

## PLANNING PERMIT

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| <b>Permit No.:</b>            | PA2503700                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Planning scheme:</b>       | Corangamite Planning Scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Responsible authority:</b> | Minister for Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>ADDRESS OF THE LAND:</b>   | <p>Lot 1 on Plan of Subdivision 346259B, Vol 10268 Fol 789<br/>Lot 2 on Plan of Subdivision 346259B, Vol 10268 Fol 790<br/>Lot 3 on Plan of Subdivision 346259B, Vol 10268 Fol 791<br/>Lot 2 on Plan of Subdivision 402914K, Vol 10299 Fol 152<br/>Lot 3 on Plan of Subdivision 402914K, Vol 10299 Fol 153<br/>Lot 2 on Plan of Subdivision 519459F, Vol 10756 Fol 347<br/>Lot 2 on Plan of Subdivision 616857B, Vol 11094 Fol 361<br/>Crown Allotment 3B Section 10 Parish of Ecklin, Vol 03024 Fol 779<br/>Lot 1 on Title Plan 344944H, Vol 04589 Fol 756<br/>Lot 2 on Plan of Subdivision 009430, Vol 05585 Fol 901<br/>Crown Allotment 4 Section 15 Parish of Ecklin, Vol 06619 Fol 610<br/>Lot 1 on Title Plan 748663P, Vol 06897 Fol 236<br/>Lot 1 on Title Plan 533829E, Vol 07416 Fol 156<br/>Lot 2 on Title Plan 533829E, Vol 07416 Fol 156<br/>Lot 3 on Plan of Subdivision 020754, Vol 07573 Fol 066<br/>Lot 2 on Plan of Subdivision 020754, Vol 07573 Fol 068<br/>Lot 1 on Plan of Subdivision 009430, Vol 08187 Fol 462<br/>Crown Allotment 4A Section 10 Parish of Ecklin, Vol 08290 Fol 058<br/>Crown Allotment 4A1 Section 10 Parish of Ecklin, Vol 08290 Fol 058<br/>Lot 1 on Title Plan 239654E, Vol 08373 Fol 675<br/>Lot 1 on Plan of Subdivision 073428, Vol 08629 Fol 167<br/>Lot 1 on Plan of Subdivision 116888, Vol 09116 Fol 253<br/>Lot 2 on Plan of Subdivision 116888, Vol 09116 Fol 254<br/>Crown Allotment 4B Section 14 Parish of Ecklin, Vol 09197 Fol 268<br/>Crown Allotment 4A Section 15 Parish of Ecklin, Vol 09599 Fol 765<br/>Lot 1 on Title Plan 336995K, Vol 09476 Fol 902<br/>Lot 1 on Title Plan 215843L, Vol 06608 Fol 526</p> <p><b>Road reserves of:</b></p> <p>Unnamed road adjoining 2\PS402914, 3\PS402914 and 1\PS346259<br/>Curdies-Leichfield Road<br/>Retallacks Road<br/>Cobden – Warrnambool Road<br/>Cobden – South Ecklin Road</p> |



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|  |                                                                                   |
|--|-----------------------------------------------------------------------------------|
|  | Hanleys Road<br>Horsteds Road<br>Unnamed road adjoining 1\TP748663 and 1\TP336995 |
|--|-----------------------------------------------------------------------------------|

**THE PERMIT ALLOWS:**

| Planning scheme clause | Matter for which the permit has been granted                                                           |
|------------------------|--------------------------------------------------------------------------------------------------------|
| Clause 35.07-1         | Use the land for a wind energy facility                                                                |
|                        | Use of land for utility installation                                                                   |
| Clause 35.07-4         | Construct a building or construct or carry out works associated with a section 2 of Clause 35.01-1.    |
|                        | Construct a building within 20 metres of a road                                                        |
|                        | Construct a building within 5 metres of a boundary                                                     |
| Clause 36.04-1         | Use of land for utility installation                                                                   |
| Clause 36.04-2         | Construct a building or construct or carry out works associated with a section 2 use of clause 36.04-1 |
| Clause 52.05-14        | Display up to 3m2 of business identification signage in a Category 4 area                              |
| Clause 52.17-1         | To remove, destroy or lop native vegetation, including dead native vegetation                          |
| Clause 52.29-2         | Create or alter access to a road in a Transport Zone 2                                                 |
| Clause 52.32-2         | Use and development of a wind energy facility                                                          |

