

ADVERTISED PLAN

**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

5 June 2024

Michael Juttner
Manager, Development Approvals and Design, Renewables
Department of Transport and Planning/ Development Facilitation Program
8 Nicholson Street
East Melbourne VIC, 3002

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Dear Michael,

BARWON SOLAR FARM PLANNING PERMIT APPLICATION

Please find enclosed a planning permit application prepared by Urbis Pty Ltd on behalf of Elgin Energy (the permit applicant) in support of a planning permit application to use and develop land for a solar energy facility (renewable energy facility) and utility installation, on land at 1145-1215 Little River-Ripley Road, Victoria (known as Barwon Solar Farm).

On 4 April 2024 amendment VC261 was gazetted into the Greater Geelong Planning Scheme. This amended Clause 53.22 to introduce additional land uses to Table 2 of Clause 53.22-1, being:

- Renewable energy facility with an installed capacity of 1 megawatt or greater
- Utility installation used to transmit or distribute electricity or store electricity with an installed capacity of 1 megawatt or greater.

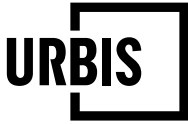
As the proposal is for a renewable energy facility and for a utility installation with capacity of 330MW and 500MW respectively, the proposal qualifies for assessment under this Clause.

We therefore consider the proposal eligible for expedited assessment as part of the Department of Transport and Planning's Development Facilitation Program.

Pursuant to Clause 72.01-1, the Minister for Planning is the Responsibility Authority for the application.

The proposed development represents a site-responsive renewable energy facility that will make a significant contribution to achieving Victoria's renewable energy targets, as outlined in the table below:

Emissions	
City of Greater Geelong	<ul style="list-style-type: none">▪ Approximately 8.4% operational emissions reduction (3,791,000 tCO₂e 2021/22 municipal emissions)▪ Approximately 21.3% operational emissions reduction from electricity as energy source (1,494,000 tCO₂e 2021/22 municipal electricity source emissions)
Victoria	<ul style="list-style-type: none">▪ Approximately 0.4% operational emissions reduction (80,064,500 tCO₂e 2021 state emissions)



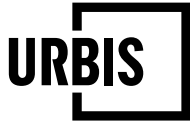
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Emissions	
	<ul style="list-style-type: none">▪ Approximately 0.8% operational emissions reduction from electricity as energy source (41,400,000 tCO₂e 2021 state)
Renewable Energy Storage Targets	
Victoria	<ul style="list-style-type: none">▪ Provide approximately 11.0% of 2030 target of 2.6GW▪ Provide 4.9% of 2035 target of 6.3GW

The application demonstrates that the proposed renewable energy installation is an appropriate use and form of development for the site when assessed against the Greater Geelong Planning Scheme and all relevant State and Commonwealth legislation, policies and guidelines.

In support of the application, we enclose the following documents:

- Certificates of Title (Appendix A)
- Survey Plan (Veris, December 2021) (Appendix B)
- Site Plan (Urbis, June 2024) (Appendix C)
- Elevation Plan (Urbis, September 2022) (Appendix D)
- Maps (Urbis, December 2021) (Appendix E)
- Landscape Strategy (Urbis, September 2022) (Appendix F)
- Stakeholder Engagement Outcomes Report (Urbis, September 2022) (Appendix G)
- Flora and Fauna Assessment, Memo and Grassland Earless Dragon Habitat Species Assessment (Biosis, February 2023, March 2024 and January 2024) (Appendix H)
- Cultural Heritage Desktop, Standard and Complex Assessment (Ecological Australia, October 2022) (Appendix I)
- Agricultural Assessment (Ag Challenge Consulting, March 2022) (Appendix J)
- Hydrology Assessment (Ecological Australia, April 2023) (Appendix K)
- Preliminary Landscape and Visual Impact Assessment (Urbis, September 2022) (Appendix L)
- Acoustic Assessment (Norman Disney & Young, April 2023) (Appendix M) Appendix R: Growling Grass Frog Survey prepared by ELA
- Traffic Impact Assessment (Urbis, April 2023) (Appendix N)
- Fire Risk Assessment (Ecological Australia, April 2023) (Appendix O)
- Bushfire Report Peer Review (EHP, October 2023) (Appendix P)
- Residential Property Lease Agreement (Thomson Geer Lawyers, September 2021) (Appendix Q)
- Quote for Victorian offsets under Clause 52.17 (Appendix R)



- Photos of Habitat Zones and Tress (Appendix S)

The project team has worked collaboratively to inform the planning and design response. Extensive community consultation and engagement has taken place providing opportunities for the community and stakeholders to provide formative feedback on the proposal's design and layout.

