

APPENDIX D

HILL ROAD 'ACENERGY' SOLAR FARM PLANNING PERMIT

**ADVERTISED
PLAN**

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PLANNING PERMIT

Permit No: PLN055/2019 (Amended)
 Planning Scheme: Campaspe Planning Scheme
 Responsible Authority: Campaspe Shire Council
 Prop No.: 11448

**ADDRESS OF THE LAND**

Land Title:	Volume 08331 Folio 531 and Volume 9804 Folio 760
Land Address:	489 Hill Road STANHOPE VIC 3623

THE PERMIT ALLOWS

Use and development of the land for a renewable energy facility (micro solar farm) in the Farming Zone Schedule 1

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Conditions 1 to 27 (Inclusive)

1. Amended plans required

Before the development starts, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and a minimum of three copies must be provided. Such plans must be generally in accordance with the plan submitted but modified to show:

- Detailed floor and elevation plans for all buildings on the site to the satisfaction of the Responsible Authority.
- Detailed schedule of colours and materials for the development to the satisfaction of the Responsible Authority.

To the satisfaction of the Responsible Authority.

2. Layout not altered

The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

3. General Amenity

The use and development must be managed so that the amenity of the area is not detrimentally affected.

Processes carried on;

- The transportation of materials, goods or commodities to or from the land;
- The appearance of any buildings, works or materials;

Date Issued: 12 September 2019

Signature for the Responsible Authority:

A handwritten signature in black ink, appearing to read "Ally Wilkie".

**ALLY WILKIE
PLANNING TEAM LEADER**

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- c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, or oil;
- d) The presence of vermin;

All to the satisfaction of the Responsible Authority

4. Noise

Noise levels emanating from the premises must not exceed those required to be met under EPA Publication 411 Noise from Industry in Rural Victoria.

5. Hours of Construction

Construction associated with the use must only be undertaken Monday-Sunday between 7am-7pm unless with the written consent of the Responsible Authority.

6. Construction Guidelines

Construction works must comply with EPA Publication 480 Environmental Guidelines for Major Construction Sites.

7. Muted Colours

All buildings shall be clad in muted tones to the satisfaction of the Responsible Authority.

8. Cessation of Use

Upon cessation of the approved use the site must be reinstated as farming land to the satisfaction of the responsible authority.

9. Rehabilitation Plan

A condition of the permit has required a rehabilitation plan to ensure that once the use ceases that the land will be able to revert or maintain productive agricultural qualities of the land including soil quality, access to water and rural infrastructure.

10. Rural Vehicle Crossing Location

- a) Any new or otherwise vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard satisfactory to the Responsible Authority. The vehicle crossing(s) must be constructed at the applicant's expense to provide ingress and egress to the site to the satisfaction of the Responsible Authority.
- b) The crossover must be no less than 4.9 metres in length and include a pipe of a diameter suitable to accommodate the actual volume/flow (having a minimum diameter of 375 mm).

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Culverts located in the clear zone shall be installed with trafficable end walls (refer VicRoads standard drawing SD 1991). The final location of the crossing is to be approved by the responsible authority.

- c) All bridges and crossings shall be designed to carry a vehicle weighing at least 15 tonnes and be at least three metres in width.

11. Drainage Discharge Plan

Before any of the development starts, a properly prepared drainage discharge plan with computations to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions must be provided. The information submitted must show the details listed in the council's Infrastructure Design Manual and be designed in accordance with the requirements of that manual.

The information and plan must include:

- a) Details of how the works on the land are to be drained.
- b) Computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority
- c) Measures to enhance storm water discharge quality from the site and protect downstream waterways Including the expected discharge quality emanating from the development (output from MUSIC or similar) and design calculation summaries of the treatment elements;
- d) A maximum discharge rate from the site is to be determined by computation to the satisfaction of Council
- e) No effluent or polluted water of any type may be allowed to enter the Council's storm water drainage system.
- f) The details of the incorporation of water sensitive urban design designed in accordance either "Urban Stormwater Best Practice Environmental Management Guidelines" 1999.
- g) Maintenance schedules for treatment elements.

Before the use begins all works constructed or carried out must be in accordance with those plans to the satisfaction of the Responsible Authority.

12. Maintenance Agreement

Prior to the use and development commencing the applicant is to enter into an Agreement with Council for the ongoing maintenance and repair of Council's managed roads during and on completion of the works to the satisfaction of the responsible authority. The terms of the Agreement shall be confirmed prior to works commencing.

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**13. Construction Phase**

Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the Responsible Authority.