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

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Date of issue: 25 June 2026    Signature for the responsible authority:



### Development Plans

1. Before the use and development starts, amended plans must be approved and endorsed by the responsible authority. The development plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with submitted plans prepared by RE Future, titled '*Mumblin Wind Farm*', dated between 29 April 2025 and 8 August 2025 and advertised with the application, but modified to include:
  - a. A maximum of 8 turbines with the following specifications:
    - i. Maximum blade tip height of 252 metres above natural ground level
    - ii. Minimum blade tip clearance of 64 metres from ground level
    - iii. Maximum rotor diameter of 172 metres.
  - b. Detailed, fully dimensioned location / site layout, floor, elevation and other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings and works, including:
    - i. The location of the permanent meteorological mast
    - ii. All turbines located outside of the Bushfire Management Overlay (BMO).
  - c. The location and areas of all native vegetation on-site within 30 metres of any buildings and works, including tree protection zones of native trees calculated in accordance with Australian Standard 4970 Protection of Trees on Development Sites.
  - d. Any staging of the permitted use and development.
  - e. The colours and finishes of all buildings and works (including turbines), which must be non-reflective to minimise the visual impact of the development on the surrounding area.
  - f. Any noise mitigation measures for the wind energy facility, BESS and/or substations.
  - g. The details of aviation hazard lighting (including light shielding)
  - h. Any changes required to comply with any of the conditions of this permit, including CFA conditions 68 to 71.

### Compliance with documents associated with this permit

2. 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.

### Commencement

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

### Written consent to modify endorsed plans

4. The use and development as shown on the endorsed plans must not be altered or modified (unless the Corangamite Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

### Micro-siting of turbines

5. Before the development starts, a Micro-siting Plan must be approved and endorsed by the responsible authority, identifying a footprint at ground level within which each turbine may be located. Once endorsed the Micro-siting Plan will form part of this permit.
6. The Micro-siting Plan must be fully dimensioned and drawn to a scale of 1:100. The footprint for each turbine identified on the Micro-siting Plan:
  - a. Must not extend more than 100 metres in any direction from the centre of the turbine at ground level as shown on the development plans endorsed under condition.

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- b. Must not be within 1 km of a dwelling unless the operator has provided evidence to the satisfaction of the responsible authority that the owner of the dwelling has consented in writing to the location of the turbine footprint.
  - c. Must not result in the overhang of blades onto neighbouring properties.
  - d. Must not be within the BMO.
  - e. Must not result in the removal of native vegetation except for the native vegetation approved for removal by condition 34 of this permit.
7. Any changes to access tracks, electricity cabling and associated infrastructure arising from micro-siting a turbine in accordance with an endorsed Micro-siting Plan do not require further written consent of the responsible authority, and do not require amendments to the development plans approved and endorsed under condition 1.
8. The endorsed Micro-siting Plan must not be altered or modified without the written consent of the responsible authority.

**Staging**

9. The use and development may be completed in stages in accordance with the development plans endorsed under condition 1. The corresponding obligations under this permit may be completed in stages.

**On-site Landscaping Plan**

10. Before the development starts, a Landscaping Plan must be approved and endorsed by the responsible authority.
- The Landscaping Plan must include:
- a. Landscaping or other treatments to reduce the visual impact of the facility.
  - b. Details (including type, location, species and height at maturity) of all vegetation buffers.
  - c. A schedule for the implementation of landscaping works.
  - d. A maintenance and monitoring program to ensure the ongoing health of landscaping and the replacement of dead or diseased plants.
  - e. Any changes required to comply with any other condition of this permit.
11. The endorsed On-site Landscaping Plan:
- a. Must be implemented and maintained to the satisfaction of the responsible authority.
  - b. Must not be altered or modified without the written consent of the responsible authority.

