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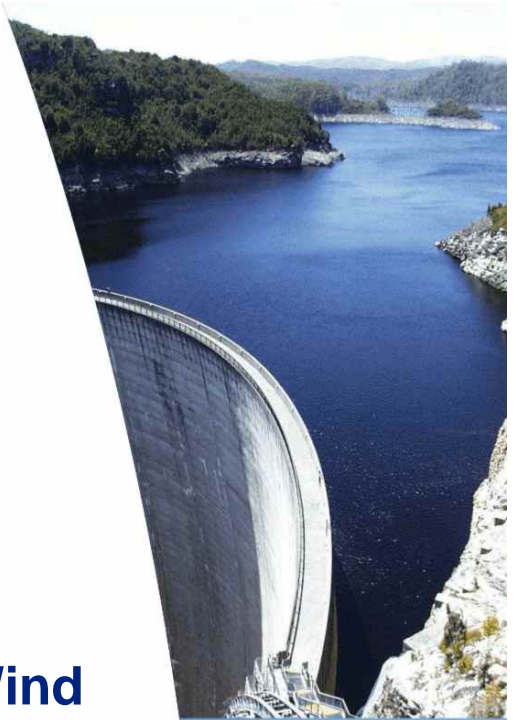
Hepburn Community Wind Farm

Preliminary Off-site Landscaping and Visual Screening Plan

E301070 02

10 August 2010

Prepared by
Hydro-Electric Corporation
ARBN: 072 377 158
ABN: 48 072 377 158
t/a **Hydro Tasmania Consulting**
89 Cambridge Park Drive, Cambridge
Tasmania, Australia






LEADERS IN CONSULTABILITY

Document information

| | |
|---------------------|--|
| Title | Hepburn Community Wind Farm |
| | Preliminary Off-site Landscaping and Visual Screening Plan |
| Client organisation | Leonards Hill Wind Operations Pty Ltd |
| Client contact | Brett Dutton |
| Document number | E301070 02 |
| Project manager | David Procter |
| Project reference | |

Revision history

Revision Final

| | | | |
|----------------------|---------------|--|-----------|
| Revision description | | | |
| Prepared by | Ian Jones |  | 10/8/2010 |
| Reviewed by | David Procter |  | 10/8/2010 |
| Approved by | Scott Lobdale |  | 10/8/2010 |
| | (name) | (signature) | (date) |
| Distributed to | Brett Dutton | Leonards Hill Wind Operations Pty Ltd | 10/8/2010 |
| | (name) | (organisation) | (date) |

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1. Preliminary off-site landscaping and visual screening plan

In July 2007, the Victorian Civil and Administrative Tribunal issued a decision approving permit 2006/9231 from the Hepburn Shire Council for the development of two wind turbines at 2040 Ballan-Daylesford Road, Leonards Hill.

1.1 This document

Condition 5 of permit 2006/9231 requires that an Off-site Landscape Plan be prepared and approved by the Responsible Authority (Hepburn Shire Council). This preliminary off-site landscaping and visual screening plan is intended to comply with the condition of approval relating to off-site landscaping and visual screening for the Hepburn Community Wind Farm

Table 1-1 provides the complete text of Condition 5 and describes how the requirements of the permit condition are to be addressed.

Table 1-1
Off-site landscaping and visual screening permit condition and response

| Permit Condition | How addressed |
|--|--|
| 5) Before the development starts, a program of landscape mitigation works is to be made available to relevant landowners. As part of that program an Off-site Landscape Plan must be prepared and submitted to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed by the Responsible Authority. The Off-site Landscaping Plan may be submitted in stages to the satisfaction of the Responsible Authority (so that not all stages are completed before the development starts) and must include (but not be limited to the following: | This report |
| (a) A provision for landowners within a one kilometre radius of any wind turbine to have the opportunity to accept the offer to provide visual screen planting at any time up until six (6) months after the commissioning of the last wind generator; | Section 1.2 of this report |
| (b) The process by which landowners within a one kilometre radius of any wind turbine will be informed of this offer and the process by which it can be accepted. | Section 1.4 to 1.6 and Appendix A of this report |
| (c) Details of planting or other treatments that will be used to reduce the visual impact of the wind turbines at the dwellings of participating landowners; | Section 1.3 of this report |
| (d) Details of species proposed to be used for the landscaping including details of height and size of species at maturity; | Section 1.3 of this report |

| Permit Condition | How addressed |
|----------------------------|----------------------------|
| (f) A maintenance program. | Section 1.7 of this report |




