

Planning Report

Planning Scheme Amendment Star of the South Wind Farm Project

27-Mar-2026
Star of the South Wind Farm Project

This document was updated on 7 July 2026 to correct the last three pages (pdf pp96-98) by making minor changes to the SCO maps. Refer to annotations on these three corrected pages for details. No other changes to the exhibited version have been made.

Planning Report

Planning Scheme Amendment

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Abbreviations

Abbreviation	Term
AH Act	<i>Aboriginal Heritage Act 2006</i>
Amendment	Planning Scheme Amendment
CHMP	Cultural Heritage Management Plan
DELWP	Department of Environment, Land, Water and Planning
EE Act	<i>Environment Effects Act 1978</i>
EES	Environment Effects Statement
EIS	Environmental Impact Statement
EP Act	<i>Environment Protection Act 2017</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EMF	Victorian Environmental Management Framework
FFG Act	<i>Flora and Fauna Guarantee Act 1988</i>
Heritage Act	<i>Heritage Act 2017</i>
LVRRS	Latrobe Valley Regional Rehabilitation Strategy
LPPs	Local Planning Policies
LPPF	Local Planning Policy Framework
MaCA	<i>Marine and Coastal Act 2018</i>
MNES	Matters of National Environmental Significance
MSS	Municipal Strategic Statement
OWEV	Offshore Wind Energy Victoria
P&E Act	<i>Planning and Environment Act 1987</i>
REDS	Regional Economic Development Strategy
SEC	State Electricity Commission
PPF	Planning Policy Framework
The Project	Star of the South Wind Farm Project
VHR	Victorian Heritage Register
VHI	Victorian Heritage Inventory
Planning Scheme Zones	
FZ	Farming Zone
PCRZ	Public Conservation and Resource Zone
PPRZ	Public Park and Recreation Zone
TRZ	Transport Zone
Planning Scheme Overlays	

Abbreviation	Term
BMO	Bushfire Management Overlay
ESO	Environmental Significance Overlay
SCO	Specific Controls Overlay

1.0 Introduction

1.1 Purpose

This Planning Report (**report**) has been prepared by AECOM Australia Pty Ltd (AECOM) in support of the proposed Planning Scheme Amendment (**Amendment**) for the Star of the South Wind Farm Project (**Project**), 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 Amendment, which applies to the works onshore in Victoria, is required to enable the insertion of an Incorporated Document into the Wellington Planning Scheme (**Planning Scheme**). This report has been prepared in support of the Amendment, and is set out as follows:

- Section 1.0 outlines the Project's key components, and background information on the EES process
- Section 2.0 provides details of the Amendment including Project Land, Project alignment, and Responsible Authority
- Section 3.0 sets out the legislation and policy context relevant to the Amendment
- Section 4.0 includes an assessment of the Amendment against relevant legislation and policy, with a strategic planning assessment providing details of and justification for the statutory planning mechanisms required to facilitate the Project
- Section 5.0 concludes the report.

The Report is supported by the draft Planning Scheme Amendment documentation:

- Appendix A Draft Explanatory Report
- Appendix B Draft Incorporated Document
- Appendix C Draft Instruction Sheet, Ordinances (Schedule to Clause 45.12, Schedule to Clause 72.03, Schedule to Clause 72.04), and Maps.

1.2 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 1-1.

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 planning report focusses on construction, operation and decommissioning of the works onshore in Victoria, within the onshore Project area shown in Figure 1-2.

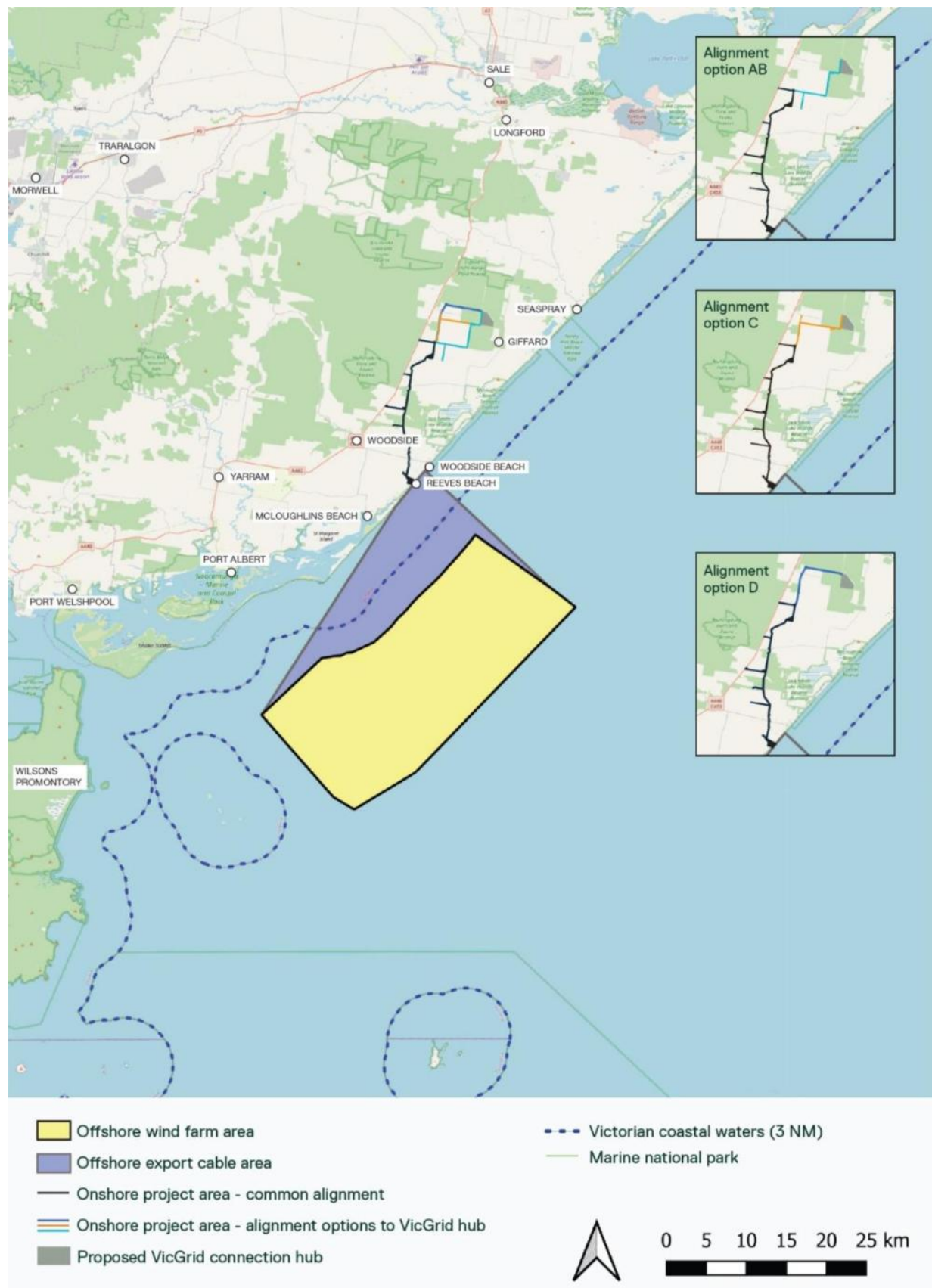


Figure 1-1 Project location

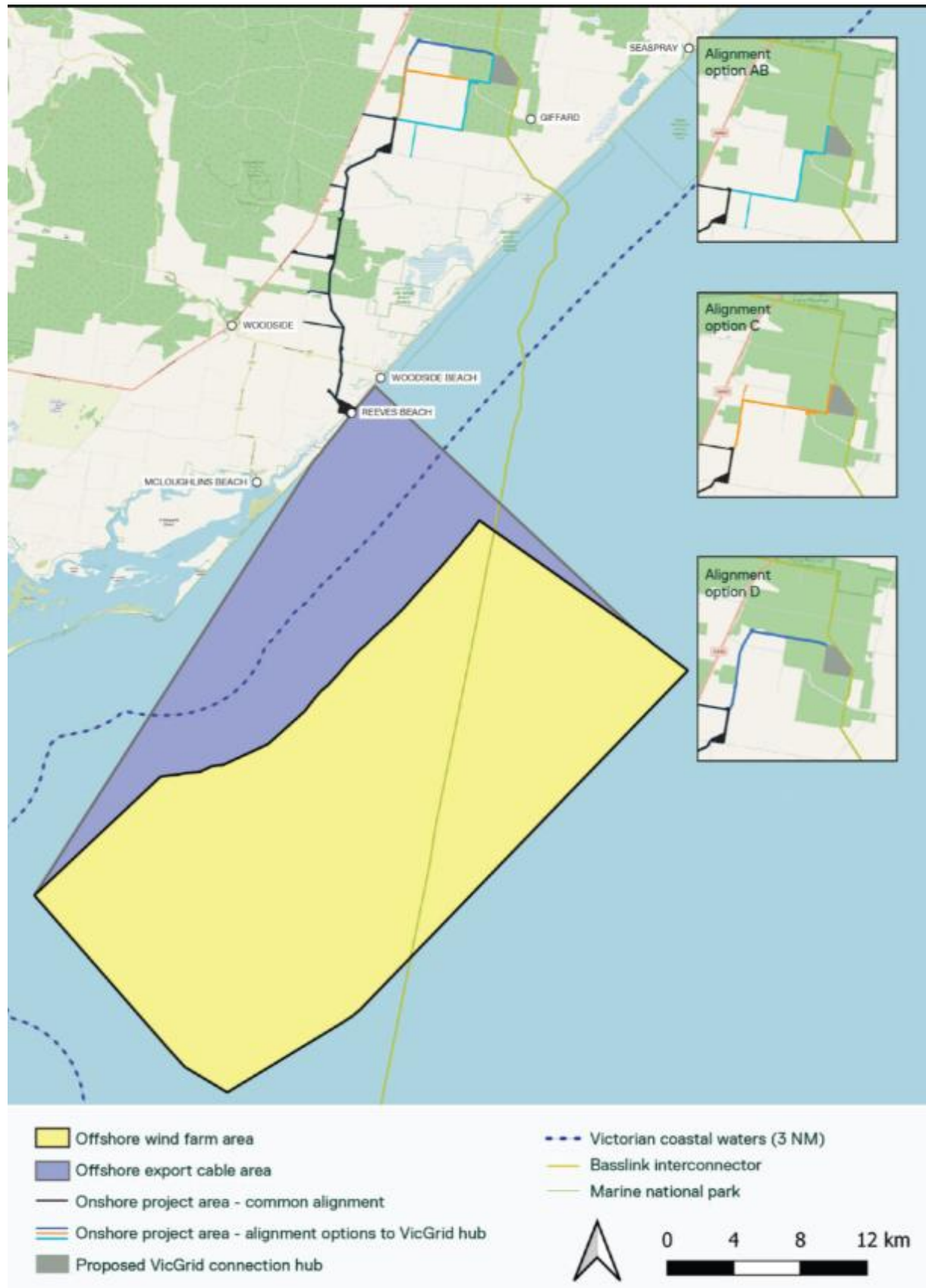


Figure 1-2 Project overview

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.

Key components are shown in Figure 1-3 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.

The construction works for the onshore transmission infrastructure include:

- Site establishment (construction access, clearing works, temporary staging nodes, haul roads, batching plants)
- Cable trenching and horizontal directional drilling (shore crossing and waterway crossings) and duct installation and backfilling
- Cable installation and jointing
- Testing and commissioning
- Demobilisation and site reinstatement.

The Amendment applies to the onshore transmission system.

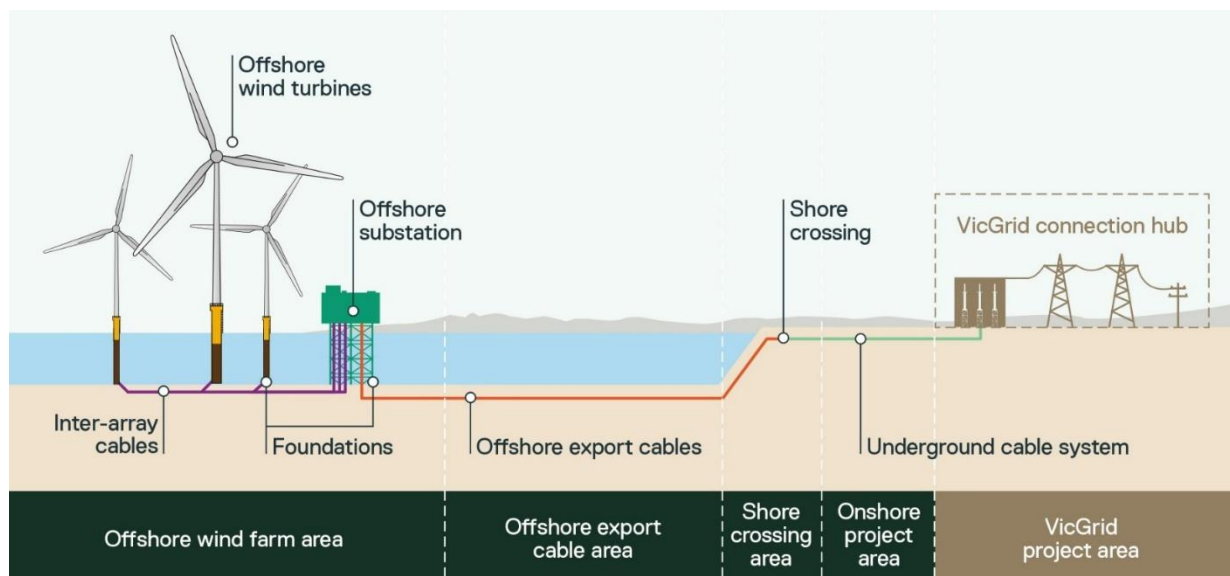


Figure 1-3 Project components

1.3 Project Objective and Rationale

The Project provides Victoria and Australia with the opportunity to diversify its renewable generation technology and geography, transition its energy supply and harness a highly efficient and consistent offshore wind resource.

The Project's objectives are to:

- Deliver a significant, secure and reliable source of large-scale renewable electricity to meet Victoria's legislated offshore wind target of 2 GW by 2032 and progress towards Australia's legislated net-zero emissions by 2050 target
- Adapt proven offshore wind technologies to local conditions while avoiding and minimising significant risks of harm to the environment, so far as reasonably practicable
- Develop and deliver the Project in consultation with Traditional Owners and local communities.

Developing and delivering a Project that aligns with these objectives would realise a host of benefits and support the achievement of legislated targets, including:

- Supplying approximately 20 per cent of Victoria's electricity needs, enough to power up to 1.2 million homes
- Supporting Victoria's renewable energy target to reach 50 per cent renewable energy by 2030.
- Supporting *Climate Change Act 2017* initiatives to meet the greenhouse gas emissions reduction target of net-zero emissions by 2050
- Supporting the Commonwealth Government's commitment to achieve its 2030 climate change target and to reduce greenhouse gas emissions by 43% below 2005 levels by 2030
- Supporting the Victorian Government's Local Jobs First Policy and the Latrobe Valley Supply Chain Transition Program, as well as other initiatives, to provide opportunities for Gippsland workers and businesses involved in sunset industries, such as offshore oil and gas and coal sectors, through the creation of thousands of direct and indirect jobs.

The Project, including the works onshore in Victoria would create thousands of jobs during construction and hundreds during operation. In doing so, the Project would boost Gippsland's regional economy and Victoria's strong infrastructure agenda.

1.4 Environmental Impact Statement and Environment Effects Statement

1.4.1 Legislative Framework and Referral Process

The Project is being assessed under the *Environment Effects Act 1978 (EE Act)* which includes provisions for the assessment of proposed Projects in Victoria that could have a significant effect on the environment. The combined onshore and offshore components of the Project are located within both Commonwealth and Victorian jurisdictions and are subject to planning and environmental assessment and approval under Commonwealth and Victorian legislation.

The Project was referred by Star of the South to the Commonwealth Minister for the Environment and Water in May 2020. The delegate for the Commonwealth Minister for the Environment has 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**).

In April 2020, the Project was referred by Star of the South to the Minister for Planning for consideration. In May, the Victorian Minister for Planning determined that an Environment Effects Statement (**EES**) is required (as set out in notice dated 11 May 2020) under section 8B(3)(a) of the *EE Act* and the *Ministerial guidelines for assessment of environmental effects under the Environment Effects Act 1978*. This was due to the potential for significant effects on native vegetation, habitat of terrestrial and aquatic species listed under the *Flora and Fauna Guarantee Act 1988* and/or DELWP Advisory list, water environments, Aboriginal cultural heritage, the local and regional socioeconomic environment, and landscape values.

As a component of the Project is proposed within Commonwealth marine areas, the assessment approach could not be an accredited assessment under the Bilateral Agreement between Victoria and the Commonwealth.

1.4.2 Scope and Purpose of the EES

The EES investigates and documents the specific matters set out in the scoping requirements issued by the Minister for Planning for the Project. The EES process provides an integrated and transparent assessment of the Project's potential environmental impacts and how they can best be managed. Following the Minister for Planning's assessment of the EES, a written assessment will be issued which would include recommendations regarding the appropriateness of the Project and its environmental effects along with any modifications or further management measures which may be required. The Minister's assessment would then be considered by the statutory decision-makers responsible for issuing key approvals for the Project, including the Amendment.

The EES has been prepared by AECOM in accordance with the final scoping requirements issued for the Project in August 2021 on behalf of the South of the South Wind Farm Pty Ltd. The EES is to be placed on public exhibition with the draft Amendment documentation in support of key statutory approvals to be published with the exhibited EES to facilitate the onshore components of the Project.

The Amendment would be published in parallel with the EES exhibition which would provide the community and other stakeholders with an opportunity to review the draft Amendment. Its approval would be subject to a positive assessment of the environmental effects of the Project under the EE Act. The contents of the report and the Amendment would be updated based on the outcomes of consultation, after the Minister for Planning's assessment of the EES, to ensure consistency with the final assessments and mitigations. The updated Amendment would then be submitted to the Minister for Planning for approval to allow commencement of onshore works.

The EES process includes the preparation of an Environmental Management Framework. The Project's 'Victorian Environmental Management Framework' (EMF) would include mitigation measures generally in accordance with the Minister for Planning's assessment. The EES process provides a rigorous, transparent process of impact assessment for the Project that would be undertaken prior to submission of the Amendment to the Minister for Planning. The EES provides the primary means through which public comment on the Amendment would be invited and would inform the preparation of an EMF.

2.0 Amendment Details

2.1 Proponent

The proponent is Star of the South Wind Farm Pty Ltd (Star of the South) as trustee for the Star of the South Trust.

Star of the South proposes to develop an offshore wind farm and supporting electricity transmission assets required to transfer energy generated by the wind farm to the proposed VicGrid connection hub.

2.2 Project Land

The Amendment applies to land that is required for the use and development of the onshore Project components (works onshore in Victoria) which extend approximately 30 kilometres from Reeves Beach to the proposed VicGrid connection hub in Giffard (**Project Land**).

The Project Land is shown in Figure 2-1 and comprises the:

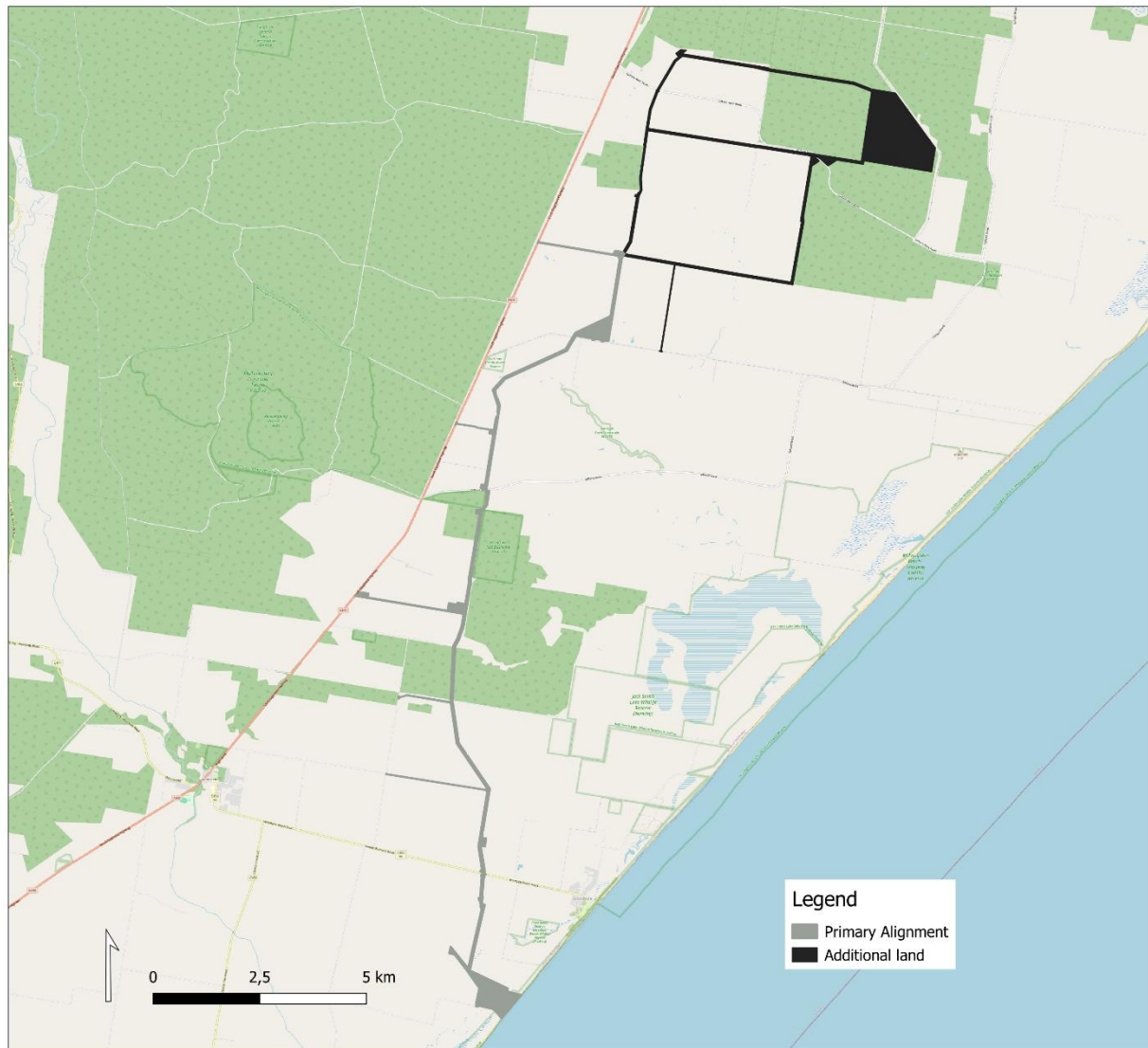
- **'Primary alignment'** – this is land which has been assessed and selected as the projects transmission system alignment (shown as solid grey fill); and
- **'Additional land'** – viable alignment options and land within the VicGrid connection hub study area to connect the Primary alignment to the Gippsland offshore wind transmission line shared network (shown as solid black fill). Integration of Additional land into the Primary alignment will be facilitated through the approval process outlined in Section 6.8 of the Incorporated Document.