**Advertising signage**

12. The signs must not be illuminated/animated or contain any flashing or intermittent light.
13. The signs must only contain an advertisement which provides or supplies information relating to the business conducted on the land as described in this permit or as shown on the endorsed plans.
14. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

**Off-site Landscaping Program**

15. Before development starts, an Off-Site Landscaping Program must be submitted to, approved and endorsed by the responsible authority. When endorsed, the Off-site Landscaping Program will form part of this permit.
- The Off-site Landscaping Program must:
- a. Include a plan identifying all non-stakeholder dwellings within 5 kilometres of a turbine.

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- b. Provide for off-site landscaping or other treatments to reduce the visual impact of the turbines from any dwellings within 5 kilometres of a turbine.
  - c. Include a methodology for determining:
    - i. The type, amount and location of landscaping treatments to be proposed.
    - ii. A timetable for establishing and maintaining the landscaping for at least two years.
  - d. Include a process for consultation with affected landowners to undertake landscaping on affected landowner's land.
  - e. Include a process for the preparation and provision of progress reports regarding the implementation of the endorsed Off-site Landscaping Program to be provided to the responsible authority annually from the date of this permit, and at other times on request.
16. The endorsed Off-site Landscaping Program:
- a. Must be implemented to the satisfaction of the responsible authority.
  - b. Must not be altered or modified without the written consent of the responsible authority.

**Construction environmental management plan**

17. Before the development starts, a Construction Environmental Management Plan (CEMP) must be approved and endorsed by the responsible authority.
- The CEMP must include:
- a. Measures to avoid and minimise amenity and environmental impacts during construction of the facility.
  - b. Include design measures and / or procedures to manage dust, odour, light spill, mud, flood, surface water quality and stormwater run-off.
  - c. Procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).
  - d. Procedures to manage mud and debris on the surrounding road network which may occur during construction.
  - e. Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
  - f. A construction timetable, including typical daily start and end times.
  - g. Details of the person(s) responsible for implementation and compliance of each of the CEMP requirements including details of a site contact / site manager.
  - h. Measures to protect native vegetation proposed to be retained during construction works. These measures must:
    - i. Include the erection of native vegetation protection fencing around all native vegetation to be retained within 30 metres of works (including tree protection zones), to the satisfaction of the responsible authority.
    - ii. Comply with Australian Standard 4970 Protection of Trees on Development Sites.
  - i. Procedures to prevent biosecurity risks, which may include (but are not limited to):
    - i. the cleaning of all plant and equipment before transport onto and off the site; and
    - ii. the use of material/products on site which are free of invasive plants and animals;
  - j. A protocol for effective identification of biosecurity risks, early intervention to manage biosecurity risks, ongoing monitoring of biosecurity risks, trace-backs, and integrated control measures when entry, establishment or spread of specific risk targets is identified.
18. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed CEMP.

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**Operational environmental management plan**

19. Before the development starts or otherwise agreed to in writing by the Responsible Authority, an Operational Environmental Management Plan (OEMP) must be approved and endorsed by the responsible authority.

The OEMP must:

- a. Include measures to avoid and minimise amenity and environmental impacts during the operation of the energy facility.
- b. Include design measures and / or procedures to manage dust, odour, light spill, mud, flood, surface water quality and stormwater run-off.
- c. Include response measures to environmental incidents, including a program for recording and reporting environmental incidents.
- d. Include organisational responsibilities, and procedures for staff training and communication.

**Light spill management**

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

**Shadow flicker**

21. Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any pre-existing dwelling as of 21 May 2025, unless an agreement has been entered into with the relevant landowner waiving this requirement. The agreement must be in a form that applies to the land comprising a pre-existing dwelling for the life of the wind energy facility, to the satisfaction of the responsible authority, and must be provided to the responsible authority upon request.

