

PLANNING PERMIT

Permit No.:	PA2402968
Planning scheme:	Greater Geelong Planning Scheme
Responsible authority:	Minister for Planning
Address of the Land:	1000, 1050, 1085-1135, 1145-1215, 1150-1190, 1240 and 1320 Little River-Ripley Road, Little River VIC 3211 Formally known as: <ul style="list-style-type: none">• Lot 2 on PS140470 Vol 09573 Fol 850• Lot 1 on PS434520C Vol 10533 Fol 121• Lot 1 on TP015944U Vol 10483 Fol 783• Lot 2 on TP015944U Vol 10483 Fol 784• Portion 17 Parish of Wurdi-Youang Vol 12363 Fol 977• Portion 22 Parish of Wurdi-Youang Vol 10483 Fol 781• Portion 23 Parish of Wurdi-Youang Vol 10483 Fol 782• Portion 24 Parish of Wurdi-Youang Vol 10040 Fol 564

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
35.07-1	Use of the land for the purpose of a renewable energy facility (other than a wind energy facility). Use of land for the purpose of a utility installation (other than Minor utility installation and Telecommunications facility).
35.07-4	Construct a building or construct or carry out works associated with Section 2 use. Earthworks which change the rate of flow or the discharge point of water across a property boundary. Construction of a building setback less than 20m from a road.

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42.01-2	Construct a building or construct or carry out works. Construction of a fence greater than 2m in height. Remove destroy or lop any vegetation.
43.03-2	Construct a building or construct or carry out works. Remove, destroy or lop any vegetation.
52.05-14	Display of a business identification sign.
52.17-1	Remove, destroy or lop native vegetation including dead vegetation.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.
2. The use and development as shown on the endorsed plans must not be altered (unless the Greater Geelong Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Commencement

3. This permit will operate from the issued date of this permit.

Amended Plans

4. Before the use and development commences, amended plans and elevations must be submitted to and approved by the Responsible Authority. The plans and elevations must be generally in accordance with the site plans and elevations prepared by URBIS, titled 'Barwon Solar Farm', Rev O, 11 October 2024 and advertised with the application, but modified to show:
 - a) The final size, location, elevation, and materials of all buildings or works.
 - b) The colours and finishes of all buildings and works. All buildings and works must be non-reflective (excluding solar arrays) and of natural/muted tones to minimise visual impact.
 - c) Avoidance of all Victorian Grassland Earless Dragon (VGED) habitat on site, and all other changes as shown on the plans titled 'Barwon Solar Farm' Revision P, dated 21 November 2024.
 - d) The Battery Energy Storage System (BESS) to be a minimum of 150 metres away from the southern property boundary in accordance with Condition 24b.

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- e) The total display area of all business identification signs for the facility to be less than 3m².
- f) Any proposed acoustic mitigation measures in accordance with Conditions 11 and 12.
- g) The location of all internal access tracks. The access tracks must not be located with VGED habitat and must not require the removal of any additional native vegetation above the amount approved by Condition 17. All access tracks must be capable of connecting into the public road network.
- h) The location of all trees within Council road reserves. All buildings and works should be located outside of the Tree Protection Zones (TPZs) of Council trees.
- i) Any staging of the permitted use and development (as relevant).
- j) Any other changes to comply with:
 - i. CFA conditions 24 to 26.
 - ii. DEECA conditions 14 to 18.
 - iii. The environmental mitigation and management commitments of the Environmental Management Framework (EMF) required by Condition 7.
 - iv. Hydrology condition 40.
 - v. Any other conditions of this permit.

Landscape Plan

- 5. Before the use and development commences, a detailed landscape plan prepared by a suitably qualified landscape architect must be submitted to and approved by the Responsible Authority. The landscape plan must be generally in accordance with the Landscape Strategy prepared by URBIS, titled 'Barwon Solar Farm' and dated 15 October 2024 to the satisfaction of the Responsible Authority. The landscape plan must show:
 - a) The location of all native vegetation to be retained and/or removed.
 - b) The location of No-go zones for the retained vegetation.
 - c) The location of all trees in the Council road reserves, including their TPZs. Buildings and works must not be located within the TPZs of any Council trees, unless with the written consent of the Greater Geelong City Council.
 - d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. Priority should be given to the selection of indigenous species including the EVCs recorded on the site.
 - e) Vegetation screening, generally in accordance with that shown on the plans and elevations prepared by URBIS, titled 'Barwon Solar Farm, Rev P dated 21 November 2024.
 - f) Any changes required to comply with any other condition of this permit.