The Project Land is located within the Shire of Wellington local government area in the Gippsland Region. The Gunaikurnai people, represented by the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC), are recognised as the traditional owners of the land.

The Project Land is comprised primarily of land used for farming including agriculture (cropping and grazing), and plantation/forestry. Other land use types associated with the Project Land include conservation land associated with areas of ecological significance and land used for road corridors.

The Project Land is surrounded by the following key features:

- **North:** To the north of the VicGrid connection hub is the Giffard Plantation which is used for plantation forestry. Beyond the Giffard Plantation is the Giffard (Rifle Range) Flora Reserve and Merriman Creek. Other surrounding land is used for farming.
- **East:** Land to the east is predominantly comprised of farming land used for grazing. The Woodside Bushland Reserve is adjacent to the Project approximately 11 kilometres north of Reeves Beach. Further to the east are Lake Wellington and the Gippsland Lakes Coastal Park which includes lagoons and protected wetlands.
- **South:** Reeves Beach is located to the south of the Project Land and is a publicly accessible beach located at the southern end of the Ninety Mile Beach. The Reeves Beach Campground is located adjacent to Reeves Beach and is owned and managed by Parks Victoria. The surrounding coastal area is characterised by its native environment and proximity to the Bass Strait Coast and is predominately a protected conservation area.
- **West:** Land to the west is predominantly comprised of farming land used for grazing with the South Gippsland Highway travelling in a similar direction to the Project from the south-west towards the north-east and providing the main access road for the onshore works.

**Figure 2-1 Project Land**

2.3 Proposed Amendment

The Amendment would facilitate the works onshore in Victoria without the need for planning permits and ensure that the environmental impacts of the Project would be managed to acceptable levels.

The Amendment applies a Specific Controls Overlay (SCO) Schedule 3 (SCO3) to the Project Land for the use and development of the Project and incorporates the *Star of the South Wind Farm Project Incorporated Document, XX 2026* (Incorporated Document) into the Planning Scheme.

The following changes to the Wellington Planning Scheme are facilitated by the Amendment which:

- Amends the Schedule to Clause 45.12 'Specific Controls Overlay' to give effect to the specific controls contained in the *Star of the South Wind Farm Project Incorporated Document, XX 2026*
- Amends the Schedule to Clause 72.01 'Responsible Authority for this Planning Scheme' to make the Minister for Planning the Responsible Authority for the administration and enforcement of the Incorporated Document and the respective planning scheme
- Amends the Schedule to Clause 72.03 'What does this Scheme Consist of?' to insert reference to:
 - new Planning Scheme Map No. 201SCO
 - amended Planning Scheme Map No 179SCO and 180SCO
- Amends the Schedule to Clause 72.04 'Incorporated Documents' to include the *Star of the South Wind Farm Project Incorporated Document, XX 2026*
- Inserts new Planning Scheme Map No. 201SCO
- Amends Planning Scheme Map No. 179SCO and 180SCO.

The draft Incorporated Document and SCO maps are attached at **Appendix A**.

2.4 Responsible Authority

The Minister for Planning is proposed as the Responsible Authority for the administration and enforcement of the planning control for the Project under draft Amendment C129well because:

- The Project is of national, state and regional significance as Australia's first offshore wind project, and due to its size and the potential economic, social and environmental impacts.
- Whilst Wellington Shire Council is responsible for administering the Wellington Planning Scheme, Clause 72.01-1 of the Victoria Planning Provisions states that:

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:

Utility installation used to:

- **Transmit or distribute electricity.**

It is appropriate therefore that the Minister for Planning be the Responsible Authority for the administration and enforcement of the planning controls governing the further design, development, use and decommissioning of the works onshore in Victoria.

3.0 Legislation and Policy Context

3.1 Commonwealth Legislation

Commonwealth legislation relevant to the Amendment is summarised in Table 3-1.

Table 3-1 Commonwealth Legislation

Legislation	Description	Relevance to the Amendment
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (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 considered to fall within the nine MNES, including World Heritage Properties, National Heritage Places, Ramsar Wetlands, nationally listed threatened species, and ecological communities and listed migratory species. Under the EPBC Act, actions¹ that are likely² to have a significant impact upon MNES are required to be referred to the Minister for Environment and Water for assessment and approval. The EPBC Act also covers actions by Commonwealth agencies and actions on, or impacting on, Commonwealth land. Activities in Commonwealth areas include those that may result in 'killing, injuring, taking, trading, keeping or moving' a listed threatened species or ecological community, listed migratory species or a member of a listed marine species.	The Commonwealth Minister for the Environment determined that the Project is a controlled action (as set out in notice dated 2 June 2020) required to be assessed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) through preparation of an EIS.
<i>Native Title Act 1993</i>	The <i>Native Title Act 1993</i> 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.	The Project Land sits within a region in which Native Title rights and interests have been recognised in favour of the Gunaikurnai Peoples.
<i>Climate Change Act 2022</i>	The Commonwealth <i>Climate Change Act 2022</i> came into effect and legislated for the first time, national emissions reduction targets for Australia, which are: • <i>Reducing net greenhouse gas emissions to 43% below 2005 levels by 2030; and</i> • <i>Reducing net greenhouse gas emissions to zero by 2050.</i> These legislated emissions reduction targets play a substantial role in the development of new and updated government policy.	The Amendment would support the <i>Climate Change Act 2022</i> in that it supports the transition of the electricity sector to lower emissions and renewable energy generation.

¹ Under the EPBC Act an 'action' includes any project, development, undertaking, activity or series of activities.

² Under the Matters of National Environmental Significance - Significant impact guidelines 1.1 'likely' refers to when the potential for a significant impact on the environment is a real or not remote chance or possibility.

3.2 Victorian Legislation

State Legislation relevant to the amendment is summarised in Table 3-2.

Table 3-2 Victorian Legislation

Legislation	Description	Relevance to the Amendment
<i>Planning and Environment Act 1987 (P&E Act)</i>	The P&E Act is the key legislative framework used to guide and regulate land use, planning, and development related matters within Victoria. The P&E Act sets out the planning assessment process and provides the framework for planning schemes, which apply to each municipality in Victoria, and which manage land use 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: <i>To provide for fair, orderly, economic and sustainable use and development of land</i> <i>To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity</i> <i>To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria</i> <i>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</i> <i>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</i> <i>To facilitate development in accordance with the objectives set out above</i> <i>To balance the present and future interests of all Victorians.</i>	The construction and operation of the Project would occur within Wellington Shire Council. The works onshore in Victoria are subject to the requirements of the Wellington Planning Scheme. The Amendment would introduce a Specific Controls Overlay (SCO) and Incorporated Document to the Wellington Planning Scheme for the purposes of the Project.
<i>Environment Effects Act 1978 (EE Act)</i>	The EE Act contains a framework by which a project with the potential to have significant effects on the environment may require the preparation of an EES for consideration 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 submissions, which are then considered by an	An EES is required for the Project. The EES was prepared in accordance with the final scoping requirements issued for the Project in August 2021. Statutory approvals for the Project (including the Amendment) occur following determination of the acceptability of the Project through the EES assessment process.

Legislation	Description	Relevance to the Amendment
	inquiry panel appointed by the Minister for Planning. After consideration of all relevant submissions and conducting necessary hearings, the inquiry panel's report is provided to the Minister for Planning as statutory decision-maker to inform the decision on whether to approve the Project, and if so, on what conditions.	
<i>Marine and Coastal Act 2018 (MaCA)</i>	The MaCA sets out the Victorian Government's approach to planning and managing the marine and coastal environment by: • <i>'Enabling protection of the coastline and the ability to address the long-term challenges of climate change, population growth and ageing coastal structures.'</i> • <i>'Ensuring that partners work together to achieve the best outcomes for Victoria's marine and coastal environment.'</i> The objectives for the planning and management of the marine and coastal environments as prescribed by the MaCA are: • <i>'To protect and enhance the marine and coastal environment'; and</i> • <i>'To promote the resilience of marine and coastal ecosystems, communities and assets to climate change'; and</i> • <i>'To respect natural processes in planning for and managing current and future risks to people and assets from coastal hazards and climate change'; and</i> • <i>'To promote a diversity of experiences in the marine and coastal environment'; and</i> • <i>'To promote the ecologically sustainable use and development of the marine and coastal environment and its resources in appropriate areas'; and</i> • <i>'To improve community, user group and industry stewardship and understanding of the marine and coastal environment'; and</i> • <i>'To engage with specified Aboriginal parties, the community, user groups and industry in marine and coastal planning, management and protection'; and</i> • <i>'To build scientific understanding of the marine and coastal environment.'</i>	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.
<i>Aboriginal Heritage Act 2006 (AH Act)</i>	The AH Act primarily provides the protection of Aboriginal cultural heritage in Victoria. The AH Act	The Project Land is located within the land of the Gunaikurnai people on which

Legislation	Description	Relevance to the Amendment
	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 Project requires a CHMP under the AH Act as it contains land subject to Areas of Cultural Heritage Sensitivity (AACHS) and a range of known Aboriginal cultural heritage places.	the Gunaikurnai Land and Waters Aboriginal Corporation are the Registered Aboriginal Party. The Project Land contains AACHS and a range of known Aboriginal cultural heritage places. A CHMP under the AH Act is required alongside the EES and commencement of works under the P&E Act cannot be made until approval under the AH Act is achieved.
<i>Heritage Act 2017 (Heritage Act)</i>	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 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 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.	There is one historic heritage site located within proximity to the Project Land identified as the <i>Former Residence, Woodside Beach Road</i>. This place is listed on the VHI, which is located directly east of the onshore transmission infrastructure in Woodside East.
<i>Crown Land (Reserves) Act 1978</i>	The <i>Crown Land (Reserves) Act 1978</i> provides for the reservation of land for a range of public purposes, stipulates how reserved land must be dealt with and prescribes key governance arrangements for committees of management appointed to manage reserved land.	Crown land parcels are located throughout the Project Land and consents are required to access and use Crown Land.
<i>Roads Management Act 2004 and Road Management (General) Regulations 2016</i>	The <i>Roads Management Act 2004</i> and <i>Road Management (General) Regulations 2016</i> provide a framework for managing roads and road infrastructure, and assigns ownership of, and responsibility for, roads to relevant authorities.	Project Land includes public roads and therefore requires consent pursuant to the <i>Roads Management Act 2004</i>.
<i>Climate Action Act 2017</i>	The <i>Climate Action Act 2017</i> provides Victoria with the legislative foundation to manage climate change risks, maximise the opportunities that	The Amendment is aligned with the objectives of the <i>Climate Action Act 2017</i> as it enables

Legislation	Description	Relevance to the Amendment
	arise from decisive action, and drive Victoria's transition to a net zero emissions, climate-resilient community and economy by 2045.	the project to develop renewable energy generation.

3.3 Victorian Policy and Guidelines

3.3.1 Ministerial Directions

Ministerial Directions have been prepared by the Minister for Planning under Sections 7(5) and 12(2)(a) of the P&E Act. Directions relevant to the Amendment are outlined at Table 3-3. A response to the applicable Ministerial Directions is provided in the Explanatory Report at Appendix A.

Table 3-3 Ministerial Directions relevant to the Amendment

Ministerial Direction	Purpose
The Form and Content of Planning Schemes	Sets out the form and content of all planning schemes prepared under Part 3 of the <i>Planning and Environment (Planning Schemes) Act 1996</i> and any amendment to those planning schemes.
Direction No. 11 Strategic Assessment of Amendments	Ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. The requirements sought to be met as part of this Direction include: - Evaluation and inclusion of an Explanatory Report discussing how the amendment addresses a series of strategic considerations, including: - Why is the amendment required? - How does the amendment implement the objectives of planning in Victoria? - How does the amendment address any environmental, social and economic effects? - Does the amendment address climate change? - Does the amendment address relevant bushfire risk? - Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment? - How does the amendment support or implement the Planning Policy Framework? How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority? - Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework? - How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement? - How does the amendment support or implement the Municipal Planning Strategy? - How does the amendment balance any competing policy objectives or strategies? - Does the amendment make proper use of the Victorian Planning Provisions? - How does the amendment address the views of any relevant agency? - Does the amendment address the requirements of the <i>Transport Integration Act 2010</i>? - How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017 in relation to Yarra River land and other land, the use and development of which may affect Yarra River land?

Ministerial Direction	Purpose
	What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?
Direction No. 15 The Planning Scheme Amendment Process	Sets time for completing steps in the planning scheme amendment process for the exhibition and notice of an amendment, public submissions about an amendment, Panel hearing, decision on amendment by a planning authority, submission of an adopted amendment to the Minister, and decision by the Minister.
Direction No. 19 On the Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health	Requires planning authorities to seek the views of the Environment Protection Authority (EPA) in the preparation of planning scheme reviews and amendments that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste.
Direction 22 – Climate change consideration	The purpose of this Direction is to specify the matters relating to climate change that a planning authority must have regard to in preparing a planning scheme or amendment to a planning scheme in accordance with section 12(2A) of the P&E Act. Under the Direction the following requirements are to be met: - Clause 5 minimising greenhouse gas emissions - Clause 6 increasing resilience to climate change risks. The Amendment seeks to facilitate a project that would support Victoria's transition of the electricity sector to lower emissions, and the development of renewable energy generation. The Project has a low risk of impacting or exacerbating climate change for the following reasons: - It is a utility asset located underground, thereby having limited exposure to natural hazards relating to climate change - The Project seeks to counter the effects of human induced climate change through provision of renewable energy - The potential effects of climate change have been considered as part of the EES process (Technical Report A: Coastal Processes, Technical Report I: Surface Water; and Technical Report Y: Air Quality) - Construction of the Project would be undertaken in accordance with the EMF

3.3.2 Commonwealth and State Policies

Commonwealth and State policies relevant to the Amendment are presented in Table 3-4.

Table 3-4 Commonwealth and State policies relevant to the Amendment

Policy	Description	Relevance to the Amendment
Commonwealth		
<i>Powering Australia and Rewiring the Nation</i> (DCCEEW, 2022)	Powering Australia is the Australian Government's plan focused on creating jobs, cutting power bills and reducing emissions by boosting renewable energy.	The Amendment would enable the project to boost renewable energy production and reduce emissions.

Policy	Description	Relevance to the Amendment
	In accordance with commitments in Powering Australia, the Australian Government established the Rewiring the Nation program to expand and modernise Australia's electricity grid.	
<i>2021 Australian Infrastructure Plan</i> (Infrastructure Australia, 2021)	This plan includes identifies recommendations for infrastructure projects to create a “ <i>stronger Australia</i> ”. Included in this are directions in relation to energy including a key recommendation that states “ <i>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</i> ”.	The Amendment supports the key directions of this plan by facilitating the development of new electricity infrastructure that would help to expand and modernise Australia's network and transition to renewable energy.
Victorian		
<i>Victoria's draft 30-year Infrastructure Strategy 2025-2055</i> (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 Amendment would support the Strategy by enabling the development of infrastructure that facilitates the transition to renewable energy.
<i>2025 Victorian Transmission Plan</i> (VicGrid, 2025)	The <i>2025 Victorian Transmission Plan</i> (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.	Project infrastructure would be located within the Gippsland Shoreline Renewable Energy Zone. The Project supports Victoria's transition to achieving net zero emission target, expanding renewable energy capacity and supplying affordable, reliable electricity to Victorian consumers.

Policy	Description	Relevance to the Amendment
	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.	
<i>Offshore Wind Energy Victoria Implementation Statement Four</i> (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. <i>Implementation Statement 4</i> 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. Relevant key updates were provided: • <i>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.</i> • <i>VicGrid will confirm a preferred transmission corridor in the first half of 2025 to ensure that offshore wind transmission infrastructure meets the timing commitments set by the Victorian Government – targeting delivery by 2030.</i> • <i>VicGrid would take a coordination role with offshore wind developers in the area between the Gippsland coast and the proposed VicGrid connection hub.</i>	The Project is located within the Gippsland offshore wind declared area and would connect into the VicGrid connection hub.
<i>Plan for Victoria</i> (DTP, 2025)	<i>Plan for Victoria</i> 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.
<i>Cheaper, Cleaner, Renewable: Our Plan for Victoria's Electricity Future</i> (DEECA, 2024)	<i>Cheaper, Cleaner, Renewable: Our Plan for Victoria's Electricity Future</i> 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 outlines the policies and programs that are in place to deliver the increased capacity and highlights the investment and job opportunities arising from it.	The plan provides context for the Project and demonstrates alignment with the long-term goals for renewable energy.
<i>Offshore Wind Energy Victoria (OWEV) Implementation Statement Three</i> (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	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.

Policy	Description	Relevance to the Amendment
	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.	
<i>SEC Strategic Plan 2023-2035</i> (SEC, 2023)	The <i>SEC Strategic Plan 2023-2035</i> seeks to accelerate Victoria's transition to an 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: • <i>Invest to accelerate the energy transition</i> • <i>Support the switch to all-electric households</i> • <i>Build a renewable energy workforce.</i> 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: • <i>Generate four GW capacity from offshore wind by 2035</i> • <i>Generate nine GW capacity from offshore wind by 2040.</i>	The Project would contribute to the strategic plan objectives by expanding renewable energy capacity, supporting decarbonisation, creating jobs, and supplying affordable, reliable electricity to Victorian consumers.
<i>Offshore Wind Policy Directions Paper</i> (DELWP, 2022)	The <i>Offshore Wind Policy Directions Paper</i> 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 <i>9GW of offshore wind energy generation by 2040</i>. 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,	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

Policy	Description	Relevance to the Amendment
	operation, and maintenance and a strong transmission grid.	would ensure Victoria has the capacity to scale up the offshore wind sector in future tranches and meet future renewable energy demand. Subject to planning and environmental approvals and commercial licencing decisions, the Project could be delivered in accordance with the 2032 offshore wind target of at least 2 GW of offshore wind energy.
<i>National Energy Transformation Partnership</i> (Energy & Climate Change Ministerial Council, 2022)	The <i>National Energy Transformation Partnership</i> (NETP) is a framework for state, territory and Commonwealth governments to collaborate to transform Australia's energy systems for a net zero future. NETP supports progress towards Australia's climate and energy targets, including the national target of 82% renewable electricity by 2030 and net zero by 2050. Priority themes include planning for adequate energy generation and storage and accelerating nationally significant transmission projects. Priority work includes accelerating investment in new renewable energy generation and clean dispatchable capacity through the Capacity Investment Scheme.	The Project would support Victoria's transition to achieving net zero emission target, expanding renewable energy capacity, supporting decarbonisation, creating jobs, and supplying affordable, reliable electricity to Victorian consumers.
<i>Marine and Coastal Strategy</i> (DELWP, 2022)	The <i>Marine and Coastal Strategy</i> 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 <i>Marine and Coastal Policy</i> (DELWP, 2020) and the MaCA, these documents play lead roles in the management and maintenance of the health of Victoria's marine and coastal environment. The Strategy sets out six actions: 1. <i>Supporting Traditional Owners to embed their rights and obligations into planning and management of the marine and coastal environment.</i> 2. <i>Improving the condition and ecological connectivity of habitats and respecting and caring for marine and coastal areas.</i> 3. <i>Adapting to impacts of climate change.</i> 4. <i>Supporting sustainable use and development of the marine and coastal environment.</i>	The Project would support Victoria's transition to achieving net zero emission target and is aligned with Activity 4.8 of the Strategy which seeks to <i>implement the Victorian Offshore Wind Strategy 2022-2029</i> . The Project aims to achieve best practice environmental management consistent with the Policy.

Policy	Description	Relevance to the Amendment
	5. <i>Implementing the Marine Spatial Planning Framework to integrate long-term planning for different uses in the marine environment.</i> <i>Identifying the resource needs and funding for sustainable marine and coastal management.</i>	
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 will support the following: - 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 REZs across the state, 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. Applications for Round 1 (offshore wind) of the fund opened in February 2021 and the Project was successfully awarded \$19.5 million to support the completion of feasibility and pre-construction activities.	Delivery of the Project would support the Victorian government's goals of improving resilience to climate change as it works towards net-zero emissions.
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 Amendment would support the Strategy by enabling the development of infrastructure that facilitates the transition to renewable energy.
Marine and Coastal Policy (DELWP, 2020)	The <i>Marine and Coastal Policy</i> 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 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	The Project would align with the principles in the policy by adhering to its principles of sustainable development and environmental protection. The EES prepared for the Project involves extensive stakeholder consultation and environmental impact assessment to ensure minimal disruption to marine ecosystems and coastal environments.