We trust the enclosed information is sufficient for you to make a full assessment of the application.

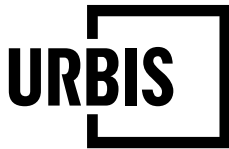
If you have any queries regarding the submitted documentation, please do not hesitate to contact me on the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Callum Goldby".

Callum Goldby
Consultant
+61 3 8663 4964
cgoldby@urbis.com.au

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15 October 2024

Hannah Scott
Senior Planner, Development
Department of Transport and Planning

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Dear Hannah,

RESPONSE TO REQUEST FOR FURTHER INFORMATION BARWON SOLAR FARM - PLANNING PERMIT PA2402968

1. INTRODUCTION

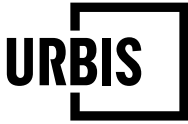
Urbis continues to act on behalf of the permit applicant, Elgin Energy Pty Ltd in relation to the above-mentioned planning application submitted to the Minister for Planning on 5 June 2024.

We write in response to the Department's request for further information dated 7 August 2024 and enclose the following documentation in support of the response:

- Updated Site Plans Prepared by Urbis - Revision O.
- Updated Noise Assessment prepared by Norman Disney and Young dated October 2024
- Updated Landscape and Visual Impact Assessment prepared by Urbis dated October 2024
- Updated Landscape Strategy prepared by Urbis dated October 2024
- Update Town Planning Report prepared by Urbis dated October 2024
- Updated Folara and Fauna report prepared by Biosis dated October 2024
- Update Transport Impact Assessment prepared by Urbis dated October 2024
- Recent Certificate of Title.

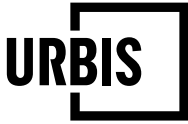
2. RESPONSE TO REQUIRED INFORMATION

Response to each item of additional information required is provided as follows.



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RFI Item	Response
<p>1. Titles – A recent copy of all certificates of title. Any section 173 agreements and/or covenants listed on the register search statement, and all relevant associated documents must also be provided.</p>	<p>Please refer to the updated Certificate of titles.</p>
<p>2. Fire Risk Assessment – The Fire Risk Assessment submitted with the application (V2, dated April 2023) has not been updated since the design has been changed. Further, the recommendations of the Bushfire Assessment Peer Review prepared by Ecology and Heritage Partners (October 2023) do not seem to have been implemented in the Fire Risk Assessment. It is recommended that you update the Fire Risk Assessment to be consistent with the current design of the facility.</p>	<p>We acknowledge that the Fire Risk Assessment submitted with the application should be updated to reflect the current site layout and recommendations of the Bushfire Assessment Peer Review.</p> <p>Given EHP’s peer review reinforces the submitted FRA was reasonable and appropriate and subsequent changes to the design only reflect a reduction in the panel extent, we would request updates to the original Fire Risk Assessment be addressed via a condition on the permit.</p>
<p>3. Visual Impact and Glint and Glare – Please update the Preliminary Landscape and Visual Impact Assessment for consistency with the latest design of the facility.</p>	<p>Please refer to the updated Preliminary Landscape and Visual Impact Assessment prepared by Urbis dated October 2024.</p> <p>We confirm the amended plans will have no glare impacts for all ground-level receptors.</p> <p>Please also refer to the updated corresponding landscape strategy prepared by Urbis dated October 2024. The landscape strategy has been updated to remove internal visual screening not relevant to neighbouring receptors.</p>
<p>4. Traffic Impact Assessment – Update the plan of the proposed development (page 13 of the TIA) with the current design.</p>	<p>Please refer to the updated Traffic Impact Assessment prepared by Urbis dated October 2024.</p>



