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spiire

CONSTRUCTION OF A UTILITY INSTALLATION

CONNECTION TO GREENTECH SOLAR FARM
OCTOBER 2020

PREPARED FOR POWERCOR AUSTRALIA

This report has been prepared by the office of Spiire
Level 6, 414 La Trobe Street PO Box 16084 **Melbourne** Victoria 8007

Acknowledgements and Recognition

Issue Date	Rev No	Authors	Checked	Approved
14/10/2020	01	GS	GN	PD

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Authors: G Stevens Spiire Australia Pty Ltd. Project Number 305658

File Name: Town Planning Report

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TABLE OF CONTENTS

1.	INTRODUCTION.....	3
1.1	PROJECT SUMMARY	3
1.2	PROJECT BACKRGOUND.....	4
1.3	AMENDMENT VC157 AND PERMIT EXEMPTIONS.....	4
2.	APPLICATION AREA.....	6
3.	PROPOSAL	7
3.1	CONSTRUCTION METHODOLOGY.....	8
4.	PLANNING POLICY FRAMEWORK.....	11
4.1	STATE AND LOCAL PLANNING POLICY	11
4.2	ZONES.....	11
4.2.1	FARMING ZONE – SCHEDULE 1 (FZ1)	12
4.2.2	ROAD ZONE – CATEGORY 1 (RDZ1).....	12
4.3	OVERLAY	13
4.4	CULTURAL HERITAGE.....	14
5.	PLANNING ASSESSMENT	15
5.1	PLANNING POLICY FRAMEWORK.....	15
5.2	USE & DEVELOPMENT OF THE LAND	15
5.3	VEGETATION IMPACT	15
6.	CONCLUSION	17
<hr/>		
APPENDIX A	DEVELOPMENT PLAN (SPIIRE).....	19
APPENDIX B	CONSTRUCTION PLANS (POWERCOR).....	21
APPENDIX C	BIODIVERSITY REPORT (ECOAERIAL).....	23
APPENDIX D	ARBORIST REPORT (UTILITY TREES).....	25
APPENDIX E	SOLAR FARM PLANNING PERMIT.....	27

1. INTRODUCTION

This report has been prepared by Spiire Australia Pty Ltd on behalf of Powercor Australia Ltd in support of a planning permit application for the use and development of a utility installation in Bamawm, Victoria.

The proposed works are required as part of an upgrade to the existing electrical alignment to create a new connection to the Greentech Solar Farm at 140 Middleton Road, Bamawm.

Powercor is committed to providing an electricity network that is safe and reliable while minimising any impacts on the environment. Powercor has undertaken numerous upgrade and new connection projects across Victoria with minimal or no vegetation, environmental or community impact.

The purpose of this report is to:

- ▶ Provide an overview of the subject site and the surrounding area;
- ▶ Outline the proposal;
- ▶ Identify the relevant planning controls, policies and decision guidelines within the Campaspe Planning Scheme; and
- ▶ Provide an analysis of the proposal against the relevant planning provisions.

This report is accompanied by, and should be read in conjunction with:

- ▶ Development Plan, prepared by Spiire, dated 29 September 2020 – Appendix A;
- ▶ Construction Plans, prepared by Powercor Australia Ltd (PCA80 512443 1) – Appendix B;
- ▶ Biodiversity Report, prepared by EcoAerial (6 October 2020) – Appendix C;
- ▶ Arborist Report, prepared by Utility Trees (October 2020) – Appendix D; and
- ▶ Bamawm Solar Farm Planning Permit, Campaspe Shire (dated 20 December 2019) – Appendix E.

1.1 PROJECT SUMMARY

The below table summarises the relevant details of this application.

Table 1: Project Summary

Land Title Details	<ul style="list-style-type: none"> ▶ Allotment 18A~ A PP2048 (140 Middleton Road, Greentech Solar Farm) ▶ Road reserves (Middleton Road and Northern Highway).
Applicable Planning Scheme	Campaspe Planning Scheme

Planning Controls	Zones	<ul style="list-style-type: none"> ▶ Road Zone – Category 1 (RDZ1) ▶ Farming Zone – Schedule 1 (FZ1)
	Overlays	Specific Controls Overlay – Schedule 2 (SCO2)
Proposal	Construction of a utility installation (9 new poles, 1 replacement pole and approximately 836 metres of new overhead conductor).	
Planning Permit Triggers	Clause 35.07-1	To use the land for a utility installation (Section 2 use) in the FZ.
	Clause 35.07-4	To construct a building or carry out works associated with a use in Section 2 of Clause 35.07-1.
	Clause 36.04-1	To use the land for a utility installation (Section 2 use) in the RDZ1.
	Clause 36.04-2	To construct a building or carry out works associated with a use in Section 2 of Clause 36.04-1.
Area of Aboriginal Cultural Heritage Sensitivity?	No	

1.2 PROJECT BACKGROUND

Planning Permit PLN168/2019 was issued in December 2019 (refer to Appendix E) and grants approval *for the use and development of the land for a renewable energy facility (solar farm) in the Farming Zone – Schedule 1.*

This permit relates to the Greentech Solar Farm located a 140 Middleton Road, Bamawm.

1.3 AMENDMENT VC157 AND PERMIT EXEMPTIONS

The works are best described as a ‘utility installation’ rather than a ‘minor utility insulation’ as the definition of a minor utility installation excludes any power lines directly associated with an energy generation facility. The Greentech Solar Farm is considered an energy generation facility.

The Campaspe Planning Scheme defines a ‘utility installation’ as:

“Land used:

- a) for telecommunications;*
- b) to transmit or distribute gas or oil;*
- c) to transmit, distribute or store power, including battery storage;*
- d) to collect, treat, transmit, store, or distribute water;*
- e) to collect, treat, or dispose of storm or flood water, sewage, or sillage.*

It includes any associated flow measurement device or a structure to gauge waterway flow.”

In accordance with Amendment VC157, which was gazetted on 15 March 2019, a planning permit is required for power lines associated with an energy generation facility.

Pursuant to Clauses 62.01 and 62.02-1, the Campaspe Planning Scheme states the following in relation to permit exemptions:

- *The use of land for power lines and electrical sub-stations associated with an energy generation facility or geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157; and*
- *Power lines and electrical sub-stations associated with an Energy generation facility or Geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157 (construction or carrying out of works).*

As the Planning Permit for the Middleton Road Solar Farm was issued in December 2019, after the gazettal date of Amendment VC157, these exemptions do not apply. As such, a planning permit is required for the use and development of the land for a utility installation.

2. APPLICATION AREA

The project, to be undertaken by Powercor, will provide a connection from the Greentech Solar Farm to the existing electricity network. The project alignment (blue dotted line), new poles (blue circles) and replacement pole (purple circle) are shown in Figure 1.

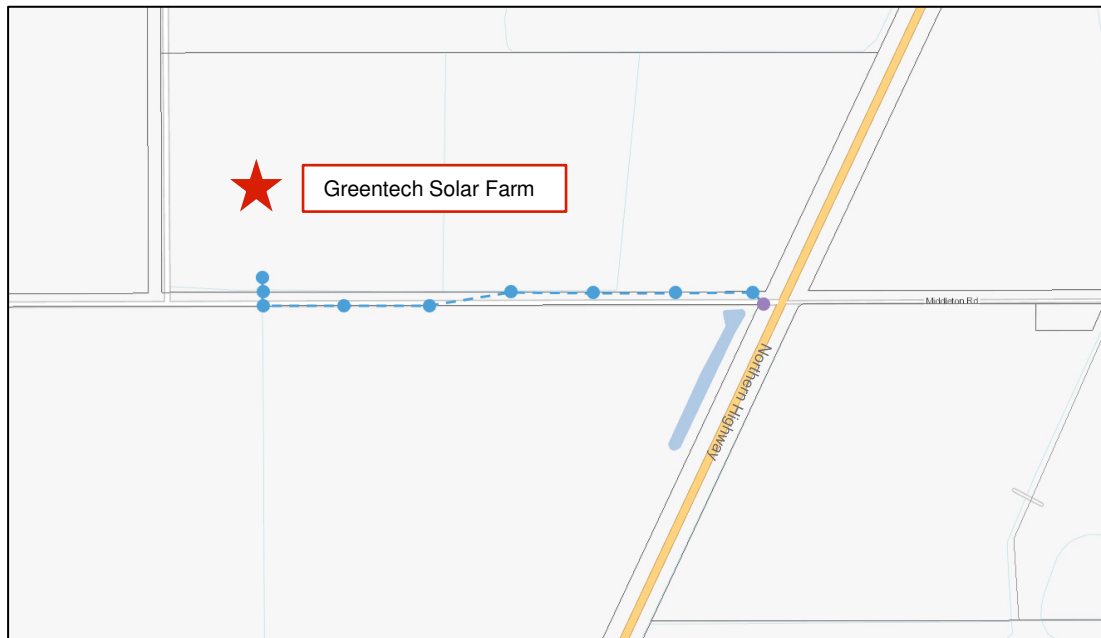


Figure 1: Project Area

The project area is located within the property boundary of 140 Middleton Road, Bamawm (Greentech Solar Farm) and within the road reserves of Middleton Road and the Northern Highway.

3. PROPOSAL

The project involves new and replacement infrastructure on an electrical alignment in Bamawm, located in the Campaspe Shire. The proposed network upgrade will increase the carrying capacity of the existing electrical infrastructure to accommodate the additional supply generated by the Greentech Solar Farm.

The project involves the installation of nine (9) new poles, one (1) replacement pole and approximately 836 metres of new overhead conductor within the subject site. The majority of project is within the road reserves excluding approximately 19 metres of conductor and two (2) poles within the property boundaries of the Greentech Solar Farm.

This proposal is accompanied by, and should be read in conjunction with:

- ▶ Development Plan, prepared by Spiire, dated 29 September 2020 – Appendix A;
- ▶ Construction Plans, prepared by Powercor Australia Ltd (PCA80 512443 1) – Appendix B;
- ▶ Biodiversity Report, prepared by EcoAerial (6 October 2020) – Appendix C;
- ▶ Arborist Report, prepared by Utility Trees (October 2020) – Appendix D; and
- ▶ Bamawm Solar Farm Planning Permit, Campaspe Shire (dated 20 December 2019) – Appendix E.