Policy	Description	Relevance to the Amendment
	management of Victoria's marine environment in an integrated and coordinated way.	
<i>Renewable Energy Action Plan</i> (DELWP, 2017)	<i>Victoria's Renewable Energy Action Plan</i> 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 generation by 2025. In addition, under the <i>Renewable Energy (Jobs and Investment) Act 2017</i>, 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: • <i>Setting and delivering on ambitious and achievable renewable energy targets</i> • <i>Streamlining renewable energy Project processes and approvals</i> <i>Supporting investment in the new energy technologies sector.</i>	The Project would represent a significant investment in offshore wind and new energy technologies which the plan seeks to support.
<i>Victoria's Regional Statement</i> (Victoria State Government, 2015)	<i>Victoria's Regional Statement</i> 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 would align with the principles outlined in <i>Victoria's Regional Statement</i> as it contributes to the diversification of the Gippsland region's economy through the development of renewable energy. The Project would leverage the Gippsland region's existing strengths in energy production while supporting the clean energy transition.
<i>Gippsland Regional Economic Development Strategy</i> (Victoria State Government, 2022)	The <i>Gippsland Regional Economic Development Strategy</i> lays out the medium-to-long-term strategic directions for driving economic growth and development across the region. 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	The Project would directly support the strategic direction regarding the clean energy transition. The Project would position Gippsland at the forefront of global renewable energy advancements, responding

Policy	Description	Relevance to the Amendment
	opportunities to develop offshore wind generation as one of the region's comparative advantages in the form of natural endowments. 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.	to the increasing demand for sustainable energy solutions.
<i>Gippsland Regional Plan (Regional Development Victoria, 2020)</i>	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. The Plan 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 following strategic directions and actions are relevant to the Project: • 2.1 Addressing climate change and managing land and water for a sustainable future. • 2.1.3 Advocate for Gippsland to be declared a 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.	The Project would align strongly with the plan's strategic directions and actions. Gippsland's designation as an emerging clean electricity region is supported by the Project. The Project would contribute to climate change mitigation and sustainable resource management. By leveraging Gippsland's natural and infrastructural advantages, the Project would not only advance the region's renewable energy capabilities but also foster economic, social, and environmental benefits for the regional community.
<i>Gippsland Regional Growth Plan (Victoria State Government, 2014)</i>	The Gippsland Regional Growth Plan covers the municipalities of Bass Coast, Baw Baw, East Gippsland, Latrobe, South Gippsland and Wellington. The plan provides broad direction for regional land use and development as well as detailed planning frameworks for key regional centres. 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. It also identifies Latrobe Valley as the centre of the region's plant and electricity distribution network and that there are '<i>opportunities to develop renewable energy resources as part of a long-term strategy to maintain Gippsland as Victoria's energy hub.</i>'	Gippsland's Regional Growth Plan lists strategies for achieving regional growth including strengthening the energy sector by supporting the transition to a low-carbon economy with renewable energy and greenhouse emission reductions which strongly aligns with Project objectives.

Policy	Description	Relevance to the Amendment
	Amendment VC106 changed the Victoria Planning Provisions and all planning schemes by inserting clauses 11.06 - 11.13 into the State Planning Policy Framework. These clauses set out the objectives and strategies of Victoria's regional growth plans, including for Gippsland.	

3.4 Planning Policy Framework

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 strategic in nature and is often used to guide more specific planning policies within a municipality. The PPF is made up of state, regional (refer 3.4.1) and local planning policies (refer to 3.4.2).

3.4.1 Planning Policy Framework - State and Regional Policy

State and regional policy of relevance to the Amendment is presented in Table 3-5.

Table 3-5 Planning Policy Framework - State and Regional Policy

Clause	Overview	Relevance to Amendment
Planning Policy Framework – State and Regional Policy		
Clause 11 (Settlement)	Clause 11 (Settlement) outlines how planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Relevant subclauses include: 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. Clause 11.01-1S (Victoria - Settlement) seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Key strategies for this include developing settlements that will support resilient communities and their ability to adapt and change and balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level. Clause 11.02-1S (Supply of urban land) seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. Clause 11.03-2S (Growth Areas) seeks to manage patterns of growth to protect and manage natural	The Project would align with Clause 11 (Settlement) as it represents a commitment to sustainable growth and regional development. The Project has been sited to avoid existing and planned townships to facilitate planned settlement networks. The Project would support the integration of renewable energy into Victoria's electricity net through job creation whilst balancing development with environmental preservation. The Project would promote sustainable development while leveraging Gippsland's natural wind resources and existing infrastructure to support local economic and community growth.

Clause	Overview	Relevance to Amendment
Planning Policy Framework – State and Regional Policy		
	resources and areas of heritage, cultural and environmental significance. Clause 11.03-6S (Regional and Local Places) to consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.	
Clause 12 (Environmental and Landscape Values)	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 <i>‘to protect and enhance the marine and coastal environment.’</i> • Clause 12.02-2S (Marine and coastal Crown land) which aims <i>‘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.’</i> • Clause 12.05-1S (Environmentally sensitive areas) which aims <i>‘to protect and conserve environmentally sensitive area.’</i> • Clause 12.05-2S (Landscapes) which aims <i>‘to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.’</i>	The Project would align with Clause 12 (Environmental and Landscape Values) through its commitment to protecting ecological systems and biodiversity while promoting sustainable development. The Project design seeks to minimise impacts to conservation zoned land and land affected by environmental overlays where practicable. The commitment to environmental protection is also demonstrated through the EES and extensive environmental assessment.
Clause 13 (Environmental Risks and Amenity)	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 and land use compatibility is prioritised in order to protect community amenity, human health and safety while facilitating	The Project has had due regard for Clause 13 (Environmental Risks and Amenity) by considering a range of potential risks and impacts associated with the Project including surface water, land use compatibility, bushfire risk, noise, air quality and traffic effects on sensitive land uses as part of the EES technical assessments.

Clause	Overview	Relevance to Amendment
Planning Policy Framework – State and Regional Policy		
	appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. Relevant objectives to the Project are listed in the following subclauses: • Clause 13.01-1S (Natural hazards and climate change) which aims <i>‘to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.’</i> • Clause 13.01-2S (Coastal inundation and erosion) which aims <i>‘to plan for and manage coastal hazard risk and climate change impacts.’</i> • Clause 13.02-1S (Bushfire planning) which aims <i>‘to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.’</i> • Clause 13.03-1S (Floodplain management) which aims <i>to assist the protection of:</i> - <i>‘Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.’</i> - <i>The natural flood carrying capacity of rivers, streams, and floodways.</i> - <i>The flood storage function of floodplains and waterways.</i> - <i>Floodplain areas of environmental significance or of importance to river, wetland, or coastal health.’</i> • Clause 13.05-1S (Noise management) which aims <i>‘to assist the management of noise effects on sensitive land uses.’</i> • Clause 13.06-1S (Air quality management) which aims <i>‘to assist the protection and improvement of air quality.’</i> • Clause 13.07-1S (Land use compatibility) which aims <i>‘to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.’</i>	
Clause 14 (Natural Resource Management)	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	The Project seeks to align with Clause 14 (Natural Resource Management) by minimising impacts to agricultural land and water bodies traversed by the Project where possible. There are specific technical

Clause	Overview	Relevance to Amendment
Planning Policy Framework – State and Regional Policy		
	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 in the following subclauses: • Clause 14.01-1S (Protection of agricultural land) which seeks to <i>'protect the state's agricultural base by preserving productive farmland.'</i> • Clause 14.01-1R (Protection of agricultural land – Gippsland) which seeks to <i>'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.'</i> • Clause 14.01-3S (Forestry and timber production) which seeks <i>'to facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.'</i> • Clause 14.02-1S (Catchment planning and management) which aims to <i>'assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.'</i> • Clause 14.02-2S (Water quality) which aims <i>'to protect water quality.'</i>	impact assessments relating to the potential impacts of the Project on agricultural land and water bodies. Impacts on forestry and timber production have been assessed through <i>Technical Report S: Agriculture and Forestry</i>
Clause 15 (Built Environment and Heritage)	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 in the following subclauses: - Clause 15.03-1S (Heritage conservation) which aims to <i>ensure the protection and conservation of places of heritage significance.</i> - Clause 15.03-2S (Aboriginal cultural heritage) which aims to <i>ensure the protection and conservation of places of Aboriginal cultural heritage significance.</i>	The Project has had due regard for Clause 15 (Built Environment and Heritage) through the avoidance of places of heritage significance where possible. The Project would address Clause 15.03-2S (Aboriginal cultural heritage) through the preparation and implementation of a CHMP.

Clause	Overview	Relevance to Amendment
Planning Policy Framework – State and Regional Policy		
Clause 17 (Economic Development)	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 in the following subclauses: • Clause 17.01-1S (Diversified economy) which seeks to facilitate growth in a range of employment sectors, including ... <i>knowledge industries and technical services based on the emerging and existing strengths of each region.</i> • Clause 17.01-2S (Innovation and research) which aims to <i>create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.</i> • Clause 17.01-2R (Innovation and Research – Gippsland) which seeks to <i>facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.</i>	The Project would align with Clause 17 (Economic Development) by contributing to a diversified and innovative economy. The Project would foster economic growth by creating opportunities in renewable energy, including opportunities to upskill and create new jobs for workers from existing coal, oil and gas infrastructure, helping to support government economic objectives within critical regions of the state. It would also promote employment in technical and knowledge-based industries, leveraging the emerging strengths of the Gippsland region.
Clause 19 (Infrastructure)	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 in the following subclauses: • Clause 19.01-1S (Energy supply) <i>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.</i> • Clause 19.01-2S (Renewable energy) which aims to: - <i>Facilitate renewable energy development in appropriate locations, including in any renewable energy zones declared under section 63 of the National Electricity (Victoria) Act 2005.</i>	The Project would align with Clause 19 (Infrastructure) by facilitating the development of renewable energy infrastructure. It supports the development of energy generation and distribution infrastructure to transition to a low-carbon economy. The Project would be consistent with the objectives of these subclauses as it: • Supports the development of energy generation and distribution infrastructure to transition to a low-carbon economy. • Develops appropriate infrastructure to meet community demand for energy services.

Clause	Overview	Relevance to Amendment
Planning Policy Framework – State and Regional Policy		
	- <i>Protect renewable energy infrastructure against competing and incompatible uses.</i> - <i>Set aside suitable land for future renewable energy infrastructure.</i> - <i>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.</i> - <i>Support wind energy facilities in locations with consistently strong winds over the year.</i>	• Delivers an energy infrastructure project in a location that minimises land use conflict and takes advantage of existing resources and infrastructure networks, while helping diversify local economies and improve sustainability and social outcomes. • Fosters economic, social and environmental benefits to the broader community via renewable energy generation while seeking to minimise the effects of the Project on the local community and environment. • Delivers a wind energy facility in location with consistently strong winds over the year.

3.4.2 Local Planning Policy

LPPs include the Municipal Planning Strategy (MPS), a statement of key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving those objectives, and individual LPPs which outline expectations of what a responsible authority would do in specific circumstances. Relevant Wellington Shire Council Local Planning Policy is outlined in Table 3-6.

Table 3-6 Wellington MPS, LPPs, and Policy and Guidelines

Clause	Overview	Relevance to Amendment
Municipal Strategic Statement		
Clause 02 (Municipal Planning Strategy)	The MPS outlines the context, vision and strategic direction that informs the City of Wellington's Planning Scheme. The MPS outlines priorities that are supported by Council action, which are as follows: • <i>'Wellington seeks to be a climate resilient community with sustainable practices and places.'</i> • <i>'Opportunity to diversify and transition our economy to encourage job growth and take advantage of several exciting sunrise (growth) industries, the best prospect being the renewable energy industry.'</i>	The Project would support Wellington Shire's vision and aspirations to become a sustainable and climate resilient community, and to transition towards a low-carbon economy. The Project is a significant investment in renewable energy and supports the clean energy transition.

Clause	Overview	Relevance to Amendment
	<i>'Developing a strong relationship and partnership with the Gunaikurnai people and other traditional landowners is vital to achieving our common environmental, cultural, social, and economic objectives.'</i> <i>'Increase population growth and securing greater housing choice has ripple effects right across our economy and community.'</i> <i>'Improving access to education, public transport, health, and internet services is critical to our ability to attract new residents, retain our youth and enhance the wellbeing of our ageing and vulnerable people.'</i> The Municipal Planning Strategy contains the following Clauses most relevant to the Project: 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 to 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 02.03-6 (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	The Project would support Council's action plan to develop a strong relationship with the Gunaikurnai people. The proponent has worked closely with the GLaWAC since 2018, recognising that a strong partnership with Traditional Owners is essential to achieving Council's vision. In 2025, this relationship was formalised through an Engagement Agreement, establishing a framework for meaningful engagement and laying the foundation for a future "Heads of Agreement" to further support GLaWAC's goal of economic independence. The proposed Heads of Agreement would include measures such as preferential opportunities for project work, first right of land purchase, funding for cultural initiatives, and expanded cultural awareness training. This approach reflects a shared commitment to strengthening Gunaikurnai cultural heritage while delivering lasting economic benefits for the region. The Project would be strategically located away from productive land and natural assets. The Project's EES process, and implementation of the EMF, would ensure that impacts to coastal areas, waterways and biodiversity are appropriately managed, risks from climate change and bushfire are appropriately addressed, and land can be used for productive future uses.

Clause	Overview	Relevance to Amendment
	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 02.03-7 (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. Council's strategic directions for this Clause are to: - Encourage a consistent approach to the design and construction of infrastructure.	

Wellington Planning Scheme Local Planning Policy

Clause 12 (Environmental and Landscape Values)	Clause 12 (Environmental and Landscape Values) includes several local clauses and strategies including (as relevant) to: • Clause 12.02-2L (Native Vegetation Management – Wellington) seeks to <i>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</i> • Clause 12.02-L (Protection of Coastal Areas – Wellington) seeks to <i>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.</i> • Clause 12.02-2L (Ninety Mile Beach and Gippsland Lakes) seek to <i>protect the landscape character of the Ninety Mile Beach coast and Gippsland Lakes.</i> • Clause 14.01-3L (Forestry and timber production – Wellington) includes strategies to <i>encourage timber production activities, including timber mills and agroforestry, in rural areas that minimise impacts on the environment.</i>	The Project would ensure the removal of native vegetation is carried out to the minimum extent necessary. All native vegetation removal would be carried out in accordance with the Guidelines. At select sensitive areas the Project would employ trenchless construction methods so as to avoid impacts to riparian and aquatic systems. Impacts on forestry and timber production have been assessed through <i>Technical Report S: Agriculture and Forestry.</i>
Clause 17 (Economic Development)	Clause 17 (Economic Development) includes the following local clauses relevant to the Project:	The Project would foster economic growth through the development of

Clause	Overview	Relevance to Amendment
	Clause 17.01-1L (Diversified economy – Wellington) seeks to <i>support use and development that will increase employment opportunities and diversify industry in the Wellington</i>	renewable energy infrastructure. This Project is expected to create employment opportunities during its construction and operational phases, diversifying the local economy by introducing a new industry to the Wellington region.
Wellington Shire Council Planning Policy and Guidelines		
<i>Council Plan 2021-2025</i> (Wellington Shire Council, 2021)	The <i>Council Plan 2021-25</i> outlines strategic objectives and sets out measurable actions for the municipality and align with the community's aspirations and expectations identified in <i>Wellington 2030</i>. Key directions, outcomes and initiatives that strategically align with the Project include: <i>Environment and Climate Change</i> <i>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.</i> <i>Economy and Sustainable Growth</i> <i>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.</i>	The Project is an offshore wind project that would be aligned with Council's transition to a low carbon economy. The Project would contribute to a diverse local economy by creating jobs during the construction and operation phases.
<i>Sustainability Strategy 2020-24</i> (Wellington Shire Council, 2020)	The <i>Sustainability Strategy 2020-24</i> sets out Wellington Shire Council's commitment to environmental sustainability. The Strategy incorporates community aspirations set out in <i>Wellington 2030</i> 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: <i>Accelerate renewable energy uptake, low carbon building development and efficient operations to reduce greenhouse emissions from council operations in line with set targets.</i> <i>With support from key stakeholders, help community, business and industry reduce greenhouse gas emission through reductions in energy consumption, increase uptake of renewable</i>	The Project would directly contribute to the themes and objectives outlined in the strategy. The Project would accelerate the uptake of renewable energy, a core goal of the strategy, by harnessing offshore wind resources to generate sustainable power sources. The Project would also support the community and local industry in reducing energy consumption and transitioning to renewable energy by fostering

Clause	Overview	Relevance to Amendment
	<i>energy power generation and adoption of low carbon agriculture, through education and awareness raising.</i>	awareness and education about renewable energy.

3.5 Planning Controls

3.5.1 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.’

3.5.2 Zones

The Project includes land within the Farming Zone (**FZ**), Public Conservation and Resource Zone (**PCRZ**), Public Park and Recreation Zone (**PPRZ**), and Transport Zone (**TZ**) as shown in Figure 3-1. Table 3-7 outlines the applicable zones, and the permit trigger for the use and development within each zone that would apply if not for the Amendment.

Table 3-7 Applicable zones and permit requirements

Planning Zone	Permit Trigger	
	Use	Buildings and Works
Farming Zone (FZ)	A planning permit is required for the use of land for a <i>utility installation</i> pursuant to Clause 35.07-1 (Table of uses)	A planning permit is required to carry out buildings or works associated with a use in Section 2 of Clause 35.07-1 (Table of uses)
Public Conservation and Resource Zone (PCRZ)	A planning permit is required for the use of land for a <i>utility installation</i> pursuant to Clause 36.03-1 (Table of uses)	A planning permit is required to construct a building or construct or carry out works pursuant to Clause 36.03-2 (Permit requirement).
Public Park and Recreation Zone (PPRZ)	A planning permit is required for the use of land for a <i>utility installation</i> pursuant to Clause 36.02-1 (Table of uses)	A planning permit is required to construct a building or construct or carry out works pursuant to Clause 36.02-2 (Permit requirement).
Transport Zone (TRZ)	A planning permit is required for the use of land for a <i>utility installation</i> pursuant to Clause 36.04-1 (Table of uses)	A planning permit is required to construct a building or construct or carry out works associated with a use in Section 2 of Clause 36.04-1 (Table of uses).

3.5.3 Overlays

The Project includes land within the Bushfire Management Overlay (**BMO**) and Environmental Significance Overlay – Schedule 1 Coastal and Gippsland Lakes Environs (**ESO1**) and Schedule 2 Wetlands (**ESO2**) as shown in Figure 3-2. Table 3-8 outlines the applicable overlays, their relevant purpose, and the permit trigger for the use and development within each overlay that would apply if not for the Amendment.

Table 3-8 Applicable overlays and permit requirements

Planning Overlay	Permit Trigger
Bushfire Management Overlay (BMO)	A planning permit is not required for to construct a building or construct or carry out works associated with a <i>utility installation</i> pursuant to Clause 44.06-2 (Permit requirement).
Environmental Significance Overlay – Schedule 1 (ESO1 and ESO2)	A planning permit is required to construct a building or construct or carry out works and for the removal, destruction or lopping of vegetation, including dead vegetation pursuant to Clause 42.01-2 (Permit requirement) as ESO1 and ESO2 do not specifically state that a permit is not required for the proposed works.
Specific Controls Overlay – Schedule 2 (SCO2) Basslink	A planning permit is not required for the development of land for a Utility installation.



FIGURE F3: PLANNING ZONES

PROJECT NAME: STAR OF THE SOUTH

Legend

 Subject Land	 PUZ2 - Public Use Zone-Education
 FZ - Farming Zone	 RLZ - Rural Living Zone
 LDRZ - Low Density Residential Zone	 RLZ - Rural Living Zone
 PCRZ - Public Conservation and Resource Zone	 TR22 - Principal Road Network
 PPRZ - Public Park and Recreation Zone	 TR23 - Significant Municipal Road
	 TZ - Township Zone

AECOM

STAR OF THE SOUTH



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Figure 3-1 Zoning map (AECOM, 2025)

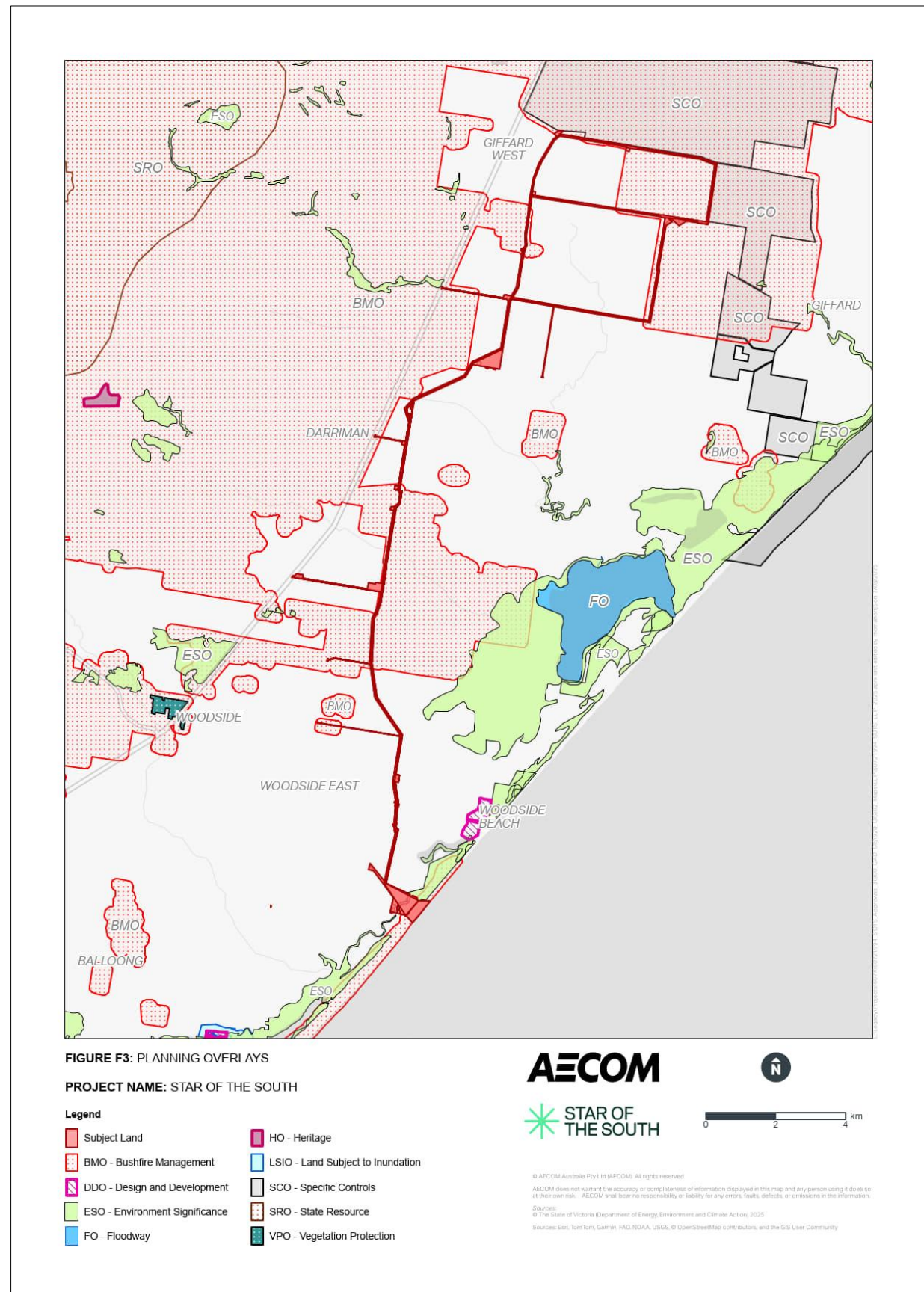


Figure 3-2 Overlays map (AECOM, 2025)

3.5.4 Particular Provisions

Particular Provisions relevant to the Amendment are summarised in Table 3-9.

