

Application to Amend Planning Permit

Before you begin

Have you already lodged a pre-application meeting request in Permits Online?

Yes No

Submitting unclear or insufficient information may delay your application.

Any material submitted with this application, including plans and personal information, will be available for public viewing. Copies may be made by interested parties for consideration and review as part of the planning process. Read our [privacy statement](#).

This form can not be used to

- amend a permit or a part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

General information about the planning process is available at www.planning.vic.gov.au.

For help with your application, email planning.support@delwp.vic.gov.au or call the helpline on [1800 789 386](tel:1800789386).

Land details

Name of planning scheme

Moyne

Street address

Address of the land.

1154 CONNEWARREN LANE MORTLAKE VIC 3272

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Unit no.	Street no	Street name
	1154	CONNEWARREN LANE
Suburb	State	Postcode
MORTLAKE	VIC	3272

Formal land description

Lot no.(s)

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PLAN**

<input type="checkbox"/> Lodged plan	<input type="checkbox"/> Title plan	<input type="checkbox"/> Plan of Subdivision
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Plan no.

Crown allotment no.	Section no.
3	10
Parish/ Township name	
Connewarren	

Site information

District	Area of site (square metres)

The amended proposal

You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

Planning permit details

Permit to be amended

Planning permit no.

PA170224

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This application seeks to amend:

- What the permit allows
- Current conditions of the permit
- Plans endorsed under the permit
- Other documents endorsed under the permit

Indicate the type of changes proposed to the permit

<p>Tilt Renewables (on behalf of Dundonnell Wind Farm Pty Ltd) request that Condition 1 of Planning Permit No. PA170224 (the Permit) is amended, pursuant to Section 97I of the Planning and Environment Act 1987.</p> <p>Additionally, concurrently with the amendment to the Permit, it is requested that revised Development Plans are endorsed pursuant to Condition 1 and 5 of the Permit and revised On-site Landscaping Plan pursuant to Condition 14 of the Permit.</p>

Estimate cost of development

Cost of proposed amended development Cost of permitted development Cost difference

\$40,000,000.00	-	\$40,000,000.00	=	\$0.00
-----------------	---	-----------------	---	--------

You may be required to verify this estimate. Insert 'NA' if no development is proposed by the permit.

If the permit allows development, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

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Existing conditions and title

Existing conditions

Have the conditions of the land changed since the time of the original permit application?

Yes No

Provide details of the existing conditions

Use and development in accordance with the permit has commenced.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title information

Encumbrances on title

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes No N/A (no such encumbrance applies)

Contact DELWP for advice on how to proceed before continuing with this application.

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant details

Name

Title	Given names	Surname
Ms	Cara	Layton
Organisation		
Tilt Renewables		

Postal address

23 535 Bourke Street Melbourne VIC 3000

Unit no.	Street no.	Street name	
23	535	Bourke Street	
Suburb	State	Country	Postcode
Melbourne	VIC	Australia	3000

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Phone and email

Business phone	Mobile phone	Fax
0409262039		
Email		
cara.layton@tiltrenewables.com		

Contact person details

Same as Applicant

Name

Title	Given names	Surname
Ms	Cara	Layton
Organisation		
Tilt Renewables		

Postal address

23 535 Bourke Street Melbourne VIC 3000

Unit no.	Street no.	Street name	
23	535	Bourke Street	
Suburb	State	Country	Postcode
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Email		
cara.layton@tiltrenewables.com		

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Owner details

Same as Applicant

Name

Title	Given names	Surname
Ms	Cara	Layton
Organisation		
Tilt Renewables		

Postal address

23 535 Bourke Street Melbourne VIC 3000

Unit no.	Street no.	Street name	
23	535	Bourke Street	
Suburb	State	Country	Postcode

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Melbourne	VIC	Australia	3000
-----------	-----	-----------	------

Phone and email

Business phone	Mobile phone	Fax
0409262039		
Email		
cara.layton@tiltrenewables.com		

Pre-application meeting

Has there been a pre-application meeting with a DELWP planning officer?

Yes No

Name of officer	Date
Sam Mason	3/08/2020

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Supporting documents

The following supporting documents must be submitted with this application, preferably in PDF or Word format.

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DELWP or outlined in a DELWP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Applicant declaration

I declare that I am the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application.

Payment

Fee type	Class	Amount
Applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)	2	\$1,318.10

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Total amount to pay: \$1,318.10

[View fees table](#)

If this application relates to more than one class, click the 'Add new' button and include any additional permit fees.

