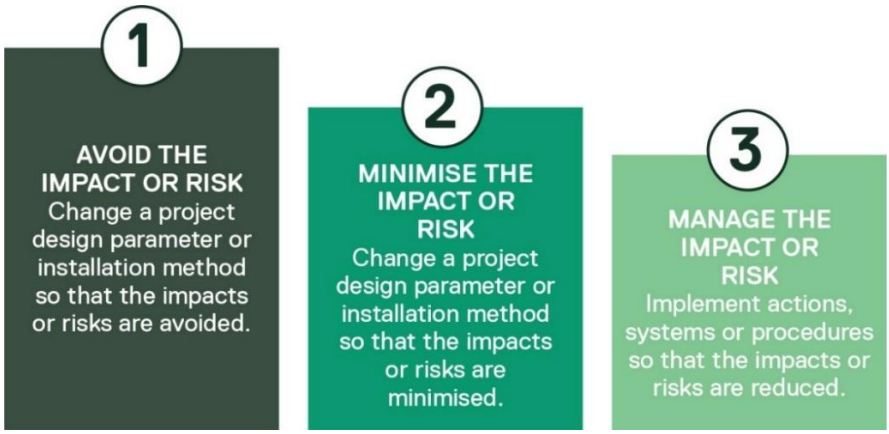

Figure 2-2 Mitigation hierarchy

Avoidance and minimisation of social and environmental impacts is central to the project's decision making and as such, the project would continue to be refined in response to technical requirements and potential environmental and social impacts identified during the development phase.

This was considered in the preparation of a project description which is in Chapter 4 – Project description of the EIS for the whole of project assessment across the Commonwealth jurisdiction and Chapter 4 – Victorian works project description of the EES for the Victorian jurisdiction. A description of how avoidance of impact has informed the design in relation to this LUPIA can be found in Section 6.6.

Examples of this include the decision to design the shore crossings without directly impacting coastal areas, utilising existing roads for construction site access wherever possible and adopting construction techniques which avoid impacts on sensitive receptors such as waterways.

Once avoidance and minimisation measures are exhausted, residual impacts and risks are managed. In the case of risks, mitigation measures can be applied both before and after an event occurs. Residual impacts and risks are then evaluated against the assessment criteria to ensure they are at an acceptable level.

2.3 Project area

The project area is shown in Figure 2-3 has been broken down into three main sections - offshore, shore crossing, and onshore areas, as follows:

1. Offshore project area, comprising:
   - Offshore wind farm area: A 586 square kilometre area extending approximately 10 to 40 kilometres offshore from the shore crossing. Includes offshore wind turbines installed on foundations, offshore substations and offshore transmission cables. This area is in Commonwealth waters.
   - Offshore export cable area: A 232 square kilometre area extending from the offshore wind farm area to the shore crossing. Includes offshore export cables to connect the wind farm to land. This area traverses Commonwealth waters and Victorian coastal waters.
2. Shore crossing: Located at Reeves Beach, this is where the offshore export cables would transition to land and connect to the underground cable system onshore.
3. Onshore project area: An approximately 30 kilometre corridor extending from the shore crossing to the proposed VicGrid connection hub. Includes an underground cable system within a (common) alignment to Giffard West, at which point there are three alignment options (AB, C and D) to reach the proposed VicGrid hub in Giffard.

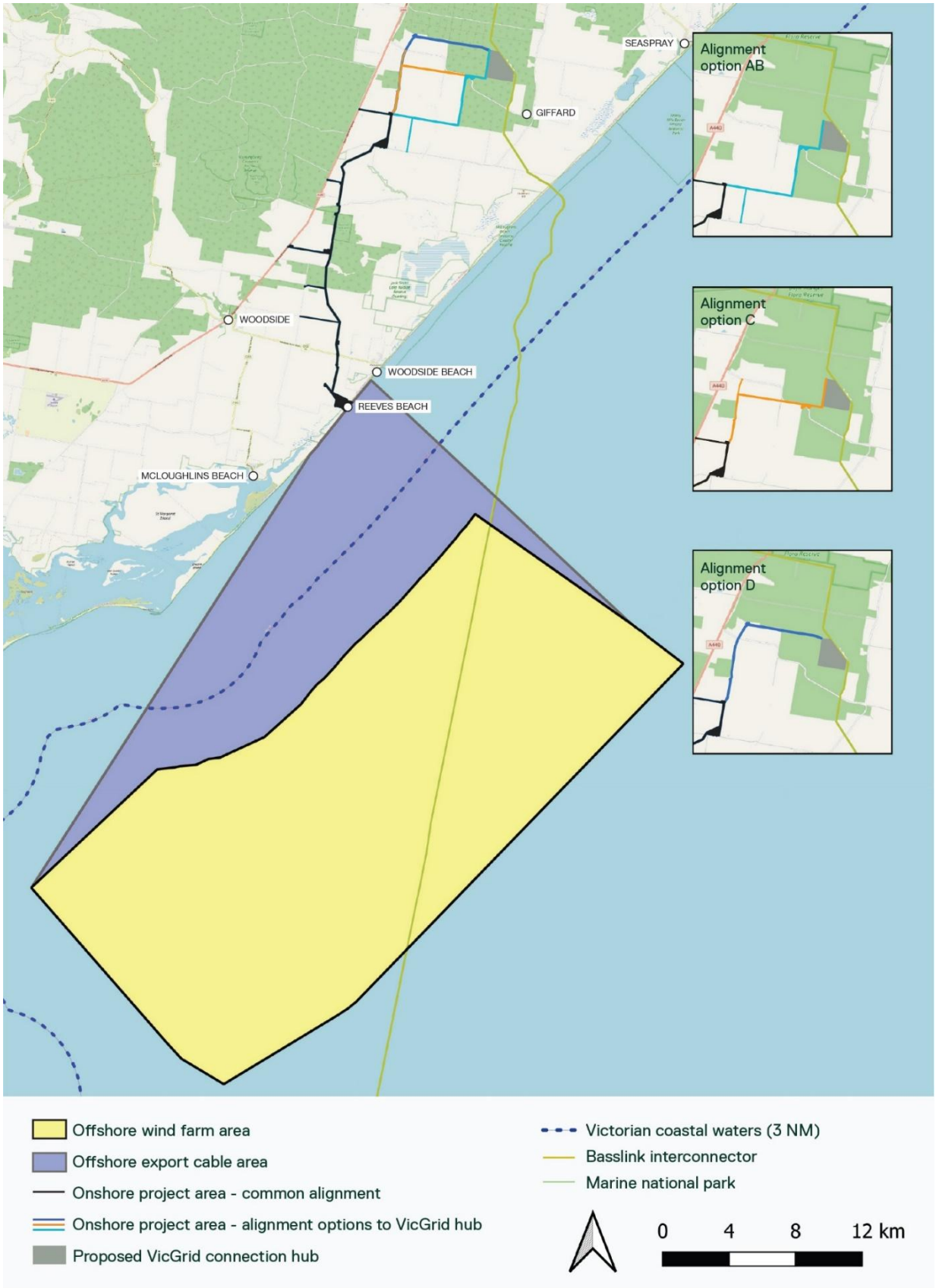

Figure 2-3 Project overview (SOTS, 2025)

2.4 Key project components

The key components that make up the project are the offshore wind farm and transmission infrastructure (inter-array cables, offshore substations and offshore export cables), the shore crossing infrastructure and onshore transmission infrastructure.

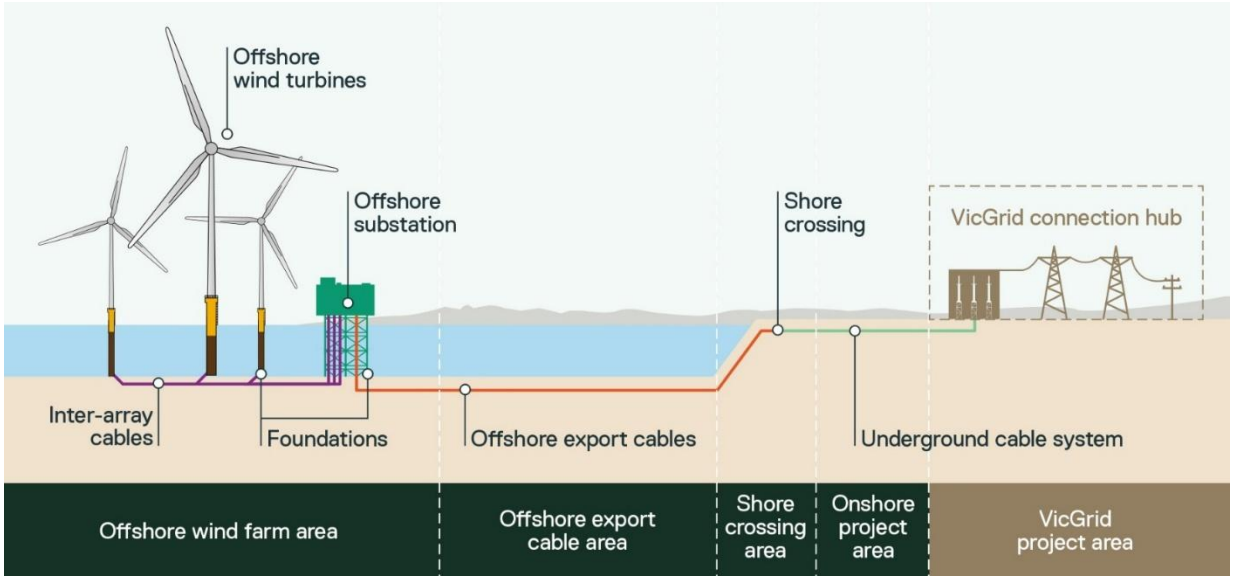

Figure 2-4 Project components

Key components are shown in Figure 2-4 and include:

- Offshore wind farm and transmission infrastructure:
  - Up to 147 offshore wind turbines installed on foundations with connecting inter-array cables
  - Up to five offshore substations and three interlink cables
  - Up to eight offshore export cables.
- Shore crossing infrastructure:
  - Up to eight trenchless crossings containing the offshore export cables.
- Onshore transmission infrastructure:
  - An underground cable system connecting to the proposed VicGrid connection hub.

2.5 Construction approach

Construction of the shore crossing involves 2 main activities and phases:

- Drilling and duct installation
- Cable pulling.

The construction of the shore crossing and onshore transmission system would involve the following key activities:

- Site establishment
- Cable system construction (including trenching, installation and jointing)
- Pre-commissioning and commissioning of the cable system
- Demobilisation and rehabilitation of areas disturbed by construction.

2.6 Project timeline

The project has been under development for approximately seven years. If approvals are obtained in the next few years, construction could start around 2030 and electricity generation from 2032. The operational life of the project is approximately 30 years, with the possibility of repowering to extend its life, if deemed appropriate by Star of the South and regulators closer to the time.

Figure 2-5 Project timeline

2.7 Construction schedule

The project is expected to take up to seven years to construct, if built to its full capacity in a single stage. The project could also be built in two stages, depending on energy market and government requirements and timing. Figure 2-6 shows the order and maximum duration of construction for key components.

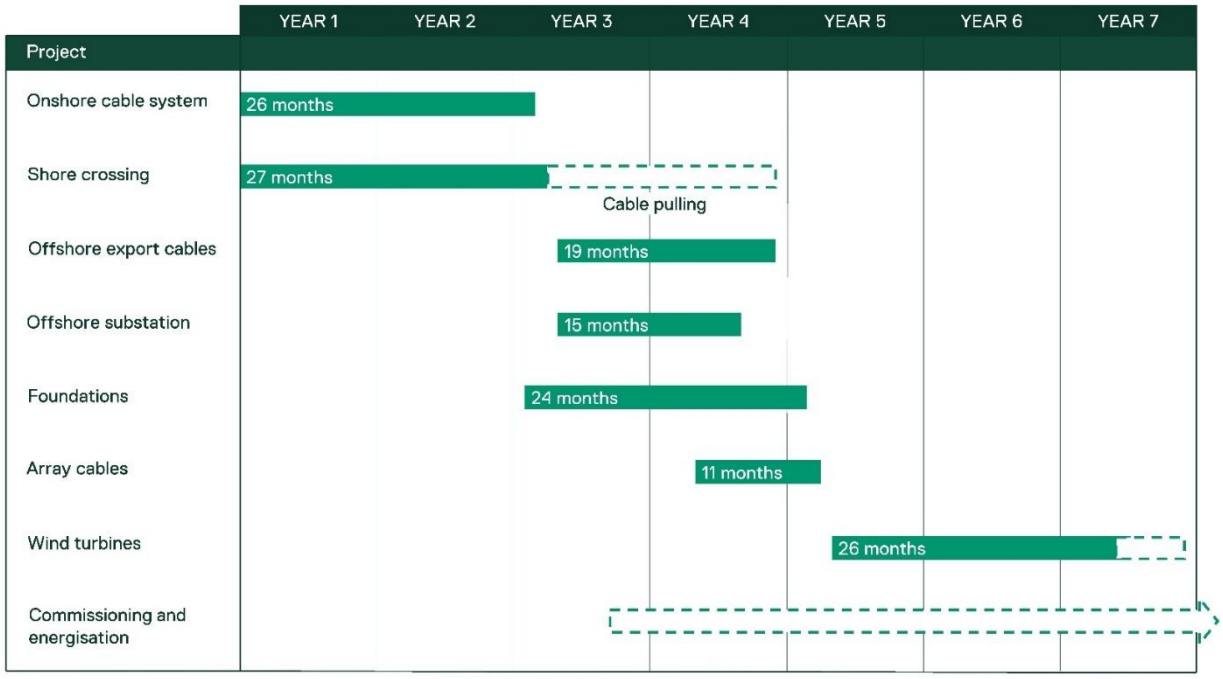

Figure 2-6 Indicative project construction schedule

2.8 Operational requirements

The underground cable system would be remotely monitored through control and condition monitoring systems. Routine access would be minimal, with testing required once or twice a year at the link pits located at each joint bay.

A small workforce would undertake periodic inspections and routine maintenance of the cable system using light service vehicles, including cable easement inspections to monitor and control vegetation and confirm compliance with easement terms.

2.9 Decommissioning

Decommissioning of onshore components would be planned and carried out in accordance with regulatory and landholder requirements current at the time. The decommissioning approach is expected to be agreed with regulators before project operations cease. The assessment of the project assumes current industry practices would be adopted.

To minimise disturbance, most below-ground infrastructure is expected to be left in place, with cable ends cut, sealed and securely buried. Surface infrastructure such as signage, markers, link and fibre pits may be removed if required by landholders or if environmental impacts arise.

3.0 Scoping

3.1 Study objective

The objective of this LUPIA is to *'…assess, avoid and minimise adverse effects on land use during construction, operation and decommissioning of the Project.'* This objective guides the approach to the assessment and the avoidance and minimisation of potential impacts.

3.2 EIS guidelines

The Guidelines for the Content of a Draft Environmental Impact Statement for Star of the South Offshore Wind Farm Project ('the guidelines') set out the requirements to allow the Commonwealth Minister for the Environment to make an informed decision on the approval of the project under the EPBC Act.

The aspects of the guidelines relevant to the LUPIA assessment are shown in Table 3-1 as well as where these items have been addressed in this report.

Table 3-1 EIS requirements addressed within this LUPIA

Requirement	Sections addressed
2.10.1 Commonwealth, State and local Government approvals The EIS must set out as far as practicable at this stage of the proposed action, the scope and likely schedule of applications and assessment requirements and whether the proposed action is in accordance with the various Commonwealth, State and local government statutory processes.	Section 6.4 provides the assessment criteria related to the land use and planning impacts of the project and Section 4.1 provides a summary of relevant legislation and project implications.
2.10.3. Other Requirements The EIS must include information on any other requirements for approval or conditions that apply, or that the proponent reasonably believes are likely to apply, to the proposed action. This must include: a. details of any local or Commonwealth, State Government planning scheme, or plan or policy under any local or State Government planning system that deals with the proposed action, including: - what environmental assessment of the proposed action has been, or is being, carried out under the scheme, plan or policy; and - how the scheme provides for the prevention, minimisation and management of any relevant impacts; b. a description of any approval that has been obtained from a State, Territory or Commonwealth agency or authority (other than an approval under the Act), including any conditions that apply to the action; c. a statement identifying any additional approval that is required; and d. a description of the monitoring, enforcement and review procedures that apply, or are proposed to apply, to the action.	Section 4.2 and Section 4.3 provide a detailed summary of the relevant planning scheme clauses and state and local policies relevant to the project. In addition, Section 6.4 provides the assessment criteria related to the land use and planning impacts of the project and Section 4.1 provides a summary of relevant legislation and project implications.

3.3 EES evaluation objectives and scoping requirements

The Scoping Requirements for Star of the South Offshore Wind Farm Environment Effects Statement ('scoping requirements') by the Minister for Planning, set out the specific environmental matters the project must address in order to satisfy the Victorian assessment and approval requirements.

The scoping requirements include a set of evaluation objectives. These objectives identify the desired outcomes to be achieved in managing the potential impacts of constructing and operating the project in accordance with the *Ministerial guidelines for assessment of environmental effects* under the EE Act.

The following evaluation objective is relevant to the LUPIA:

- *To avoid and minimise adverse effects on land use, social fabric of the community, local infrastructure, and local businesses and tourism during construction, operation and decommissioning of the Project.'*

The aspects from the scoping requirements relevant to the evaluation objective are shown in Table 3-2 as well as the location where these items have been addressed in this report.

Table 3-2 Scoping requirements relevant to the LUPIA

Aspect	Scoping requirement	Section addressed
Key issues	Potential disruption to existing and/or proposed land uses, with associated economic and social effects	Refer to Sections 7.2.1 and 10.0 for existing land use conditions and impact assessment. Refer to Technical Report Q: Business and tourism and Technical Report R: Social for economic and social effects.
	Potential effects on social cohesion resulting from disruption of existing networks or effects on community facilities and recreational activities	Refer to Sections 7.2.1 and 10.0 for existing land use conditions and impact assessment. Refer to Technical Report Q: Business and tourism and Technical Report R: Social.
	Potential economic and social effects from the project, such as through disruption of business, industry or tourism opportunities	Refer to Technical Report Q: Business and tourism and Technical Report R: Social.
Priorities for characterising the existing environment	Describe the project area and its environs in terms of land use (existing and proposed), residences, zoning and overlays and public infrastructure that support current and strategic patterns of economic and social activity	Refer to Section 4.5.5 for existing zone and overlay provisions, Section 4.5.7 for strategic future land use, Section 7.1 for regional context including existing infrastructure, and Section 7.2 for existing land use. Refer to Technical Report Q: Business and tourism and Technical Report R: Social for strategic patterns of economic and social activity.
	Describe the local community and social setting, including businesses and industry within the area	Refer to Technical Report Q: Business and tourism and Technical Report R: Social.
	Characterise tourism usage of the project alignment and its surroundings, including national parks and reserves	Refer to Technical Report Q: Business and tourism. Section 7.1.2.2 identifies areas of conservation (national parks and reserves) within study area.
Design and mitigation measures	Demonstrate whether the project is consistent with relevant planning scheme provisions and other relevant policies (including approved management plans for adjacent public land)	Sections 4.2, Section 4.3, and Section 9.0 for planning scheme provisions, public land management and impact assessment. Refer to Attachment III: Draft PSA for detailed assessment.

Aspect	Scoping requirement	Section addressed
	Outline measures to minimise potential adverse effects of the project and enhance benefits to the community and local businesses and industry	Refer to Section 6.6 for measures to minimise impacts. Refer to Technical Report Q: Business and tourism and Technical Report R: Social for community, businesses and industry benefits.
Assessment of likely effects	Identify potential long and short-term effects of the project on existing and potential land uses and public infrastructure	Refer to Section 7.1.4, Section 10.0, Section 11.0 and Section 12.0.
	Identify potential social impacts from the project, including through changes interfering with the current usages of private land and community facilities in the area	Refer to Technical Report R: Social.
	Identify potential economic effects of the project, considering direct and indirect consequences on employment, local and regional economy and industries in the area	Refer to Technical Report Q: Business and tourism.
	Identify potential impact on tourism and tourist attractions within the project area and surrounding natural reserves	Refer to Technical Report Q: Business and tourism.
Approach to manage performance	Describe proposed measures to mitigate, offset or manage social, land use and economic outcomes for communities living within the project area and its environs as well as proposed measures to enhance beneficial outcomes	Refer to Section 14.0 for measures to minimise impacts. Refer to Technical Report Q: Business and tourism and Technical Report R: Social for social and economic outcomes.

4.0 Evaluation framework

The assessment considers legislation, policy, and standards relevant to land use along with specific assessment criteria that have been derived for the purposes of the study.

4.1 Legislation

The legislation most relevant to this assessment is summarised in Table 4-1.

Table 4-1 Legislation, policy, guidelines, and standards relevant to the assessment

Document	Summary	Relevance to the project
Commonwealth government		
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	The EPBC Act is the Commonwealth's principal environmental protection and biodiversity conservation legislation. It provides for the conservation of biodiversity and the protection of the environment, particularly those aspects which are considered to be among the nine Matters of National Environmental Significance (MNES), including World Heritage Properties, National Heritage Places, Ramsar wetlands, nationally listed threatened species and ecological communities and listed migratory species. The EPBC Act states that 'controlled' actions, i.e. actions that are determined as likely to have a significant impact on a MNES are subject to assessment and approval under the EPBC Act.	The project is a controlled action requiring assessment and approval under the EPBC Act. The project would be assessed under an EIS.
Native Title Act 1993	The *Native Title Act 1993* provides a national system for the recognition and protection of native title for Aboriginal and Torres Strait Islanders and for its coexistence with the national land management system. Native Title may exist in areas where it has not been extinguished by an act of government and applies to Crown Land but not freehold land.	Development of the project on land where native title exists may affect project implementation and may trigger compensation for acts affecting native title. The Gunaikurnai people, represented by the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC), are recognised as native title holders by the National Native Title Tribunal (determination reference VCD2010/001) for a large area of Gippsland. Further details are provided in EES Technical Report K: Aboriginal cultural heritage.
Climate Change Act 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*	The project would support the *Climate Change Act 2022* in that it supports the transition of the electricity sector to lower emissions

Document	Summary	Relevance to the project
	• *Reducing net greenhouse gas emissions to zero by 2050.* These legislated emissions reduction targets play a substantial role in the development of new and updated government policy.	and renewable energy generation.
Victorian government		
Environment Effects Act 1978 (EE Act)	The EE Act contains a framework by which projects with the potential to have significant effects on the environment may require the preparation of an EES for assessment by the Minister for Planning. An EES may be required for declared 'public works' or works determined by the Minister for Planning to require an EES following referral. Where an EES is required, scoping requirements are issued by the Minister for Planning to guide the preparation of the EES. Once prepared it is placed on exhibition for public review and submission (typically for a period of 30 days). Public submissions can be considered in several ways by an inquiry panel appointed by the Minister for Planning. After considering all relevant submissions and conducting any necessary hearings, the inquiry panel's report is provided to the Minister for Planning to assess the environmental effects of the project to relevant statutory decision-makers to inform their decision whether to approve the project and, if so, on what conditions.	The project requires assessment through the preparation of an EES under the EE Act.
Planning and Environment Act 1987 (P&E Act)	The P&E Act is the primary legislative framework used to guide and regulate land use, planning, and development related matters within Victoria. In particular, the P&E Act provides the framework for planning schemes, which contain State and Local Government policy, together with a suite of zone, overlay and particular provisions that apply to each municipality in Victoria and which manage land use and development. The P&E Act requires land use and development to have regard to the objectives of planning in Victoria as set out in Section 4(1) of the P&E Act. The relevant objectives are: • *To provide for 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 historical interest or otherwise of special cultural value*	The P&E Act provides the context for the LUPIA. The construction and operation of the project would occur in the Wellington Shire and is subject to the requirements of the Wellington Planning Scheme A PSA would introduce a Specific Controls Overlay (SCO) and Incorporated Document to the Wellington Planning Scheme for the purposes of the project. A summary of the planning policy and controls relevant to the project is provided from Section 4.2 to Section 4.5.

Document	Summary	Relevance to the project
	• *To protect public utilities and other assets and enable the orderly provision of coordination of public utilities and other facilities for the benefit of the community* • *To facilitate development in accordance with the objectives set out above* *To balance the present and future interests of all Victorians.*	
Marine and Coastal Act 2018 (MaCA)	The MaCA sets out the Victorian Government's approach to planning and managing the marine and coastal environment by: • *Enabling protection of the coastline and the ability to address the long-term challenges of climate change, population growth and ageing coastal structures* • *Ensuring that partners work together to achieve the best outcomes for Victoria's marine and coastal environment.* Under Section 4 (1) of the MaCA, marine and coastal Crown land means the following, between the outer limit of Victorian coastal waters and 200 metres inland of the high-water mark of the sea: *a. Crown land (whether or not covered by water) to a depth of 200 metres below the surface of that land;* *b. any water covering the land referred to in paragraph (a) (above) from time to time.* Under subsection (2), and in addition to subsection (1), marine and coastal Crown land includes Crown land (whether or not covered by water) and any water covering that land to a depth of 200 metres below the surface of that land and that is: *a. more than 200 metres inland of the high-water mark of the sea; and* *b. reserved under the Crown Land (Reserves) Act 1978 for the purposes of the protection of the coastline.* The marine and coastal environment as stated at Section 5(1) means between the outer limit of Victorian coastal waters and five kilometres inland of the high-water mark of the sea and includes: *a. the land (whether or not covered by water) to a depth of 200 m below the surface of the land;* *b. the water covering the land referred to in paragraph (a) from time to time; and* *c. the biodiversity associated with the land and water referred to in paragraphs (a) and (b).* The marine and coastal environment also includes any additional land, water or biodiversity associated with the land and water if declared by the Governor in Council.	The project involves the use and development of marine and coastal environment as defined by the MaCA and must therefore apply the guiding principles and objectives of the Act. The project would also use and develop coastal Crown land (which includes the seabed) as defined by the MaCA and therefore requires consent for such use and development through application to DEECA.

Document	Summary	Relevance to the project
	Consent would be required for any works on marine and coastal Crown land. Section 68(3) of the Act states that if a planning permit application for use and development of, or works on, marine and coastal Crown land is referred to the Minister for Energy, Environment and Climate Change, the Secretary or the Department as a referral authority under the P&E Act, then the application is also considered an application for a consent under Section 68 of the MaCA.	
Environment Protection Act 2017 (EP Act)	The EP Act provides a legal framework to protect the environment and human health in Victoria, including the protection of air, land and water from pollution. The EP Act sets out the general environmental duty (GED) which requires all Victorians to take reasonable and practical steps to reduce the human and environmental health risks of their activities. The GED is a positive duty to proactively identify and manage environmental risk and is a shared responsibility of all Victorians. The GED establishes that businesses have a responsibility to reduce risk to human health and the environment through management of activities to reduce the risk of harm to human health and the environment from pollution and waste. The EP Act requires due consideration of the GED when conducting activities that pose a risk to human health and the environment. Industry must take reasonably practicable steps to eliminate or minimise these risks.	The EP Act requires due consideration of the GED when conducting activities that pose a risk to human health and the environment that arise from pollution or waste. Industry must take reasonably practicable steps to eliminate or minimise these risks.
Aboriginal Heritage Act 2006 (AH Act)	The AH Act primarily provides the protection of Aboriginal cultural heritage in Victoria. The AH Act requires that a Cultural Heritage Management Plan (CHMP) is required if: • *All or part of the activity area is an area of cultural heritage sensitivity; or* • *All or part of the activity is considered a high impact activity.* Section 49 of the AH Act states that a CHMP is required to be prepared when an EES under the EE Act is required in respect of any works. The CHMP must be prepared and approved prior to the commencement of works.	The study area includes Areas of Cultural Heritage Sensitivity (AACHS) and a range of known Aboriginal cultural heritage places. The project requires a CHMP under the AH Act and an assessment of Aboriginal cultural heritage impacts is presented in EES Technical Report K *Aboriginal cultural heritage*.
Heritage Act 2017 (Heritage Act)	The main purpose of the Heritage Act is to provide for the protection and conservation of places and objects of cultural heritage significance in Victoria. The Heritage Act establishes two registers, the Victorian Heritage Register (VHR) and the Victorian Heritage Inventory (VHI): • The VHR is a register of heritage places (including archaeological sites) and objects of state significance. Approval under the Heritage	There is one VHI listed site within the study area, discussed further in Section 7.1.5. An assessment of historic heritage impacts is presented in Technical Report L: Historic Heritage.

Document	Summary	Relevance to the project
	Act is required for any works to a registered place, including on registered land, unless it is determined to be exempt from the requirement for a permit • The VHI is a register of known non-Indigenous historical archaeological sites in Victoria. The consent of Heritage Victoria is required prior to any activity that would result in the excavation of or disturbance to an archaeological site or its objects included on the VHI.	
Crown Land (Reserves) Act 1978	• The *Crown Land (Reserves) Act 1978* allows the government to set aside Crown land for public use, including recreation, conservation, and infrastructure. It establishes rules for managing and using these reserved lands, often managed by Parks Victoria. The Act provides a framework for appointing committees of management and outlining their powers	The project alignment intersects Crown land at the shore crossing.
Electricity Industry Act 2000	• The Electricity Industry Act 2000 regulates the Victorian electricity supply industry and requires those who generate, transmit, distribute, supply or sell electricity to obtain a licence from the Essential Services Commission of Victoria or a licence exemption.	The project proponent is a declared offshore wind energy generation company.
Energy and Public Land Legislation Amendment (Enabling Offshore Wind Energy) Act 2024	• The Act amends the *Crown Land (Reserves) Act 1978*, *Land Act 1958*, and *Forests Act 1958* to establish a new category of licence, issued by the Minister for Environment or their delegate under each Act, to allow offshore wind developers to access and occupy public land to undertake feasibility studies to assess the suitability of placing connection assets in particular locations. • The Act amends the *National Parks Act 1975* to allow access to land managed under the *National Parks Act 1975* for the purpose of transmitting or distributing energy. • The Act amends the *Electricity Industry Act 2000* to allow the Minister for Energy to declare a company to be an offshore wind energy generation company to allow offshore wind developers to access public land in the same way onshore generation companies can.	The project proponent is a declared offshore wind energy generation company.
Land Act 1958	• The *Land Act 1958 (Vic)* governs land administration and management in Victoria, particularly concerning Crown land and its dealings. Leasing of substratum land in Victoria can be done under the *Land Act 1958 (Vic)*, specifically under Section 134A, which allows for leasing of strata (levels) of Crown land.	The project alignment intersects Crown land at the shore crossing.

Document	Summary	Relevance to the project
National Parks Act 1975	• Crown land in Victoria predominantly comprises national parks and state forests. National parks crown land is managed under the *National Parks Act 1975*. • This Act enables leases to be granted over Crown land, including land reserved for commercial, recreational and other land uses.	The project may require the establishment of leases over national parks Crown land.
Forests Act 1958	• The *Forests Act 1958* primarily deals with the management and utilization of State forests and timber reserves in Victoria	The project is adjacent to state forest Crown land and consultation may be required with the Minister for Environment who is responsible for the administration of the *Forests Act 1958*
Subdivision Act 1988	The *Subdivision Act 1988* is used to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.	The project would likely require the establishment of easements along the project alignment.
Land Acquisition and Compensation Act 1986	• The primary purpose of the Land *Acquisition and Compensation Act 1986* (LACA) is to establish a fair, transparent and consistent legal framework for the compulsory acquisition of land by Victorian government authorities and for determining compensation payable to affected landowners.	If the project requires the compulsory acquisition of land, the LACA would be used to enable this process and determine compensation required.
Water Act 1989	• The *Water Act 1989* provides the legal framework for managing Victoria's water resources. The purpose of the Act is, relevantly, to: - Promote the equitable and efficient use of our water resources - Make sure our water resources are conserved and properly managed for the benefit of all Victorians - Maximise community involvement in the making and implementing of arrangements relating to the use, conservation or management of water resources.	The project would intersect with water channels. A works on waterways permit would be required for all waterway crossings, waterway diversions and works on the floodplain.
Roads Management Act 2004	• The *Road Management Act 2004 (Vic)* establishes a framework for managing public roads in Victoria. It outlines processes for managing works in road reserves and clarifies civil liability for road management. The Act also covers issues like road ownership, public access, and the use of road reserves for utility and public transport infrastructure.	The project alignment intersects roads managed by the *Roads Management Act 2004* and consent for works would be required.