The project involves:

- ▶ Installation of nine (9) new poles;
- ▶ Replacement of one (1) pole within the same hole; and
- ▶ Installation of new electrical conductor (approximately 836 metres).

The impact of these works has been assessed by an ecologist, and it was determined that no native vegetation will be impacted by the proposal. The Biodiversity Report is provided for reference at Appendix C. The report demonstrates that the work areas are not located in proximity to any areas of native vegetation.

It is noted that the proposed works are located in proximity to four trees on the corner of Middleton Road and the Northern Highway. These trees were assessed by an arborist who identified them as sugar gums (*eucalyptus cladocalyx*), a non-native species to Victoria. Each sugar gum tree will require trimming to facilitate the proposed works however as they are non-native and no removals are proposed, it does not trigger the need for a planning permit. This Arborist Report is provided for reference at Appendix D.

The new and replacement poles will be 10.2 metres in height (above ground) and will be constructed of concrete. The pole located within the Solar Farm site is setback a minimum of 20m (approx.) from the property boundary. Poles located within the road reserve are setback a minimum of 4m (approx.) from the edge of the carriageway.

The new and replacement poles are located a minimum of 140m from the nearest dwelling.

The location of the poles and relevant setback distances are included on the Development Plan attached at Appendix A.

3.1 CONSTRUCTION METHODOLOGY

Powercor’s construction technique/methodology enables works to occur with minimum disturbance to existing biodiversity. A description of the methodology and examples of previous works conducted by Powercor is provided below:

- ▶ Poles will be accessed via trucks parked on the existing road easement pavement/verge or existing access tracks. The construction methodology will then involve an arm reaching from the parked truck to the pole location to auger a hole. Another arm would then put the pole into place (refer to Figure 2, Figure 3, Figure 4 and Figure 5 below which illustrate the typical construction methodology).
- ▶ Where the trucks need to get closer, or off the road pavement, bog mats will be used to ensure any vegetation is not impacted.

Provided these construction techniques are implemented, it is considered the proposed works can be completed with minimal impacts to vegetation. The above procedures would be outlined in the standard Construction Environment Management Plan for the project to ensure compliance.



Figure 2: Example of a hole being augered via arm from truck (note in this example the roadside vegetation was deemed to be non-native, hence the truck parking slightly on the verge and the other truck in the background).



Figure 3: Example of hole being augured via arm from truck (note in this example the roadside vegetation was deemed to be native in places and fencing was set up to keep the truck from the shoulder)



Figure 4: Example of pole being installed via truck crane



Figure 5: Example of contractors working on the new or replacement installation. Note the truck is still in the road carriageway.

4. PLANNING POLICY FRAMEWORK

The purpose of this section is to provide a summary of the relevant planning controls and provisions contained within the Campaspe Planning Scheme.

The proposal triggers the requirement for a planning permit for the following:

- ▶ To use the land for the purpose of a utility installation, within the Farming Zone (FZ) and Road Zone – Category 1 (RDZ1), pursuant to Clause 35.07-1 and Clause 36.04-1;
- ▶ To construct a building or carry out works associated with a use in Section 2 within the Farming Zone (FZ) and Road Zone – Category 1 (RDZ1), pursuant to Clause 35.07-4 and Clause 36.04-2.

4.1 STATE AND LOCAL PLANNING POLICY

The following State and Local planning policies contained within the Campaspe Planning Scheme are considered relevant to the proposal:

- ▶ Clause 13.02-1S Bushfire Planning;
- ▶ Clause 15.02-1S Energy and Resource Efficiency;
- ▶ Clause 19.01-1S Energy Supply; and
- ▶ Clause 19.01-2S Renewable Energy.

The objectives of these policies relevant to the project are reproduced below:

- ▶ *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life (Clause 13.02-1S);*
- ▶ *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions (Clause 15.02-1S);*
- ▶ *To facilitate appropriate development of energy supply infrastructure (Clause 19.01-1S); and*
- ▶ *To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met (Clause 19.01-2S).*

4.2 ZONES

The works are located within the following zones:

- ▶ Farming Zone – Schedule 1 (FZ1); and
- ▶ Road Zone – Category 1 (RDZ1).

The zones affecting the works are illustrated in Figure 6.

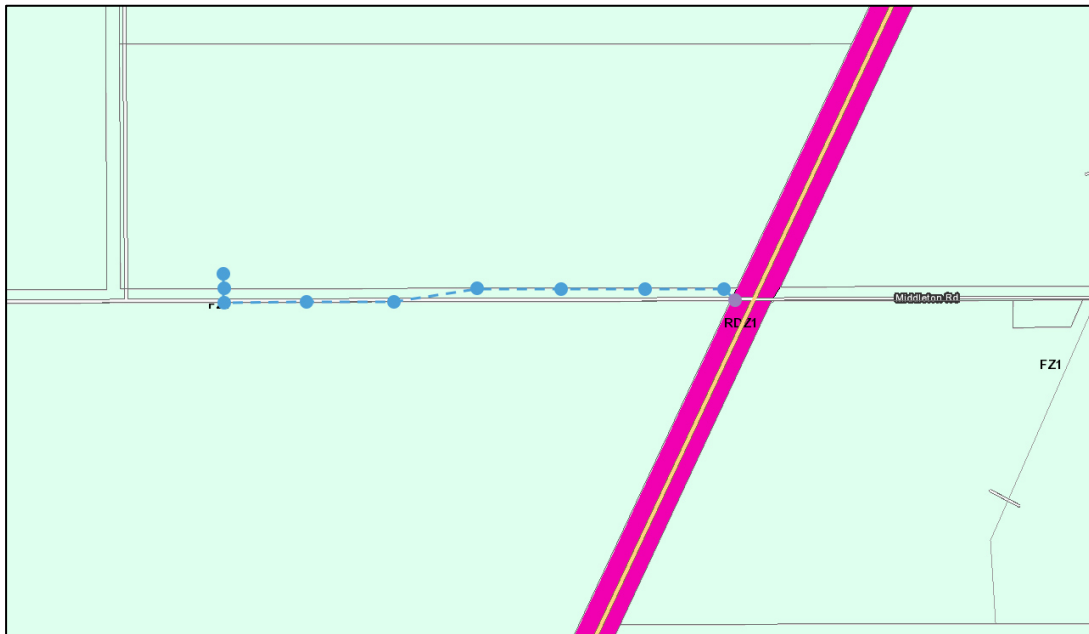


Figure 6: Zoning

The description of each zone is outlined below.

4.2.1 FARMING ZONE – SCHEDULE 1 (FZ1)

The purpose of the FZ includes:

- ▶ *To provide for the use of land for agriculture;*
- ▶ *To encourage the retention of productive agricultural land.*
- ▶ *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture;*
- ▶ *To encourage the retention of employment and population to support rural communities;*
- ▶ *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision;*
- ▶ *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Schedule 1 does not apply any specific requirements to the land.

A utility installation is a 'Section 2' use within the FZ. Pursuant to Clause 35.07-1 of the Campaspe Planning Scheme, a planning permit is required to use the land for the purpose of a utility installation.

Pursuant to Clause 35.07-4 of the Campaspe Planning Scheme, a planning permit is also required to carry out works associated with a utility installation (being a Section 2 use).

4.2.2 ROAD ZONE – CATEGORY 1 (RDZ1)

The purpose of the RDZ includes:

- ▶ *To identify significant existing roads.*

A utility installation is also a ‘Section 2’ use within the RDZ1. Pursuant to Clause 36.04-1 of the Campaspe Planning Scheme, a planning permit is required to use the land for the purpose of a utility installation.

Pursuant to Clause 36.04-2 of the Campaspe Planning Scheme, a planning permit is required to carry out works associated with a utility installation (being a Section 2 use).

Before deciding on an application, the responsible authority (being the Department of Environment, Land, water and Planning) must consider the views of the relevant road authority, as well as the effect of the proposal on the operation of the road and on public safety. As such, it is expected that the application will be referred to the Department of Transport (DoT) for comment.

4.3 OVERLAY

The project alignment is affected by the Specific Controls Overlay – Schedule 2 (SCO2).

The purpose of the SCO is:

- ▶ *To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.*

Land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay).

Schedule 2 to the SCO relates to the *Goulburn-Murray Water Connections Project Incorporated Document (June 2020)*.

The purpose of the Goulburn – Murray Water Connections Project Incorporated Document (the incorporated document) is:

- ▶ *To allow the use and development of land for the purpose of irrigation modernisation works to be undertaken by or on behalf of the Goulburn-Murray Rural Water Corporation (GoulburnMurray Water).*

As the proposed works do not relate to the Goulburn Murray Water Connections Project, the specific controls outlined in the incorporated document do not apply. Therefore, the SCO2 does not apply to the proposed development.

The site in relation to the SCO2 is shown in Figure 7.