Before the development starts, a construction management plan shall be submitted to and approved by the Responsible Authority. The plan must outline how issues such as mud on roads, dust generation and erosion and sediment control will be managed, on site, during the construction phase. Details of a contact person/site manager must also be provided, so that this person can be easily contacted should any issues arise.

14. No Mud on Roads

Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, to the satisfaction of the Responsible Authority.

15. Vehicle Turning

All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.

16. Native Vegetation Retention

No native vegetation shall be removed without prior written approval. A proposal to remove native vegetation must be submitted to the Responsible Authority as a separate application.

17. Rural Drainage - Works

Before the use begins all storm water and surface water discharging from the site, buildings and works must be retained on site or conveyed to the legal point of discharge drains to the satisfaction of the Responsible Authority/Goulburn Murray Water. No effluent or polluted water of any type will be allowed to enter the storm water drainage system.

18. Construction Management Plan

Before the development commences, a Construction Management Plan must be submitted to and approved by the Responsible Authority. When approved the Construction Management Plan will be endorsed and form part of the permit. The management plan must show:

- a) Confirmation of preferred transport routes for construction equipment
- b) A video survey of the approved transport routes demonstrating their condition prior to any development commencing.

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- c) Measures implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land;
- d) Measures to control erosion and sediment and sediment laden water runoff including the design details of structures;
- e) The developer/owner is to prepare a plan showing the route used during construction (up to and including site access). The plan is to include what measures are to be implemented to minimise dust along the roads, which could include sealing, wetting, dust suppression to minimise off-site impacts. The plan is to be endorsed and form part of this condition.
- f) Details outlining how the applicant will provide for the repair of Council's managed roads upon completion of the works, where damage to the road is determined to be the result of the works allowed by this permit.
- g) Where any construction wastes, equipment, machinery and/or earth is to be stored/stockpiled during construction;
- h) Where access to the site for construction vehicle traffic will occur;
- i) The location and details of a sign to be erected at the entrance(s) of the site advising contractors that they are entering a 'sensitive site' with prescribed tree protection zones and fences.
- j) The location of any temporary buildings or yards.

Development works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.

19. Car Park Construction Requirements

Before construction works start associated with the provision of carparking, detailed layout plans demonstrating compliance with AustRoads Publication 'Guide to Traffic Engineering Practice: Part 11 Parking' and to the satisfaction of the relevant authority must be submitted to and approved by the responsible authority. The plans must be drawn to scale with dimensions. Before the use or occupation of the development starts, the area set aside for parking of vehicles and access lanes as shown on the endorsed plans must be:

- a) Surfaced with crushed rock or gravel and treated to the satisfaction of the Responsible Authority to prevent dust;
- b) Drained in accordance with an approved drainage plan;
- c) Provision of traffic control signage and or structures as required;

To the satisfaction of the responsibility authority.

The areas must be constructed and drained to prevent diversion of flood or drainage waters and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

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**20. Internal Access**

Before the use begins all internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority.

21. Delivery of Goods

The loading and unloading of goods from vehicles must only be carried out on the land subject to this permit.

22. Council's Assets

Before and after the development starts and finishes respectively, the developer must submit to the Responsible Authority a written condition assessment report with photos / video of Council road and drainage infrastructure on route from the nearest Vic Road managed road. Listed in the report must be the condition of seal, signs and other public infrastructure on route. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Council's assets/Public infrastructure caused as a result of the development or use permitted by this permit.

23. Risk Management Plan

Prior to the development commences, a risk management plan for the management and operation of the use must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The environmental management plan must be reviewed and submitted to the Responsible Authority. The use must at all times be conducted in accordance with the approved risk management plan. The environmental management plan must include:

- a) Sediment and erosion measures that are to be implemented to ensure no-off-site impacts;
- b) Overall environmental objectives for the operation of the use and techniques for their achievement;
- c) Procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
- d) Proposed monitoring systems including control of dust on the site;
- e) Identification of possible risks or operational failure and response measures to be implemented including emergency prevention of fire and mitigation activities;
- f) Static water supply in case of emergency. The size(s), location(s) and detail need to be included to the satisfaction of the Responsible Authority.

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g) Day to day management requirements for the use.

To the satisfaction of the Responsible Authority.

24. Powercor

The applicant shall: -

- a) Provide an electricity supply to all properties within the development in accordance with Powercor's requirements and standards, including the extension, augmentation or rearrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work may be required).
- b) Where buildings or other installations exist on the land and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
- c) Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.