Table 3-9 Particular Provisions

Particular Provision	Amendment Response
Clause 52.02 (Easements, Restrictions and Reserves) seeks to ensure that easements and restrictions are applied appropriately so as to facilitate development that is consistent with the provisions and directions of the planning scheme, while balancing the interests of affected parties.	Star of the South, in consultation with the engaged onshore delivery party, would coordinate required Project easements across 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 <i>Subdivision Act 1988</i>. 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 is sought from relevant asset managers pursuant to the conditions of applicable Acts including the <i>Electricity Industry Act 2000</i>, <i>Water Act 1989</i>, <i>Pipelines Act 2005</i>, and <i>Subdivision Act 1988</i>.
Clause 52.17 (Native Vegetation) seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation, in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (DEECA, 2025).	The Incorporated Document includes a condition in relation to Native Vegetation, requiring the provision of native vegetation offsets in accordance with the <i>Guidelines for removal, destruction or lopping of native vegetation</i> (Department of Energy, Environment, and Climate Change, 2025).
Clause 52.29 (Land Adjacent to the Principal Road Network) aims to ensure appropriate access to the Principal Road Network and land planned to form part of the Principal Road Network.	The Amendment would have minimal impact on the transport system by largely relying on existing transport corridors for construction and operation. The EMF required by the Incorporated Document would include preparation of a Traffic Management Plan.
Clause 53.02 (Bushfire Planning) ensures that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.	The Project Land 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.

Seeks to ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.	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 Project Land 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 (including the works onshore in Victoria) 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.
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3.5.5 Historic Heritage

There is one historic heritage site located in close proximity to the Project Land identified as the *Former Residence, Woodside Beach Road*. This place is listed on the Victorian Heritage Inventory (VHI) and is located directly east of the onshore transmission infrastructure in Woodside East. This site is shown in Figure 3-3. The Project alignment was refined to avoid impacts to this heritage place.

3.5.6 Aboriginal Cultural Heritage

The Project is located entirely within the land of the Gunaikurnai people on which the Gunaikurnai Land and Waters Aboriginal Corporation are the Registered Aboriginal Party. The Project contains Areas of Cultural Heritage Sensitivity, which is defined in the *Aboriginal Heritage Regulations 2018* as '*landforms and soil types where Aboriginal places are more likely to be located*'. The areas are shown in Figure 3-3. A Cultural Heritage Management Plan (CHMP) is being prepared for the Project in accordance with the cited regulations.

3.6 Planning Scheme Amendments and Permit Applications

AECOM reviewed the register of current Planning Scheme Amendments to the Wellington Planning Scheme on 5 August 2025. There are no current Planning Scheme Amendments to the Wellington Planning Scheme of relevance to the Amendment. This was consistent with discussions with Wellington Shire Council on 11 February 2025.

AECOM reviewed the Wellington Shire and Ministerial planning permit register on 5 August 2025. There are no planning permit applications of relevance to the Amendment. This was consistent with discussions with Wellington Shire Council on 11 February 2025.

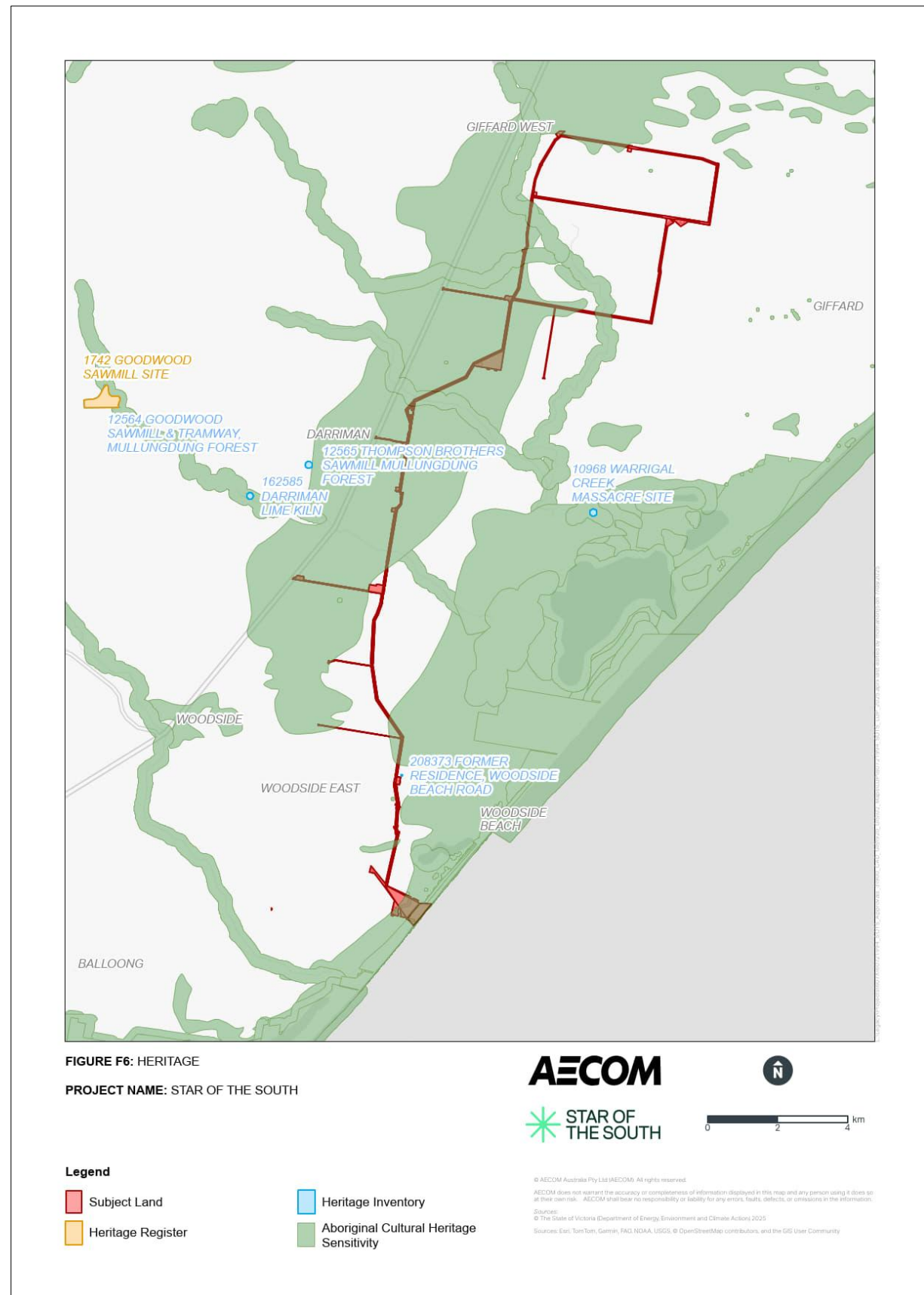


Figure 3-3 Heritage map (AECOM, 2025)

4.0 Strategic Planning Assessment

This section provides a strategic planning assessment of the Amendment, including appropriateness of the application of Section 20(4) of the P&E Act for the Amendment, details of the Incorporated Document and key considerations in terms of the legislative and policy context outlined in Section 3.0.

4.1 Strategic Assessment Guidelines

Ministerial Direction 11 – Strategic Assessment of Amendments establishes the framework for preparing and evaluating a proposed amendment and its outcomes. Under the Direction, planning authorities are to evaluate and document through inclusion in an Explanatory Report how an amendment addresses the following strategic considerations:

- *Why is the amendment required?*
- *How does the amendment implement the objectives of planning in Victoria?*
- *How does the amendment address any environmental, social and economic effects?*
- *Does the amendment address climate change?*
- *Does the amendment address relevant bushfire risk?*
- *Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?*
- *How does the amendment support or implement the Planning Policy Framework ?*
- *How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?*
- *Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?*
- *How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?*
- *How does the amendment support or implement the Municipal Planning Strategy?*
- *How does the amendment balance any competing policy objectives or strategies?*
- *Does the amendment make proper use of the Victoria Planning Provisions?*
- *How does the amendment address the views of any relevant agency?*
- *Does the amendment address the requirements of the Transport Integration Act 2010?*
- *How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017 in relation to Yarra River land and other land, the use of development of which may affect Yarra River land?*

The Direction also requires an assessment of the impact of the new planning provisions on the resource and administrative costs of the responsible authority.

A response to each of the strategic considerations above is provided in the Explanatory Report to the Amendment in **Appendix A**, further supported in the following sections.

4.2 Strategic alignment with the objectives of planning in Victoria

Section 4 of the P&E Act details the objectives of planning in Victoria of which the following are most applicable to the proposed Amendment:

- a) *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- b) *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

- c) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- d) *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- e) *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*
- f) *To facilitate development in accordance with the objectives set out in paragraphs a), b), c) and g).*
- g) *To balance the present and future interests of all Victorians.*

The Amendment would enable the sustainable use and development of land for the onshore transmission infrastructure and construction access necessary to facilitate the Project. The objectives of the Project are to diversify Victoria's energy capability and expand its renewable energy generating capacity. The Project responds to Victoria's plans to reduce reliance on fossil fuels by providing emissions free renewable energy.

The Project was awarded Major Project Status by the Australian Government in 2022 for its significant contribution to national strategic priorities, and the Australian economy and growth. The Project supports the Commonwealth and Victorian governments' renewable energy transition by generating emissions free renewable energy, in line with their goal of achieving net zero emissions by 2050 or earlier. Additionally, the Project has the potential to provide around 1.2 million Victorian homes with clean energy while creating local jobs and investment.

The Project is strongly aligned with State policy including *Victoria's Climate Change Strategy* (DELWP, 2021) and the Victorian Government's *Renewable Energy Action Plan* (DELWP, 2017). Furthermore, the Project is located in one of Victoria's declared REZs which are areas that have been identified by the Government to host renewable Projects which are currently planned. The addition of new energy infrastructure would support *Plan for Victoria 2025's* Action 22 which seeks to protect and carefully use regional resources by ensuring that new energy infrastructure is consistent with the *Victorian Transmission Plan 2025* by recognising the land preferred for renewable energy transmission infrastructure.

The Project would enhance the economic function of the Gippsland region, by supporting future employment and economic development opportunities including in Latrobe City which the plan identifies as an established regional City. Accordingly, the Project is assessed as being supportive of Plan Melbourne's aims to increase regional Victoria's productivity, sustainability and support jobs and economic growth.

Potential environmental, historic, cultural, social and economic effects of the Project have been considered through the EES process, with a range of specialist investigations and technical assessments undertaken. Each specialist investigation identified existing conditions, assessed potential impacts and developed mitigation measures to avoid, mitigate and manage the potential impacts. The technical reports for each of the specialist investigations relevant to this Amendment and forming the basis of the environmental/ social and economic considerations as part of the EES are summarised in Table 4-1.

Table 4-1 Summary of Relevant Specialist Investigations

Technical Report	Land Use and Planning Interdependency
Technical Report G: Onshore ecology	The Onshore ecology report assesses the potential biodiversity impacts from the construction, operation and decommissioning of onshore infrastructure for the Project and to inform the Environmental Impact Statement (EIS) and Environment Effects Statement (EES) required for the Project.
Technical Report K: Aboriginal Cultural Heritage	The Aboriginal cultural heritage assessment assesses to evaluate potential impacts associated with the Project, considering the existing environment within the study area and associated construction, operational and decommissioning activities.

Technical Report	Land Use and Planning Interdependency
Technical Report L: Historic Heritage	The Historic heritage assessment assesses potential impacts associated with the Project, considering the existing environment within the study area and associated construction, operational and decommissioning activities.
Technical Report Q: Business and Tourism	This report focusses principally on the effects of the project on the business and tourism sectors in the communities near the wind farm or its transmission infrastructure, and in the Gippsland region as a whole. The report provides a series of mitigation measures to reduce or ameliorate the possible adverse impacts of the project as well as measures to bolster its positive impacts.
Technical Report R: Social	The purpose of this report is to assess the potential social impacts associated with the Project including an increase to the number of workers in the areas, housing, medical services, and recreational use of the coastal areas.
Technical Report S: Agriculture and Forestry	The Agriculture assessment assesses and evaluates the potential impacts associated with the Project, considering the existing environment within the study area and associated construction, operational and decommissioning activities.
Technical Report U: Seascape, Landscape and Visual	This technical report provides a seascape, landscape and visual impact assessment (SLVIA) investigating visual impacts to seascapes and landscapes.
Technical Report W: Noise and Vibration	This report provides an assessment of noise and vibration impact associated with the construction and operation of the Project.
Technical Report X: Transport	The Transport assessment evaluates the potential Transport impacts associated with the onshore transmission system scope of the Project to inform the preparation of the EIS and EES
Technical Report Y: Air Quality	The Air quality assessment evaluates the potential impacts to air quality in relation to the receiving environment and existing conditions. Local topography, meteorology, background air pollution and the location of nearby sensitive land uses were considered to understand the receiving environment and existing conditions.

4.3 Incorporated Document

The Amendment is required to enable the insertion of an Incorporated Document into the Wellington Planning Scheme to facilitate the use and development of land that forms part of the Star of the South Wind Farm Project (**Project Land**). If approved, the planning permission as contained in the proposed Incorporated Document would allow for the use and development of the Project Land for the purposes of the Project.

The Amendment would provide a coordinated and integrated planning control for Project. The introduction of an Incorporated Document via a Planning Scheme Amendment is considered the most appropriate mechanism by which the Project can be approved under the P&E Act, (as opposed to a planning permit or permits) given the multiple planning approval triggers, land parcels and planning scheme provisions applicable to the Project, and the Project's national, state and regional significance. The streamlining of planning controls for the Project would ensure a consistent and coordinated approach which implements the appropriate management and compliance mechanisms to ensure successful delivery and operation of the Project.

All affected parties and stakeholders have been engaged throughout the EES process, and their views would be known prior to the Amendment being submitted for approval. Since 2017, extensive consultation with key stakeholder groups and the community has been undertaken in relation to the Project. This included activities through the Technical Reference Group process, community meetings and regular updates and fact sheets. Key stakeholders include Traditional Owners, local community, landholders, businesses, local government, asset owners, special interest groups and industry bodies

as well relevant authorities including the Environment Protection Authority, Country Fire Authority, and Department of Energy, Environment, and Climate Action (DEECA). A total of 16,317 interactions with stakeholders has been recorded throughout the engagement program, including with Traditional Owners, landowners, community members, fishers, government, and industry groups.

The Incorporated Document conditions respond to the findings and management actions associated with the planning controls and permit requirements outlined in Section 0. The Incorporated Document requires that mitigation measures recommended through the EES process and Minister's Assessment would be addressed through the conditions of the Incorporated Document, including an Environmental Management Framework and Alignment Plans which must be prepared to the satisfaction of the Minister for Planning.

A copy of the draft Incorporated Document and Explanatory Report to the Amendment are included in **Appendix A**. The contents of the Incorporated Document and implications for the Project are summarised in Table 4-2.

Table 4-2 Summary of Incorporated Document Inclusions

Incorporated Document Section		Implication of Section
1.0	Introduction	Sets out that the document is an Incorporated Document in the Wellington Planning Scheme and that the controls contained within the Incorporated Document prevail over any contrary or inconsistent provision in the Planning Scheme.
2.0	Purpose	States that the Incorporated Document permits and facilitates the use and development of land for the Project.
3.0	Land to which this Incorporated Document Applies	Identifies the Project Land in which the Incorporated Document applies including the 'Primary alignment' and the 'Additional land'.
4.0	Expiry of this Specific Control	Outlines the Incorporated Document's expiry dates.
5.0	Control	Outlines that despite any provision to the contrary or any inconsistent provision in the Planning Scheme, a planning permit is not required for, and no provision of the Planning Scheme operates to prohibit, restrict or regulate, the use and development of the Project Land for the purposes of, or relating to, the Project.
6.0	Conditions	Outlines the conditions associated with the use and development of the land for the Project
6.7 -6.8	Alignment Plans	States that alignment plans must be submitted to and approved by the Minister for Planning prior to the commencement of Project works.
6.9 – 6.11	Environmental Management Framework	Includes the requirement for an EMF to be prepared prior to the use and development of the Project which must outline the mitigation measures applicable to the design, construction, operation, and decommissioning of the Project. The EMF must include the processes for monitoring, reporting, auditing, and evaluating performance and environmental outcomes and timing for the development of: • Environmental Management System(s); • Construction Environmental Management Plan(s); • Operation Environmental Management Plan(s); • Decommissioning Environmental Management Plan(s); and

Incorporated Document Section	Implication of Section
	Any other plans and procedures for the monitoring, reporting, auditing and evaluation of performance and environmental outcomes relevant to any stage of the Project.
6.12 - 6.15	Native Vegetation Outlines the use and development of the Project must be in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (DEECA, 2025).
6.16	Preparatory Buildings and Works Provides for preparatory buildings and works to be undertaken prior to other Incorporated Document conditions being discharged. These are generally standard buildings and works for site establishment and environmental testing before construction can commence.
6.17	Availability of Approved Plans and Documents Outlines the requirements to make available a current version of the Alignment Plans on a clearly identifiable Project website.

4.4 Application of Section 20(4) of the P&E Act

Section 20(4) of the P&E Act enables the Minister for Planning to exempt an amendment prepared by the Minister from any of the requirements of sections 17, 18 and 19 of the P&E Act and the *Planning and Environment Regulations 2015* (Vic) (P&E Regulations), if they consider that compliance with any of those requirements is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate.

Exempting the amendment from sections 17, 18 and 19 of the P&E Act and the P&E Regulations allows for a prompt decision on the amendment in circumstances where the views of stakeholders and the relevant Council are known. The exemption would mean that third parties would not have the opportunity to make a submission on the amendment through the usual statutory process under the P&E Act, or have their submission considered by an independent panel.

Justification for the use of Section 20(4) of the P&E Act includes the following:

- Since 2017, Star of the South has undertaken extensive consultation with key stakeholder groups and the community in relation to the proposed works that are the subject of the EES (including through the Technical Reference Group process, establishment of the Community Advisory Group, engagement with GLaWAC, community meetings, and project updates).
- Star of the South proposes to publish the draft Amendment in parallel with the EES, providing the community and other stakeholders with an opportunity to review the draft Amendment. The EES, draft Amendment and public submissions would then be considered by an Inquiry and Advisory Committee for the Project.
- The amendment process is unlikely to have a detrimental impact on third parties. Star of the South has sought the views of:
 - Technical Reference Group members including Department of Climate Change, Energy, the Environment and Water (Cwlth), DEECA, Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC), Heritage Victoria, Latrobe City Council, Regional Roads Victoria, South Gippsland Shire Council, Wellington Shire Council, and the West Gippsland Catchment Management Authority, and the views of these representatives would be known and understood.
 - Wellington Shire Council, who have an active role in the preparation and continuous review of the EES and the Amendment. Wellington Shire Council is part of the Technical Reference Group and would be offered opportunities to provide feedback on the contents of the Amendment and the Project's alignment with local policies.

- Key stakeholders including Traditional Owners including Bunurong Land Council Aboriginal Corporation, local community, landholders, businesses, local government, asset owners, special interest groups and industry bodies as well relevant authorities including the Environment Protection Authority and Country Fire Authority.

This ongoing engagement approach ensures that the views of affected parties are known prior to the adoption of the Amendment. Moreover, the consultation that the Project has already undertaken, and continues to undertake, would ensure that issues from a broad range of stakeholders are known and have been reasonably considered in the preparation of the Amendment. Further consultation would be unlikely to identify any new issues or to result in changes to the Amendment.

4.5 Alignment with the Planning Policy

4.5.1 Settlement and Land Use Compatibility

The Amendment would support the overarching strategic imperatives of the Wellington Planning Scheme. The Amendment responds to the relevant parts of the MPS and PPF as they relate to land use planning including through support of the following:

- Clause 02.03-1 (Settlement)
- Clause 02.03-7 (Infrastructure)
- Clause 11 (Settlement)
- Clause 14.01 (Agriculture).

The Project seeks to expand Victoria's renewable energy generation capacity and contribute to the statewide transition to clean energy. It is strongly aligned with Victorian and Commonwealth Government energy and climate policies which are pivoting away from reliance on non-renewable energy.

The Project would be located within the draft proposed Gippsland Shoreline REZ as part of the draft 2025 Victorian Transmission Plan which seeks to facilitate the development of large-scale renewable energy projects in renewable energy zones.

The Project Land is made up of predominantly agricultural land, as well as some areas of conservation and transport land. Wellington local policies identify the Project area as being part of Victoria's energy hub and support the transition to renewable energy and the associated economic diversification of the industry.

The Project would be largely contained within an underground easement which would not alter the topography of the land. Temporary aboveground construction elements would be more disruptive to existing land uses, the effects of which would be addressed and minimised through relevant mitigation measures.

In most locations, use of the Project Land during operation of the Project would reflect the pre-Project condition. The introduction of an easement above the power infrastructure poses some minor restrictions on how the land may be used and this may disrupt some farming practices (plantations and conservation). While the easement area could still be used for the majority of current farming practices, including livestock grazing and cropping, there could be some restriction to agricultural practices that impact sub-soil, such as deep tilling / ripping or cropping species.

Where the easement would extend 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 and / or above ground water storage dams or tanks 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.

4.5.2 Landscape and Environment

The Amendment's consistency with the relevant parts of the PPF and MPS that relate to landscape and environmental values are outlined below. The Amendment supports:

- Clause 02.03-2 (Environmental and landscape values)

- Clause 02.03-3 (Environmental risks and amenity)
- Clause 02.03-4 (Natural resources management)
- Clause 02.03-5 (Built environment and heritage)
- Clause 12.01-1S (Protection of biodiversity)
- Clause 12.01-2S (Native vegetation management)
- Clause 13 (Environmental risks and amenity).