**Telecommunications and electromagnetic interference**

22. Before the development starts, a Telecommunications Reception Strength Survey must be approved and endorsed by the responsible authority. Once endorsed, the survey will form part of this permit.

The Telecommunications Reception Strength Survey must:

- a. Be carried out by a suitably qualified and experienced telecommunications or electromagnetic interference specialist.
  - b. Include a baseline survey of all relevant services, including, Bureau of Meteorology radar, mobile phone services and GPS guidance systems used for precision agronomy, within 5 kilometres of the wind energy facility to enable the average signal strengths to be determined for all relevant services.
  - c. Include testing at selected locations within 5 kilometres of the facility to enable the average television and radio reception strength to be determined.
23. If a complaint is received regarding the effect of the facility on telecommunications reception at a pre-existing dwelling as of 21 May 2025 within 5 kilometres of the site, the operator must:
- a. Investigate the complaint in accordance with the Complaint Investigation and Response Plan required by this permit.
  - b. If the investigation indicates that the facility has had a detrimental impact on the quality of reception, restore reception at the pre-existing dwelling to at least the quality determined in the Telecommunications Reception Strength Survey required by this permit, to the satisfaction of the responsible authority.

All to the satisfaction of the responsible authority.

**Wind Turbine Noise**

24. In conditions 25 to 26:

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- a. 'the Standard' means New Zealand Standard 6808:2010, Acoustics – Wind Farm Noise.
  - b. Noise sensitive location means a location that meets the definition in the Standard and that was present at 21 May 2025
25. Before the endorsement of development plans in accordance with condition 1 of this permit, a Predictive Noise Assessment based on the final turbine layout and turbine model to be installed must be undertaken and the results submitted to the responsible authority.
- The Predictive Noise Assessment must:
- a. Demonstrate to the satisfaction of the responsible authority that the proposal can comply with the Standard including an assessment of whether a high amenity noise limit is applicable under Section 5.3 of the Standard.
  - b. Be made publicly available and readily accessible from the wind farm project website, or another publicly available resource to the satisfaction of the responsible authority.
26. Before the endorsement of development plans in accordance with condition 1 of this permit, a verification report prepared by an environmental auditor appointed under Part 8.3 of the Environment Protection Act 2017 must be provided. This report must verify if the acoustic assessment undertaken for the purpose of the Predictive Noise Assessment has been conducted in accordance with the Standard. The verification report must be made publicly available and readily accessible from the wind farm project website, or another publicly available resource to the satisfaction of the responsible authority.
27. The requirements of conditions 25 and 26 may be completed in stages where this permit provides for the approved development to be constructed in stages.

**Other Noise**

28. Before the endorsement of development plans in accordance with condition 1 of this permit, a Predictive Noise Assessment must be submitted to the responsible authority and must:
- a. Model the final design layout and all electrical components of the facility and assess this against EPA Publication 1826.5.
  - b. Demonstrate compliance of the proposal with EPA Publication 1826.5.
  - c. Include details of any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.5.
29. The Predictive Noise Assessment must be made available to the public upon request.

**Native vegetation removal**

30. Before any native vegetation is removed, all persons undertaking vegetation removal or works on site must be advised of all relevant permit conditions and associated statutory requirements or approvals.
31. Native vegetation removal must be generally in accordance the development plans endorsed under condition 1 of this permit.
32. The following activities are prohibited within the areas of native vegetation to be retained, except with the written consent of the responsible authority:
- a. Vehicular or pedestrian access
  - b. Trenching or soil excavations
  - 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.
33. The native vegetation permitted to be removed, destroyed or lopped under this permit is 0.427 hectares of native vegetation with a strategic biodiversity value score of 0.3230, within Corangamite Shire.