Document	Summary	Relevance to the project
Pipelines Act 2005	• The *Pipelines Act 2005* (Vic) governs the construction and operation of pipelines carrying liquid and gaseous fuels and other industrial products at high pressure in Victoria. It aims to facilitate pipeline development, ensure public safety and minimize environmental impacts.	The project alignment may intersect with existing pipelines.
Renewable Energy (Jobs and Investment) Act 2017	• The *Renewable Energy (Jobs and Investment) Act 2017 (Vic)* supports job creation in clean energy industries, ensuring economic benefits for regional communities and supports Victoria's clean energy transition, reinforcing policies like offshore wind development and aligning with net-zero emissions goals.	The project supports economic growth through the provision of large-scale renewable energy.
Climate Action Act 2017	• The *Climate Action Act 2017* provides Victoria with the legislative foundation to manage climate change risks, maximise the opportunities that arise from decisive action, and drive Victoria's transition to a net zero emissions, climate-resilient community and economy by 2045.	The project is aligned with the objectives of the *Climate Action Act 2017* as it enables renewable energy generation and integration.

4.2 Commonwealth and State policy and guidelines

Table 4-2 summarises the policy of relevance to the project in the context of this LUPIA. An assessment of the project against the relevant policies is provided at 9.1.

Table 4-2 Policies relevant to the assessment

Document	Summary	Relevance to the project
Commonwealth		
Powering Australia and Rewiring the Nation (DCCEEW, 2022)	Powering Australia is the Australian Government's plan focused on creating jobs, cutting power bills and reducing emissions by boosting renewable energy. In accordance with commitments in Powering Australia, the Australian Government established the Rewiring the Nation program to expand and modernise Australia's electricity grid.	The project supports the plan by boosting renewable energy production and reducing emissions.
2021 Australian Infrastructure Plan (Infrastructure Australia, 2021)	This plan includes identifies recommendations for infrastructure projects to create a "*stronger Australia*". Included in this are 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*".	The project would support the key directions of this plan by developing new electricity infrastructure that would help to expand and modernise Australia's network and transition to renewable energy.
Victorian		
Victoria's draft 30-year Infrastructure Strategy 2025-2055 (Infrastructure Victoria, 2025)	Infrastructure Victoria updates Victoria's 30-year infrastructure strategy every 3 to 5 years. The draft 2025-2055 strategy follows on from the 2021-2050 strategy and provides a practical plan for the policies, reforms and projects that can deliver many benefits to Victoria's communities, economy and the environment over the coming decades. The final strategy will be tabled in the Victorian Parliament in late 2025.	The Project would support the Strategy by providing infrastructure that facilitates the transition to renewable energy.
Offshore Wind Energy Victoria (OWEV) Implementation Statement Four (DEECA, 2025)	The Offshore Wind Energy Victoria (OWEV) has been established as the gateway for industry, stakeholder and community engagement as the State Government plans for the future of the offshore wind industry. *Implementation Statement 4* is the most recent update provided by OWEV and outlines the key milestones achieved in regard to state legislated offshore wind targets and major project announcements. Most relevant to this LUPIA are the following Notices regarding VicGrid-led transmission infrastructure: • *VicGrid is leading the development of a coordinated connection hub for offshore wind generators in Gippsland and new transmission to connect offshore wind energy projects to the grid.* • *VicGrid will confirm a preferred transmission corridor in the first half of 2025 to ensure that*	The Project is located within the Gippsland offshore wind declared area and would connect into the VicGrid connection hub.

Document	Summary	Relevance to the project
	offshore wind transmission infrastructure meets the timing commitments set by the Victorian Government – targeting delivery by 2030. • *VicGrid would take a coordination role with offshore wind developers in the area between the Gippsland coast and the proposed VicGrid connection hub.*	
2025 Victorian Transmission Plan (VicGrid 2025)	The *2025 Victorian Transmission Plan* (VTP) sets out the plan for Victoria's renewable energy zones and the transmission infrastructure required to enable an orderly energy transition. The VTP is a long-term plan based on a future energy mix that responds to changing needs as coal-fired power stations close, meets growing demand from new sources such as data centres, clean fuel production and electric vehicles and meets Victoria's targets for renewable generation, storage and offshore wind. The plan is based on scenarios identified in the VTP Guidelines published in 2024 and is designed to be flexible as the energy needs of Victorian homes and businesses change in the future. The VTP sets out: • **Proposed renewable energy zones**, which are areas identified as most suitable to host new onshore renewable generation and storage. • **Proposed new transmission** investments required in the next 15 years to support renewable energy zone development and deliver network security and reliability. • **A proposed renewable energy zone** on Gippsland's shoreline, which is needed to support offshore wind connection assets. There are seven proposed REZs in Victoria, covering 7% of the State's land. The REZs are areas identified as suitable for new renewable development.	The VTP provides context for the project. The Gippsland Shoreline REZ is applicable to the project alignment. The project supports Victoria's transition to achieving net zero emission target, expanding renewable energy capacity and supplying affordable, reliable electricity to Victorian consumers. The VTP REZ are shown in Figure 4-2.
Plan for Victoria (DTP, 2025)	*Plan for Victoria* provides a plan to addresses current and future issues and opportunities for all of Victoria. The plan ensures that all Victorians benefit from changes in the global economy and supports regional and rural Victoria to lead the way in Victoria's energy transition - benefiting from sustainable jobs - and prioritising access to affordable, reliable energy supply.	Plan for Victoria seeks to ensure sustainable energy is prioritised in line with the VTP by recognising the land preferred for renewable energy and transmission infrastructure in planning schemes.
Cheaper, Cleaner, Renewable: Our Plan for Victoria's Electricity	*Cheaper, Cleaner, Renewable: Our Plan for Victoria's Electricity Future* sets out the state government's plan for delivering Victoria's future energy system and reaching the target of 95 per cent renewable generation by 2035.	The plan provides context for the Project and demonstrates alignment with the long term goals for renewable energy.

Document	Summary	Relevance to the project
Future (DEECA, 2024)	The plan outlines the policies and programs that are in place to deliver the increased capacity and highlights the investment and job opportunities arising from it.	
Offshore Wind Energy Victoria (OWEV) Implementation Statement Three (DEECA, 2023)	Implementation Statement Three outlines the parameters for the proposed support package for the first tranche of offshore wind projects in Victoria. The Implementation Statement includes key updates in relation to Procurement, Transmission, Protections of the environment and legislation and regulatory reform. Most relevant to this LUPIA are: • Protecting Our Environment: Confirms that planning for offshore wind development in Victoria will be guided by the current approval process including the EPBC Act, EE Act and the MaCA Legislation and Regulatory Reform: A fit-for-purpose regulatory framework is being developed to support the industry to ensure the environment is protected as the industry grows. Existing frameworks to protect the marine and coastal environments would apply, and information products and tools are being developed to specifically support planning for offshore wind energy.	The document confirms that the current approvals process (i.e., guided by the EPBC, EE Act, and MaCA) would be used to assess offshore wind projects in Victoria. The project supports Victoria's goal to generate at least 2 GW of offshore wind by 2032.
State Electricity Commission (SEC) Strategic Plan 2023 - 2035 (SEC, 2023)	The SEC *Strategic Plan 2023-2035* seeks to *accelerate Victoria's transition to and affordable, reliable, equitable and zero-emissions electricity system that enables decarbonisation across the economy, in partnership with Traditional Owners, the private sector and in coordination with government initiatives.* The Plan is guided by the following strategic pillars: • *Invest to accelerate the energy transition* • *Support the switch to all-electric households* • *Build a renewable energy workforce.* The SEC states their role as a market participant and will invest in both renewable energy generation including wind to supply customers with affordable, reliable renewable energy. The SEC will invest an initial one billion dollars towards building 4.5 gigawatts (GW) of new power through renewable energy and storage projects. Additionally, the SEC will create 59,000 jobs to help deliver the infrastructure and services needed to get the state to 95 percent renewable energy by 2035. The roadmap to achieving economy wide net-zero greenhouse gas emissions is flagged by two offshore wind-related targets: • *Generate four GW capacity from offshore wind by 2035* *Generate nine GW capacity from offshore wind by 2040.*	This document provides context for the project and reasonings for why it is required to support long term goals for renewable energy.

Document	Summary	Relevance to the project
Offshore Wind Policy Directions Paper (DELWP, 2022)	The Offshore Wind Policy Directions Paper outlines Victoria's vision for delivering Australia's first offshore wind project with a goal of establishing new opportunities for Victorian businesses and industry, create quality jobs, drive economic growth and innovation, and accelerate decarbonisation targets. The Paper sets a state-wide target of 9GW of offshore wind energy generation by 2040. The paper identifies Gippsland as an attractive location for offshore wind projects due to the strength and consistency of wind speeds, large area of shallow ocean, ports in locations that can support construction, operation, and maintenance and a strong transmission grid.	The paper identifies the project as an offshore wind project supported through the Energy Innovation Fund, and as part of the first offshore wind tranche is a critical step to a thriving new industry in Victoria. The project would support identification of supply chain, regulatory and transmission challenges to be worked through which would ensure Victoria has the capacity to scale up the offshore wind sector in future tranches and meet future renewable energy demand.
Victoria's Climate Change Strategy (DELWP, 2021)	*Victoria's Climate Change Strategy* sets out the state's plan to further reduce emissions whilst simultaneously creating new opportunities and jobs. The document lists a five-point plan which supports: • Transformation of the electricity system with renewable energy • Decarbonising gas use • Community investment in renewable energy • Next generation energy inclusive of batteries and offshore wind power. The strategy identifies six Renewable Energy Zones (**REZ**) across the state, and the project is located within one of zones which is supported by a $540 million renewable energy fund. Plan two, *'Innovation for the future'* acknowledges that Victoria has advantageous offshore wind in Australia and the world. The Strategy introduced the $108 million Energy Innovation Initiative which will fund technologies such as offshore wind.	This document provides context for the project and why it is required to support long term aspirations for renewable energy. The Gippsland REZ is of relevance to the project which contains wind infrastructure and the VicGrid connection hub and transmission line to connect offshore wind energy off the Gippsland coast to the electricity grid.
Victoria's Infrastructure Strategy 2021-2050 (Infrastructure Victoria, 2021)	*Victoria's Infrastructure Strategy 2021-2050* 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.	The project would support the Strategy by providing infrastructure that facilitates the transition to renewable energy.
Renewable Energy Action Plan (DELWP, 2017)	Victoria's *Renewable Energy Action Plan* establishes Victoria's long-term renewable energy policy agenda and pathway. The plan states that Victoria's renewable energy target is to be 25 per cent renewable energy generation by 2020 and 40 per cent renewable energy	The project is part of the growing renewable energy sector and upon completion, would contribute to achieving

Document	Summary	Relevance to the project
	generation by 2025. In addition, under the *Renewable Energy (Jobs and Investment) Act 2017*, Victoria legislated the renewable energy target of 50 per cent by 2030. The plan identifies that Victoria has opportunities for significant offshore wind exploration along with the following actions: • *Setting and delivering on ambitious and achievable renewable energy targets* • *Streamlining renewable energy project processes and approvals* *Supporting investment in the new energy technologies sector.*	the state's renewable energy targets.
Victoria's Regional Statement (State of Victoria, 2015)	*Victoria's Regional Statement* identifies the diverse aspects of Victoria's regional economy, including food, fibre, tourism, manufacturing, and natural resources. The Statement identifies that Government supports *'sustainable enterprises such as nature-based tourism, resource recovery / recycling industries and clean and innovative industries that have a natural home in the regions, such as new energy technology.'* Further, the statement identifies that the Victorian Government is committed to a $20 million fund (New Energy Jobs Fund) to support Victorian-based new energy technology projects that create a or preserve long term sustainable jobs. The statement specifically identifies the Gippsland region as traditionally deriving its growth from '*its strengths in natural resources, energy, agriculture and forestry, manufacturing and tourism.'* In addition, *'the region produces around 90 per cent of Victoria's electricity.'* The Statement identifies that the next steps in Gippsland include *'developing a more diverse economy'* while also identifying *'opportunities or environmental protection and enhancement that will improve liveability*.'	The project is located within the Gippsland region. The document provides broader policy context for the LUPIA.
Strong, Innovative, Sustainable: A New Strategy for Agricultural in Victoria (DELWP, 2020)	The *Strong, Innovative, Sustainable: A New Strategy for Agricultural in Victoria* identifies areas for government focus and investment within the agricultural industry. By 2023, the Strategy aspires for Victoria to become: • *An engine of growth for the Victorian economy: attracting investment, supporting jobs and helping communities thrive* • *Creative, resilient and responsive to challenges and opportunities, capitalising on technological advancement and new ways of doing things* • *A front runner in low-emission food and fibre production* • *Australia's agriculture exports centre, providing high-quality, sought after agriculture produce to diverse markets around the world*	The onshore component of the project would traverse agricultural land. The LUPIA considers agricultural land use in Section 7.2.1.

Document	Summary	Relevance to the project
	• *Home to diverse and innovative careers, attracting the best and brightest to our farms and regions.* • The strategy seeks to achieve its vision; *'A Victorian agriculture sector that is strong, innovative and sustainable'* by recovering, growing, modernising, protecting and promoting. Key commitments include positioning Victoria as a leader in low-emission agriculture and ensuring Victorian agriculture is well-placed to manage climate risk and continues to be productive and profitable under a changed climate.	
Electricity Transmission Lines: Bushfire Management and Community Safety (Victorian State Government, 2022)	The *Electricity Transmission Lines: Bushfire Management and Community Safety document* provides guidance on how the safety of the community can be assured during the development of an electricity transmission network – from design to decommissioning. It is guided by Section 98 of the *Electricity Safety Act 1998 (Vic)* which sets out general duties of transmission companies to design, construct, operate, maintain, and decommission its supply network (including transmission lines) to minimise where possible: • *The hazards and risks to the safety of any person arising from the supply network;* • *The hazards and risks of damage to the property of any person arising from the supply network' and;* *The bushfire danger arising from the supply network.*	This document provides specific guidance in relation to community safety and bushfire management for transmission infrastructure.
Land Management Strategy (Parks Victoria, 2022)	The *Land Management Strategy* seeks to underpin park planning and other park management activities. The strategy identifies eight integrated long-term outcomes being: 1. *Managing Country Together* 2. *Protecting Victoria's Natural Riches* 3. *Adapting to Climate Change* 4. *Enriching the Visitor Experience* 5. *Managing the Landscape through Partnerships* 6. *Recognising Connections to Place* 7. *Contributing to the Visitor Economy* 8. *Managing Infrastructure and Operations*	The LUPIA considers parks and other natural assets relevant to the project which are further detailed in Section 7.1.2.
Marine and Coastal Strategy (DELWP, 2022)	The Marine and Coastal Strategy identifies actions to achieve the Policy's vision and is the first of three five-year strategies. It outlines priority actions for the next five years that lay the foundations to achieve the intended outcomes of the Policy over the next 15 years. The Strategy also outlines timeframes and responsibilities for delivery. Together with the Marine and Coastal Policy and MaCA, these documents play lead roles in the management and maintenance of the health of Victoria's marine and coastal environment.	The project involves the use and development of marine and coastal environments. The Strategy identifies offshore wind projects as an emerging industry that would be supported by long-term Marine Spatial Planning.

Document	Summary	Relevance to the project
	The Strategy sets out six actions: 1. *Supporting Traditional Owners to embed their rights and obligations into planning and management of the marine and coastal environment* 2. *Improving the condition and ecological connectivity of habitats and respecting and caring for marine and coastal areas* 3. *Adapting to impacts of climate change* 4. *Supporting sustainable use and development of the marine and coastal environment* 5. *Implementing the Marine Spatial Planning Framework to integrate long-term planning for different uses in the marine environment* 6. *Identifying the resource needs and funding for sustainable marine and coastal management.* Activity 4.8 of the Strategy seeks to implement the *Victorian Offshore Wind Strategy 2022-2029* that: • Aligns with Traditional Owner objectives and assertions for Country • Applies the guidance, approach and processes in the Marine Spatial Planning Framework. • Incorporates visual impact and marine and airborne noise assessments • Aims to achieve best practice environmental management consistent with the Policy • Acknowledges the needs of other marine users including shipping, fisheries and military • Works collaboratively with the Commonwealth Government, Australian Energy Market Operator (AEMO), VicGrid, port authorities, offshore wind developers and industry participants • Supports Victoria's transition to achieving net zero emission target. No official update reports have been published by DELWP (or DEECA). It is noted that the Offshore Wind Strategy Offshore Wind Strategy has not yet been implemented. However, the Offshore Wind Policy Directions Paper was published by DELWP in 2022 and is further explored in Section 9.1.	
Marine and Coastal Policy (DELWP, 2020)	The *Marine and Coastal Policy* aims to guide decision makers in the planning, management, and sustainable use of coastal and marine environments. It provides direction to decision makers including local councils and land managers on a range of issues such as dealing with the impacts of climate change, population growth and ageing coastal structures. The policy applies to the planning and management of all private and public land and waters between the outer limits of the Victorian coast and five kilometres	The project involves the use and development of marine and coastal environments. The project relies on the environment to generate renewable energy and should adhere to relevant policies in the Marine Spatial Planning Framework.

Document	Summary	Relevance to the project
	inland of the highwater mark, including 200 metres below the surface of that land. The policy includes a Marine Spatial Planning Framework which guides long term planning and management of Victoria's marine environment in an integrated and coordinated way.	
Accelerating The Renewable Future of Latrobe Valley and Beyond (Minister for Energy, Environment, and Climate Change, March 2022)	The State Government has accounted nine renewable energy projects totalling two million dollars in investments as part of the Latrobe Valley Energy and Growth Program (LVEGP). The funding will support diverse projects creating and supporting renewable energy jobs in a range of sectors. This will include, floating solar, geothermal, hybrid battery systems and renewable energy manufacturing. The funding will go to other renewable projects in the general vicinity including, Lardner Park for a floating solar project and to *Sunny Afternoons Solar* for solar installs across various farms in the Latrobe Valley.	This report considers other major projects of relevance to the project. These major projects provide an indication of potential future land use of the Gippsland region and are further discussed in Section 13.0.
Gippsland Regional Economic Development Strategy (Victoria State Government, 2022)	The *Gippsland Regional Economic Development Strategy* lays out the medium-to-long-term strategic directions for driving economic growth and development across the region. The Strategy is informed by local work and strategies to identify economic development priorities and provide a platform to increase the visibility of these priorities and support the regional community. One of the region's strategic directions is to '*Pursue opportunities emerging from energy industry transition, including in clean and renewable energy and earth resources.'* The Strategy emphasises the unique opportunities to develop offshore wind generation as one of the region's comparative advantages in the form of natural endowments. The strategy identifies the availability and affordability of housing as an enabling factor for the economic growth of the region by determining the region's ability to attract and retain staff. There is opportunity for Gippsland to be at the forefront of new technologies or developments as global momentum continues to increase the demand for renewable energy. The Strategy also underlines that the renewable energy sector has planned significant capital expenditure in Gippsland.	The project represents a major opportunity to support the transition from non-renewable to clean energy in Gippsland.
Central and Gippsland Region Sustainable Water Strategy (DELWP, 2022)	The *Central and Gippsland Region Sustainable Water Strategy* sets out policy direction and outlines actions for securing the region's long-term water supplies to protect the jobs, farms, ecosystems, communities and Traditional Owners that rely on them. Action 3.1 of the Strategy *is 'Increasing desalination supplies.'* The Strategy outlines that in line with the net zero greenhouse gas emissions target by 2050, any new	The project is strongly aligned with the state's renewable energy and emissions reduction targets. Refer to Technical Report U: Seascape, landscape and visual which

Document	Summary	Relevance to the project
	water supplies will need to use renewable energy, or offset the energy used. The latest development to this document is the Central and Gippsland Region Sustainable Water Strategy 2023 Progress Report (DEECA, 2023) which outlines that Action 3.1 has been partially achieved with an ongoing timeframe.	discusses how the project aligns with environmental, sea, and landscape values.

Gippsland Regional Plan 2020-2025 (Regional Development Victoria, 2020)	The *Gippsland Regional Plan* is a long-term strategic plan for improving the economic, social, cultural and environmental outcomes for the Gippsland Region and the community. This plan supports the *Gippsland Regional Growth Plan* (2014).
	
	The plan acknowledges Gippsland's longstanding role in power generation and its strategic position as a prime location for renewable energy. It lists *'Renewable, clean and community energy initiatives'* as a priority, providing *'Onshore and offshore wind farms'* as an example project. Gippsland is described as an emerging clean electricity region, where several mentions of offshore wind are noted. Additionally, the plan notes that the region is advantageous for renewables due to its extensive high-capacity electricity transmission network and power industry trained workforce. The plan states that to maintain current levels of liveability careful planning is required to ensure provision of appropriate housing stock to accommodate future populations.
	
	Strategic directions and actions are relevant to the project include:
	
	• *2.1 Addressing climate change and managing land and water for a sustainable future*
	  - *2.1.3 Advocate for Gippsland to be declared a Renewable Energy Zone (REZ)*
	  - *2.1.4 Progress sustainable renewable and clean energy investments through Gippsland*
	  - *2.16 Review and update policy, planning and regulatory settings to enable large and small-scale renewable and clean energy*
	• *2.3 Using Gippsland's resources responsibly and efficiently.*
	
	No official update reports have been published by either the Gippsland Regional Plan Leadership Group or Regional Development Victoria. However, it is noted that Action 2.1.3 has been achieved with the declaration of Gippsland as a REZ in 2021.
		The project seeks to contribute to the achievement of the region's climate and emissions targets. It is directly aligned with strategic directions and actions in the strategy.

Gippsland Regional Growth Plan (Victoria State	The Gippsland Regional Growth Plan addresses a wide range of challenges in Gippsland by recognising the regions assets of regional significance and putting in place an integrated planning framework to direct	The project is located within the Gippsland region. The document

Document	Summary	Relevance to the project
Government, 2014)	and manage sustainable growth. The plan establishes policy to guide the use and preservation of assets and identifies that energy is a key sector that drives the Gippsland economy and creates significant benefits for employment, exports and wealth creation. The plan identifies Latrobe Valley as the centre of the region's plant and electricity distribution network. The plan acknowledges that Gippsland's energy in the immediate term is closely linked to brown coal deposits but that there are 'opportunities to develop renewable energy resources as part of a long-term strategy to maintain Gippsland as Victoria's energy hub.' A key strategy for future land use outlined by the plan is to prepare a housing strategy for Gippsland to investigate opportunities to achieve diverse and affordable housing within major cities and centres that meets the needs of the community. Figure 4-1 presents the *Gippsland Regional Growth Plan.*	provides broader policy context for the LUPIA.
Guidelines for the removal, destruction or lopping of native vegetation (DEECA, 2025)	The *Guidelines for the removal, destruction or lopping of native vegetation* set out and describe the application of Victoria's state-wide policy in relation to assessing and compensating for the removal of native vegetation, including the assessment of impacts from removing native vegetation on biodiversity and other values and how offsets are calculated and established to compensate for the loss in biodiversity value from the removal of native vegetation. The guidelines are incorporated into all planning schemes in Victoria. This means that the guidelines (as relevant and appropriate): • Must be considered by planning authorities when preparing a PSA • Must be considered by responsible authorities when making decisions in relation to development plans • Must be applied when a permit is required under Clauses 52.16 or 52.17 of Planning Schemes • Must be applied when developing a Native Vegetation Precinct Plan (NVPP) May be considered in other planning decisions to meet state-wide objectives for native vegetation protection and management.	This guideline supports assessment of native vegetation removal which is proposed as part of the project.

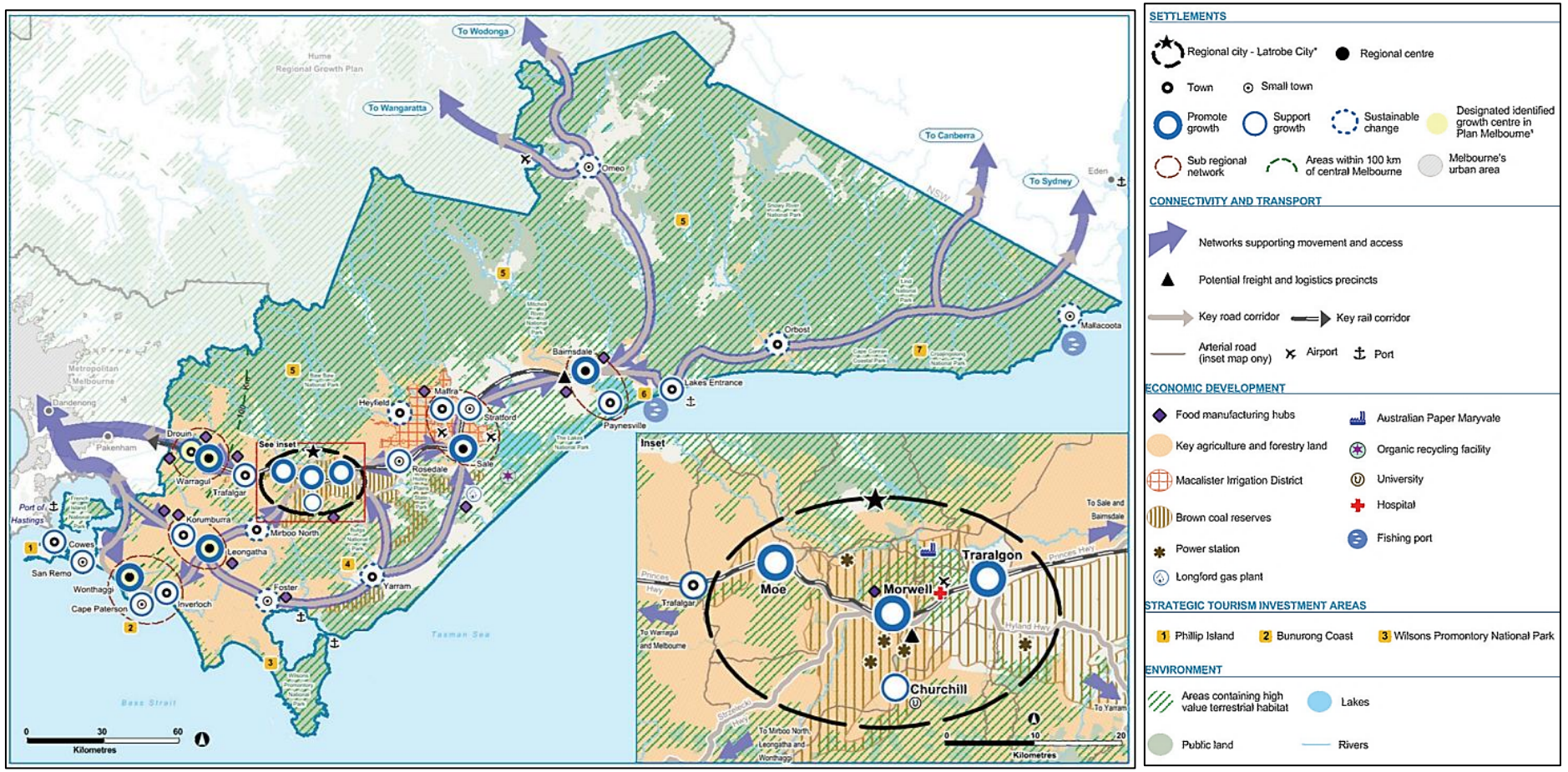

Figure 4-1 Gippsland regional growth plan (Gippsland Regional Growth Plan, 2014)

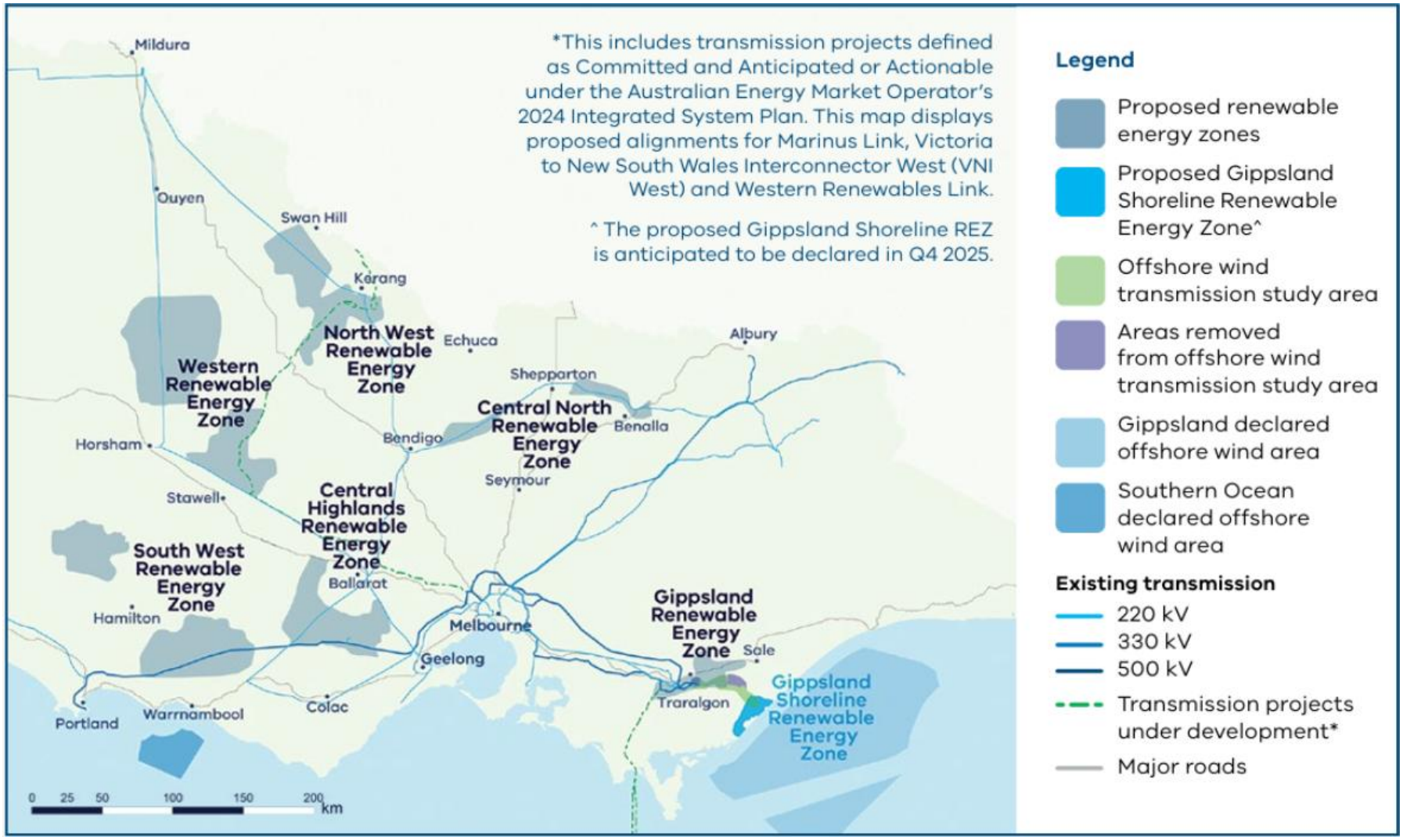

Figure 4-2 Victoria's REZ (VicGrid, 2025)

4.3 Local policy and guidelines

Table 4-3 summarises the policy of relevance to the project in the context of this LUPIA. An assessment of the project against the relevant local policies is provided at 9.1.

Table 4-3 Local policies relevant to the assessment

Document	Summary	Relevance to the project
Council Plan 2021-25 (Wellington Shire Council, 2021)	The *Council Plan 2021-25* outlines strategic objectives and sets out measurable actions for the municipality. The objectives and actions build on those presented in the *Council Plan 2017*-21 and align with the community's aspirations and expectations identified in *Wellington 2030* through the lenses of communities, services and infrastructure, natural environment, lifelong learning, economy and organisational. Relevant directions, outcomes and key initiatives and priorities to achieve the outcomes include: • *Environment and Climate Change* - *Assist community to transition to a low carbon economy via adoption of sustainable practices and renewable energy by advocating for offshore wind projects to be declared the first renewable energy zone and helping to build a diverse and resilient energy economy* • *Economy and Sustainable Growth* - *A diverse economy that creates jobs and opportunities by encouraging and facilitating investment in local industries with the potential to generate significant economic growth, including renewables, this includes encouraging modernisation and identifying supporting industries.* • *An increase in variety of housing choice to support equitable access to housing* - Satisfy housing demand by facilitating the development of a range of living settings and lifestyle choices including response to an ageing demographic and facilitating affordable and social housing models. Promote and facilitate appropriate land release/ incentives and subsequent housing development in growth areas, being guided by sustainable development principles. The *Council Plan 2021-25 Progress Update Report Quarter 4* (Wellington Shire Council, June 2024) identifies Major Initiative (1.2.3) which was to '*advocate alongside our renewable energy industry and community to secure priority transmission upgrade funding and aim for the area for our offshore wind projects to be declared the first renewable energy zone'* as complete. In December 2022, an area in the Bass Strait off the coast of Gippsland was declared suitable for offshore renewable energy.	The project is located within the Wellington Shire.