1.2 Properties that will be offered screening




The landowners within one kilometre of the proposed turbines with residential dwellings on their properties have been identified on the REpower Systems plan HEP-4.01-DRG-03 ver A00-04. All residential dwellings within one kilometre of a turbine shall be offered visual screening options under this plan. The properties as numbered are:

| House Number | Property Address | House Number | Property Address |
|--------------|--|--------------|--|
| 1 | 1886 Ballan-Daylesford Road, Korweinguboorra, 3461 | 11 | 2084 Ballan-Daylesford Road, Leonards Hill, 3461 |
| 2 | 1914 Ballan-Daylesford Road, Korweinguboorra, 3461 | 12 | 2095 Ballan-Daylesford Road, Leonards Hill, 3461 |
| 3 | 1881 Ballan-Daylesford Road, Korweinguboorra, 3461 | 13 | 52 Leonards Hill-South Bullarto Road, Leonards Hill 3461 |
| 4 | 1941 Ballan-Daylesford Road, Korweinguboorra, 3461 | 14 | 47 Leonards Hill-South Bullarto Road, Leonards Hill 3461 |
| 6 | 2028 Ballan-Daylesford Road, Leonards Hill, 3461 | 16 | 64 Leonards Hill-South Bullarto Road, Leonards Hill 3461 |
| 7 | 2030 Ballan-Daylesford Road, Leonards Hill, 3461 | 17 | 63 Leonards Hill-South Bullarto Road, Leonards Hill 3461 |
| 8 | 850 Barkstead Road, Leonards Hill, 3461 | 18 | 76 Leonards Hill-South Bullarto Road, Leonards Hill 3461 |
| 9 | 80 Barkstead Road, Leonards Hill, 3461 | 19 | 2101 Ballan-Daylesford Road, Leonards Hill, 3461 |
| 10 | 2055 Ballan-Daylesford Road, Leonards Hill, 3461 | 31 | 840 Barkstead Road, Leonards Hill 3461 |

1.3 Screening options

The following plant species have been chosen as preferred screening options on the basis that they are characteristic of the native vegetation in the wider locality, and have properties that would make them suitable as screening options.

| Species | Example |
|--|--|
| <p>Manna Gum (<i>E. Viminalis</i>) <i>Eucalyptus viminalis</i>, Manna Gum, also known as White Gum, Ribbon Gum or Viminalis is an Australian eucalypt.</p> <p>It is a straight erect tree, often around 40 metres tall, with rough bark on the trunk and base of larger branches, its upper bark peels away in long "ribbons" which can collect on the branches and surrounding ground.</p> |  |
| <p>Narrow-leaf Peppermint (<i>E.radiata</i>) <i>Eucalyptus radiata</i> (Narrow-leaved peppermint) is a medium to tall tree to 30 m high (rarely 50m) with persistent bark on the trunk and larger branches or persistent to smaller branches. The bark shortly fibrous ("peppermint"), grey to grey-brown, shedding in long ribbons.</p> |  |
| <p>Silver Wattle (<i>Acacia dealbata</i>) <i>Acacia dealbata</i> (Silver Wattle) is a species of Acacia, native to southeastern Australia in New South Wales, Victoria, Tasmania, and the Australian Capital Territory.</p> <p>It is a fast growing evergreen tree or shrub growing up to 30 m tall, typically a pioneer species after fire.</p> |  |

