

Final Report

Bushfire Risk Assessment for the Mologa Solar Hybrid Project: Mologa-Durham Ox Road, Mologa, Victoria

Prepared for
Urbis Pty Ltd

June 2026

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1 INTRODUCTION

1.1 Background

Ecology and Heritage Partners Pty Ltd was engaged by Urbis Pty Ltd to prepare a Bushfire Risk Assessment for the Mologa Solar Hybrid Project along Mologa-Durham Ox Road, Mologa. The site includes seven parcels of land (the study area):

- CA 6 Section A Parish of Mologa. Volume: 09056 Folio: 961
- CA 7 Section A Parish Mologa. Volume: 02429 Folio: 740
- CA 8 Section A Parish of Mologa. Volume: 07628 Folio: 185
- CA 17 Section A Parish of Mologa. Volume: 09056 Folio: 962
- CA 17A Section A Parish of Mologa. Volume: 10991 Folio: 175
- CA 17B Section A Parish of Mologa. Volume: 02667 Folio: 397
- CA 17C Section A Parish of Mologa. Volume: 10407 Folio: 536

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The Mologa Solar Hybrid Project is located approximately 65 kilometres north of Bendigo and 51 kilometres west of Echuca (Attachment 1). The site is located to the east of Bendigo-Pyramid Road and south of Mologa-Durham Ox Road, in Mologa.

The proposed solar hybrid project comprises:

- 250 MW solar farm;
- 250 MW 4-hour Battery Energy Storage System (BESS);
- Substation; and,
- Terminal station.

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A 220 kV transmission line easement runs north-south through the western side of the site. The proposed BESS and substation will connect directly to this existing line, enabling efficient integration with the grid.

The purpose of this report was to undertake a bushfire risk assessment of the local and broader landscape and address the legislative and policy implications associated with the proposal against Clause 13.02-1S Bushfire. Australian Standard 3959:2018 Construction of buildings in bushfire prone areas (AS 3959:2018) (Standards Australia 2020) and the Design Guidelines and Model Requirements for Renewable Energy Facilities (Design Guidelines) (Country Fire Authority [CFA] 2023) were also considered as part of this report.

1.2 Study Area

The study area extends across approximately 591 hectares and is currently used predominantly for dryland cropping and some grazing. The study area is generally flat and largely comprises agricultural land, with Blind Creek, a drainage channel, some dams and planted native windrows distributed throughout. Approximately,

The study area was assessed on 1-2 September 2025.

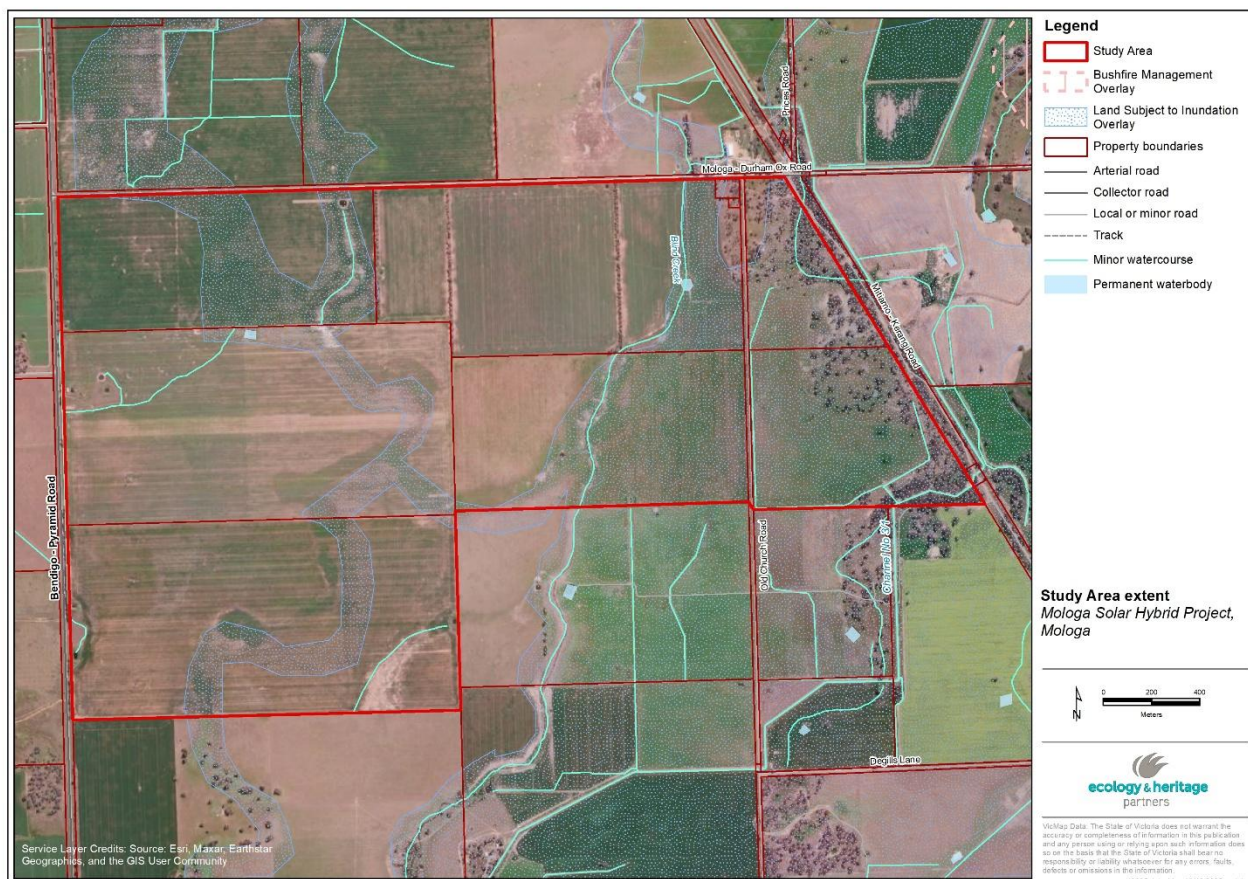


Figure 1. Study area and relevant planning overlays.

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2 RESPONSE TO CLAUSE 13.02-1S

Clause 13.02-1S Bushfire has the objective to 'strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life' (p1). This clause applies to land in the BPA, Bushfire Management Overlay (BMO) and/or proposed to be used or developed in a way that may create or increase bushfire hazard. The study area falls within the BPA category.

Clause 13.02-1S Bushfire contains five key strategies to meet the objective, which are:

- Protection of human life;
- Bushfire hazard identification and assessment;
- Settlement planning;
- Areas of biodiversity conservation value; and
- Uses and development in a Bushfire Prone Area.

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A detailed assessment against each of the strategies is provided below.

The bushfire hazard risk is assessed at five different scales (Attachments 2 to 6), with a Bushfire Management Plan provided in Attachment 7.

2.1 Protection of Human Life Strategy

These strategies require that the priority be given to the protection of human life.

2.1.1 ***Prioritising the protection of human life over all other policy considerations***

The protection of human life is a priority for this development, with its inclusion of a BESS facility, terminal station, substation, Operations and Maintenance facility and overhead transmission lines increasing the emphasis on rigorous safety measures. Measures that prioritise the protection of human life have been considered and addressed through several policies, including:

- Clause 13.02-1S Bushfire;
- AS 3959:2018 (Standards Australia 2020);
- Design Guidelines (CFA 2023);
- *Electricity Safety Act* 1998; and
- *Electrical Safety (Bushfire Mitigation) Regulations* 2023.

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2.1.2 ***Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire***

The development is in a rural agricultural landscape surrounded by pasture and crops for several kilometres. The eastern extent of the study area contains relatively sparse treed vegetation, with

denser treed areas located approximately 1.2 kilometres to the east along Bullcock Creek. The 3,880-hectare Terrick Terrick National Park, which is mostly treed, is located approximately 3.7 kilometres east of the study area (Attachment 2).

Despite the presence of treed vegetation generally to the east, the study area is in a low-risk location due to the dominance of agricultural pastures in the wider landscape. The most likely prevailing wind directions in this region of Victoria on severe fire weather days (i.e. high temperatures, low relative humidity, strong winds) are from the north-west, west and south-west (based on Kerang weather station data, station number 080023, Bureau of Meteorology (BOM) 2026, located approximately 50 kilometres northwest of the study area), with agricultural paddocks being the only form of vegetation in these directions relative to the study area. If a fire was to therefore begin along Bullcock Creek and/or within Terrick Terrick National Park, it would likely travel in a general easterly direction away from the study area.

The study area is surrounded by roads on its northern, eastern and western boundaries, which allows occupants to drive away from the direction of a grassfire using the local road network to areas where life can be better protected from the effects of fire.

2.1.3 **Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process**

Clause 13.02-1S is a state-wide planning provision that provides an opportunity to consider the bushfire risk at a strategic level in the planning process. This development addresses the risk by ensuring separation distances, vegetation management, emergency access/egress and emergency static water supply management measures are implemented.

The CFA provides four principles regarding settlement planning decisions, which should:

- *'Direct development to locations of lower bushfire risk;*
- *Carefully consider development in locations where there is significant bushfire risk that cannot be avoided;*
- *Avoid development in locations of extreme bushfire risk; and,*
- *Avoid development in areas where planned bushfire protection measures may be incompatible with other environmental objectives'* (CFA 2015, p.4).

The proposal is considered to apply all four principles by building in an agricultural paddock, with similar paddocks present in the broader landscape that do not pose an extreme bushfire risk. There are no incompatible environmental implications, as the development footprint has avoided patches of native vegetation along its eastern and western boundaries. The existing windrows extending from the study area's northern boundary, as well as individual native trees within the paddocks have also been retained, with the solar panels being designed around these features.

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2.2 Bushfire Hazard and Identification Assessment Strategies

These strategies require the bushfire hazard be identified and an appropriate risk assessment be undertaken.

2.2.1 *Applying the best available science to identify vegetation, topography and climatic conditions that create a bushfire hazard*

This report identifies the bushfire hazard and applies the standard site assessment methodology used in AS 3959:2018 (Standards Australia 2020) to determine separation distances, which is applied to developments in the BPA and BMO and is based on the best available science. The bushfire modelling inputs that form the basis for this methodology factor in vegetation type (e.g. Grassland, Woodland, Forest), potential fuel-loads in a long-unburnt vegetation community, weather conditions on higher bushfire risk days (e.g. wind speed, fuel moisture content, days since last rainfall) and the effect of slope gradient on the way fire travels through unmanaged vegetation.

The desktop assessment using GIS software and site assessment process have determined the most appropriate classified vegetation type and slope category in relation to the separation distances between areas of classified (i.e. unmanaged) vegetation within the study area and proposed project infrastructure (Attachment 6; Attachment 7).

2.2.2 *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under the Act*

The BPA applies to the entire study area and wider area due to the presence of pastures (i.e. Grassland) across the landscape. The closest area not covered by the BPA is approximately 10.8 kilometres north of the study area within the township of Pyramid Hill.

2.2.3 *Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard*

The BMO has not been applied to the study area due to it not being considered an extreme bushfire risk. The closest area covered by the BMO is approximately 650 metres east of the study area due to the treed vegetation along Bullcock Creek, with the BMO also being applied to Terrick Terrick National Park approximately 3.2 kilometres further east (Attachment 4).

2.2.4 *Considering and assessing the bushfire hazard on the basis of:*

- *Landscape conditions – meaning the conditions in the landscape within 20 kilometres from a site (Attachment 2);*
- *Local conditions – meaning the conditions in the area within approximately 1 kilometre from a site (Attachment 4);*
- *Neighbourhood conditions – meaning conditions in the area within 400 metres of a site (Attachment 5); and*

- *The site for the development* (Attachment 6).

In addition to the above four assessment scales, the fire history within five kilometres of the study area is provided in Attachment 3.

Bushfire Hazard Landscape Scale Assessment

The landscape condition within 20 kilometres of the study area is characterised predominantly by agricultural properties, with denser treed areas located approximately 1.2 kilometres to the east along the Bullcock Creek corridor, being between 100 to 650 metres in width. The 3,880-hectare Terrick Terrick National Park is mostly treed, being located approximately 3.7 kilometres east of the study area (Attachment 2).

The most likely directions of bushfire attack on severe fire weather days (i.e. high temperatures, low relative humidity, strong winds) in this region of Victoria are from the north-west, west and south-west (based on Kerang weather station data, station number 080023, BOM 2026). At the landscape-scale, all three directions are dominated by agricultural land. A grassfire could ignite through natural or anthropogenic means and travel towards the study area if the wind direction facilitated it. There are, however, landscape factors that would likely reduce the amount of fuel available and may make it difficult for a fire to build in momentum to the severity required to be a significant threat. These include crops being periodically harvested, farm animals grazing the paddocks and roads intersecting the landscape that act as fire breaks, such as Bendigo-Pyramid Road, Mologa-Durham Ox Road, Yarrawalla E Road and Central Mologa Road.

The only bushfire to occur within five kilometres of the study area over the last 10 years was in December 2024, which was 10.29 hectares in size. Several road-side planned burns have occurred within Terrick Terrick National Park, east of the study area (Attachment 3).

Bushfire Hazard Local and Neighbourhood Bushfire Assessment

The local (one kilometre) (Attachment 4) and neighbourhood scale (400 metre) (Attachment 5) bushfire hazard assessments illustrate the same landscape, being rural agricultural paddocks. These scales clearly show that a grassfire can approach the study area through adjoining paddocks, however the severity of a fire would be highly dependent on the available fuel at the time.

Site Assessment

The bushfire hazard site assessment is undertaken in line with the Method 1 site assessment methodology in AS 3959:2018 (Section 2.2, Standards Australia 2020) and describes the bushfire hazard within the development area and 100 metres of it through vegetation and slope classification, which are used to determine the commensurate separation distance between unmanaged vegetation and development assets. An Upslope refers to a fire travelling downhill towards a building (i.e. being upslope of the building) and a Downslope refers to a fire travelling uphill towards a building (i.e. being downslope of a building).

The treed vegetation to the east of the study area is generally sparse, with most of it being classified as Grassland due to the tree canopy projective foliage cover being less than 10% (Plate 1) (Attachment

6). Where the trees are a little denser (i.e. projective foliage cover of 10-30%) the vegetation has been classified as Woodland (Plate 2). There are some small pockets of dense treed vegetation (i.e. projective foliage cover of 30% and above) that has been classified as Forest (Plate 3). All treeless vegetation has been classified as Grassland. The topography under these areas of classified vegetation is flat, with the effective slope therefore being classified as Upslope/Flat land.

Areas excluded from vegetation classification under AS 3959:2018 (Standards Australia 2020) include roads, the dwelling and associated farm buildings opposite the study area's northeastern corner, and planted windrows aligned north-south along the study area's northern boundary that are approximately 10 to 15 metres wide (Plate 4).



Plate 1. Grassland with a few scattered trees towards the north-eastern end of the study area (Ecology and Heritage Partners Pty Ltd 01/09/2025).



Plate 2. Woodland vegetation towards the south-eastern corner of the study area (Ecology and Heritage Partners Pty Ltd 02/09/2025).

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Plate 3. Forest vegetation at the south-eastern corner of the study area along the drainage channel (Ecology and Heritage Partners Pty Ltd 01/09/2025).



Plate 4. Eucalypt windrow within the study area's northern boundary (Ecology and Heritage Partners Pty Ltd 02/09/2025).

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AS 3959:2018 (Standards Australia 2020) uses the classified (i.e. unmanaged) vegetation type and associated effective slope (i.e. slope under the classified vegetation) to produce a resultant separation distance in which the development is set back from unmanaged vegetation, which in this case is from the retained native bushland along the study areas eastern boundary. The separation distances have been calculated using the classified vegetation type closest to the solar panels based on a Bushfire Attack Level (BAL)-12.5 construction standard, with the distances being provided in Table 1. Planted screenings approximately five metres wide are being incorporated into the design along the western boundary of the retained native bushland to the east, i.e. between the native bushland and solar panels, with the separation distances being set off the planted screenings (Attachment 7).

Table 1. Separation Distances for each classified vegetation type based on a BAL-12.5 construction standard (AS 3959:2018 [Standards Australia 2020]).

Classified Vegetation Type	Effective Slope	Separation Distance
Grassland	Upslope/Flat land	19 metres
Woodland	Upslope/Flat land	33 metres
Forest	Upslope/Flat land	48 metres

The remainder of the study area and 100 metres within it contains Grassland, as well as public roads along the study area's northern and western boundaries. Five or ten-metre-wide planted screenings will be incorporated into the design around the perimeter of the solar panels and BESS facility, with a minimum 10-metre-wide Planning and Environment Act 1987 screenings, windrows and facility infrastructure (Attachment 7).

Grassland within the study area containing the solar panels, BESS and associated infrastructure will be managed in a low threat state (i.e. maintained below 100 millimetres) during the Fire Danger Period (FDP) for as long as the solar farm is operational. It is expected that sheep will continue to graze the paddocks; however, where sheep have not reduced the grass height during the FDP to at or below 100 millimetres, or have not been on-site to undertake grazing, a slasher will be used.