Compliance with Landscape Plan

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6. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.

Environmental Management Framework (EMF)

7. Prior to the commencement of the use and development, an Environmental Management Framework (EMF) must be approved and endorsed by the responsible authority, in consultation with the Department of Energy, Environment and Climate Action (DEECA). The EMF must include:
- The approvals, consents and related statutory instruments that will underpin environmental management for the project.
 - The environmental mitigation and management commitments consistent with those set out in the final Environment Report provided to the Minister for Planning under clause 5.3 in the accredited process in Schedule 1 (part 5) of the Bilateral Assessment Agreement between the Commonwealth and Victorian Governments under section 45 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), and consistent with any conditions of the EPBC Act approval for this project.
 - The processes and indicative timing for development of an Environmental Management Plan (EMP), an Operational Environmental Management Plan (OEMP), a Decommissioning Management Plan, and associated sub-plans and the consultation required with entities responsible for the approval of these documents.
 - The processes for monitoring, reporting, auditing and evaluating performance and environmental outcomes, as well as revising mitigation and management commitments.

Implementation of the Environmental Management Framework (EMF)

8. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed EMF and all associated subplans approved under or required by the EMF. All works constructed or carried out must be in accordance with the endorsed EMF and subplans, to the satisfaction of the responsible authority.

Operational Environment Management Plan (OEMP)

9. Before the commencement of the use, an Operational Environmental Management Plan (OEMP) must be approved and endorsed by the responsible authority. The OEMP must be prepared by an appropriately qualified environmental consultant and:
- Include measures to avoid and minimise amenity and environmental impacts during the operation of the solar energy facility and BESS.
 - Include design measures and / or procedures to manage dust, glint and glare, light spill, mud, flood, surface water quality and stormwater run-off.
 - Include response measures to environmental incidents, including a program for recording and reporting environmental incidents.
 - Include organisational responsibilities, and procedures for staff training and communication.

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Glint and Glare

10. The resting angle of the panels must be configured between 25-50 degrees (inclusive) from horizontal to ensure that glint and glare impacts are appropriately managed, unless otherwise agreed in writing by the responsible authority.

Predictive Noise Assessment

11. Before the use and development commences, excluding demolition, bulk excavation and site preparation works, an updated Predictive Noise Assessment must be submitted to and approved by the responsible authority and must:
- Model the final design layout and all electrical components of the facility and assess this against EPA Publication 1826.4: *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*. This model should include the relocation of the BESS as required by Condition 3d).
 - Demonstrate compliance of the proposal with EPA Publication 1826.4.
 - Include details of any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.4 to the satisfaction of the responsible authority.
12. All measures relied on to achieve compliance with EPA Publication 1826.4 must be shown on the development plans endorsed under Condition 3 and implemented to the satisfaction of the Responsible Authority.
13. The Predictive Noise Assessment must be made available to the Minister for Planning, Greater Geelong City Council or the public upon request.

Department of Energy, Environment and Climate Action (DEECA) Conditions – Determining (66.04) and recommending (66.02-2) referral authority

Notification of permit conditions

14. Before any works start, the permit holder must advise all persons undertaking the vegetation removal or works on-site of all relevant permit conditions and associated statutory requirements or approvals.

Environment Management Plan

15. Before any works start, including native vegetation removal, an Environment Management Plan (EMP) must be prepared, in consultation with DEECA, to the satisfaction of the responsible authority. When approved, the EMP will be endorsed and will form part of this permit. The EMP must include:
- Details for the implementation of the recommendations included in the Landscape Strategy (Urbis, 15 October 2024), Victorian Grassland Earless Dragon Habitat Suitability Assessment (Biosis, 18 November 2024) and Section 6 of the Flora and Fauna Assessment (Biosis dated 12 September 2024).
 - A native vegetation plan which details the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible for

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implementation and compliance. These measures must include the erection of fencing to clearly define works or no-gone zones in accordance with the recommendations included within section 6 of Flora and Fauna Assessment (Biosis dated 12 September 2024).