The Project has been designed to mitigate impacts to the landscape and environment through the design of the Project alignment and construction methodology proposed. The EES process allows for all environmental and landscape impacts to be considered and for mitigations to be implemented through the Incorporated Document. This would be ensured through the three-step approach; avoid, mitigate, and manage to maintain the environmental and amenity qualities of the Project's surrounding areas.

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 campsite during construction. However, out-of-hours drilling noise at the shore crossing could impact nearby sensitive receptors which would restrict the land use at the campgrounds during the shore crossing construction period.

A Project CHMP would ensure protection of Areas of Aboriginal Cultural Heritage Sensitivity, and ongoing consultation would be undertaken with the Gunaikurnai people on which the Gunaikurnai Land and Waters Aboriginal Corporation are the Registered Aboriginal Party.

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 no visible surface features other than flush mounted pit covers and any signage.

4.5.3 Transport System

The Amendment would not have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*, as the only Project impacts to roads would be temporary during the construction phase of the Project. Access roads for construction and maintenance would be created on private land for the Project to minimise impacts on local roads. During operation, roads would be able to function as efficiently and safely as pre-Project conditions. Only the Project's underground infrastructure would traverse land located within the TRZ with no impact to functionality.

An EMF would be required by the Incorporated Document to manage and mitigate Project impacts. This would likely include a Traffic Manage Plan (**TMP**) to manage any impacts to the transport system as a result of construction activities.

4.5.4 The Economy

The Amendment has considered the potential of economic benefits provided to the region during construction and operation of the Project. The Amendment would support aspects of the PPF and MPS that relate to economic outcomes through supporting the policy objectives of:

- Clause 02.03-6 (Economic development) through enabling existing farming and forestry land uses by minimising impacts to agricultural land and water bodies traversed by the Project
- Clause 17.01L (Diversified economy – Wellington) by contributing to a diversified and innovative economy that fosters economic growth by creating opportunities in renewable energy. It would also promote employment in technical and knowledge-based industries.

The potential economic effects of the Amendment have been considered through specialist investigations and technical assessments which informed the development of the EES and the preparation of the Incorporated Document. The Project would enhance the economic function of the Gippsland region, by supporting future employment and economic development opportunities including the creation of local jobs and industry investment in the region. The Amendment would support the diversification of Victoria's energy generating capacity and advances Australia's transition to a low emissions future. This diversification would support energy transition for the Latrobe Valley as the

region shifts away from brown coal as a traditional economic resource. This shift would facilitate the creation of new employment opportunities and industry sectors and supports economic growth.

4.5.5 Zones, Overlays and Particular Provisions

Table 4-3 provides an assessment to demonstrate that the Amendment is in accordance with the relevant purpose of each zone, overlay and particular provision applicable to the Project Land. Sections 3.5.2 and 3.5.3 outline the relevant planning permit triggers for the applicable zones and overlays.

Table 4-3 Response to Relevant Purposes of Applicable Planning Controls

Planning Control	Purpose	Assessment
Zones		
Farming Zone (FZ)	<i>To provide for the use of land for agriculture and encourage the retention of productive agricultural land.</i> <i>To encourage the retention of employment and population to support rural communities.</i> <i>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</i>	The FZ applies to the majority of the Project Land. While a Utility installation is not considered an agricultural use, relevant mitigations would be applied to minimise amenity impacts. During its operation, the Project's underground infrastructure would not adversely affect the use of the land for agriculture and farming activities which would be able to continue as consistent with pre-Project conditions. The Project seeks to create jobs during the construction phase and retain employment during the operation phase. This includes opportunities for rural communities as well as the wider Gippsland economy.
Public Conservation and Resource Zone (PCRZ)	<i>To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.</i> <i>To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.</i> <i>To provide for appropriate resource-based uses.</i>	The PCRZ is associated with the Woodside Bushland Reserve located directly adjacent to the Project approximately 11 kilometres north from Reeves Beach and also the Warrigal Creek Streamside Reserve located to the north of Giffard Road. The Project traverses land in the PCRZ associated with the Woodside Bushland Reserve and the Warrigal Creek Streamside Reserve, resulting in the alteration of some conservation land. Construction and operation would be undertaken in accordance with the EMF which is required by the Incorporated Document. The EMF, including implementation of a Flora and Fauna Management Plan, would identify significant ecological values to be retained and define mitigation measures to protect those values. Trenchless drilling construction methodologies would be used where appropriate for waterway crossings to

Planning Control	Purpose	Assessment
		mitigate and protect the natural environment to the greatest extent possible.
Public Park and Recreation Zone (PPRZ)	<i>To recognise areas for public recreation and open space.</i> <i>To protect and conserve areas of significance where appropriate.</i> <i>To provide for commercial uses where appropriate.</i>	The Project alignment crosses land within the PPRZ at the shore crossing of Reeves Beach. In this location trenchless drilling technologies are proposed that would result in no physical alteration of the public open space. Construction and operation would be undertaken in accordance with the EMF, which is required by the Incorporated Document, including implementation of a Flora and Fauna Management Plan, CHMP, and a Heritage Management Plan (HMP) would identify areas of significance where appropriate.
Transport Zone (TRZ2 and TRZ3)	<i>To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.</i> <i>To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.</i>	The TRZ is associated with road corridors traversed by the Project Land. Only the Project's underground infrastructure would traverse land in the TRZ. During operation, roads would be able to function as efficiently and safely as pre-Project conditions. During the construction phase, the Project works would be managed with appropriate mitigation measures to minimise impacts to major roads including the implementation of a TMP.
Overlays		
Bushfire Management Overlay (BMO)	<i>To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.</i> <i>To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.</i> <i>To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.</i>	Large sections of the Project Land are located within a designated Bushfire Prone Area and a BMO. The Amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because it 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 Project Land would remain generally consistent with pre-construction conditions. The Project has undertaken consultation with key stakeholders via the Technical Reference Group process including the

Planning Control	Purpose	Assessment
		Country Fire Authority to ensure that the location, design and construction appropriately respond to the bushfire hazard. 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.
Environmental Significance Overlay – Schedule 1 (ESO1 and ESO2)	<i>To identify areas where the development of land may be affected by environmental constraints.</i> <i>To ensure that development is compatible with identified environmental values.</i>	The ESO1 and ESO2 are applicable to environmentally significant land directly behind the Reeves Beach shore crossing and the waterways and wetlands that traverse the Project alignment. The Project works that traverse ESO1 and ESO2 would be primarily constructed using underground trenchless drilling to ensure that the development maintains pre-Project conditions. To facilitate these works, temporary construction laydowns and access tracks would be required and undertaken in accordance with the EMF.
Specific Controls Overlay – Schedule 2 (SCO2) Basslink	<i>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.</i>	The SCO2 is located at the northern end of the Project alignment along the boundary of a land parcel included in the Basslink SCO2. The development of land for a <i>Utility installation</i> within the SCO2 does not trigger planning approvals.
Particular Provisions		
Clause 52.02 (Easements, Restrictions and Reserves)	Seeks to ensure that easements and restrictions are applied appropriately so as to facilitate development that is consistent with the provisions and directions of the planning scheme, while balancing the interests of affected parties.	It is anticipated that a transmission easement would need to be established for the Project. This would be subject to a future proposed Plan of Subdivision.
Clause 52.05 (Signs)	Seeks to ensure that signage is compatible with the amenity and visual appearance of an area, including the existing or desired future character.	Project signage would be associated with safety and the protection of human life and would not negatively impact the visual appearance or character of the Project Land.
Clause 52.17 (Native Vegetation)	Seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation, in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (DEECA, 2025).	Construction and operation would be undertaken in accordance with the EMF which is required by the Incorporated Document. The associated EMPs, including implementation of a Flora and Fauna

Planning Control	Purpose	Assessment
		Management Plan would identify areas of significance where appropriate and would include mitigation measures to be undertaken in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (DEECA, 2025).
Clause 52.29 (Land Adjacent to the Principal Road Network)	Aims to ensure appropriate access to the Principal Road Network and land planned to form part of the Principal Road Network.	During the construction phase, the Project works would be managed with appropriate mitigation measures to minimise impacts to major roads including the implementation of a Traffic Management Plan (TMP). During operation, roads would be able to function as efficiently and safely as pre-Project conditions.
Clause 53.02 (Bushfire Planning)	Ensures that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. Seeks to ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.	The Project seeks to prioritise the protection of human life and community resilience to bushfire. Appropriate bushfire management strategies would be implemented and adhered to in accordance with the EMF (and associated EMPs) which is required by the Incorporated Document.

5.0 Conclusion

This report has been prepared by AECOM in support of the proposed Amendment for the Project, Australia's first proposed offshore wind Project which seeks to diversify Victoria's energy capability, expand its renewable generating capacity, and has the potential to provide around 1.2 million Victorian homes with clean energy while creating local jobs and investment.

Located off the south coast of central Gippsland, the Project comprises an offshore wind farm and supporting transmission infrastructure to transfer energy to the existing electricity network. This report describes the Project and its context, identifies relevant legislation and policy and outlines the relevant specialist investigations that have been undertaken in relation to the Project.

The Amendment is required to enable the insertion of an Incorporated Document into the Wellington Planning Scheme to facilitate the onshore component of the Project. The introduction of an Incorporated Document is considered to be the best mechanism for facilitating the use and development of land that forms part of the Project Land. The streamlining of planning controls for the Project would ensure a consistent and coordinated approach which implements the appropriate management and compliance mechanisms to ensure successful delivery and operation of the Project.

The Minister for Planning is proposed as the Responsible Authority for the administration and enforcement of the planning control for the Project under draft Amendment, because of the Project's national, state and regional significance as Australia's first offshore wind project, and due to its size and the potential economic, social and environmental impacts.

Star of the South proposes to publish the draft Amendment in parallel with the EES, providing the community and other stakeholders with an opportunity to review the draft Amendment. All affected parties and stakeholders have been engaged throughout the EES process, and their views would be known prior to the Amendment being submitted for approval.

The Project would not diminish the long-term vision for growth and land use planning in the broader Gippsland region. Rather, the Project would support and implement state and local energy, climate change and infrastructure planning policy. The Project is strongly aligned with Victorian and Commonwealth government energy and climate policies that seek to transition energy production away from coal generation to alternative clean energy sources.

It is therefore requested that the Minister for Planning prepare, adopt and approve draft Amendment C129well under sections 20(4) of the P&E Act following conclusion (and subject to the outcomes) of the EES assessment process.

Appendix A

Draft Explanatory Report

Wellington Planning Scheme

Amendment C129well

Explanatory Report

Overview

The Star of the South Wind Farm Project (**the Project**) would be located within, and off, the south coast of Gippsland in Victoria, between 140 to 200 kilometres east of Melbourne. The Project comprises both offshore and onshore infrastructure within Commonwealth and Victorian jurisdiction. The offshore infrastructure extends from the shore crossing at Reeves Beach, to the offshore wind farm area. The offshore wind farm occupies a 586 square kilometre area within Commonwealth jurisdiction, where the turbines and offshore substations are located.

The onshore infrastructure primarily comprises transmission infrastructure to connect the wind farm to the national electricity market. The onshore transmission infrastructure is located in Central Gippsland, extending approximately 30 kilometres from Reeves Beach to the proposed VicGrid connection hub in Giffard.

The amendment applies to land required for the onshore transmission system, which is located entirely within Victorian jurisdiction and is subject to planning and environmental assessment and approval under the *Planning and Environment Act 1987* (**P&E Act**). The works onshore in Victoria are being assessed through an Environment Effects Statement (**EES**).

The amendment facilitates the onshore works without the need for planning permits and seeks to ensure that the environmental impacts would be acceptably managed. The amendment applies Specific Controls Overlay (**SCO**) Schedule 3 (SCO3) to the land (**Project Land**) and incorporates the *Star of the South Wind Farm Project Incorporated Document*, [XX] 2026 (**Incorporated Document**) into the Wellington Planning Scheme (**Planning Scheme**).

Where you may inspect this amendment

The amendment is available for public inspection free of charge on the:

- Department of Transport and Planning (**DTP**) website:
<https://planning-schemes.app.planning.vic.gov.au/All%20schemes/amendments>
- Wellington Shire Council website:
<https://www.wellington.vic.gov.au/development/planning-scheme-amendments>

The amendment can also be inspected free of charge at:

- DTP: 1 Spring St, Melbourne, VIC 3000; or
- Wellington Shire Council: 18 Desailly Street, Sale, VIC 3850.

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of Star of the South Wind Farm Pty Ltd as trustee for the Star of the South Trust.

Land affected by the amendment

The amendment applies to land required for the use and development of the onshore transmission system, which would be located in Central Gippsland and would extend approximately 30 kilometres from Reeves Beach to the proposed VicGrid connection hub in Giffard.

The **Project Land** (for the works onshore in Victoria) is shown in Figure 1 and comprises the:

- **'Primary alignment'** – the land which has been assessed and selected as the Project's transmission system alignment (shown as the solid grey fill area); and
- **'Additional land'** – the viable alignment options and land within the VicGrid connection hub study area to connect the Primary alignment to the Gippsland offshore wind transmission line shared network (shown as solid black fill). Integration of Additional land into the Primary alignment would be facilitated through the approval process outlined in Section 6.8 of the Incorporated Document.

The controls of the Wellington Planning Scheme apply to the Project Land. The Project Land is shown as SCO3 on the Planning Scheme maps. The Project Land would be used and developed in accordance with the *Star of the South Wind Farm Project Incorporated Document*, **XX** 2026.

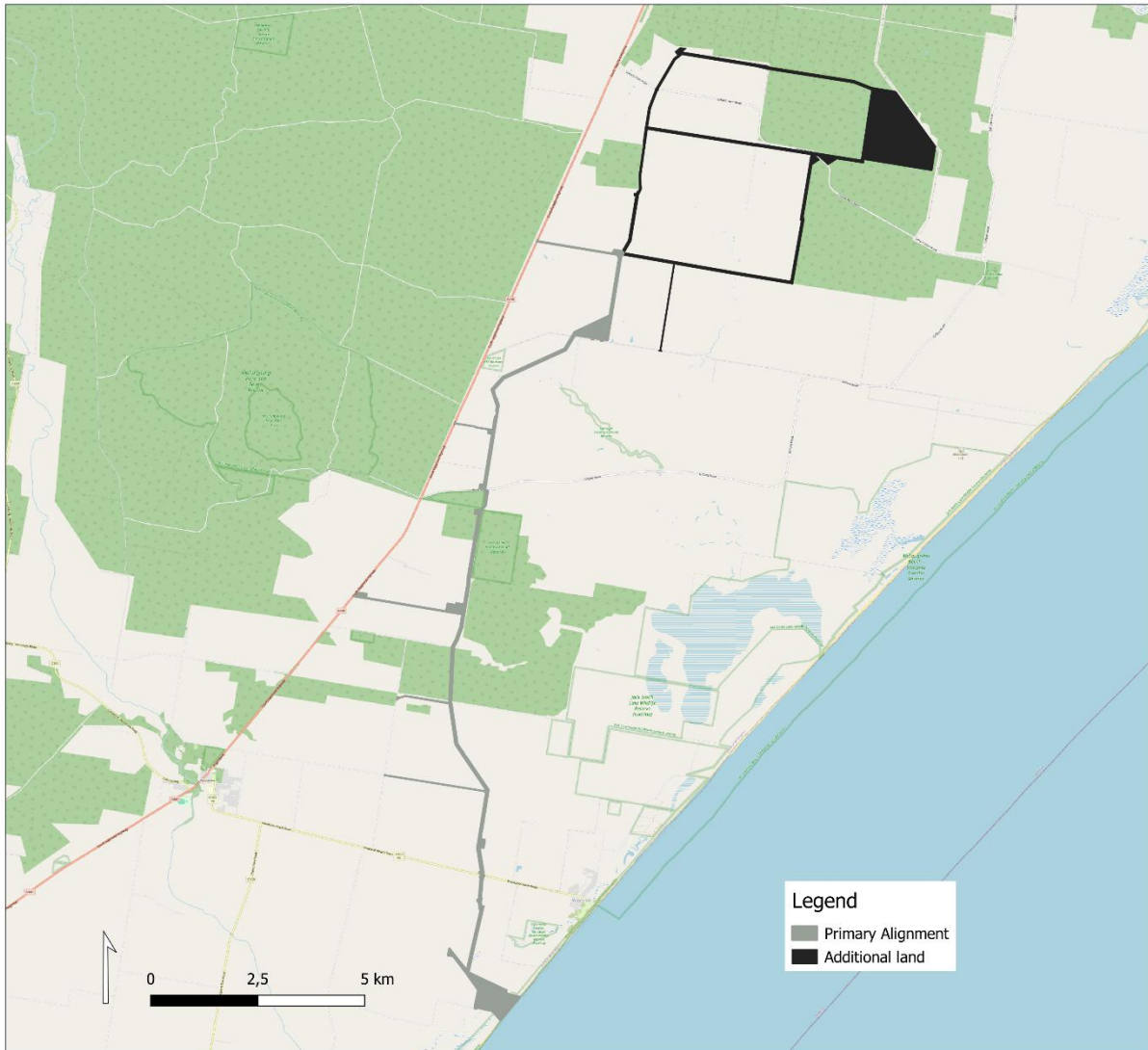


Figure 1- Land Subject to *Star of the South Wind Farm Project Incorporated Document, XX 2026*

What the amendment does

The amendment proposes to make the following changes to the Wellington Planning Scheme:

- Amend the Schedule to Clause 45.12 'Specific Controls Overlay' to give effect to the specific control contained in the *Star of the South Wind Farm Project Incorporated Document, XX 2026*
- Amend the Schedule to Clause 72.01 'Responsible Authority for this 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?' 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' to include the

- Insert new Planning Scheme Map No. 201SCO
- Amend Planning Scheme Map No. 179SCO and 180SCO.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to facilitate the delivery of works onshore in Victoria for the Project. The Project seeks to diversify Victoria's energy capability, expand its renewable energy generating capacity, and has the potential to provide around 1.2 million Victorian homes with clean energy while creating local jobs and investment.

The Project is strongly aligned with Victorian and Commonwealth government energy and climate policies that seek to transition away from coal generation to clean energy sources. It would provide emissions free renewable energy generation as Victoria reduces its reliance on fossil fuels, which contribute to climate change impacts.

It would support Victoria's Renewable Energy Target to reach 65 per cent renewable energy by 2030, Victoria's emissions reduction target of 45-50% by 2030 compared to 2005 levels, and the Commonwealth Government's greenhouse gas emissions reduction target of net zero emissions by 2050.

The amendment is required to enable the insertion of an Incorporated Document into the Wellington Planning Scheme to facilitate the use and development of land that is located entirely within Victorian jurisdiction and is subject to planning and environmental assessment and approval under the P&E Act.

The amendment would provide a co-ordinated and integrated planning control for the Project. The introduction of an Incorporated Document via a Planning Scheme amendment is considered the most appropriate mechanism by which the works onshore in Victoria can be approved under the P&E Act given the multiple planning approval triggers, land parcels and planning scheme provisions applicable to the Project, and the Project's national, state and regional significance. The streamlining of planning controls ensures a consistent and coordinated approach which implements the appropriate management and compliance mechanisms to ensure successful delivery and operation of the Project.

All affected parties and stakeholders have been engaged throughout the EES process, and their views will be known prior to the amendment being submitted for approval.

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

The amendment supports the implementation of the objectives of planning in Victoria as set out in Section 4 of the P&E Act. The following objectives are considered most relevant to the amendment:

- a) To provide for the fair, orderly, economic and sustainable use, and development of land.
- b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- e) To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.
- f) To facilitate development in accordance with the objectives set out in paragraphs a), b), c), d), e) and g).
- g) To balance the present and future interests of all Victorians.

The amendment supports these objectives by facilitating the:

- Use and development of a critical electricity generating facility of national, state and regional significance.
- Project which would:
 - Expand and diversify Victoria's energy generating capacity
 - Create local jobs and investment
 - Supply around 1.2 million Victorian homes with clean energy
 - Support provision of more stable, abundant and renewable energy
 - Advance Australia's transition to a low emissions future.
- Development of an Environmental Management Framework (the Victorian Environmental Management Framework) via the Incorporated Document that would require the preparation of a range of management plans and associated mitigation measures to manage potential environmental and amenity effects associated with works onshore in Victoria including in relation to:
 - Biodiversity and habitat
 - Water and catchment values
 - Cultural heritage
 - Seascape, landscape and visual
 - Land use and socioeconomic
 - Community amenity, safety, roads and transport.

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

The Commonwealth Minister for the Environment has 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 has determined that an EES is required (as set out in notice dated 11 May 2020) under the EE Act.

The potential environmental, social and economic effects of the amendment have been considered through the specialist investigations and technical assessments which informed the preparation of the EIS and EES, and the Incorporated Document.

The amendment advances the region's renewable energy capabilities and fosters economic, social, and environmental benefits for the Gippsland region with opportunities to upskill and create new jobs for workers from existing coal, oil and gas infrastructure, helping to support government economic objectives within critical regions of the state.

The use and development of the Project Land for the Project must be undertaken in accordance with the conditions of the Incorporated Document which includes the preparation of Alignment Plans and the Victorian Environmental Management Framework and associated mitigation measures, including the provision of native vegetation offsets in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* Department of Energy, Environment and Climate Action (**DEECA**), August 2025).

In most instances, these conditions must be satisfied prior to the commencement of development (excluding preparatory buildings and works) and require the approval of the Minister for Planning or, in the case of native vegetation offsets, approval of the Secretary to the **DEECA**.

Pursuant to the Incorporated Document and the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2018*, no use or development allowed under this amendment for any part of the Project Land can commence until a Cultural Heritage Management Plan has been approved in respect of the relevant part of the Project Land.

Pursuant to the Incorporated Document and the *Marine and Coastal Act 2018*, no use or development allowed under this amendment for any part of the Project Land can commence until consent to use or develop Marine and Coastal Crown Land has been approved in respect of the relevant part of the Project Land.

Does the amendment address climate change?

The Amendment seeks to facilitate a project that would support Victoria's transition to a lower-emissions electricity sector and enable the development of renewable energy generation. In this context, the Project (including the works onshore in Victoria) is not anticipated to pose a material risk of contributing to, or exacerbating, climate change.

Potential climate change impacts have been appropriately considered through the EES process, informed by specialist assessments including Technical Report A: Coastal Processes, Technical Report I: Surface Water, and Technical Report Y: Air Quality. Having regard to these assessments, and subject to the implementation of the Project's proposed environmental management measures and compliance with the Victorian Environmental Management Framework during construction, the climate change risks associated with the Project (including the works onshore in Victoria) are considered to be appropriately managed.

Does the amendment address relevant bushfire risk?

The Project Land is located within a designated Bushfire Prone Area and is affected by the Bushfire Management Overlay. The amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because it 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 operation of the Project, the Project Land would remain generally consistent with pre-construction conditions.

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

Section 12(2)(a) of the P&E Act 1987 requires that in preparing a Planning Scheme Amendment, a planning authority must have regard to the Minister's Directions. The following Minister's Directions are relevant to this amendment:

- Form and Content of Planning Schemes
- No. 11 Strategic Assessment of Amendments
- No. 15 The Planning Scheme Amendment Process
- No. 19 Ministerial Direction on the preparation and content of Amendments that may significantly impact the environment, amenity and human health
- No. 22 Climate change consideration.

The amendment complies with the relevant Minister's Directions described below:

Ministerial Direction on the Form and Content of Planning Schemes

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

Ministerial Direction No. 11 – Strategic Assessment of Amendments

The purpose of this direction is to ensure a comprehensive strategic evaluation of a Planning Scheme Amendment and the outcomes it produces. The amendment has been prepared having regard to this direction as set out in the Explanatory Report.

Ministerial Direction No. 15 – The Planning Scheme Amendment Process

This Ministerial Direction seeks to ensure that the amendment follows an efficient and comprehensive process. It is anticipated that the draft Planning Scheme amendment documentation would be placed on public exhibition with the EES for key statutory approvals to be published concurrently with the exhibited EES.

This ensures that the views of affected parties are known prior to the adoption of the amendment. Moreover, the consultation that the Project has already undertaken, and continues to undertake, ensures that issues from a broad range of stakeholders are known and reasonably considered through both the EES and the amendment. Timing of the amendment submission will be undertaken with consideration of other key project approvals to ensure an efficient approval process.

Ministerial Direction No. 19 – Preparation and content of amendments that may significantly impact the environment, amenity and human health

This direction applies to the review of planning schemes and preparation of Planning Scheme Amendments that may allow the use or development of land that could result in water, noise, air or land pollution impacts on the environment, amenity or human health. The direction requires that the planning authority seek the written views of the Environment Protection Authority Victoria (**EPA Victoria**) and address its views.

During preparation of the EES for works onshore in Victoria, EPA Victoria were represented on the Technical Reference Group (**TRG**) convened by the DTP and had input to the technical studies and content of the EES and PSA documentation. This process has ensured that EPA Victoria's views on the works onshore in Victoria have been considered.

Ministerial Direction No. 22 – Climate change consideration

The purpose of this Direction is to specify the matters relating to climate change that a planning authority must have regard to in preparing a planning scheme or amendment to a planning scheme in accordance with section 12(2A) of the P&E Act (the Act).

Under the Direction the following requirements are to be met:

- Clause 5 minimising greenhouse gas emissions
- Clause 6 increasing resilience to climate change risks.

The Amendment seeks to facilitate a project that would support Victoria's transition of the electricity sector to lower emissions, and the development of renewable energy generation. The Project has a low risk of impacting or exacerbating climate change for the following reasons:

- It is a utility asset located underground, thereby having limited exposure to natural hazards relating to climate change
- The Project seeks to counter the effects of human induced climate change through provision of renewable energy
- The potential effects of climate change have been considered as part of the EES process (Technical Report A: Coastal Processes, Technical Report I: Surface Water; and Technical Report Y: Air Quality)
- Construction works onshore in Victoria would be undertaken in accordance with the Victorian Environmental Management Framework.

How does the amendment support or implement the Planning Policy Framework?

This amendment is consistent with the Planning Policy Framework, particularly Clause 19 (Infrastructure) which seeks to minimise the impact of development on the operation of major infrastructure of national, state and regional significance including energy generation and distribution systems.

Relevant objectives and strategies to the Amendment are listed out in subclauses 19.01-1S (Energy supply) and Clause 19.01-2S (Renewable energy). The amendment is consistent with the objectives of these subclauses as it:

- Supports the development of energy generation and distribution infrastructure to transition to a low-carbon economy
- Develops appropriate infrastructure to meet community demand for energy services
- Supports energy generation, transmission and distribution infrastructure, enhancing resilience to the impacts of climate change
- Delivers an energy infrastructure project in a location that minimises land use conflict and takes advantage of existing resources and infrastructure networks, while helping diversify local economies and improve sustainability and social outcomes
- Fosters economic, social and environmental benefits to the broader community via renewable energy generation while seeking to minimise the effects of the Project on the local community and environment
- Delivers a wind energy facility in a location with consistently strong winds over the year.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?

The Amendment facilitates a Project that is supported by existing strategic plans and policy at a national, state, and local level.

At a national level, the Project is aligned with *Powering Australia and Rewiring the*

Nation (DCCEEW, 2022) as it supports Australia's transition to renewable energy generation.

At a state level, the Project supports the 2025 Victorian Transmission Plan (VicGrid, 2025), *Victoria's Climate Change Strategy 2021* (DELWP, 2021), and the *Renewable Energy Action Plan* (DELWP, 2017) and has been informed by the *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (DELWP, 2021). Project infrastructure would be located within the Gippsland Shoreline Renewable Energy Zone introduced by the 2025 Victorian Transmission Plan. At a regional and local level, the Project is aligned with Councils' climate change and renewable energy commitments, and economic growth targets. Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The Amendment would not directly influence housing supply due to the nature of the works onshore in Victoria and the location of the Project Land. However, by facilitating the delivery of the works onshore in Victoria, the Amendment supports Australia's transition to renewable energy generation. The works onshore in Victoria would create thousands of jobs during construction and hundreds during operation. In doing so, the works would boost Gippsland's regional economy and Victoria's strong infrastructure agenda.

These outcomes would support future employment, increased living standards, and development in surrounding areas. In turn, this would create conditions that are conducive to increased housing provision within existing residential settlements surrounding the Project Land, consistent with the objectives of the Planning Policy Framework.

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

The amendment supports and implements relevant objectives of the Municipal Planning Strategy. Clause 02.02 (Wellington Vision) is centred on key priority areas that align with the amendment, including '*seeking to be a climate resilient community with sustainable practices and places*' and '*to diversify and transition our economy to encourage job growth and take advantage of several exciting sunrise (growth) industries, the best prospect being the renewable energy industry*'. The amendment would support Wellington Shire's vision and aspirations to become a sustainable and climate resilient community. The Project is a significant investment in renewable energy and supports the clean energy transition.

Clauses 02.03-2 (Environmental and landscape values), 02.03-3 (Environmental

risks and amenity) and 02.03-4 (Natural resources management) are also supported. The Project is strategically located away from productive land and natural assets. The EES process ensures that impacts to coastal areas, waterways and biodiversity are appropriately managed, risks from climate change and bushfire are appropriately addressed, and land can be used for productive future uses.

How does the amendment balance any competing policy objectives or strategies?

Legislated emissions reduction targets under the Commonwealth *Climate Change Act 2022*, and national initiatives including *Powering Australia* and *Rewiring the Nation* (DCCEEW, 2022), establish clear policy objectives to increase renewable energy generation and reduce greenhouse gas emissions.

Strategic documents at state level further reinforce these objectives, including the *Victorian Transmission Plan 2025* (VicGrid, 2025) and *Cheaper, Cleaner, Renewable: Our Plan for Victoria's Electricity Future* (DEECA, 2024), as well as Clauses 19.01-1S (Energy supply) and 19.01-2S (Renewable energy) of the Victoria Planning Provisions.

Further, planning policy seeks to protect environmental values, landscape character and high-quality agricultural land, including through Clause 12.01-1S (Protection of biodiversity), Clause 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs), Clause 12.05-1S (Environmentally sensitive areas), and Clause 14.01-1S (Protection of agricultural land).

It may be considered that a tension exists at a policy level between facilitating critical energy infrastructure and protecting environmental and agricultural resources. The EES process established a comprehensive evaluation framework that considered environmental, planning, heritage, social and land use matters. Through this process, Project alignments were refined and construction methodologies developed which sought to avoid and minimise impacts to high-value and highly sensitive locations where practicable. The Amendment balances competing policy objectives by facilitating infrastructure essential to the renewable energy transition, embedding a rigorous assessment process and introducing planning controls to ensure a consistent and coordinated approach that implements the appropriate management and compliance mechanisms to ensure successful delivery and operation of the Project.

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

The amendment makes proper use of the Victoria Planning Provisions and includes updates to the schedules to Clause 45.12 and Clause 72.04 to include the Incorporated Document and is consistent with the *Ministerial Direction: The Form and Content of Planning Schemes*.

The amendment applies the SCO under Clause 45.12 of the Scheme. The purpose of Clause 45.12 is to provide specific controls and conditions designed to achieve a particular land use and development outcome in a manner that would otherwise be restricted under the planning scheme.

The SCO also provides flexibility to amend and refine the detailed design in accordance with the requirements of the Incorporated Document which includes site-specific controls and allows for the use and development of the Project Land for the purposes of the Project, as of right, provided works are in accordance with the conditions outlined in the Incorporated Document. The Incorporated Document allows for a coordinated, consistent and timely approach under a single planning control.

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

During the preparation of the EES for works onshore in Victoria, a range of government agencies are represented on the TRG convened by DTP which provide input into the technical studies and content of the EES. Agencies represented on the TRG include the Department of Climate Change, Energy, the Environment and Water (Cwlth), DEECA, Gunaikurnai Land and Waters Aboriginal Corporation, First Peoples – State Relations, Heritage Victoria, Latrobe City Council, Regional Roads Victoria, South Gippsland Shire Council, Wellington Shire Council, and the West Gippsland Catchment Management Authority.

The TRG have been provided with the opportunity to provide feedback on the preparation of this amendment. Submissions from the TRG, key stakeholders and referral authorities have been considered throughout the preparation of the EES and have informed the final form and content of the amendment.

The draft amendment to the Planning Scheme will be exhibited with the EES. This allows the views of third parties, including any relevant agencies, to be understood and where practicable addressed as part of the EES process. Subsequently, the Minister for Planning will appoint an Inquiry under section 9(1) of the *Environment Effects Act 1978* and an Advisory Committee under section 151 of the P&E Act. The Inquiry and Advisory Committee (IAC) will jointly consider and report on the EES and draft Amendment. The TRG, key stakeholders and referral authorities will be provided with the opportunity to make submissions and be heard at the public hearing as part of the IAC. The IAC report and Minister's assessment will inform the final form and content of the amendment.

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

The *Transport Integration Act 2010* (TI Act) requires interface bodies to have regard to the transport system objectives, the decision-making principles and any applicable statement of policy principles when exercising powers and performing functions that are likely to have a significant impact on the transport system.

The works onshore in Victoria are would not have a significant impact on the transport system, as defined by section 3 of the TI Act, as the only Project impacts to roads are temporary during the construction phase of the Project. Access roads for

construction and maintenance would be provided for the Project to minimise impacts on local roads. During operation, roads would be able to function as efficiently and safely as during pre-project conditions. Only the underground infrastructure would traverse land located within the Transport Zone.

The use and development of the Project Land for the works onshore in Victoria must be undertaken in accordance with the conditions of the Incorporated Document which includes the preparation of Alignment Plans and the Victorian Environmental Management Framework and associated mitigation measures, such as preparation of a Traffic Management Plan to manage any impacts to the transport system as a result of construction activities.

On this basis, the amendment is not likely to have a significant impact on the transport system as defined by Section 3 of the TI Act and further assessment against the relevant requirements of the TI Act is not required.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrong)* Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The *Yarra River Protection (Wilip-gin Birrarung murrong)* Act 2017 is not relevant to the Amendment as the Project Land does not include any land within or adjacent to Yarra River land.

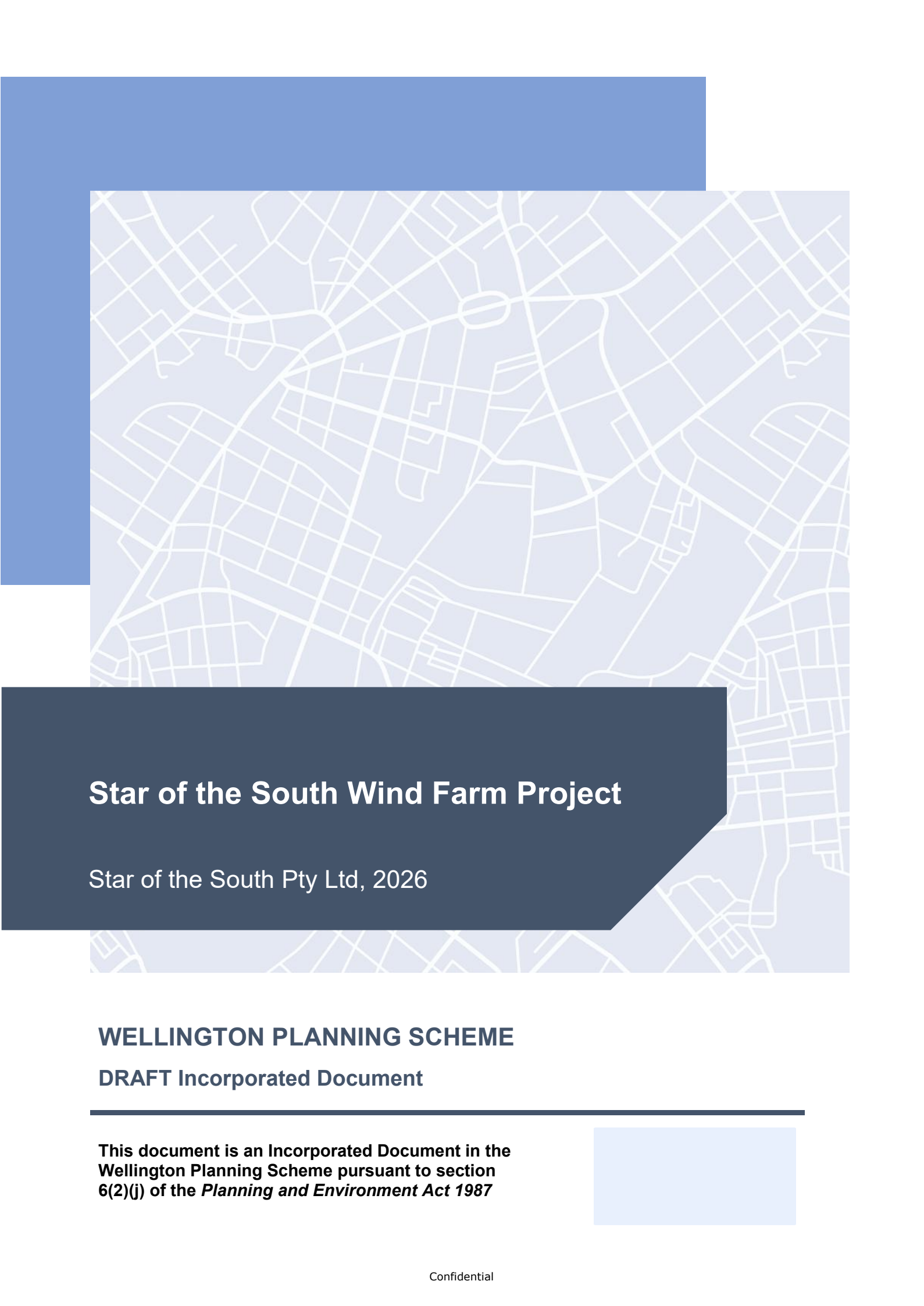
Resource and administrative costs

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

Since the amendment proposes to amend the Schedule to Clause 72.01 of the Wellington Planning Scheme to make the Minister for Planning the Responsible Authority for the administration and enforcement of the Incorporated Document, any impact on the resource and administrative costs of the Council is anticipated to be limited and the impact on DTP and the Minister for Planning minor.

Appendix B

Draft Incorporated
Document



Star of the South Wind Farm Project

Star of the South Pty Ltd, 2026

WELLINGTON PLANNING SCHEME

DRAFT Incorporated Document

This document is an Incorporated Document in the Wellington Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

1.0 INTRODUCTION

- 1.1 This document is an Incorporated Document in the Wellington Planning Scheme (**Planning Scheme**) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.
- 1.2 This Incorporated Document authorises the development and use of land that forms part of the Star of the South Wind Farm Project (the **Project**) by providing a specific control for the purpose of clause 45.12 of the Planning Scheme.
- 1.3 The control in Clause 5.0 prevails over any contrary or inconsistent provision in the Planning Scheme.
- 1.4 The control in this Incorporated Document does not apply to the use and development of the Project Land (as defined in Clause 3.1) for purposes other than the Project. Use and development of the Project Land for purposes other than the Project must be in accordance with the provisions of the Planning Scheme.
- 1.5 Land uses in italics have the same meaning as in clause 73.03 (Land Use Terms) of the Planning Scheme.

2.0 PURPOSE

- 2.1 The purpose of this Incorporated Document is to permit and facilitate the use and development of the Project Land (as defined in Clause 3.1) for the purposes of or related to the Project in accordance with Clauses 5.0 and 6.0.

3.0 LAND TO WHICH THIS INCORPORATED DOCUMENT APPLIES

- 3.1 The control in this Incorporated Document applies to the land shown as Specific Controls Overlay – Schedule 3 (SCO3) on the Planning Scheme maps forming part of the Planning Scheme (**Project Land**). The Project Land is shown in Figure 1 and comprises the:
 - a) 'Primary alignment' – land which has been assessed and selected as the projects transmission system alignment (shown in Figure 1 as solid grey fill); and
 - b) 'Additional land' – viable alignment options and land within the VicGrid connection hub study area (also referred to as 'proposed Giffard terminal station area') to connect the Primary alignment to the Gippsland offshore wind transmission line shared network (shown in Figure 1 as solid black fill). Integration of Additional land into the Primary alignment will be facilitated through the secondary approval process outlined in Section 6.0.

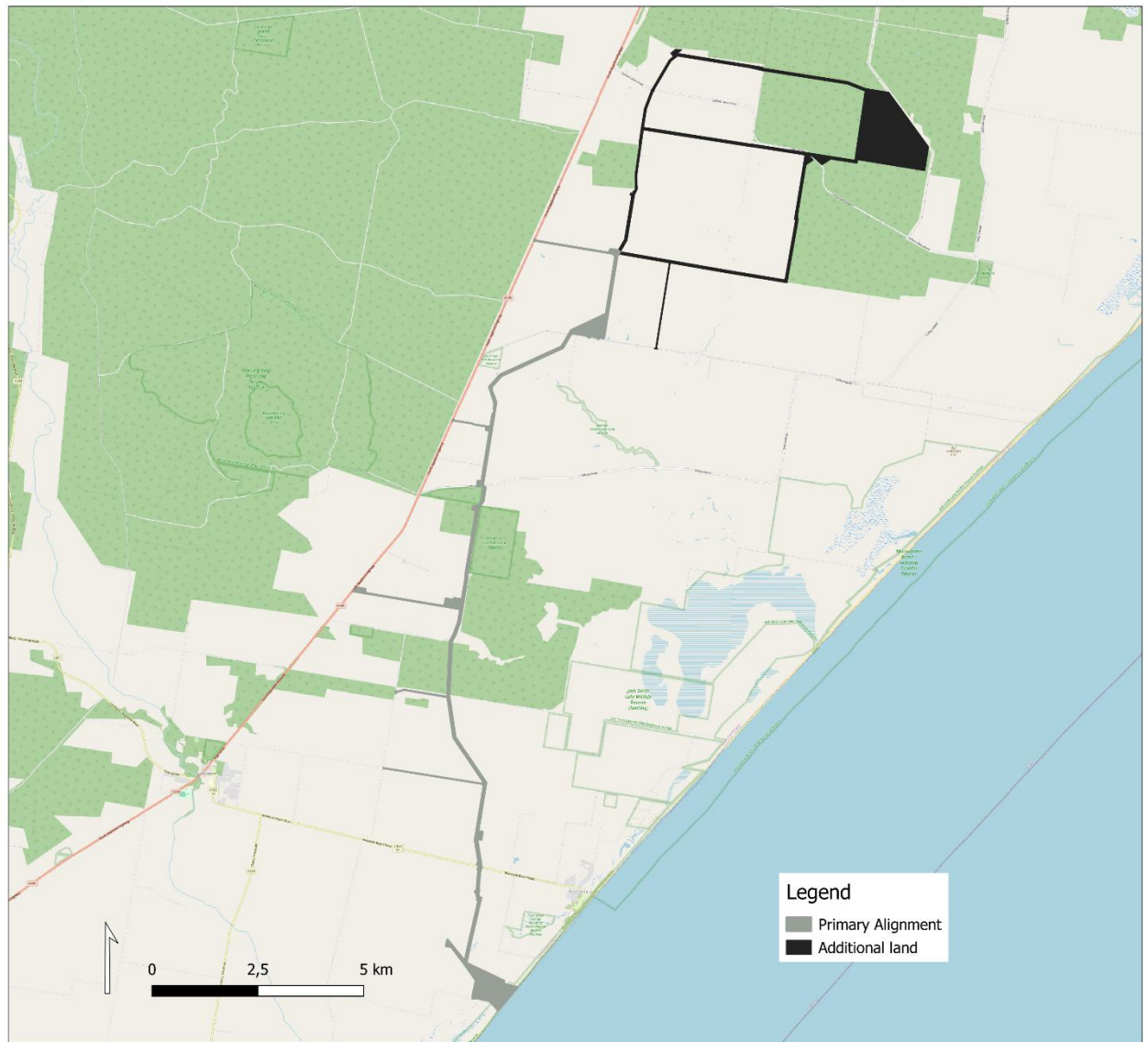


Figure 1 – Map of land to which this Incorporated Document applies

4.0 EXPIRY OF THIS SPECIFIC CONTROL

- 4.1 The control in this Incorporated Document expires if any of the following circumstances applies:
- The development allowed by the control, including preparatory building and works, is not started by [INSERT] [Proposed to be four years of the gazettal date of Amendment C129well to this scheme].
 - The development allowed by the control is not completed by [INSERT] [Proposed to be 10 years of the gazettal date of Amendment C129well to this scheme].
 - The use allowed by the control is not started by [INSERT] [Proposed to be 10 years of the gazettal date of Amendment C129well to this scheme].
- 4.2 The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within six months afterwards.