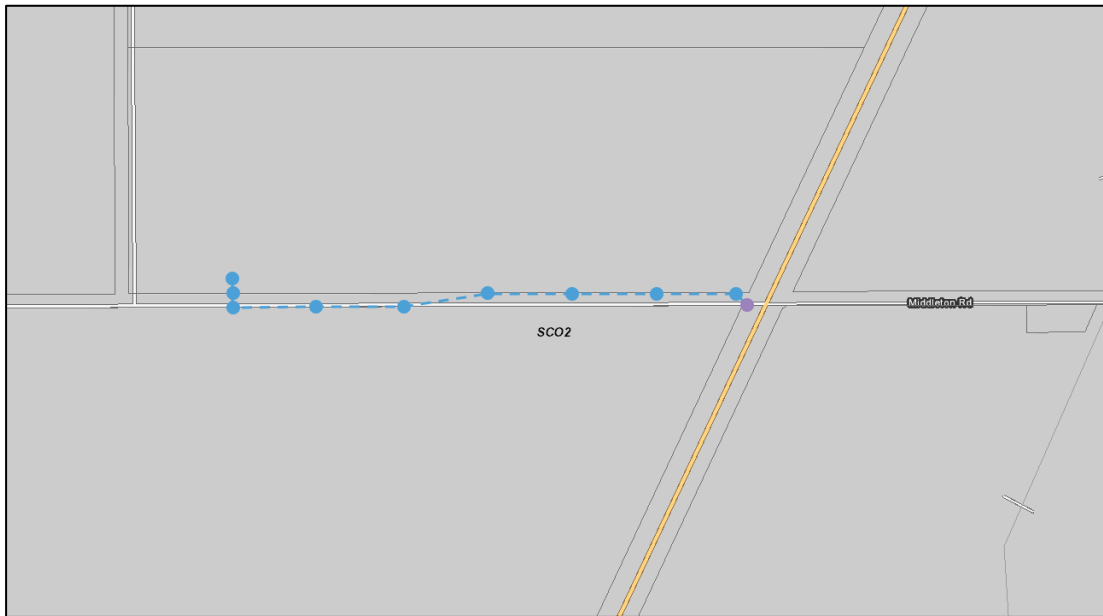


Figure 7: SCO2

4.4 CULTURAL HERITAGE

The works are not located in a mapped area of Aboriginal cultural heritage sensitivity.

Figure 8 illustrates the nearest areas of cultural heritage sensitivity.

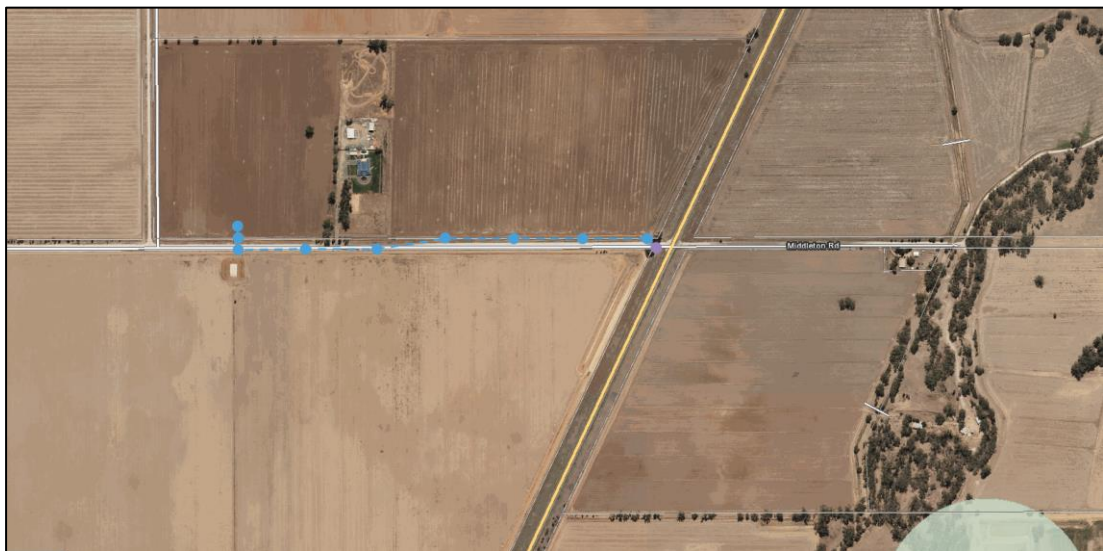


Figure 8: Mapped areas of Aboriginal cultural heritage sensitivity

5. PLANNING ASSESSMENT

5.1 PLANNING POLICY FRAMEWORK

Both State and Local policy identifies the need to ensure the efficient provision of services and infrastructure while considering potential environmental impacts.

These works will provide necessary electrical infrastructure within the Campaspe Shire and will support the expansion of renewable energy industries. The Greentech Solar Farm, which this project supports, will provide for sustainable energy generation within the region. The works are required to ensure that the existing network can accommodate the increased power that will be generated by the solar farm and will also allow for the distribution of this power to the surrounding region.

Powercor are experienced in minimising any potential impacts on vegetation. The construction methods utilised will allow for heavy trucks and machinery to remain on the road while undertaking works. A concerted effort was taken within the design process to ensure that any environmental impacts have been appropriately considered and minimised through strategic siting of the works and through mitigation strategies which will be implemented during construction. As such, there are no native vegetation impacts as a result of these works.

Overall, it is considered that the proposal complies with State and Local planning policy by delivering a sensitively designed electrical upgrade that will provide a net community benefit.

5.2 USE & DEVELOPMENT OF THE LAND

The use of the land for the purpose of a utility installation is considered appropriate in both the Farming Zone and the Road Zone Category 1.

Given that the works are predominantly located within the road reserve, there will be no impact on productive agricultural land within the Farming Zone. The road reserve has typically been used to provide infrastructure services, including power lines, water pipes and drainage channels or similar.

The proposed poles are not likely to generate any road safety concerns. Works located within the private property will not impact on the existing function of the road. Where poles will be installed in the road reserve, they have been sited as close as possible to the property boundary. This will ensure that there is sufficient distance between the road carriageway and the new poles to maintain driver sightlines and avoid potential traffic hazards. The minimum distance between any pole and the road marking is approximately 4 metres, as shown on the Development Plan (Appendix A).

New and replacement poles will be constructed of concrete and will be approximately 10.2m metres tall (above ground). The height of the poles is consistent with existing electrical infrastructure in the area. The newer poles will be significantly stronger and reduce the likelihood of electrical faults or damages. The design and location of the poles is consistent within the surrounding site context and is unlikely to impact on any landscape features or visual amenity.

5.3 VEGETATION IMPACT

In accordance with the Biodiversity Report at Appendix C, the proposed works will not impact on any vegetation. The construction methods utilised by Powercor will ensure that heavy equipment/vehicles can predominantly remain on the road and will not disturb areas of vegetation. In addition, the new pole locations have been carefully considered and are sited to avoid areas of native vegetation.

In accordance with the Arborist Report at Appendix D, the proposed works will require trimming to four sugar gum trees between P119 and P1 (intersection of Northern Highway and Middleton Road). As sugar gum trees are non-native to Victoria and no removals are proposed, it is considered the works will be not impact on native vegetation in the area.

6. CONCLUSION

This application seeks planning approval for the use and development of land for the purpose of a utility installation.

The proposed works are required to connect the approved Greentech Solar Farm to the existing electricity alignment.

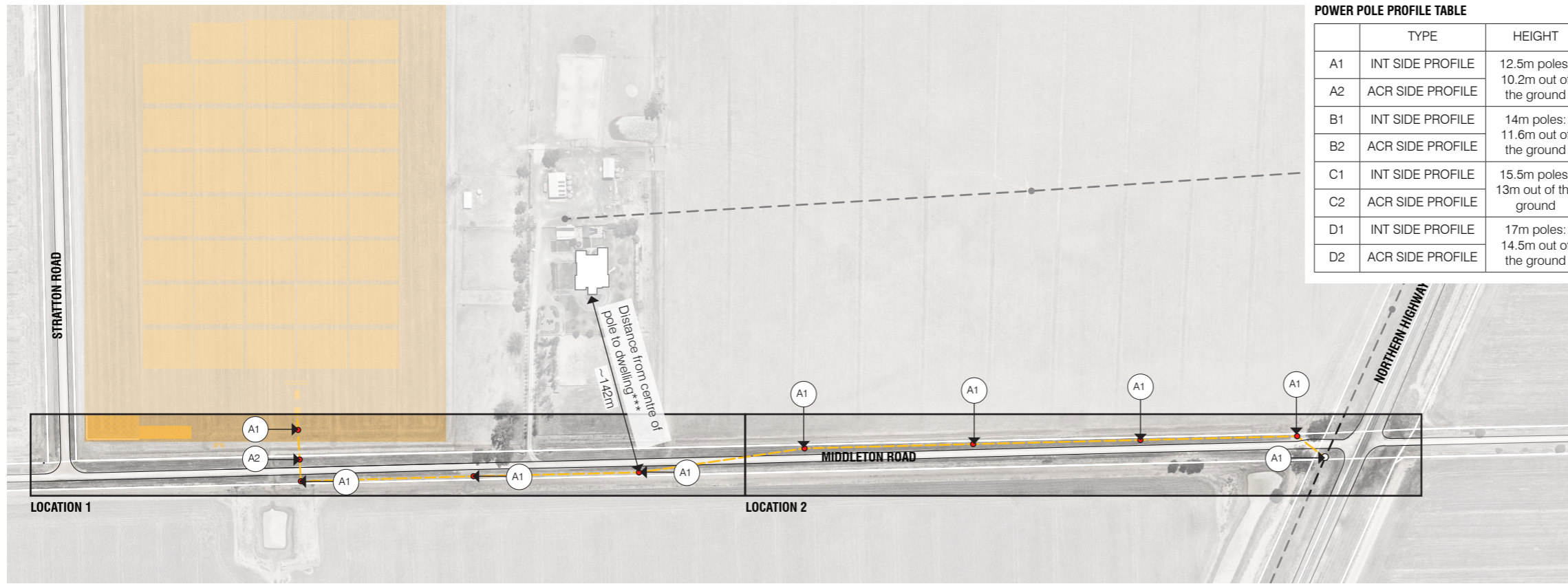
In summary, the proposal is considered appropriate for the following reasons:

- ▶ The proposal is consistent with the PPF and LPPF and provides necessary upgrades to electrical infrastructure within Campaspe Shire;
- ▶ This project is required to support the approved development of the Greentech Solar Farm and will promote the expansion of renewable energy industries;
- ▶ The proposed works have been designed and located to avoid any impact on the environment and the removal of native vegetation;
- ▶ Powercor's construction methodology allows for no disturbance to biodiversity; and
- ▶ The proposed replacement will not adversely impact on cultural heritage.

Based on the details set out in this report, it is considered that a planning permit should be issued for this proposal.