100% of the charge will be obtained from the permit fee with the highest amount, followed by 50% of the charge from the subsequent permit fees.

I have been approved for a fee waiver for this application.

Credit/Debit Card

EFT

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP018285T
Number of Pages (excluding this cover sheet)	1
Document Assembled	01/09/2020 13:37

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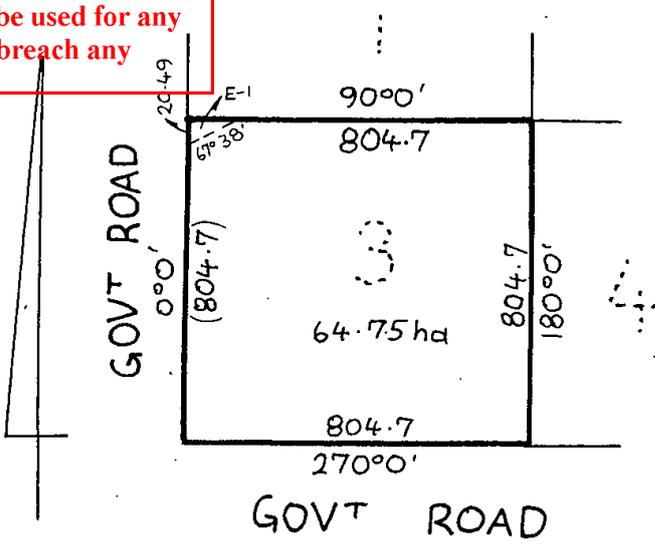
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TITLE PLAN		EDITION 1	TP18285T
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<u>Location of Land</u>	Notations
Parish: Connewarren Township: Section: 10 Crown Allotment: 3 Crown Portion: LTO Base Record: DCMB Last Plan Reference: Title References: Vol 8623 Fol 759 Depth Limitation: nil	

Easement Information					THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by <i>RM</i> Date 4 / 10 / 2000 Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
E-1	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E K428912	S.E.C.V.	

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LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: X007785E
LAND VICTORIA 283 Queen Street Melbourne	Drawn By: Randall McDonald	DEALING CODE:	Sheet 1 of 1

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 10547 FOLIO 160

Security no : 124085236285S
Produced 01/09/2020 01:35 PM

LAND DESCRIPTION

Crown Allotment 3 Section 10 Parish of Connewarren.
PARENT TITLE Volume 08623 Folio 759
Created by instrument X007785E 29/08/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TRUSTPOWER AUSTRALIA HOLDINGS PTY LTD of LEVEL 23 525 COLLINS STREET
MELBOURNE VIC 3000
AM964744U 25/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP018285T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: CONNEWARREN LANE MORTLAKE VIC 3272

DOCUMENT END

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Department of Environment Land Water and Planning
ABN : 90719052204
P.O. Box 500, East Melbourne, VIC 8002, Australia

Tax Invoice/Receipt

Receipt Number : WEB161565
Receipt Date : 12-Aug-2020
Paid By : DUNDONNELL WIND FARM

Details	Amount
Planning Permit Fees	\$573.90
Total	\$573.90

Total includes GST of \$0.00

* indicates taxable items

DUNDONNELL WIND FARM

Note: Over the counter refunds are not issued. Please call (03) 9637 9422 for refund queries.

JKOK
East Melbourne

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Department of Environment Land Water and Planning
ABN : 90719052204
P.O. Box 500, East Melbourne, VIC 8002, Australia

Tax Invoice/Receipt

Receipt Number : JB50042065

Receipt Date : 07-Aug-2020

Paid By :

Details	Amount
Misc Receipt Activity Code For Interfaced Receipts	\$1,318.10
Total	\$1,318.10

Total includes GST of \$0.00

* indicates taxable items

Planning Permit 029781 170029781 2750042065

Note: Over the counter refunds are not issued. Please call (03) 9637 9422 for refund queries.

JKOK
East Melbourne

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Michael Juttner
Manager, Development Approvals and Design, Renewables
Department of Environment, Land, Water and Planning
8 Nicholson Street,
East Melbourne, Victoria 3002

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PLAN**

Via email: michael.juttner@delwp.vic.gov.au
Cc: Mitchell.connolly@delwp.vic.gov.au

27/10/2020

Dear Michael,

Dundonnell Wind Farm – Blue Gums Substation (Planning Permit No. PA170224)
Request for Amendment to Planning Permit & Endorsement of Revised Plans
Request for Amendment to Application

Further to our application to amend Condition 1 of Planning Permit No.PA170224 (the Permit) (dated 5 August 2020), and subsequent discussions with Mitchell Connolly (DELWP), Tilt Renewables request an amendment to our application pursuant to Section 50 of the *Planning and Environment Act 1987*.