- 4.3 Upon expiry of the specific control, the Project Land may be used and developed only in accordance with the provisions of the Planning Scheme in operation at that time.

5.0 CONTROL

- 5.1 Despite any provision to the contrary or any inconsistent provision in the Planning Scheme, a planning permit is not required for, and no provision of the Planning Scheme operates to prohibit, restrict or regulate, the use and development of the Project Land for the purposes of, or relating to, the Project.
- 5.2 The Project includes, but is not limited to the following:
- a) Use and development for *Utility Installations* and associated buildings and works consisting of the:
 - i) Onshore electricity transmission system consisting of underground cables, telecommunications fibre and joints, extending between the shore crossing and the VicGrid connection hub property boundary; and
 - ii) Shore crossing infrastructure comprising offshore export cables carrying electricity from the offshore wind farm to onshore electricity transmission infrastructure, including onshore electricity transmission cables, transition joints and communication cables.
 - b) Ancillary activities including, but not limited to:
 - i) Use and development of construction compounds and laydown areas for construction purposes, including for materials storage, duct handling and assembly, drilling operations and batching plants;
 - ii) Earthworks, including drilling and excavation, spoil stockpiling and removal, development of trenches, ducts and cable joint pits and temporary access tracks into construction compounds;
 - iii) Use and development of temporary administration and amenities buildings;
 - iv) Relocation, modification, upgrade or installation of services and utilities, including drainage infrastructure, telecommunications infrastructure and gas pipelines;
 - v) Construction or carrying out works to create or alter roads, create or alter access to roads in a Transport Zone, bridges, ramps, fences, access tracks, temporary barriers and site security, noise attenuation walls, retaining walls, car parking areas, bunds, mounds, landscaping, piles, foundations, drainage infrastructure, water treatment and storage, bores and flood mitigation;
 - vi) Construction and display of signs related to the Project;
 - vii) Construction or carrying out works to excavate land and salvage artefacts;
 - viii) Removal, destruction and lopping of trees and vegetation, including native vegetation and dead vegetation;
 - ix) Demolition, removal and/ or relocation of buildings and

- works and rehabilitation of areas disturbed by construction activity;
- x) Subdivision and consolidation of land and creation and removal of easements; and
- xi) Restoration and reinstatement works.
- c) Any use or development that the Minister for Planning confirms in writing is for the purposes of the Project.

6.0 CONDITIONS

- 6.1 The use and development of the Project Land for the purposes of, or relating to, the Project must be undertaken in accordance with the following conditions.
- 6.2 The Alignment Plan and Victorian Environmental Management Framework under this Incorporated Document may be amended from time to time to the satisfaction of the Minister for Planning.
- 6.3 In deciding whether to endorse or amend the Alignment Plan or Victorian Environmental Management Framework, the Minister may seek the views of any other relevant authority.
- 6.4 An application for an amendment to the Alignment Plan or Victorian Environmental Management Framework must be accompanied by:
 - a) A track changes version with a schedule explaining the proposed amendment;
 - b) A description of the form and extent of any consultation undertaken concerning the proposed amendment with relevant councils, relevant government agencies and other stakeholders including community groups and business associations; and;
 - c) Any written comments from relevant councils, relevant government agencies and other stakeholders including community groups and business associations.
- 6.5 The Alignment Plan and Victorian Environmental Management Framework may be prepared and endorsed for separate components or stages of the Project, but each Alignment Plan or Victorian Environmental Management Framework relevant to a component or stage must be approved prior to the commencement of development for that component or stage.
- 6.6 The use and development of the Project Land for the purposes of, or relating to, the Project must be undertaken generally in accordance with an endorsed Alignment Plan and Victorian Environmental Management Framework and any other documents approved under Clause 6.0 of this Incorporated Document.

Alignment Plans

- 6.7 Prior to the commencement of development (excluding preparatory buildings and works under Clause 6.16), Alignment Plans must be submitted to the Minister for Planning for endorsement, unless otherwise agreed in writing by the Minister for Planning. The Alignment Plans:
 - a) Must be generally in accordance with the Map Book provided as Attachment I of the Star of the South Environment Effects Statement; and
 - b) Must include details of Project infrastructure as outlined within Clause 5.0;

and

c) Must be drawn to scale and include the following:

- i) Route of the onshore electricity transmission system and shore crossing infrastructure and location of construction laydown areas and access tracks;
- ii) Layout and typical elevations of any above ground Project infrastructure including construction laydown areas (with dimensions where appropriate); and
- iii) Details of materials and finishes for any above ground Project infrastructure including construction laydown areas.

6.8 If the Alignment Plans show Project infrastructure within the Connection hub study area, the Alignment Plans submitted to the Minister must include a report setting out the reasons for the proposed location of Project infrastructure within the Connection hub study area. The report must demonstrate that the location of infrastructure in the Connection hub study area applies the three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Energy, Environment and Climate Action (DEECA), 2025 (Guidelines)).

Victorian Environmental Management Framework

6.9 Prior to the commencement of the development (excluding preparatory buildings and works under Clause 6.16), the Victorian Environmental Management Framework must be submitted to and approved by the Minister for Planning, unless otherwise agreed in writing by the Minister for Planning.

6.10 The Victorian Environmental Management Framework must include mitigation measures generally in accordance with the Minister's Assessment under the *Environment Effects Act 1978* dated [day month 2026] applicable to the design, construction and operation of the Project, unless otherwise approved by the Minister for Planning.

6.11 The Victorian Environmental Management Framework must include the processes for monitoring, reporting, auditing and evaluating performance and environmental outcomes and timing for the development of:

- a) Construction Environmental Management Plan(s);
- b) Operation Environmental Management Plan(s);
- c) Decommissioning Environmental Management Plan(s); and
- d) Any other plans as required by the mitigation measures or the EMF.

Native Vegetation

6.12 Prior to the removal of native vegetation:

- a) Information about the native vegetation, in accordance with the relevant requirements of the Guidelines, including an avoid and minimise statement, must be prepared to the satisfaction of the Secretary to the DEECA.; and
- b) The biodiversity impacts from the removal of that native vegetation must be offset in accordance with the Guidelines, and evidence that the required offset(s) has been secured must be provided to the satisfaction of the Secretary to DEECA.

- 6.13 The Secretary to DEECA may vary the timing for the provision of offsets or allow offsets to be secured in stages. The offset/s secured for the project may be reconciled upon completion of the project.

Preparatory Buildings and Works

- 6.14 The following buildings and works may be undertaken for the Project, or a component or stage of the Project, before the Alignment Plans are endorsed by the Minister for Planning and documents required by Clause 6.12 of this Incorporated Document are approved by the Secretary to DEECA:
- a) Works, including vegetation removal, where but for this Incorporated Document, a planning permit would not be required under the provisions of the Planning Scheme;
 - b) Investigating, testing and preparatory works to determine the suitability of land, including intrusive surveys, bores, and sampling, and property condition surveys;
 - c) Creation, development and use of access points, access tracks and working platforms;
 - d) Site establishment works including temporary site fencing and hoarding, site offices, and hardstand and laydown areas;
 - e) Construction, protection, modification, removal or relocation of Minor Utility Installations, traffic devices, overhead powerlines and associated infrastructure;
 - f) Establishment of environment and traffic controls, including designation of 'no-go' zones;
 - g) Establishment of temporary car parking;
 - h) Demolition to the minimum extent necessary to enable preparatory works; and
 - i) Salvage and relocation of Aboriginal cultural heritage material and other management actions required to be undertaken in compliance with a Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006* or otherwise in compliance with that Act.

Availability of Approved Plans and Documents

- 6.15 A current version of the endorsed Alignment Plans must be made available on a clearly identifiable Project website from the date of approval and must remain on the available website for at least 2 years after commencement of operation.

END OF DOCUMENT

Appendix C

Draft Ordinance and
Maps

13/12/2023

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS**1.0****Incorporated documents**

04/05/2023
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C129well

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Basslink – Land Use and Development Controls, 2002	C15
Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
“Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012” comprising: • Stage R7, DRG No 3421019-00-001 • Stage R8, DRG No 3421019-00-002 • Stage R9, DRG No 3421019-00-003 • Stage R10, DRG No 3421019-00-004 • Stage R11, DRG No 3421019-00-005 • Stage R12, DRG No 3421019-00-006 • Stage R13, DRG No 3421019-00-007 • Stage R14, DRG No 3421019-00-008 • Stage R15, DRG No 3421019-00-009 • Stage R16, DRG No 3421019-00-010A • Stage R17, DRG No 3421019-00-011 • Stage R18, DRG No 3421019-00-012 • Stage R19, DRG No 3421019-00-013A • Stage R20, DRG No 3421019-00-014A • Stage R21, DRG No 3421019-00-015A • Stage R22, DRG No 3421019-00-016 • Index Sheet, DRG No 3421019-00-017	C71
Ninety Mile Beach Restructure Plan Stage R1 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R2 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R3 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R4 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R5 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R6 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R23 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R24 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R25 & R26 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R27 & R28 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R29 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R30 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R31 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R32 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R33 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R34 (15 June 2000)	NPS1

WELLINGTON PLANNING SCHEME

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Name of document	Introduced by:
Ninety Mile Beach Restructure Plan Stage R35 & R36 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2 (15 June 2000)	NPS1
Princes Highway Duplication, Traralgon to Kilmany, Incorporated Document (November 2012)	C76
Sale Golf Club Re Development Concept Masterplan (March 2006)	C69
Sale Golf Club Re-Development Landscape Strategy Plan (June 2006)	C69
Wellington Shire Heritage Controls comprising:	
Alborton Cemetery Heritage Permit Exemptions	C26(Part 1)
Individual Heritage Places (Rural areas) Permit Exemptions	C26(Part 1)
Individual Heritage Places (Township areas) Permit Exemptions	C26(Part 1)
Port Albert Heritage Precinct Permit Exemptions (amended August 2019)	C109wellPt1
Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	C26(Part 2)
Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)	C93
Sale Rural Heritage Precinct Permit Exemptions	C26(Part 1)
Sale Town Centre Heritage Precinct Permit Exemptions	C26(Part 1)
Star of the South Wind Farm Project Incorporated Document, XX 2026	C129well
Wellington Shire Heritage Place Citations 2007 (amended June 2018)	C100
Wellington Shire Stage 2 Heritage Study, Volume 2: Citations, September 2016 (amended August 2017)	C92(Part 2)

30/07/2018

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

1.0

Maps comprising part of this planning scheme:

04/05/2023
G109wellPt1
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C129well

- 1, 1HO, 1BMO
- 2, 2BMO
- 3, 3HO, 3BMO
- 4, 4BMO
- 5, 5HO, 5BMO
- 6, 6BMO
- 7, 7HO, 7BMO
- 8, 8BMO
- 9, 9HO, 9BMO
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- 38, 38DPO, 38LSIO-FO, 38BMO

WELLINGTON PLANNING SCHEME

- 39, 39ESO2, 39LSIO-FO, 39BMO
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- 77, 77DDO, 77ESO2, 77HO, 77LSIO-FO
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- 83, 83DDO, 83HO, 83LSIO-FO
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- 85, 85DDO, 85DPO,
- 86, 86AEO, 86DDO, 86EAO,
- 87, 87DDO, 87LSIO-FO, 87DPO
- 88, 88DDO, 88HO, 88LSIO-FO
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- 92, 92DDO, 92DPO, 92LSIO-FO
- 93, 93DDO, 93DPO, 93HO, 93LSIO-FO
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- 220, 220BMO
- 221, 221ESO1, 221ESO2, 221BMO
- 222, 222ESO1, 222BMO

05/05/2020

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0 Responsible authority for administering and enforcing this planning scheme:

30/07/2018

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

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

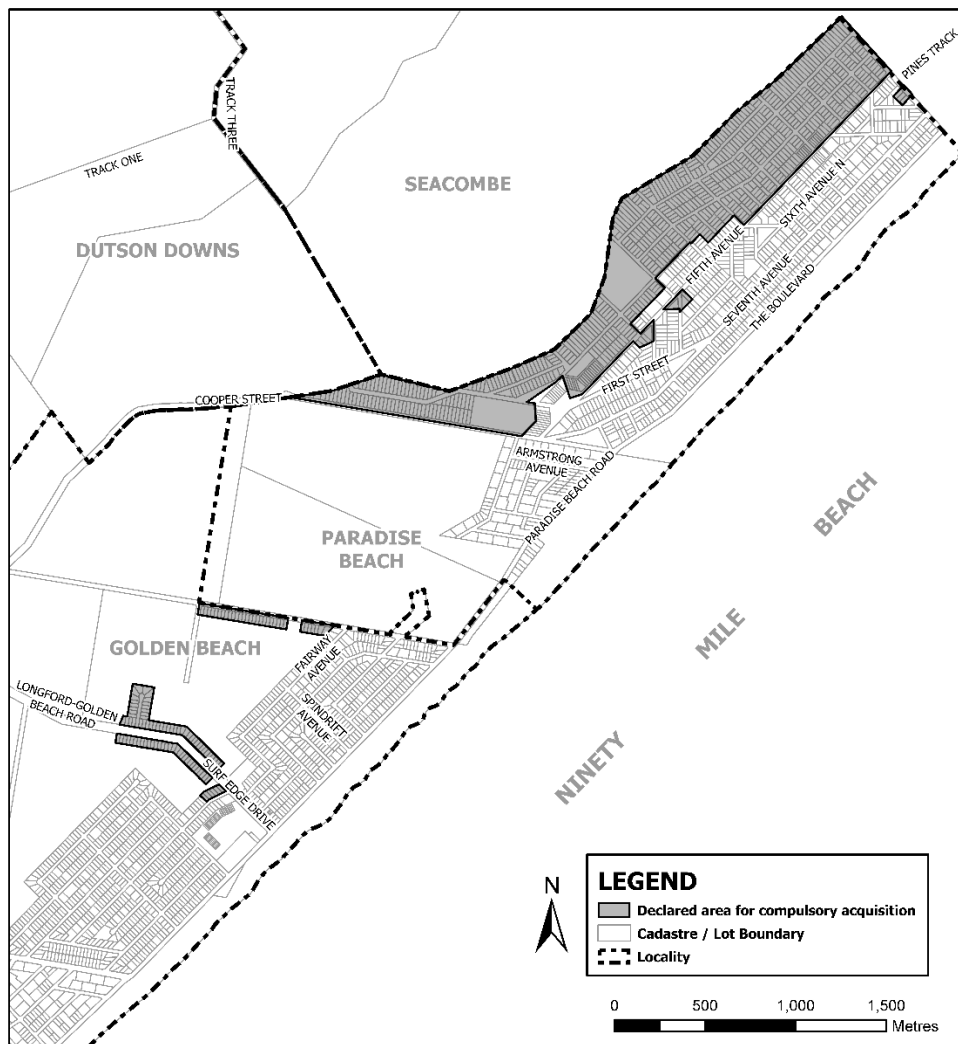
30/07/2018
--/--/2026
C129well

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

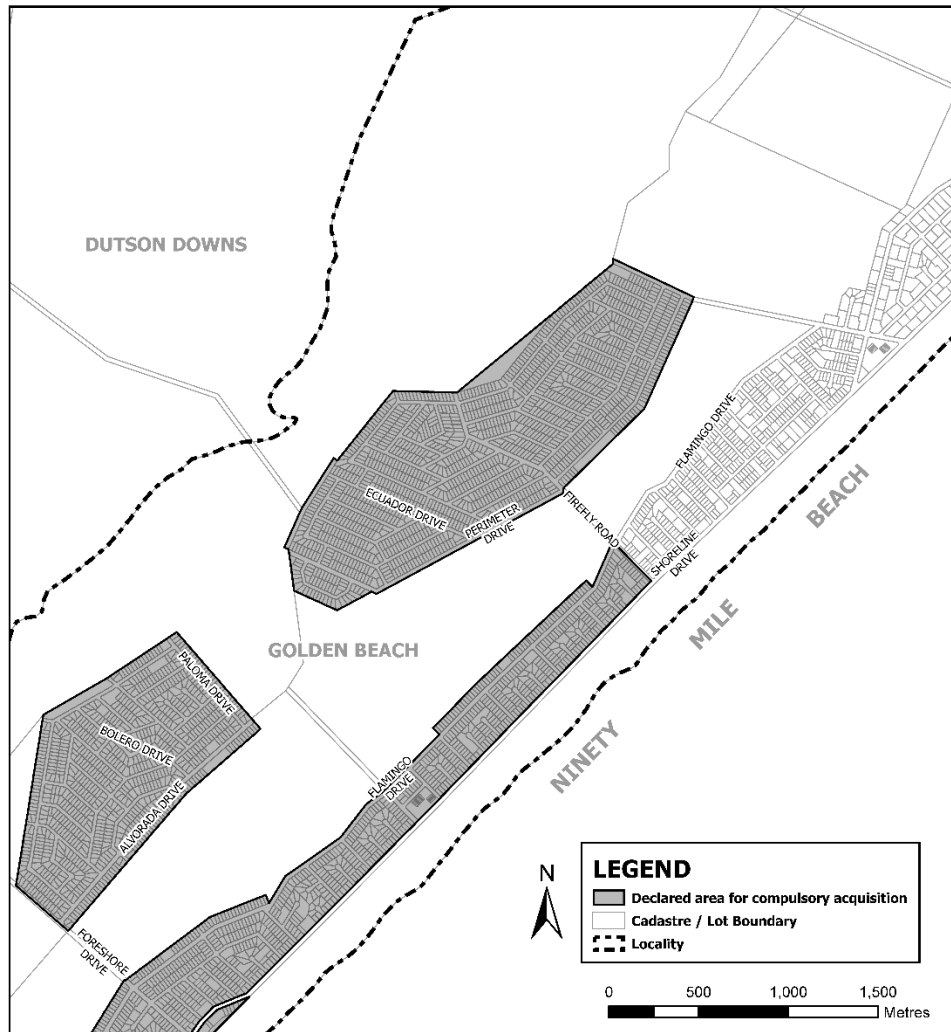
- the *Basslink – Land Use and Development Controls* (2002) in the schedule to Clause 51.01 of this planning scheme; and
- the *Star of the South Wind Farm Project Incorporated Document, XX 2026 in the schedule to Clause 45.12 of this planning scheme.*

The Minister responsible for administering Part 2 of the *Crown Land (Reserves) Act 1978* is the responsible authority for the purposes of section 172(1)(c) of the *Planning and Environment Act 1987* for land within the Declared Area identified in Map 1 (six sheets) in this schedule.

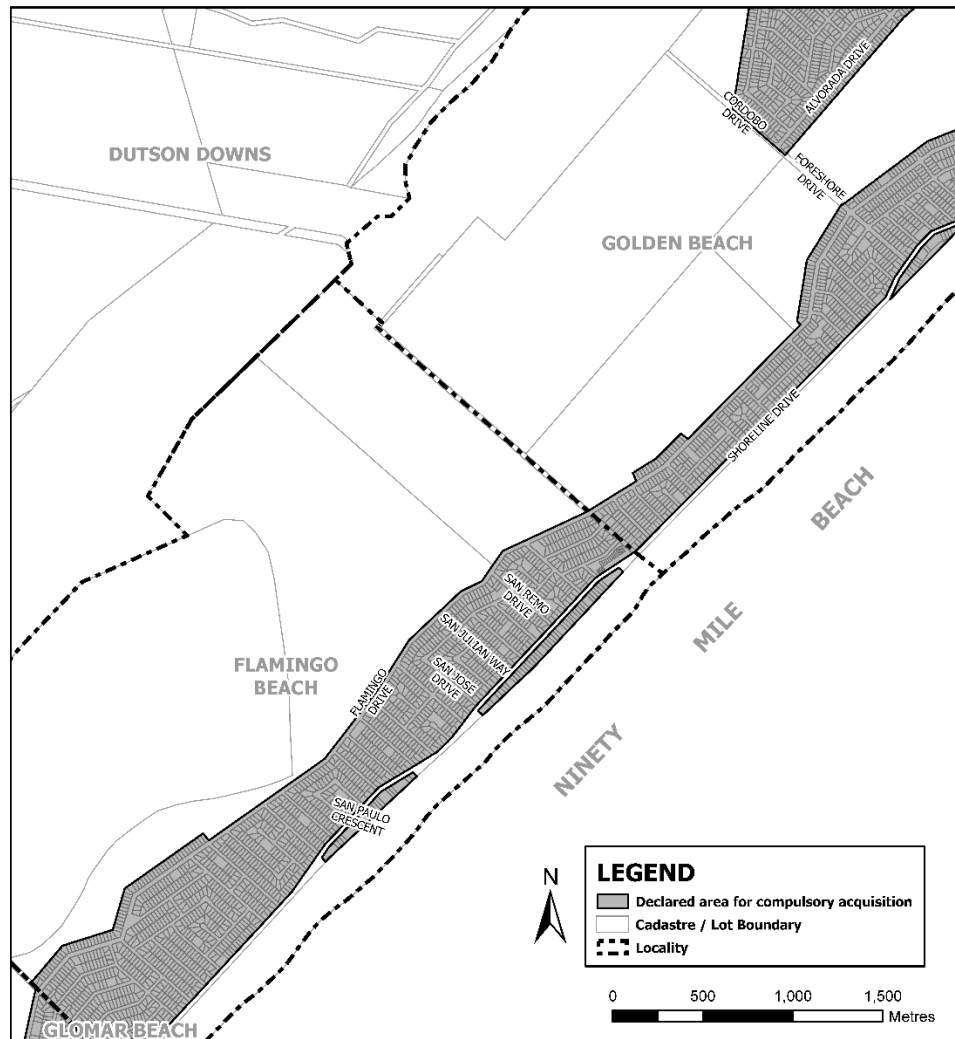
Map 1 Declared Area (6 sheets)



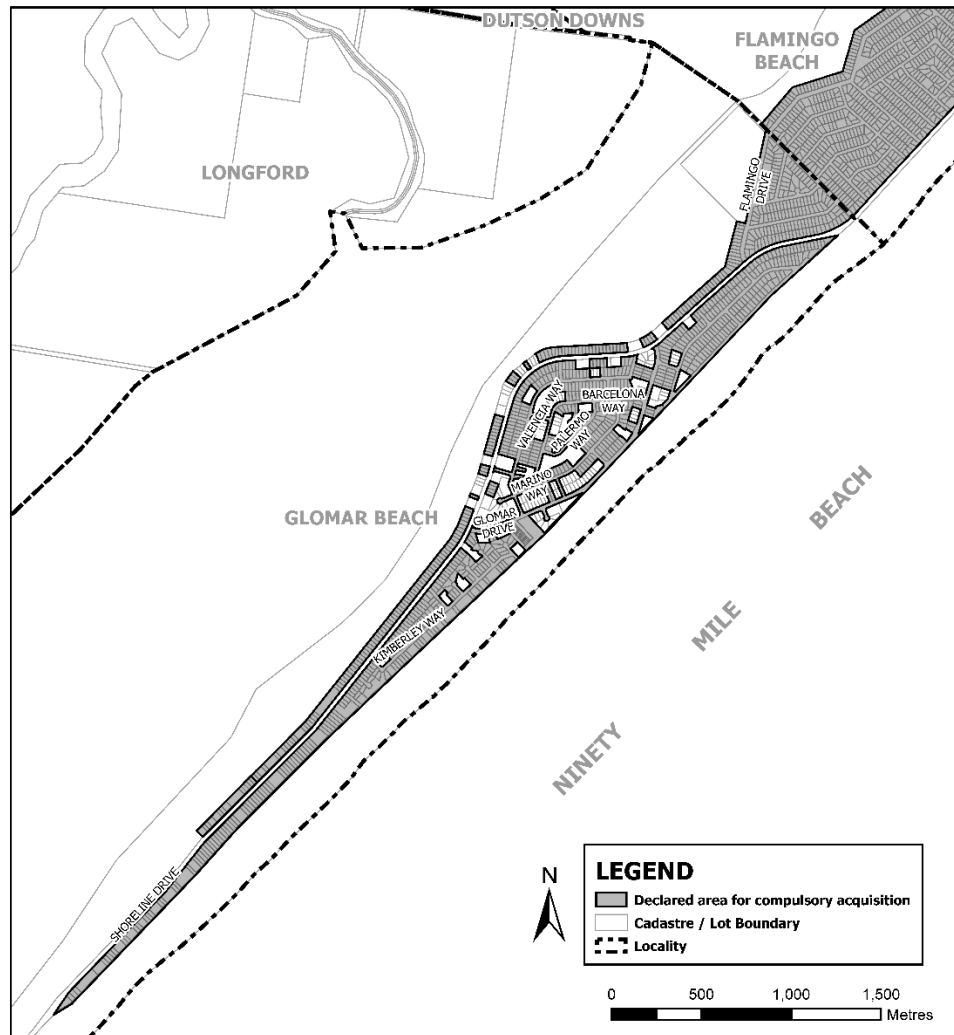
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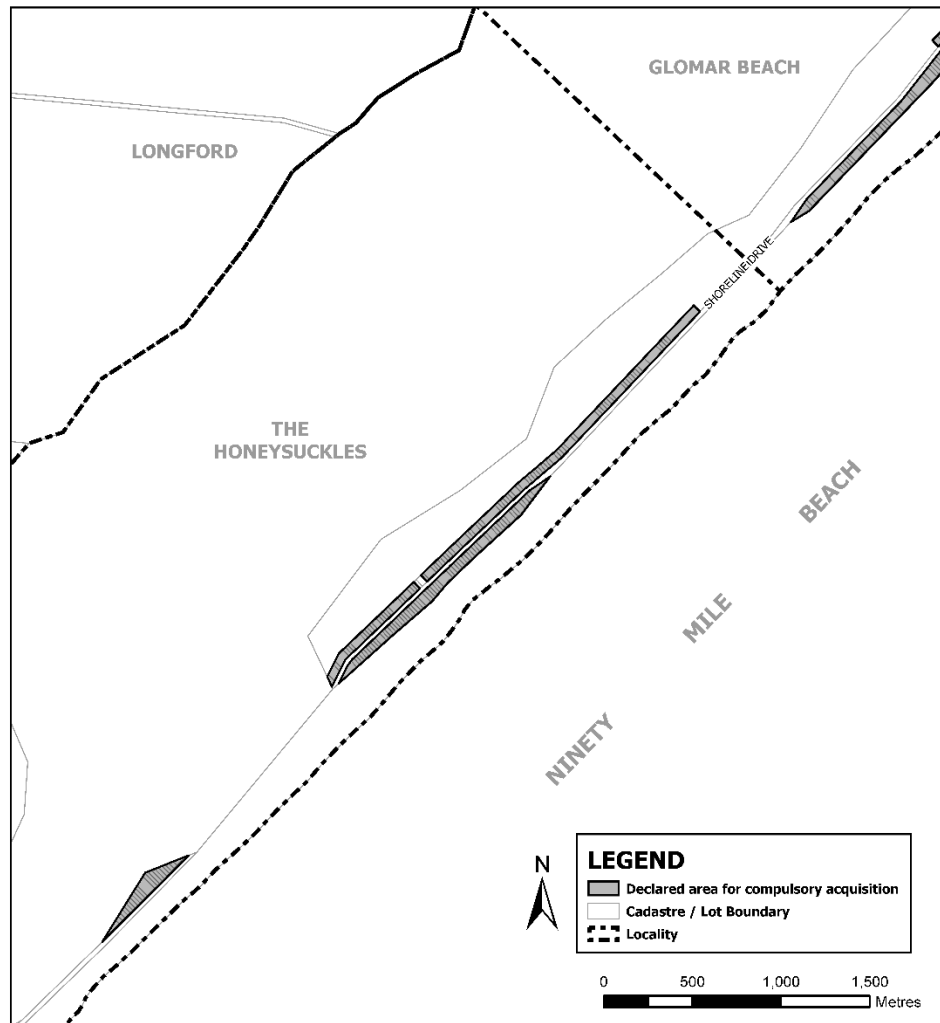
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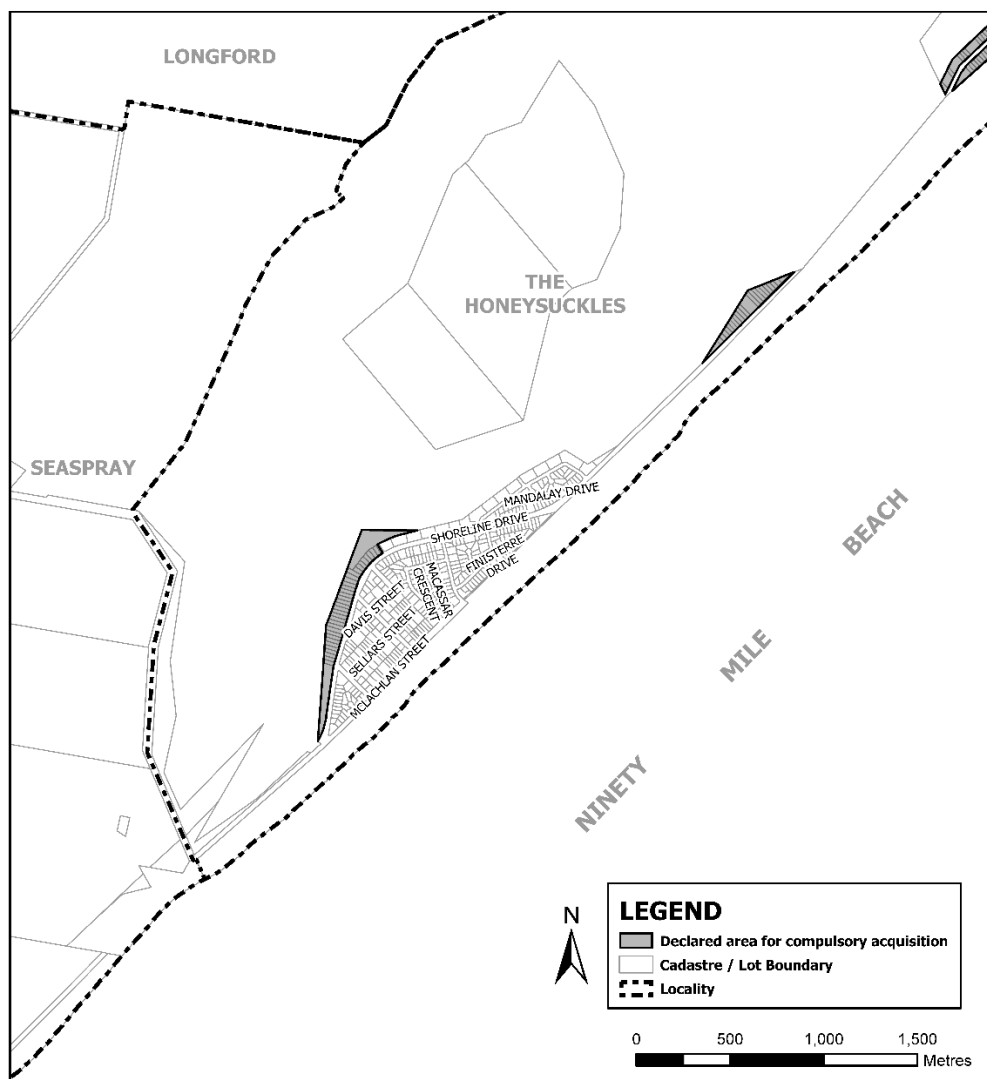
Zoom and rotate image



Zoom and rotate image



Zoom and rotate image



3.0 Person or responsible authority for issuing planning certificates:

30/07/2018 Minister for Planning.

4.0 Responsible authority for VicSmart and other specified applications:

05/05/2020

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

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

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

17/05/2019
C105well

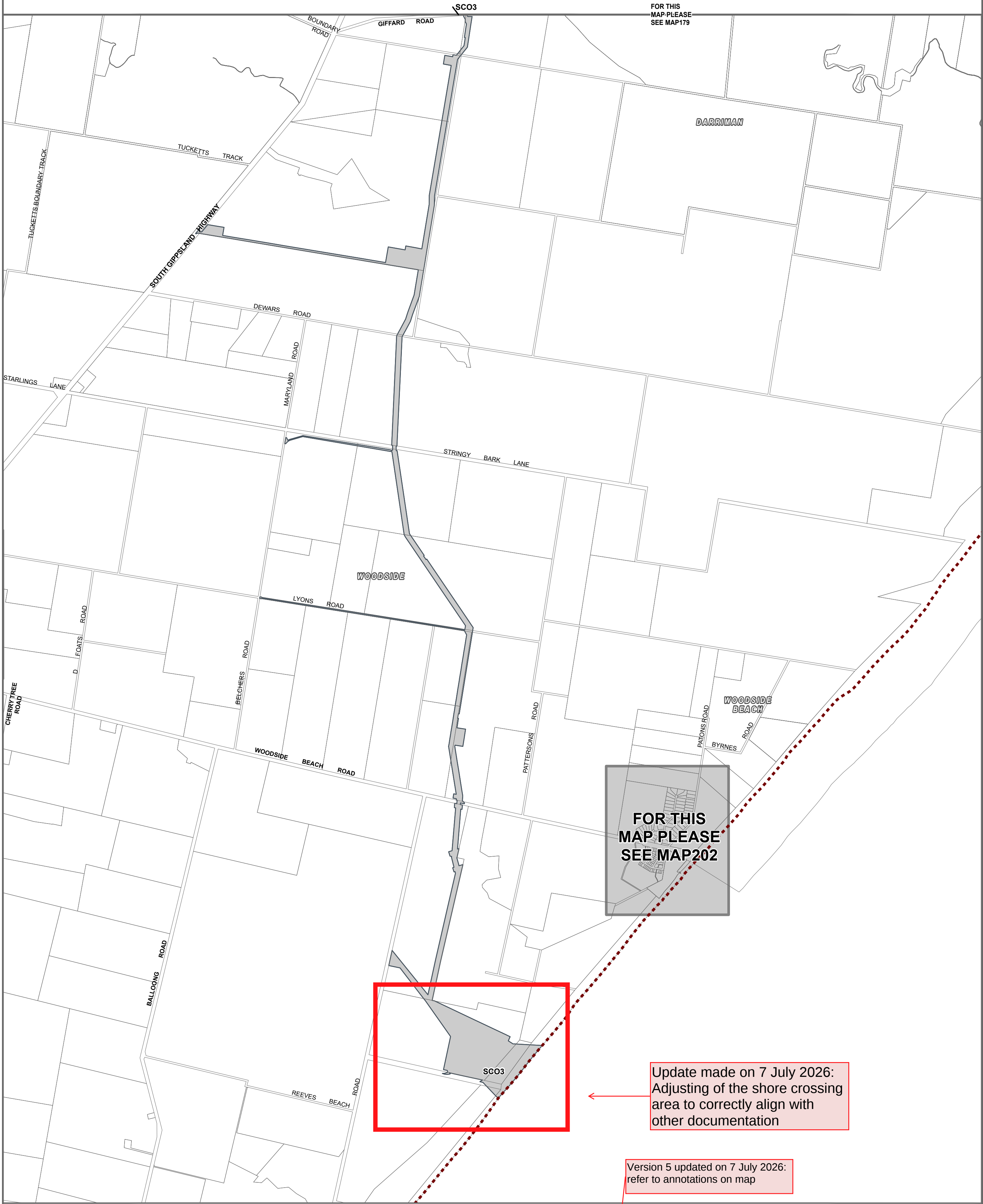
SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0

Specific controls

04/10/2019
C107well
--/--/2026
C129well

PS Map Ref	Name of incorporated document
SCO1	Gippsland Line Upgrade - Avon River Bridge Upgrade Incorporated Document (March 2019)
SCO2	Basslink – Land Use and Development Controls (2002)
SCO3	Star of the South Wind Farm Project Incorporated Document, XX 2026



LEGEND
Specific Controls Overlay-PS Map Ref SCO3

Municipal Boundary

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0 1,200 2,400
Meters

Australian Map Grid Zone 55



Planning Spatial services

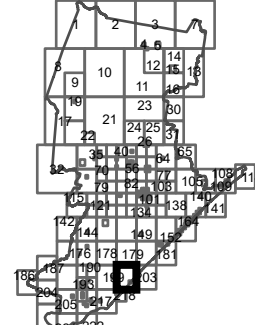
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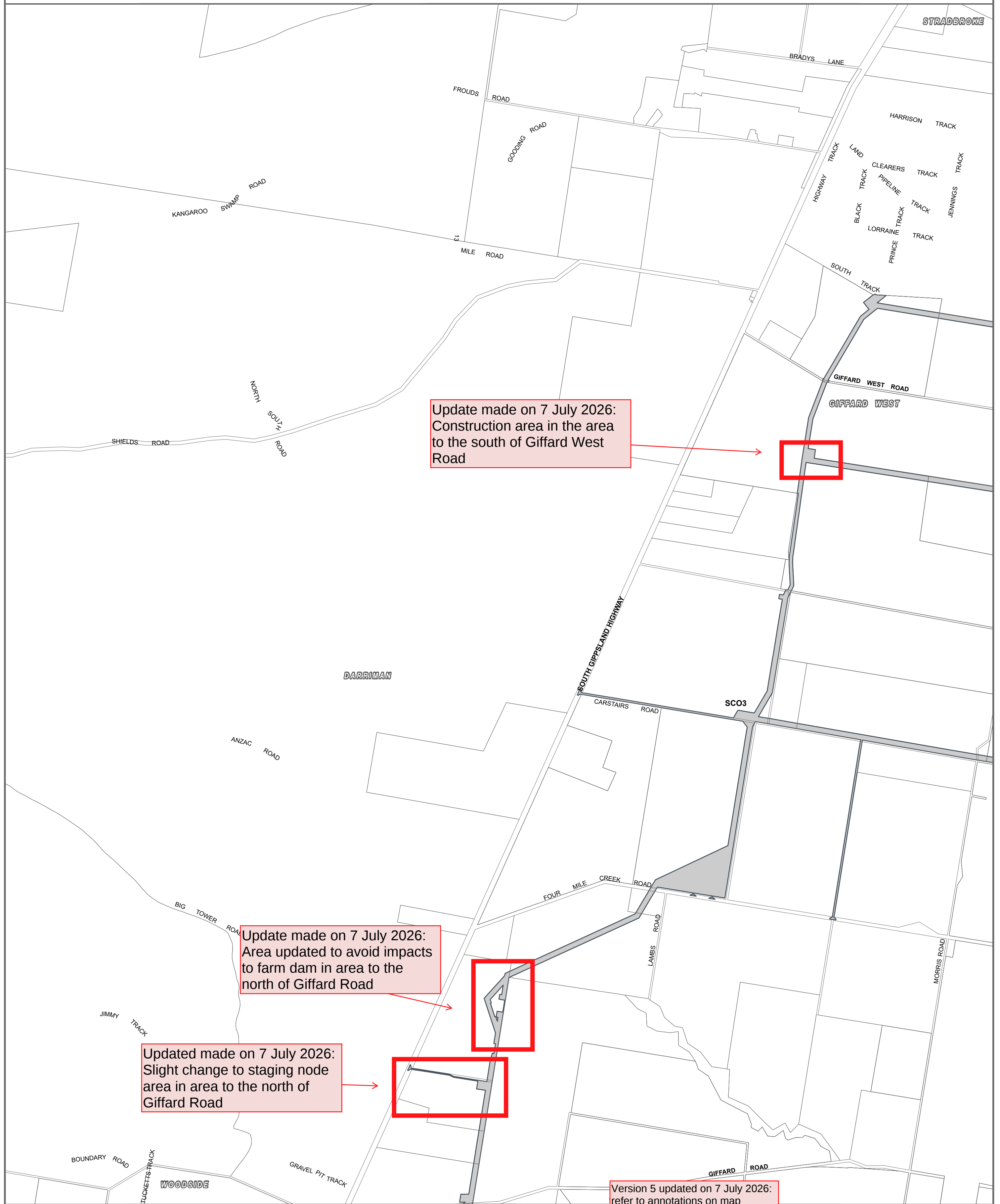
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Australian Map Grid Zone 55

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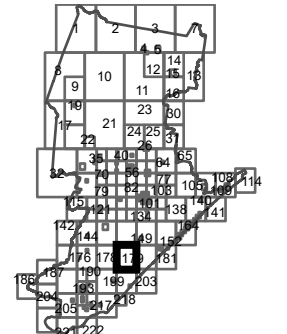
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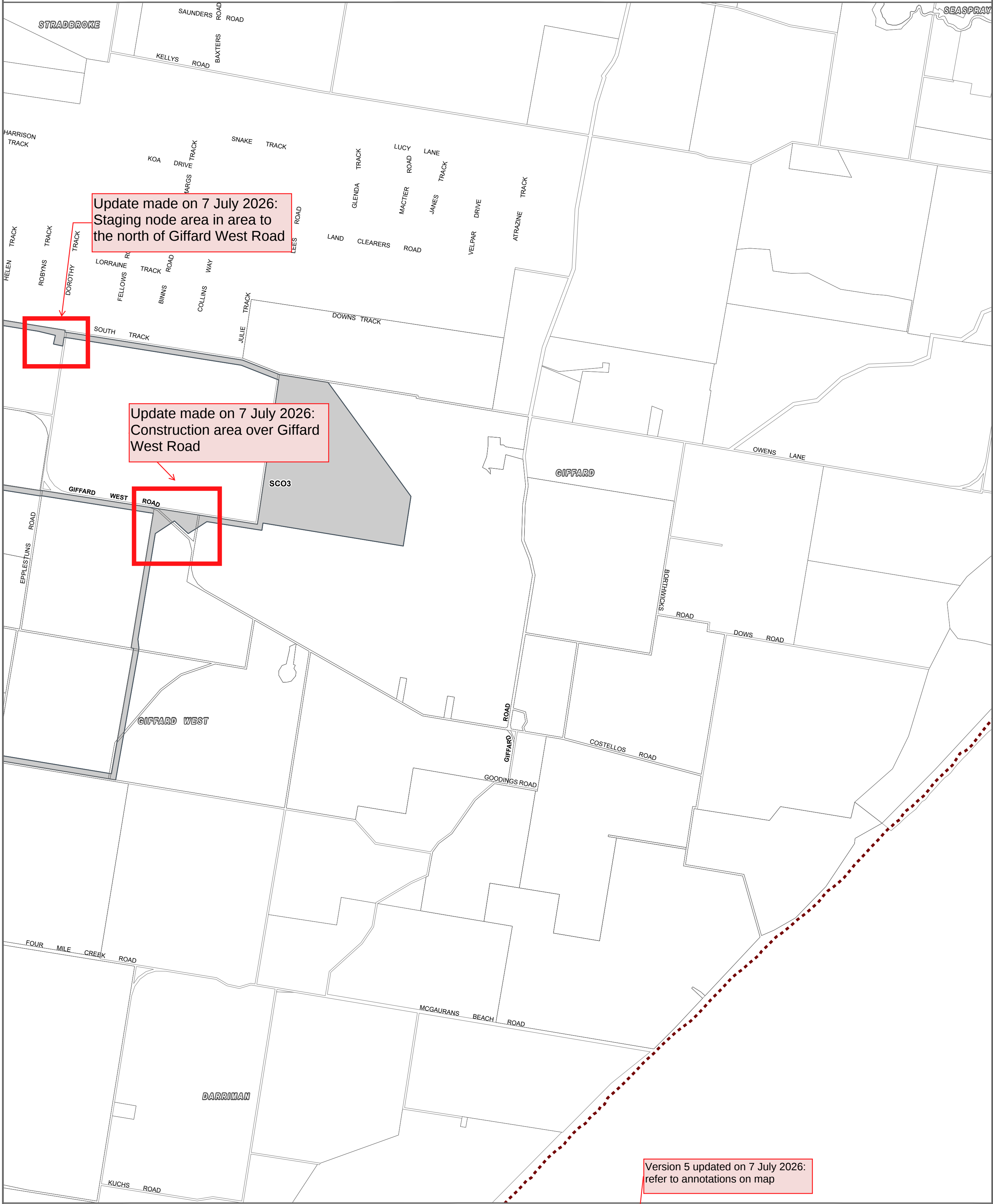
Amendment Version: 5



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0 1,200 2,400
Meters
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State Government

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