Document	Summary	Relevance to the project
Gippsland's Clean Energy Future: Through Investment and Growth (Committee for Gippsland and Regional Development Australia Gippsland, 2021)	This document outlines the unique offerings of Gippsland as a clean energy provider, highlighting the opportunities for investment and setting out the required support. The document reiterates Gippsland's major opportunities for wind power and suitability to current offshore wind technology.	The project is listed within the document as one of the growing large scale renewable projects.
Gippsland 2035 – Latrobe Valley and Gippsland Transition Plan (Latrobe Valley Authority, 2023)	The *Gippsland 2035 – Latrobe Valley and Gippsland Transition Plan* presents a strategy for the economic and social transformation of Gippsland. It focuses on addressing the challenges posed by structural transitions in industries such as mining and utilities while fostering growth in sectors like health care, construction, and education. Gippsland's designation as a Renewable Energy Zone (REZ) provides an opportunity to develop local supply chains focused on local manufacturing and construction, along with ongoing maintenance. The plan highlights that renewable energy projects create jobs and new opportunities for manufacturing and specialized services along the supply chain. Large-scale wind and solar projects offer diversification opportunities for local businesses.	The plan highlights the project as a significant initiative in the region's renewable energy development.
Sustainability Strategy 2020-2024 (Wellington Shire Council, 2020)	The *Sustainability Strategy 2020-24* sets out Wellington Shire Council's commitment to environmental sustainability. The strategy incorporates community aspirations set out in *Wellington 2030* to outline how Council will improve sustainability within its own operations and how it will support and advocate on behalf of the community. The strategy reiterates Gippsland as a key growth area for renewable energy due to its availability of distribution infrastructure. The following themes and strategy objectives are of relevance to the project: • *Accelerate renewable energy uptake, low carbon building development and efficient operations to reduce greenhouse emissions from council operations in line with set targets* • *With support from key stakeholders, help community, business and industry reduce greenhouse gas emission through reductions in energy consumption, increase uptake of renewable energy power generation and adoption of low carbon agriculture, through education and awareness raising.*	The project is located within the Wellington Shire.

Document	Summary	Relevance to the project
Wellington 2030 (Wellington Shire Council, 2017)	*Wellington 2030* outlines the community's vision for the future. Through the lenses of communities, services and infrastructure, natural environment, lifelong learning, and economy the following visions were identified: • *'We strive for good health, feel safe in our communities and are prepared for natural disasters* • *Wellington has a built environment that is sustainable, appropriate, accessible and responsive to the community* • *Wellington's natural environment and landscape is clean, diverse, beautiful, accessible and protected* • *Wellington has a wealth of diverse industries providing employment opportunities for all. There is growth in the Wellington population and economy which is balanced with the preservation of our natural environment and connected communities.'*	The project is located within the Wellington Shire. .
Wellington Renewable Energy Impact & Readiness Study (Urban Enterprise, 2023) for Wellington Shire Council	The *Renewable Energy Impact and Readiness Study* was commissioned by Wellington Shire Council and adopted by Council in March 2023. The *Wellington Renewable Energy Impact & Readiness Study* provides an assessment of the planned renewable energy investment in the Wellington Shire, and analyses the associated labour demand, supply chain considerations, infrastructure needs, and land use needs. The study identifies the economic and spatial opportunities and constraints expected to result from the planned projects. It also identifies actions for Council to facilitate investment to maximise economic benefits and minimise potential issues. The main themes of opportunity and impact considered in the study of relevance to the project are: • *Supply-chain, jobs and skills* - There is a shortage of labour and general skills gap for the renewable energy sector but there is an existing workforce with skills that can be adapted and transferred to renewable energy project • *Housing and accommodation* - There is an existing shortage of rental housing relative to demand in Wellington Shire. There has been limited residential development in southern Wellington in recent years. Currently, parts of the Shire would not be able to accommodate any additional demand for housing which arises as a result of renewable energy projects. Housing demand during the construction	The project is a planned renewable energy investment in Wellington Shire, with potential to have an impact from a workforce accommodation perspective. The identified themes of opportunity and impact are relevant considerations for the project.

Document	Summary	Relevance to the project
	phases of project is expected to be weighted towards short-term and temporary stays in the region. To address these challenges, a proactive approach involving the timely zoning and development of land is essential to meet the housing demands driven by renewable energy projects • *Infrastructure* - The study emphasises the importance of a simplified and consolidated transmission network to maximise efficiencies and minimise visual and environmental impacts. Arterial and local road networks will need to be ready to accommodate for traffic during the construction phase of the renewable projects. • *Community readiness* - There is opportunity for local economic and legacy benefits from renewable energy projects but require policy and commitments to local benefit need to be embedded into planning and approvals process.	
Renewable Energy Impact and Readiness Study (Urban Enterprise, 2023) for South Gippsland Shire Council and Latrobe City Council	The *Renewable Energy Impact and Readiness Study* was commissioned by South Gippsland Shire Council and Latrobe City Council and adopted by Council in July 2024. The Study provides an economic and land use evidence-based action plan to guide renewable energy readiness over the next 10 to 20 years. The Study notes that of particular importance is the need to understand and plan for issues and spatial implications for urban land supply and supply chain requirements (business, labour and housing). Further, the Study states that local policy supports the continued investment in the renewables sector, including the following priorities of relevance: • Developing enabling infrastructure to facilitate investment and development • Addressing housing availability and affordability issues. This study focuses on four key readiness themes including 'housing and accommodation' and 'infrastructure (ports, roads, urban)'. Notably, the Study recognises that demand for short and long stay commercial accommodation will be drawn on in proximity to ports, coastal crossings, and transmission corridors. Also, there is a need to plan for civil service infrastructure, particularly adequate drainage, sewer and water treatment to support urban growth and potential expansion, and to facilitate residential and industrial development.	The project is a planned renewable energy investment in Wellington Shire, with potential to impact South Gippsland Shire from a workforce accommodation perspective. The identified priorities are relevant considerations for the project.

4.4 Other guidelines

Table 4-4 summarises the other guidelines of relevance to the project in the context of this LUPIA.

Table 4-4 Standards and guidelines relevant to the assessment

Document	Summary	Relevance to the project
Leading Practice Principles: First Nations and Renewable Energy Projects (Clean Energy Council, 2024)	The *Leading Practice Principles: First Nations and Renewable Energy Projects* provides guidance on First Nations engagement, participation, and benefit-sharing for renewable energy projects. It has been co-designed with First Nations peoples and unpacks and operationalises the First Nations Clean Energy Network's *Aboriginal and Torres Strait Islander Best Practice Principles for Clean Energy Projects.* The Guide outlines First Nations expectations for the sector and details key considerations for First Nations engagement at each stage of the project lifecycle. It sets out the relevant expectations for different industry stakeholders, at different stages of development, to ensure early and ongoing First Nations engagement throughout the life of a project. The Guide is underpinned by ten principles that were developed to place First Nations peoples and communities at the centre of the development, design, implementation, and benefit-sharing of clean energy projects. They include: • *Engage respectfully* • *Prioritise clear, accessible and accurate information* • *Ensure cultural heritage is preserved and protected* • *Protect Country and environment* • *Be a good neighbour* • *Ensure economic benefits are shared* • *Provide social benefits for community* • *Embed land stewardship* • *Ensure cultural competency* • *Implement, monitor and report back.*	The study area includes several AACHS and a range of known Aboriginal cultural heritage places. Engagement with First Nations peoples is described in the EES Technical Report K: *Aboriginal Cultural Heritage*.
EPA Victoria Publication 1856 Reasonably Practicable (EPA, 2020)	The *EPA Victoria Publication 1856 Reasonably Practicable* provides guidance as to the factors to consider when defining proportionate controls to minimise harm, as follows: • *Eliminate first: Can you eliminate the risk?* • *Likelihood: What's the chance that harm would occur?* • *Degree (consequence): How severe could the harm be on human health or the environment?* • *Your knowledge about the risks: What do you know, or what can you find out, about the risks your activities pose?* • *Availability and suitability: What technology, processes or equipment are available to control the risk? What controls are suitable for use in your circumstances?*	These factors have been considered when assessing the suitability of mitigation measures for the Project.

Document	Summary	Relevance to the project
	Cost: How much does the control cost to put in place compared to how effective it would be in reducing the risk?	

4.5 Regulatory framework and permitting

4.5.1 Land use definition

Land use terms are defined under **Clause 73.03** (Land Use Terms) which forms part of the Victorian Planning Provisions (VPP). In accordance with **Clause 73.03** (Land Use Terms) the proposed use of the land for the onshore transmission corridor is classified as a ***Utility installation***.

Utility installation is defined as:

'Land used:

a. For telecommunications;

b. To transmit or distribute gas or oil;

c. To transmit, distribute or store power, including battery storage;

d. To collect, treat, transmit, store, or distribute water; or

e. To collect, treat, or dispose of storm or flood water, sewage, or sullage.

It includes any associated flow measurement device or a structure to gauge waterway flow.'

4.5.2 Planning policy context

Planning schemes seek to ensure the protection and conservation of land in Victoria in the present and long-term interests of all Victorians. Planning Schemes outline strategies and objectives to be achieved and planning permit requirements for the use and development of land within the municipality.

The Planning Policy Framework (PPF) seeks to ensure that land use and development in Victoria meet the objectives of planning as set out in the P&E Act. The PPF is set out in Clauses 10-19 of all planning schemes, is general in nature, and informs Local Planning Policies (LPP) that are specific to each municipality.

LPPs include the Municipal Planning Strategy (MPS) set out at Clause 2 and individual LPPs which are included in sub-clauses of the corresponding PPF at Clauses 10-19. The MPS is a statement of key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving those objectives. The LPPs are policy statements of intent explaining the expectation of what the responsible authority would do in specific circumstances.

4.5.3 Planning Policy Framework

The PPF seeks to ensure that land use and development in Victoria meet the objectives of planning as set out in the P&E Act. The PPF is strategic in nature and is often used to guide more specific planning policies within a municipality. The PPF clauses that are most relevant to the project are detailed below:

- **Clause 11.01-1R** (Settlement – Gippsland) recognises the need for planning to contribute towards adaptation in response to changing technology, economic viability, energy efficiency and the protection of environmentally sensitive areas and natural resources. Additionally, planning is required to prevent adverse environmental and amenity impacts created by siting incompatible land uses close together

  Further guidance is presented in subclauses which seek to:

  - *Ensure that a sufficient supply of land is available for various uses as required, specifically identifying the need to 'maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.'*
  - *Seeks to plan for sustainable coastal development.*

- *Seeks to protect and enhance the valued attributes of identified distinctive areas and landscapes. Relevant strategies that support this objective include (as relevant) protecting 'identified key values of and activities of these areas', avoiding 'use and development that could undermine the long-term natural or non-urban use of land in these areas' and protecting 'areas that are important for food production.'*

- **Clause 12** (Environmental and Landscape Values) recognises that planning must assist to protect the health of ecological systems and the biodiversity they support, and conserve areas with identified environmental and landscape values. Planning must also implement the environmental principles of ecologically sustainable development and should protect sites and features of nature conservation, biodiversity, geological or landscape value

  Relevant objectives to the project are presented in the following subclauses:

  - **Clause 12.02-1S** (Protection of the marine and coastal environment) which aims '*to protect and enhance the marine and coastal environment.'*
  - **Clause 12.02-2S** (Marine and coastal Crown land) which aims *to ensure the use and development of marine and coastal Crown land is ecologically sustainable, 'minimises impacts on cultural and environmental values, and improves public benefit for current and future generations.'*
  - **Clause 12.05-1S** (Environmentally sensitive areas) which aims '*to protect and conserve environmentally sensitive area.'*
  - **Clause 12.05-2S** (Landscapes) which aims '*to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.'*

- **Clause 13** (Environmental Risk and Amenity) provides overarching objectives which seek to strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach. Subclauses seek to ensure that climate change impacts are considered, bushfire risk is properly assessed, flood hazard is properly mitigated, and floodplains are properly managed. Furthermore, noise effects on sensitive land uses are to be minimised, air quality is to be protected or improved, and contaminated land is to be suitable for its intended use. Land use compatibility is prioritised in order to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts

  Clauses of relevance to the project are contained within the following subclauses:

  - **Clause 13.01-1S** (Natural hazards and climate change) which aims '*to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.'*
  - **Clause 13.01-2S** (Coastal inundation and erosion) which aims '*to plan for and manage coastal hazard risk and climate change impacts.'*
  - **Clause 13.02-1S** (Bushfire planning) which aims '*to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.'*
  - **Clause 13.03-1S** (Floodplain management) which aims *to assist the protection of:*
    - *'Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.*
    - *The natural flood carrying capacity of rivers, streams, and floodways.*
    - *The flood storage function of floodplains and waterways.*
    - *Floodplain areas of environmental significance or of importance to river, wetland, or coastal health.'*
  - **Clause 13.05-1S** (Noise management) which aims '*to assist the management of noise effects on sensitive land uses.'*
  - **Clause 13.06-1S** (Air quality management) which aims '*to assist the protection and improvement of air quality.'*

- **Clause 13.07-1S** (Land use compatibility) which aims '*to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.'*

- **Clause 14** (Natural Resource Management) aims to assist in the conservation of natural resources including energy, water, land, stone, and minerals to support both environmental quality and sustainable development. Further strategies to support this Clause include protecting the State's agricultural base by preserving productive farmland, the protection and restoration of catchments, water bodies, groundwater, and the marine environment, protecting water quality, encouraging the exploration and extraction of natural resources in accordance with acceptable environmental standards and putting strategies in place to provide for the long-term protection of natural resources in Victoria.

  Relevant objectives to the project are listed out in the following subclauses:

  - **Clause 14.01-1S** (Protection of agricultural land) which seeks to *'protect the state's agricultural base by preserving productive farmland.'*
  - **Clause 14.01-1R** (Protection of agricultural land – Gippsland) which seeks to '*protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.'*
  - **Clause 14.02-1S** (Catchment planning and management) which aims *to* '*assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.'*
  - **Clause 14.02-2S** (Water quality) which aims '*to protect water quality.'*

- **Clause 15** (Built Environment and Heritage) recognises the role of energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods. Planning should ensure that all development appropriately responds to its surrounding landscape, character and cultural context. Planning should also protect places and sites with significant aesthetic, scientific and cultural value. The planning of development should be environmentally sustainable and should minimise detrimental impacts on the built and natural environment

  Relevant objectives to the project are listed out in the following subclauses:

  - **Clause 15.01-1S** (Urban design) which aims to *create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
  - **Clause 15.01-6S** (Design for rural areas) which aims to *ensure development respects valued areas of rural character* and specifically *to protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.*
  - **Clause 15.03-1S** (Heritage conservation) which aims *to ensure the protection and conservation of places of heritage significance.*
  - **Clause 15.03-2S** (Aboriginal cultural heritage) which aims to *ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

- **Clause 16** (Housing) Planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure. Planning should ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space. Planning for housing should include the provision of land for affordable housing.

  - **Clause 16.01.1S** (Housing supply) seeks to facilitate well-located, integrated and diverse housing that meets community needs by ensuring that an appropriate quantity, quality and type of housing is provided…. and by increasing the proportion of housing in designated locations in established urban areas (including under-utilised urban land).
  - **Clause 16.01.2S** (Housing affordability) seeks to deliver more affordable housing closer to jobs, transport and services by ensuring land supply continues to be sufficient to meet demand.

- **Clause 17** (Economic Development) requires that planning provides for a strong and innovative economy, where all sectors are critical to economic prosperity. Economic growth is to be promoted by providing for land, facilitating decisions and resolving land use conflicts

  This Clause recognises the need to strengthen and diversify the economy. Relevant objectives and strategies to the project are listed out in the following subclauses:

  - **Clause 17.01-1S** (Diversified economy) which seeks to facilitate growth in a range of employment sectors, including *… knowledge industries and technical services based on the emerging and existing strengths of each region.*
  - **Clause 17.01-2S** (Innovation and research) which aims *to create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.*
  - **Clause 17.01-2R** (Innovation and Research – Gippsland) which seeks to *facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.*

- **Clause 19** (Infrastructure) states that planning should minimise the impact of development on the operation of major infrastructure of national, state, and regional significance such as communication networks and energy generation and distribution systems

  Relevant objectives and strategies to the project are listed out in the following subclauses:

  - **Clause 19.01-1S** (Energy supply) supports the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy in locations that minimise land use conflicts, including in any renewable energy zones. Ensure projects are resilient to the impacts of climate change and help diversify local economies and improve sustainability and social outcomes.
  - **Clause 19.01-2S** (Renewable energy) which aims *to:*
    - *Facilitate renewable energy development in appropriate locations, including in any renewable energy zones declared under section 63 of the* National Electricity (Victoria) Act 2005*.*
    - *Protect renewable energy infrastructure against competing and incompatible uses.*
    - *Set aside suitable land for future renewable energy infrastructure.*
    - *Consider the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.*
    - *Support wind energy facilities in locations with consistently strong winds over the year.*

4.5.4 Local planning policy

The Wellington Planning Scheme outlines strategies and objectives to be achieved and planning permit requirements for use and development within the municipality. The MPS contains the following Clauses most relevant to the project:

- **Clause 02.03-1** (Settlement) identifies Woodside Beach is a small holiday village settlement dependent on surrounding towns for commercial and community facilities. It supports access to a patrolled section of Ninety Mile Beach. It has two distinct areas – established residential homes set in coastal vegetation on undulating terrain, and low-density residential estate on an exposed and un-vegetated ridge line

  Refer to Figure 4-3 for the Wellington Shire Council Strategic Framework Plan.

- **Clause 02.03-2** (Environmental and Landscape Values) acknowledges that Wellington Shire's rural areas contain some of the most ecologically important and diverse areas in Victoria, including the Gippsland Lakes, the Ninety Mile Beach, and the Alpine National Park. Significant environmental landscape issues for Wellington Shire's rural areas include water quality, inappropriate residential development and protection of vegetation habitat and neighbouring wetlands and coastal parks. Infrastructure development can have significant detrimental effects on these landscapes. This Clause seeks to:

  - Require development to be subordinate to the natural landscape character and significance of the Ninety Mile Beach and the Gippsland Lakes
  - Avoid development in towns and settlements where it threatens the water quality and ecosystem values of the Gippsland Lakes and coastline.
- **Clause 02.03-3** (Environmental Risks and Amenity) outlines several environmental risks that may impact on land use and development decisions, including bushfires, flooding, salinity, drought and land degradation. Climate change has the potential to significantly increase the frequency and severity of these events. Strategic direction relating to the management of these environmental risks include the following:
  - Discourage development in areas of significant coastal vulnerability
  - Discourage residential development and associated uses in areas that are subject to high fire risk
  - Encourage use and development to minimise environmental damage on groundwater and aquifer recharge areas.
- **Clause 02.03-4** (Natural Resource Management) places specific value in catchment management, water quality, wetlands and sustainable land management, seeking to:
  - Discourage land and water management practices that impact the quality of water or increase occurrences of blue green algal blooms
  - Discourage uses and development that are incompatible with the protection of productive land and natural assets.
- **Clause 02.03-5** (Built Environment and Heritage) details that Wellington Shire has extensive and diverse cultural heritage including the Gunaikurnai people who are recognised as the traditional owners of the land. Council's strategic directions for this Clause are to:
  - Promote the identification, protection, and conservation of places of heritage significance and cultural value
  - Protect and enhance the individual character of each township.
- **Clause 02.03** (Economic Development) details that important industries include Important industries include defence, aviation, health, education, manufacturing, horticulture, dairying, intensive agriculture, timber production, racing, forestry and forestry support, fishing, tourism, oil and gas, brown coal production, mining support and environmentally sustainable green energy. Council's strategic directions in relation to this Clause includes:
  - Encourage expansion and diversification of the regional economy to increase employment
  - Maximise the potential of productive and natural assets for rural purposes
  - Promote diversity in industrial, retail, and commercial sectors.
- **Clause 02.04** (Strategic Framework Plans) identifies the different Planning Units in the Wellington Shire. Units are differentiated by their geographical location and distinct landscape characteristics. The former LPP defined these units (as shown in Figure 4-4), with the following units:
  - Planning Unit 6: Coastal West, Hinterland is located between the low coastal sand dunes of Ninety Mile Beach and the base of the Strzelecki Ranges. The area is described as being a flat coastal plain with limited suitability for cultivation and the most suitable and strategically important agricultural use being livestock grazing.
  - Planning Unit 8: Coastal is the full length of the narrow primary dune system and associated lakes and lagoons along the municipalities coastline, this area comprises a sensitive and fragile coastal sand dune environment. The agricultural strategic importance of this area is very low as the land is not particularly suitable for agricultural uses.
- **Clause 02.03-7** (Infrastructure) describes how the efficient delivery of infrastructure is a fundamental element in providing affordable and diverse housing, generating economic growth, and managing the municipality in a sustainable manner. Basslink is an electricity interconnector

located at McGaurans Beach that connects Tasmania to the national electricity market through the Loy Yang switchyard. The Interconnector enhances security of electricity supply on both sides of Bass Strait. Council's strategic directions for this Clause are to:

- Encourage a consistent approach to the design and construction of infrastructure
- Protect the Basslink Electricity Interconnector, the Eastern Gas Pipeline (EGP) and other natural gas infrastructure from development that impacts their continued operation.

- **Clause 11** (Settlement) includes several local clauses and strategies including (as relevant) to:
  - *'Rezone land in a logical and sequential manner that has regard to the staging of infrastructure delivery. (Clause 11.02-3L – Sequencing of Development – Wellington)*
  - *Facilitate limited development of coastal settlements that responds to their environmental constraints. (Clause 11.03-4L – Coastal Settlements – Wellington)*
- **Clause 12** (Environmental and Landscape Values) includes several local clauses and strategies including (as relevant) to:
  - *Encourage development that reduces stormwater runoff to minimise environmental impacts, habitat loss and destruction. (Clause 12.01-1L Protection of Biodiversity - Wellington)*
  - *Encourage development to protect and maintain indigenous coastal vegetation, particularly at the coastal edge of the Ninety Mile Beach and adjoining inland lakes, south of Seaspray and within coastal settlements. (Clause 12.02-2L Native Vegetation Management – Wellington)*
  - *Protect sensitive coastal areas from development that detracts from their scenic and environmental value. Relevant strategies include locating infrastructure away from highly scenic locations, key views and near-coastal locations and encourage the siting of powerlines and other utility services underground wherever possible. (Clause 12.02-L Protection of Coastal Areas – Wellington)*
  - *Protect the landscape character of the Ninety Mile Beach coast and Gippsland Lakes. (Clause 12.02-2L Ninety Mile Beach and Gippsland Lakes*
- **Clause 15** (Heritage) includes several local clauses and strategies including (as relevant) to:
  - *Discourage demolition on the basis of the poor condition or low integrity of a heritage place, whether this is through deterioration, neglect, damage or for any other reason. (Clause 15.03-1L Heritage Conservation – Wellington)*
- **Clause 17** (Economic Development) includes several local clauses and strategies including (as relevant) to:
  - *Support use and development that will increase employment opportunities and diversify industry in the Wellington, consistent with the Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan to Clause 02.04. (Clause 17.01-1L Diversified Economy – Wellington).*

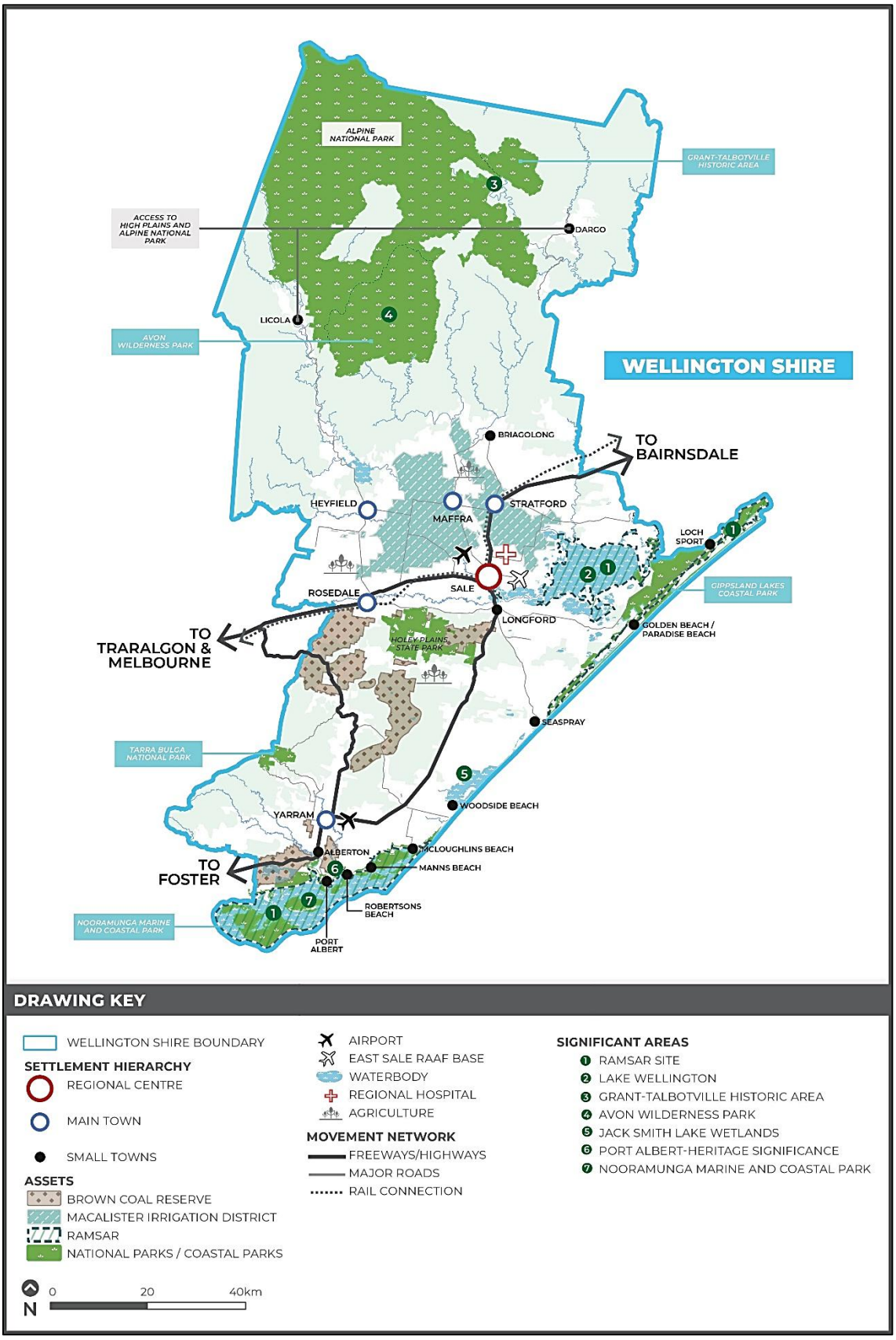

Figure 4-3 Wellington Shire Council Strategic Framework Plan (DELWP, 2023)

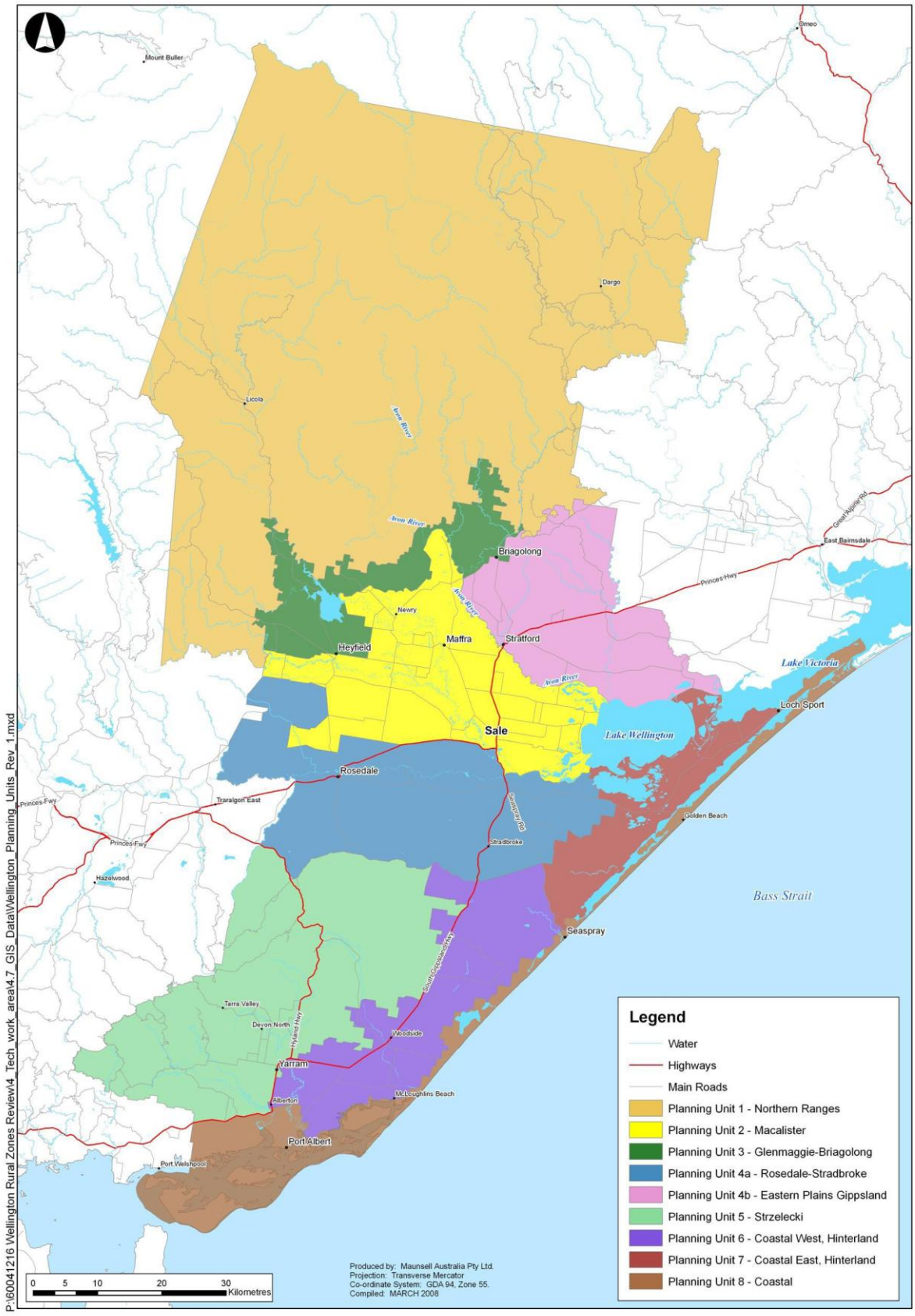

Figure 4-4 Wellington Shire Council Landscape Units (DELWP, 2023)

4.5.5 Zone and overlay provisions

Zones and overlays are the primary method of managing land use and development within Victoria. All land, other than some Commonwealth owned land, is zoned for a particular use, such as residential, industrial, or commercial. Some land also has overlays affecting it. Overlays provide additional controls for particular areas in relation to specific features such as heritage, bushfire or flood risk. The planning and environmental approvals pathway was determined after considering the relevant planning provisions described in EIS Chapter 5 – Commonwealth legislative framework and EES Chapter 5 – Victorian legislative framework.

This subsection summarises the relevant planning permit requirements for the project (a *Utility installation*). Table 4-5 and Figure 4-5 identify the applicable zones to the project and study area. Table 4-6 and Figure 4-6 identify the relevant overlays applicable to the project and study area (as defined in section 6.2).