2.2.5 Consulting with emergency management agencies and the relevant fire authority early in the process to receive recommendations and implement appropriate bushfire protection measures

The proponent met with the CFA (State office) on 7 October 2025 to discuss the preliminary designs/development plan with respect to the facility layout and how best to implement mitigation measures, such as vegetation management, static water supply and access requirements. The meeting was positive, with only minor design adjustments and considerations provided by the CFA officers. The proponent will continue to liaise with the CFA, as well as other emergency management agencies where relevant throughout the design, planning application and construction processes to ensure the bushfire risk is addressed and appropriate bushfire protection measures are implemented.

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2.2.6 Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess the bushfire risk and include appropriate bushfire protection measures

Clause 13.02-1S, DEECA advisory note (DELWP 2018), CFA guidance notes (CFA 2015; CFA 2023) and the building regulations (i.e. AS 3959:2018) regarding bushfire matters have been referred to when assessing the bushfire risk. The standards and requirements provided in these documents have been addressed through several bushfire mitigation measures.

2.2.7 Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented

Bushfire protection measures can be adequately implemented as part of the development's design to meet the requirements of Clause 13.02-1S and the Design Guidelines (CFA 2023). The Design Guidelines (CFA 2023) cover several solar farm and BESS design requirements as well as more technical aspects for the structures/facilities. This report addresses the general design and protection requirements from a bushfire hazard and risk assessment perspective, with the technical aspects being incorporated during the detailed design stage by the relevant disciplines (e.g. engineers, electricians). A Risk Management Plan (Ecology and Heritage Partners Pty Ltd 2026) has also been prepared for the project that addressed the requirements of the Design Guidelines (CFA 2023).

The CFA specifies four situations where development should not proceed, which include:

- *'Isolated settlements where the size and/or configuration of the settlements will be insufficient to modify fire behaviour and provide protection from a bushfire;*
- *Where bushfire protection measures will not reduce the risk to an acceptable level;*
- *Where evacuation (access) is severely restricted; and*
- *Where the extent and potential impact of required bushfire protection measures may be incompatible with other environmental objectives or issues, e.g. vegetation protection, land subject to erosion or landslip.'* (CFA 2015, pp.5-6)

None of these criteria apply to the study area.

2.3 Settlement Planning Strategies

These strategies plan to strengthen the resilience of settlements and communities and prioritise protection of human life.

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2.3.1 Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959:2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia 2018)

The development is in a low risk location in this context due to the development features being adequately set back from treed vegetation to enable a radiant heat flux of less than 12.5 kilowatts/square metre. There is sparsely to moderately treed native vegetation to the east of the study area, as well as three native treed/shrubby windrows aligned southwards from the northern boundary that will all be retained (Attachment 7).

The treed areas to the east have been classified as Grassland, Woodland or Forest as per the site assessment methodology in AS 3959:2018 (Standards Australia 2020) (Attachment 6), with the requisite separation distances from these being 19 metres, 33 metres and 48 metres respectively (Table 1). These distances ensure the radiant heat flux on the solar panels are no more than 12.5 kilowatts/square metres.

Each treed/shrubby windrow is approximately 10 to 15 metres wide. A 10-metre-wide fire break has been applied between these windrows and the solar panels, which complies with the fire break requirements in the Design Guidelines (Section 4.2.5, CFA 2023).

2.3.2 Ensuring the availability, and safe access to, areas assessed as a BAL-LOW rating under AS 3959:2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia 2018) where human life can be better protected from the effects of bushfire

Areas assessed as a BAL-LOW rating are positioned more than 50 metres from vegetation classified as Grassland and more than 100 metres from any other classified vegetation type. The land within this 50/100-metre distance must contain non-vegetated areas or low threat vegetation. Non-vegetated areas such as buildings, roads, and carparks, and low threat vegetation such as managed grass are considered part of a landscape that would meet the BAL-LOW criteria (Standards Australia 2020).

Occupants could move into the BESS facility by more than 50 metres to be separated from the surrounding grasslands, however this area also poses a potential fire risk. The safest option would therefore be to leave the site and travel in the direction away from a fire.

2.3.3 Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development

The bushfire risk is not expected to increase as a result of the development due to several mitigation and safety measures that are intrinsically apart of any solar farm and BESS development. These include the provision of fire breaks between infrastructure and unmanaged vegetation, static water supply for firefighting purposes, and stringent safety controls/measures for the BESS, substations and overhead powerlines.

The study area is surrounded by agricultural paddocks and crops for several kilometres, with dwellings and farm buildings sparsely scattered throughout the landscape. There are densely treed areas along

Bullcock Creek and Terrick Terrick National Park at least 1.2 kilometres east of the development footprint, which are set well away from the development.

Given the lack of people and buildings in the wider landscape, the bushfire risk to existing and future residents, property and community infrastructure is extremely low.

2.3.4 *Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall*

The development will not increase the risk to existing and future residents, property and community infrastructure given several bushfire mitigation measures will be put in place, including:

- Ten-metre-wide fire breaks around the planted perimeter screening, windrows, and BESS facility;
- Managed grass within the study area containing the solar panels and associated infrastructure, as well as within the separation distances;
- Ten vehicle access points into the study area and six-metre-wide access tracks;
- Eleven 45,000 litre static water supply tanks at each vehicle access point into the study area; and
- Compliant static water supply for the BESS, including water tanks and associated fire hydrant network.

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2.3.5 *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction*

This report addresses the bushfire hazard posed to the study area at a range of scales in Section 2.2.4.

There is potential for a large-scale fire to travel across the landscape through the agricultural paddocks up to the study area, however the available fuel in these paddocks and presence of roads across the landscape would determine a fire's severity. Several bushfire mitigation measures have been incorporated into the development plan, which are detailed in the Risk Management Plan (Ecology and Heritage Partners Pty Ltd 2026).

2.3.6 *Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis*

No alternative locations have been assessed as part of this project proposal, as the proponent is managing the development of these properties only. The study area is already considered a low risk location due to the dominance of agricultural paddocks within the study area and in the wider landscape.

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2.3.7 Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959:2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia 2018)

Not applicable – the project does not require or include a strategic planning document, local planning policy or planning scheme amendment.

2.4 Areas of Biodiversity Conservation Value Strategy

This strategy directs growth away from unacceptable biodiversity impacts.

2.4.1 Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are of high biodiversity conservation value

The study area contains native treed (eucalypt) patches towards the eastern boundary, native grasslands along its western boundary and scattered native mature eucalypts within the study area (Attachment 5). Two native grassland patches within the study area's western boundary and a treed patch in the north-eastern corner of the planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

The solar farm's infrastructure has been deliberately designed to avoid all these features. The retained eucalypts provide nesting, roosting and foraging habitat for local native fauna species, including birds, microbats, reptiles and insects, while the retained grasslands provide habitat for birds that occupy open spaces, reptiles and insects.

2.5 Use and Development Control in a Bushfire Prone Area Strategy

These strategies require certain developments in the BPA to consider the bushfire risk and potential impacts.

2.5.1 In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

- Subdivisions of more than 10 lots.
- Accommodation
- Child care centre
- Education centre
- Emergency services facility

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- *Hospital*
- *Indoor recreational facility*
- *Major sports and recreation facility*
- *Place of assembly*
- *Any application for development that will result in people congregating in large numbers*

Not applicable – the development does not fall into any of these categories.

2.5.2 When assessing a planning permit application for the above uses and development:

- *Consider the risk of bushfire to people, property and community infrastructure*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts*

These considerations have been discussed throughout Section 2. The study area is in a rural agricultural landscape with very few buildings or community infrastructure for several kilometres. Appropriate fire protection measures have been implemented as part of the development's design to meet the requirements of Clause 13.02-1S and the Design Guidelines (CFA 2023). There are not expected to be unacceptable biodiversity impacts since the solar farm and BESS have been designed to retain the existing native trees, grasslands and native windrows.

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3 CONCLUSION

This report has assessed the bushfire hazard within the study area and in the wider landscape in accordance with Clause 13.02-1S of the Loddon Planning Scheme and the Design Guidelines (CFA 2023).

The wider landscape is characterised by agricultural land and sparsely scattered rural dwellings. There is the potential for a landscape-scale grassfire through the surrounding agricultural properties, however, factors that would likely reduce the amount of fuel available and may make it difficult for a fire to build momentum to the severity required to be a significant threat include crops being periodically harvested and farm animals grazing the paddocks.

Several bushfire mitigation measures will be put in place, including;

- Ten-metre-wide fire breaks around the planted perimeter screening, windrows, and BESS facility;
- Managed grass within the study area containing the solar panels and associated infrastructure, as well as within the separation distances;
- Ten vehicle access points into the study area and six-metre-wide access tracks;
- Eleven 45,000 litre static water supply tanks at each vehicle access point into the study area; and
- Compliant static water supply for the BESS, including water tanks and associated fire hydrant network.

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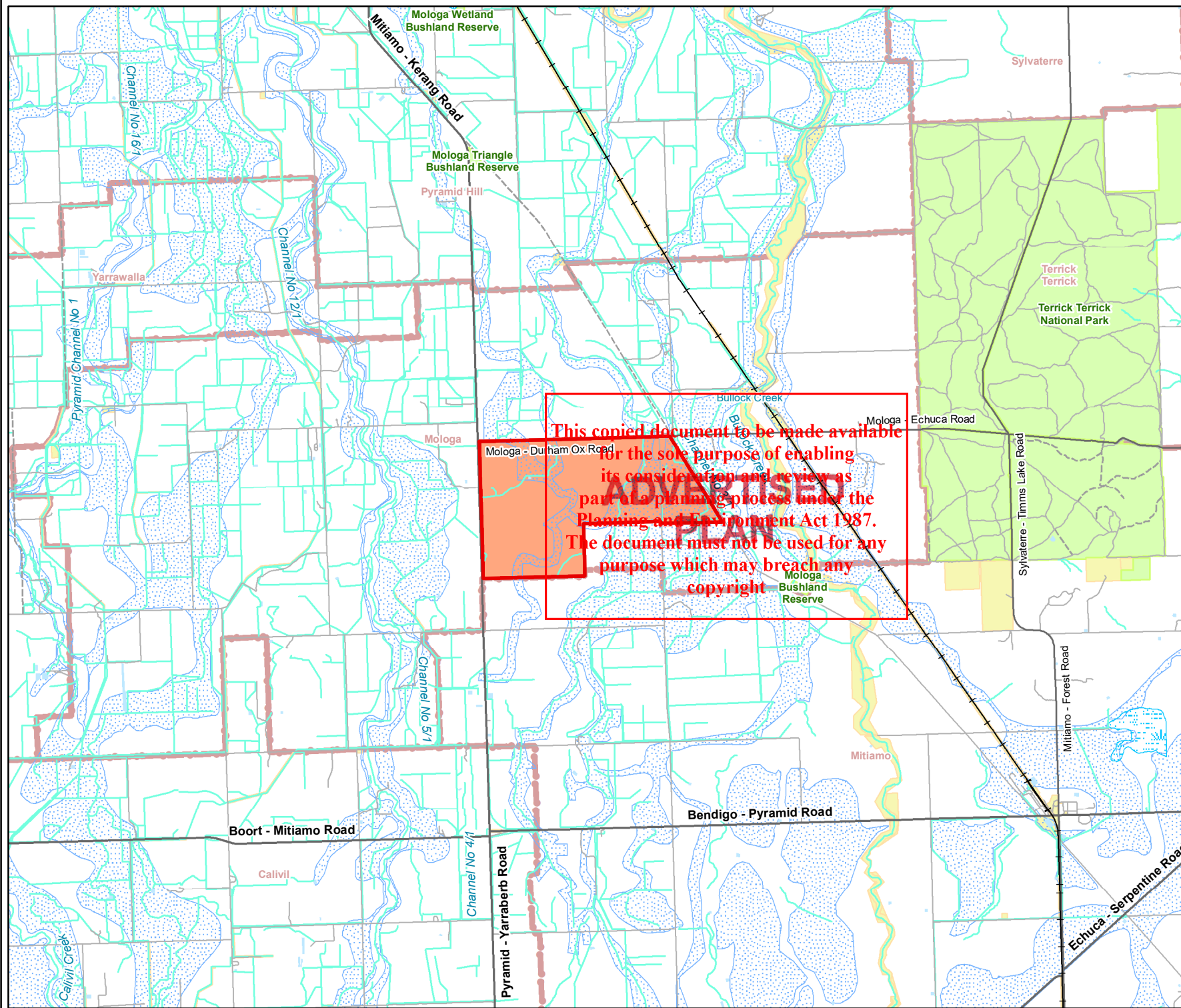
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ATTACHMENTS

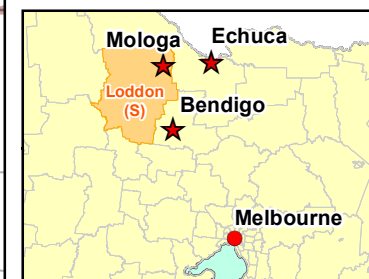
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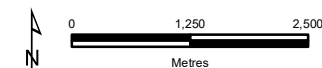
Legend

- Study Area
- Railway
- Arterial road
- Collector road
- Local or minor road
- Track
- Minor watercourse
- Permanent waterbody
- Wetland/swamp
- Land Subject to Inundation Overlay
- Parks and reserves
- Crown land
- Localities

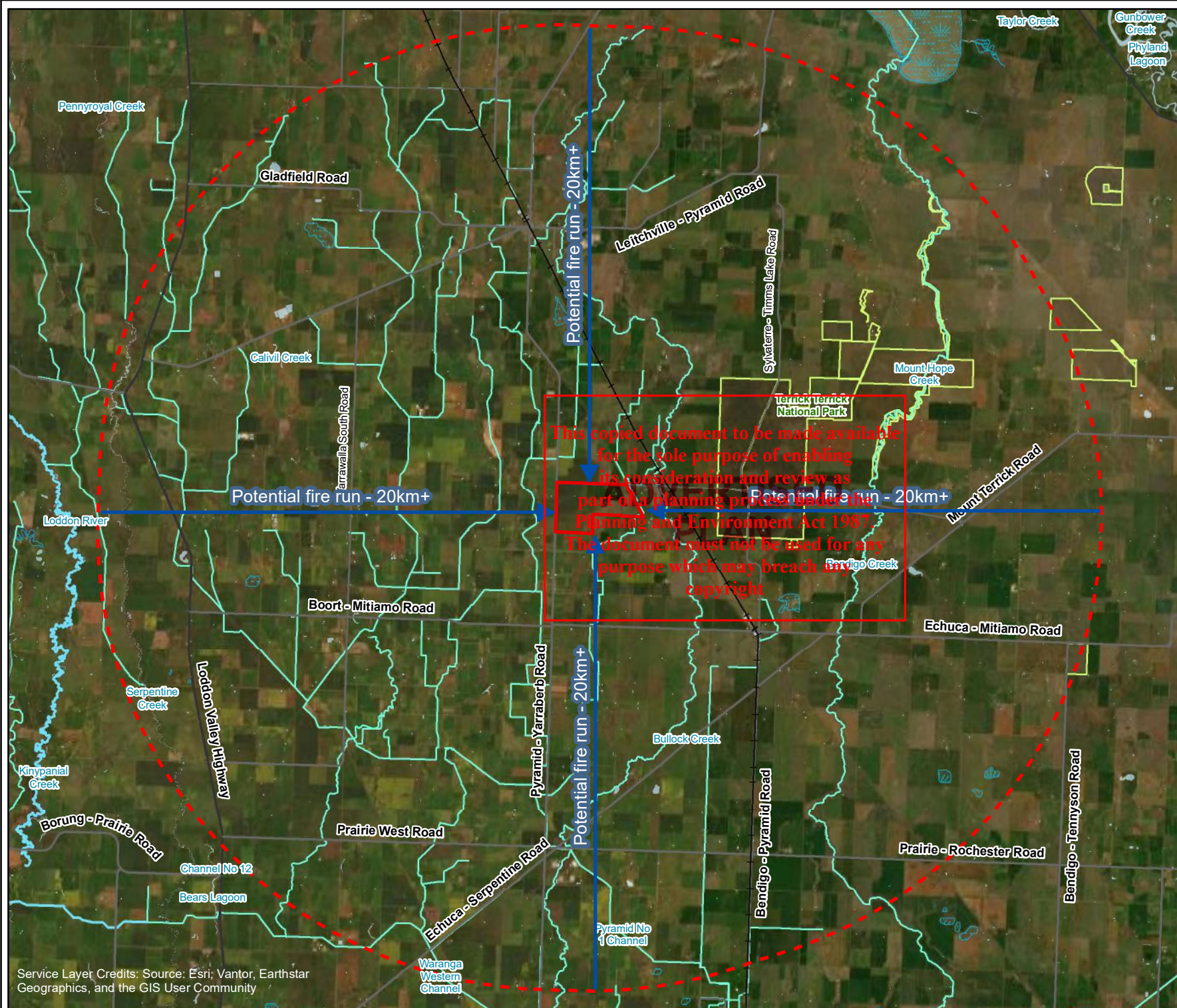


Attachment 1

Location of the study area
Mologa Solar Hybrid Project,
Mologa



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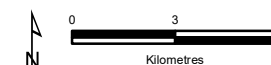
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- Study Area
- 20km Landscape
- Assessment Zone
- Railway
- Highway
- Arterial road
- Collector road
- Minor Watercourse
- Major watercourse
- Permanent waterbody
- Wetland/swamp
- Parks and reserves