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34. To offset the removal of 0.427 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017):
- a. A general offset of 0.164 general habitat units:
    - i. Located within the Glenelg Hopkins Catchment Management Authority, Corangamite Catchment Management Authority or Corangamite Shire.
    - ii. With a minimum strategic biodiversity value of at least 0.3230
35. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. 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.
36. 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, Environment and Approvals at [PEA.energyproject@deeca.vic.gov.au](mailto:PEA.energyproject@deeca.vic.gov.au).
37. Where the offset includes a first party offset, the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

#### **Complaint Investigation and Response Plan**

38. Before development starts, a Complaint Investigation and Response Plan (CIRP) must be submitted to, approved and endorsed by the responsible authority.
- The CIRP must:
- a. Respond to all aspects of the construction and operation of the facility, other than operational noise from the turbines.
  - b. Be prepared in accordance with Australian Standard 10002 Guidelines for complaint management in organisations.
  - c. Include a process to investigate and resolve complaints (different processes may be required for different types of complaints).
39. The endorsed CIRP must:
- a. Be implemented to the satisfaction of the responsible authority.
  - b. Not be altered or modified without the written consent of the responsible authority.

#### **Publishing Information about Complaints Handling**

40. Before development starts, the following information must be made publicly available and readily accessible from the wind farm project website, or another publicly available resource to the satisfaction of the responsible authority:
- a. A copy of the endorsed CIRP.
  - b. A toll-free telephone number and email contact for complaints and queries to the wind energy facility operator.

#### **Complaints Register**

41. Before the development starts, a Complaints Register must be established which records:





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- a. The complainant's name and address (if provided), including any applicable property reference number contained in the report 'Mumblin Wind Farm Environmental Noise Assessment' prepared by Marshall Day Acoustics, dated 20 November 2025.
  - b. A receipt number for each complaint, which must be communicated to the complainant.
  - c. The time and date of the incident, and operational conditions at the time of the incident.
  - d. A description of the complainant's concerns.
  - e. The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.
42. All complaints received must be recorded in the Complaints Register.
43. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority on each anniversary of the date of this permit and at other times upon request.

**Emergency services**

44. Before the development starts, the permit holder must provide spatial information data to Land Use Victoria via email [vicmap@transport.vic.gov.au](mailto:vicmap@transport.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:
- a. The location and boundaries of the facility extents polygon(s).
  - b. All access entry points onto private property.
  - c. All internal roads.
  - d. The locations of site compound, substations, maintenance facilities.
45. 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@transport.vic.gov.au](mailto:vicmap@transport.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.

**Aviation**

46. Prior to commencement of construction of turbine towers and meteorological masts the developer must undertake the following:
- a. 'As constructed' details of wind turbines and meteorological monitoring masts exceeding 100 metres above ground level (AGL) must be reported to Civil Aviation Safety Authority CASA as soon as practicable after forming the intention to construct or erect the proposed object or structure, in accordance with Civil Aviation Safety Regulations Part 139.165(2).
  - b. 'As constructed' details of wind turbines and meteorological monitoring masts coordinates and elevation must be provided to Airservices Australia, using the following email address: [vod@airservicesaustralia.com](mailto:vod@airservicesaustralia.com).
  - c. Notification must be sent to Aeronautical Information Service - Air Force (AIS - AF) at [ais.af@defence.gov.au](mailto:ais.af@defence.gov.au)
  - d. The Vertical Obstacle Notification Form: ATS-FORM-0085 — Vertical Obstruction Data Form (available at: [airservicesaustralia.com](http://airservicesaustralia.com)), must be completed and submit the completed form to [vod@airservicesaustralia.com](mailto:vod@airservicesaustralia.com)
47. Any obstacles above 100 metre AGL (including temporary construction equipment) should be reported to Airservices Australia NOTAM office until they are incorporated in published operational documents. With respect to crane operations during the construction of the Project, a notification to the NOTAM office may include the following details:
- a. The planned operational timeframe and maximum height of the crane; and

