Planning and Environment
Interim Regulations 2026

Form 4 Regulation 22

PLANNING PERMIT

Permit No.:	PA2503812
Planning scheme:	Northern Grampians Planning Scheme
Responsible authority:	Minister for Planning
Address of the land:	• Crown Allotments 69A, 69B, 70 Parish of Glynwylln (Vol 02316 Fol 043) • Crown Allotments 13, 14, 15, 16, 17 Parish of Watta Wella (Vol 07729 Fol 051) • Crown Allotment 107 Parish of Glynwylln (Vol 02891 Fol 051) • Crown Allotment 12 Parish of Watta Wella (Vol 01266 Fol 054) • Crown Allotments 26, 27, 28, 29, 31 Parish of Joel Joel (Vol 04256 Fol 111) • Lots 1 and 2 on TP612306A (Vol 03826 Fol 135) • Lots 1, 2, and 3 on TP912469W (Vol 12015 Fol 139) • Crown Allotment 25A Parish of Joel Joel (Vol 10532 Fol 142) • Crown Allotment 20 Parish of Watta Wella (Vol 07818 Fol 180) • Crown Allotment 161 Parish of Joel Joel (Vol 05591 Fol 183) • Crown Allotment 105A Parish of Glynwylln (Vol 02397 Fol 214) • Crown Allotments 22, 23, 24, 25 Parish of Joel Joel (Vol 06187 Fol 223) • Crown Allotments 7B, 8B Parish of Watta Wella (Vol 08454 Fol 295) • Crown Allotment 21 Parish of Joel Joel (Vol 03113 Fol 431) • Crown Allotment 57 Parish of Watta Wella (Vol 12285 Fol 453) • Crown Allotment 50 Parish of Watta Wella (Vol 12285 Fol 446) • Crown Allotment 60 Parish of Watta Wella (Vol 12285 Fol 456) • Crown Allotment 27 Parish of Watta Wella (Vol 04908 Fol 483) • Crown Allotments 30, 32, 33, 36, 38 Parish of Joel Joel (Vol 03788 Fol 485) • Crown Allotment 11 Parish of Watta Wella (Vol 07358 Fol 492) • Lots 1 and 2 on TP553304F (Vol 08764 Fol 525) • Crown Allotments 154, 156 Parish of Malakoff (Vol 08490 Fol 527) • Crown Allotment 107B Parish of Joel Joel (Vol 08587 Fol 579) • Crown Allotment 104A Parish of Glynwylln (Vol 01064 Fol 640) • Crown Allotment 10 Parish of Watta Wella (Vol 06589 Fol 701) • Crown Allotment 71A Parish of Glynwylln (Vol 09519 Fol 702) • Crown Allotments 113, 114 Parish of Glynwylln, Crown Allotments 5A, 6, 12, 13, 14 Parish of Joel Joel (Vol 11602 Fol 773) • Lot 1 on TP006879E (Vol 11602 Fol 773) • Lot 2 on TP006879E (Vol 11602 Fol 774) • Crown Allotment 9 Parish of Watta Wella (Vol 03349 Fol 785) • Crown Allotment 25 Parish of Watta Wella (Vol 03349 Fol 786) • Crown Allotment 8D Parish of Watta Wella (Vol 06399 Fol 798) • Crown Allotments 4B, 4C, 5B, 7, 8, 9A, 9B Parish of Joel Joel (Vol 06310 Fol 859) • Crown Allotment 2 Parish of Joel Joel (Vol 09968 Fol 864) • Crown Allotment 9C Parish of Joel Joel (Vol 09968 Fol 863) • Crown Allotment 106 Parish of Glynwylln (Vol 02855 Fol 874) • Crown Allotments 1, 3, 4A Parish of Joel Joel (Vol 06675 Fol 883) • Crown Allotment 74B, 111A, 111B, 112 Parish of Glynwylln (Vol 06675 Fol 884) • Lot 2 on PS537402K (Vol 10994 Fol 897) • Crown Allotment 24 Parish of Watta Wella (Vol 3345 Fol 907) • Crown Allotment 11A Parish of Watta Wella (Vol 02900 Fol 916) • Crown Allotment 114 Parish of Joel Joel (Vol 05905 Vol 935) • Crown Allotment 15 Parish of Joel Joel (Vol 06880 Fol 942)

