

Urban Wind Turbines

A General Guide and Planning Checklist for Residents and Industry



This guide is intended for residents and industry representatives interested in installing one or more urban wind turbines within the City of Port Phillip (Council).

Council is committed to the creation of a sustainable built environment and encourages the development and installation of renewable energy systems, including urban wind turbines. Council must ensure that the planning process achieves outcomes that are environmentally sustainable, financially viable, socially cohesive and culturally relevant. Because of this, satisfying some of the key considerations does not guarantee approval of your application.



The following are some key considerations Council regards as important:

- A planning permit will typically be required if the system is visible from a street (other than a lane) or a public park. Specific heritage controls may also apply.
- The historic fabric of a building should not be unnecessarily disturbed or destroyed, in line with minimum intervention and reversibility principles.
- Every effort should be made to minimise the visibility of the system from the street and its impact on surrounding properties, and public areas.
- Systems should not include any form of private advertising or branding.
- Shadows should be minimised, with less bulky systems preferred.
- Council and the community prefer the installation of silent or ultra-quiet systems.
- Avoid placing the system on or near the property boundary without first obtaining consent from the adjoining property owner(s).

Streamlining the process

Before commencing works please contact Statutory Planning to determine if a permit is required for your proposal and if any specific requirements apply on 9209 6424 or email planhelp@portphillip.vic.gov.au.

Council now waives the application fee associated with obtaining a planning permit for various sustainable design initiatives, including urban wind turbines, with these typically processed through our Fast Track service and completed in less than 3 weeks.

A building permit may also be required for the installation of your system. For more information contact Building Solutions on 9209 6253 or email helpbuilding@portphillip.vic.gov.au.

For more information on wind turbines please contact Sustainable Policy or the Sustainable Design Officer on 9209 6229 or via sustainabledesign@portphillip.vic.gov.au.

Where a Planning Permit is required

Your application must include the following items, otherwise your application **will not** be lodged:

- A fully completed **Application for Planning Permit form**.
 - Ensure you have entered the correct address of the land, an accurate description of your rainwater tank proposal, a current email address and phone number, that the Applicant address is the correct postal address, and that the form is signed and dated.
 - The description of your proposal must include turbine size and specifications, colour, and material.
- A full and current copy of the **Certificate of Title** (dated within 3 months of your application), including the title plan/diagram showing any relevant covenants and restrictions. Provide confirmation that the present boundaries are the same as the title boundaries.
- Photos** of the proposed site.
- Brochure** of the proposed turbine(s).
- Drawings (plans)** including but not limited to a plan and elevation.
 - Drawings must be A3 size, include a north arrow (not required on elevations), be to scale (i.e. 1:100 @ A3), and include a scale bar.
 - Please ensure your development complies with the Electrical Safety (Installations) Regulations 2009 relating to minimum distance of structures from power cables. This aspect is not reviewed during assessment of planning or building applications, and non-compliance may affect construction. For further information contact Energy Safe Victoria - <http://www.esv.vic.gov.au/>

How to apply

All application forms, plans and supporting documentation must be submitted in electronic form (e.g. PDF, image, Word document, etc). Hardcopy applications are not accepted.

The easiest way submit your application is to **apply and pay online**. If an application fee applies it is calculated automatically. Please visit <http://www.portphillip.vic.gov.au/apply-for-planning-permit.htm> for links to apply online, or alternative options.

For most applications the fee is determined by the cost of the development. Refer to the Planning Fee Schedule and if unsure please contact Planning Business Support at planhelp@portphillip.vic.gov.au or 9209 6424.