We request that, instead of the revisions originally proposed, Condition 1 b is deleted.

Condition 1 b relates to showing blast wall screening on the Development Plans. As set out in our original application, blast walls in high voltage substations are determined to be required (or not) in accordance with *AS2067:2016 Substations and high voltage installations exceeding 1 kV a.c.* The final design of the subdivision (as shown on the proposed revised Development Plans requested for endorsement), has been developed such that it satisfies the requirements of *AS2067:2016* without the need for a blast wall.

If you require any further information, please do not hesitate to contact me on my details below. We look forward to your consideration of our request.

Regards,

A handwritten signature in black ink, appearing to read "Cara Layton".

Cara Layton

Stakeholders and Environment Manager
0409 262 039
cara.layton@tiltrenewables.com

Dundonnell Wind Farm Pty Ltd
ACN 133 651 019

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Melbourne
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Hon. Richard Wynne MP
Minister for Planning
8 Nicholson Street,
East Melbourne, Victoria 3002

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05/08/2020

Dear Minister,

Dundonnell Wind Farm – Blue Gums Substation (Planning Permit No. PA170224)
Request for Amendment to Planning Permit & Endorsement of Revised Plans

1 Introduction

Tilt Renewables (on behalf of Dundonnell Wind Farm Pty Ltd) request that Condition 1 of Planning Permit No. PA170224 (the Permit) is amended, pursuant to Section 971 of the *Planning and Environment Act 1987*.

Additionally, concurrently with the amendment to the Permit, it is requested that revised Development Plans are endorsed pursuant to Condition 1 and 5 of the Permit and revised On-site Landscaping Plan pursuant to Condition 14 of the Permit.

2 Amendment

The location of blast wall screening is specifically referenced as being required to be shown on the Development Plans pursuant to Condition 1(b) of the Permit.

Blast walls in high voltage substations are determined to be required (or not) in accordance with *AS2067:2016 Substations and high voltage installations exceeding 1 kV a.c.* The standard sets out minimum clear distances between substation equipment and anything in the substation or neighbouring infrastructure which may be affected by an explosion or fire. Blast walls are often used where the footprint or size of a substation is constrained or limited, or, in the case of multiple transformers where potentially explosive equipment must be positioned close together.

Whilst the indicative design of the Blue Gums Substation (as per the plans referenced in Condition 1) may have included a blast wall, the final design (as per the Development Plans, endorsed 21 January 2019) has been developed such that it satisfies the requirements of *AS2067:2016* without the need for a blast wall.

The endorsed Development Plans shows the location of a blast wall. However, as a blast wall is not required by *AS2067:2016* it is requested that the Permit is amended to reflect that blast wall screening must be shown if it is

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required pursuant to AS2067:2016.

It is requested that Condition 1 of the Permit is amended to read (**bold** = new text):

Before the development states, development plans must be prepared to the satisfaction of the responsible authority. When approved, the plans will be endorsed by the responsible authority and will then form part of this permit. The plans must be generally in accordance with the *T3 Indicative Offsite Substation Site Plan*, *T2 – Indicative Off-site Substation Layout* and *T3 – Indicative Off-site Substation layout (Tilt)* but modified to show:

- a. The overall height of proposed structures
- b. Blast wall screening in accordance with **AS2067:2016 Substations and high voltage installations exceeding 1 kV a.c.**

3 Revised Plans

Concurrently with the amendment to the Permit, it is requested that revised Development Plans are endorsed to remove the blast wall from the plans as well as other design improvements that have been identified during detailed design and construction, including:

- Development Plans, endorsed 21 January 2018, pursuant to Condition 1 and 5 of Planning Permit No. PA170224, including
 - Replace Locality Plan (Sheet 1) – *Blue Gums Substation (Dundonnell Wind Farm), Connewarren Lane, Mortlake; Permit No. PA170224, Locality Plan, Revision C, 9/04/2019*
 - Substation Plan (Sheet 2) – *Blue Gums Substation (Dundonnell Wind Farm), Connewarren Lane, Mortlake; Permit No. PA170224, Substation Plan, Revision D, 5/03/2020*
 - Substation Sections (Sheet 3) - *Blue Gums Substation (Dundonnell Wind Farm), Connewarren Lane, Mortlake; Permit No. PA170224, Substation Sections, Revision D, 10/03/2020*
- On-site Landscaping Plan, endorsed 21 January 2018, pursuant to Condition 14 of Planning Permit No. PA170224, including:
 - Replace Appendix A – Landscape Plan (Sheet 11 of 15) and Appendix B – Typical Planting Plan (Sheet 13 of 15) with, *Dundonnell Wind Farm – Off Site Substation, Connewarren Lane, Mortlake, Permit No. PA170224 Landscape Plan, R0098700-EE-SKT-1004 Rev B, Revision B. 16/04/19*
 - Replace Appendix C – Landscape Sections (Sheet 15 of 15) with, *Dundonnell Wind Farm – Off Site Substation, Connewarren Lane, Mortlake, Permit No. PA170224 Landscape Sections, Revision B. 16/04/19*

The plans have been updated to reflect final as-procured equipment and as-built dimensions including details of intersection at the Connewarren Lane. The design shown on the plans have been optimised by relocating buildings to the south of the layout in locating them closer to the station access road; a section of station access road is now also within the security fenced area. It is considered that these minor updates remain generally in accordance with the requirements of the Permit.

No changes are requested to any other plan endorsed in accordance with the Permit. Furthermore, we note that these plans are consistent with proposed subdivision of the site, approved by Planning Permit No. PA2000772.

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4 Conclusion

It is considered that there are no reasons why this request for amendment to the Permit and the endorsement of revised plans should not be supported.

If you or your team have any questions (or would like to arrange to meet) please do not hesitate to contact me on my details below.

We look forward to your consideration of our request.

Regards,

A handwritten signature in black ink, appearing to read "Cara Layton", written over a light grey rectangular background.

Cara Layton

Stakeholders and Environment Manager

0409 262 039

cara.layton@tiltrenewables.com

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Victoria, 8007
Australia

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- NOTES:**
1. ALL EXTERNAL CLADDING AND TRIM OF THE BUILDING MUST BE OF A NON-REFLECTIVE NATURE AND BE COLOURED OR PAINTED IN MUTED SHADES OF GREEN, BROWN OR OTHER COLOURS SATISFACTORY TO THE RESPONSIBILITY AUTHORITY.
 2. IN COMPARISON TO DRAWINGS REFERENCED IN PERMIT NO:PA170224, THE REFINED DRAWINGS ATTACHED ARE GENERALLY IN ACCORDANCE WITH THOSE PREVIOUS DRAWINGS AND IN COMPARISON:
 - a) DO NOT INCLUDE BLAST WALL SCREENING AROUND THE TRANSFORMER AS THIS IS NOT REQUIRED
 - b) THE ROOM FORMERLY IDENTIFIED AS O&M OFFICE, NOW IDENTIFIED AS CONTROL ROOM
 - c) DEDICATED CAR PARKING AREA NOT REQUIRED; SUBSTATION IS UNATTENDED AND ALL OF THE SITE INSIDE THE SUBSTATION FENCE TO BE PREPARED TO ALLOW FOR MOVEMENT AND PARKING OF MAINTENANCE VEHICLES.
 - d) REDUCTION OF THE EQUIPMENT IN THE SUBSTATION
 - e) TOGETHER THE ABOVE ALLOW A REDUCTION OF THE FOOTPRINT OF THE SUBSTATION
 - f) SET THE LANDSCAPE PLANTING BACK 15 M FROM THE SUBSTATION FENCE LINE (TO PROVIDE A FIRE BREAK SEPARATION)
 - g) PROVIDE LARGE RADIUS BENDS ON THE ACCESS ROAD TO FACILITATE THE DELIVERY OF LARGE SUBSTATION EQUIPMENT
 - h) LOCATE THE SUBSTATION A SHORT DISTANCE FROM THE NORTHERN AND WESTERN PROPERTY BOUNDARIES TO FACILITATE g) AND h); AND
 - i) SHORTEN THE LENGTH OF ACCESS ROAD

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SCALE 1:1000 (A3) 0 10 20 30 40 50m