APPENDIX A
DEVELOPMENT PLAN (SPIIRE)

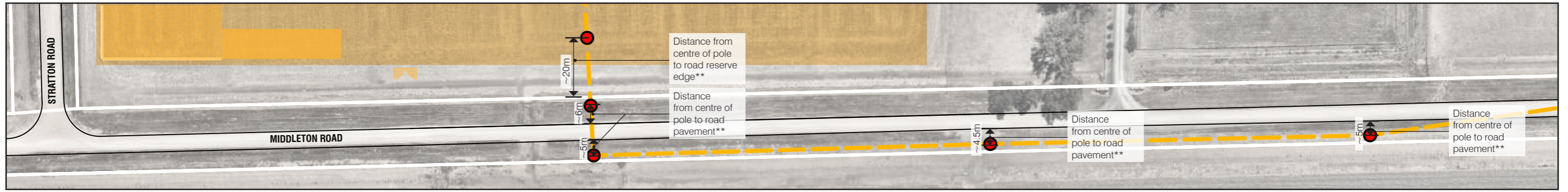


POWER POLE PROFILE TABLE		
	TYPE	HEIGHT
A1	INT SIDE PROFILE	12.5m poles: 10.2m out of the ground
A2	ACR SIDE PROFILE	
B1	INT SIDE PROFILE	14m poles: 11.6m out of the ground
B2	ACR SIDE PROFILE	
C1	INT SIDE PROFILE	15.5m poles: 13m out of the ground
C2	ACR SIDE PROFILE	
D1	INT SIDE PROFILE	17m poles: 14.5m out of the ground
D2	ACR SIDE PROFILE	

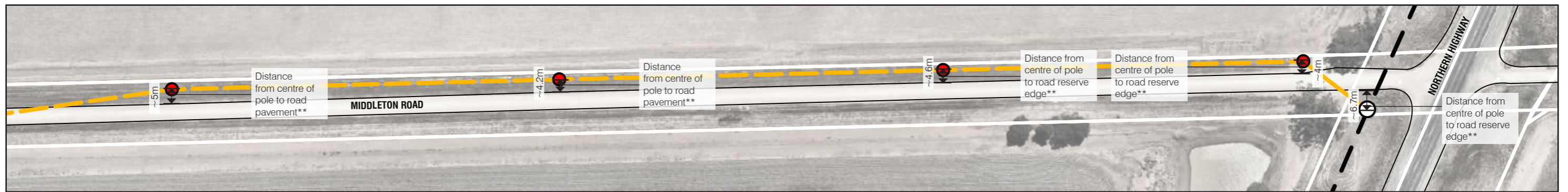
- LEGEND**
- Road reserve/boundary
 - Edge of carriageway (road line-marking) ***
 - New/replacement overhead powerlines **
 - Existing overhead powerlines **
 - Solar farm site and proposed infrastructure location **
 - Existing poles **
 - New poles * * * * *
 - Replacement poles * * *

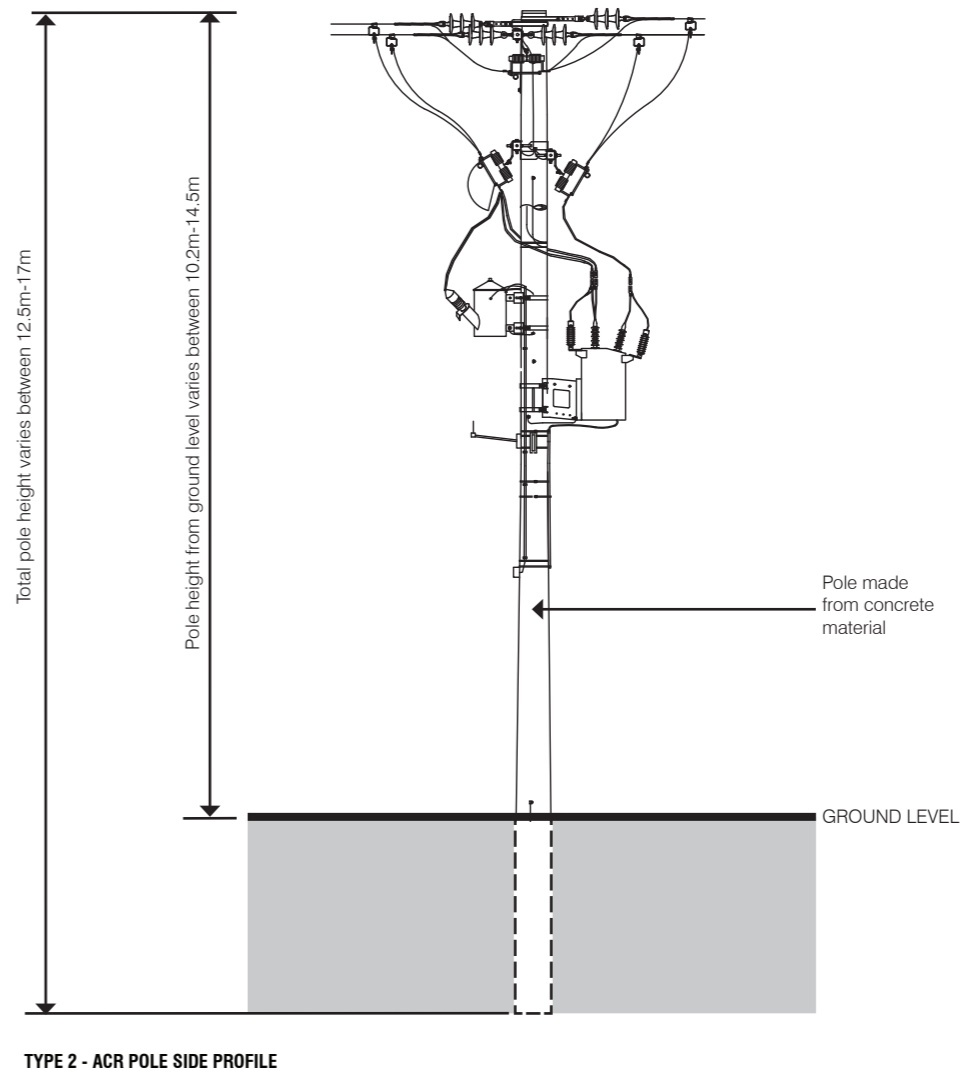
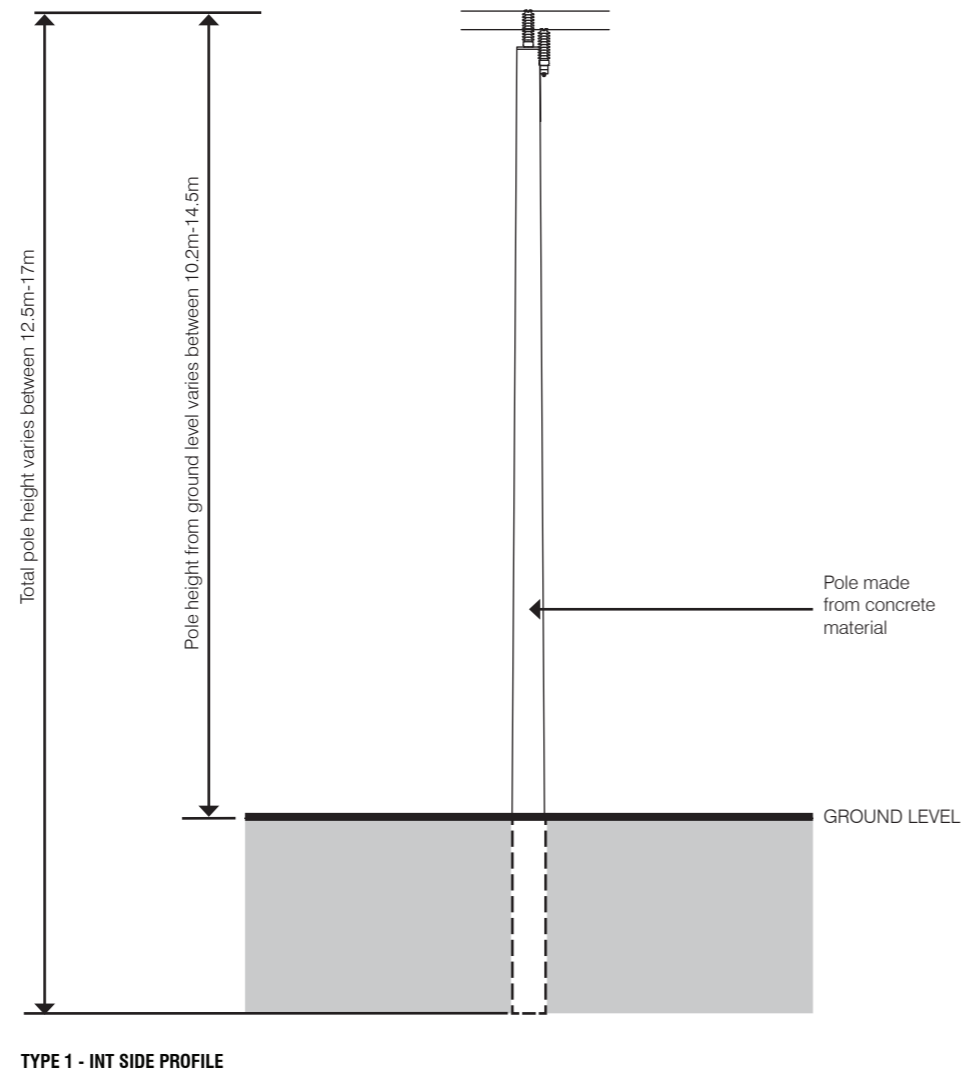
- LIMITATION OF PLAN**
- ▶ * New and replacement poles will be made of concrete materials. Refer to elevation plans for specifics
 - ▶ ** Layout is based on City Power Drawing No. PCA80 5124443 1 Aerial imagery is sourced from nearmap and is approximate in location.
 - ▶ *** Offset to carriageway and dwellings has been traced from nearmap and is approximate. Detail survey is required for exact dimensions.
 - ▶ Distances have been calculated from pole centre to road reserve when located within property boundary, and from pole centre to road line marking when within road reserve.
 - ▶ Data has been collated from <https://www.data.vic.gov.au/>
 - ▶ This plan has been based on MGA 1994 Zone 55

