

52.32 WIND ENERGY FACILITY

21/09/2009
VC60

Purpose

To facilitate the establishment and expansion of wind energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

52.32-1 Scope

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This clause applies to land used and developed or proposed to be used and developed for a wind energy facility.

52.32-2 Application requirements

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An application must be accompanied by the following information, as appropriate:

- A site and context analysis, including:
 - A site plan, photographs or other techniques to accurately describe the site and surrounding area.
 - A location plan showing the full site area, local electricity grid and access roads.
- A design response, including:
 - Detailed plans of the proposed development.
 - Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.
 - A rehabilitation plan for the site.
 - A written report(s), including:
 - An explanation of how the proposed design derives from and responds to the site analysis.
 - A description of the proposal.
 - A description of how the proposal responds to any significant landscape features for the area identified in the planning scheme.
 - An assessment of:
 - the visual impact of the proposal on the landscape.
 - the visual impact on abutting land that is subject to the National Parks Act 1975.
 - the impact of the proposal on any species (including birds and bats) listed under the Flora and Fauna Guarantee Act 1988 or Environment Protection and Biodiversity Conservation Act 1999.
 - the noise impacts of the proposal on existing dwellings prepared in accordance with the New Zealand Standard NZ6808:1998, Acoustics – The Assessment and Measurement of Sound from Wind Turbine Generators.
 - the impacts upon Aboriginal or non-Aboriginal cultural heritage.
 - A statement of why the site is suitable for the wind energy facility.
 - An environmental management plan including any rehabilitation and monitoring.

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposal on the surrounding area in terms of noise, blade glint, shadow flicker and electromagnetic interference.
- The impact of the development on significant views, including visual corridors and sightlines.
- The impact of the facility on the natural environment and natural systems.
- The impact of the facility on cultural heritage.
- The impact of the facility on aircraft safety.
- The Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria, 2009.