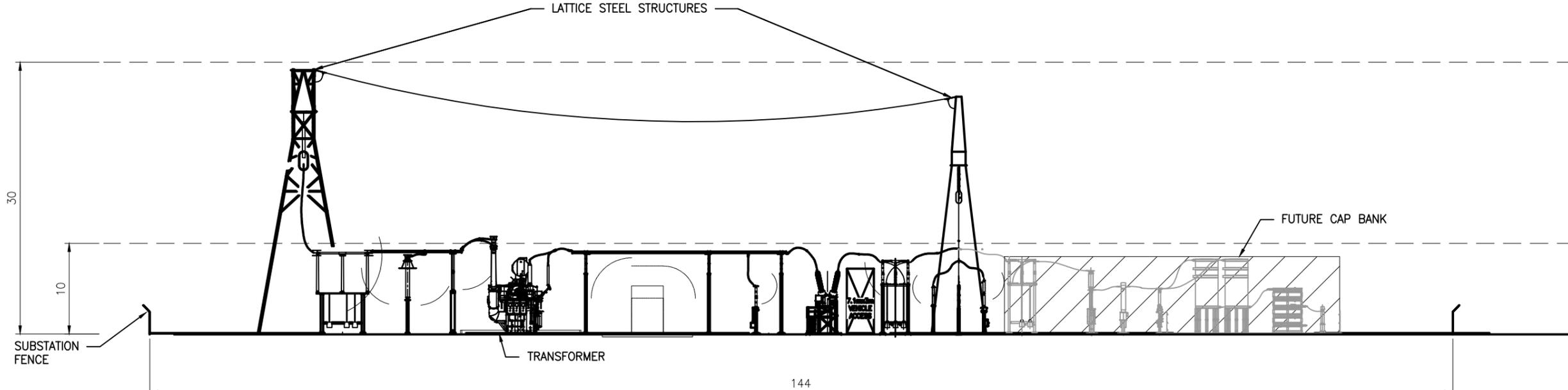
ADVERTISED PLAN										CLIENT			JACOBS		CLIENT No.	REV.
										APPROVED					BY	DATE
ISSUED FOR PLANNING PERMIT										BLUE GUMS SUBSTATION (DUNDONNELL WIND FARM)						
ISSUED FOR PLANNING PERMIT										CONNEWARREN LANE, MORTLAKE; PERMIT No. PA170224						
ISSUED FOR PLANNING PERMIT										SUBSTATION PLAN						
DRAWING No.	REFERENCE DRAWING TITLE	REVISION DESCRIPTION	REV.	BY	CHK'D	APPR'D	PRJ. ENG	DATE	SCALE							

DATE: 10/03/2020 10:04:17 AM
 NAME: SCHOUTEN, WILL

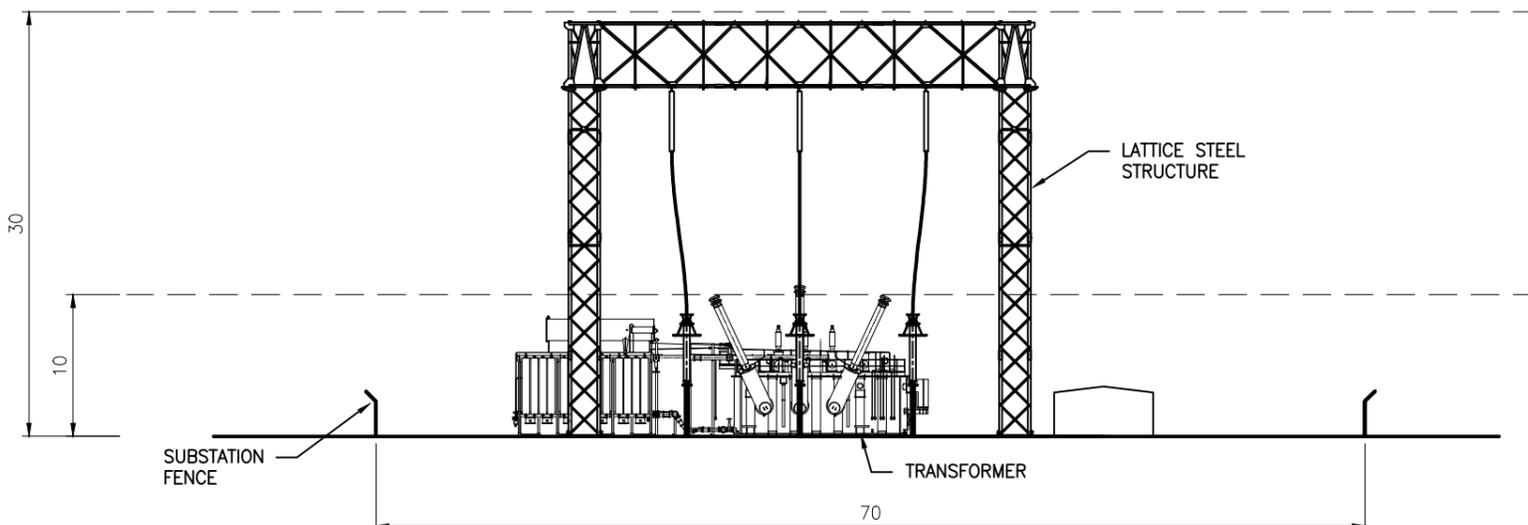
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1 2 3 4 5 6 7 8