LOCATION 1



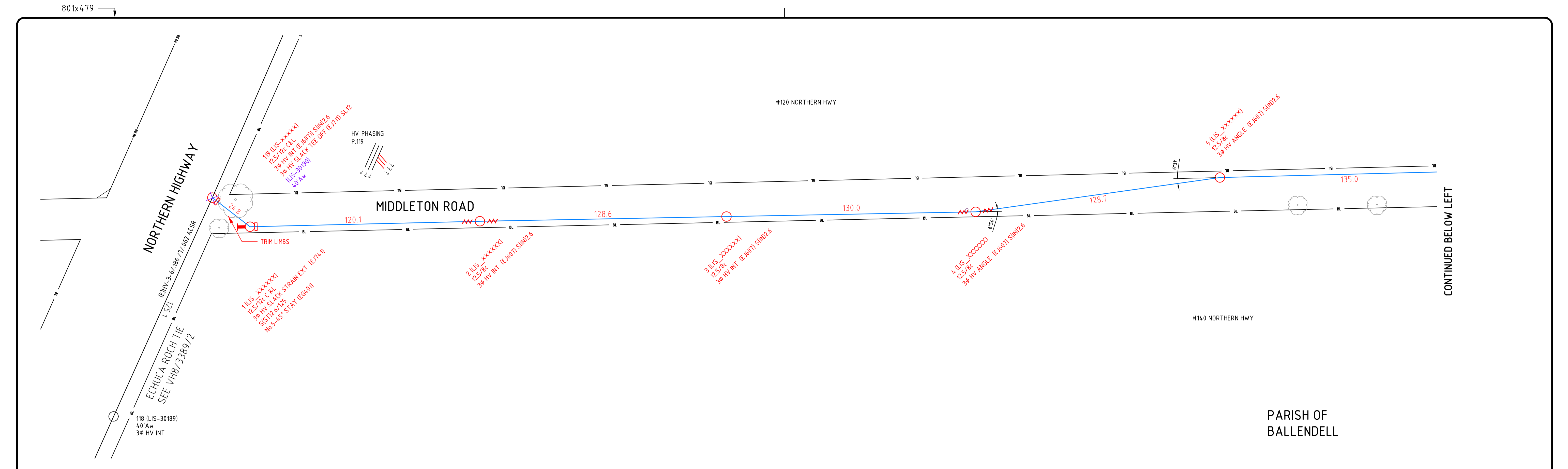
LOCATION 2







APPENDIX B
CONSTRUCTION PLANS (POWERCOR)



CONTINUED BELOW LEFT

PARISH OF BALLENDILL

CONDUCTOR SCHEDULE						
HV SERIES	CONDUCTOR	STRINGING	MES	ROUTE LENGTH	ARMOUR RODS	DAMPERS
(E) TEE POLE 119 ECHUCA ROCH TIE - (N) POLE 1	(N) 3-19/3.25 AAC	(N) EC211	-	24.8	NO	NO
(N) POLE 1 - (N) POLE 7	(N) 3-19/3.25 AAC	(N) EC261	128	772.3	YES	YES
(N) POLE 7 - (N) POLE 9	(N) 3-19/3.25 AAC	(N) EC211	19	38.6	NO	NO

CONSTRUCTION NOTES

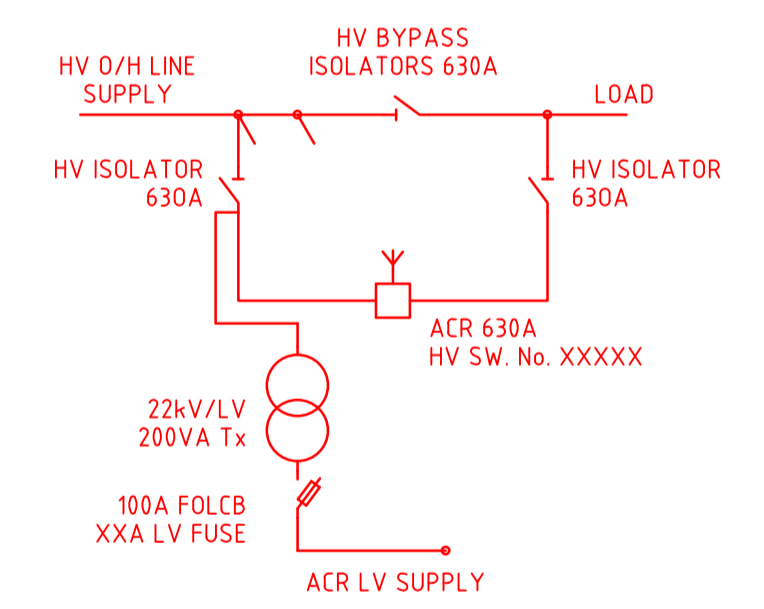
THE HV CUSTOMER HV CABLE SHALL NOT BE EARTHED AT THE CABLEHEAD AS IT IS THE POINT OF SUPPLY FOR CONNECTIONS REFER TO DRAWING PCA20/16 SERIES

ALL CONCRETE POLES TO BE EARTHED AS PER PCA TECH STANDARD DG011 AND DG291

ENSURE ALL POLES EARTHING IS BELOW 10 OHMS

(N) MIDDLETON RD-SOLAR ACR SHALL BE EARTHED AS PER PCA TECH STANDARD DG111 AND LESS THAN 10 OHMS

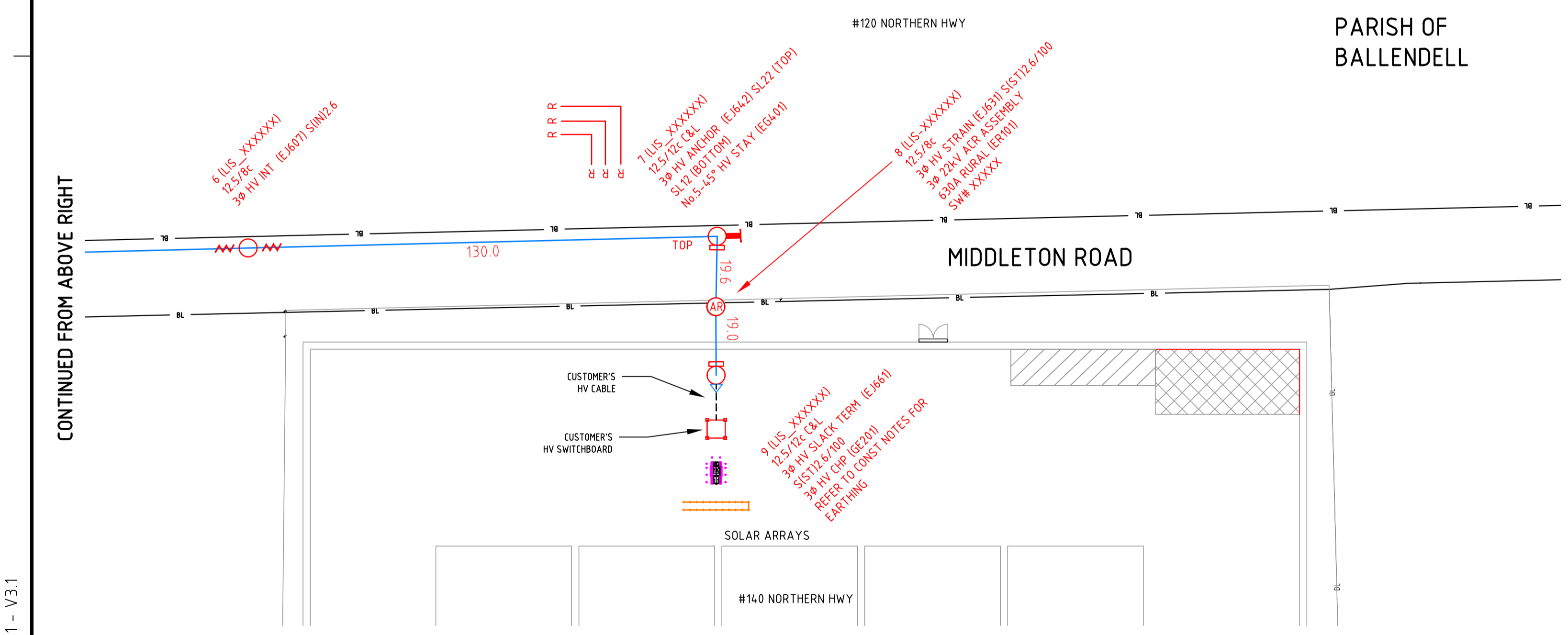
CUSTOMER IS RESPONSIBLE FOR THE SUPPLY & INSTALLATION OF THE HV CABLE AND ASSOCIATED CONNECTIONS AT POLE 9 INCLUDING THE MAKING OFF OF THE HV CABLEHEAD



PROPOSED CONNECTION DIAGRAM
"MIDDLETON RD SOLAR P8" (ER101)
(WITH AUXILIARY Tx SUPPLY)
(HV SW. No. XXXXX)

PRELIMINARY PRINT
NOT TO BE USED
FOR CONSTRUCTION

SUBJECT TO FINAL SURVEY & APPROVALS FROM ROAD AUTHORITY



Continued from above right

OVERHEAD LINE	EXISTING (E)	NEW (N)	REMOVE (R)	GENERAL
CONDUCTOR (GENERAL)	ST	NST	RST	BL BOUNDARY LINE
SUB-TRANSMISSION (66, 22kV)	HV	NHV	RHV	BOK BACK OF KERB
HV OPEN WIRE (22, 11 & 6.6 kV)	HVABC	NHVABC	RHVABC	FOK FACE OF KERB
HV AERIAL BUNDLED CABLE	HVLV	NHVLV	RHVLV	LOK LIP OF KERB
HV & LV OPEN WIRE	LVM	NLVM	RLVM	OTHER SERVICES
LV OPEN WIRE (LV MAINS)	LVABC	NLVABC	RLVABC	DRAIN
LV AERIAL BUNDLED CABLE	PL	NPL	RPL	FENCE
PUBLIC LIGHTING CABLE	OPC	NOPC	ROPC	GAS MAIN
OPTIC FIBRE CABLE	SUPV	NSUPV	RSUPV	SEWER
SUPERVISORY CABLE	LVS	NLVS	RLVS	TELCO CABLE
SERVICE CABLE (LV)	NS	N/A	RNS	WATER MAIN
SERVICE CABLE (Neutral Screened)				