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- b. Either the general area within which the crane will operate and/or the planned route with timelines that crane operations will follow.
- 48. Prior to construction of wind turbines or meteorological masts:
  - a. Notification must be sent to Aeronautical Information Service - Air Force (AIS - AF) at [ais.af@defence.gov.au](mailto:ais.af@defence.gov.au)
  - b. The developer must complete the Vertical Obstacle Notification Form: ATS-FORM-0085 — Vertical Obstruction Data Form (available at: [airservicesaustralia.com](http://airservicesaustralia.com)), and submit the completed form to
- 49. Details of the wind farm should be provided to local and regional aircraft operators prior to construction in order for them to consider the potential impact of the wind farm on their operations.

**Lighting of wind turbines**

- 50. Obstacle lighting must be installed at the top of the wind turbines, and operated at nighttime, or through use of a radar activated system.
- 51. Obstacle lighting must be steady red low intensity (200 candela) aviation hazard lighting. The lighting must include shielding to reduce downward light spill.

**Marking and lighting of wind monitoring tower**

- 52. The anemometer/ meteorological mast must include:
  - a. The top third of the anemometer tower painted in alternating contrasting bands of colour to improve visibility
  - b. Marker balls or high visibility flags or high visibility sleeves placed on the outside guy wires;
  - c. Guy wire ground attachment points have contrasting colours to the surrounding ground/vegetation; or
  - d. A flashing strobe light during daylight hours.
- 53. Prior to the erection of the permanent anemometer/ meteorological mast, the Aeronautical Information Service - Air Force (AIS--AF) team must be notified on [ais.af@defence.gov.au](mailto:ais.af@defence.gov.au).

**Decommissioning**

- 54. The responsible authority and Corangamite Shire Council must be notified of the facility's closure date within one year of AEMO being notified of the closure date under the National Electricity Rules.
- 55. 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 general 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.
- 56. No less than one year before the facility's closure date, 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:

- a. Identification of infrastructure, equipment, buildings, structures and signs to be removed, and details of how these will be removed.
- b. 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.

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- c. 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.

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

**Notification of works commencing**

58. The Department of Transport and Planning (DTP) must be notified when works commence on site, via email [energyandinrastructure@transport.vic.gov.au](mailto:energyandinrastructure@transport.vic.gov.au) .

**Bureau of Meteorology**

59. The Bureau of Meteorology (BoM) must be notified if the layout of the facility, as shown on the endorsed development plans changes, including turbine locations or heights.

**Head, Transport for Victoria – Determining referral authority**

60. Upon finalisation of the construction methods and haulage routes, or before the development starts (excluding early works), a detailed Traffic Management Plan must be prepared to the satisfaction of the Head, Transport for Victoria, and the Minister for Planning unless varied by the written consent. When approved, the Traffic Management Plan will be endorsed by the Minister for Planning and the Head, Transport for Victoria. The Traffic Management Plan must be complied with, unless varied by the written consent of Corangamite Shire Council and the Head, Transport for Victoria, and must address the following:

- a. All haulage routes from existing/ potential quarries and the project site on roads that are acknowledged to be fit for purpose.
- b. Avoid arterial roads that have potential road safety risks due to increased heavy vehicle movements e.g. roads with existing fragile and narrow seals, and roads that travel through local Townships.
- c. All local road routes from quarries to the adjoining arterial road network, and if applicable, and transport routes from the arterial road network to the local road network which provides direct access to the wind farm.
- d. Identify the locations of all mitigating arterial road works and outline the level of the developer's obligations regarding the works to the satisfaction of and at no cost to the Head, Transport for Victoria e.g. construction methods and the timing of works, and associated traffic management issues.
- e. Identify the operating hours and speed limits for oversize vehicles and other heavy vehicles on routes accessing the site. e.g. avoid interference with school buses routes, and to provide for resident safety and the safe management of stock.