Date of issue: 26 June 2026 **Signature for the responsible authority:**

	• Crown Allotments 10, 10A, 11A, 11B, 11C, 16A, 16B, 17, 17A 17B (Vol 08853 Fol 984) • Lots 1 and 2 on TP432953R (Vol 03144 Fol 774) • Crown Allotment 107A Parish of Joel Joel (Vol 12262 Fol 909) • Crown Allotment 114A Parish of Joel Joel (Vol 12262 Fol 910) • Crown Allotments 123, 124, 126, 127 Parish of Joel Joel (Vol 12277 Fol 186) • Land in Plan of Consolidation 375536B (Vol 11892 Fol 862) • Lot 2 on PS737890C (Vol 12247 Fol 212) • Crown Allotments 162, 162A, 162B Parish of Joel Joel (Vol 11602 Fol 768) • Crown Allotments 163A, 163B Parish of Joel Joel (Vol 11602 Fol 769) • Lots 1, 2, 3, 5, 6, 7, 8 on TP324760G (Vol 11602 Fol 776) • Land in Plan of Consolidation 381711A (Vol 12396 Fol 560) • Lots 1, 2, 3, 4 on TP859992Y (Vol 11602 Fol 770) • Lot 2 on PS319371L (Vol 10128 Fol 181) • Crown Allotment 47 Parish of Watta Wella (Vol 12285 Fol 443) • Crown Allotment 50 Parish of Watta Wella (Vol 12285 Fol 446) • Crown Allotment 51 Parish of Watta Wella (Vol 12285 Fol 447) • Crown Allotment 53 Parish of Watta Wella (Vol 12285 Fol 449) • Crown Allotment 48 Parish of Watta Wella (Vol 12285 Fol 444) • Crown Allotment 49 Parish of Watta Wella (Vol 12285 Fol 445) • Crown Allotment 52A Parish of Watta Wella (Vol 12285 Fol 448) • Crown Allotment 54 Parish of Watta Wella (Vol 12285 Fol 450) • Crown Allotment 55 Parish of Watta Wella (Vol 12285 Fol 451) • Crown Allotment 56 Parish of Watta Wella (Vol 12285 Fol 452) • Crown Allotments 79A, 79B Parish of Glynwylln (Vol 11183 Fol 424) • Crown Allotments 77A, 77B, 78A, 78B, 78C, 79C Parish of Glynwylln (Vol 11219 Fol 605) • Crown Allotments 95, 98 Parish of Joel Joel (Vol 11602 Fol 779) • Lot 3 on PS322629D (Vol 11602 Fol 771) • Lot 1 on TP756362J (Vol 11602 Fol 777) • Lots 1, 2, 3 on TP898098E (Vol 11602 Fol 780) • Crown Allotment 118 Parish of Malakoff (Vol 08933 Fol 703) • Lots 1, 2, 3, 4 on TP577560B (Vol 09519 Fol 703) <u>Road Reserves</u> • Stawell-Avoca Road • Vances Crossing Road • Potter Road • Perry Road • Vineyard Road • Landsborough Road • Watta Wella Road <u>Unnamed Government Roads</u> • Adjacent 79C\PP2687, 78A\PP2687, 77B\PP2687, 76B\PP2687, 75A\PP2687, 74A\PP2687 • Adjacent 107\PP2687, 108A\PP2687 • Adjacent 74A\PP2687, 75A\PP2687, 75B\PP2687, 111A\PP2687, 112\PP2687 • Adjacent 1\PP2806, 2\PP2806 • Adjacent 2\PP2806, 4B\PP2806, 3\PP2806, 4A\PP2806 • Adjacent 118\PP3040, 154\PP3040 • Adjacent 3\PP2806, 7\PP2806, 4A\PP2806, 4C\PP2806, 8\PP2806, 7\PP2806, 6\PP2806, 5A\PP2806, 5B\PP2806 • Adjacent 5B\PP2806, 5A\PP2806 • Adjacent 112\PP2806, 9C\PP2806, 9B\PP2806, 9A\PP2806, 7\PP2806, 6\PP2806, 12\PP2806, 11A\PP2806, 10A\PP2806, 10\PP2806 • Adjacent 154\PP3040,156\PP3040

	• Adjacent 11A\PP2806, 11B\PP2806, 16A\PP2806, 16B\PP2806, 12\PP2806, 13\PP2806, 14\PP2806, 15\PP2806 • Adjacent to 4C\PP2806, 5B\PP2806, 6\PP2806, 15\PP2806, 22\PP2806, 21\PP2806 • Adjacent 5B\PP2806, 5A\PP2806, 17B\PP2806, 17A\PP2806, 16A\PP2806 • Adjacent 9C\PP2806, 9B\PP2806, 9A\PP2806 • Adjacent 31\PP2806, 27\PP2806, 26\PP2806, 29\PP2806 • Adjacent 12\PP3777, 11\PP3777, 15\PP3777, 10\PP3777, 17\PP3777, 25\PP3777, 23\PP3777, 20\PP3777, 24\PP3777, 51\PP3777, 55\PP3777 • Adjacent 24\PP3777, 27\PP3777, 47\PP3777, 51\PP3777 • Adjacent 2\PS319371, 1\TP756362 • Adjacent 3\TP324760, 7\TP324760, 8\TP324760 • Adjacent 50\PP3777, 49\PP3777, 55\PP3777, 56\PP3777, 54\PP3777, 53\PP3777, 52A\PP3777, 65\PP3777, 64\PP3777, 63\PP3777, 62\PP3777, 59\PP3777, 58\PP3777, PC375536, 57\PP3777, 60\PP3777, 1\TP553304, 2\TP912469, 3\TP912469, 114\PP2806, 1\TP912469, 107B\PP2806, 107A\PP2806, 95\PP2806, 127\PP2806 • Adjacent 95\PP2806, 7\TP324760, 6\TP324760, 98\PP2806, 126\PP2806, 162B\PP2806, 163A\PP2806