CAUTIONS	
FOR DETAILS OF CONDITIONS REFER TO DIAL BEFORE YOU DIG INFORMATION	
PROJECT NUMBER	5124443
ROAD DIRECTORY	VicRoads 31 D5
GIS MAP REF.	MAP 107.E1
MAP PROJECTION	MGA ZONE 55
FEEDER / SWITCHING ZONE	ECA012 / SW2-4100112
REFERENCE DRAWING	N/A
PROJECT MANAGER	L. STEVENS

SCALE: 1:1000

LENGTHS ARE IN METRES

CITIPower
AUSTRALIA

Electricity Networks
Locked Bag 14090
Melbourne 8001
www.citipower.com.au
www.powercor.com.au

REVISION				
DRAWING NUMBER	PCA80	5124443	1	SHEET 1 OF 1
OH CONSTRUCTION PLAN SUPPLY TO GREENTECH 140 NORTHERN HWY BAMAWM				
DRAWN	DRAFTING CHECK	DESIGNER	DESIGN APPROVAL	PROJECT MANAGER
K. RICHIE	J. ADAMS	K. RICHIE	J. ADAMS	L. STEVENS
20/8/20	26/8/20	20/8/20	26/8/20	27/8/20



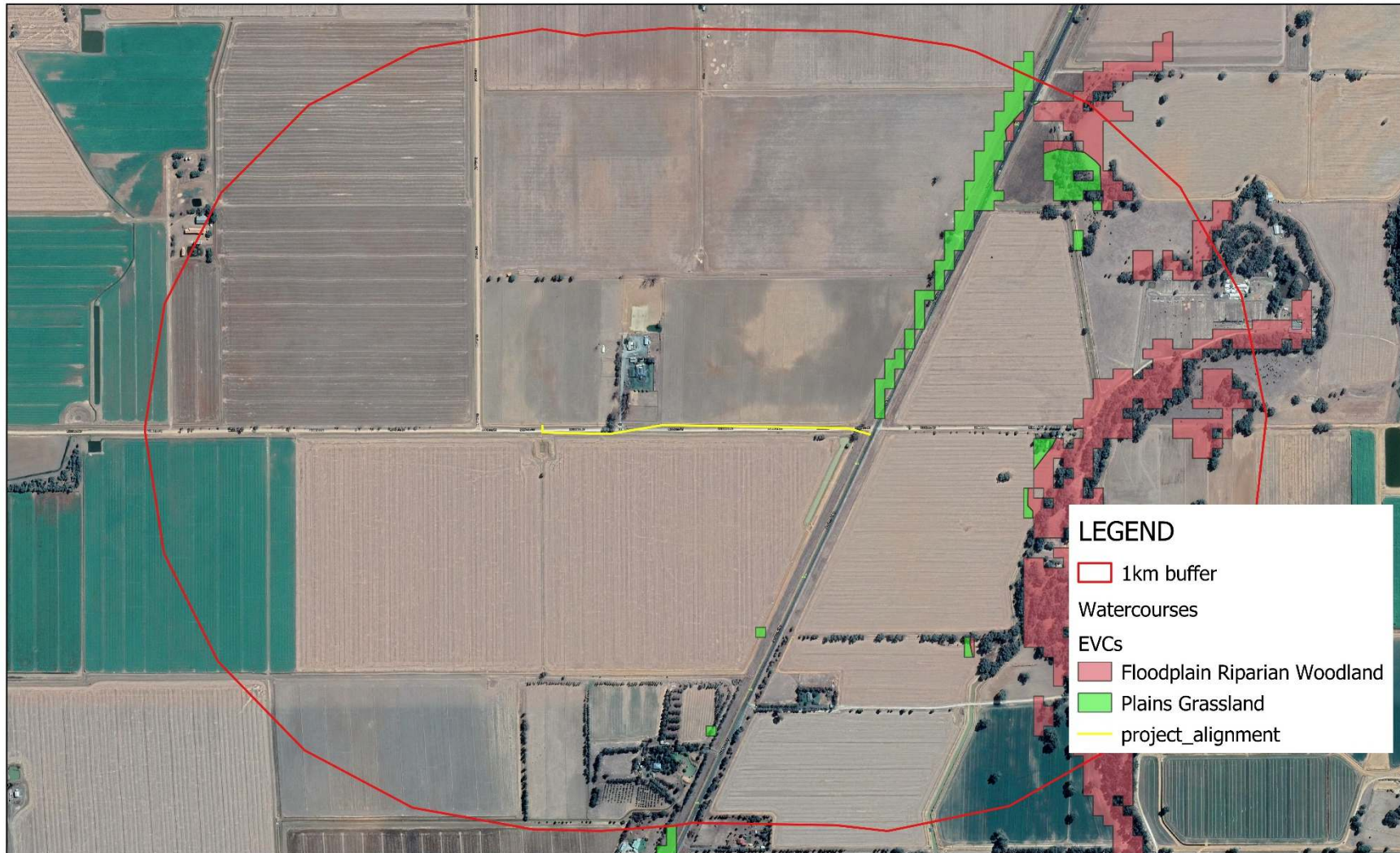
APPENDIX C
BIODIVERSITY REPORT (ECO AERIAL)

Greentech Solar Farm Due Diligence Assessment

STUDY AREA NAME: Greentech Solar Farm		Date: 06/10/2020
BIOREGION	Victorian Riverina	
LOCAL GOVERNMENT AREA	Campaspe Shire	
Catchment Management Area	North Central CMA	
SUMMARY / COMMENTS		
Summary of findings and recommendations	<p>Summary</p> <p>Two ecological vegetation classes (EVC) are modelled to occur within 1km of the project alignment (refer to Figure1). Neither of the modelled EVC's are present within the study area. There was the occasional native plant associated with the Plains Grassland EVC_132 between Poles 1~4. They will not be impacted by the proposed works if the recommendations below are implemented</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Use existing road to access pole locations. • Use property access tracks for turn around areas. • Laydown area adjacent to fenceline between Poles 5~7. • Timing of operations is confined to dry ground conditions. 	
DESKTOP REVIEW RESULTS		
<p>* EPBC Act Protected Matters Search (DoEE)</p> <p><i>Source: Protected Matters Search Tool (PMST) 1km buffer</i></p> <p><i>Results include terrestrial species / communities only</i></p>	<p>Threatened Ecological Communities: 4</p> <p>Listed Threatened Species: 20</p> <p>Migratory Species: 11</p>	
Proximity to significant wetlands/ waterways	Campaspe River within 2km of alignment	
Habitat Corridors	N/A	
Surrounding land use	Agriculture	
EVC's & Significant flora and fauna records	<p>Ecological Vegetation Class: 2</p> <p>1. Floodplain Riparian Woodland EVC_56(Vulnerable)</p>	

Source: NatureKit & VBA (DELWP). Refer to Figure 1	2. Plains Grassland EVC_132 (Endangered) Threatened Flora: N/A Threatened Fauna: N/A
Reviewed report/s	N/A
LEGISLATIVE IMPLICATIONS	
EPBC Act 1999	No EPBC listed species have been recorded within 1km of the alignment. <i>There are no obligations under the EPBC Act.</i>
EES Act 1978	An EES would be required if the impacts were deemed to potentially have a detrimental effect for species / communities of regional or state significance. <i>An EES is <u>not required</u> as there is not a 'trigger' of any referral criterion (refer to Appendix 2 for trigger criteria).</i>
FFG Act 1988	No FFG listed species have been recorded within 1km of the alignment.
Permitted clearing of native vegetation Clause 52.17	<i>Initial analysis of the assessment pathway indicates that the removal, destruction or lopping of native vegetation is not relevant for the works proposed.</i>
Catchment Management Authority Regional Strategies	North Central Regional Catchment Strategy 2013-2019.
Local Government Environmental Planning Overlays	N/A

* Search results for EPBC Act threatened species is based on the likelihood of suitable habitat to occur in the search area only. It does not imply that there has been a definite record for the species.



LEGEND

- 1km buffer
- Watercourses
- EVCs
- Floodplain Riparian Woodland
- Plains Grassland
- project_alignment

Figure 1. Greentech Bamawm

Drawn by: Robert Gratton
Date: 27/09/2020
Version 1.0

0.25 0 0.25 0.5 0.75 1 1.25 1.5 km

Database Searches

Environmental Protection and Biodiversity Conservation (EPBC) Act Protected Matters Search – An online tool, provided by the Commonwealth Department of the Environment, Water, Heritage and the Arts which identifies matters of national environmental significance that *may* occur in, or *may* relate to the area nominated.

Ecological Vegetation Classes (EVCs) – A vegetation classification system developed by DSE for Victoria. EVCs are groupings of vegetation communities based on floristic, structural and ecological features. It should be noted that this database is incomplete and used only as a guide.

Victorian Biodiversity Atlas - data provided from the DELWP, lists all the flora and fauna species which have been identified within the search area from previous studies.

Naturekit - data provided from the DELWP, provides GIS layers and information on the presence of Ecological Vegetation Class's and general flora and fauna data.

Legislation

Environmental Effects Act 1978

The *Environmental Effects Act 1978* provides for assessment of proposed projects (works) that can have a significant effect on the environment. The Act does this by enabling the Minister administering it to decide that an Environmental Effects Statement (EES) should be prepared.