A
B
C
D
E



SECTION 1
 SCALE 1:500



SECTION 2
 SCALE 1:500

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SCALE 1:500 (A3) 0 5 10 15 20 25m

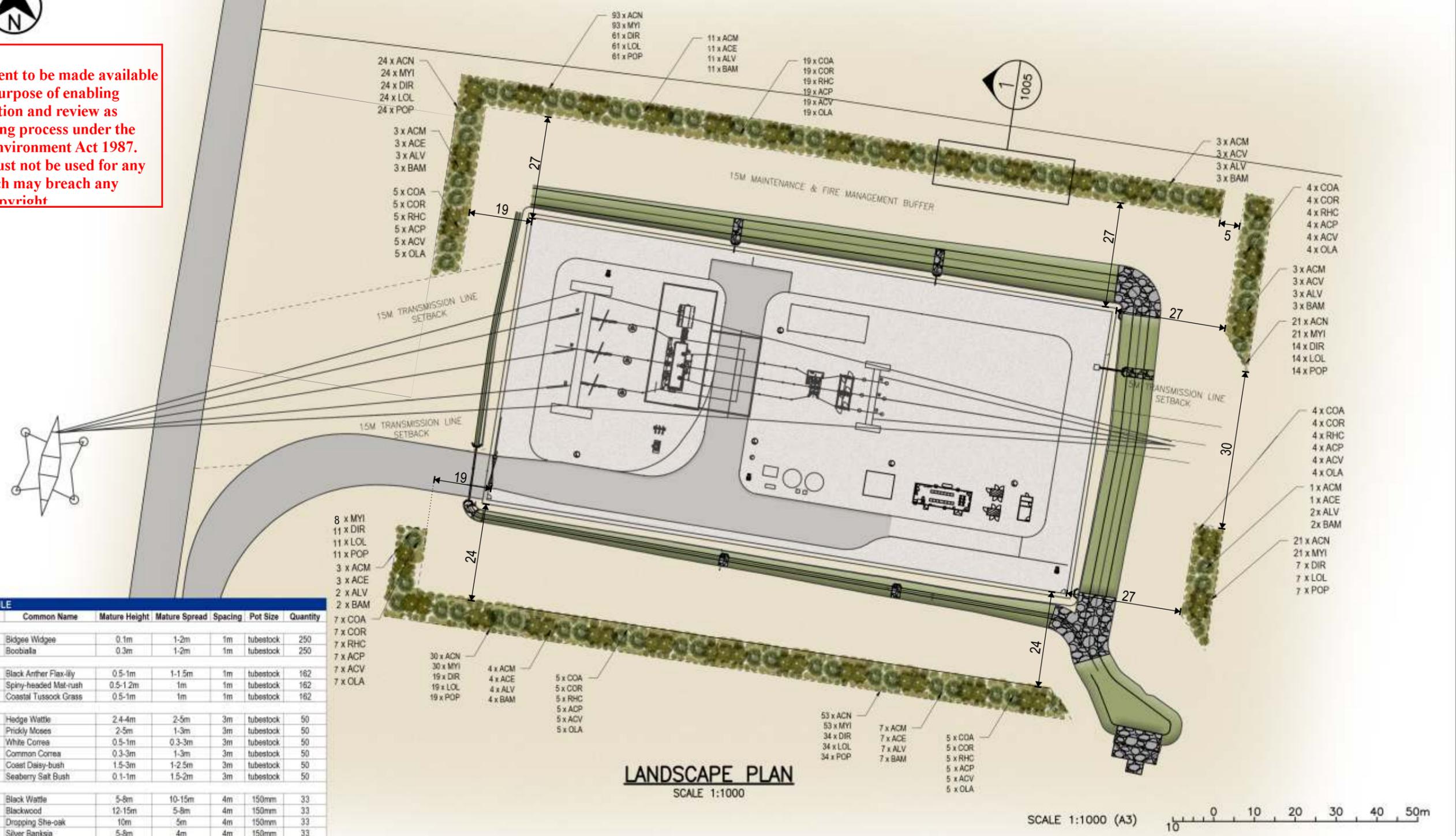
										CLIENT					CLIENT No.	REV.
										APPROVED					DRG. No. R0098700-EEE-SKT-1003	REV. D
										BY			DATE		BLUE GUMS SUBSTATION (DUNDONNELL WIND FARM) CONNEWARREN LANE, MORTLAKE; PERMIT No. PA170224 SUBSTATION SECTIONS	
										ISSUED FOR CONSTRUCTION						
										SCALE						
DRAWING No.	REFERENCE DRAWING TITLE	REVISION DESCRIPTION	REV.	BY	CHK'D	APPR'D	PRJ. ENG	DATE	SCALE							

1 2 3 4 5 6 7 8 A3

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LANDSCAPE PLAN
SCALE 1:1000

SCALE 1:1000 (A3)
0 10 20 30 40 50m

Code	Botanical Name	Common Name	Mature Height	Mature Spread	Spacing	Pot Size	Quantity
Groundcovers							
ACN	<i>Acacia novae-zelandiae</i>	Bidgee Widgee	0.1m	1-2m	1m	tubestock	250
MYI	<i>Mycoporum insulare</i>	Boobialla	0.3m	1-2m	1m	tubestock	250
Grasses & Tufting Species							
DIR	<i>Dianella revoluta</i>	Black Anther Flax-lily	0.5-1m	1-1.5m	1m	tubestock	162
LOL	<i>Lomandra longifolia</i>	Spiry-headed Mat-rush	0.5-1.2m	1m	1m	tubestock	162
POP	<i>Poa poriformis</i>	Coastal Tussock Grass	0.5-1m	1m	1m	tubestock	162
Shrubs							
ACP	<i>Acacia paradoxa</i>	Hedge Wattle	2.4-4m	2-5m	3m	tubestock	50
ACV	<i>Acacia verticillata</i>	Prickly Moses	2-5m	1-3m	3m	tubestock	50
COA	<i>Correa alba</i>	White Correa	0.5-1m	0.3-3m	3m	tubestock	50
COR	<i>Correa reflexa</i>	Common Correa	0.3-3m	1-3m	3m	tubestock	50
OLA	<i>Olearia axillaris</i>	Coast Daisy-bush	1.5-3m	1-2.5m	3m	tubestock	50
RHC	<i>Rhagodia candolleana</i>	Seaberry Salt Bush	0.1-1m	1.5-2m	3m	tubestock	50
Trees							
ACM	<i>Acacia mearnsii</i>	Black Wattle	5-8m	10-15m	4m	150mm	33
ACE	<i>Acacia melanoxylon</i>	Blackwood	12-15m	5-8m	4m	150mm	33
ALV	<i>Allocasuarina verticillata</i>	Drooping She-oak	10m	5m	4m	150mm	33
BAM	<i>Banksia marginata</i>	Silver Banksia	5-8m	4m	4m	150mm	33