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
35.07-1	Use of the land for a wind energy facility and utility installation.
35.07-4	Construct a building or construct or carry out works associated with a use in section 2 of clause 35.07-1; and earthworks which change the rate of flow or discharge point of water across a property boundary.
36.04-1	Use of land for utility installation.
36.04-2	Construct a building or construct or carry out works for any use in section 2 of clause 36.04-1.
44.03-2	Construct a building or construct or carry out works.
44.04-2	Construct a building or construct or carry out works.
52.05-14	Display of business identification signs.
52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.
52.32-2	Use and develop land for a wind energy facility.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Development plans

1. Before the use and development starts, amended development 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 the application plans titled 'Detailed Plans of Watta Wella Renewable Energy Project' and received 12 May 2026, but modified to include:
   a. A maximum of 45 wind turbines with the following specifications:
      i. Maximum blade tip height of 255 metres above ground level.
      ii. Minimum blade tip clearance of 60 metres from ground level.
      iii. Maximum rotor diameter of 178 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 and maximum height of permanent meteorological masts.
      ii. Finished floor levels of the base of turbines, battery energy storage system (BESS) and substations which must be constructed 300 mm above the relevant 1% AEP flood height.
      iii. That electrical fittings and connections (excluding suitably waterproofed cable joints and junction boxes) must be fixed above 300 mm above the relevant 1% AEP flood height.
   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. 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.
   e. The location, design, dimensions, of all proposed business identification signs.
   f. Any noise mitigation measures for the wind energy facility, BESS and/or substations to be shown on the plans.
   g. Any staging of the permitted use and development.
   h. Any changes required to comply with:
      i. CFA conditions 53 to 55.
      ii. Any other condition of this permit.

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 Northern Grampians 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.

   The micro-siting plan must be fully dimensioned and drawn to a scale. 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 1.

   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 removal of native vegetation (other than native vegetation approved for removal by this permit).

6. 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 endorsed under condition 1.

7. The endorsed micro-siting plan must not be altered or modified without the written consent of the responsible authority.

Staging

8. 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

9. Before the development starts, an on-site landscaping plan must be submitted to, approved, and endorsed by the responsible authority. When endorsed, the on-site landscaping plan will form part of this permit.

   The plan must specify must:

   a. Landscaping or other treatments to reduce the visual impact of the facility (other than turbines) and from the surrounding road network including Landsborough Road, in accordance with the measures in the Landscape Character and Probable Visual Effect Assessment (LCPVEA) prepared by Wax Design

   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.

Off-Site Landscaping Program

10. Before the 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.

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.

Advertising signage

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

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

Light Spill Management

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

14. The wind turbines must not be illuminated, unless with the prior written consent from the responsible authority.

Shadow Flicker

15. Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any pre-existing dwelling as of 15 July 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

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

    The Telecommunications, Television and Radio 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 telecommunications, television and radio reception strength to be determined.

17. If a complaint is received regarding the effect of the facility on telecommunications, television or radio reception at a pre-existing dwelling as of 15 July 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, Television and Radio Reception Strength Survey required by this permit,

all to the satisfaction of the responsible authority.

Wind Turbine Noise

18. In conditions 19 to 20:

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 15 July 2025.

19. 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.

20. 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.

21. The Predictive Noise Assessment required under condition 19 may also incorporate the requirements specified in condition 22.

Other Noise

22. 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.

23. All measures relied on to achieve compliance with EPA Publication 1826.5 must be shown on the development plans under condition 1 and implemented to the satisfaction of the responsible authority.

24. The Predictive Noise Assessment must be made available to the public upon request.

Department of Energy, Environment and Climate Action (DEECA) Conditions (recommending referral authority)

Notification of permit conditions

25. Before works start or any native vegetation is removed, 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.

Native Vegetation Removal

26. Before works start, including native vegetation removal, a plan showing the native vegetation permitted to be removed, destroyed or lopped for the use and development must be approved and endorsed by the responsible authority:

    This plan must include:

    a. Figure 2 of the Ecological Assessment (Environment Report): Watta Wella Renewable Energy Project Joel Joel, Victoria prepared by Ecology and Heritage Partners [dated 21/02/2026, Version 13] supplied with the application.

    b. Native Vegetation Removal Report [ID: 357_20251106_679, dated 6 November 2025] showing the permitted removal of 15.28 hectares comprised of:

        i. 13.772 hectares of patch native vegetation [including 32 large trees within patches].

        ii. 8 small scattered trees.

        iii. 19 large scattered trees.

Native vegetation offsets

27. To offset the removal of native vegetation, as shown in plans endorsed under this permit, the permit holder must secure an offset for the permitted clearing of native vegetation in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA, 2025).

    The offsets to be secured are set out in the Native Vegetation Removal Report (ID: 357_20251106_679, dated 6 November 2025) and must meet the following requirements:

    a. A general offset of 4.5200 general habitat units:

        i. Located within the Wimmera Catchment Management boundary or Northern Grampians Shire municipal area.

        ii. With a minimum strategic biodiversity value of at least 0.3581.

    b. Provide protection of at least 51 large trees.

28. The approved amount of native vegetation removal and offsets must not be altered or modified without the prior written consent of the responsible authority.

Offset evidence

29. Before any native vegetation is removed, evidence that the required offset for the project 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.

    b. A credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

    The offset evidence will be endorsed by the responsible authority and form part of this permit.

30. Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to DEECA at PEA.energyproject@deeca.vic.gov.au.

Native Vegetation Management Plan

31. Before works start, including native vegetation removal, a Native Vegetation Management Plan (NVMP) to protect retained native vegetation and other biodiversity values (including communities, threatened flora and threatened fauna habitat) must be prepared in consultation with DEECA Regions and approved and endorsed by the responsible authority.

    This plan must include (but is not limited to):

    a. A map drawn at scale with dimensions, standard property identifiers and geo-references (such as VicGrid94 co-ordinates) that clearly shows:

        i. The locations of all native vegetation and biodiversity values (including communities, threatened flora and threatened fauna habitat) present on site that must be retained throughout the use and development as shown in Figure 2 of the Ecological Assessment (Environment Report): Watta Wella Renewable Energy Project Joel Joel, Victoria prepared by Ecology and Heritage Partners [dated 21/02/2026, Version 13].

    b. Measures to be implemented to protect native vegetation and other biodiversity values (including communities, threatened flora and threatened fauna habitat) retained on site within 30 metres of any works and on land directly adjoining the site, including roadsides, during construction, maintenance activities and decommissioning phases. These measures must:

        i. Prohibit the following activities within areas of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development without written consent of the responsible authority:

            a) Vehicle 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.

        ii. Prohibit turbines sited within the 300-metre buffer zone (as measured to the centre of the turbine) established around areas of important native vegetation, including the large contiguous patches of remnant eucalyptus forest within Joel Joel Nature Conservation Reserve and Watta Wella Bushland Reserve.

        iii. Describe the type of No Go Zone fencing and signage to be used to protect areas of retained native vegetation within 15 metres of any works, including tree protection zones. Fencing must be highly visible, strong enough to withstand knocks from construction vehicles and comply with *AS 4970-2025 Protection of trees on development site.*

    c. Prescriptions to avoid and mitigate sources of environmental impact on retained areas of native vegetation and biodiversity values (including communities, threatened flora and threatened fauna habitat) on site throughout the approved use (operation and maintenance). This must include requirements for:

        i. Weed monitoring to be undertaken quarterly for a minimum of two years following construction to inform preparation of a long-term management plan and on-ground weed control program to be delivered throughout the approved use.

Construction Environmental Management Plan

32. Before development starts, including native vegetation removal, a Construction Environmental Management Plan (CEMP) must be prepared in consultation with DEECA Regions. The CEMP must be approved and endorsed by the responsible authority. When approved, the CEMP will be endorsed and will form part of this permit.

    This CEMP must include (but is not limited to):