The Minister might typically require a proponent to prepare an EES when:

- there is a likelihood of regionally or State significant adverse effects on the environment
- there is a need for integrated assessment of potential environmental effects (including economic and social effects) of a project and relevant alternatives, and
- normal statutory processes would not provide a sufficiently comprehensive, integrated, and transparent assessment.

The EES process provides for the analysis of potential effects on environmental assets and the means of avoiding, minimising, and managing adverse effects. It also includes public involvement and the opportunity for an integrated response to a proposal.

Environment Protection and Biodiversity Conservation Act 1999

Any action that has, will have, or is likely to have a significant impact on a matter of national environmental significance, as defined under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) requires approval from the Commonwealth Environment Minister. Matters of National Environmental Significance relevant to this study may include nationally threatened species (plants and animals), migratory species, and endangered ecological communities.

Flora and Fauna Guarantee Act 1988

The provisions of the *Flora and Fauna Guarantee Act 1988* (FFG Act) bind all public agencies, public landowners, and land managers. Removal of any native plants protected under the FFG Act requires a permit from the DSE, where this occurs on public land. It is understood that such a permit is not required for such works on private land. The Act allows for the listing of potentially threatening processes. Any actions that may result in a potentially threatening process should be avoided or managed appropriately.

Clearing of native vegetation- Biodiversity assessment guidelines

In Victoria, a planning permit is usually required to remove, destroy, or lop native vegetation. Landholders / managers must apply for a planning permit from their local council. If a permit is granted, a native vegetation offset must be obtained before the native vegetation is removed, to compensate for the impact of the removal on biodiversity.

The Guidelines for the removal, destruction or lopping of native vegetation (2017) are incorporated into the Victoria Planning Provisions and all planning schemes in Victoria. The Guidelines replace the previous incorporated document titled Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013).

There are three assessment pathways for an application to remove native vegetation: Basic, Intermediate and Detailed. The assessment pathway reflects the potential impact the removal has on biodiversity. These pathways are determined by:

- amount of native vegetation (in hectares)
- whether any large trees are to be removed, and
- location of the native vegetation.

Extent of native vegetation	Location category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Proponents can refer to the online-tool Native Vegetation Information Management to understand which risk-pathway the application will be assessed under. The biodiversity report produced by NVIM can be used as part of an application under a Basic and Intermediate risk pathway, whereas a site assessment by an accredited quality vegetation assessor is required as part of an application under the Detailed-risk pathway.

Catchment Management Authority – Regional Catchment Strategies




A primary function of a Catchment Management Authority is to prepare a Regional Catchment Strategy (RCS) for its region and coordinate and monitor its implementation. The strategies describe the natural assets of a region, and how they are interrelated, outlining what needs to be done to manage and use the assets in a sustainable way.




The RCS is an important planning and working document for all organisations and people involved in natural resource management in the region, including government agencies and councils, water authorities, industry, Landcare and community groups. Its main focus is the land, water and biodiversity in the region. It provides a framework for effort, an investment guide, a means of integrating policy and an action plan for catchment works.




Local Government – Environmental Planning Overlays / Vegetation Protection Overlays

Not applicable

Appendix 1- Site Photographs

ID	Site Photograph	Comments
IMG_1521		<p>Pole 119 to be replaced.</p> <p><i>Typha sp</i> is present in the drainage line with Phalaris dominant around the pole.</p>
IMG_1523		<p>Pole 1 looking west. Dominated by ryegrass, rat-tail fescue, and barley grass.</p>
IMG_20201001_115553		<p>Pole 2 looking west</p> <p>Roadside verge slashed with occasional native species, wallaby grass & lemon beauty head.</p> <p>Pole location dominated by capeweed, ryegrass, Patterson's curse and <i>Bromus sp.</i></p>

<p>IMG_20201001_120118</p>		<p>Pole 3 looking west. Roadside verge slashed with occasional native species.</p> <p>Pole location dominated by capeweed, ryegrass, Patterson's curse and <i>Bromus sp.</i></p>
<p>IMG_20201001_121350</p>		<p>Pole 4 looking west. Roadside verge slashed with occasional native species.</p> <p>Pole location dominated by capeweed, ryegrass, Patterson's curse and <i>Bromus sp.</i></p>
<p>IMG_20201001_121459</p>		<p>Pole 5 looking west. Pole location devoid of vegetation.</p> <p>Pole location dominated by capeweed, ryegrass, Patterson's curse and <i>Bromus sp.</i></p>

<p>IMG_20201001_121712</p>		<p>Pole 6 looking west. Devoid of vegetation.</p>
<p>IMG_20201001_121819</p>		<p>Pole 7 looking west. Devoid of vegetation.</p>
<p>IMG_20201001_121844</p>		<p>Pole 8 looking east. Pole location dominated by capeweed, ryegrass, Patterson's curse and <i>Bromus sp.</i></p>

<p>IMG_20201001_121854</p>	 A photograph showing a wide, flat grassy field under a blue sky with scattered clouds. In the foreground, there is a fence line with several wooden posts. A small, dark, circular object, possibly a well or a small structure, is visible in the middle ground. The horizon is flat with a few distant trees.	<p>Pole 8 looking north into paddock</p>
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Appendix 2- EES Act Triggers

Referral criteria: individual potential environmental effects

Individual types of potential effects on the environment that might be of regional or State significance, and therefore warrant referral of a project, are:

- potential clearing of 10 ha or more of native vegetation from an area that:
 - is of an Ecological Vegetation Class identified as endangered by the Department of Sustainability and Environment (in accordance with Appendix 2 of Victoria's Native Vegetation Management Framework); or
 - is, or is likely to be, of very high conservation significance (as defined in accordance with Appendix 3 of Victoria's Native Vegetation Management Framework); and
 - is not authorised under an approved Forest Management Plan or Fire Protection Plan
- potential long-term loss of a significant proportion (e.g. 1 to 5 percent depending on the conservation status of the species) of known remaining habitat or population of a threatened species within Victoria
- potential long-term change to the ecological character of a wetland listed under the Ramsar Convention or in 'A Directory of Important Wetlands in Australia'
- potential extensive or major effects on the health or biodiversity of aquatic, estuarine or marine ecosystems, over the long term
- potential extensive or major effects on the health, safety or well-being of a human community, due to emissions to air or water or chemical hazards or displacement of residences
- potential greenhouse gas emissions exceeding 200,000 tonnes of carbon dioxide equivalent per annum, directly attributable to the operation of the facility.

Referral criteria: a combination of potential environmental effects

A combination of *two or more* of the following types of potential effects on the environment that might be of regional or State significance, and therefore warrant referral of a project, are:

- potential clearing of 10 ha or more of native vegetation, unless authorised under an approved Forest Management Plan or Fire Protection Plan
- matters listed under the *Flora and Fauna Guarantee Act 1988*:
 - potential loss of a significant area of a listed ecological community; or
 - potential loss of a genetically important population of an endangered or threatened species (listed or nominated for listing), including as a result of loss or fragmentation of habitats; or
 - potential loss of critical habitat; or
 - potential significant effects on habitat values of a wetland supporting migratory bird species
- potential extensive or major effects on landscape values of regional importance, especially where recognised by a planning scheme overlay or within or adjoining land reserved under the *National Parks Act 1975*
- potential extensive or major effects on land stability, acid sulphate soils or highly erodible soils over the short or long term
- potential extensive or major effects on beneficial uses of waterbodies over the long term due to changes in water quality, streamflows or regional groundwater levels
- potential extensive or major effects on social or economic well-being due to direct or indirect displacement of non-residential land use activities
- potential for extensive displacement of residences or severance of residential access to community resources due to infrastructure development
- potential significant effects on the amenity of a substantial number of residents, due to extensive or major, long-term changes in visual, noise and traffic conditions
- potential exposure of a human community to severe or chronic health or safety hazards over the short or long term, due to emissions to air or water or noise or chemical hazards or associated transport
- potential extensive or major effects on Aboriginal cultural heritage
- potential extensive or major effects on cultural heritage places listed on the Heritage Register or the Archaeological Inventory under the *Heritage Act 1995*.

Appendix 3 - Permitted vegetation clearing pathways

Step 1
Do I need a permit?

Local council can confirm if you need a permit to remove native vegetation. Organise a pre- application meeting with your local council to help answer the following questions:

- Am I removing native vegetation? Appendix 1 will help you to determine if the vegetation is native.
- Do I qualify for an exemption? There are a range of exemptions that mean a permit is not required to remove native vegetation. Refer to the exemption guidance on the [DELWP website](#).
- Are there any other requirements? Check with your local council whether any schedule, Native Vegetation Precinct Plan or environmental overlay applies. Also check whether the vegetation could be protected under other local, state or federal legislation.

If you need a permit to remove native vegetation, continue to Step 2.

Step 2
What is my assessment pathway?

Use the Native Vegetation Information Management removal tool ([NVIM removal tool](#)) to map the native vegetation and determine your assessment pathway: <https://nvim.delwp.vic.gov.au/>.

Note: If you are removing 0.5 ha or more of native vegetation you are automatically in the Detailed Assessment Pathway. This is approximately a rectangle of 100 metres long and 50 wide or 7 large scattered trees or 16 small scattered trees.



Step 3
Do I need an accredited native vegetation assessor?

If you are in the Basic or Intermediate Assessment Pathway you do not need to appoint an accredited native vegetation assessor. You can complete the application yourself using [the NVIM removal tool](#).

You need an accredited native vegetation assessor to complete a site assessment report.

Step 4
Can I reduce my impacts, offset requirements and costs?

Use information in the NVIM removal tool to minimise impacts on native vegetation. Try not to remove areas of native vegetation with higher condition and strategic biodiversity value scores, large trees (allow space for a tree protection zone within 15 metres of the tree trunk) and areas shown as Location 2 and 3 on the *Location map*.

Use information from the site assessment and work with the accredited native vegetation assessor to minimise impacts.