| | |
|---|--|
| <p>Narrow-leaf Wattle (<i>Acacia mucronata</i>) This is a fast growing, bushy wattle from eastern Tasmania, to 5m high by 4m wide, and most handsome. Yellow flowers in spring. Adapts to moist, well drained sites or dry situations.</p> |  |
| <p>Messmate (<i>E. obliqua</i>) It grows as a tree up to 90 metres tall, with a trunk up to three metres in diameter. It has a lignotuber, so burnt or coppiced trees sometimes recover in mallee form. It has thick, rough, stringy bark, and glossy green leaves.</p> |  |
| <p>Blackwood (<i>Acacia melanoxylon</i>) Moderately fast growing and hardy acacia common through out Victoria and elsewhere in Australia. Grows to trees of 3 up to 45m or shrubs 1.5 to 3m with cream flowers in late winter / spring.</p> |  |

Notwithstanding this list, Hepburn Renewable Energy Association will consider appropriate plant species proposed by landowners on a case by case basis.

1.4 Timeline for offer of screening

The offer of visual screening will be made prior to works commencing on site.

Acceptance of the offer can be made at any point up until 6 month post commissioning of the last turbine.

The preparation of visual screening plans shall be undertaken in two stages. Offers accepted prior to the commencement of construction will see the preparation of visual screening plans within two months of the commencement of construction, or during the next most appropriate time for planting.

Acceptance after the commencement of construction and before 6 months post commissioning of the last turbine will see the preparation of landscaping plans within two months of the end of the offer, or during the next most appropriate time for planting.

1.5 Draft letter

A draft written offer to landowners is attached to this plan as Appendix A. This draft written offer includes details of:

- The on-site landscaping already planned.
- An offer for visual screening at the landowners property that is valid for 6 months post commissioning of the last turbine.
- Details of the options that are available for visual screening.
- Instructions to the landowner detailing how they can accept the offer.

1.6 Off-site screening plans

Following the acceptance of an offer for offsite screening, the Hepburn Renewable Energy Association shall contact the landowner and outline the process required for the development of offsite screening plans in accordance with the following steps:

- Following the commencement of construction or the expiration of the six month period post commissioning of the last turbine, Hepburn Renewable Energy Association shall arrange a site visit to the landowners property to discuss visual screening options.
- Within four weeks of the site visit, a draft visual screening plan, including a schedule for planting and maintenance shall be forwarded to the landowner for approval.

- The landowner shall have two weeks in which to make any comments on the draft visual screening plan.
- Within two weeks of the period for landowner comment, Hepburn Renewable Energy Association shall finalise the visual screening plan. This shall include figures showing location and species of plantings together with a proposed timeline for planting and a maintenance program.
- A final copy of the plan shall be forwarded to the Hepburn Shire Council for endorsement.

1.7 Maintenance Schedule

The Planting will be designed, planned, implemented and managed by experienced landscaping professionals. Plantings will be scheduled and co-ordinated having regard to the most advantageous seasons. Trees will have appropriate protection against the potentially negative effects of the elements and interference from livestock. This will incorporate protection for individual trees as well as specific fencing as appropriate.

Trees will be inspected on a regular basis, at least every three months, to assess their ongoing health and requirements up to 12 months following planting.

Appendices

A Draft letter of offer

10 August 2010

John Smith
1886 Ballan-Daylesford Road
Korweinguboorra 3461 VIC

Dear Mr Smith

Hepburn Community Wind Farm - Offer of visual screening

As you may be aware, Leonards Hill Wind Operations Pty Ltd. has attained development approval for the installation of two wind turbine at 2040 Ballan-Daylesford Road, Leonards Hill (Leonards Hill Wind Farm).

As part of the conditions of approval by the Victorian Civil and Administrative Tribunal, and off-site landscape plan (condition 5) is required to be prepared and approved by the Hepburn Shire Council, as the responsible authority. This must include an offer of visual screening to all landowners within a one kilometre radius of any wind turbine, with the offer being open at any time up until six months after the commissioning of the last wind turbine.

As part of the proposed development, on-site landscape and visual screening shall include, visual screening of the hard stand area and the grid control booth from Ballan-Daylesford Road, and planting along the site perimeter to provide visual screening to dwellings #2, #3, #11,#12 and #19 (as defined in the Proposed Hepburn Community Wind Farm, Landscape and Visual Assessment Study by J Cleary 2006). This plan is included as Attachment A to this letter.