    a. An amended plan for the approved use and development drawn at appropriate scale with dimensions, standard property identifiers and geo-references (such as VicGrid94 coordinates) that shows:
        i. The location of all temporary site offices, equipment/materials storage and stockpiling, and works areas.
        ii. All access/egress points to the site, including primary and other access points.
        iii. No Go Zone areas protecting retained native vegetation and biodiversity values as prescribed in the Native Vegetation Management Plan endorsed under this permit.
        iv. The location and alignment of native vegetation protection fences to be erected around all No Go Zone areas within 15 metres of any works shown in the Native Vegetation Management Plan endorsed under this permit. Tree protection zones of retained trees must comply with *Australian Standard AS4970–2025 Protection of trees on development sites.*
    b. Include a description, including relevant diagrams, of the measures to be implemented to protect retained native vegetation during construction activities as prescribed in the Native Vegetation Management Plan endorsed under this permit.
    c. Require a contractor briefing advising personnel undertaking the works on site to be advised of the requirements of the plan and all relevant permit conditions and associated statutory requirements or approvals.
    d. Include a description of:
        i. Management zones.
        ii. Construction zones.
        iii. Site preparation and access.
        iv. Schedule and timing of works, including daily start and end times.
        v. Construction activities, including all earth-disturbance works.
    e. Include protocols to mitigate impacts on wildlife (or reference to a subordinate Fauna Management Plan) prepared in consultation with DEECA Regions. These protocols must:
        i. Specify for implementation to be undertaken by suitability qualified person holding a management authorisation under the *Wildlife Act 1975.*
        ii. Include recommendations outlined in Section 4.2.2. of the Ecological Assessment (Environment Report): Watta Wella Renewable Energy Project Joel Joel, Victoria prepared by Ecology and Heritage Partners [dated 21/02/2026, Version 13].
        iii. Detail pre-clearance surveys, including the methodology and timing of those informing protocol implementation (e.g., identification of hollows and external nests to be checked immediately prior to habitat removal and release sites) and those undertaken immediately before the time(s) of native vegetation removal.
        iv. Outline methodology for the capture and relocation (salvage) of wildlife, including proposed release areas (located within 100 metres of capture locations).

   v. Specify procedures to follow if pest or threatened species are encountered, an animal is injured or fauna is unable to be relocated to an appropriate location within 100 metres of capture.

f. Prescribe management of and/or mitigation of impacts on/from:

   i. Surface water, erosion and sedimentation, including:

      a. Procedures to manage erosion during construction, including for roads track and other infrastructure.

      b. Appropriate drainage and silt control measures. The silt control measures must be maintained throughout the construction period.

      c. Procedures to manage stormwater run-off.

   ii. Land management, reinstatement and rehabilitation.

   iii. Dust, odour and air quality.

   iv. Noise and vibration.

   v. Waste management, including management of any waste soil.

   vi. Hazardous materials.

   vii. Environmental incidents and emergencies.

   viii. Fire hazards.

   ix. Biosecurity.

   x. Any other requirements to the satisfaction of the responsible authority.

33. All persons undertaking works on site must be appropriately briefed on all relevant aspects and requirements of the endorsed CEMP. All works constructed or carried out must be in accordance with the endorsed CEMP, to the satisfaction of the responsible authority.

End of DEECA referral authority conditions

Operational Environmental Management Plan

34. Before the use starts, 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 measures to manage surface water, erosion and sedimentation, including:

       i. Procedures to manage erosion including for roads track and other infrastructure.

       ii. Appropriate drainage and silt control measures.

       iii. Procedures to manage stormwater run-off.

    e. Include organisational responsibilities, and procedures for staff training and communication.

Bat and Avifauna Management (BAM) Plan

35. For BAM Plan conditions:
    - 'listed species' means all bird and bat taxa listed as threatened under the *Flora and Fauna Guarantee Act 1988* (FFG Act) and all bird and bat taxa listed as threatened or migratory under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
    - 'the first turbine commences operating' means the time from which a turbine first commences generating electricity.
36. Before the first turbine commences operating, a Bat and Avifauna Management Plan (BAM Plan) must be prepared in consultation with DEECA and submitted to, approved and endorsed by by the responsible authority. This 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 Swift Parrot, White-throated Needletail and Eastern Bent-wing Bat.

        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 years. The duration and timing of the monitoring and reporting program must not be altered without 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 the regular removal of any bird or animal carcasses likely to attract raptors to areas near turbines.

        III. Procedures for providing all data obtained through the monitoring and reporting program to DEECA and the responsible authority, including:

            a) Procedures for reporting strikes/mortalities of listed species to DEECA and the responsible authority within 7 business days of becoming aware of any strike/mortality;

b) Procedures for reporting strikes/mortalities of bat and avifauna species other than listed species to DEECA quarterly;

c) Procedures for annual reporting to DEECA and the responsible authority, within agreed timeframes, of the findings of the mortality and operational monitoring program. Reports must be made publicly available on the operator's website; and

d) 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. A monitoring and reporting program for Swift Parrot. This program will inform operational mitigation responses to be implemented over the life of the project. The program must be generally in accordance with the procedure described in Bird and Avifauna Management Plan: Watta Wella Renewable Energy Project, Joel Joel, Victoria (BAMP) prepared by Ecology & Heritage Partners [Version 8, 30 July 2025] but amended to include:

I. Requirements for periodic reviews of the program to determine whether any adaptive changes or improvements to the monitoring regime are recommended. This procedure must include:

a) Procedures for reporting to DEECA and the responsible authority, within agreed timeframes, periodic reviews of the Swift Parrot species and curtailment monitoring program.

d. At conclusion of the five-year monitoring program, the operator must submit a final report to the responsible authority and DEECA setting out the findings of the program to the satisfaction of the responsible authority and make the report publicly available on the operator's website.

e. After considering the information reported under conditions 36(b)(III) 36(c)(I)(a) or the report submitted under the 36(d), the responsible authority, after consulting with DEECA, may direct that further investigations of potential or actual impacts on bird and bats is to be undertaken, in which case:

i. the duration and details of the further investigations must be to the satisfaction of the responsible authority; and

ii. the investigations must be carried out to the satisfaction of the responsible authority.