- c) The process and location of pre-construction targeted surveys for VGED with areas identified as potentially suitable habitat within the project area (Biosis, 2024, Figures 1 and 2), in accordance with the Survey Guidelines for Four Grassland Earless Dragons (*Tympanocryptis* spp.) of Southeast Australia (Department of Climate Change, Energy, the Environment and Water, 2024). The pre-construction targeted surveys must be completed by a suitably qualified ecologist, between late-spring to mid-autumn. Results must be submitted to DEECA should VGED be found.
- d) Sediment and erosion control measures during construction to minimise sediment loads entering drainage lines, wetlands and waterways.
- e) Standard vehicle and machinery hygiene measures to prevent the spread and introduction of weeds and pathogens into and around the site.
- f) All works constructed or carried out must in accordance with the endorsed plan.
- g) A description and plans of any proposed revegetation, including proposed species in accordance with the recommendations included within the Landscape Strategy (Urbis, 15 October 2024).
- h) Pest plant and animal management.
- i) Fauna habitat management:
 - i. Methodology for pre-construction surveys targeting hollow-dependent fauna (i.e. Gang-gang Cockatoo, Barking Owl, Masked Owl, etc), under the direction of a suitably qualified ecologist. Any native fauna species located are to be salvaged and relocated in accordance with relevant legislation and approvals.
 - ii. Provide details of how native trees (including hollow bearing trees) to be removed will be relocated on site for use as native fauna habitat, including a hollow salvage program.
- j) Details of responsibilities for ensuring the actions and reporting measures are undertaken.
- k) Details of how environmental performance objectives will be met.
- l) Details of how environment mitigation measures and commitments in the EMF will be implemented including their location, timing, thresholds for action, responsibilities, monitoring and evaluation.
- m) Measures to avoid and minimise amenity and environmental impacts during construction of the facility.

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- n) Procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834.1).
 - o) Procedures to manage mud and debris on the surrounding road network which may occur during construction.
 - p) Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
 - q) A construction timetable, including typical daily start and end times.
16. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:
- a) Vehicular or pedestrian access.
 - b) Trenching or soil excavation.
 - c) Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - d) Entry and exit pits for the provision of underground services.
 - e) Any other actions or activities that may result in adverse impacts to retained native vegetation.

Native Vegetation Offsets

17. To offset the removal of 9.926 hectares of native vegetation (including 15 scattered trees and 35 large scattered trees – including at least 15 hollow-bearing trees) as described in Native Vegetation Removal Report ID BIO_2024_022, the permit holder must secure a native vegetation offset, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) as specified below:
- a) A general offset of 2.615 General Habitat Units:
 - i. Located within the Port Phillip and Westernport Catchment Management Authority (CMA) or Greater Geelong City Council municipal area.
 - ii. With a minimum strategic biodiversity value of at least 0.381.
 - iii. Including the protection of 38 large trees.
18. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of DEECA. This evidence must be one or both of the following:
- a) An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
 - b) Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

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A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning and Environment Assessment at the Department of Energy, Environment and Climate Action via PEA.energyproject@deeca.vic.gov.au.

Department of Energy, Environment and Climate Action (DEECA) Conditions – Crown Land

19. No structures, works, storage, or vehicle turning and parking occurs on, or encroach upon, the adjoining Crown land (unless appropriate authorisation is obtained from DEECA).

AusNet Conditions – Determining Referral Authority

20. Details of any proposed development or use of the AusNet easements, including access roads, installation of lighting, underground services and the use of construction equipment and explosives, must be submitted to and approved by AusNet before work is commenced on site.

21. Buildings and structures including solar panels are not permitted on the AusNet easements without prior written approval from AusNet.

22. Vehicle access by AusNet and its service providers must remain available along the easements at all times.

23. All trees and shrubs planted on the easement must not exceed 3 metres maximum mature growth height.

Country Fire Authority (CFA) Conditions – Not a referral authority

In conditions 24 to 26:

'The CFA Guidelines' means CFA's Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement).

24. Before plans are endorsed under Condition 3, in consultation with CFA, a Risk Management Plan must be submitted to, approved and endorsed by the responsible authority. The Risk Management Plan must be prepared in accordance with the CFA Guidelines, and:

- a) Describe the risks and hazards at the facility to and from the battery energy storage system and related infrastructure.
- b) The battery energy storage system must be located at least 150m from the southern boundary of the proposed development area, to the satisfaction of CFA and the responsible authority.
- c) Include dedicated fire water supplies:
 - i. For the battery energy storage system:
 - a) Of a quantity no less than 576kL (40L/s for four hours) effective capacity.
 - b) Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.