**End of Head, Transport for Victoria conditions**

**Pre-Construction Public Road Survey**

61. Before the development starts, a Pre-Construction Public Road Survey must be submitted to, approved and endorsed by the Responsible Authority. The Pre-Construction Public Road Survey must:
- a. Be prepared by a suitably qualified and experienced independent civil or traffic engineer.
  - b. Assess the suitability, design, condition and construction standard of the relevant public roads and access points, and
  - c. Include recommendations, if any, regarding upgrades required to accommodate construction traffic, and to meet the requirements of condition 61.
  - d. Be approved by the relevant road management authority prior to submission to the Responsible Authority for endorsement.



**Traffic Upgrade Works**

62. Where traffic upgrade works are recommended or required under the Pre-Construction Public Roads Survey, endorsed Traffic Management Plan, or any other plan or report required by any condition of this permit, the following documents must be submitted to, approved and endorsed by the responsible authority before the traffic upgrade works start:

- a. Detailed plans for the required works.
- b. A program indicating when the works will be undertaken

The plans / program required under this condition must be prepared in consultation with the relevant road management authority. Traffic upgrade works must be completed to the satisfaction of the relevant road management authority.

**Department of Energy, Environment and Climate Action – Planning and Environment Assessment  
(Not a referral authority)**

63. Before use starts, a Bat and Avifauna Management (BAM) Plan must be prepared, in consultation with DEECA and DCCEE, approved and endorsed by the responsible authority. The BAM Plan must include:

- a. A statement of the objectives and overall strategy for minimising bird and bat mortality arising from the operation of the facility, which must include:
  - i. Definitions of impact thresholds that trigger the need for mitigation action.
  - ii. Appropriate contingency/response measures in the event of an impact threshold being met, including an explanation of how the measure will address the impact, as part of a strategy to detect, manage and mitigate impacts to listed species, including species-specific measures for:
    - Southern Bent-wing Bat
    - Brolga
    - White-throated Needletail
    - Raptors (Grey Goshawk, Black Falcon, Little Eagle)
    - Yellow-bellied Sheath-tail Bat
    - Grey-headed Flying-fox
    - Blue Winged Parrot
    - Fork-tailed Swift
    - Gang-gang Cockatoo
    - other listed bat and avifauna species as requested by the DEECA and DCCEE to support approval of the BAM Plan.
  - iii. Processes (including roles, responsibilities, timing) for implementing mitigation measures once an impact threshold to listed bird and bat species has been triggered.
  - iv. A monitoring, reporting and evaluation program of the effectiveness of any implemented mitigation measures.
  - v. If offsetting/compensatory measures are included as a response measure, then details regarding the scope, purpose, roles and responsibilities for delivering the compensation action must be included.
- b. A science-based monitoring and reporting program to monitor mortality of listed species and any other bat and avifauna species. The monitoring and reporting program must commence when the first turbine commences operating and must be carried out for a duration of at least five



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years. The duration and timing of the monitoring and reporting program may be altered with the written consent of the responsible authority. The monitoring and reporting program must include:

- i. Surveys conducted at a time interval and sampling frequency to ascertain:
  - a. the species, number, age, sex (if possible) and date of any listed species mortality and any other bat and avifauna species mortality.
  - b. seasonal and yearly variation in the number of listed species mortality and any other bat and avifauna species mortality.
  - c. whether further detailed investigations of any potential impacts on listed species and any other bat and avifauna species mortality are warranted.
- ii. Procedures for providing all data obtained through the monitoring and reporting program to DEECA, including:
  - a. Procedures for reporting strikes/mortalities of listed species to DEECA Environment Portfolio within 7 days of becoming aware of any strike/mortality; and
  - b. Procedures for reporting strikes/mortalities of bat and avifauna species other than listed species to DEECA Regions quarterly. Information on the efficacy of searches for carcasses of birds and bats, and, where practicable, information on the rate of removal of carcasses by scavengers so that correction factors can be determined to enable calculations of the likely total number of mortalities.
  - c. Procedures for the regular removal of any bird or animal carcasses likely to attract raptors to areas near turbines.
- c. Include details of how the actions identified at section 9 (mitigations and offsets) of the Southern Bent-wing Bat and Yellow-bellied Sheath-tail Bat Assessment – 2025 (Nature Advisory, August, 2024) will be implemented.