Complaint Investigation and Response Plan

37. Before the 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 10002:2022 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).

38. 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

39. Before the 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

40. Before the use and development starts, a Complaints Register must be established which records:
    a. The complainant's name and address (if provided), including any applicable property reference number contained in the application plans titled 'Detailed Plans of Watta Wella Renewable Energy Project'' and received 12 May 2026.
    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.
41. All complaints received must be recorded in the Complaints Register.
42. 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

43. Before the development starts, the permit holder must provide spatial information data to Land Use Victoria via email 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. Tower location and name/number.
    c. All access entry points onto private property.
    d. All internal roads.
    e. The locations of site compound, substations, maintenance facilities, and anemometers.
44. 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 within a description of the change within 30 days of the change, to enable details of any changes to the facility to be known to emergency services dispatchers.

Aviation

45. Prior to commencement of construction of turbine towers or permanent meteorological masts:
    a. Details of proposed wind turbines and meteorological monitoring masts exceeding 100 metres above ground level 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. complete the Vertical Obstacle Notification Form (ATS-FORM-0085) available on airservicesaustralia.com; and

c. Details of proposed wind turbines and meteorological monitoring masts coordinates and elevation must be provided to Airservices Australia, using the following email address: VOD@airservicesaustralia.com.

46. Any obstacles above 100 metre above ground level (including temporary construction equipment) must 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

b. either the general area within which the crane will operate and/or the planned route with timelines that crane operations will follow.

47. Details of the wind farm must 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.

Marking and lighting of wind monitoring towers

48. The anemometers/wind monitoring towers 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.

Decommissioning

49. The responsible authority and Northern Grampians 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.

50. 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.

51. 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.

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.

Notification of works commencing

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

Country Fire Authority (CFA) Conditions (not a referral authority)

53. 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 (Version 4.4, 11 June 2025), and:

    a. Describe the risks and hazards at the facility to and from the renewable energy infrastructure (e.g., wind turbine generators; battery energy storage system and related infrastructure).

    b. Describe the risk controls for the facility, including:

        I. Dedicated fire water supplies:

            a) For the battery energy storage system:

                i. Of a quantity no less than 576kL (40L/s for four hours) effective capacity, or to the satisfaction of CFA.

                ii. Provided otherwise in accordance with the CFA Guidelines and Model Requirements (Version 4.4, 11 June 2025) and Australian Standard 2419.1-2021: Fire hydrant installations.

                iii. 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.

                iv. Commissioned prior to the arrival of the battery energy storage system enclosures/containers at the facility.

            b) 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. A static fire water tank of at least 45,000L effective capacity, located near wind turbine T8.

                iii. Provided otherwise in accordance with the CFA Guidelines and Model Requirements (Version 4.4, 11 June 2025) and Australian Standard 2419.1-2021: Fire hydrant installations.

        II. The separation distances:

            a) Of no less than 3m between battery containers/enclosures to adjacent battery containers/enclosures, to the side with the battery module access doors.

            b) Of battery containers/enclosures and related battery infrastructure, buildings/structures and vegetation based on radiant heat flux (output) as an ignition source.

        III. The management of on- and off-site hazards and risks at the facility, including:

            a) All proposed wind turbine and battery energy storage system safety and protective systems.

b) For the storage of battery energy storage system enclosures/containers on-site, prior to their installation, for any length of time.

c) A fire break around WTG T8 of at least 20 metres radius. This 20 metres radius must be maintained as a vegetation-free, mineral earth fire break all year around (excepting the hard stand).

d) The provision of fire detection and suppression systems within all turbine nacelles.

e) Construction and ongoing management of wind farm access track that runs north to south adjacent to the western extent of the Joel Joel Nature Conservation Reserve.

c. 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.

d. Where noise/acoustic barriers are proposed, include consequence modelling and assessment of toxic gas releases that takes into account the proposed position of acoustic barriers, in accordance with Part 3 of CFA's Fire Safety Studies for Battery Energy Storage Systems Guidelines (dated June 2025); to the satisfaction of CFA.

e. Provide an evidence-based determination of the effectiveness of the risk controls against the identified hazards, including justification for the omission of any safety and protective system/s.

f. Specify that planning for decommissioning of all or part of the facility will be in consultation with CFA.

g. Form the basis for the design of the facility.