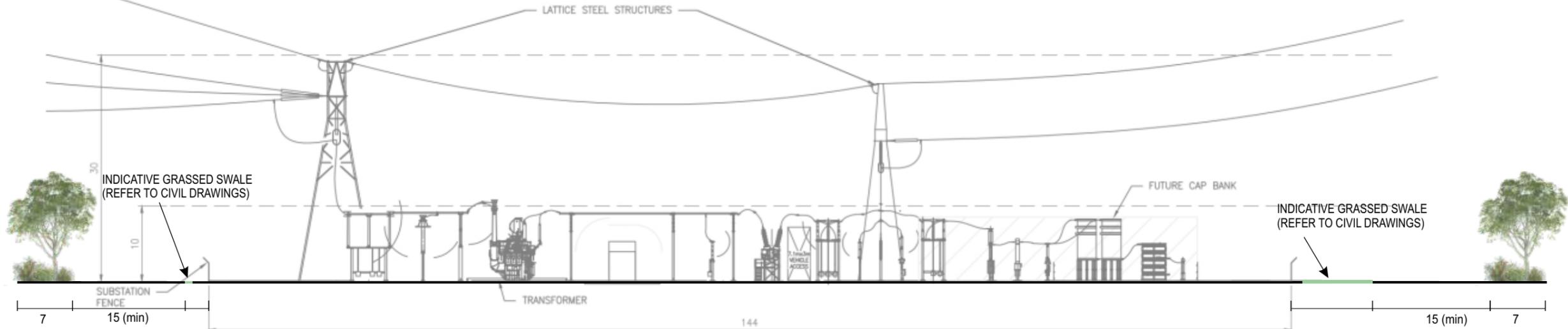
DATE: 16.04.19
NAME: SEAN MCCONNELL

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					CLIENT		CLIENT No.		REV.
					APPROVED		BY		DATE
					CLIENT APPROVED				
					ISSUED FOR CONSTRUCTION				
					SCALE				
					DUNDONNELL WIND FARM - OFF SITE SUBSTATION		CONNEWARREN LANE, MORTLAKE; PERMIT No. PA170224		LANDSCAPE PLAN
					JACOBS		DRG. No. R0098700-EEE-SKT-1004		B
					REVISED LAYOUT		B SM HB		16.04.19
					ISSUED FOR PLANNING PERMIT		A VD CM		30.08.18
DRAWING No.	REFERENCE DRAWING TITLE	REVISION DESCRIPTION	REV.	BY	CHKD	APPRD	PRJ ENG	DATE	SCALE

DATE: 16.04.19
NAME: SEAN MCCONNELL

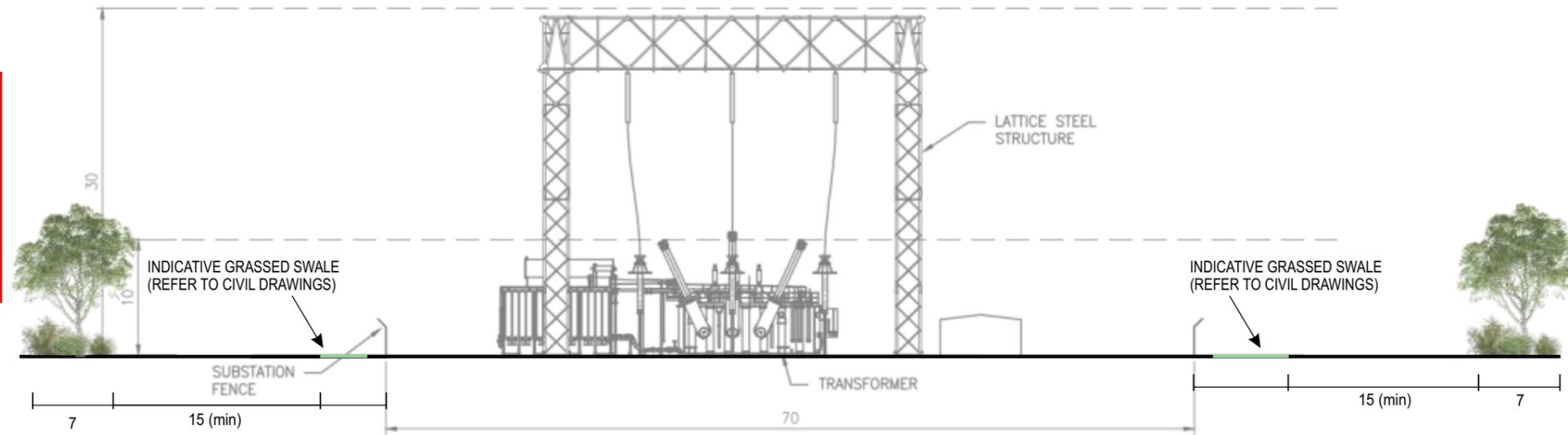
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SECTION 1
SCALE 1:600

ADVERTISED PLAN

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SECTION 2
SCALE 1:500

SCALE 1:500 (A3) 0 5 10 15 20 25m

										CLIENT			CLIENT No.		REV.					
										APPROVED			BY		DATE	JACOBS		DRG. No. R0098700-EEE-SKT-1006		REV. B
																CLIENT APPROVED			DUNDONNELL WIND FARM - OFF SITE SUBSTATION	
										ISSUED FOR CONSTRUCTION			LANDSCAPE SECTIONS							
DRAWING No.	REFERENCE DRAWING TITLE	REVISION DESCRIPTION	REV.	BY	CHKD	APPRD	FRA. ENG	DATE	SCALE											
1	2	3	4	5	6	7	8	A3												