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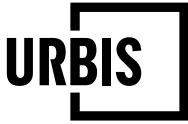
RFI Item	Response
<p>5. Flora and Fauna Assessment – Update the assessment for consistency with the current design and proposed amount of native vegetation removal (e.g. 9.9264ha). Remove all references to the former design and the previously proposed removal of 18ha of native vegetation.</p>	<p>Please refer to the updated Flora and Fauna Assessment prepared by Biosis dated 12 September 2024.</p> <p>In order to accurately reflect the proposed amount of Native Vegetation removal (9.926 ha) Urbis have provided updated site plans (Revision O).</p> <p>Updated plans further evidence measures to avoid and minimise impact to identified native vegetation on site as follows:</p> <ul style="list-style-type: none"> - Reconfiguration of internal road network which previously intersected with areas of retained native veg. Existing roads have been utilised where possible. - Removal of panel strings previously intersecting with areas of retained native veg - Application of 3m ‘no-go’ zones around retained patch vegetation to avoid potential for indirect impacts.
<p>6. Noise Assessment – Update the Noise Assessment for consistency with the latest design of the facility. It is noted that the current design proposes inverters closer to sensitive receptors.</p>	<p>Please refer to the updated Norman Disney & Young Noise Assessment dated October 2024.</p> <p>This report has been updated to accurately reflect primary noise sources within the site.</p>
<p>7. Planning Report - It is suggested that the following changes are made to the planning report:</p> <ul style="list-style-type: none"> • Delete reference to Clause 52.02 (Easements, restrictions and reserves) in Table 1 on page ii. • Update the ‘Planning Pathway’ section of the report to explain that the project is also being considered via a state assessment process of an 	<p>Please refer to the updated town planning report prepared by Urbis dated October 2024.</p> <p>We note, the report has previously described the proposed BESS as 500MW. For clarification the report has been updated to specify the BESS as 250 MW/500 MWh. No material changes have been made to the proposed BESS.</p> <p>A megawatt (MW) measures the power capacity of an electrical system, providing an indication of how much electricity can be produced at any given moment. On</p>

RFI Item	Response
<p>Environment Report (ER) under the Bilateral Assessment Agreement between the Commonwealth and Victorian governments to satisfy the No EES conditions and EPBC Controlled Action decision. Refer to Page 1 of the Scope of Barwon Solar Farm Environment Report under EE Act (and EPBC Act Bilateral Agreement) for information on how the ER and planning permit application will occur in parallel.</p> <ul style="list-style-type: none"> • Any other updates for consistency with the ER. 	<p>the other hand, a megawatt hour (MWH) represents how much electricity that system delivers over a period of one hour.</p>

3. RESPONSE TO PRELIMINARY CONCERNS

Response to each of DTP’s preliminary concerns is provided as follows.

RFI Item	Response
<p>1. CHMP - A copy of the approved Cultural Heritage Management Plan (CHMP) for the project has not yet been received. DTP will continue to process your application without the approved CHMP. However, a determination will not be made until the approved CHMP is provided. The works proposed by the planning application must be consistent with those described in the approved CHMP.</p>	<p>Noted.</p>
<p>2. Environment Report - DTP will coordinate the public notice of the planning permit application with that of the Environment Report. As such, it is highly recommended that you ensure that the design and layout of the facility described in the planning permit</p>	<p>A request has been made to decouple the environment report process pursuant to the Decision under section 8B(3)(b) of the EE Act from the process for assessing and determining the planning permit application under the PE Act.</p>



RFI Item	Response
application and the Environment Report are consistent, to avoid public confusion.	<p>However, we acknowledge that environment report process in respect of the Project is well-advanced, such that a draft report has been provided to DTP, DCCEEW and DEECA, and comments have been provided in response.</p> <p>The design and layout of the facility shown in the updated plans (Revision O) is consistent with that of the Environment Report and feedback received from DTP, DCCEEW and DEECA.</p>

4. CONCLUSION

The proposal has been designed with the above requested information in mind and it is considered that the design appropriately response to the applicable controls and the site's context. We trust the above response and enclosed documentation satisfactorily addresses the matters raised in the Department's Request for Further Information.

We look forward to the further progression of the application to public advertising. Should this information in whole or part not constitute, in the Department's view, a satisfactory response, please accept this letter as a request to extend the time to provide further information under Section 54 of the Planning and Environment Act 1987.

Kind regards,

Callum Goldby
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cgoldby@urbis.com.au

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