Attachment 2

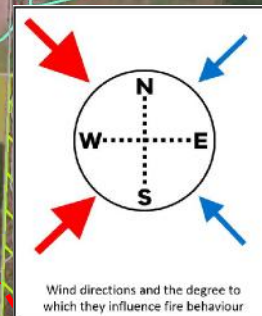
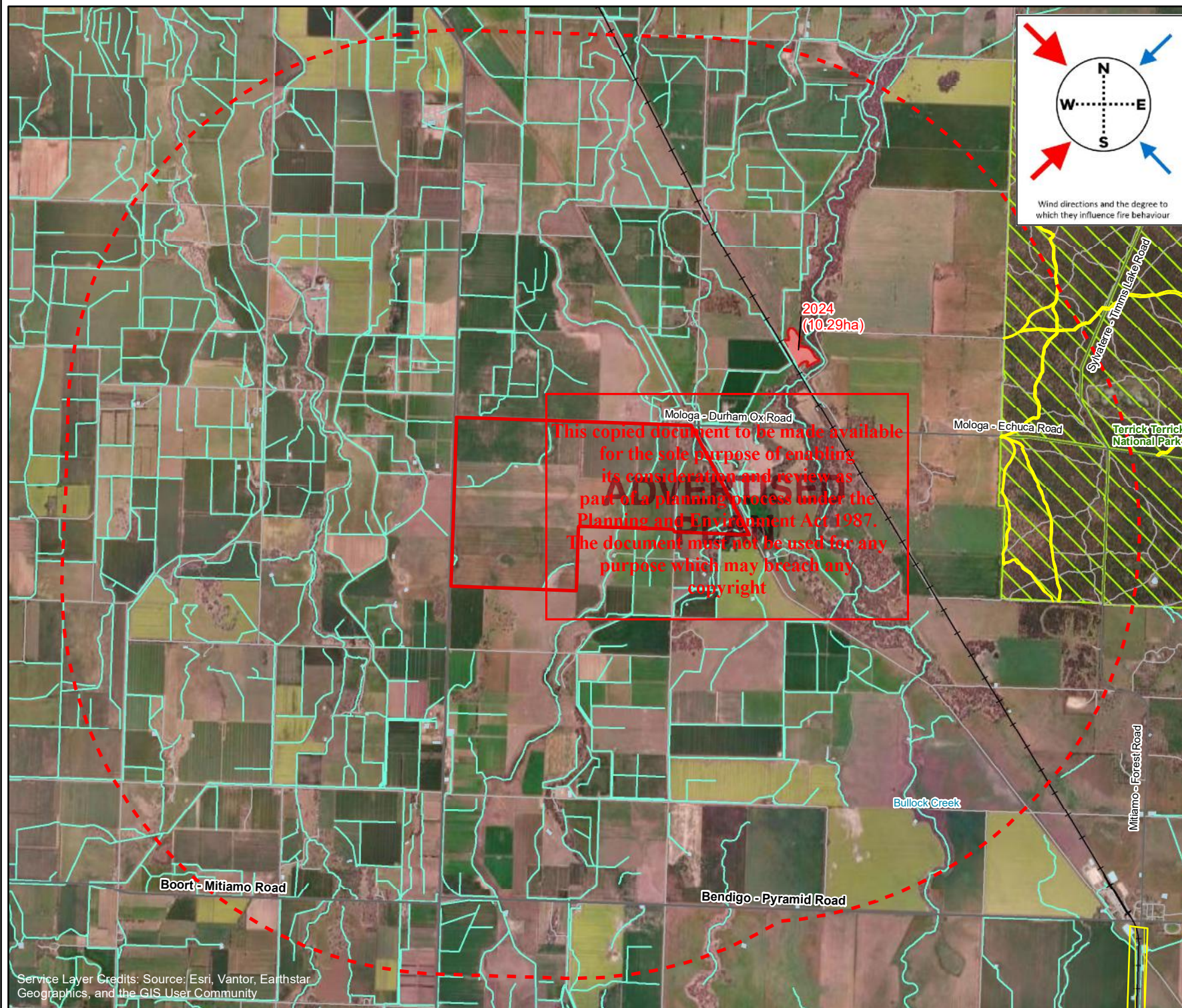
Bushfire Hazard Landscape Assessment

Mologa Solar Hybrid Project, Mologa



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19225_2_LS_Assessment 12/12/2025 dvaladars

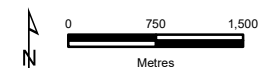


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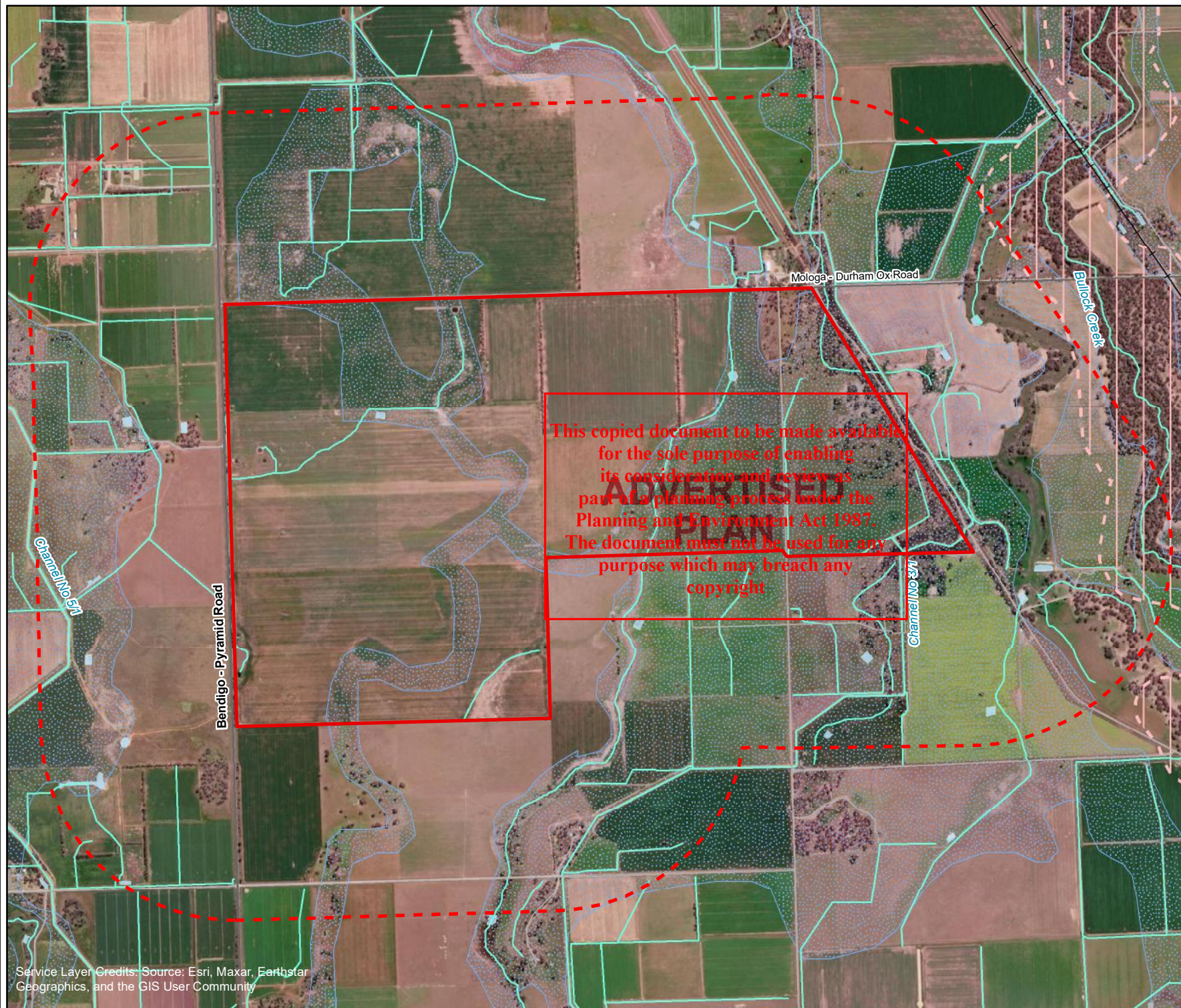
- Study Area
- 5km Assessment Zone
- Arterial road
- Collector road
- Local or minor road
- Minor watercourse
- Permanent waterbody
- Parks and reserves
- Fire history**
- Bushfires since 2015
- Fire history**
- DEECA Planned Burns 2022/23 - 2024/25

Attachment 3

Fire History Assessment Mologa Solar Hybrid Project, Mologa



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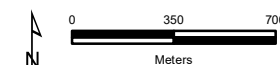
- Study Area
- 1km Local Assessment Zone
- Bushfire Management Overlay
- Land Subject to Inundation Overlay
- Railway
- Minor watercourse
- Permanent waterbody

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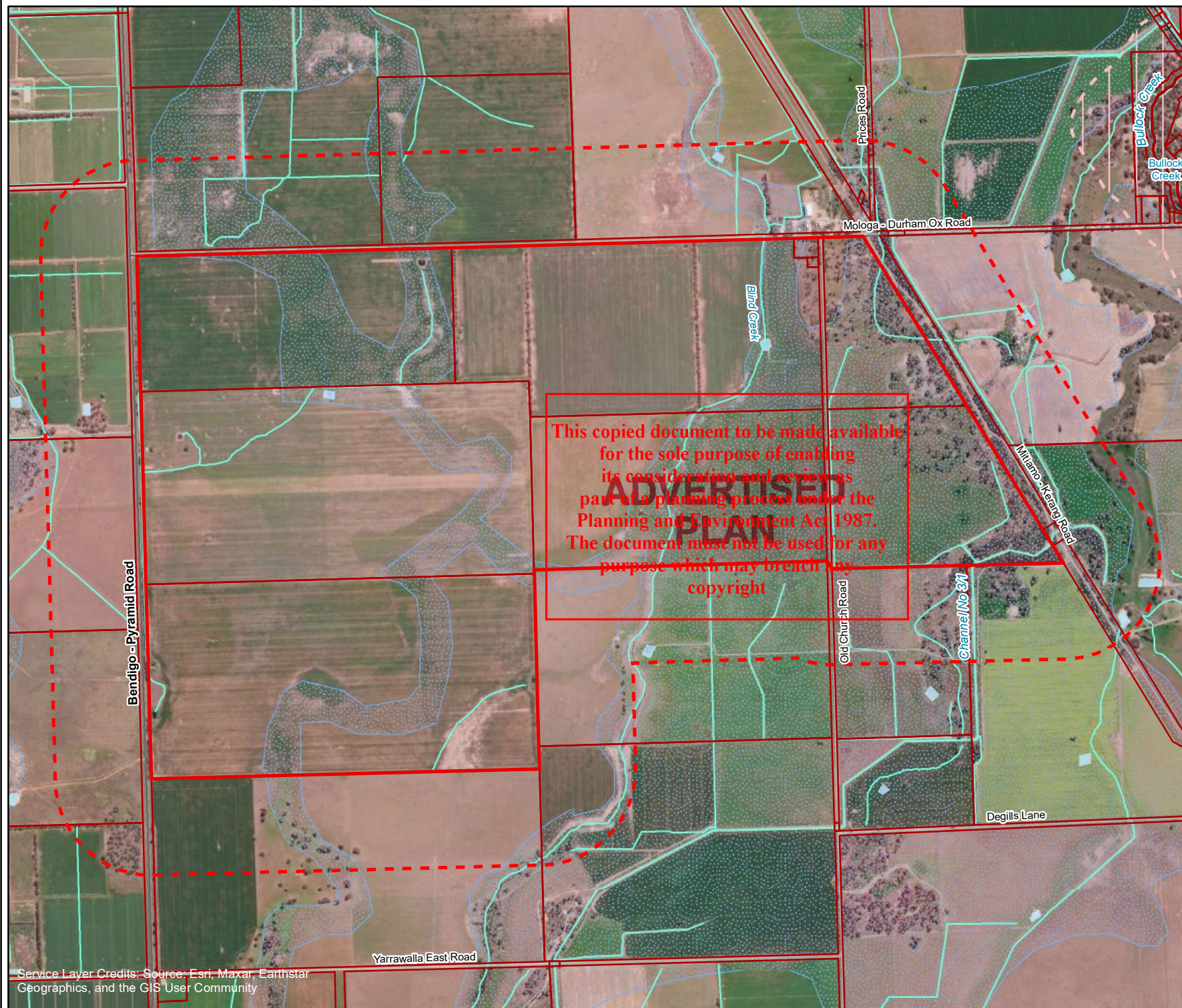
Attachment 4

Bushfire Hazard Local Assessment

Mologa Solar Hybrid Project, Mologa



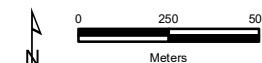
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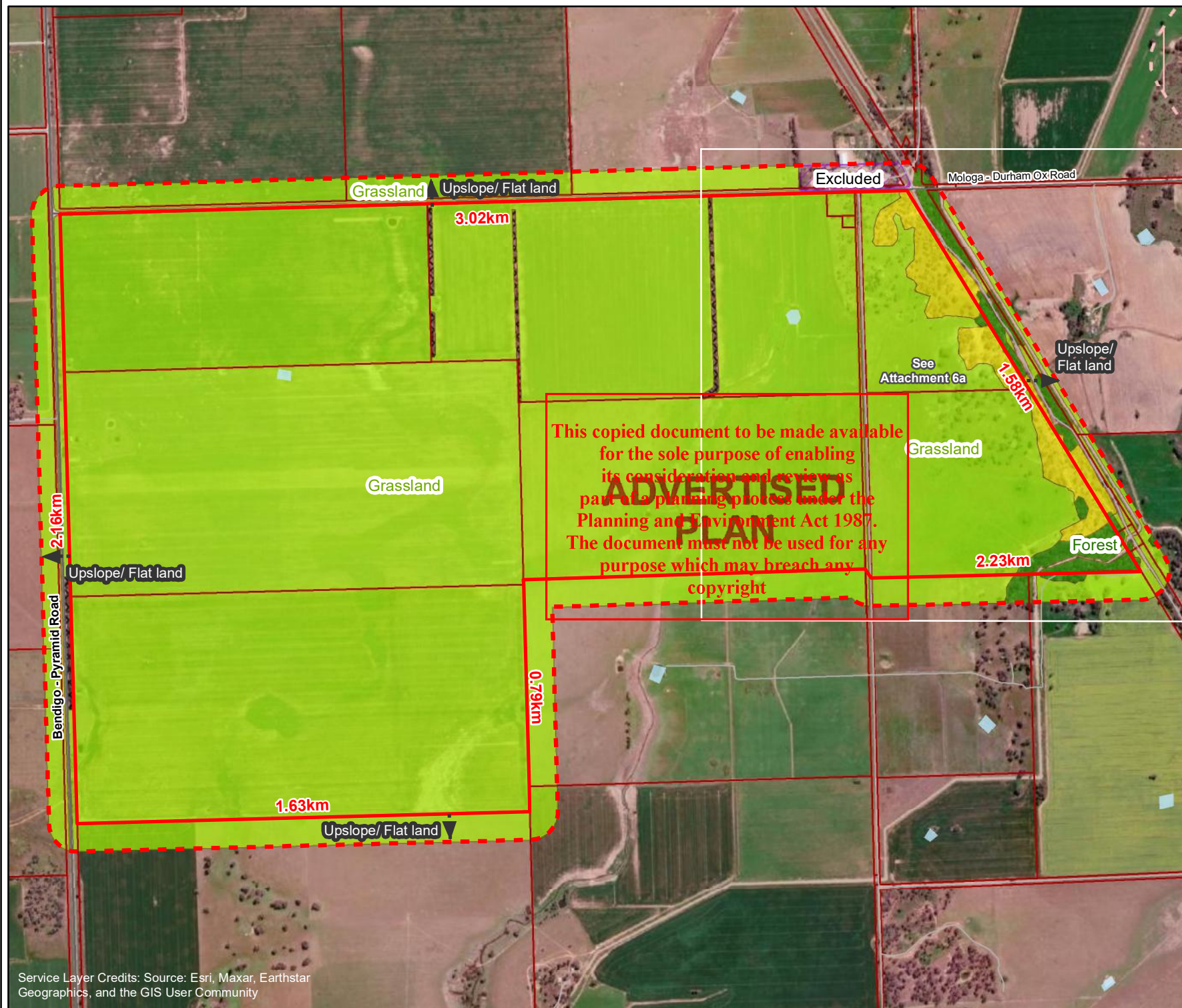
- Study Area
- 400m Neighbourhood Assessment Zone
- Bushfire Management Overlay
- Land Subject to Inundation Overlay
- Property boundaries
- Arterial road
- Collector road
- Local or minor road
- Track
- Minor watercourse
- Permanent waterbody

Attachment 5 Bushfire Hazard Neighbourhood Assessment Mologa Solar Hybrid Project, Mologa



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19225_5_NH_Assessment 12/12/2025 dvaladares



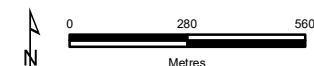
Legend

- Study Area
- 100m Site Assessment Area
- Bushfire Management Overlay
- Classified vegetation**
 - Forest
 - Grassland
 - Woodland
 - Excluded (Windrow)
 - Excluded (Dwelling and Farm Buildings)
- Other features**
 - Property boundaries
 - Permanent waterbody
 - Arterial road
 - Collector road
 - Local or minor road
 - Track

Attachment 6 Overview

Bushfire Hazard Site Assessment

Mologa Solar Hybrid Project,
Mologa



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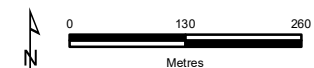
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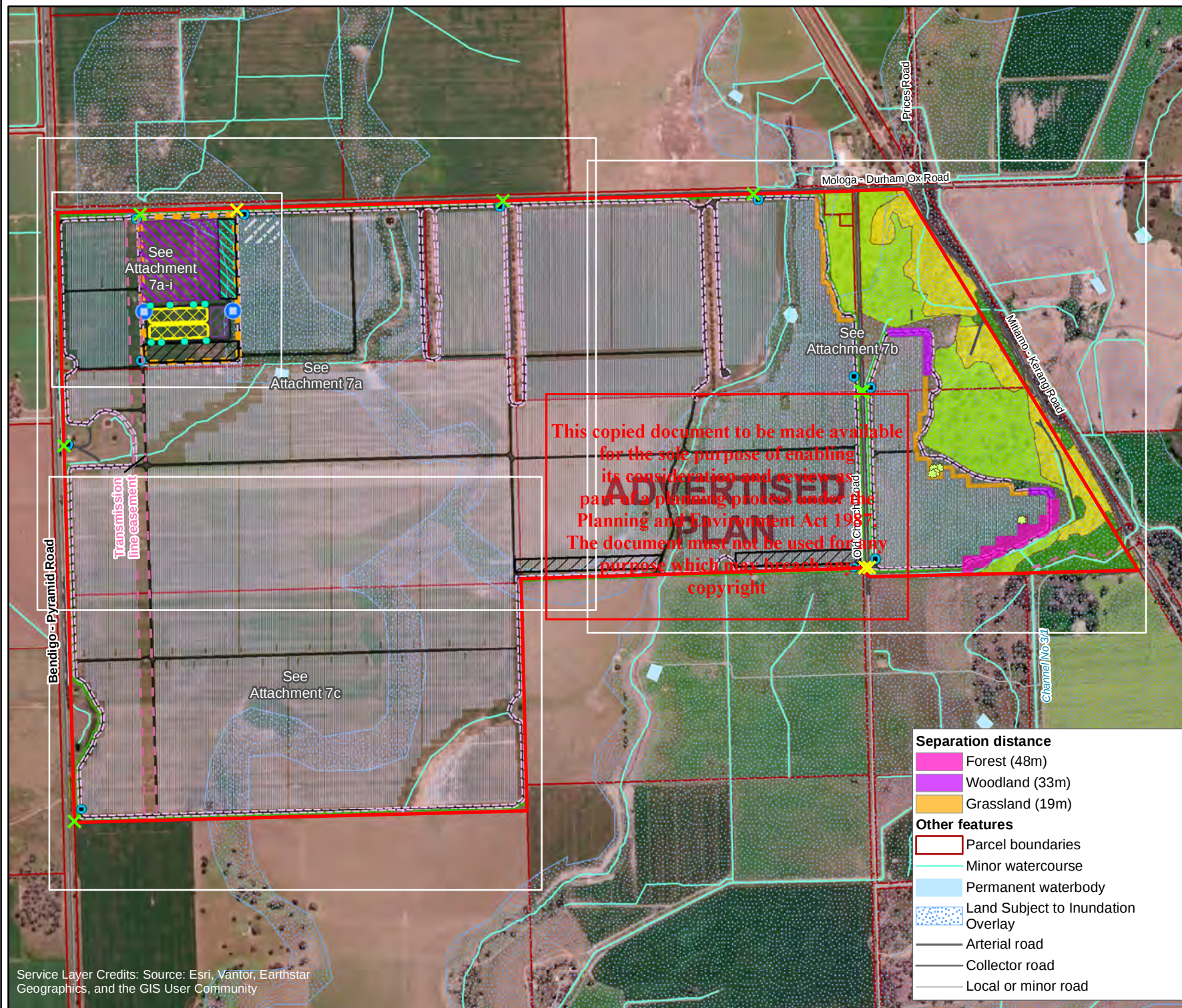
Legend

- Study Area
- 100m Site Assessment Area
- Bushfire Management Overlay
- Classified vegetation**
- Forest
- Grassland
- Woodland
- Excluded (Windrow)
- Excluded (Dwelling and Farm Buildings)
- Other features**
- Property boundaries
- Permanent waterbody
- Collector road
- Local or minor road
- Track

Attachment 6a Bushfire Hazard Site Assessment Mologa Solar Hybrid Project, Mologa



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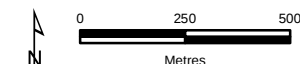
Legend

- Study Area
- Development plan**
- Solar panels
- BESS Compound
- BESS
- Terminal Station
- Substation
- Operations and Maintenance facilities
- Detention Basin
- Temporary laydown area
- Vehicle access track (6m)
- ✕ Primary use vehicle access
- ✕ Emergency vehicle access
- BESS water tank
- BESS fire hydrant (indicative location)
- Vehicle access point water tank (45,000L)
- Asset protection zone (10m)
- Vegetated screening (5-10m)
- Existing native trees
- Classified vegetation**
- Forest
- Woodland
- Grassland

Attachment 7 Overview

Bushfire Management Plan

Mologa Solar Hybrid Project,
Mologa



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19225_7_Management_Plan_G20_OV_11/05/2026.pzs.1



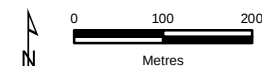
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- Legend**
- Study Area
 - Development plan**
 - Solar panels
 - BESS Compound
 - BESS
 - Terminal Station
 - Substation
 - Operations and Maintenance facilities
 - Detention Basin
 - Temporary laydown area
 - Vehicle access track (6m)
 - Primary use vehicle access
 - Emergency vehicle access
 - BESS water tank
 - BESS fire hydrant (indicative location)
 - Vehicle access point water tank (45,000L)
 - Asset protection zone (10m)
 - Vegetated screening (5-10m)
 - Other features**
 - Parcel boundaries
 - Minor watercourse
 - Permanent waterbody
 - Land Subject to Inundation Overlay

Attachment 7a

Bushfire Management Plan

Mologa Solar Hybrid Project, Mologa



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19225 7 Management Plan G20 11/05/2026 pzs1