**Access and Encroachment**

64. Adjoining Crown land must not be used for truck turning areas, entry points, parking areas or temporary stack sites during the construction of buildings or works.

**Run off on Crown Land**

65. No polluted and/or sediment laden run-off is to be discharged directly or indirectly onto Crown land. Overland flows must be maintained at the same rate post-development as on the undeveloped land.

**Vegetation Removal**

66. No vegetation is to be removed from the Crown land.

**Notification of works**

67. Prior to commencing any works within the licensed unused road reserve (Licence No. 0510287), the proponent must provide the licensee with reasonable advance notice of the proposed works.

**Country Fire Authority (Not a referral authority)**

68. Wind turbine generators must be located:
  - a. Outside of the Bushfire Management Overlay.
  - b. At least 500 metres from any fire station.
69. Before plans are endorsed under condition 1, 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 Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement), and:

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- c. Describe the risks and hazards at the facility to and from the landscape and the proposed infrastructure (wind turbine generators and associated infrastructure).
  - d. Include dedicated fire water supplies for the wind facility infrastructure:
    - i. Of a quantity of no less than 45,000L effective capacity, located at each entrance to the wind energy facility, and at the substation.
    - ii. Additional static fire water tanks of at least 45,000L effective capacity, the number and location of tanks are to be to the satisfaction of CFA.
    - iii. Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.
  - e. 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.
  - f. 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.
  - g. Form the basis for the design of the facility.
70. Before plans are endorsed under condition 1, an Emergency Plan (EP) and Fire Management Plan (FMP) must be submitted to and endorsed by the responsible authority. The EP and FMP must be prepared in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement), to the satisfaction of CFA.
71. Before the use commences, all fire protection measures shown on the endorsed plans (including separation distances, emergency vehicle access, firefighting water supply and equipment, and fire breaks) must be implemented. Fire protection measures must be maintained on a continuing basis for the life of the permit, to the satisfaction of the responsible authority.
72. Any future battery energy storage systems proposed for this development must be designed in accordance the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of detailed design), to the satisfaction of CFA.
73. Planning for decommissioning of all or part of the facility must be in consultation with CFA.

**Expiry**

74. This permit will expire if one of the following applies:

- a. The development is not started 5 years of the date of this permit.
- b. The development is not completed within 10 years of the date of this permit.
- c. The use has not commenced within 3 years of the completion of the development.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development 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:**

**Glenelg Hopkins Catchment Management Authority**

- A Designated Waterway passes through the property. Any works in, on or around a designated waterway require a licence from the Glenelg Hopkins CMA. Please visit their website at [www.ghcma.vic.gov.au](http://www.ghcma.vic.gov.au) for more information.

**Environment Protection Authority**

- The *Environment Protection Act 2017* came into effect on 1 July 2021. The general environmental duty (GED) is a centrepiece of the laws. It applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

**Cultural Heritage**

- The project must comply with the requirements of the approved cultural heritage management plan (CHMP) approved under the *Aboriginal Heritage Act 2006*.

**Noise**

- The use of the land must at all times comply with:
  - *EPA Publication 1826.5: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (EPA Publication 1826.4).
  - *New Zealand Standard 6808:2010, Acoustics – Wind Farm Noise*





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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 if no time is specified, within 3 years after the issue of 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 2 years of the issue of the permit, unless the permit contains a different provision; 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 5 years after the issue of the permit, or in the case of a subdivision or consolidation, within 5 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 3 years after the issue of the permit; or
  - the use is discontinued for a period of 3 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 if no time is specified, within 3 years after the issue of 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 5 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 3 years after the completion of the development; or the use is discontinued for a period of 3 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 2 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 a 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.
- 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: 25 June 2026 Signature for the responsible authority:

