

# ADVERTISED PLAN

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5 September 2023

Julia Smith  
Department of Transport and Planning  
8 Nicholson Street  
East Melbourne VIC 3002

Attention: Julia Smith – Senior Planner, Approvals & Design

Via Email

Dear

**Re: Response to request for further information  
Barnawartha North Solar Farm 2 – PA2302270**

Habitat acts on behalf of BE Pro BWN Pty Ltd, in relation to a planning permit application for the use and development of a renewable energy facility (solar), associated utility installations and the removal of native vegetation at Murray Valley Highway, Barnawartha North.

The purpose of this response is to provide a response to the information requested and enable Council to progress with assessment. Responses to the requested items are provided in the table on the following pages.

**Table 1 | Response to requested information**

Requested Item	Habitat Comments
<b>1. Amended Application Form to include all the land impacted by the proposal. It is noted access to the solar farm would be provided via Crown Allotment 6 as shown on Title Plan TP96200D and therefore forms part of the land affected by the proposed use and development to which planning permission is required. There are inconsistencies across the various reports as to what is the subject land. Please review and correct as necessary.</b>	An amended application form has been provided attached to this response.  All subconsultant reports explicitly reference CA6, except for the Traffic report (still implicitly mentioned as it assesses the impact of the access from CA6), the Agricultural Impact Assessment (still mentions the adjoining lot as providing access) and the Visual Impact Assessment (CA6 is not relevant to this).
<b>2. Updated development plans to include the following:</b>  a) Descriptions/labelling of surrounding uses including a map showing all dwellings within 1km of the subject site, noting the distance from the nearest proposed infrastructure.  b) Title boundaries of the subject site and adjoining land clearly shown. It is noted the proposal affects the adjoining allotment (crown allotment 6 referred to in point 1 above) which is not shown in full on the submitted site plan.  c) Dimensioned layout and elevation plans of all proposed infrastructure, including panels,	Revised development plans have been provided in the attached.

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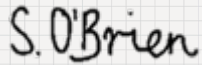
<p>batteries, substations, power poles, site offices/sheds and fencing.</p> <p>d) Accurate display and labelling of overhead and unground power network connection points located outside the subject site to which the development is proposed to connect to.</p> <p>e) Clearly identify all native vegetation to be removed.</p> <p>f) For native vegetation to be retained, show the Tree Protection Zones (calculated in accordance with AS4970) if works are proposed within 30m of a tree.</p> <p>g) Dimensions of the proposed vehicle crossover consistent with the submitted traffic report and any tree protection zones identified within the submitted native vegetation removal report.</p> <p>h) Any proposed impact mitigation techniques as recommended in the relevant supporting reports.</p>	
<p>3. A landscape plan, if landscaping is proposed showing details and location of planting (including species, density, size at planting, expected time to reach maturity, and separation), details of any tree protection zones noted in the Native Vegetation Removal Report and details of all fencing. It is noted, a Landscape Concept Plan is referred to in the submitted planning report yet is not contained at Appendix C and has not been submitted separately.</p>	<p>A landscape buffer plan is provided attached to this letter.</p>
<p>4. A Glint and Glare Assessment. It is noted the submitted planning report refers to a Glint and Glare assessment yet one has not been submitted. Please ensure the assessment includes potential glint and glare impacts to all roads and dwellings within 1km, and also ensure evidence of calculations and how the results/conclusions have been drawn are provided.</p>	<p>The Glint and Glare Assessment has been prepared and is attached to this letter.</p>
<p>5. Updated Noise Impact Assessment to include the following:</p> <p>a) An assessment of proposal plans which match the submitted development plans or vice versa. It is noted the drawing displayed at Appendix A of the report displays an alternative solar panel layout compared with the submitted proposed site plan.</p> <p>b) Details of recommended measures to control acoustic risks associated with the development. It is noted the report concludes by stating the development can be designed</p>	<p>An amended Noise Emission Assessment Report has been provided, with the most recent plan set referenced in the Appendix A, and details of recommended measures required to mitigate noise impacts.</p>

<b>to comply with the relevant acoustic criteria, yet it is unclear in this report and in the submitted planning report, what mitigation measures, if any, are recommended and/or proposed.</b>	
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We trust that the completion of the public exhibition period and this information will now enable Council to progress to a determination of this matter as soon as is possible.

Should you have any queries please contact the undersigned directly on 6021 0662 or [shannon@habitatplanning.com.au](mailto:shannon@habitatplanning.com.au).

Sincerely



**Shannon O'Brien  
Senior Consultant**

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