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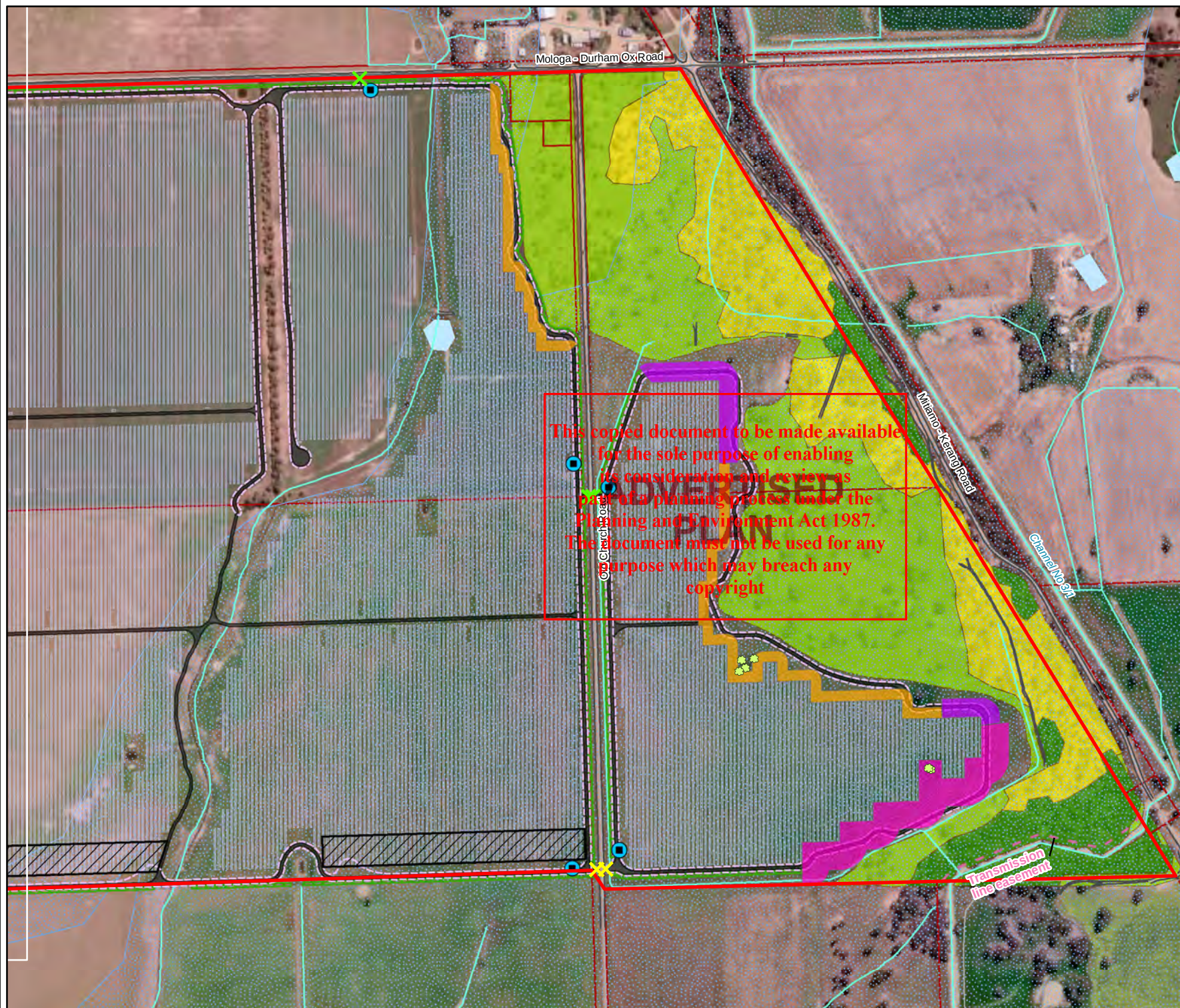
- Study Area
- Development plan**
- Solar panels
- BESS Compound
- BESS
- Terminal Station
- Substation
- Operations and Maintenance facilities
- Detention Basin
- Temporary laydown area
- Vehicle access track (6m)
- X Primary use vehicle access
- X Emergency vehicle access
- BESS water tank
- BESS fire hydrant (indicative location)
- Vehicle access point water tank (45,000L)
- Asset protection zone (10m)
- Vegetated screening (5-10m)
- Other features**
- Parcel boundaries
- ~ Minor watercourse
- Permanent waterbody
- Land Subject to Inundation Overlay

Attachment 7a-i Bushfire Management Plan Mologa Solar Hybrid Project, Mologa



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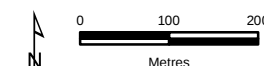
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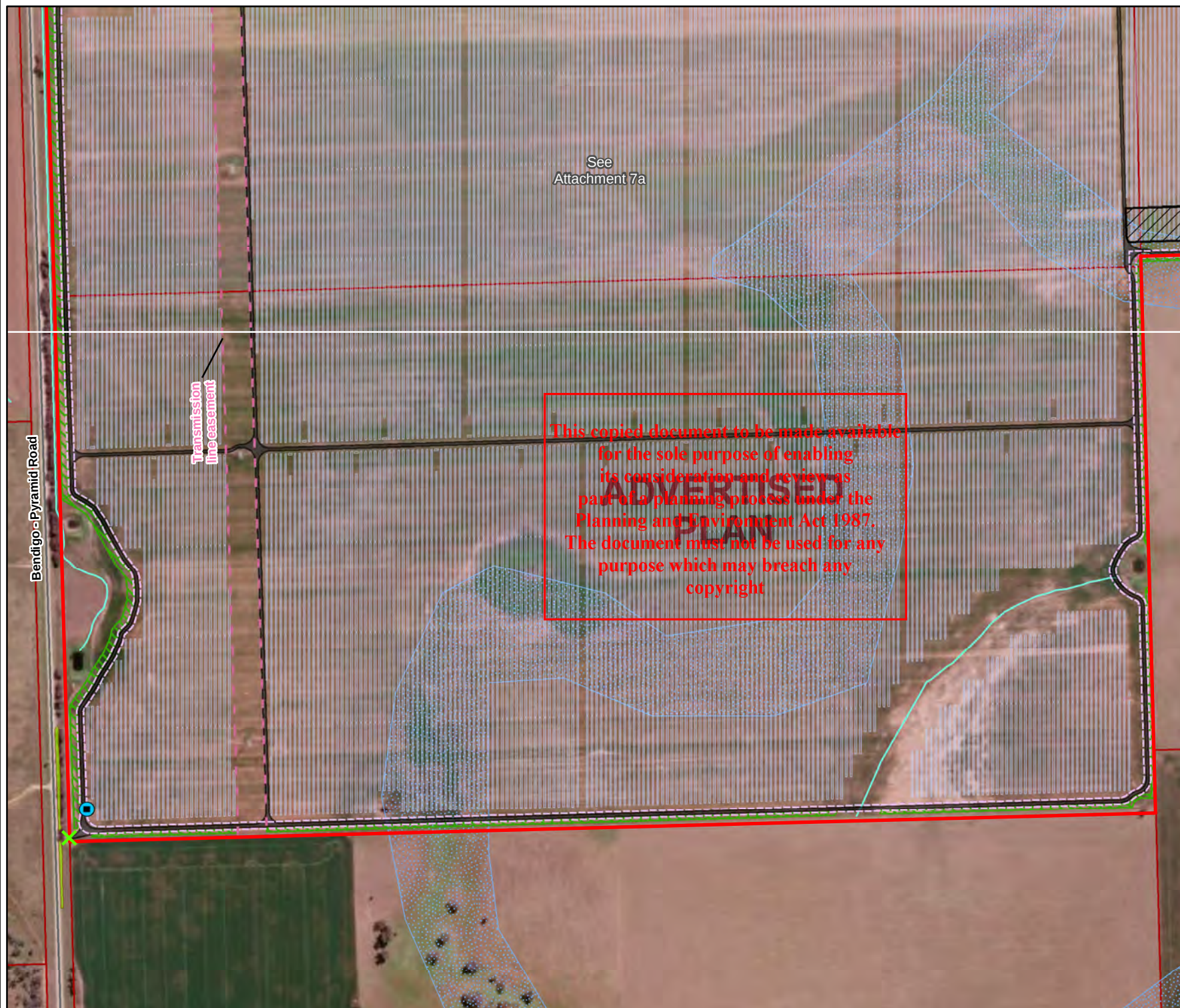
- Study Area
- Development plan**
 - Solar panels
 - Temporary laydown area
 - Vehicle access track (6m)
 - ✕ Primary use vehicle access
 - ✕ Emergency vehicle access
 - Vehicle access point water tank (45,000L)
 - Asset protection zone (10m)
 - Vegetated screening (5-10m)
 - Existing native trees
- Classified vegetation**
 - Forest
 - Woodland
 - Grassland
- Separation distance**
 - Forest (48m)
 - Woodland (33m)
 - Grassland (19m)
- Other features**
 - Parcel boundaries
 - ~ Minor watercourse
 - Permanent waterbody
 - Land Subject to Inundation Overlay

Attachment 7b Bushfire Management Plan Mologa Solar Hybrid Project, Mologa



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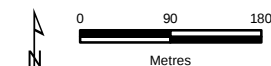
19225 7 Management Plan G20 11/05/2026 pzs1



Legend

- Study Area
- Development plan**
 - Solar panels
 - Temporary laydown area
 - Vehicle access track (6m)
 - X Emergency vehicle access
 - Vehicle access point water tank (45,000L)
 - Asset protection zone (10m)
 - Vegetated screening (5-10m)
- Classified vegetation**
 - Grassland
- Other features**
 - Parcel boundaries
 - ~ Minor watercourse
 - Land Subject to Inundation Overlay

Attachment 7c Bushfire Management Plan Mologa Solar Hybrid Project, Mologa



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19225 7 Management Plan G20 11/05/2026 pzs1