Table 4-5 Relevant zones

Planning Zone	Outcomes sought*	Planning Permit Requirements	Extent of Zone
Farming Zone (FZ)	Provides for the use of land for agriculture, seeking to retain productive agricultural land and ensure that non-agricultural uses do not adversely affect the use of land for agriculture.	A planning permit is required for the use and development of land for a *Utility installation*.	Project and study area
Public Conservation and Resource Zone (PCRZ)	Aims to protect and conserve the natural environment and natural processes while providing facilities which assist in public education and interpretation of the natural environment.	A planning permit is required for the use and development of land for a *Utility installation* as the conditions at Clause 36.03-1 (Table of uses) would not be met.	Project and study area
Public Park and Recreation Zone (PPRZ)	Provides for public open space and public recreation areas.	A planning permit is required for the use and development of land for a *Utility installation* as the conditions at Clause 36.02-1 (Table of uses) would not be met.	Project and study area
Transport Zone (TRZ)	Identifies transport land use and land required for transport services and facilities.	A planning permit is required for the use and development of land for a *Utility installation*.	Project and study area

Table 4-6 Relevant overlays

Planning Overlay	Outcomes sought*	Planning Permit Requirements	Extent of Overlay
Bushfire Management Overlay (BMO)	Applies to areas identified as having a high bushfire hazard and ensures that the development of land priorities the protection of human life and community resilience to bushfire.	A planning permit is not required for the development of land for a *Utility installation*.	Project and study area
Environmental Significance Overlay – Schedule 1 (ESO1) Coastal and Gippsland Lakes Environs	Seeks to identify areas where the development of land may be affected by environmental constraints and ensure that development is compatible with identified	A planning permit is required for the development of land for a *Utility installation* and for the removal, destruction or lopping	Project and study area

Planning Overlay	Outcomes sought*	Planning Permit Requirements	Extent of Overlay
	environmental values. These are the Coastal and Gippsland Lakes Environs.	of vegetation, including dead vegetation.	
Environmental Significance Overlay – Schedule 2 (ESO2) Wetlands	Seeks to identify areas where the development of land may be affected by environmental constraints and ensure that development is compatible with identified environmental values of wetlands.	A planning permit is required for the development of land for a *Utility installation* and for the removal, destruction or lopping of vegetation, including dead vegetation.	Project and study area
Specific Controls Overlay – Schedule 2 (SCO2) Basslink	SCO2 allows for the development of Basslink and sets out the specific controls to achieve land use or development outcomes that may otherwise be prohibited or restricted under other provisions of the planning scheme.	This is a specific control for the purposes of Basslink - no permit is required for use of land for the purposes of the Basslink Project.	Project and study area

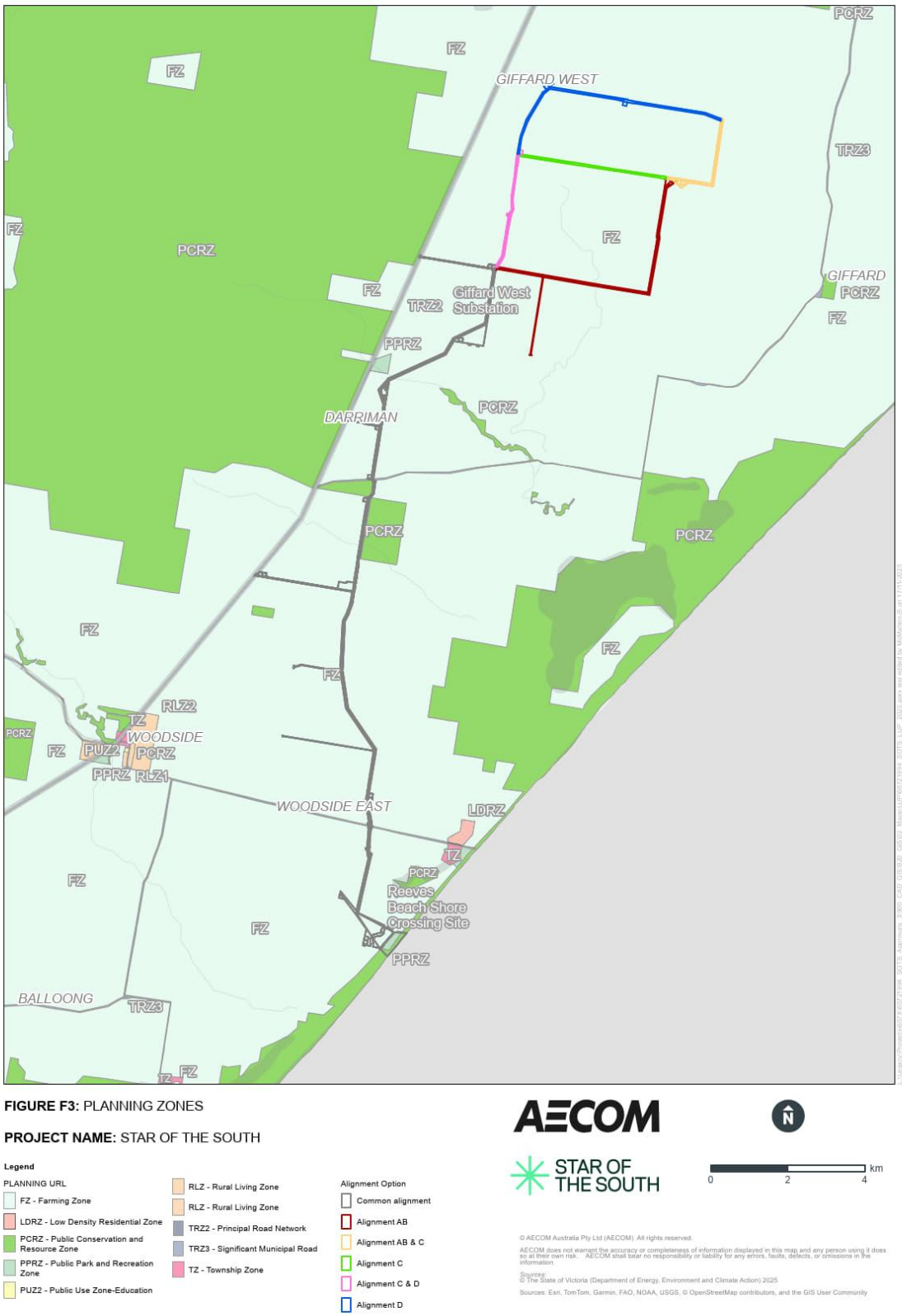

Figure 4-5 Planning scheme zones

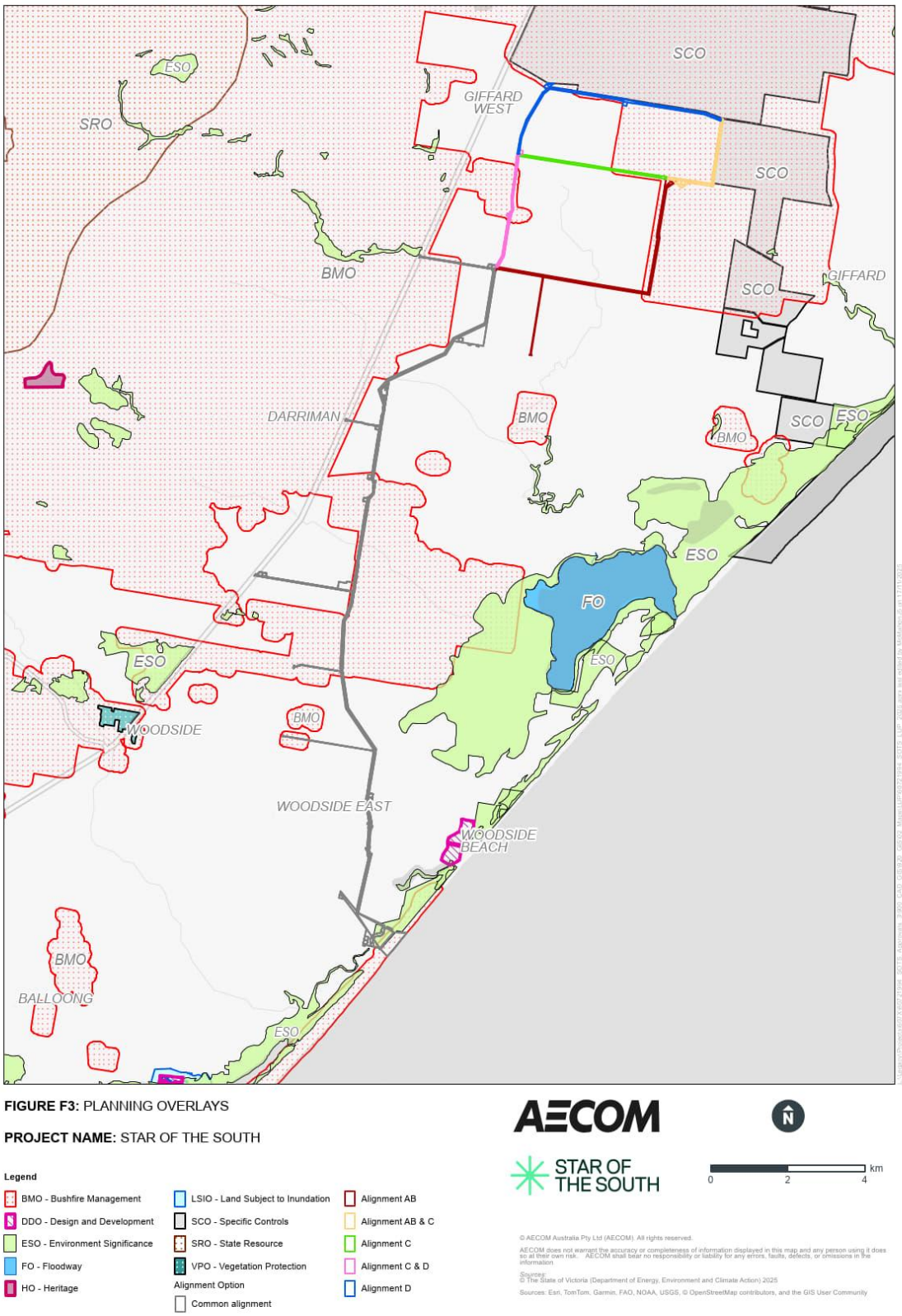

Figure 4-6 Planning scheme overlays

4.5.6 Particular Provisions

Particular provisions relevant to the project are identified and described in Table 4-7.

Table 4-7 Relevant particular provisions

Particular provision	Description
Clause 52.02 (Easements, Restrictions and Reserves)	The purpose of **Clause 52.02** is *'to enable the removal and variation of an easement or restrictions to enable a use of development that complies with the planning scheme after the interests of affected people are considered'.* It is anticipated that a transmission easement would need to be established for the project. A permit is required pursuant to **Clause 52.02** (Easements, Restrictions and Reserves) to: • Under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant • Under Section 24A of the *Subdivision Act 1988* • Under Section 36 of the *Subdivision Act 1988* to acquire or remove an easement or remove a right of way. The project, in consultation with the engaged onshore delivery party, would coordinate required project easements along the onshore transmission alignment, managed individually with each landholder according to a negotiated and pre-agreed management plan. Individual landowners would be subject to easement terms, which permit Star of the South (and its agents) to enter the relevant land at any time to construct and install transmission lines below the ground. There would be some ongoing restrictions to farming land uses within the easement including below ground sub-soil works (for example deep tilling / ripping) and / or above ground structures (dwellings and sheds) and water storage (dams and tanks) and certain crop types that could hinder access to the underground transmission infrastructure. Plantations would also be restricted within the easement. The conditions which restrict the use of land in the easements would be referenced in the Certificate of Title, through the plan of subdivision or a registered easement, utilising the formal process of the *Subdivision Act 1988.*
Clause 52.12 (Bushfire Protection Exemptions)	**Clause 52.12** (Bushfire Protection Exemptions) seeks to facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire and facilitates the construction and protection of community fire refuges and private bushfire shelters.
Clause 52.17 (Native Vegetation)	The purpose of **Clause 52.17** (Native Vegetation) is: • 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 (DELWP, 2017): - Avoid the removal, destruction or lopping of native vegetation. - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. - 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.

Particular provision	Description
	Pursuant to **Clause 52.17-1** (Permit requirement), a permit is required to remove, destroy or lop native vegetation.
Clause 52.29 (Land Adjacent to the Principal Road Network)	**Clause 52.29** (Land Adjacent to the Principal Road Network) aims to ensure appropriate access to the Principal Road Network (**PRN**) and land planned to form part of the PRN.
Clause 53.02 (Bushfire Planning)	**Clause 53.02** (Bushfire Planning) seeks to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. The project is located within a designated Bushfire Prone Area and is affected by the Bushfire Management Overlay. The project does not propose sensitive land uses or development which would inappropriately increase the risk to life, property, community infrastructure or the natural environment from bushfire. During construction, appropriate bushfire management strategies would be implemented and adhered to in accordance with the EMF which is required by the Incorporated Document. During operation of the project, the onshore project area would remain generally consistent with pre-construction conditions. If a sensitive use (such as Accommodation for workers) were to be developed by and in support of the project at a later date, it would be subject to a separate approvals process which falls outside the scope of the current EES and proposed PSA.

4.5.7 Future land use

The following sections identify PSAs and planning permit applications relevant to the project which may influence the future land use in the LUPIA Study area.

4.5.7.1 Planning Scheme Amendments

AECOM reviewed the register of current PSAs to the Wellington Planning Scheme on 08 September 2025. Table 4-8 presents PSAs of relevance.

Table 4-8 PSAs of relevance to the project

Planning Scheme Amendment	Description
Amendment VC268 All planning schemes Gazettal 05 September 2025	VC268 updates the Victoria Planning Provisions and all planning schemes in Victoria to implement the *2025 Victorian Transmission Plan* into the Planning Policy Framework (PPF) and update references to the *Climate Action Act 2017.*
Amendment VC283 Gazettal 02 September 2025	VC283 changes the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and make general drafting improvements and clarifications.

4.5.7.2 Planning Permit Applications

At the time of drafting this LUPIA, there are no current Planning Permit applications of relevance to this LUPIA which would provide an indication of potential future land use surrounding the project.

4.6 Land tenure

The majority of land within the project alignment is privately owned freehold land, with the exception of coastal Crown land parcels which are intersected by the project alignment at the shore crossing and 'unused roads' that are established on Crown land and are subject to grazing leases. Coastal Crown land parcels reflect the maritime boundary between Victoria's coastal waters (up to 3 nautical miles or approximately 5.5 km from the territorial sea baseline, and waters under the jurisdiction of the Commonwealth. The project would use HDD to install the ducting for transmission cables under these areas of coastal Crown (public) land, coastal land, dunes and waterways.

A minor intersection is also anticipated with the Crown land reserve known as the Woodside Bushland Reserve where the construction footprint has been reduced to 40 metres wide as it passes between two Crown land parcels. The breakdown of land tenure is shown in Figure 4-7.

Crown land in Victoria predominantly comprises national parks and state forest managed under the *National Parks Act 1975* and the *Forests Act 1958*. The balance is permanently or temporarily reserved public land under the provisions of the *Crown Land (Reserves) Act 1978* or unreserved land under the *Land Act 1958*. These Acts enable leases to be granted over Crown land, including land reserved for uses such as sports grounds, parks, foreshores and municipal buildings. Leases are also granted under the *Land Act 1958* and the *Forests Act 1958* for commercial, recreational and other land uses.

The project would include the establishment of easements on freehold land to provide the project with a legal right to use the land. An easement is generally registered on the property title and has the potential to limit how the land can be used. Further detail regarding the nature and extent of land use restrictions during project operations is provided in the EES Chapter 4 -Victorian works project description (Section 4.19.1.1) and construction-related restrictions are outlined in the Technical Report S - Agriculture and Forestry (Section 6.8). Potential land use impacts arising from the project are assessed in the impact assessment chapters, including Section 11.1).

The project, in consultation with the engaged onshore delivery party, would coordinate required project easements along the onshore transmission alignment, managed individually with each landholder according to a negotiated and pre-agreed management plan. Where project easements intersect with exiting or proposed third party assets, including pipelines, transmission infrastructure, and existing easements associated with other projects, consent and agreement would be sought from relevant asset managers as required, pursuant to the conditions of applicable Acts including the *Electricity Industry Act 2000*, *Pipelines Act 2005*, and Subdivision Act 1988.

While easements are not required on Crown land, relevant planning permit approvals pursuant to the planning controls must be obtained and a lease or licence entered into, granting the right to occupy and use the land for the specific purpose and period of the project.

Leasing of substratum land (below ground) in Victoria is typically granted under the *Land Act 1958*, which allows for leasing of strata (levels) of Crown land. However, the Minister must consult with relevant authorities and ensure the lease doesn't interfere with other land rights.

For all tenures, Traditional Owners' cultural and legal rights must be upheld wherever applicable under the *Traditional Owner Settlement Act 2010* (Vic), *Aboriginal Heritage Act 2006* (Vic) and *Native Title Act 1993* (Cth).

Consents under Section 63 of the *Road Management Act 2004* (Vic) are required to conduct works in, on, or under roads. The coordinating road authority is the DTP for Woodside Beach Road, Giffard Road, and the South Gippsland Highway. Wellington Shire Council is the road authority for most other roads that could be impacted on by the project.

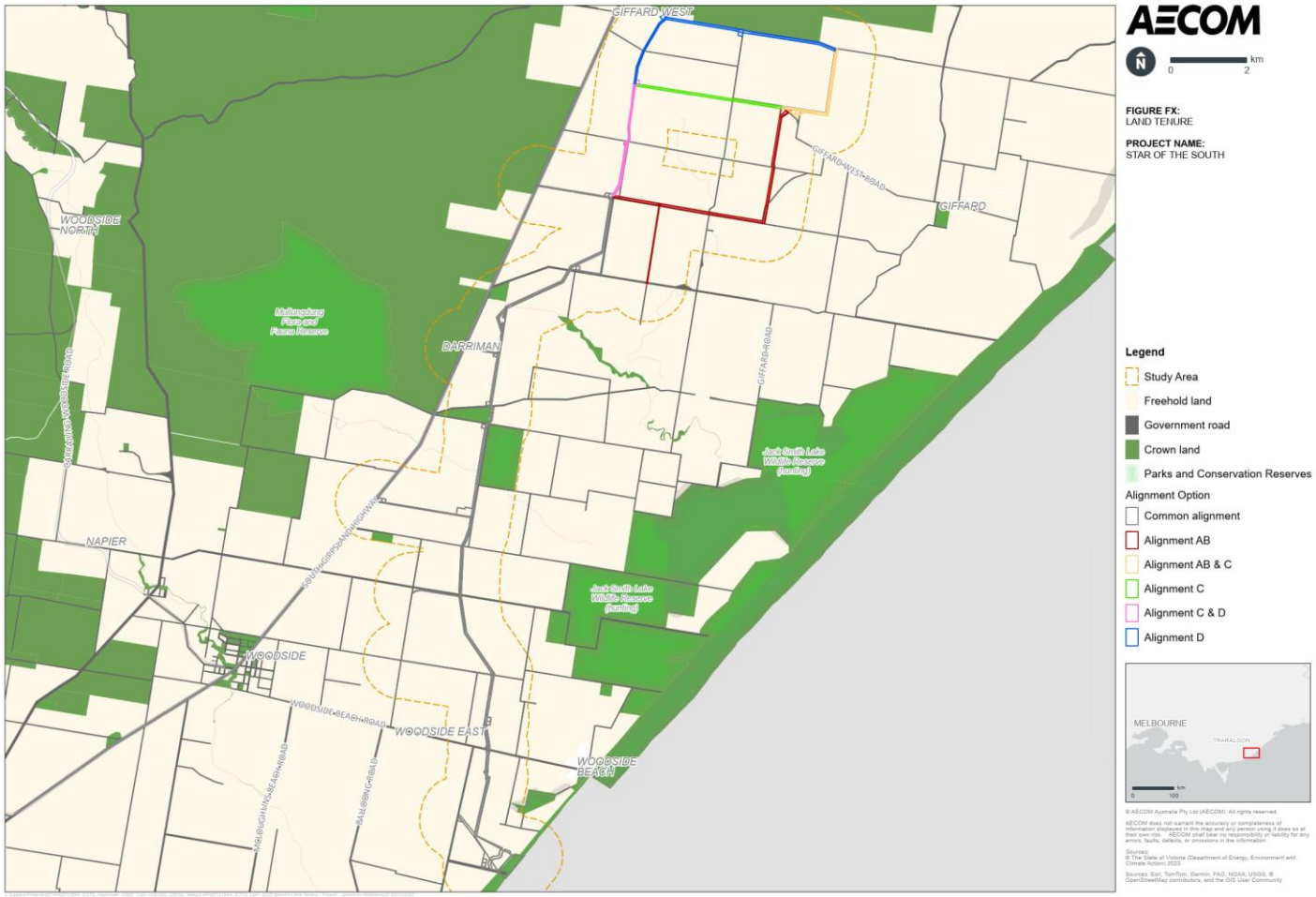

Figure 4-7 Land tenure

4.7 Draft Planning Scheme Amendment

To facilitate approvals under the P&E Act, the Project would be seeking an amendment to the Wellington Planning Scheme. The PSA would support the delivery of the project and would apply a SCO to the land required for the use and development of the project and insert the *Star of the South Wind Farm Project Incorporated Document*, (the Incorporated Document) into the Wellington Planning Scheme pursuant to Section 6(2)(j) of the P&E Act.

The Incorporated Document would allow for the use and development of the project alignment for the purposes of the project, in accordance with a range of conditions. Incorporated Document conditions require the submission of:

- Alignment Plans
- Environmental Management Framework
- Native Vegetation Removal Details
- SCO Extent Report
- Plan of subdivision
- Cultural Heritage Management Plan
- Marine and Coastal Management Act Consent.

The controls of the Incorporated Document would prevail over any contrary or inconsistent provision in the Planning Scheme, and no planning permit would be required for, and no provision in the Planning Scheme would operate to prohibit, restrict or regulate the use and development of the Project.

In summary, the PSA would:

- Amend the Schedule to Clause 45.12 ‘Specific Controls Overlay’ of the Wellington Planning Scheme, to give effect to the specific control contained in the *Star of the South Wind Farm Project Incorporated Document*.
- Amend the Schedule to Clause 72.01 ‘Responsible Authority for this Planning Scheme’ of the Wellington Planning Scheme to make the Minister for Planning the Responsible Authority for the administration and enforcement of the Incorporated Document.
- Amend the Schedule to Clause 72.03 ‘What does this Scheme Consist of?’ of the Wellington Planning Scheme to insert reference to:
  - new Planning Scheme Map No. 201SCO
  - amended Planning Scheme Map No 179SCO and 180SCO.
- Amend the Schedule to Clause 72.04 ‘Incorporated Documents’ of the Wellington Planning Scheme to include the *Star of the South Wind Farm Project Incorporated Document*.
- Inserts new Planning Scheme Map No. 201SCO
- Amend Planning Scheme Map No. 179SCO and 180SCO.

The draft PSA is being published in parallel with the EES, which provides the community and other stakeholders the opportunity to review and comment concurrently. The EES, draft PSA and public submissions would then be considered by an Inquiry and Advisory Committee for the Project.

5.0 Consultation and engagement

Star of the South has undertaken extensive engagement with a broad range of stakeholders and communities throughout the project's development phase and preparation of the EIS/EES to communicate project information; obtain, understand and discuss feedback; and identify potential issues and opportunities for consideration in the EIS/EES. A summary of this engagement is documented in Attachment II - EIS/EES Consultation Report.

Consultation specific to *'land use and planning'* has also been undertaken with identified stakeholders to inform this report. A summary of this engagement is provided below.

5.1 Engagement activities

Key activities undertaken between 2019 and 2025 to engage with identified stakeholders include:

- Direct engagement with landholders along the project's proposed transmission route; including phone calls, emails and meetings
- Direct engagement with key stakeholders, including phone calls, emails and meetings
- Discussions with community members via phone calls, emails or visits to the Gippsland office
- Presence at community events and pop-up stalls across Gippsland
- Community information sessions.

5.2 Stakeholders

Key stakeholders engaged in support of this report include:

- Gippsland community
- Gippsland Water
- Department of Transport and Planning (VicRoads)
- Parks Victoria
- South Gippsland Shire Council
- Wellington Shire Council.

Table 5-1 lists specific feedback and how this feedback has been applied to the assessment of impacts on land use.

Table 5-1 Stakeholder engagement undertaken for the LUPIA

Stakeholder	Issues raised	Response and / or where considered within this report or appendices
Landholders	Changes to current farming or plantation operations due to permanent easement	The LUPIA notes that construction impacts would be short term of around two to three years. Most farming (agricultural) land use would remain as per pre-construction conditions with limited impacts during operation (refer to section 11.3).
Gippsland Water	Interaction with Gippsland Water Saline Wastewater Outfall Pipeline	The project may intersect Gippsland Water infrastructure. Project confirmed potential crossing locations. Gippsland Water confirmed there are no planned maintenance or renovation works planned for the outfall pipes that could impact the project.

Stakeholder	Issues raised	Response and / or where considered within this report or appendices
Department of Transport & Planning (VicRoads)	Use of local road network for project planning	The LUPIA has considered the potential local road network in section 10.1.2, for further information refer to Technical Report X: Traffic and Transport.
Parks Victoria	Transmission corridor options and the intersection between the project's preferred transmission route and two parcels of Parks Vic managed land Management of impacts to Reeves Beach campground and the Woodside Bushland Reserve.	The LUPIA has considered the potential impacts to Parks Victoria land at the Reeves Beach Campground and the Woodside Bushland Reserve in Section 10.1.1. For further information refer to Technical Report Q: Business and tourism and Technical Report G: Onshore ecology.
South Gippsland Shire Council	Availability and affordability of housing in the region through the construction of a major project. Pressure on housing supply from project construction workers could trigger rise in rent prices for local residents.	The LUPIA considers the impact of the project in terms of the construction workforce and land use – particularly accommodation during construction (Refer to section 10.1.3).
Wellington Shire Council	Planned or proposed Planning Scheme reviews, Council strategies, or PSAs that would be of relevance to the project	The LUPIA has note that no future land use change of relevance to the project has been identified (refer also section 4.5.7)
	Potential interaction with the Parks Victoria managed Reeves Beach campground, and Council owned and managed road reserve	The LUPIA has considered the impact to Reeves Beach and surrounds (refer to section 10.1.1)
	Use of local road network for project planning	The LUPIA has considered the potential local road network in section 10.1.2, for further information refer to Technical Report X: Traffic and Transport.
	Housing availability and rise in homelessness post-COVID-19.	The LUPIA considers the impact of the project in terms of the construction workforce and land use – particularly accommodation during construction (Refer to section 10.1.3).
	Easement and subdivision concerns were raised as there is no clause included in the Incorporated Document to create subdivisions or easements	It was agreed that additional controls would be included in the Incorporated Document to require the submission of an Easement Plan.

6.0 Methodology

Star of the South Offshore Wind Farm is a significant project that covers a wide geographic area with the potential for significant influence across Commonwealth waters and Victorian coastal waters, the state of Victoria and in particular the central Gippsland region. Accordingly, the impacts (both positive and negative) of the project are assessed in terms of their materiality at the scale of Commonwealth waters and Victorian coastal waters, the state of Victoria and the central Gippsland region.

6.1 Overview of assessment framework

This section describes the framework used to assess potential environmental impacts and risks associated with the project. An overview of the assessment framework is presented in Figure 6-1.

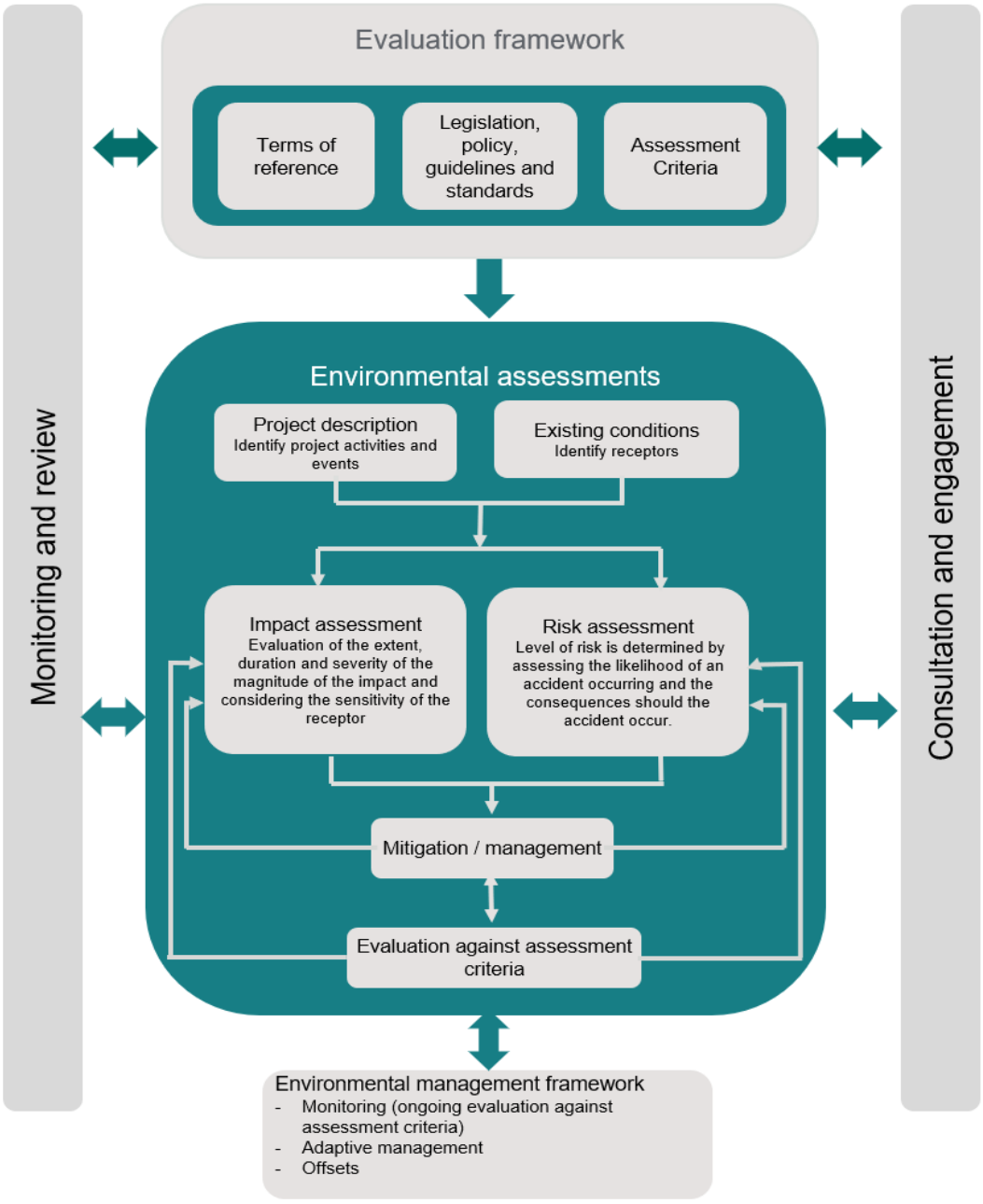

Figure 6-1 Overview of assessment framework

The assessment has been guided by an evaluation framework that comprises applicable legislation, policy, guidelines and standards, the Commonwealth EIS guidelines and the EES scoping requirements and study-specific assessment criteria. The approach generally aligns with guidance issued by the Australian National Offshore Petroleum Safety and Environmental Management Authority for the *Environmental Assessment of Major Offshore Infrastructure* (Reference: Environment Management Plan Content Requirement, 16/12/2022) and the *Offshore Petroleum and Greenhouse Gas Storage (Environment) Regulations 2023* (OPGGS Regulations).

The environmental assessment in relation to land use was undertaken according to the following steps:

- **Existing conditions**: Characterisation of existing (baseline) environmental conditions and identification of sensitive assets, values and uses that may be affected by construction, operation and decommissioning of the project
- **Project description**: Review of the key project components and proposed construction, operation and decommissioning activities to identify potential project interactions with sensitive receptors (i.e. events). This includes identification of the maximum design scenario for the purposes of impact and risk assessment, taking into account the parameter range within the project design envelope as outlined in Chapter 4 – Project description of the EIS for the whole of project assessment across the Commonwealth jurisdiction and Chapter 4 – Victorian works project description of the EES for the Victorian jurisdiction and selection of the parameter value with potentially greatest impact or risk.
- **Impact assessment**: Assessment of consequences based on the predicted magnitude of the impacts and the sensitivity of potentially affected receptors, taking into account proposed mitigation measures and their likely effectiveness. The impact assessment methodology is described in Section 6.4
- **Risk assessment**: Assessment of likelihood and consequences of accidents (i.e. events that are not certain to occur). The risk assessment methodology is described in Section 6.5
- **Avoid, mitigate and manage**: Identification of mitigation measures to avoid, minimise and manage impacts or risks and to address the GED as required under the EP Act
- **Evaluation against assessment criteria**: Evaluation of predicted residual impacts or risks against assessment criteria set out in Section 6.4. If the impact or risk assessment indicates that the criteria are not met, then changes to the project design are made or further mitigation measures are introduced. Residual impacts and risks are those that remain following the implementation of all mitigation measures committed to by the project, taking into account their expected effectiveness
- **Monitoring and review**: Continual checking for changes to legislation, policy, guidelines and standards and the project description and subsequent refinement and updating of assessments as required
- **Consultation and engagement**: Consideration of feedback from community, stakeholders and regulators to ensure that concerns and expectations are met. Stakeholder consultation and engagement would continue throughout the life of the project.