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- c) Located reasonably adjacent to the battery energy storage system but in a position that is accessible without undue danger in an emergency, to the satisfaction of CFA.
 - d) Commissioned prior to the arrival of the battery energy storage system enclosures/containers at the facility.
 - ii. For the solar panel infrastructure:
 - a) Fire water tanks of a quantity of no less than 45,000L effective capacity each, one located at each vehicle entrance to each part of the facility (minimum 7 tanks), and additional 45,000L water tanks to the satisfaction of CFA.
 - b) Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.
- d) Include a fire hydrant system for the battery energy storage system. The hydrant system is to be:
 - i. Designed so that every part of the battery energy storage is within 70m of a hydrant.
 - ii. Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.
- e) Increase the width of the fire breaks to a minimum of 20m:
 - i. Around the battery energy storage system installation.
 - ii. At the southern border of the development.
 - iii. At all site boundaries within the Bushfire Management Overlay on-site.
- f) Specify the separation distance, based on radiant heat flux (output) as an ignition source, between:
 - i. Adjacent battery containers/enclosures.
 - ii. Battery containers/enclosures and related battery infrastructure, buildings/structures, solar panel infrastructure, and vegetation.
- g) Specify that access roads at all site perimeters, to and around all BESS infrastructure, and to all fire service infrastructure, are to be of all-weather construction, to the satisfaction of CFA.
- h) Include a copy and summary of the findings of WorkSafe and ESV's Arc Flash Self-Audit Tool (dated June 2022), including the proposed risk controls to manage arc flash risks for site personnel and emergency responders.
- i) Include consequence modelling and analysis in accordance with *NSW Planning's HIPAP2: Fire Safety Study Guidelines (2011) for a single BESS, fully involved in fire, including smoke and gas emissions, to the satisfaction of CFA. The consequence analysis must include:*
 - i. Time-related exposures including radiant heat flux, explosion overpressures, and toxic concentrations and impacts, on on-site and off-site receptors.
 - ii. Appropriate tables, charts and site plans/locality overlays that show the potential extent of the exposures.
 - iii. Analysis of the potential impact of radiant heat on adjacent BESS, including the potential for thermal runaway and surface fire in those BESS.
 - iv. Plume analysis that shows likely spread of gas/vapours and smoke across a container-level and full-scale fire test, in typical seasonal conditions and fire weather conditions.
 - v. The impact of any proposed acoustic barriers.

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- j) List and describe all other controls for the management of on and off-site hazards and risks at the facility (including all proposed battery energy storage system safety and protective systems).
 - k) Provide an evidence-based determination of the effectiveness of the risk controls against the identified hazards, including justification for the omission of any battery safety and protective system/s.
 - l) Form the basis for the design of the facility.
25. Before plans are endorsed under condition 3, an Emergency Plan (EP) and Fire Management Plan (FMP) must be submitted to, approved and endorsed by the CFA and be in accordance with the CFA Guidelines.
26. Before the use commences, all fire protection measures shown on the endorsed plans (including separation distances, emergency vehicle access, firefighting water supply (location and quantity) and equipment, and fire breaks) must be implemented. The fire protection measures must be maintained on a continuing basis for the life of the permit, to the satisfaction of the responsible authority.

Traffic Management Plan (TMP)

27. Before the development starts, a Traffic Management Plan (TMP) must be prepared in consultation with the relevant road authority (or authorities), and submitted to, approved and endorsed by the responsible authority. The TMP must:
- a) Be prepared by a suitably qualified and experienced civil or traffic engineer.
 - b) Specify measures to be taken to manage traffic impacts associated with the construction and operation of the facility.
 - c) Specify designated transportation routes that will be used to access the site during construction of the facility, including the amount and type of vehicles required.
 - d) Include details of any proposed modifications or upgrades to existing roads that will be required before, during and after construction (where required).
 - e) Include a program to inspect, maintain and (where required) repair public roads used by construction traffic.
 - f) Be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority.
28. The endorsed TMP must be implemented to the satisfaction of the responsible authority and relevant road management authority (or authorities).
29. Any proposed alteration or modification to the endorsed TMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement.