25. Goulburn Murray Water

- a) No buildings are to be constructed within 30 metres of Goulburn-Murray Water's open channels and/or drains.
- b) All solar panels must be setback at least five metres from any easement, freehold, or reserve boundary (including the road reserve) containing any Goulburn-Murray Water infrastructure.
- c) The developer must allow a 10 metre vertical clearance for maintenance and works on Goulburn-Murray Water's open channels and drains.
- d) If applicable, all wastewater from the office must be treated and disposed of using an EPA approved system, installed, operated and maintained in compliance with the EPA Code of Practice – Onsite Wastewater Management, Publication 891.4, and to the satisfaction of council's Environmental Health Department.
- e) If applicable, the wastewater disposal area must be located in accordance with Table 5 of the EPA Code of Practice – Onsite Wastewater Management, Publication 891.4, July 2016, from any waterways, drainage lines, dams or bores.
- f) All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).

26. Department of Environment, Land, Water and Planning

Before works start, a native vegetation protection fence must be erected around all remnant patches and trees to be retained on site. This fence must be erected around the remnant patch at a minimum distance of 2 metres from retained native vegetation and at a radius of $12 \times$ the diameter

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at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of tree. The fence must be constructed of star pickets and plastic barrier mesh to the satisfaction of the department. The fence must remain in place until all works are completed to the satisfaction of the department.

Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:

- vehicular or pedestrian access
- trenching or soil excavation
- storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- entry and exit pits for underground services
- any other actions or activities that may result in adverse impacts to retained native vegetation.

27. Time for Starting and Completion

This permit will expire if one of the following circumstances applies:

- a) The development is not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.

The Responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.

NOTATIONS**Responsible authority**

The term "responsible authority" in the planning permit means the municipal council in accordance with section 13 of the Planning and Environment Act 1987.

Building Approval Required

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment
2 March 2020	Pursuant to Section 71 of the <i>Planning and Environment Act 1987</i> the following changes were made: <ul style="list-style-type: none"> • Land Title amended

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Signature for the Responsible Authority:

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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

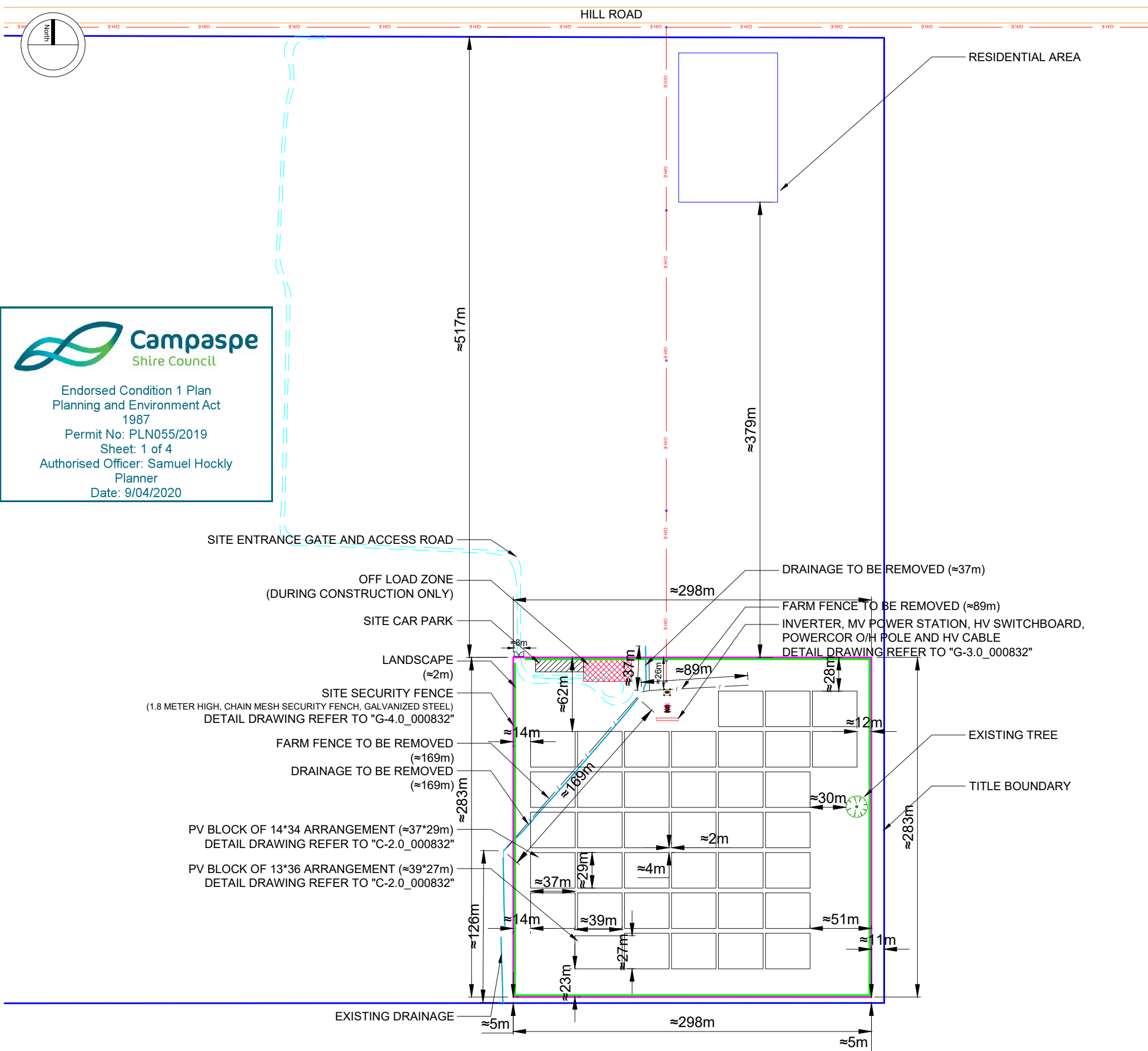
WHEN DOES A PERMIT EXPIRE?

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.
- 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

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Endorsed Condition 1 Plan
Planning and Environment Act
1987
Permit No: PLN055/2019
Sheet: 1 of 4
Authorised Officer: Samuel Hockly
Planner
Date: 9/04/2020

MV POWER STATION LAYOUT

FRONT VIEW

SIDE VIEW

BOTTOM VIEW

TYPICAL MV POWER STATION

WHITE COLOUR
POWDER COATED STEEL

INVERTER LAYOUT

TYPICAL INVERTER

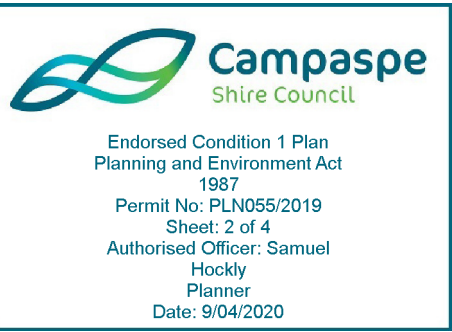
WHITE COLOUR
POWDER COATED STEEL

LEGEND

	SITE ACCESS GATE AND ROAD		SOLAR FARM FENCE 1.8 METER HIGH CHAIN MESH SECURITY FENCE GALVANISED STEEL
	SITE CAR PARK ZONE		ROAD
	SITE CONSTRUCTION OFFLOAD ZONE		SUNGROW POWER STATION AND STRING INVERTER
	POWERCOR SERVICE POLE		TITLE BOUNDARY
	POWERCOR HV CABLE		PV ARRAY BLOCK (≈37*29m)
	LANDSCAPE		
	DRIVEWAY		PV ARRAY BLOCK (≈39*27m)
	DRAINAGE		

REVISIONS						PROJECT DETAILS:		<div><div></div><div>0102030405060708090100m</div></div>		COPYRIGHT OF THIS DRAWING RESERVED BY ACENERGY PTY LTD. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT CONSENT OF ACENERGY.		DRAWING INFORMATION							
REV	STATUS	DESCRIPTION	DATE	D.B.	C.B.	STANHOPE SOLAR FARM 489 Hill Rd, Stanhope VIC 3623 +36.473803, 144.976553						DRAWING NR:	DRAWN BY:	APPROVED BY:	PROJECT MGR:				
A	DD	AERIAL LAYOUT	26/02/20	XT	RZ							G-1.2_000832	XT						
B	DD	SOLAR MODULE AMENDED	11/03/20	XT	RZ	CLIENT DETAILS:		ACENERGY PTY LTD				SCALE:	AS INDICATED	27/03/2020					
C	DD	DETAIL INFORMATION ADDED & LAYOUT AMENDED	26/03/20	XT	RZ							SHEET SIZE:	A3	832					
D	DD	PV BLOCK ARRANGEMENT UPDATED	27/03/20	XT	RZ														
Document Set ID: 2701061																			

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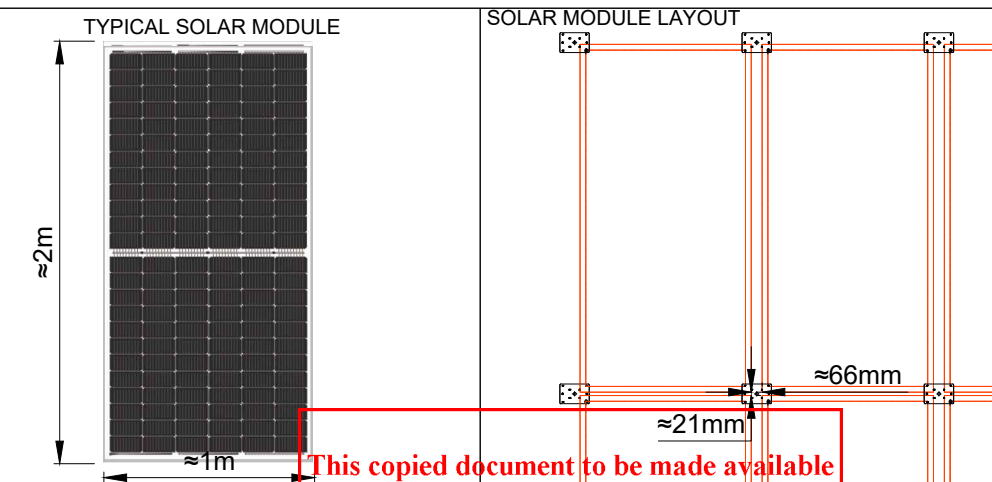
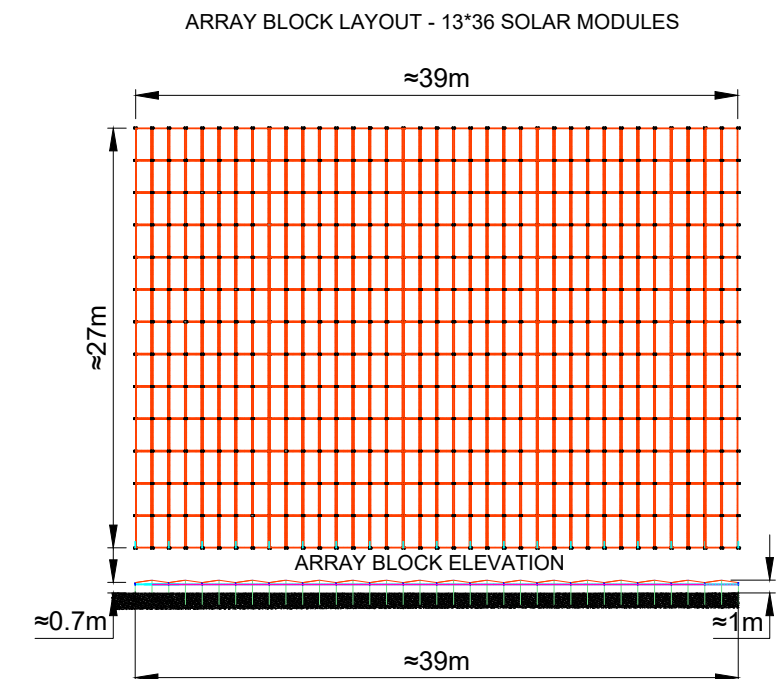
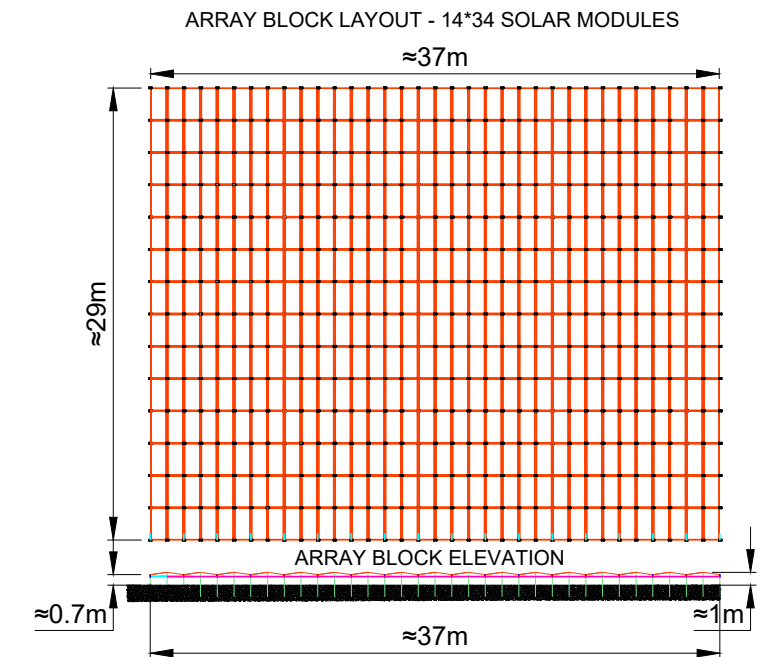
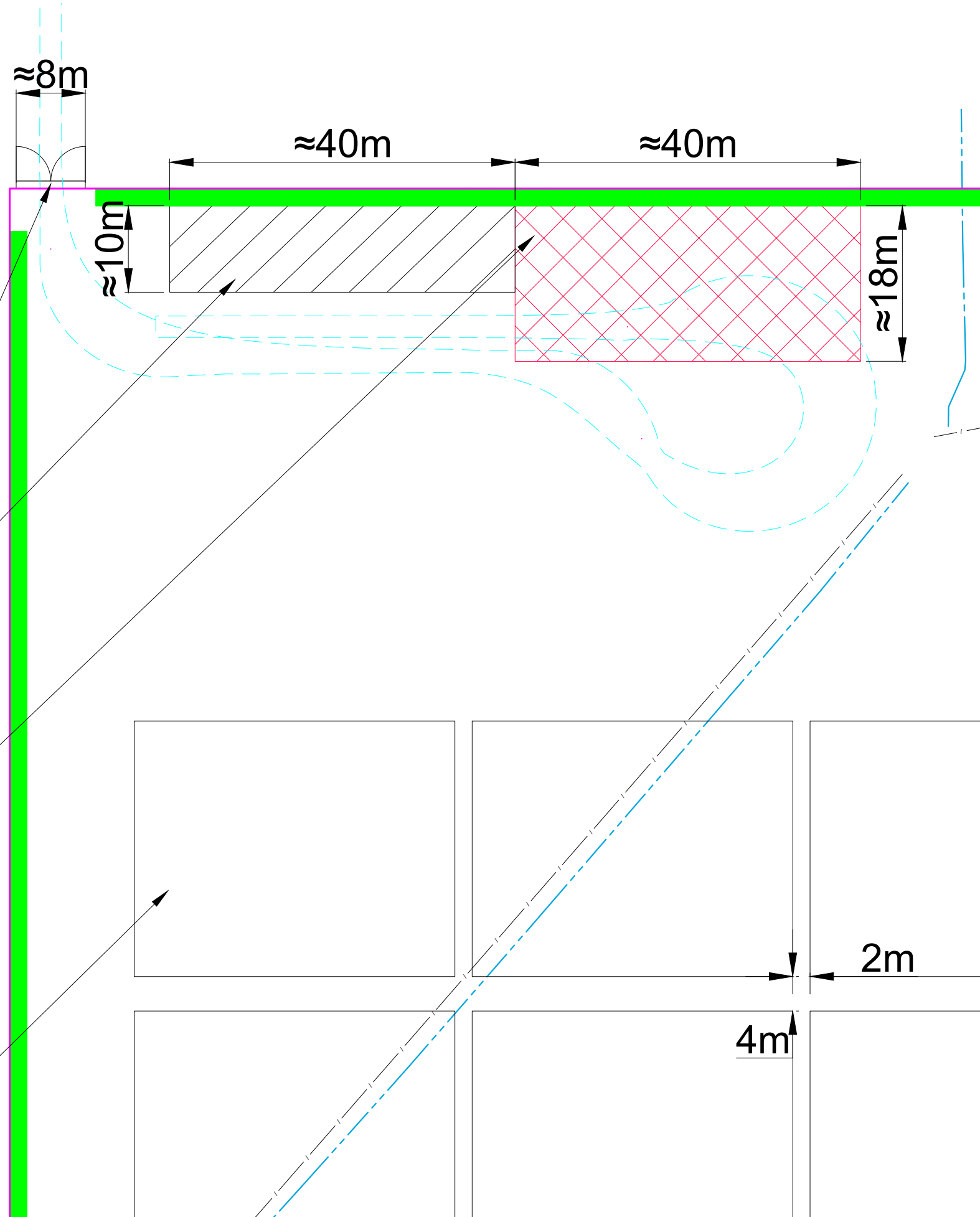


SITE ENTRANCE
GATE AND ACCESS
ROAD

SITE CAR PARK
AREA

OFF LOAD ZONE
(DURING
CONSTRUCTION
ONLY)

PV BLOCK
(14*34
ARRANGEMENT)

[illegible]

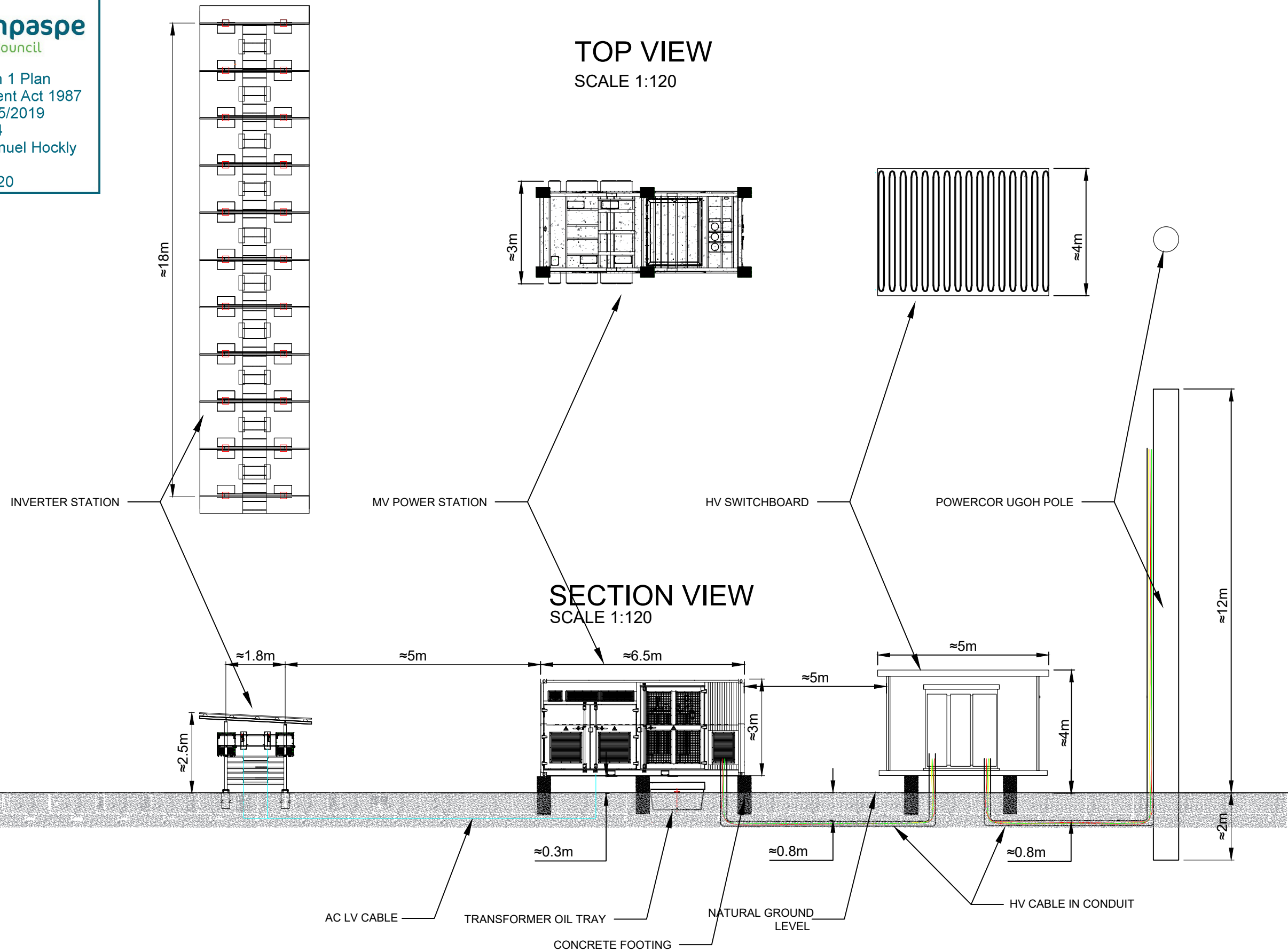
PROJECT DETAILS:	STANHOPE SOLAR FARM 489 Hill Rd, Stanhope VIC 3623 -36.473803, 144.976553
CLIENT DETAILS:	ACENERGY PTY LTD
DRAWING TITLE:	BLOCK DETAILS

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XT	LE	LE	
SCALE:	ISSUE:	ISSUE:	ISSUE:
AS INDICATED	FINAL DESIGN	26/03/2020	
SHEET SIZE:	PAGE:	REV:	
A3	832	A	

AWING NR:			G-2.0.000832		
DRAWN BY:		APPROVED BY:		PROJECT MGR:	
XT		RE		LZ	
SCALE:		ISSUE NO:		ISSUE DATE:	
AS INDICATED		DETAIL DESIGN		26/03/2020	
SHEET SIZE:		A3		A	





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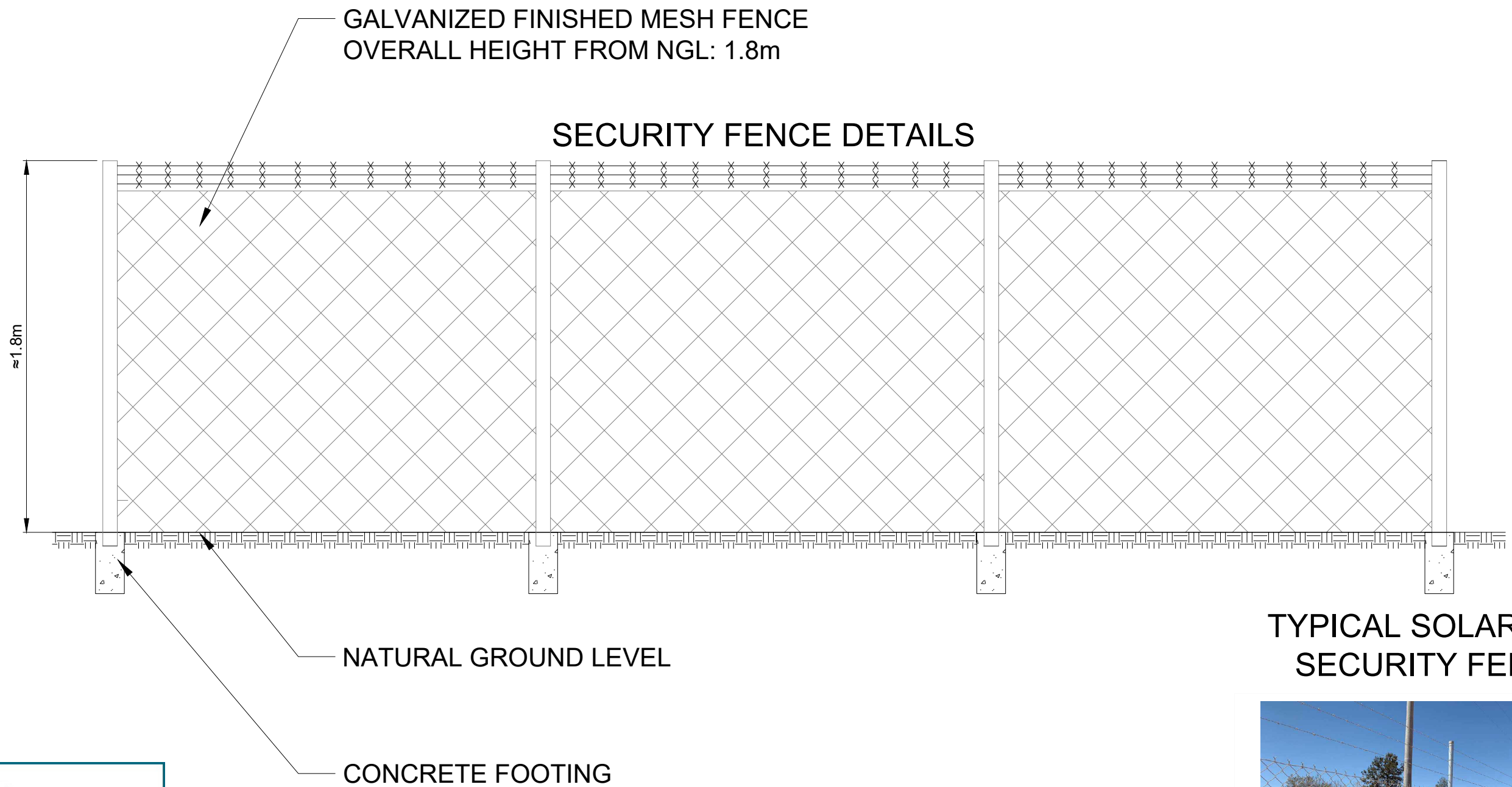
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REVISIONS					
REV	STATUS	DESCRIPTION	DATE	D.B.	C.B.
A	DD	FOR INITIAL ISSUE	26/03/2020	XT	RZ

PROJECT DETAILS:	STANHOPE SOLAR FARM 489 Hill Rd, Stanhope VIC 3623 36.473803, 144.97655
CLIENT DETAILS:	ACENERGY PTY LTD
DRAWING TITLE:	INVERTER STATION, MV POWER STATION, HV SWITCHBOARD AND POWERCOR POLE ELEVATIONS

DRAWING NR:	G-3.0.000832
DRAWN BY:	XT
SCALE:	AS INDICATED
SHEET SIZE:	A3

APPROVED BY:	26/03/2020
PROJECT MGR:	26/03/2020
DATE:	26/03/2020
PROJECT NO:	832
REV:	A




**TYPICAL SOLAR FARM
SECURITY FENCE**



Endorsed Condition 1 Plan
Planning and Environment Act 1987
Permit No: PLN055/2019
Sheet: 4 of 4
Authorised Officer: Samuel Hockly
Planner
Date: 9/04/2020

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