For impacts (expected events) the likelihood of the event is considered to be certain, therefore only an evaluation of consequence is required. For risks (accidental events) both likelihood and consequences need to be considered. The evaluation of consequences for both impacts and risks takes into consideration the nature and scale of the effects, the predicted extent, severity and duration, the likely effectiveness of mitigation measures to reduce consequences as well as the sensitivity of the receptor.

An example, ‘project activity’ is construction piling, and in this case the ‘event’ is underwater noise, and the ‘consequence’ would be injury or disturbance to marine mammals. Underwater noise is an expected event as the generation of underwater noise is a planned part of construction that cannot be avoided as part of the activity. Underwater noise would be detectable within and beyond the activity are. It is expected that marine fauna would encountering the underwater noise due to their known presence in the activity area. An example of an accidental event is where the ‘project activity’ is vessel presence,

and in this case the ‘event’ is ‘collision with marine fauna’ and the ‘consequence’ would be injury or disturbance to marine mammals. This event unlikely to occur but is still possible.

6.2 Study area

For the purposes of this LUPIA the:

- **Project alignment** includes the shore crossing and onshore project area. The majority of the alignment is 60 metres wide to allow for the construction footprint with the exception of some minor areas that have been reduced to 40 metres wide to mitigate impacts to the existing environment.
- **Study area** includes the project alignment and an additional 1000 metre buffer from the project alignment boundary. This study area captures the land uses which could be impacted by the project including identification of potential sensitive receptors. The study area is deemed adequate to assess both the direct effects on the land traversed by the alignment and construction corridor. It also allows for the consideration of potential indirect and broader land use and planning impacts within the study area, extending beyond the project alignment and construction corridor.

The project alignment and study area are shown in Figure 6-2. It is noted that the location of the proposed Connection Hub has yet to be defined further than an indicative area in Giffard. This LUPIA assesses all three alignment options that meet at the connection hub area.

Given the rural context and large landholdings typical of the locality, the study area extent is considered appropriate for the LUPIA, noting that by its very nature, land use and planning boundaries are not always explicit or defined. Beyond the study area (i.e. greater than 1000 metres from the project’s construction corridor), it is anticipated that the effect of the project on land use and planning would likely be minor. This is mainly associated with the workforce being based at and/or operating from a Gippsland port (Barry Beach Marine Terminal and/or Port Anthony) to facilitate offshore operations and maintenance activities.

Land use and planning in Victoria is governed by the P&E Act, which applies to all land in Victoria (including land covered by water). As the jurisdiction of the P&E Act does not extend beyond the municipal boundaries of the Shire of Wellington into Victorian coastal waters, this LUPIA is limited to an assessment of the onshore portions of the project. Consent under the MaCA would be sought for the offshore portions of the project that are within three nautical miles of the Victorian coastline, prior to development.

For the purposes of the LUPIA, the study area has been divided into two segments which are generally aligned with the geographical areas or ‘Planning Units’ that divide the Shire of Wellington (as described by the Wellington Planning Scheme, refer also Section 4.5.3). The segments within the study area (refer Figure 6-3) comprise:

- Segment one – Coastal
- Segment two – Coastal West, Hinterland.

The study area and onshore transmission corridor within each segment is described in subsequent sub-sections.

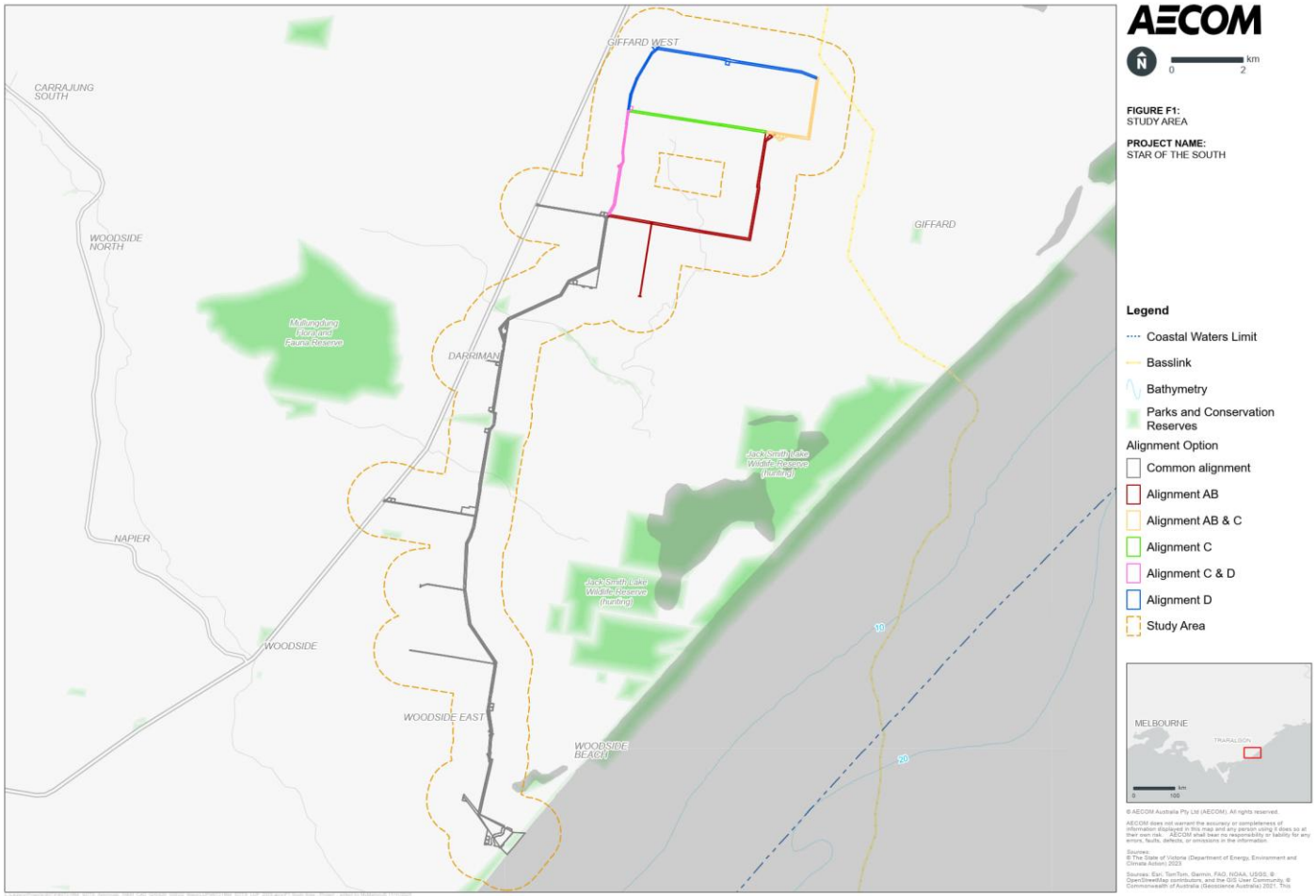

Figure 6-2 Study area

Figure 6-3 Study area segments

6.3 Methods to determine the existing environment

A comprehensive desktop assessment and field program were undertaken to identify relevant receptor groups to inform the environmental impact assessment of the project on land use and planning, including:

- A desktop assessment drawing from various publicly available State and local government reports, literature and land use and planning databases, as identified in Section 9.0 including:
  - The legislative framework which applies to land contained in and around the study area, including State and local government strategic planning policy to identify where the proposed works may be inconsistent with strategic plans and land use plans identified by the Wellington Shire Council
  - The Wellington Planning Scheme, and particularly:
    - The PPF and LPP
    - Zones, overlays and relevant particular provisions, including publicly accessible mapping
  - Current strategic planning work and future PSAs being considered by the State and Wellington Shire Council
  - Publicly accessible aerial imagery
  - Additional information including:
    - Landholder and ownership details
    - Land use details
    - Affected parcel identification and information
- Consultation with the Wellington Shire Council (11 February 2025)
- Site inspection (11-12 February 2025).

6.4 Impact assessment method

An impact is where a project activity or activities in any of the project phases (construction, operation or decommissioning) results in a change in the existing environment.

The impact assessment has been based on a maximum design scenario which enables a realistic and conservative approach to considering possible impacts that could occur due to the construction, operation or decommissioning of the project. Impacts can be positive or negative, direct or indirect. Impacts are described following the application of mitigation measures (residual impact).

Whether an impact results in a consequence to environmental receptors depends on the sensitivity of receptors and the magnitude of the impact.

- **Sensitivity:** the intolerance of a land use to change from an external factor and the time taken for its subsequent recovery
- **Magnitude:** the severity, extent, and duration of an impact.

As environmental assets, values and uses are interconnected, sometimes an impact will give rise to a follow-on (secondary or indirect) impact which has also been considered as part of the assessment.

The impact assessments have involved identifying the magnitude of changes to the environment, positive or negative, that the project may have on the existing conditions. The method used has been specific to each individual technical study in accordance with relevant guidelines and standards. The technical reports each contain a section that describes their impact assessment method in detail, in particular the modelling or analysis that has been undertaken to predict the changes that may occur due to the implementation of the project.

The factors that have been considered when assessing the consequences of the project are as follows:

- Severity, extent, and duration

- Sensitivity of the affected receptors
- Assessment criteria
- The principles of ecologically sustainable development as defined in the Ministerial guidelines for assessment of environmental effects (DTP 2023) and in section 3A of the EPBC Act
- Stakeholder input and feedback
- The likely effectiveness of measures to avoid, minimise and manage impacts
- Assumptions and uncertainties associated with the assessment.

The impact assessments have considered the potential for combined impacts generated by the project on the one receptor but resulting from different actions. For example, shorebirds and seabirds are potentially affected by the loss of habitat within the transmission corridor, together with bird strike associated with the operation of the wind farm (referred to as inter-related impacts in the technical reports). The combined impact of these changes is assessed within the shorebird and seabird assessment. The approach to cumulative impact assessment is outlined in Section 6.8 below.

For the purposes of the impact assessment the project description defined a Project Design Envelope (PDE). The PDE comprises ranges for certain design parameters (for example, an upper and lower limit for wind turbine generator heights). This allows for flexibility in the eventual design for the project that is necessary within an evolving industry where technology is rapidly changing. The impact and risk assessment has been based on a Maximum Design Scenario (MDS) which enables a realistic and conservative approach to considering possible impacts and risks that could occur due to the construction, operation or decommissioning of the project. The MDS consists of a defined set of project parameters from within the PDE that represent the greatest potential impact to an identified sensitive receptor or receptor group. As the MDS is defined based on specific impacts, the MDS assessed would vary between the impacts and risks assessed. See Section 6.5 for the MDS used for this assessment.

The significance of the impacts has been assessed in accordance with the evaluation framework, based on applicable legislation, policy and standards and the evaluation objectives and environmental significance guidelines arising from the government terms of reference established to guide the assessments.

This LUPIA has assessed the impacts of construction, operation and decommissioning of the project on land use assets and values to be protected. In particular, the following factors have been considered:

- The existing environment of the study area, the Gippsland region, and the onshore transmission corridor
- Strategic land use and planning for Victoria and the Gippsland region and the performance of the project against applicable legislation, policy, and standards
- Existing and reasonably foreseeable land uses occupying land to be traversed by, or adjacent to the project. This included consideration of:
    - Existing and planned infrastructure and easements
    - Existing planning permissions
    - Planning permit applications that have been publicly advertised
    - Seriously entertained PSAs
    - Opportunities to protect other existing or reasonably foreseeable uses, or the project itself.
- Severity, extent, and duration of the potential impact on the physical environment
- Sensitivity and significance of the affected receptors, including community expectations
- The likelihood that the potential land use and planning impacts would occur
- The likely effectiveness of measures to avoid, minimise and manage impacts.

The assessment has also included:

- Review of the conclusions of other relevant EIS/EES specialist studies, as identified in Section 3.0
- Review and consideration of relevant existing and seriously entertained policies and strategies applicable to land affected by the project
- Anticipation/speculation regarding potential land use changes well into the future.

6.4.1.1 Assigning a sensitivity level

To assign a sensitivity level, the existing environment is described and 'receptors' are identified. For example, receptor in the marine environment could include whales and on land, residential areas or native vegetation.

A sensitivity level of high, medium or low is assigned to the receptors based on specific criteria developed by the specialist undertaking the assessment.

A sensitivity level is assigned to the receptors that have been identified in the baseline characterisation presented in Section 7.0. The sensitivity of each of the receptors has been determined to be either high, medium, or low according to the descriptions relevant to land use and planning presented in Table 6-1. Assigning receptor sensitivity includes consideration of the following factors:

- Adaptability of land use to continue to be used as per pre-project conditions
- Tolerance to disturbances that may cause a change in land use
- Recoverability from impact on land use
- Protection status to conservation areas or national parks.

Table 6-1 Receptor sensitivity

Sensitivity (to impact)	Description
High	• **Adaptability** – limited ability of land use to continue to be used as per pre-project condition during the impact • **Tolerance** – disturbance may cause a change in land use • **Recoverability** – limited ability for the land use can be used as per pre-project condition once the impact has ceased • **Protection Status** – disturbance to conservation areas or national parks.
Medium	• **Adaptability** – ability of land use to continue to be used as per pre-project conditions with some change during the impact • **Tolerance** – disturbance unlikely to cause a change in land use • **Recoverability** – the land use is likely to be used as per pre-project condition once the impact has ceased.
Low	• **Adaptability** – ability of land use to continue to be used as per pre-project conditions during the impact • **Tolerance** – disturbance will not cause a change in land use • **Recoverability** – the land use can be used as per pre-project condition once the impact has ceased.

6.4.1.2 Assigning a magnitude level

The magnitude of the impact on the environment includes consideration of the following factors:

- Extent – site, local, regional, or widespread
- Duration – short, medium, or long term (also considering frequency and permanence)
- Severity – degree of change from existing condition.

The magnitude of a specific impact is based on clear criteria determined by the specialist undertaking the assessment and are defined relevant to land use and planning in Table 6-2. For the LUPIA, consideration has been given to the construction period of 4-6 years and the operation period of 30 years. Magnitude is assigned for the maximum credible consequence with consideration of mitigation and management measures according to the levels presented in Table 6-3.

Table 6-2 Magnitude criteria

Terms		Description
Extent	Localised	Within project alignment
	Medium scale	From project alignment to study area extent (1000 metres)
	Large scale	From study area extent up to 85 kilometres (includes townships of Morwell, Traralgon, Sale, and Barry Beach/Port Anthony)
	Regional	Within the broader Gippsland Region
Durations	Short-term	Days to weeks
	Medium-term	Less than five years
	Long-term	Greater than five years
Severity	Permanent	Irreversible change, substantial change to the value
	Reversible	Changes are reversible once the activity has ceased
	Unlikely to be detectable	Changes are within natural variability

Table 6-3 Magnitude description

Magnitude	Description
Negligible	The impact is localised and short-term, and changes to the receptor are unlikely to be detectable above natural conditions.
Low	The impact is within the onshore project area (medium scale) and is medium-term, and results in reversible changes to the receptor once the activity has ceased.
Medium	The impact extends to the offshore project area (large scale) and is medium-term, and results in reversible changes to the receptor once the activity has ceased.
High	The impact extends to the offshore project area (large scale) and long-term, and results in reversible changes to the receptor once the activity has ceased.
Very high	The impact is regional and long-term, and results in substantial and possibly irreversible change (permanent) to the receptor.

6.4.1.3 Assigning a consequence level

Consequence is the potential outcome of an event affecting a receptor. It is determined by combining magnitude of the impact and sensitivity of the receptor. The consequence level is assigned based on the receptor sensitivity level and magnitude level using the matrix in Table 6-4.

Consequences are assigned based on the maximum credible impact for each pathway. Where uncertainty exists, a conservative approach to assessing consequence is adopted. Consequence levels are described in Table 6-5.

Table 6-4 Consequence level matrix

Magnitude	Sensitivity		
	Low	**Medium**	**High**
Negligible	Negligible (E)	Negligible (E)	Minor (D)
Low	Negligible (E)	Minor (D)	Moderate (C)
Medium	Minor (D)	Moderate (C)	Major (B)
High	Moderate (C)	Major (B)	Severe (A)
Very high	Major (B)	Severe (A)	Severe (A)

Table 6-5 Consequence level description

Consequence level	Land use and planning description
Severe (A)	Regional loss/change of land use.
Major (B)	Local loss/change of land use.
Moderate (C)	Moderate but localised deterioration of land use function.
Minor (D)	Minor disturbance to land use function.
Negligible (E)	Minor change to land use with no detectable impact.

6.4.1.4 Residual impacts

While there are clear steps in the assessment process, it may not always follow a linear progression. Typically, assessment requires multiple iterations of impact evaluation considering the assessment criteria and application of mitigation measures as the technical studies progress and additional information becomes available.

The completed impact assessments are based on the final mitigation measures that would be implemented and therefore describe the residual impacts. The residual impacts constitute the predicted consequences following the implementation of the mitigation measures and taking into account the expected effectiveness of these measures.

6.5 Risk assessment method

A risk is where a project activity or activities could result in an unexpected (accidental) event in any of the project phases (construction, operation, or decommissioning) that causes a change to the existing environment. The level of risk is determined by combining the likelihood of an unexpected (accidental) event occurring and the consequences should the unexpected (accidental) event occur.

The assignment of consequence level follows the process outlined above. The following steps were undertaken to identify, analyse and evaluate risks:

- Develop a risk matrix based on the likelihood of an unexpected (accidental) event occurring and the consequences, should the unexpected event occur
- Identify controls and requirements to mitigate identified risks
- Assign likelihood and consequence ratings for each risk to determine risk ratings considering design, proposed activities, and mitigation.

6.5.1 Assigning a likelihood level

Likelihood is the probability of an unexpected (accidental) event occurring. The likelihood criteria range from ‘rare’ where the event may occur only in exceptional circumstances to ‘almost certain’ where the event is expected to occur in most circumstances.

Likelihoods are assigned with consideration of mitigation and management measures according to the levels presented in Table 6-6.

Table 6-6 Guide to likelihood levels

Level	Description
Rare	The event may occur only in exceptional circumstances
Unlikely	The event could occur but is not expected
Possible	The event could occur
Likely	The event will probably occur in most circumstances
Almost certain	The event is expected to occur in most circumstances

6.5.2 Risk matrix

Risk is defined as combination of the likelihood of an event occurring (using Table 6-6) and the consequence of that event occurring (using Table 6-4). A risk rating is then determined by these factors using the risk matrix, presented in Table 6-7. The level of detail of the assessment undertaken for each risk pathway is proportionate to the identified level of risk (i.e. risk ranking).

Table 6-7 Risk matrix

Likelihood rating	Consequence				
	Negligible (E)	Minor (D)	Moderate (C)	Major (B)	Severe (A)
Rare	Very low	Very low	Low	Medium	Medium
Unlikely	Very low	Low	Low	Medium	High
Possible	Low	Low	Medium	High	High
Likely	Low	Medium	Medium	High	Very high
Almost certain	Low	Medium	High	Very high	Very high

6.6 Avoidance and minimisation through design

The impact assessment process is iterative, and the design of the transmission alignment has been informed by earlier versions of environmental assessments to avoid and minimise potential impacts. This iterative assessment process was applied during:

- Selection of one onshore transmission corridor (from three options)
- Development of the onshore transmission system route
- Refinement of the onshore transmission system and corridor.

As a result, the following measures have been adopted in relation to the design, construction, and operation of the project to avoid and minimise impacts:

- Undergrounding of onshore transmission lines
- Horizontal Directional Drilling (HDD) across shore crossing
- Choice of transmission route to minimise fragmentation of agricultural and forestry parcels by aligning with existing infrastructure where possible
- To the extent possible, use of existing roads to access the project alignment
- Avoidance of farm buildings and dams, if requested by landowners and where possible
- Alignment modifications to avoid and minimise impacts on remnant native vegetation and fauna habitat, including threatened ecological communities.

6.7 Avoidance, mitigation and management

Once avoidance and minimisation measures have been exhausted, the next step is management of the residual impacts and risks. In the case of risks, the mitigation measures can be applied prior to the event occurring and/or after the event. The residual impacts and risks are evaluated against the assessment criteria to ensure impacts and risk are of an acceptable level.

The assessments describe the impacts and risks with all the mitigation measures implemented i.e. with both initial and final mitigations. Initial mitigation measures are defined as the standard suite of mitigation measures that would be implemented by the project such as measures required under legislation, national or international standards and standard measures implemented on similar projects.

Final mitigation measures are any additional mitigation measures adopted to address the findings of impact/risk assessments to further reduce impacts and risks to acceptable levels. The completed impact and risk registers for this technical report are presented in Appendix A and show the reduction in

impact/ risk that occurs between the initial rating and final rating due to the application of final mitigation measures.

6.8 Cumulative impact assessment

Cumulative impacts arise when the effects of a single project on a single receptor are considered alongside the effect of other projects on the same receptor. The project has considered the potential for cumulative impacts associated with other proposed projects. It is noted that projects that are operational are considered as part of the baseline environment, and the cumulative impact assessment focuses on proposed or future actions.

A staged approach to cumulative impact assessment has been adopted. This approach is split into four stages:

- **Stage 1** Identifying potentially cumulative projects or actions
- **Stage 2** Shortlisting identified projects or actions
- **Stage 3** Gathering information
- **Stage 4** Assessment.

This approach is focused on the assessment of potential adverse cumulative effects on receptors or similar groups of receptors, as relevant. The availability of information necessary to conduct a cumulative impact assessment depends on the status of the proposed project or action within the planning and approval regulatory steps. Therefore, a level of certainty reflecting the availability of detail and information necessary for the assessment is assigned to each proposal:

- **Tier 1** High certainty – Project planning application/EIS/EES has been submitted to regulators, or the project has been approved, or the project is under construction
- **Tier 2** Medium certainty – Project referrals have been submitted to the regulators
- **Tier 3** Low certainty – Project is in the proposal stage and little information is publicly available.

The cumulative impact assessment has followed a staged approach (as shown in Figure 6-4 and described in detail in EIS Chapter 6 - Assessment Framework and EES Chapter 6 - Assessment Framework).

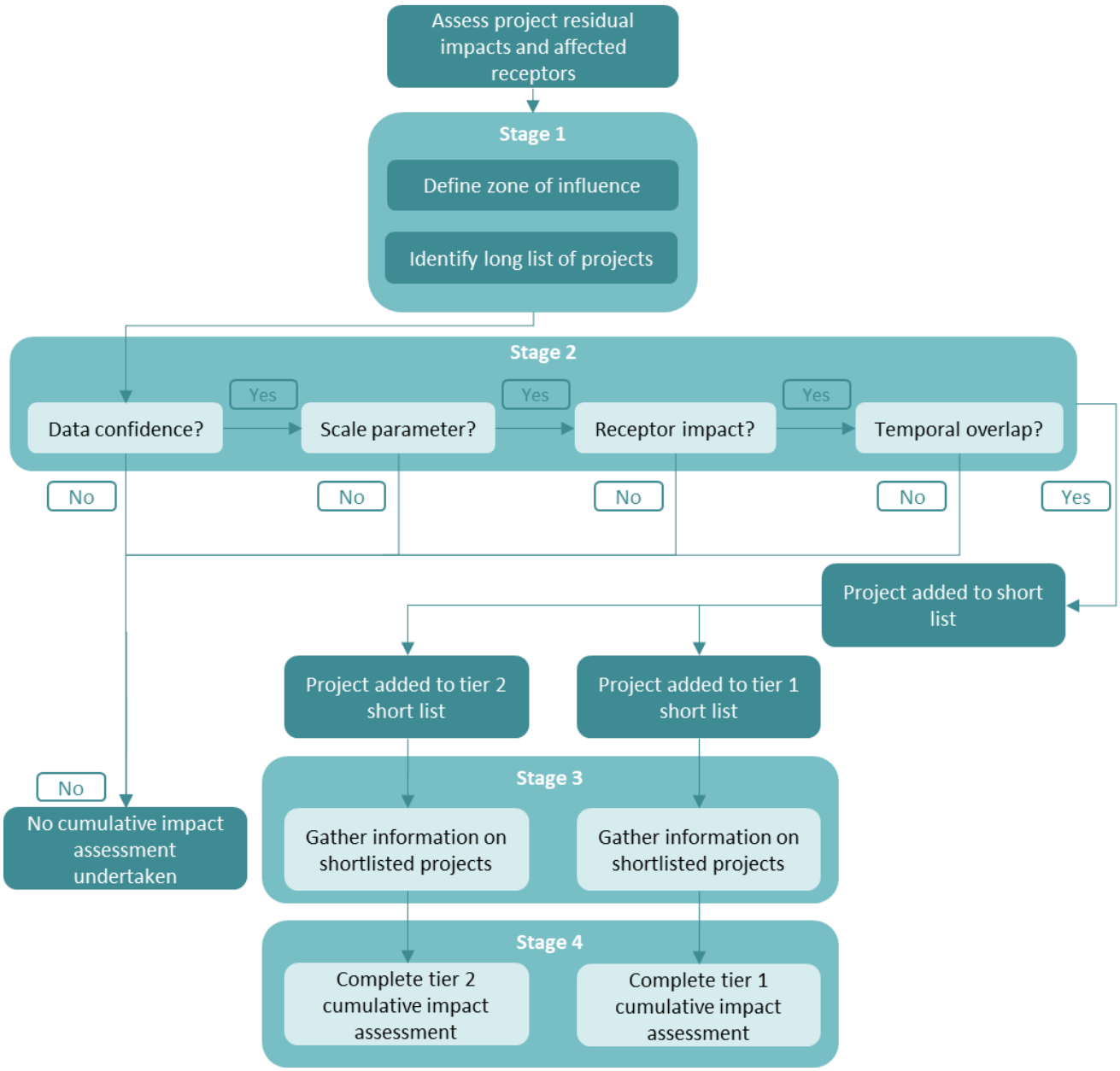

Figure 6-4 Cumulative impact assessment process

6.9 Limitations, uncertainties and assumptions

The following limitations, uncertainties and assumptions apply to this assessment:

- The life of the project could extend beyond its anticipated 30 years; however, this study can only anticipate land use changes that have been planned for
- Where practicable, project construction would be staged and sequenced to minimise the duration of local works and limit land use and planning impacts on individual properties
- Land affected by easements would only be restricted by way of limiting the construction of structures and significant vegetation (i.e. planting of trees or significant vegetation with deeper root systems) over the easement and maintaining rights of access for inspection and maintenance, where reasonably practicable
- Information regarding the project description and planning policy is current at the date of issuing this report

- This LUPIA responds to the evaluation objectives and scoping requirements as set out by the Minister for Planning and where applicable to the LUPIA. It also provides an assessment of the project against relevant legislation and policy and considers planning approval requirements. A draft PSA, introducing a SCO and Incorporated Document to the Wellington Planning Scheme for the purposes of the project is proposed to satisfy the statutory planning requirements for the project.

6.10 Linkages to other technical reports

This report has interdependencies with other technical assessments to inform and assess impacts associated with land use. Table 6-8 lists EES Technical Assessment Reports of relevance to the LUPIA. The key findings from these reports have informed the LUPIA impact assessment in Section 10.0, 11.0, and 12.0. The mitigation measures of relevance to this LUPIA are discussed in Section 14.1.

Table 6-8 Summary – other technical reports

Technical Assessment Reports
Technical Report G: Onshore ecology
Technical Report K: Aboriginal Cultural Heritage
Technical Report L: Historic heritage
Technical Report Q: Business and tourism
Technical Report R: Social
Technical Report S: Agriculture
Technical Report U: Seascape, landscape and visual
Technical Report W: Noise and vibration
Technical Report X: Traffic and Transport
Technical Report Y: Air quality

7.0 Existing environment

This section identifies the existing environmental assets, values and uses that could be affected by the project, including consideration of their sensitivity and significance. Section 7.1 describes the wider regional context, and Section 7.1.5 describes the study area specifically.

7.1 Regional context

7.1.1 Location

The project is located primarily within the Shire of Wellington within the localities of Reeves Beach, Woodside East, Darriman, and Giffard West. It is anticipated that there would be some project impacts beyond the Shire of Wellington but their effect on land use and planning would likely be minor. This is mainly associated with the workforce being based at and/or operating from a Gippsland port (Barry Beach Marine Terminal and/or Port Anthony) to facilitate offshore operations and maintenance activities.

From the shore crossing at Reeves Beach, the project stretches approximately 30 kilometres, travelling in a generally north/north-east direction and traversing the localities listed above, terminating at an indicative location in Giffard where it would connect to the VicGrid connection hub.

The Shire of Wellington has an area of approximately 10,924 square kilometres and is located in Victoria's Gippsland region, between 175 to 250 kilometres south-east of Melbourne. The Shire is located between the municipalities of East and South Gippsland, bordering the municipalities of Alpine, Wangaratta, Mansfield, Baw Baw and Latrobe. The Shire includes the regional centre of Sale, towns of Maffra, Yarram and Heyfield and small towns of Stratford and Rosedale.

7.1.2 Geographical regions and natural assets

7.1.2.1 Shire of Wellington

The geographical regions of the Shire of Wellington (refer to Section 4.5.4 and Section 7.2.1) include the following:

- Northern Ranges: heavily vegetated steep terrain and shallow valleys including the southern face of the Victorian Alps and the Alpine National Park
- Macalister: flat landscape of the Macalister Irrigation District and surrounding dryland agricultural areas
- Glenmaggie-Briagolong: interface between the Northern Ranges and Macalister regions
- Rosedale-Stradbroke: lowland hills and gently undulating plains including Holey Plains Park and forestry plantations
- Eastern Gippsland Plains: a flat to gently undulating landscape and a regular but widely spaced drainage pattern that flows toward Lake Wellington
- Strzelecki: steep to hilly landscape associated with the Strzelecki Ranges which includes the Tarra-Bulga National Park
- Coastal West, Hinterland: mainly a flat coastal plain, inland of the low coastal sand dunes of Ninety Mile Beach and abutting the base of the Strzelecki Ranges
- Coastal East, Hinterland: typically, flat and low lying with some raised dunes in the western end
- Coastal: the narrow primary dune system and associated lakes and lagoons at Ninety Mile Beach.

7.1.2.2 Natural assets

Wellington Shire extends from the Great Dividing Range and Victoria's High Country through irrigated flats and grazing land to the Gippsland Lakes and Wetlands, and the Ninety Mile Beach and Bass Strait.

The Shire's natural environment is ecologically significant, with many native species and communities, such as the Gippsland Red Gum Grassy Woodland, listed as highly significant and threatened due to vegetation clearance. Remnant native vegetation in agricultural areas serves as vital bio-links connecting major ecosystems like the Australian Alps National Parks, Gippsland Lakes, Ninety Mile Beach, Strzelecki Ranges, and Nooramunga Inlet.

The region's wetlands, recognised under the Ramsar Convention, play a crucial role in filtering water into key areas like the Gippsland Lakes, Heyfield Wetlands, and the Corner Inlet/Nooramunga Marine National Park.

Wellington Shire's rural areas, including the Gippsland Lakes, Ninety Mile Beach, and Alpine National Park, are among Victoria's most ecologically diverse.

The Ninety Mile Beach area features unique coastal and alluvial landforms, creating narrow spits and peninsulas that separate the Bass Strait Coast from the Gippsland Lakes. These coastal landscapes are of state-level importance.

The region includes the Gippsland Lakes designated Ramsar wetlands, which are defined as coastal saltmarsh, the Corner Inlet designated Ramsar wetlands, and Lake Wellington Wetlands, which are identified as important wetlands and defined as coastal saltmarsh, with no emergent vegetation and sedge/grass/forb. Other wetlands of various definitions are dispersed throughout the region.

The Merriman Creek (Seaspray) Designated Water Supply Catchment and the Macalister Irrigation District are also located within the region. In addition, various locations are flood ways, generally associated with the lakes, rivers and creeks throughout the region.

7.1.3 Transport and access

The Princes Highway, South Gippsland Highway and Princes Freeway are the three major arterial roads that service the region from the west, north and south. Other arterial roads within the region and in proximity to the project include Rosedale – Longford Road, Gormandale – Stradbroke Road, Tramway Road and the Hyland Highway.

The Bairnsdale to Melbourne regional freight and passenger trainline runs through the region with stations in Traralgon, Rosedale, Sale and Stratford. There is also a dedicated Traralgon to Sale coach service that operates on weekday and Saturday mornings.

The region is serviced by the Latrobe Regional Airport, the Yarram Airport, the West Sale Airport and the Longford Heliport. The Longford Heliport serves as the base for ExxonMobil’s helicopter fleet that services the 23 offshore oil and gas platforms and installations in Bass Strait.

7.1.4 Infrastructure

Several existing infrastructure projects are located within proximity to, or intersect, the project alignment and need to be considered.

Basslink is an electricity interconnector within Wellington Shire that is located at McGaurans Beach and connects Tasmania to the NEM through the Loy Yang switchyard.

The EGP is a natural gas pipeline located within the shire and is a key supply pipeline between the Gippsland Basin and New South Wales. Longford Gas Plant is a key link between the EGP and the wholesale gas market and allows suppliers to source gas from a variety of receipt points, including Longford. Natural gas from the Bass Strait gas fields is distributed to Melbourne via the Longford to Long Island Point pipeline.

Consultation with Gippsland Water has confirmed that there are two pipes located in the study area with one currently decommissioned and the other live being the Saline Waste Outfall Pipe (SWOP) which varies in depth, from its shallowest depth being 1.5 metres to its deepest being 2.54 metres. It is expected that all pipeline depths are proven prior to any excavation. Unless emergency works are required there are no planned maintenance, or renovation works likely to take place in this area in the near future that would impact the project.

7.1.5 Heritage

There is one historic heritage site located within the study area identified as the *Former Residence, Woodside Beach Road.* This place is listed on the Victorian Heritage Inventory (**VHI**), located directly

east of the onshore transmission infrastructure in Woodside East. AACHS located throughout the study area as shown Figure 7-1 in EES Technical Report L: Historic Heritage and EES Technical Report K: Aboriginal Cultural Heritage provides further details.

7.1.6 Bushfire

The study area is located within a designated Bushfire Prone Area (BPA) and affected by the BMO as shown in Figure 7-2. BPAs are identified areas that are subject to or likely to be subject to bushfires, whilst the BMO applies to BPAs with very high and extreme bushfire hazards.

Bushfire is a significant risk to farming operations and regional communities. The risk of fire and bushfire is currently managed by local farming operations and supported by the Country Fire Authority (CFA).

During construction, appropriate bushfire management strategies would be implemented and adhered to in accordance with the EMF which is required by the Incorporated Document. During operation, land within the project alignment would remain generally consistent with pre-construction conditions.

If a sensitive use (such as Accommodation for workers) were to be developed by and in support of the project at a later date, it would be subject to a separate approvals process which falls outside the scope of the current EES and Project Amendment.

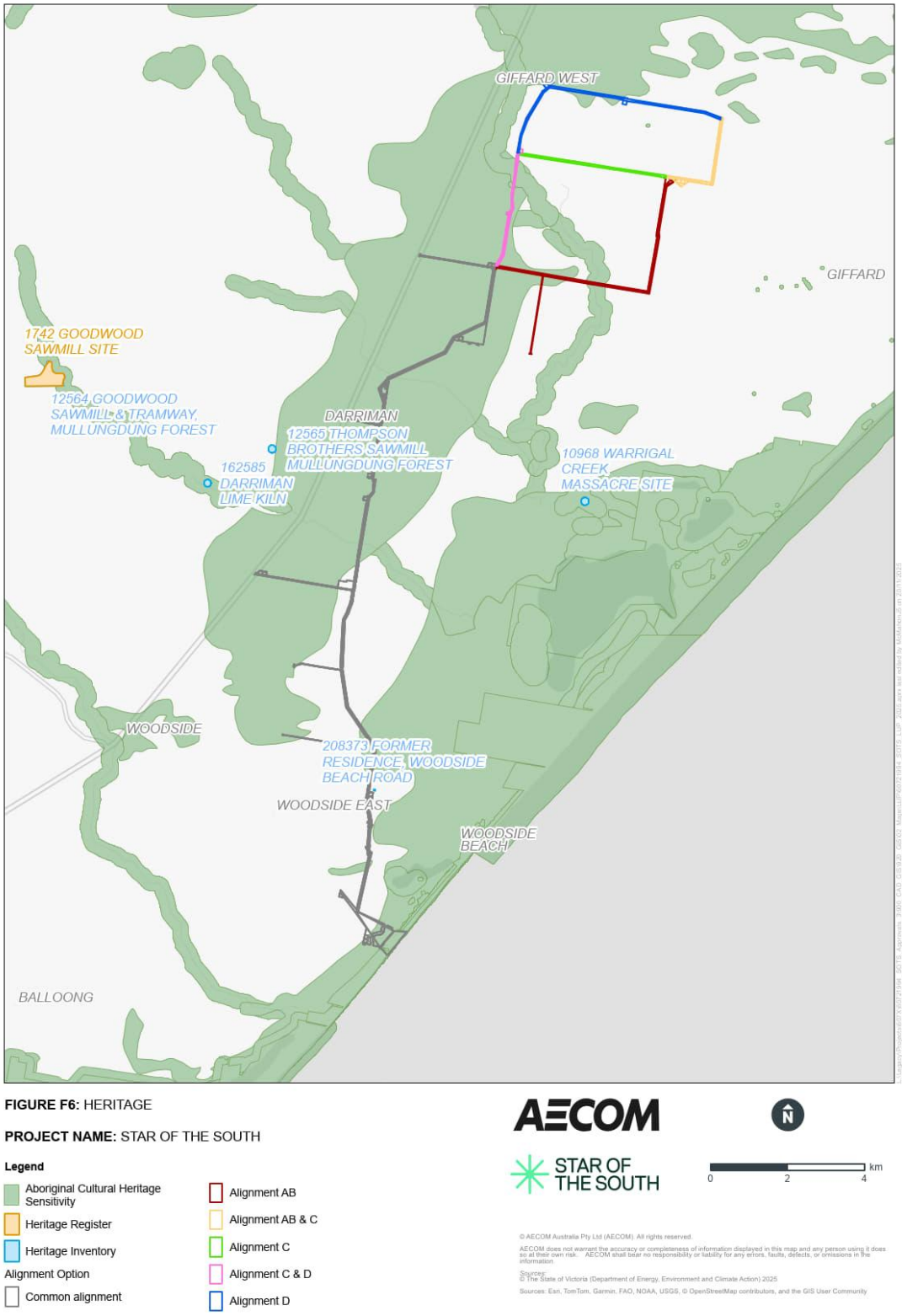

Figure 7-1 Heritage features

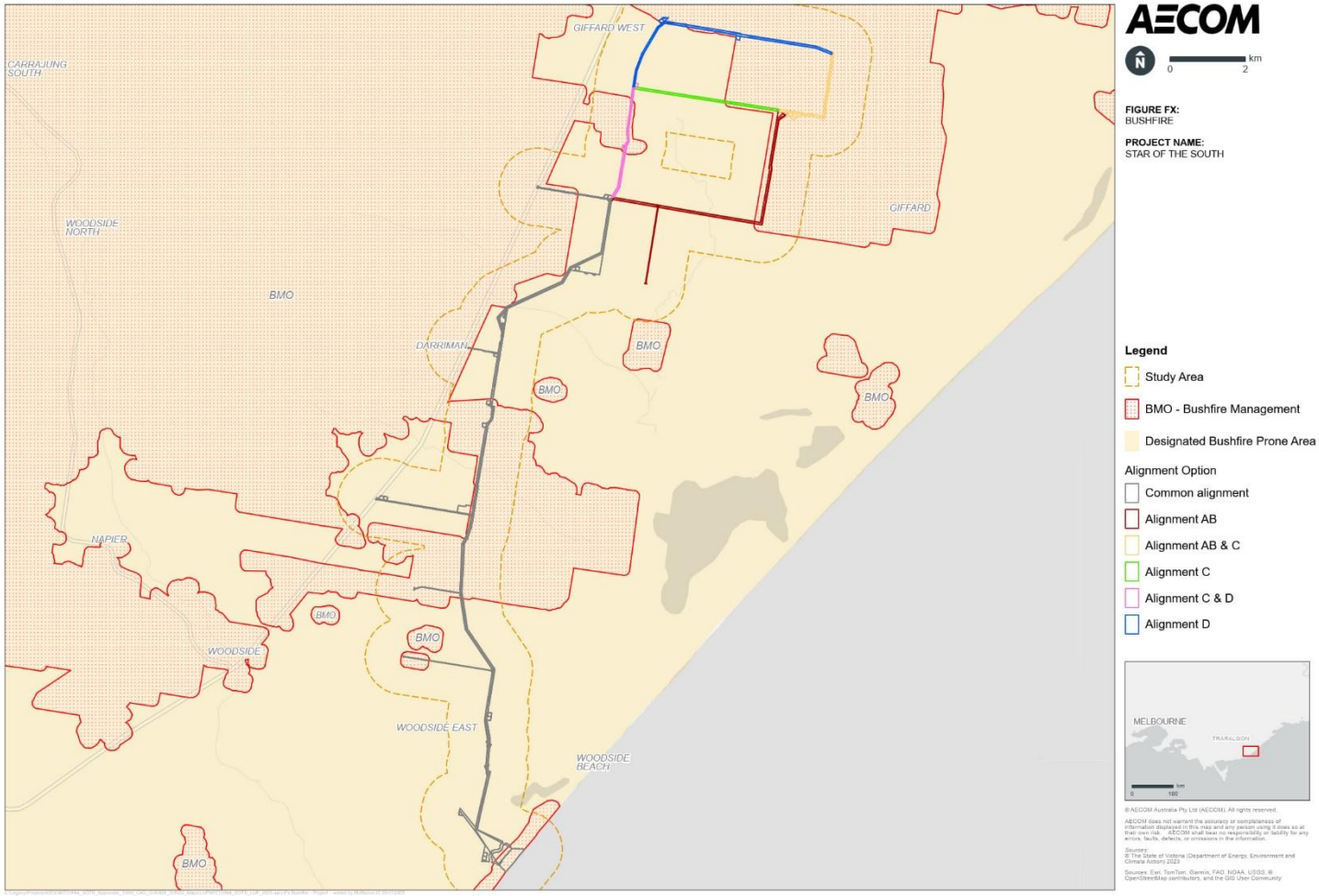

Figure 7-2 Area subject to BMO and BPA

7.2 Study area

7.2.1 Land uses and typologies

Land use typologies were developed to assist in the determination of potential impacts. The typologies were informed by assessment of policies, strategies, planning controls, and confirmed via site visit. The land use typologies identified within the study area generally comprise:

- Conservation
- Farming including agriculture (cropping and grazing), and plantation/forestry
- Road.

The current land use types are shown in Figure 7-3 and discussed further in Table 7-1.

Whilst the region within which the study area is located is sparsely populated, there are some potentially sensitive receptors as identified in Figure 7-4 and discussed further in Sections 7.2.2 and 7.2.3. Dwelling locations have been identified through review of DELWP's publicly available building point data, review of aerial imagery to determine building types, and knowledge obtained through on-site meetings with landowners, representing the information available to the project at the time of writing.

Table 7-1 Land use typologies in the study area

Typology	Description	Representation across study area
Conservation	Areas of high policy protection reflecting a particular conservation or ecological significance. These spaces have varying degrees of public access and varying policy designations.	Approximately 5.9% (605 hectares) of the study area is made up of conservation land (PCRZ and PPRZ).
Farming –Agriculture (cropping and grazing)	A range of land-dependent production-based land uses generally comprising farming of low-intensity products and livestock management requiring access to land for feeding.	Approximately 93.5% (9573 hectares) of the study area is made up of farming and plantation land (FZ)
Farming – Plantation/forestry	Forestry plantations that provide the wood for paper and pulp production.	
Road	Established or planned road corridors.	Approximately 0.6% (61.5 hectares) of the study is made up of road (TRZ2 and TRZ3).

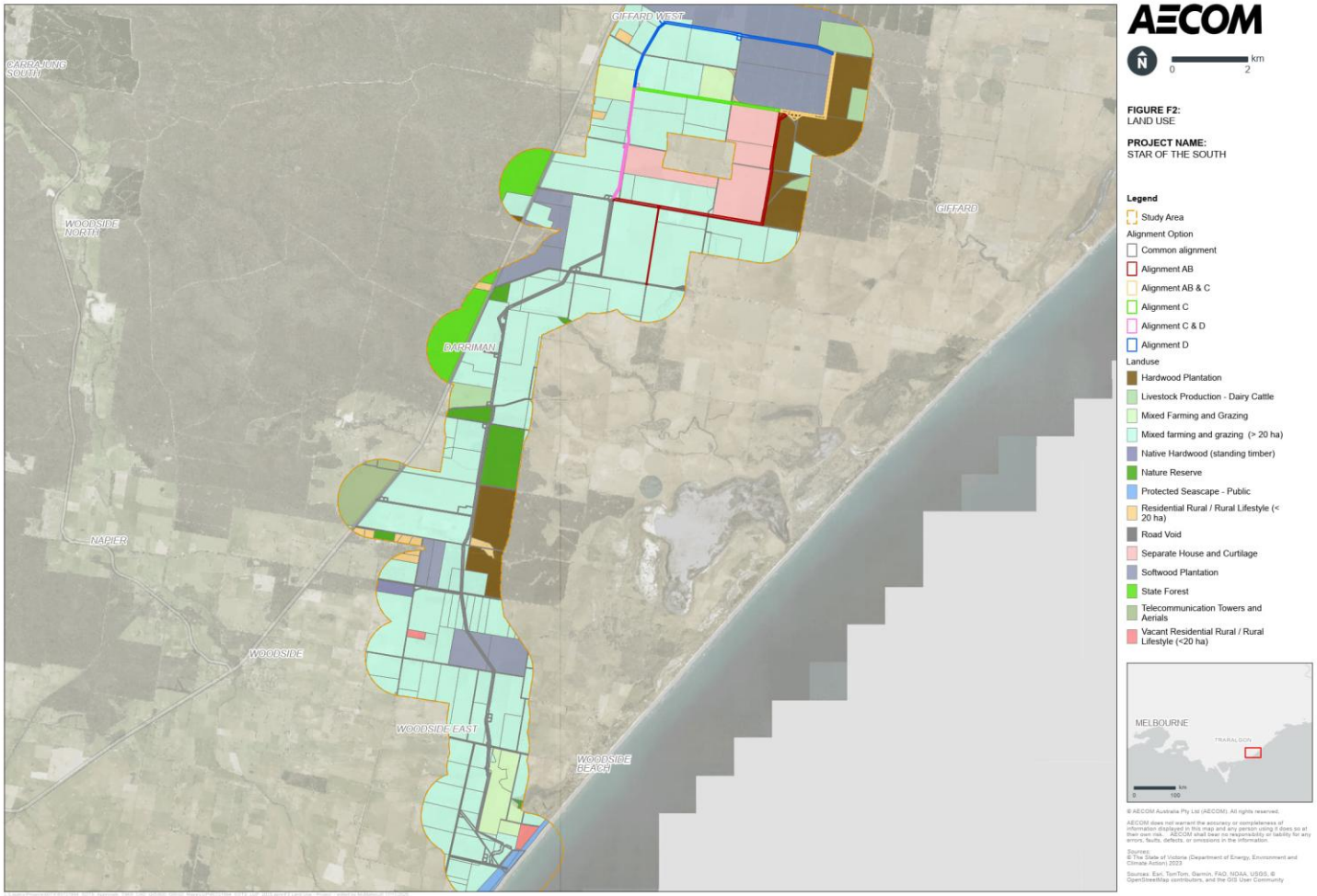

Figure 7-3 Current land uses (source Victorian State Government and the Office of the Valuer-General of Victoria)

Figure 7-4 Sensitive receptors

7.2.2 Segment one – Coastal

As discussed in Section 6.2, segment one aligns with *'Planning Unit 8: Coastal'* as referenced in the Wellington Planning Scheme. This segment is characterised by its coastal environment and proximity to the Bass Strait Coast. It should be reiterated that the offshore components of the project extending from the proposed offshore wind farm area to the shore crossing at Reeves Beach are not subject to this LUPIA.

The shore crossing of the transmission system is proposed to be located at Reeves Beach, Woodside. The crossings would be constructed using trenchless crossing techniques to drill bores and install ducts to house the offshore export cables. The shore crossing would be temporary and for construction purposes only.

Following tie-in of the offshore cables to the onshore underground cable system, transition joint bays would remain in place at the shore crossing as part of the below ground transmission system. Transition joint bays are buried structures and the land above the bays would be reinstated following the joining process. Access to the bays would be required in the event of a cable failure requiring replacement. HDD is proposed underneath the waterway to the north of Reeves Beach (approximately 180 metres along the alignment). From the transition joint bays, the underground cable system within the onshore transmission corridor travels inland to segment two – Coastal West, Hinterland.

7.2.2.1 Conservation

Segment one includes Reeves Beach which is a publicly accessible beach located at the southern end of the Ninety Mile Beach and shown in Figure 7-5. This land is zoned PCRZ and PPRZ and is also subject to the ESO1 and ESO2, the ESO's seek to protect coastal and Gippsland lakes environs (ESO1) and wetlands (ESO2). Reeves Beach is an unpatrolled beach that is known to receive strong currents and unexpected large waves, making it an unfrequented beach for swimming.

Reeve's Beach Coastal Reserve includes a camping area with basic facilities, including toilets and BBQ pits, located just behind the dunes on Ninety Mile Beach. The Reeves Beach campground is adjacent to Reeves Beach, north of the shore crossing. Refer to Technical Report G: Onshore ecology for further information regarding the ecological values relevant to these conservation areas. The campground, shown in Figure 7-6, is owned and managed by Parks Victoria.

Figure 7-5 Reeves Beach, looking north-east (AECOM, 11 February 2025)

Figure 7-6 Reeves Beach campground (AECOM, 11 February 2025)

7.2.2.2 Farming – agriculture and grazing

The area north of Reeves Beach campground comprises grazing land which is the predominant land use in segment one. Typical grazing land in the study area is shown in Figure 7-7.

The agricultural land within the study area is privately owned and zoned FZ. As identified in **Clause 21.01-2** (Environment and Landscape Values) of the Wellington Planning Scheme, agricultural land in Planning Unit 8: Coastal has low strategic importance as the land is not particularly suitable for agricultural use.

No dwellings are located within the proposed construction corridor. The topography of the properties within this segment are generally flat, and contain farm assets and infrastructure including sheds, farm dams and vegetated windbreaks. Technical Report S: Agriculture provides further information regarding the farming properties impacted by the project.

Figure 7-7 Typical agricultural land within segment one, taken from Reeves Beach Road, Woodside (AECOM, 11 February 2025)

7.2.2.3 Roads

Reeves Beach Road is an unsealed road within segment one which connects the beach and campground to Woodside, Woodside Beach, and the broader region. The shore crossing would be accessed via Reeves Beach Road and two small batch laydown areas are proposed along the road to provide for this access.

7.2.2.4 Other considerations

Segment one is subject to a number of environmental constraints including environmentally significance vegetation and bushfire risk as identified by the ESO and BMO.

7.2.3 Segment two – Coastal West, Hinterland

The Coastal West, Hinterland segment reflects Planning Unit 6: Coastal West, Hinterland as identified in the Wellington Planning Scheme. The land comprises of a flat coastal plain. The onshore wind farm transmission system includes the infrastructure to connect the offshore wind farm to the VicGrid connection hub. The underground cable system and associated temporary construction commences at the landward side of the shore crossing transition joints, behind Reeves Beach, Woodside and terminates at the proposed VicGrid Connection Hub at Giffard. The entire onshore system is approximately 30 kilometres and would be contained underground within a nominally 40-metre operational easement (60-metre construction footprint).

Segment two contains almost all the onshore system, from the shore crossing point behind Reeves Beach to the VicGrid connection hub in Giffard.

It is noted that the location of the proposed Connection Hub has yet to defined further than an indicative area in Giffard. This LUPIA assesses all three alignment options that meet at the connection hub area.

7.2.3.1 Conservation

Within segment two, the study area contains two conservation areas:

- Woodside H28 Bushland Reserve (see Figure 7-8)
- Darriman H33 Bushland Reserve (see Figure 7-9).

Both conservation areas are zoned PCRZ but are not protected by an environmental or landscape overlay.

The onshore transmission system generally avoids these conservation areas by travelling along their edges, except for a small portion of Woodside H28 Bushland Reserve (refer to Technical Report G: Onshore ecology for further information regarding the conservation values relevant to these conservation areas).

Figure 7-8 Woodside H28 Bushland Reserve, taken from Giffard Road, Woodside (AECOM, 11 February 2025)

Figure 7-9 Darriman H33 Bushland Reserve, taken from Four Mile Creek Road, Giffard West (AECOM, 11 February 2025)

7.2.3.2 Farming – agriculture and grazing

The most dominant land use in segment two is agricultural land as shown in Figure 7-10. The types of agricultural activities are generally low intensity, comprising grazing and cropping. This land is zoned FZ and is private tenure land. As identified in **Clause 21.01-2** (Environment and Landscape Values) of the Wellington Planning Scheme, agricultural land in Planning Unit 6: Coastal West, Hinterland is strategically suitable for grazing and plantation forestry.

The topography of the segment two is predominantly flat, with some undulating areas. The flat areas are primarily use for agricultural purposes, presented as cleared and modified farmland. The undulating areas are characterized by gentle rises and dips in the terrain, which are typical of coastal landscapes. Pockets of vegetation exist throughout the segment and within the proposed alignment, including bushland, vegetated windbreaks and plantation forestry.

There are a few rural dwellings scattered throughout the study area, and these are identified as potential sensitive receptors within segment two. There are no dwellings within the project alignment that are currently located on top of the proposed underground network. Technical Report S: Agriculture provides further information regarding the farming properties impacted by the project.

Figure 7-10 Typical agricultural land in segment two, taken from Giffard West Road, Giffard West (AECOM, 11 February 2025)

7.2.3.3 Forestry

The location of the proposed VicGrid Connection Hub at Giffard has yet to defined. The project therefore presents three alignment options between Giffard and Giffard West, approximately 17 kilometres north of the shore crossing at Reeves Beach.

The three alignment options are all contained within segment two and traverse the same conservation and agricultural land described in the subsections above. The only different in land use typologies traversed by the alignments is forestry. The Giffard Plantation, shown in Figure 7-11, is zoned FZ and used for forestry.

The Alignment D study area would traverse through more forestry land than Alignments AB and C. However, it is noted that the siting of the alignments has been located along the unplanted tracks within the plantation. Where trees are required to be cut down to construct the underground transmission through the plantation area, tree removal would be minimised as far as reasonably practicable.

Figure 7-11 Giffard Plantation, taken from Giffard West Road, Giffard West (AECOM, 11 February 2025)

7.2.3.4 Roads

There are numerous sealed and unsealed roads throughout the segment. South Gippsland Highway is the main arterial road within the segment and is generally sited between 500 and 3,000 metres west of the onshore transmission corridor. Woodside Beach Road is also an arterial road towards the south of the segment.

The unsealed roads are typically heavily vegetated. Figure 7-12 shows the typical view of unsealed roads throughout the segment. Access tracks to the onshore transmission corridor are proposed along the following roads from south to north:

- Lyons Road
- Stringy Bark Lane
- Carstairs Road.

These roads would be used for temporary construction access to connect the underground system that traverse through farmland, to the South Gippsland Highway.

Figure 7-12 View along Four Mile Creek Road which the alignment traverses across (AECOM, 11 February 2025)

7.2.3.5 Other considerations

Segment two is subject to bushfire risk as identified by the BMO. In addition, SCO2 applies to a number of properties in the north of the segment, which provides for the *Basslink – Land Use and Development Controls (2002)* Incorporated Document.

8.0 Issues for assessment

The issues for assessment were identified by reviewing the project description for interactions between the key project components and the proposed construction, operations and decommissioning activities and sensitive receptors. These cause-and-effect pathways were designated as either impacts or risks based on whether the issues relate to situations that are expected or accidental. The identified issues are presented in Table 8-1 and for each, a MDS has been defined as the basis for the impact assessment. The table also includes the residual impact and risk levels arising from the assessment undertaken, following incorporation of mitigation measures. The complete impact and risk register for this study is presented in Appendix A.

Table 8-1 LUPIA issues

Impact or risk ID	Impact or risk pathway	Residual impact rating	Residual risk rating
Construction			
LUP-I001	**Sensitive land use impact** The proposed construction activities may result in short-medium term impacts to sensitive land use, including access or amenity impacts that are inconsistent with existing land use and planning policy, or reasonably foreseeable future land use directions for public and private land	Moderate	No risks identified
LUP-I002	**Non-sensitive land use impact** The proposed construction activities may result in short-medium term impacts to non-sensitive land use, including access or amenity impacts that are inconsistent with existing land use and planning policy, or reasonably foreseeable future land use directions for public and private land.	Minor	No risks identified
LUP-I003	**Construction workforce accommodation land use impact** Construction workforce accommodation demand for short and long stay accommodation has the potential to impact accommodation availability and housing supply in the region that is inconsistent with existing land use and planning policy, or reasonably foreseeable future land use directions for public and private land.	Minor	No risks identified
Operation			
LUP-I004	**Operation land use impact** The proposed location and siting of the onshore transmission infrastructure may result in short-medium term impacts to land use, including access or amenity impacts that are inconsistent with existing land uses and planning policy, or reasonably foreseeable future land use directions for public and private land.	Negligible	No risks identified
Decommissioning			
LUP-I005	**Decommissioning land use impact** The proposed decommissioning activities may result in short-medium term impacts to land use, including access or amenity impacts that are inconsistent with existing land uses and planning policy, or reasonably foreseeable future land use directions for public and private land.	Negligible	No risks identified

9.0 Strategic land use and planning assessment

This section assesses the project against relevant legislation and policies and provides an assessment of the project's likely regional land use impacts.

9.1 Commonwealth and State legislation

In relation to the evaluation objectives set out in the Star of the South EIS Guidelines, and the evaluation objectives set out in the Star of the South EES Scoping Requirements, the project would not have significant impacts on land use and is generally consistent with planning policy including:

- The project is in accordance with the various Commonwealth, State and local government statutory processes relevant to land use (refer to Section 4.1)
- The project's onshore transmission corridor requires statutory planning approval in accordance with the relevant provisions of the P&E Act. The statutory planning requirements are addressed through a draft PSA anticipated to introduce a SCO and Incorporated Document into the Wellington Planning Scheme for the purposes of the project.
- The project requires consent for the use and development of coastal Crown land under the MaCA.
- The project is not expected to disrupt existing or proposed land uses on a long-term basis and where impacts may occur on a temporary basis or are related to amenity, it is considered that mitigation measures would negate or minimise this impact
- The project is consistent with Commonwealth, State and local policies and planning scheme provisions (refer to Section 4.2, Section 4.3, and Section 4.5) as detailed in Section 9.2 below.

9.2 State and local planning policies and guidelines

The project supports the direction of the following policy documents in several ways, as detailed in Table 9-1 below.

Table 9-1 Assessment of project against relevant State and Local Planning Policies

Document	Assessment
State Policy	
2025 Victorian Transmission Plan (VicGrid 2025)	The project is essential to increasing the capacity and efficiency of renewable energy generation in Victoria which is a key objective of the VTP.
Cheaper, Cleaner, Renewable: Our Plan for Victoria's Electricity Future (DEECA, 2024)	The project would modernise and expand Victoria's electricity generation network and support the transition to large-scale renewable energy in line with the State's renewable energy targets.
Victoria's Climate Change Strategy (DELWP, 2021)	Offshore wind projects represent a key component of the renewable energy transition and provide an opportunity for harnessing Victoria's renewable energy resource as outlined in the strategy. The project would also create jobs and foster innovation in clean energy technologies which is aligned with Victoria's renewable energy goals and priorities. The project was successfully awarded $19.5 million from the Victorian Government to support the completion of feasibility and pre-construction activities, as part of round one (offshore wind) of the Energy Innovation Initiative.
Victoria Offshore Wind Implementation Statement 4 (2025) and	The project supports Victoria's goal to generate at least 2 GW of offshore wind by 2032 and achieving the key focus areas set out in the strategy

Document	Assessment
Victorian Offshore Wind Policy Directions Paper (2022)	and the 2032 offshore wind target of at least 2 GW of offshore wind energy.
Renewable Energy Action Plan (DELWP, 2017)	The project would contribute to the Victorian Government's target of achieving 9GW of offshore wind energy generation by 2040. The project is also aligned with the goals of the plan including increasing renewable energy generation, supporting innovative energy solutions, and achieving net zero greenhouse gas emissions by 2050.
Victoria's Regional Statement (State of Victoria, 2015)	The project seeks to diversify Victoria's energy capacity and would provide a direct boost to Gippsland's economy in the form of new and ongoing jobs and business opportunities, especially during the seven-year construction period at a time when regional jobs in fossil energy will be declining. The project also has the potential to become the catalyst for development of manufacturing and servicing capacity in offshore electricity generation.
Regional Plans	
Gippsland Regional Economic Development Strategy (Victoria State Government, 2022)	The project reinforces Gippsland's role as an emerging renewable energy hub. The project aligns with the Gippsland region's goal of transitioning to renewable energy. The strategy emphasises leveraging the region's natural wind resource to support renewable energy growth. The project represents significant opportunities for economic development, job creation, and the diversification of the energy sector. The project Workforce Accommodation Strategy seeks to address housing supply and affordability to enable the regions' ability to attract and retain workers. This is consistent with enabling factors for economic grown outlined in the *Gippsland Regional Economic Development Strategy.*
Gippsland Regional Growth Plan (Victoria State Government, 2014)	The project is strongly aligned with the themes and objectives set out in the growth plan. In particular, renewable energy projects are identified as a key opportunity to diversity the regional economy, create jobs, and contribute to Victoria's clean energy transition. The project reinforces Gippsland's role as an emerging renewable energy hub. The project represents significant investment in renewable energy infrastructure and innovation and would support the plan's broader goals of reducing greenhouse gas emissions and becoming more resilient to climate change.
Local Policy	
Council Plan 2021-25 (Wellington Shire Council, 2021)	The project is aligned with the economic and environmental directions set out in the plan. The project would assist in the transition to a clean energy future by expanding the state's renewable generating capacity. The project would also create new and ongoing employment and business opportunities during construction and operation in support of the Shire's economic aspirations.
Sustainability Strategy 2020-2024 (Wellington Shire Council, 2020)	The project represents an investment in renewable energy which would assist in the transition to clean energy. The strategy highlights the importance of such project in reducing carbon emissions and supporting the local economy. The project also shares the strategy's focus on leveraging the Gippsland region's natural resources and infrastructure and renewable energy.

Document	Assessment
Wellington 2030 (Wellington Shire Council, 2017)	The benefits of the project once completed are well aligned with aspirations set out in the community vision. Wellington Shire's natural environment and landscape assets are considered as part of this LUPIA and discussed in Section 7.1.2.1. The project would also boost the economy by creating local jobs and investment
Economic Development Strategy (Wellington Shire Council, 2016)	The strategy emphases the important of transitioning to renewable energy and positioning Gippsland as a leader in the industry. The project would support these objectives as it is a significance renewable energy project which would contribute to clean energy generation, job creation, and diversification of the local economy.
Wellington Renewable Energy Impact & Readiness Study (Urban Enterprise, 2023)	Key themes within the study that present opportunities and impacts for the region include a shortage of labour and skills for renewable energy projects, supply of workforce accommodation and housing, management of existing infrastructure to mitigate impacts, and community readiness for new industries. The project seeks to meet these key themes by sourcing local workforce and providing training to upskill workers. The implementation of the Workforce Accommodation Strategy aims to address housing supply and affordability by using a hierarchy approach to obtaining and supplying accommodation at levels that won't negatively impact the existing housing and short-stay accommodation market. Project technical reports include mitigation measures to address impacts to existing infrastructure, and these mitigations would inform the development of management plans for the project. Ongoing engagement throughout the project development would inform stakeholders and the local community of key steps in the project timeline.

In addition to supporting the direction of the policy documents, the project is highly compliant with the PPF as demonstrated below:

- The project aligns with **Clause 11** (Settlement) by ensuring that the needs of existing and future communities are met through investment in Victoria's infrastructure for wind energy generation and transmission into the existing electricity network. This is achieved without compromising the long-term continuation of existing land uses proximate to the project
- The project has due regard for **Clause 11.02-1S** (Supply of urban land) and **Clause 11.03-5S** (Distinctive areas and landscapes) by locating the onshore transmission lines underground, minimising fragmentation of agricultural and forestry parcels and avoiding farm buildings and dams where possible
- The project seeks to align with **Clause 12** (Environmental and Landscape Values) through the EES process described above. Technical Report G: Onshore ecology and Technical Report U: Seascape, landscape and visual discuss how the project aligns with environmental and landscape values
- The project has due regard for **Clause 13** (Environmental Risks and Amenity) by considering noise, air quality and traffic effects on sensitive land uses as discussed in Technical Report W: Onshore noise, Technical Report X: Traffic and Transport and Technical Report Y: Air quality. This land use and planning impact demonstrates that the project is compatible with its surrounding land uses, and that temporary construction and ongoing operation impacts can be managed through the implementation of appropriate mitigation measures. Accordingly, the project would align with the aims of **Clause 13.07-1S** (Land use compatibility)

- The project seeks to align with **Clause 14** (Natural Resource Management) by avoiding impacts to agricultural and plantation land where possible by utilising existing road reserves and other disturbed corridors along with undergrounding the onshore transmission lines
- The project has due regard for **Clause 15** (Built Environment and Heritage) through avoiding townships and residential planning zones and places of heritage significance where reasonably practicable. Heritage is recognised through the application of Heritage Overlays. Similarly, the project would support **Clause 15.03-2S** (Aboriginal cultural heritage) through the preparation and implementation of a CHMP
- The project Workforce Accommodation Strategy seeks to address housing supply and affordability in alignment with the objectives of **Clause 16** (Housing) by providing accommodation close to employment and services. **Clause 16.01.1S** and **16.01.2S** require housing supply and affordability to meet the needs of the community by ensuring that housing supply continues to be sufficient to meet demand. The Workforce Accommodation Strategy aligns with these requirements by using a hierarchical approach to obtaining and supplying accommodation at levels that won't negatively impact the existing housing and short-stay accommodation market.
- The project aligns with **Clause 17** (Economic Development) and **Clause 19** (Infrastructure) by facilitating employment and economic growth in the construction and energy industries, representing innovation in the industry and developing of new energy infrastructure that would support transition to a low-carbon economy.

The project is also consistent with and supported by existing and future land use identified in the Wellington Planning Scheme as follows:

- **Clause 02.03-2** (Environmental and Landscape Values) – The project supports the implementation of this policy by locating key infrastructure away from visually prominent and ecologically significant locations where possible and utilising appropriate mitigation measures such as construction methods where these locations cannot be avoided
- **Clause 02.03-3** (Environmental Risks and Amenity) – The shore crossing and onshore component of the project is located underground, reducing the impact on areas of significant coastal vulnerability
- **Clause 02.03-4** (Natural Resource Management) – The project traverses through agricultural land, however these areas are of low quality and strategic importance. The impacted agricultural land would also be able to be continued to be used for the existing farming use during the operation phase
- **Clause 02.03-6** (Economic Development) – The project represents a significant investment into environmentally sustainable green energy and would allow Wellington Shire to capitalise on the Gippsland region's natural wind resources through the creation of employment opportunities
- **Clause 02.03-7** (Infrastructure) – The siting of the project has taken into consideration the existing infrastructure in the region including Basslink and the EGP. The project would adopt a consistent approach to the design and construction of infrastructure as encouraged by the clause.

9.3 Geographical regions and natural assets

The project responds appropriately to the existing geographical region and natural assets by predominantly avoiding areas of high value where possible and utilising appropriate mitigation measures such as reducing construction footprint where these locations cannot be avoided. Specific measures that have been adopted to avoid and minimise the impact on high value areas are described in Section 6.6.

The project also generally avoids environmental and landscape values with all of the onshore infrastructure being underground. The impacted land would generally be able to continue to be used by existing farming uses during the operation of the project. In the instance of some farming practices (plantations and intensive agriculture), restrictions may be in place along the operation easement, meaning the land would not be able to be used for those existing uses.

9.4 Transport and access

During the construction phase of the project, primary access routes would be constructed within the site to gain access to the cable construction corridor, providing access for construction vehicles and to connect construction vehicles to the local public road network. Haulage roads along the corridor would be used to connect primary access routes, enabling construction loops to be utilised.

A mix of new and existing access roads would be used. Existing private, local, and regional roads would be used where possible but may require trimming of vegetation and upgrades depending on their use. New access roads may require vegetation removal where appropriate access does not exist already. All access roads would be designed to minimise impacts on the local road network as much as possible, and Technical Report X: Traffic and Transport provides a traffic assessment and greater detail on the specific access routes and impact of construction and operation traffic.

9.5 Infrastructure

Gippsland's infrastructure, as described in Section 7.1.4, includes overhead transmission lines, substations, coal mines, power stations, onshore wind farms, gas, and oil fields. This energy generating infrastructure has developed as a result of the natural features and decades of planning policy and subsequent action that has supported the establishment of the energy use in this region. The existing infrastructure and land use pattern play an important role in the economy at the local, regional, and state level.

The importance of energy resources is reflected in the historic and current land uses in the region. The existing and future requirements of these long-established and state significant operations have been a fundamental ingredient in the land use dynamic for a significant period, particularly from an economic, social and environmental perspective. State and local policy acknowledges that Gippsland's energy supply in the immediate term is closely linked to brown coal deposits but also supports the transition to clean energy and the diversification of the energy sector as a result.

9.6 Overall response to strategic land use considerations

The project is generally consistent with relevant planning policy and land use, including potential impacts to:

- Conservation areas
- Road reserves and existing utility infrastructure alignments
- Private land, particularly sensitive or high value land uses (dwellings, intensive agriculture).

The planning and design of the project has sought to minimise impacts to existing and potential future uses and the project alignment avoids:

- Townships and residential planning zones
- Farm buildings and dams, where possible
- Fragmentation of agricultural and forestry parcels, where possible
- Impacts to coastal conservation areas and waterways, by proposing HDD underneath unnamed waterway - UFI:42824681 at Reeves Beach to reduce ecological impacts.

The project also seeks to utilise existing roads to access the project alignment where possible to minimising potential environmental impacts.

Given existing facilities, land use, policy and planning controls, the proposed location of the onshore transmission corridor and connection to the proposed VicGrid connection hub is logical, particularly given the extent of existing pipelines and other infrastructure in the region. Specific siting criteria and construction techniques have been selected to reflect the sensitivity of land uses along the onshore transmission corridor.

Construction workforce accommodation demand has the potential to impact accommodation availability and housing supply in the region which may impact future land use directions for public and private

land. The project has addressed this through a Workforce Accommodation Strategy with a hierarchical approach to obtaining and supplying accommodation at levels that won't negatively impact the existing housing and short-stay accommodation market.

Overall, the project would support continued sustainable development, consistent with the strategic intent of State and local policies and would not unduly conflict with strategic land use and planning objectives for the broader region.

10.0 Construction assessment

This section discusses the potential impacts and risks associated with the project as a result of construction activities and the associated mitigation measures that aim to reduce impacts and risks to as low a level as possible. Mitigation measures referred to are summarised in Section 14.0.

Land use and planning impacts during construction are generally temporary in duration and limited in nature. The impacts may also be associated with activities that are inconsistent with established land use and might include long-term impacts from the start of construction, such as the establishment of easements. Impacts may also be associated with the temporary occupation of roads or land during construction. Impacts to land use can also be inconsistent with the strategic direction of existing policy by enabling outcomes that are incongruent with proposed policy objectives or by facilitating demographic changes that impact the effectiveness of policy directions.

Potential land use and planning impacts during construction are identified in Section 10.1

10.1 Impact assessment

To assess potential impacts associated with the project, the assessment has considered the following indicative construction details:

- Construction of the project alignment would be over a period of 2 – 3 years
- The project alignment for the onshore transmission infrastructure includes a nominal 60-metre-wide footprint during construction for the entire length of the alignment

Where practicable, project construction would be staged and sequenced to minimise the duration of local works and limit land use and planning impacts to individual properties.

Construction of the onshore wind farm transmission system includes the following:

- Introduction of a 60-metre-wide footprint during construction, which places restrictions on how the land may be used during construction noting that landholders would be excluded from the construction footprint for the whole construction period
- Construction activities within the corridor which include:
  - laying conduits in trenches, filling the trenches around the conduits with thermally stable backfill and reinstating the land above the trench
  - establishing joint bays comprising concrete pits along the corridor every 800 to 1200 metres
  - feeding cables through the conduits between the joint bays.
- Construction of the shore crossing at Reeves Beach Road, Woodside (full details provided in EES Chapter 4 – Victorian works project description), which:
  - involves the use and development of coastal Crown land as defined by the MaCA
  - would be constructed using trenchless crossing techniques to drill bores and install ducts to house up to eight offshore export cables
  - includes connections between the offshore and onshore cable systems, called transition joints, which are housed in buried bays (transition joint bays). Once the jointing process is complete, the transition joint bays are backfilled with thermal fill and soils, and the land above reinstated.
- Establishment of temporary access tracks, temporary laydown areas and batch plants.

While outside the Study Area, this construction impact assessment considers the workforce that would be based at and/or operating from a Gippsland port (Barry Beach Marine Terminal and/or Port Anthony) to facilitate offshore operations and maintenance activities.

Post-construction, the temporary construction works would be removed and only the underground joint bays would remain. The shore crossing would be fully revegetated and would have minimal visible surface features other than flush mounted pit covers and any signage.

Temporary impacts to land use activities are anticipated during construction across the entire project alignment, and these are described below.

10.1.1 Sensitive land use impact (LUP-I001)

The proposed construction activities may result in short-medium term impacts to sensitive land use, including access or amenity impacts that are inconsistent with existing land use and planning policy, or reasonably foreseeable future land use directions for public and private land.

Clause 02.03-3 (Environmental Risks and Amenity) of the Wellington Planning Scheme outlines several environmental risks that may impact on land use and development decisions, including bushfires, flooding, salinity, drought and land degradation. Clause 13 (Environmental Risk and Amenity) provides overarching objectives which seek to strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach, and land use compatibility is prioritised in order to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Sensitive land uses within the study area include dwellings, and conservation or recreation areas. Conservation areas are considered sensitive receptors as they could be adversely affected by environmental changes or impacts resulting from the project. Conservation areas, which are designated to protect and preserve natural habitats and biodiversity, are particularly sensitive to changes in their environment. Conservation areas may also contain recreation facilities such as hiking trails and campsites.

From the southernmost end of the project alignment, the project alignment commences with the construction of the shore crossing point at Reeves Beach and the conservation and recreation areas associated with Reeves Beach (zoned PCRZ and PPRZ respectively and affected by ESO1).

The shore crossing would be constructed using trenchless crossing methods to install ducts that house the offshore export cables during operation. There would be no anticipated impact during construction to Coastal Crown Land and associated conservation areas, including the shoreline, beach or Reeves Beach campground, as the cables would be installed underground using HDD, noting that the HDD cable transitions from a point below the water to where it emerges beyond the dunes as shown in Figure 10-1.

Although the construction works are not anticipated to directly impact the Reeves Beach campground, *Technical Report W: Onshore noise* identifies that there would be unavoidable out-of-hours work associated with the shore crossing drilling. This drilling and associated batching plant noise has the potential to generate noise levels that may impact sensitive receptors, including residential areas, recreational sites, and ecological habitats. This may interfere with human tranquillity and enjoyment outdoors in natural areas in the vicinity of the onshore transmission system construction including at the Reeves Beach campground. Technical Report Q: Business and tourism suggests that temporary closure of the campground may be required, however this is subject to further consideration by Parks Victoria.

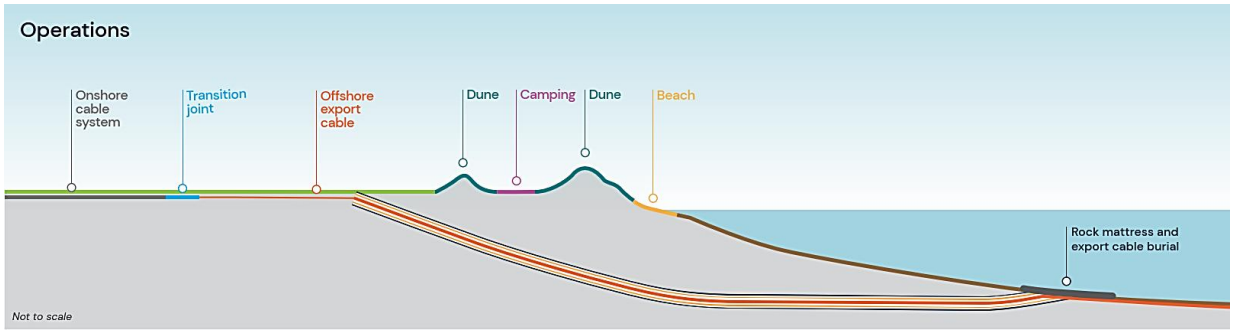

Figure 10-1 Shore crossing cross section (SOTS, 2025)

Further north, at Darriman, the project alignment traverses the edge of the Woodside H28 Bushland Reserve. Vegetation removal is anticipated where the alignment traverses this conservation area (refer to Technical Report G: Onshore ecology for further assessment of impacts to these conservation areas). The construction of the onshore transmission system would result in short to medium term change to the existing conservation use at the Woodside H28 Bushland Reserve.

Construction of the project does not require acquisition of or direct impact to any dwellings or community facilities. To enable the construction works, limited vegetation removal is anticipated along the alignment.

Mitigation

To mitigate impacts on highly sensitive land uses (including conservation areas) the construction of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Construction Environmental Management Plan (CEMP), the Workforce Accommodation Strategy and the Workforce Accommodation Mitigations Framework (**LUP-M001**).

The detail of the potential amenity impacts together with any relevant mitigation measures have been assessed more specifically within the technical studies listed in Section 6.10. Mitigation measures of relevance are presented in 14.1, in particular the mitigation measures identified by Technical Report S: Agriculture, Technical Report W: Onshore noise, Technical Report X: Traffic andTransport and Technical Report Y: Air quality would be transferred to the CEMP and would reduce impacts on sensitive land uses during construction.

Impact

Highly sensitive land uses, including dwellings, conservation and recreation areas, are considered to have a **high** sensitivity to impact. The magnitude of the impact is considered to be **low** as the impact is contained within the project alignment, would occur for two to three years (anticipated construction period), and would be reversible. **LUP-I001** therefore has a **moderate consequence level**, meaning that there would be a moderate but localised deterioration of land use function.

10.1.2 Non-sensitive land use impact (LUP-I002)

The proposed construction activities may result in short-medium term impacts to non-sensitive land use, including direct impacts, and access or amenity impacts that are inconsistent with existing land use and planning policy, or reasonably foreseeable future land use directions for public and private land. As noted in section 10.1.1 of this report, Clause 02.03-3 (Environmental Risks and Amenity) and Clause 13 (Environmental Risk and Amenity) of the Wellington Planning Scheme are of relevance.

Non-sensitive land uses within the study area comprise all uses other than dwellings and conservation or recreation areas. The predominant non-sensitive land use traversed by the project alignment is farming (agriculture, specifically grazing and cropping). All agricultural parcels within the study area are zoned FZ. Other non-sensitive farming uses include plantation/forestry, specifically the Giffard Plantation. All three alignment options would result in the removal of some vegetation where plantation land is traversed. Refer to Technical Report S: Agriculture, for full detail on the impact to farming land.

Roads and utility infrastructure including pipelines and local transmission networks are also considered a non-sensitive land use. During construction, the use of roads would be temporarily impacted to allow for the trenching of the onshore transmission infrastructure. Given the sequenced construction methodology, it is not expected that impacts to roads or utilities would be significant. Refer to Technical Report X: Traffic and Transport for further information regarding impacts to the transport network as a result of the project. Further, where project easements intersect with exiting or proposed third party assets, such as pipelines, transmission infrastructure, or existing easements associated with other projects, consent and agreement would be sought from relevant asset managers as required.

The construction of the onshore transmission system would result in a short to medium term change to the existing agricultural, forestry, and road land uses and may result in temporary amenity impacts.

Mitigation

To mitigate impacts on non-sensitive land uses (including agriculture and plantation/forestry), the construction of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document*, which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans,

including implementation of the CEMP, the Workforce Accommodation Strategy and the Workforce Accommodation Mitigations Framework (LUP-M001).

Details of the potential amenity impacts together with any relevant mitigation measures have been assessed more specifically within the technical studies listed in Section 6.10. Mitigation measures of relevance are presented in 14.1, in particular the mitigation measures identified by Technical Report S: Agriculture, Technical Report W: Onshore noise, Technical Report X: Traffic and Transport and Technical Report Y: Air quality would be transferred to the CEMP and would reduce impacts on moderately sensitive land uses during construction.

Impact

Non-sensitive land uses, comprising all land uses other than dwellings, conservation and recreation areas, are considered to have a **medium sensitivity** to impact. The magnitude of the impact is considered to be **low** as the impact is contained within the project alignment, would occur for two to three years (anticipated construction period), and would be reversible.

LUP-I002 therefore has a **minor consequence level**, meaning that there would be minor disturbance to land use function.

10.1.3 Construction workforce accommodation land use impact (LUP-I003)

Construction workforce accommodation demand for short and long stay accommodation would be required in proximity to ports, coastal crossings, and transmission corridors. This demand has the potential to impact accommodation availability and housing supply in the region that is inconsistent with existing land use and planning policy, or reasonably foreseeable future land use directions for public and private land.

This section should be read in conjunction with Technical Report Q: Business and Tourism Impact Assessment and Technical Report R: Social which provide further detail on the anticipated accommodation demands and impacts as a result of the project.

The *Gippsland Regional Economic Development Strategy* (Victoria State Government, 2022) and *Gippsland Regional Plan 2020-2025* (Regional Development Victoria, 2020) recognise that the availability and affordability of housing is an enabling factor in attracting and retaining workers and accommodating people as a result of population growth.

Clause 16 (Housing) of the Wellington Planning Scheme states that planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure, with Clause 16.01.1S (Housing supply) seeking to facilitate well-located, integrated and diverse housing that meets community needs by ensuring that an appropriate quantity, quality and type of housing is provided, and by increasing the proportion of housing in designated locations in established urban areas (including under-utilised urban land). Clause 16.01.2S (Housing affordability) seeks to deliver more affordable housing closer to jobs, transport and services by ensuring land supply continues to be sufficient to meet demand.

The *Wellington Renewable Energy Impact & Readiness Study* (Urban Enterprise, 2023) states that there is an existing shortage of rental housing relative to demand in Wellington Shire and that parts of the Shire would not be able to accommodate any additional demand for housing which arises as a result of renewable energy projects. The Study outlines directions for Wellington Shire to address housing issues and opportunities to accommodate large-scale renewable projects:

- Plan for an increase in demand for rental housing and short stay accommodation in Wellington, primarily in southern areas
- Identify and encourage housing types and locations best suited to accommodate seasonal and temporary workers
- Ensure that residential land supply is adequate to respond to potential increases in housing needs can be readily addressed.

An equivalent *Renewable Energy Impact and Readiness Study* was commissioned by South Gippsland Shire Council and Latrobe City Council. Of note, the Study provides a land use evidence-based action plan to guide renewable energy readiness over the next 10 to 20 years. The Study recognises the importance of planning for issues and spatial implications for urban land supply including for housing with a priority being to address housing availability and affordability issues. The Study recognises that

there is a need to plan for civil service infrastructure to support urban growth and potential expansion, and to facilitate residential and industrial development.

To manage the potential land use impact associated with the influx of renewable energy workers, a proactive approach to strategic planning is required, to ensure the timely allocation and zoning of land, and permitting for the development of land, to meet accommodation demands.

Mitigation

The project proposes a Workforce Accommodation Strategy which details a Workforce Accommodation Mitigations Framework (Southerly Ten 2025) developed to minimise the potential impacts of the increased workforce and worker accommodation on the local community associated with construction, operation and maintenance of the project.

The Workforce Accommodation Mitigations Framework proposes a hierarchy of initiatives summarised below:

Minimise Demand:

1. Program work to minimise peak worker numbers.
2. Recruit labour from a 60-minute drive catchment or from Latrobe Valley, supported by shuttle bus if required.
3. Partner with local recruitment agencies and training providers to increase participation of local workers where possible.

Secure access to and/or augment existing supply:

Note: The Framework separates transmission and port/offshore construction accommodation requirements, and all staff would require accommodation onshore, including the offshore workers on rotation. Both transmission and port/offshore construction workers include onshore management, administration, and logistics teams requiring accommodation. Offshore workers are offered one night of accommodation before and after offshore shift rotation, either on vessel or within a port-based accommodation. Offshore workers access existing rental properties in Yarram, Foster, Leongatha or independently secure accommodation in the region.

4. Develop agreement with existing short stay accommodation providers to supply rooms for use by imported staff (focusing on Sale, and Yarram). Number of rooms to be secured would not exceed 25% of current supply.

   Onshore management and operations workers are to independently secure longer-term accommodation within existing rental and/or short-stay markets. Provide offshore workers with a shuttle bus service to specified Melbourne metropolitan areas to avoid the need to overnight in the region.
5. Develop agreement with existing short-stay accommodation providers to develop new accommodation capacity. 100% of any new capacity developed in partnership with the project available for use by the workforce outside of the 60-minute catchment.

Develop temporary accommodation:

6. Develop suitable temporary accommodation options with capacity to accommodate workers not housed via steps 1 to 5, in collaboration with local councils.

Implementation of the Workforce Accommodation Strategy is a mitigation that seeks to reduce potential impacts to housing supply and short-stay accommodation due to demand exceeding supply. To further mitigate impacts associated with accommodation for construction workers (refer LUP-M001):

- Implement the proposed Workforce Accommodation Strategy and Workforce Accommodation Mitigations Framework which must be updated to include:
  - Technical Report Q: Business and Tourism Impact Assessment mitigation measure BTM-M006 including development of suitable accommodation options with capacity to accommodate workers in collaboration with local stakeholders. This is especially important

during peak construction workforce periods, likely towards the end of the construction period, when there is an overlap with the commencement of offshore operations

- Technical Report R: Social mitigation measure SOC-M001 to develop and update the draft Workforce Accommodation Strategy prior to construction to minimise the impacts of the project's workforce during construction and operation on available accommodation within the local area.

- The potential traffic movement and access impacts associated with the construction workforce movements would be undertaken in accordance with the EMF and associated EMPs, including implementation of the CEMP which would include construction noise and vibration controls, air quality controls, and a traffic management plan. The EMF is anticipated to be required by an Incorporated Document, including consultation with affected landowners and stakeholders.

Impact

The Workforce Accommodation Mitigations Framework sequence of initiatives would start with the least burdensome mitigation strategies (such as project planning to minimise number of workers requiring accommodation at peak periods and recruiting labour within a 60-minute drive catchment) and finish with more onerous options (such as developing suitable temporary accommodation options). These later steps in the sequence would only be activated if prior steps cannot minimise the impacts of workforce accommodation requirements to existing housing availability.

Based on the anticipated maximum job numbers and the mitigation hierarchy, it is not expected that temporary accommodation would need to be developed, and it has been included as a contingency only. Further, it is acknowledged that in the unlikely event that these mitigation measures are required, in particular development of temporary accommodation, a separate planning approval process would be necessary (including assessment of impacts and consultation).

The existing supply of accommodation in support of construction workers is considered to have a **medium sensitivity** to impact. The magnitude of the impact is considered to be **low,** with a localised to large-scale extent, and would occur for two to three years (anticipated construction period). The majority of any short-stay augmentation or use of existing accommodation for construction workers would be over a short-medium term period.

The development of temporary accommodation options to accommodate workers not housed via steps 1 to 4 of the Workforce Accommodation Mitigations Framework (in collaboration with councils) would mitigate impacts to housing supply and short-stay accommodation in alignment with state and local housing policy objectives including in relation to housing availability and affordability issues.

LUP-I003 therefore has a **minor consequence level**, meaning that there would be minor disturbance to land use.

10.2 Positive impacts

Overall, the project would support continued sustainable development consistent with the strategic intent for Victoria, including renewable energy targets, and would not unduly impact other land use and planning imperatives for the broader region. The development of temporary accommodation options to accommodate workers not housed via steps 1 to 4 of the Workforce Accommodation Mitigations Framework (in collaboration with councils) would mitigate impacts to housing supply and short-stay accommodation in alignment with state and local housing policy objectives including in relation to housing availability and affordability issues.

10.3 Summary of residual impacts

Residual impacts are those that remain once mitigation measures have been implemented. This section describes potential residual impacts during the construction phase of the project once mitigation measures have been considered and applied.

During construction there would be short – medium term disruption to the land use within the construction corridor including:

- Highly sensitive land uses including dwellings and one conservation area

- Non-sensitive land uses including farming (agriculture and plantation/forestry), and roads.

In addition, construction workforce accommodation demand for short and long stay has the potential to impact accommodation availability and housing supply in the region over the short-medium term. With the suggested mitigation measures in place, the risk of a housing shortage and an impact to the housing and accommodation industries would be reduced.

As noted in the Technical Report Q: Business and Tourism Impact Assessment, there may be some impact on the availability of rental accommodation as demand rises, which would persist for the construction period but should reduce once construction is complete.

Whilst land located within the study area is sparsely populated, there are some highly sensitive receptors including dwellings as identified in Figure 7-4 and one conservation area that may be impacted depending on the selection of the final alignment. The likelihood of impacts to highly sensitive receptors is considered to be low as the impacts are contained within the project alignment and land would be returned to its prior land use once construction is completed.

Construction includes the onshore transmission system including the creation of access tracks, temporary laydown areas and batch plant areas, shore crossing. Vegetation removal is anticipated along the alignment. The construction of the onshore transmission system is anticipated to occur over two to three years and where practicable, project construction would be staged and sequenced to minimise the duration of local works and limit land use and planning impacts on individual properties. At the completion of construction, the temporary construction works would be removed and only the underground infrastructure would remain.

The construction of the project would therefore result in minor and temporary change to land use due to the temporary displacement of existing uses, and impacts associated with construction workforce accommodation, but the impact is not considered to be significant.

11.0 Operation assessment

This section discusses the potential impacts and risks associated with the project as a result of operation of the project and the associated mitigation measures that aim to reduce impacts to as low a level as possible. Mitigation measures referred to are defined in Section 14.0.

The project may result in impacts to land use as a result of operation. Land use and planning impacts during operation are generally related to a change of use or inability to use land in the same way as a result of the project. Potential land use and planning impacts are anticipated to be associated with the onshore wind farm transmission system and are described in the following sub-sections.

11.1 Impact assessment

To assess potential impacts associated with the project, the operational assessment has considered the following indicative operation details:

- The operational life of the offshore wind farm is anticipated to be around 30 years
- The project alignment for the onshore transmission infrastructure includes a nominal 40-metre-wide operation easement for the entire length of the alignment
- The works and infrastructure are located within the project alignment, which is defined by the area required for onshore transmission infrastructure comprising eight underground cable circuits spanning approximately 30 kilometres from the shore crossing to the VicGrid Connection hub
- Following construction, all cable trenches would be covered with topsoil and seeded with appropriate groundcover. Similarly, all joint bays would be covered with topsoil and seeded, leaving just the link pit lids above ground
- During operation allowable activities over the easement include ploughing and cropping (300mm penetration), grazing, spray irrigation, driving, parking, and the unloading of farm machinery.

Operation of the onshore wind farm transmission system includes the:

- Use of land for the onshore wind farm transmission system (*Utility installation*)
- Introduction of a 40-metre-wide easement which places restrictions on how the land may be used
- Use of land to monitor and maintain the onshore wind farm transmission system.

Land use impacts associated with noise, vibration, traffic, and dust are not anticipated following the implementation of appropriate mitigation measures as discussed in Technical Report W: Onshore noise, Technical Report X: Traffic and Transport and Technical Report Y: Air quality.

However, impacts to land use activities are anticipated as a result of operation across the entire project alignment, and these are described below.

11.1.1 Operation land use impact (LUP-I004)

The project alignment, including both the onshore transmission infrastructure and shore crossing would be located entirely underground with a nominal easement of 40 metres. Given that all of the project alignment comprises underground infrastructure, there would be no negative impact to any nearby sensitive receptors such as dwellings.

While the use of land for the onshore transmission system (*Utility installation*) would be different to the existing uses within the project alignment (i.e., agriculture, forestry, and road), the use of land for a *Utility installation* is a permissible land use under the current zoning (i.e., FZ, PPRZ, PCRZ, TRZ).

The main land use impact during operation is related to the restrictions imposed by the operation easement over the underground transmission system. The restrictions would include prohibiting built structures and limiting planting of trees or significant vegetation with deeper root systems over the easement and maintaining rights of access for inspection and maintenance.

The majority of impacted land would be able to maintain the existing land use alongside the project infrastructure. Most farming (agricultural) land use would remain as per pre-construction conditions with limited impacts during operation. Possible impacts to farming (agricultural) land use during operation relates to below surface works including the sub-soil (for example via deep tilling / ripping) and / or above ground water storage (dams and tanks) and certain crop types that could hinder access to the underground transmission infrastructure.

Partial areas of plantation/forestry occur within the operation easement, and tree planting would be prohibited within the easement.

Technical Report S: Agriculture provides an assessment of the impacts to the agricultural and forestry land and identifies a number of mitigation measures to manage the impacts on landowners. The assessment identifies that the project alignment primarily consists of farming (agricultural) activities, specifically grazing and cropping, along with a few plantation forests. The assessment recognises that immediately affected properties may experience disruptions to farming and plantation forestry activities. The conservation and recreation areas would also retain their conservation status and be used as conservation and recreation areas, noting that no vegetation would be able to be planted within the easement.

During operation, workforce accommodation requirements are anticipated to reduce and reach an equilibrium with housing availability and supply and no ongoing impacts to housing are anticipated.

As noted in Section 10.1.3 Technical Report Q: Business and Tourism Impact Assessment indicates that a peak in the construction workforce is likely towards the end of the construction period when there is an overlap with the commencement of offshore operations.

There would be no impact to the roads traversed by the project alignment, and they would continue to be used as per pre-construction.

During operation, it is not anticipated that the underground cable systems would require regular access. An operations and maintenance base would be expected to be established at a site outside of the project alignment. A small workforce would utilise light service vehicles to inspect the infrastructure for routine maintenance purposes to monitor and control vegetation and compliance with easement controls. Annual or bi-annual testing would also be undertaken via access to the link pits located at each joint bay location at the shore crossing. On this basis minimal amenity impacts are anticipated during operation.

The land use impact and disturbance caused by the maintenance works during the operation of the project is therefore considered to be minimal.

Mitigation

The operation of the onshore transmission system including the shore crossing, would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document,* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Operation Environmental Management Plan(OEMP). The OEMP would include OEMP which would include operation noise and vibration controls, and air quality controls to mitigate impacts to land use. (**LUP-M002**).

Any impacts to farming land use as a result of the project easement (agricultural activities, specifically grazing and cropping, and plantation forests), would be managed through the OEMP stakeholder engagement plan which would require ongoing communication between project operation teams and landholders which would minimise any disruptions and reduce land use conflicts.

The detail of the potential amenity impacts together with any relevant mitigation measures have been assessed more specifically within the technical studies listed in Section 6.10. Mitigation measures of relevance are presented in 14.1. Following construction, the mitigation measures identified by technical assessments would be transferred to the OEMP and would reduce impacts on highly sensitive land uses during operation.

Impact

Land uses during operation are considered to have **low** sensitivity to impact as during operation, land would generally be able to operate as per pre-project conditions with only minor restrictions to some agricultural practices and no change to the existing land uses as result of the project. The magnitude of the impact is considered to be **negligible** as the impact is contained within the project alignment, and despite being long term (anticipated operational life of 30 years), would be unlikely to be detectable above ground. **LUP-I004** therefore has a **negligible** consequence level, meaning that there would be minor change to land use with no detectable impact.

11.2 Positive impacts

Overall, the project would support continued sustainable development consistent with the strategic intent for Victoria, including renewable energy targets, and would not unduly impact land use and planning imperatives for the broader region.

11.3 Summary of residual impacts

Residual impacts are those that remain once mitigation measures have been implemented. This section describes potential residual impacts during the operation phase of the project once mitigation measures have been considered and applied.

During operation, land would generally be able to continue to be used as per the pre project condition and would be consistent with existing land uses prior to the commencement of the project. There may be instances where restrictions are placed on the land which may change the way the land can be used, including for:

- Highly sensitive land uses including dwellings (and uses within the conservation area)
- Non-sensitive land uses including farming (agriculture and plantation/forestry), and roads.

The introduction of a 40 metre-wide easement above the power infrastructure restricts how the land may be used and can disrupt some farming practices (plantations and conservation). This is mainly associated with the maintenance of access to the easement. While the easement area can still be used for the majority of current farming practices, including livestock grazing and cropping, there may be some restriction to agricultural practices that impact sub-soil, such as deep tilling / ripping and above ground uses, including water storage (dams and tanks) and certain crop types, that could hinder access to the underground transmission infrastructure.

Likewise, where the easement has extended through an existing plantation, forestry trees could not be planted over the easement area. It is anticipated that the majority of the low-intensity farming land would be able to return to the existing land use once construction is completed and the project is operational.

Given that the project comprises underground infrastructure, there would be no negative impact to existing sensitive receptors such as dwellings, recognising that any built structures above the easement would be restricted, for example dwellings could not be constructed over the easement.

The operation of the project would therefore result in negligible residual impacts to land use due to the introduction of an operation easement, but this impact is not considered to be significant.

12.0 Decommissioning assessment

This section discusses the potential impacts associated with the project as a result of decommissioning activities and the associated mitigation measures that aim to reduce impacts to as low a level as possible. Mitigation measures referred to are summarised in Section 14.0.

12.1 Impact assessment

12.1.1 Decommissioning land use impact (LUP-I005)

Decommissioning of the project includes the retention of below ground transmission equipment, cable ends cut, sealed, and securely buried and the removal of above ground signage and markers. As a result, the easement area could be used for the majority of current farming practices, including livestock grazing and cropping, with some ongoing restrictions to agricultural practices that impact sub-soil, such as deep tilling or ripping. Plantations would, for example, be restricted in areas affected by the retained below ground transmission infrastructure.

It is not anticipated that a significant workforce would be required for decommissioning activities which are less intrusive than the initial construction of the project. On this basis, Construction Worker Accommodation impacts are not anticipated.

Decommissioning activities would result in the 'making good' of the land used by the project. It is anticipated that the land would be transitioned to current land use and tenure arrangements, including the removal of the operation easement, and that monitoring and maintenance activities would cease.

The use of land for decommissioning activities is consistent with the original land use, therefore land use and planning impacts are not anticipated. It is noted that some below ground transmission infrastructure (e.g. conduit and cable) would remain in place after decommissioning. While the easement area can still be used for the majority of current farming practices, including livestock grazing and cropping, there may be some ongoing restrictions to agricultural practices that impact sub-soil, such as deep tilling or ripping.

During the decommissioning period, land use impacts associated with noise, vibration, traffic and dust are not anticipated following the implementation of appropriate mitigation measures as discussed in Technical Report W: Onshore noise, Technical Report X: Traffic and Transport and Technical Report Y: Air quality.

Mitigation

While impacts on land use are not anticipated during decommissioning, it is expected that the decommissioning of the onshore transmission system, including the shore crossing, would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Decommissioning Environmental Management Plan (**LUP-M003**).

Any impacts as a result of the removal of the project easement during decommissioning, would be managed through the DEMP stakeholder engagement plan which would require communication between project operation teams and landholders.

The detail of the potential amenity impacts together with any relevant mitigation measures have been assessed more specifically within the technical studies listed in Section 6.10. Mitigation measures of relevance are presented in 14.1, the mitigation measures identified by technical assessments would be transferred to the DEMP and would reduce impacts on land use during decommissioning.

Impact

Land uses during decommissioning are considered to have **low** sensitivity to impact. During decommissioning, there would be no anticipated change to land uses. The magnitude of the impact is considered to be **low** as the impact is contained within the project alignment, is short-term, and would

be unlikely to be detectable above ground. **LUP-I005** therefore has a **negligible** consequence level, meaning that there would be minor change to land use with no detectable impact.

12.2 Positive impacts

Decommissioning would return the land to its original land use, or any approved land use in place at the time of decommissioning.

12.3 Summary of residual impacts

Residual impacts are those that remain once mitigation and management measures have been implemented. This section describes potential residual impacts during the decommissioning phase of the project once mitigation and management measures have been considered and applied.

A potential residual impact is associated with the below ground transmission infrastructure (e.g. conduit and cable) remaining in place after decommissioning. While the easement area can still be used for the majority of current farming practices, including livestock grazing and cropping, there may be some ongoing restrictions to agricultural practices that impact sub-soil, such as deep tilling or ripping. Plantations would, for example, be restricted in areas affected by below ground transmission infrastructure remaining in place after decommissioning.

The decommissioning of the project would result in **negligible** residual impacts to farming land use as it would involve minimal disruptive works and support a continuation of existing land uses (operation phase land uses) or other approved land use in place at the time of decommissioning.

13.0 Cumulative impact assessment

This section provides an assessment of cumulative impacts with other proposed developments in the region based on the method described in Section 6.8 and Chapter 6 - Assessment Framework within both the EIS and EES.

13.1 Projects within zone of influence

For the purpose of evaluating cumulative impacts, this assessment has identified other projects that are located within the zone of influence of this study. The zone of influence for this study has been defined as the study area (land within 1000 metres of the edge of the project alignment).

The long list of projects that may result in impacts within the zone of influence for LUPIA are presented in Table 13-1 and shown in Figure 13-1.

Table 13-1 have been evaluated against the cumulative assessment criteria to determine whether there is the potential for cumulative impacts with the project and sufficient information available to undertake a meaningful assessment. Table 13-2 describes the projects screened to potentially be taken forward for the cumulative impact assessment.

In assessing the potential cumulative impacts for the project, it is important to consider that some developments, predominately those ‘proposed’ (referred) or identified in development plans, may not actually be taken forward, or fully built out. There is therefore a need to build in some certainty (or uncertainty) with respect to the potential impacts that may arise from such proposals, which is done by allocating projects into tiers. This approach allows appropriate weight to be given to each tier when considering the potential cumulative impacts.

13.2 Cumulative land use impacts

The cumulative impact assessment found the Gippsland Offshore Wind Transmission 2GW Project (VicGrid) and Great Eastern Offshore Wind Farm as screened in and posing a potential cumulative impact.

The Victorian Government has announced that the Gippsland Offshore Wind Transmission 2GW Project (VicGrid) would provide the shared transmission infrastructure for offshore wind generation in Gippsland. This project has a high certainty of proceeding and has a direct overlap with the project at the connection hub located at Giffard.

The construction of the Gippsland Offshore Wind Transmission 2GW Project (VicGrid) and Great Eastern Offshore Wind Farm is likely to take place concurrently with the SOTS project which could exacerbate noise, air quality and amenity disturbance for nearby receptors, however each project would be required to implement their own mitigation measures to limit potential impacts locally and therefore cumulative impacts are unlikely. In the event of works occurring on both projects side by side or overlapping, the projects would need to coordinate their activities to manage potential disturbance to landowners.

If the offshore wind energy industry in Gippsland is fully realised, a comprehensive workforce housing and accommodation strategy would be required, though a coordinated approach between State government, local government and project developers, that is able to meet the anticipated demands of the industry workforce, residents, and visitors to the region.

Additional easements would be required to support the newly introduced infrastructure, but all of the corridors are relatively narrow and localised land use changes would not significantly impact the wider land use of the region. Overall, the outcome of these projects would be consistent with the renewable energy transition goals and other objectives of state and regional planning policies as outlined in Section 9.1.

Table 13-1 Cumulative impacts – projects in zone of influence

Project or action	Data confidence	Scale parameter	Receptor impact	Temporal overlap	Conclusion
Within the zone of influence	Certainty tier	Is the project or action of sufficient scale to warrant inclusion?	Would the project / action adversely affect the same receptors as the project? And have a spatial overlap	Would the project / action result in adverse impacts to the same receptors as the project at the same time or on a timescale that could result in a cumulative impact?	Is the long list project / action shortlisted for assessment of cumulative impacts?
Aurora Green Offshore Wind Farm Preliminary Surveys	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Yes – impacts in the same period	Screened out
Blue Mackerel North	Tier 1 – Approved	Yes – impacts considered to be of similar scale to the project	Insufficient information to determine	Insufficient information to determine	Screened out
Delburn Wind Farm	Tier 1 – Approved	Yes – impacts considered to be of similar scale to the project	No – not within study area	Yes – impacts in the same period	Screened out
Gelliondale Wind Farm	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	No – not within study area	Insufficient information to determine	Screened out
Golden Beach 2 Gas Project	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	No – not within study area	Yes – impacts in the same period	Screened out
Great Eastern Offshore Wind Preliminary Site Investigations	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Yes – impacts in the same period	Screened out
Great Eastern Offshore Wind	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	Yes – similarity in potential route and potential to connect to VicGrid connection hub at Giffard	Yes – impacts in same period	Screened in

Project or action	Data confidence	Scale parameter	Receptor impact	Temporal overlap	Conclusion
Spinifex Offshore Wind Farm - Offshore Investigations	Tier 2 – Seeking approval	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Insufficient information to determine	Screened out
Gippsland Skies Offshore Wind Project marine surveys (investigations)	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	Insufficient information to determine	Insufficient information to determine	Screened out
Hazelwood Battery Energy Storage System	Tier 1 – Operational	No – small scale, unlikely to result in significant impacts to same receptors	No – not within study area	Yes - impacts in the same period	Screened out
Hazelwood Rehabilitation Project	Tier 2 – Seeking approval	No – unlikely to result in significant impacts to same receptors	No – not within study area	Yes – impacts in the same period	Screened out
Loy Yang Battery Energy Storage System	Tier 1 – Approved	No – small scale, unlikely to result in significant impacts to same receptors	No – not within study area	Insufficient information to determine	Screened out
Marinus Link	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	No – route does not intersect with study area	Yes – impacts in the same period	Screened out
Seaspray Solar Farm	Tier 2- Seeking approval	No – small scale, unlikely to result in significant impacts to same receptors	No – not within study area	Yes - impacts in the same period	Screened out
Gippsland Offshore Wind Transmission 2GW Project (VicGrid)	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	Yes – the project would connect into the VicGrid connection hub at Giffard	Yes – impacts in same period	Screened in
Gippsland Offshore Wind Farm Marine Survey Investigations	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Insufficient information to determine	Screened out

Project or action	Data confidence	Scale parameter	Receptor impact	Temporal overlap	Conclusion
BMG Closure Project, Phase 2	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Yes – impacts in same period	Screened out
Minerva Field Decommissioning Program	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Yes - impacts in same period	Screened out
Cape Hardy Deep Sea Port	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	No – not within study area	Yes – impacts in same period	Screened out
Otway Offshore Operations	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Yes – impacts in same period	Screened out
Navigator North	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	No – not within study area	Insufficient information to determine	Screened out
Decommissioning of Bass Strait assets - Esso	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	No – not within study area	Yes – impacts in same period	Screened out
Decommissioning Campaign #1 - Onshore Reception Centre early works - Esso	Tier 2 – Seeking approval	No – unlikely to result in significant impacts to same receptors	No – not within study area	Insufficient information to determine	Screened out
Leeuwin Offshore Wind Farm	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	Insufficient information to determine	Insufficient information to determine	Screened out
Midwest Offshore Wind Farm	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	Insufficient information to determine	Insufficient information to determine	Screened out
Samphire Offshore Wind Farm	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	Insufficient information to determine	Insufficient information to determine	Screened out

Project or action	Data confidence	Scale parameter	Receptor impact	Temporal overlap	Conclusion
Robbins Island & Jim's Plain Wind	Tier 2 – Seeking approval	Yes – impacts considered to be of similar scale to the project	Insufficient information to determine	Insufficient information to determine	Screened out
South East Australia Carbon Capture and Storage Project (SEA CCS Project)	Tier 2 – Seeking approval	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Insufficient information to determine	Screened out
Viva Energy Gas Terminal Project	Tier 2 – Seeking approval	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Insufficient information to determine	Screened out
Otway Exploration Drilling Program	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	No – not within study area	Insufficient information to determine	Screened out
Regia MSS (marine seismic survey)	Tier 2 – Seeking approval	No – unlikely to result in significant impacts to same receptors	No – not within study area	Yes – impacts in same period	Screened out
Otway Offshore Gas Victoria Project	Tier 2 – Seeking approval	No – unlikely to result in significant impacts to same receptors	No – not within study area	Insufficient information to determine	Screened out
Decommissioning of the Minerva Pipeline in Victorian state waters	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	No – not within study area	Insufficient information to determine	Screened out
Minerva Decommissioning and Field Management	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	No – not within study area	Insufficient information to determine	Screened out

Project or action	Data confidence	Scale parameter	Receptor impact	Temporal overlap	Conclusion
Jack-Up Rig Kipper Stage 1B Drilling	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	No – not within study area	Yes – impacts in same period	Screened out
SMAP telecommunications submarine cable installation	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	Insufficient information to determine	Yes – impacts in same period	Screened out
Offshore Gas Victoria Drilling and P&A Activities	Tier 1 – Approved	No – unlikely to result in significant impacts to same receptors	No – not within study area	Yes – impacts in same period	Screened out
2025 Victorian Renewable Energy Terminal	Tier 2 – Seeking approval	No – unlikely to result in significant impacts to same receptors	No – not within study area	Insufficient information to determine	Screened out

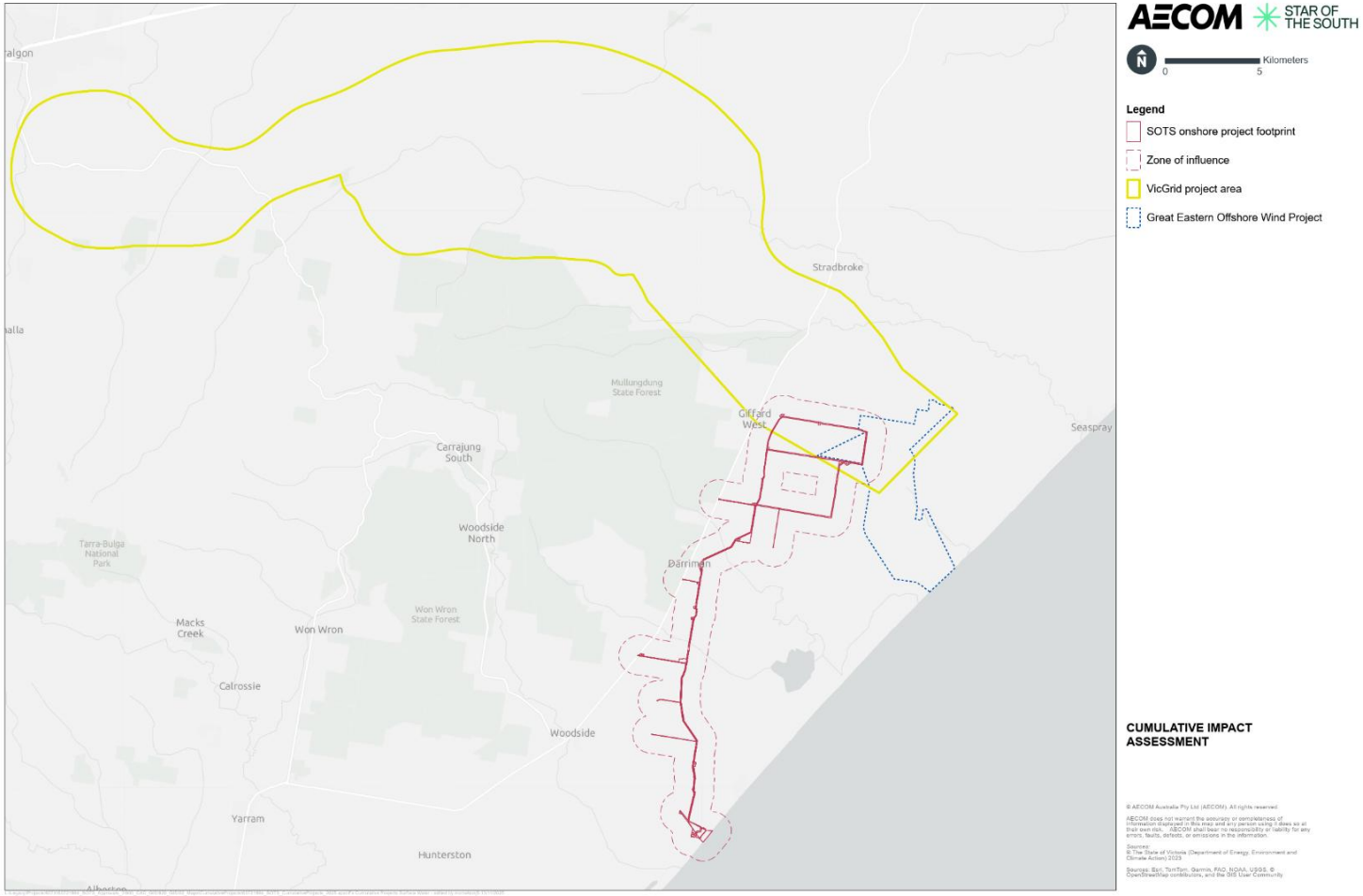

Figure 13-1 Cumulative impact zone of influence and projects further assessed (AECOM, 2025)

Table 13-2 Projects assessed for cumulative impacts

Project or action	Stage	Project description	Relevance to this assessment	Certainty	Assessment assumptions
Gippsland Offshore Wind Transmission 2GW Project (VicGrid)	Seeking approval - EES under preparation	The Gippsland Offshore Wind Transmission 2GW Project involves the establishment of transmission lines and connection hubs to facilitate the integration of renewable energy sources into the Victorian energy grid. The Star of the South Offshore Wind Farm is anticipated to connect into the connection hub in Giffard.	**Spatial relevance:** The project is anticipated to connect into the VicGrid connection hub in Giffard **Temporal relevance:** The VicGrid study area starts about 6 kilometres from the Gippsland coast, near Giffard, and extends northwest to Loy Yang **Potential cumulative risk pathway:** Potential cumulative land use impact on land use during construction and operation, including accommodation needs for workers during construction.	Tier 2 (High)	High level of confidence in data.
Great Eastern Offshore Wind	Seeking approval – Referral decision no EES required with conditions (Environment Report)	The Great Eastern Offshore wind is a proposed 2.5GW offshore wind project positioned 24km off the Central Gippsland coast. The key infrastructure components include: • Offshore export cables extending from the 3-nautical-mile limit to a landfall point at McGuarans Beach • A transition joint bay located near the coastline at McGuarans Beach, connecting the offshore and onshore cables. • Approximately 9 km of underground transmission cables running north	**Spatial relevance:** This offshore wind farm project is anticipated to connect into the VicGrid connection hub in Giffard **Temporal relevance:** Construction of this project is anticipated to commence in 2028, with operations to begin in 2032 **Potential cumulative risk pathway:** Potential cumulative land use impact on land use during construction and operation, including accommodation needs for workers during construction.	Tier 2 (High)	High level of confidence in data.

Project or action	Stage	Project description	Relevance to this assessment	Certainty	Assessment assumptions
		from the coast to VicGrid's connection hub in Giffard.			

14.0 Summary of mitigation, monitoring, and contingency measures

14.1 Mitigation measures

The mitigation measures that are proposed to avoid, mitigate, or manage land use and planning impacts associated with the project are summarised in Table 14-1.

Table 14-1 Mitigation measures relevant to LUPIA

Measure ID	Mitigation measure	Phase
LUP-M001	**Construction mitigation measures - land use planning** The construction of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project which includes the following frameworks and management plans to mitigate project impacts. Environmental management Framework mitigations: • Preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Construction Environmental Management Plan which would include construction noise and vibration controls, air quality controls, and a traffic management plan. Workforce accommodation mitigations: • Preparation of a Workforce Accommodation Strategy and Workforce Accommodation Mitigations Framework should be updated in accordance with mitigation measure BTM-M006 and SOC-M001.	Construction
LUP-M002	**Operation mitigation measures – land use planning** The operation of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project which includes the following frameworks and management plans to mitigate project impacts. Environmental Management Framework mitigations: • Preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Operation Environmental Management Plan which would include construction noise and vibration controls, air quality controls, and a traffic management plan.	
LUP-M003	**Decommissioning mitigation measures - land use planning** The decommissioning of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project which includes the following frameworks and management plans to mitigate project impacts.	

Measure ID	Mitigation measure	Phase
	Environmental Management Framework mitigations: • Preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Decommissioning Environmental Management Plan which would include construction noise and vibration controls, air quality controls, and a traffic management plan.	

In addition to the mitigation measures listed above, the relevant technical assessment reports outlined in Section 6.10 are considered to provide sufficient mitigation measures to appropriately reduce the potential for amenity impacts caused by the project. The relevant mitigation measures are summarised below.

The mitigation measures in Technical Report G: Onshore ecology and Technical Report U: Seascape, landscape and visual are relevant:

- The retention of patches of Threatened Ecological Communities and EVCs are managed in accordance with FFM-M001: Avoidance during the planning and detailed design phase (Technical Report G: Onshore ecology)
- All ecological values that occur within the project area outlined in an Environmental Line List FFM-M002: Prepare an Environmental Line List (Technical Report G: Onshore ecology)
- The preparation and implementation of a CEMP and OEMP to define measures to manage air quality, noise, site contamination, waste, water quality and monitoring to minimise construction activities impacting on the environment is undertaken in accordance with FFM-M003: Prepare and implement a Construction Environmental Management Plan, and FFM-M011: Prepare and implement an Operation Environmental Management Plan (Technical Report G: Onshore ecology)
- Management plans associated with Flora and Fauna (FFMP), Soil, Erosion and Sediment, and Designated Waterway Crossing (MWCMP) would be developed and implemented in accordance with:
  - FFM-M005: Prevent construction impacting on retained vegetation and habitat not approved for removal),
  - FFM-M008: Reduce erosion, sedimentation and contamination risk to retained vegetation and habitat including waterways, and
  - FFM-M010: Manage impacts on waterways (Technical Report G: Onshore ecology)
- Undertake revegetation along the onshore transmission corridor once the project is operational (where practicable) as per SLV-M003: Revegetation along the Onshore Transmission Corridor (Technical Report U: Seascape, landscape and visual*)*

The mitigation measures associated with Technical Report K: Aboriginal Cultural Heritage and Technical Report L: Historic heritage are relevant:

- Prepare, gain approval, and implement conditions of a CHMP and prepare a cultural values assessment in conjunction with GLaWAC to assess impacts to intangible, non-archaeological Aboriginal heritage places and/or values in accordance with ACH-M001 and ACH-M002: CHMP and cultural values assessment (Technical Report K: Aboriginal cultural heritage*).*
- The Reeves Beach onshore cable crossing would be constructed in a way that avoids impact to any cultural heritage material upon, or within, the foreshore dune system in accordance with ACH-M003: Cable crossing construction (Technical Report K: Aboriginal cultural heritage*).*
- Implement avoidance processes and/or physical protection measures for potential historical heritage places where works are proximate to built fabric/elements as per HHM-M002: Managing accidental damage to potential heritage places (Technical Report L: Historic heritage*).*
- Establish unexpected finds protocol for non-archaeological and archaeological finds in accordance with HHM-M003: Heritage unexpected finds protocol and implement HHM-M004: 'Historic Heritage No Go Zones' (Technical Report L: Historic heritage*).*

The mitigation measures associated with Technical Report Q: Business and tourism, Technical Report S: Agriculture, and Technical Report R: Social are relevant:

- Stakeholder engagement plan would provide for a two-way flow of information on traffic and construction management issues via BTM-M001 (Technical Report Q: Business and tourism*)* and SOC-M003 (Technical Report R: Social*)*.
- Mitigations associated with workforce accommodation seek to support business and local campgrounds in accordance with BTM-M004: Consultation with Parks Victoria on Reeves Beach campground (Technical Report Q: Business and tourism*)*, while broader workforce accommodation impacts would be managed via the Workforce Accommodation Strategy in accordance with BTM-M006 (Technical Report Q: Business and tourism) and SOC-M001(Technical Report R: Social).
- Directly affected properties would be consulted regarding compensation and ongoing operations via the mitigation measures AGF-M001: Compensation for economic impacts and AGF-M002: Preparation of landholder specific Property Management Plans (Technical Report S: Agriculture*)*.
- Soil management and pasture rehabilitation are managed in consultation with landowners in accordance with AGF-M003: Soil management and AGF-M004: Pasture rehabilitation (Technical Report S: Agriculture*).*
- Preparation of an OEMP and consultation with the plantation forestry operator to ensure operation activities are coordinated and undertaken in accordance with industry standard biosecurity procedures via AGF-M005: Agricultural biosecurity (Technical Report S: Agriculture*)*.

Noise, air quality, traffic related amenity impacts caused by the project are managed via the mitigation measures associated with Technical Report W: Noise and vibration, Technical Report Y: Air quality, and Technical Report X: Traffic and Transport:

- Construction related noise and vibration would primarily be managed in accordance with ONV-M001: Managing noise and vibration from construction activities, ONV-M002: Out of hours construction noise mitigation measures, and ONV-M003: Vibration safe working distances (Technical Report W: Onshore noise*).*
- Site specific noise impacts associated with batching plants and the shore crossing would be managed using noise reduction mitigation measures ONV-M004: Transmission system construction – batch locations – noise control, and ONV-M005: Unavoidable works - Shore crossing drilling – noise control (Technical Report W: Onshore noise*).* Ongoing monitoring is managed via ONV-M007: Noise and vibration monitoring.
- Mitigations measures associated with air quality and dust control are primarily associated with the use of vehicles and include:
  - AQM-M001: General dust management,
  - AQM-M002: Operating vehicle/mobile equipment,
  - AQM-M003: Stabilise access tracks,
  - AQM-M004: Covering vehicle loads.
- Monitoring related dust mitigation measures seek to monitor weather for extreme heat and wind as well as regular site inspections undertaken in accordance with AQM-M005: Weather monitoring, and AQM-M006: Dust monitoring (Technical Report Y: Air quality*).*
- Traffic related amenity impacts during construction would be managed via a TMP in accordance with TTP-M002: Traffic Management Plan. This is supported by a site access strategy to be developed in accordance with key stakeholders as per the recommendations of TTP-M006: Site access strategy (Technical Report X: Traffic and Transport).

14.2 Monitoring and contingency measures

The proposed Workforce Accommodation Strategy and Workforce Accommodation Mitigations Framework (once updated per *LUP-M001 Construction mitigation measures*), would include monitoring and contingency measures to ensure impacts continue to be mitigated throughout the construction of the project. As such, no further monitoring and contingency measures are recommended.

It is also reiterated that in the unlikely event that development of temporary accommodation is required, a separate planning approval process would be necessary (including assessment of impacts and consultation).

15.0 Conclusion

The purpose of this report is to assess the potential land use and planning impacts associated with Star of the South Offshore Wind Farm to inform the preparation of the EIS/EES required for the project. A summary of the key assets, values or uses potentially affected by the project, and an associated assessment of land use and planning impacts and recommended mitigation measures, are summarised below.

With the implementation of the mitigation measures recommended throughout this assessment, and within the linked technical assessment reports, potential adverse impacts on land use and amenity at local and regional scales have been minimised. The project would not diminish the long-term vision for growth and land use and planning in the broader Gippsland region. Rather, the project would support a variety of State, regional and local land use objectives.

Existing environment

The onshore wind farm transmission system including the shore crossing is located within the Shire of Wellington. The project alignment traverses the Coastal and Coastal West, Hinterland 'planning units' as identified in the Wellington Planning Scheme. Land uses throughout these units and within the study area generally comprise low intensity farming, conservation, and roads. Existing State and local policy identify Gippsland as Victoria's energy hub and supports the economic diversification of industry within the region as a result of the transition to clean energy, and specifically renewable energy from brown coal.

Impact assessment findings

Generally, impacts to land use are minor or negligible during project construction, operation and decommissioning due to the temporary and confined nature of the works proposed within the construction corridor and the effective implementation of the proposed mitigation measures.

Construction of the onshore transmission system is anticipated to occur over two to three years and where practicable, project construction would be staged and sequenced to minimise the duration of local works and limit land use and planning impacts on individual properties. Minor impacts are anticipated during project construction and operation due to the inability of the mitigation measures to fully address the temporary movement and access restrictions during construction, and the establishment and maintenance of a long-term easement during the project's operation. This easement affects sensitive and non-sensitive land uses, such as conservation and agriculture, by limiting certain practices like deep tilling and forestry planting. Most farming activities, including grazing and cropping can continue, but building structures over the easement is restricted. Overall, the project would have negligible impacts on land use.

The proposed use of existing accommodation including rental and/or short-stay markets, and/or the augmentation of existing short-stay accommodation during construction may result in temporary, short-medium term land use impacts. Depending on the accommodation options implemented, this may include traffic movement and access impacts, and housing supply and short-stay accommodation impacts.

Decommissioning activities focus on the restoration of land back to pre-project conditions and would be carried out by a small workforce. Land use during decommissioning aligns with the pre-construction purposes of the land, and therefore no land use and planning impacts are anticipated.

Mitigation and contingency measures

The construction, operation, and decommissioning of the onshore transmission system including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the CEMP, Workforce Accommodation Strategy and Workforce Accommodation Mitigations Framework, OEMP, and DEMP. A monitoring and contingency measure is recommended to monitor the impact of construction worker accommodation associated with the implementation of the Workforce Accommodation Strategy and Workforce Accommodation Mitigations Framework, to ensure impacts continue to be mitigated throughout the construction of the project.

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Appendix A

Impact and Risk Register

Appendix A Impact and Risk Register

Impact or Risk ID	Impact or risk pathway	Initial mitigation	Initial impact level			Final mitigation	Residual impact or risk level		
			Receptor sensitivity	Magnitude	Consequence level		Receptor sensitivity	Magnitude	Consequence level
Construction									
LUP-I001	**Sensitive land use impact** The proposed construction activities may result in short-medium term impacts to sensitive land use, including access or amenity impacts that are inconsistent with existing land uses and planning policy, or reasonably foreseeable future land use directions for public and private land	The construction of the onshore transmission system, including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Construction Environmental Management Plan. Compliance with the EMF and associated EMPs, including implementation of the CEMP which would include construction noise and vibration controls, air quality controls, and a traffic management plan.	High	Low	Moderate (C)	Ongoing compliance with EMF and EMPs.	High	Low	Moderate (C)
LUP-I002	**Non-sensitive land use impact** The proposed construction activities may result in short-medium term impacts to non-sensitive land use, including access or amenity impacts that are inconsistent with existing land uses and planning policy, or reasonably foreseeable future land use directions for public and private land.	The construction of the onshore transmission system, including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Construction Environmental Management Plan.	Medium	Low	Minor (D)	Ongoing compliance with EMF and EMPs.	Medium	Low	Minor (D)
LUP-I003	**Construction workforce land use impact** Construction workforce accommodation demand for short and long stay accommodation has the potential to impact accommodation availability and housing supply in the region that is inconsistent with existing land use and planning policy, or reasonably foreseeable future land use directions for public and private land.	Implement the proposed Workforce Accommodation Strategy and Workforce Accommodation Mitigations Framework which must be updated in response to mitigation measures BTM-M006 and SOC-M001.	Medium	Low	Minor (D)	Monitor the impact of construction worker accommodation associated with the implementation of the Workforce Accommodation Strategy and Workforce Accommodation Mitigations Framework, to ensure impacts continue to be mitigated throughout the construction of the project.	Medium	Low	Minor (D)
Operation									
LUP-I004	**Operation land use impact** The proposed operation of the onshore transmission infrastructure may result in short-	The operation of the onshore transmission system, including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental	Low	Negligible	Negligible (E)	Ongoing compliance with EMF and EMPs.	Low	Negligible	Negligible (E)

Impact or Risk ID	Impact or risk pathway	Initial mitigation	Initial impact level			Final mitigation	Residual impact or risk level		
			Receptor sensitivity	Magnitude	Consequence level		Receptor sensitivity	Magnitude	Consequence level
	medium term impacts to land use, including access or amenity impacts that are inconsistent with existing land uses and planning policy, or reasonably foreseeable future land use directions for public and private land.	Management Framework and associated Environmental Management Plans, including implementation of the Operation Environmental Management Plan.							
Decommissioning									
LUP-I005	**Decommissioning land use impact** The proposed decommissioning activities may result in short-medium term impacts to land use, including access or amenity impacts that are inconsistent with existing land uses and planning policy, or reasonably foreseeable future land use directions for public and private land.	The decomissioning of the onshore transmission system, including the shore crossing would be undertaken in accordance with the *Star of the South Wind Farm Project Incorporated Document* which allows for the use and development of the project land for the purposes of the project and includes the preparation of an Environmental Management Framework and associated Environmental Management Plans, including implementation of the Decomissioning Environmental Management Plan.	Low	Negligible	Negligible (E)	Ongoing compliance with EMF and EMPs.	Low	Negligible	Negligible (E)