54. Before plans are endorsed under condition 1, an Emergency Plan (EP) and Fire Management Plan (FMP) must be submitted to, approved and endorsed by the responsible authority. The EP and FMP must be prepared in consultation with CFA and be in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (Version 4.4, 11 June 2025).

55. 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.

AusNet Conditions (determining referral authority)

56. 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.

57. Wind Turbine Generators (WTGs) must be sited at a sufficient distance from the existing transmission line to ensure that, in the event of a structural failure or collapse, no part of the turbine or its components can encroach upon or impact AusNet easement and infrastructure.

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

59. Further detailed drawings of the new proposed transmission lines must be provided to AusNet for approval prior to any construction.

WorkSafe conditions (determining referral authority)

60. The Risk Management Plan (RMP), including fire safety study, must be updated once the battery supplier has been finalised to confirm the requirements of the CFA Guidelines are met. This must be conducted by a suitably competent person, prior to BESS arrival onsite, and to the satisfaction of the CFA's dangerous goods unit.

61. The applicant must comply with risk controls outlined in the RMP and undertake / implement any other required risk control assessments / measures prior to BESS arrival onsite.
62. A Fire Management Plan and Emergency Management Plan must be developed in line with the CFA Guidelines prior to BESS arrival onsite, and to the satisfaction of the CFA's dangerous goods unit.
63. Prior to the commencement of construction, the applicant must seek and have regard to written advice from the relevant fire authority's dangerous goods unit, as specified in Reg 52(1)(a) and 52(1)(b) of Dangerous Goods Storage and Handling Regulations 2022.
64. There must be plans in place to ensure any future developers/owners/operators involved with the BESS site have access to the safety documentation created for the site during development.

Wimmera Catchment Management Authority (CMA) Conditions (recommending referral authority)

65. Finished floor levels of the battery energy storage system (BESS) and substation must be constructed 300 mm above the relevant 1% AEP flood height as per modelling in Hydrology and Flood Report (version 04b, 3 June 2025).
66. Finished floor levels of the base of turbines must be constructed 300 mm above the relevant 1% AEP flood height.
67. Any works in, on or over designated waterways under the Water Act 1989 (such as landscaping, access crossings, stormwater outlets, etc) will require a Works on Waterway Permit under By-Law No.3 Waterways Protection 2024.
68. Before construction starts, a Hydraulic Report, supported by appropriate modelling, demonstrating that roads and access tracks will not have any adverse impacts on the floodplain, stormwater and neighbouring properties is to be submitted to Wimmera CMA. In particular, computations that detail impacts upon flows, velocities, neighbouring properties, flood storage and flood levels must form part of this report. This is in line with recommendation 7.4 in Hydrology and Flood Report (version 04b 3 June 2025).
69. Where afflux cannot be mitigated and neighbouring landholders are impacted, landholder consent must be obtained and provided to the responsible authority before construction commences.
70. Electrical fittings and connections (excluding suitably waterproofed cable joints and junction boxes) must be fixed above 300 mm above the relevant 1% AEP flood height.
71. All conduits and cables under areas identified as being flood-prone should be waterproofed.
72. Any chemicals, oil, fuel, grease, waste or other potential pollutants must be stored above 300 mm above the relevant 1% AEP flood height.

Head, Transport for Victoria conditions (not a referral authority)

73. Before the development starts and once construction methods and transportation routes are confirmed, a detailed Traffic Management Plan (TMP) for that stage must be prepared to the satisfaction of the Head, Transport for Victoria, and the responsible authority. The TMP must be prepared at no cost to the Head, Transport for Victoria and the responsible authority. When approved, the TMP will be prepared in consultation with Northern Grampians Shire Council and endorsed by the responsible authority and the Head, Transport for Victoria. The TMP must be complied with, unless a variation is agreed by the responsible authority.

    The TMP must include the following (as applicable to the relevant development stage):

    a. The number and type of anticipated vehicle movements and the time of day when local roads will be used.

    b. The nominated routes for traffic accessing and departing the project site, including oversize and over-mass vehicles from port.

c. The designation of all vehicle access points to the wind energy facility site from surrounding roads. Vehicle access points must be designed and located to ensure safe sight distances, turning movements, and avoid potential through traffic conflicts.

d. The designation of appropriate pre-construction, construction, and transport vehicle routes to and from the to the wind energy facility site, including designation of transport vehicle routes.

e. Engineering plans demonstrating whether, and if so how, truck movements to and from the wind energy facility site can be accommodated on sealed roadways and turned without encroaching onto the incorrect side of the road.

f. Proposed measures to ensure workers enter and exit the wind energy facility site from the designated site entrances.