Our Offer

In accordance with condition 5 of Permit 2006/9231 from the Hepburn Shire Council, Leonards Hill Wind Operations Pty Ltd. is making you, as landowner of <insert property address> an offer of landscaping to act as visual screening of the wind turbines at 2040 Ballan-Daylesford Road, Leonards Hill.

We are aware that there are a variety of vegetation types and options to act as visual screening and as such we have included a list of appropriate native species that we believe would be best suited to this task. This list of species is included as Attachment B to this letter.

This offer for visual screening is valid for 6 months post commissioning of the last turbine, and your acceptance can be made at any point until this time.

The offer of visual screening will be made prior to works commencing on site.

The preparation of visual screening plans shall be undertaken in two stages. Offers accepted prior to the commencement of construction will see the preparation of visual screening plans within two months of the commencement of construction, or during the next most appropriate time for planting.

Acceptance after the commencement of construction and before 6 months post commissioning of the last turbine will see the preparation of landscaping plans within two months of the end of the offer, or during the next most appropriate time for planting.

Acceptance of the offer

Should you wish to accept this offer of visual screening, please complete and return the letter of acceptance included with this letter. A representative of Leonards Hill Wind Operations Pty Ltd. will then contact you to discuss your requirements in more detail.

Yours sincerely

Leonards Hill Wind Operations Pty Ltd.

Phone: 03

Email:

10 August 2010

The Chairman
Leonards Hill Wind Operations Pty Ltd
PO Box 225
Daylesford VIC 3460

Dear Chairman

Acceptance of visual screening offer

I wish to advise the Leonards Hill Wind Operations Pty Ltd that
I,.....wish to accept the offer of visual screening of the
Leonards Hill Wind Farm from the property at

Please contact us on the following phone number during business hours to discuss the project
(03)

Signed

.....

.....




.....

.....

Please Print Name

Attachment A – On-site landscaping plan

Attachment B – Species list

| Species | Example |
|--|--|
| <p>Manna Gum (<i>E. Viminalis</i>) <i>Eucalyptus viminalis</i>, Manna Gum, also known as White Gum, Ribbon Gum or Viminalis is an Australian eucalypt.</p> <p>It is a straight erect tree, often around 40 metres tall, with rough bark on the trunk and base of larger branches, its upper bark peels away in long "ribbons" which can collect on the branches and surrounding ground.</p> |  |
| <p>Narrow-leaf Peppermint (<i>E.radiata</i>) <i>Eucalyptus radiata</i> (Narrow-leaved peppermint) is a medium to tall tree to 30 m high (rarely 50m) with persistent bark on the trunk and larger branches or persistent to smaller branches. The bark shortly fibrous ("peppermint"), grey to grey-brown, shedding in long ribbons.</p> |  |
| <p>Silver Wattle (<i>Acacia dealbata</i>) <i>Acacia dealbata</i> (Silver Wattle) is a species of Acacia, native to southeastern Australia in New South Wales, Victoria, Tasmania, and the Australian Capital Territory.</p> <p>It is a fast growing evergreen tree or shrub growing up to 30 m tall, typically a pioneer species after fire.</p> |  |

Narrow-leaf Wattle (*Acacia mucronata*)

This is a fast growing, bushy wattle from eastern Tasmania, to 5m high by 4m wide, and most handsome. Yellow flowers in spring. Adapts to moist, well drained sites or dry situations.



Messmate (*E. obliqua*)

Eucalyptus obliqua grows as a tree up to 90 metres tall, with a trunk up to three metres in diameter. It has a lignotuber, so burnt or coppiced trees sometimes recover in mallee form. It has thick, rough, stringy bark, and glossy green leaves.



Blackwood (*Acacia melanoxylon*)

Moderately fast growing and hardy acacia common through out Victoria and elsewhere in Australia. Grows to trees of 3 up to 45m or shrubs 1.5 to 3m with cream flowers in late winter / spring.



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