Light Spill Management

30. All lighting installed and operated at the site must comply with Australian Standard 4282 Control of the obtrusive effects of outdoor lighting.

Complaints Register

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31. Before the development starts, a Complaints Register must be established, which records:
- The complainant's name and address (if provided).
 - A receipt number for each complaint, which must be communicated to the complainant.
 - The time and date of the incident, and operational conditions at the time of the incident.
 - A description of the complainant's concerns.
 - The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.
32. All complaints received must be recorded in the Complaints Register.
33. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority upon request.

Emergency Services

34. Before the development starts, the permit holder must provide spatial information data to Land Use Victoria via email at vicmap.help@delwp.vic.gov.au to be used to direct emergency services to and within the site. This information must be in the ESRI Shapefile or Geodatabase .gdb format, GDA94 or GDA2020 datum and include:
- The location and boundaries of the facility extents polygon(s)
 - All access entry points onto private property.
 - All internal roads.
 - The locations of the site compound, substations, and maintenance facilities.
35. If there are any subsequent changes to infrastructure location, internal roads or access points during construction, or after completion of construction, updated data must be provided to Land Use Victoria via email vicmap.help@delwp.vic.gov.au within 30 days of the change, to enable details of any changes to the facility to be known to emergency services dispatchers.

Decommissioning

36. Once the facility permanently ceases operation, the responsible authority and Greater Geelong Council must be notified within three months.
37. Once the facility permanently ceases operation, all buildings and works must be removed from the site, and the site or the relevant part of the site must be rehabilitated and reinstated to the condition it was in prior to the commencement of development, unless otherwise agreed with the landowner, subject to the written consent of the responsible authority.
38. Within three months of the facility permanently ceasing operation, a Decommissioning Management Plan (DMP) prepared by a suitably qualified and experienced person must be submitted to, approved and endorsed by the responsible authority.
- The DMP must include, as a minimum:
- Identification of infrastructure, equipment, buildings, and structures to be removed, and details of how these will be removed.

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- b) Details of how the site will be rehabilitated to meet the requirements of condition 37.
- c) A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the responsible authority prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement. The DTMP must specify measures to manage traffic impacts associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the responsible authority.
- d) A requirement that all decommissioning works identified in the DMP be completed to the satisfaction of the responsible authority as soon as practicable, but no later than 12 months after the DMP is endorsed, or such other period approved by the responsible authority.

39. The endorsed DMP must be implemented to the satisfaction of the responsible authority.

Updated Hydrological Assessment

40. Prior to the commencement of construction, an updated Hydrological Assessment must be submitted and approved to the satisfaction of the Responsible Authority. The Hydrological Assessment must be generally in accordance with the Hydrological Assessment prepared by Ecological dated 5 April 2023 but modified to model the final design layout of the facility. The assessment must demonstrate that the project will not result in localised flooding and that water can flow safely across the site. Any mitigation measures recommended in the Hydrological Assessment must be shown on the plans endorsed under Condition 3 of this permit.

Notification of Works Commencing

41. The Department of Transport and Planning (DTP) must be notified when works commence on site, via email development.approvals@transport.vic.gov.au.

Staging

42. The use and development may be completed in stages in accordance with the development plans endorsed under Condition 3. The corresponding obligations under this permit may be completed in stages.

Signage

43. The signs must not be animated or contain any flashing or intermittent light.

44. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

Permit Expiry

45. This permit will expire if:

- a) The development is not commenced within four years of the date of this permit;

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- b) The development is not completed within eight years of the date of this permit; or
- c) The use is not commenced within eight years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
- The completion date referred to if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

USEFUL INFORMATION:

(the following information does not form part of this permit)

- The use of the land must comply with EPA Publication 1826.4: *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* at all times.
- A permit under the *Wildlife Act 1975* may be required for the destruction of wildlife habitat, which may include the removal of large trees and the management of any displaced wildlife. Please contact DEECA if you would like further information in relation to this.
- Additional AusNet information:
 - It should be noted that there are restrictions on development of the AusNet easement, including buildings, structures, earthworks, roads, services and trees. Details of any proposed use of the easement must be submitted to and approved by AusNet before work is commenced on site. Further information is available from AusNet on request.

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
 - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - ii. the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.

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- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date of issue: 20 03 2025 **Signature for the responsible authority:**

A handwritten signature in black ink, appearing to be 'S. J. ...', written over a faint horizontal line.