g. Recommendations regarding the need for road and intersection upgrades to accommodate any additional traffic or site access requirements (whether temporary or ongoing), and the timing for the delivery of those upgrades.

h. Proposed measures to ensure construction vehicles are easily identifiable.

i. The designation of mitigation measures, including operating hours and speed limits for trucks on routes accessing the wind energy facility site which provide for appropriate safety measures around school bus routes and school bus times where relevant, and provide for resident safety.

j. Consideration of cumulative vehicle movements associated with construction traffic from other surrounding wind energy facilities in development.

k. Proposed measures to manage traffic impacts associated with the construction phase of the wind energy facility on the traffic volumes and flows on surrounding roads and a program to rehabilitate existing public roads within agreed timeframes to the condition identified in the surveys carried out under the above condition or to the condition to which the roads have been upgraded, whichever is relevant.

74. Prior to endorsement of the TMP, the developer of the wind energy facility must submit to the Head, Transport for Victoria for approval the identity of a suitably qualified engineer, independent of the proponent's traffic adviser who will undertake the duties of the Road Quality Auditor identified in the traffic management plan. Once approved, the developer of the wind energy facility must engage, at its cost, the approved Road Quality Auditor to fulfil the requirements of the Road Quality Auditor as defined in the TMP.

75. Prior to endorsement of the TMP, the terms of reference for the Road Quality Auditor must be endorsed by the Head, Transport for Victoria, including but not limited to a program of regular inspections to be carried out during the construction of the wind energy facility to identify maintenance works necessary because of construction traffic.

76. The traffic management and road upgrade and maintenance works identified in the endorsed TMP must be carried out to the satisfaction, and at no cost to, the Head, Transport for Victoria.

77. Any temporary infrastructure works required to mobilise oversize and over-mass vehicles must be designed in consultation with, and completed to the satisfaction of the Head, Transport for Victoria.

End of Head, Transport for Victoria Conditions

Pre-Construction Public Road Survey

78. Before the development starts, a Pre-Construction Public Road Survey must be submitted to, approved and endorsed by 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 this permit.

d. Be approved by the relevant road management authority (or authorities) prior to submission to responsible authority for endorsement.

Traffic Upgrade Works

79. 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 (or authorities). Traffic upgrade works must be completed to the satisfaction of the relevant road management authority (or authorities).

Expiry

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

a. The development is not started within 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:
(the following information does not form part of this permit)

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 1826.5).
  - *New Zealand Standard 6808:2010, Acoustics – Wind Farm Noise*

Environment Protection Authority (EPA)

- The *Environment Protection Act 2017* introduced the general environmental duty (GED) and 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.
  This involves a continuous, preventative approach and should be undertaken with the understanding that where an operation presents low-level risks, or already has appropriate risk mitigation measures in place, further mitigation measures may still be necessary at a future point. For further information on what the laws mean for Victorian businesses and community go to: https://www.epa.vic.gov.au/general-environmental-duty
- For more information on managing waste soil go to EPA's website: https://www.epa.vic.gov.au/manage-waste-soil

Roads

- For oversize and over-mass vehicles routes, the Project will need to obtain approvals from the National Heavy Vehicle Regulator (NHVP) for over dimensional long or large loads.

FFG

- DEECA advises that any Works or other activities on public land (or freehold land owned by or vested to a Public Authority), which may affect protected native plants, may require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the most up to date Protected Flora List (DEECA) to determine whether FFG approvals are required. For further information or to apply for a Protected Flora Permit, please contact the regional DEECA office at Grampians.environment@deeca.vic.gov.au.

Crown Land

- Authorisation is required from the Department of Energy, Environment and Climate Action to use or occupy Crown land, including transmission line overhang. For further information or advice on Crown land matters, please contact the regional DEECA office at publicland.grampians@deeca.vic.gov.au.

AusNet

- There are restrictions on development of the AusNet easement, including buildings, structures, earthworks, roads, services and trees, and that vehicle access is required by AusNet at all times.
- 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.

Date of issue: 26 June 2026 **Signature for the responsible authority:**

Wimmera Catchment Management Authority

- The 1% AEP flood is not the maximum possible flood. A flood larger in height and extent, than the 1% AEP flood, will occur in the future. Larger flood events should be considered for planning large scale projects such as renewable energy. The Wimmera region has experienced an extreme event of up to a 1 in 3000-year flood event in the upper catchment.
- Wimmera CMA advises that access to and from the project area may be limited in times of a 1% AEP flood event. Various access and egress routes to and from the can exceed 0.3 m flood depth which may limit vehicular access during these events.

Date of issue: 26 June 2026 **Signature for the responsible authority:**

Form 4

Regulation 22

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 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 5 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 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 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.

Date of issue: 26 June 2026 **Signature for the responsible authority:** Mofutte