Step 5
Prepare the application

Follow the prompts in the NVIM removal tool to provide additional information that is required for your application. The tool will calculate your offset requirement and you must decide how you will secure the offset – on your own property, or purchased through a broker. Check the costs to secure the offset before proceeding with the application. Download the *Native vegetation removal report* (NVR report). The report will form part of your planning permit application.

Obtain a NVR report for the Detailed Assessment Pathway from the accredited native vegetation assessor. Work with the accredited assessor to complete the application.

Step 6
Lodge the application

Check you have completed all application requirements and attached any necessary information. Examples of statements you could use in the application are provided in Appendix 4 of guidelines. Lodge the planning permit application with your local council.



APPENDIX D
ARBORIST REPORT (UTILITY TREES)


Line Clearance Assessment [Vegetation] Supply to Greentech Solar Farm (140 Middleton Road, Bamawm)


Utility Trees were requested to assess tree impacts and provide a report for a new solar farm connection at 140 Middleton Road, Bamawm, the Construction includes 9 new poles, 1 replacement pole and approximately 850 metres of new overhead conductor.

4 Sugar gums were identified for trimming between P119 and P1 (intersection of Northern Highway and Middleton Road).

Tree No	Species	Action Required
1	Sugar gum (<i>Eucalyptus cladocalyx</i>)	Trim
2	Sugar gum (<i>Eucalyptus cladocalyx</i>)	Trim
3	Sugar gum (<i>Eucalyptus cladocalyx</i>) Dead	Trim
4	Sugar gum (<i>Eucalyptus cladocalyx</i>)	Trim



Tree 1	
DBH of trunk at 1.4m up from base in cm	99
Diameter above Buttress (Above any Root Structure)	114
	
Appendix 1	Appendix 2
Appendix 3	Appendix 4
Appendix 5	
Locate tree	(-36.24159074857481, 144.7200805508948)
Tree Species	Sugar gum (<i>Eucalyptus cladocalyx</i>)
Tree Height	10-20m
Location type	Roadside
Root assessment	Exposed roots
Stem assessment	Co-dominate stem, Epicormic, Decay in main stem, Bifurcation, Poor wound development
Form	Minor dead wood, Previously pruned.
Live crown ratio by %	78
Dripline % over soil	93
Pests and diseases assessment	Borers
Health rating	6
Structure rating	4
Is this a hazard tree	Tree is in reasonable health
Recommendation	Major borer infestation

Tree 2	
DBH of trunk at 1.4m up from base in cm	95
Diameter above Buttress (Above any Root Structure)	130
	
<p>Appendix 6 Appendix 7</p>	
Locate tree	(-36.24141481242724, 144.7203111370511)
Tree Species	Sugar gum (<i>Eucalyptus cladocalyx</i>)
Tree Height	10-20m
Location type	Roadside
Root assessment	Exposed roots, Roots broken
Stem assessment	Co-dominate stem, Decay in main stem, Bifurcation
Form	Minor dead wood, Previously pruned
Live crown ratio by %	79
Dripline % over soil	95
Health rating	7
Structure rating	5
Is this a hazard tree	Tree is in reasonable health

Tree 3



Appendix 8

Locate tree


(-36.2414141837845, 144.7204019130624)

Tree Species

Dead

Tree Height

5-10m

Tree 4	
DBH of trunk at 1.4m up from base in cm	76
Diameter above Buttress (Above any Root Structure)	90
	
<p>Appendix 9 Appendix 10 Appendix 11</p>	
Locate tree	(-36.241366616484, 144.7203968839205)
Tree Species	Sugar gum (<i>Eucalyptus cladocalyx</i>)
Tree Height	10-20m
Location type	Roadside
Root assessment	Exposed roots, Decay at base
Stem assessment	Co-dominate stem, Epicormic, Decay in main stem, Bifurcation, Minor Lean
Form	Major dead wood, Crown missing, Past branch failure, Previously pruned
Live crown ratio by %	29
Dripline % over soil	46
Pests and diseases assessment	Borers
Health rating	4
Structure rating	3
Is this a hazard tree	Tree is in decline



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7



Appendix 8



Appendix 9



Appendix 10



Appendix 11



APPENDIX E
SOLAR FARM PLANNING PERMIT

PLANNING PERMIT

Permit No: PLN168/2019
 Planning Scheme: Campaspe Planning Scheme
 Responsible Authority: Campaspe Shire Council
 Prop No.: 32

**ADDRESS OF THE LAND**

Land Title:	Vol. 10911 Fol. 380
Land Address:	140 Middleton Road BAMAWM VIC 3561

THE PERMIT ALLOWS

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

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Conditions 1-28 (inclusive)

1. Amended plans

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

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

To the satisfaction of the Responsible Authority.

2. Layout not altered

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

3. General Amenity

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

Processes carried on;

- a) The transportation of materials, goods or commodities to or from the land;
- b) The appearance of any buildings, works or materials;
- c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash,
- d) dust, waste water, waste products, grit, or oil;
- e) The presence of vermin;

Date Issued: 20 December 2019

Signature for the Responsible Authority:

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

**ALLY WILKIE
 PLANNING TEAM LEADER**

PLANNING PERMIT

Permit No: PLN168/2019
Planning Scheme: Campaspe Planning Scheme
Responsible Authority: Campaspe Shire Council
Prop No.: 32



All to the satisfaction of the Responsible Authority

4. Landscape Plan

Before the development starts a landscape plan must be submitted to and approved by the Responsible Authority. The landscape plan must be to the satisfaction of the Responsible Authority, and be in accordance with the requirements of *Landscape Plan Guide* for Campaspe. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan should include:

- a) A survey of all existing vegetation and natural features showing plants (greater than 1200mm diameter) to be removed;
- b) A planting schedule of all proposed trees, shrubs and ground cover, which will include the location, number and size at maturity of all plants, the botanical names of such plants and the location of all areas to be covered by grass, lawn or other surface materials as specified;
- c) All trees planted as part of the landscape works shall have a minimum height of 1 metre at the time of planting;
- d) The method of preparing, draining, watering and maintaining the landscaped area;
- e) Details of surface finishes of pathways and driveways;
- f) The weed management plan;
- g) One (1) permanent screen of trees and shrubs using a mixture of local trees and understory species;
- h) Indicate that an in-ground irrigation system is to be provided to all landscaped areas.

All to the satisfaction of the Responsible Authority.

5. Landscape Maintenance

Before the use commences or such a later date is approved by the Responsible Authority in writing, landscaping work shown on the endorsed plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including replacement of any dead, diseased or damaged plants.

6. Native Vegetation Removal

No native vegetation other than endorsed as part of this permit, shall be removed unless a permit has been granted by the Responsible Authority for its removal.

7. Noise

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

8. Hours of Construction

Date Issued: 20 December 2019

Signature for the Responsible Authority:

A handwritten signature in black ink, appearing to read "Ally Wilkie", written over a horizontal line.

**ALLY WILKIE
PLANNING TEAM LEADER**

PLANNING PERMIT

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 Prop No.: 32



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

9. Construction Guidelines

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

10. Muted Colours

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

11. Cessation of Use

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

12. Rehabilitation Plan

Prior to the use commencing, a rehabilitation plan to ensure that once the use ceases that the land will be able to revert or maintain productive agricultural qualities of the land including soil quality, access to water and rural infrastructure must be submitted to the satisfaction of the Responsible Authority.

13. Rural Vehicle Crossing Location

- a) Any new or otherwise vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard satisfactory to the Responsible Authority. The vehicle crossing(s) must be constructed at the applicant's expense to provide ingress and egress to the site to the satisfaction of the Responsible Authority.
- b) The crossover must be no less than 4.9 metres in length and include a pipe of a diameter suitable to accommodate the actual volume/flow (having a minimum diameter of 375 mm). Culverts located in the clear zone shall be installed with trafficable end walls (refer VicRoads standard drawing SD 1991). The final location of the crossing is to be approved by the responsible authority.
- c) All bridges and crossings shall be designed to carry a vehicle weighing at least 15 tonnes and be at least three metres in width.

14. Drainage Discharge Plan

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

Date Issued: 20 December 2019

Signature for the Responsible Authority:

A handwritten signature in black ink, appearing to read "Ally Wilkie", is written over a horizontal line.

**ALLY WILKIE
 PLANNING TEAM LEADER**

PLANNING PERMIT

Permit No: PLN168/2019
Planning Scheme: Campaspe Planning Scheme
Responsible Authority: Campaspe Shire Council
Prop No.: 32



The information and plan must include:

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

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

15. Maintenance Agreement

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

16. Construction Phase

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

Before the development starts, a construction management plan shall be submitted to and approved by the Responsible Authority. The plan must outline how issues such as mud on roads, dust generation and erosion and sediment control will be managed, on site, during the construction phase.

Details of a contact person/site manager must also be provided, so that this person can be easily contacted should any issues arise.

17. No Mud on Roads

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

Date Issued: 20 December 2019

Signature for the Responsible Authority:

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

**ALLY WILKIE
PLANNING TEAM LEADER**

PLANNING PERMIT

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 Responsible Authority: Campaspe Shire Council
 Prop No.: 32

**18. Vehicle Turning**

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

19. Rural Drainage - Works

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

20. Construction Management Plan

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

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

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

Date Issued: 20 December 2019

Signature for the Responsible Authority:

A handwritten signature in black ink, appearing to read "Ally Wilkie", written over a horizontal line.

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**21. Car Park Construction Requirements**

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

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

To the satisfaction of the responsibility authority.

The areas must be constructed and drained to prevent diversion of flood or drainage waters and maintained in a continuously useable condition to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

22. Internal Access

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

23. Delivery of Goods

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

24. Council's Assets

The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.

25. Risk Management Plan

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

- a) Sediment and erosion measures that are to be implemented to ensure no-off-site impacts;
- b) Overall environmental objectives for the operation of the use and techniques for their achievement;

Date Issued: 20 December 2019

Signature for the Responsible Authority:

A handwritten signature in black ink, appearing to read "Ally Wilkie", is written over a horizontal line.

**ALLY WILKIE
 PLANNING TEAM LEADER**

PLANNING PERMIT

Permit No: PLN168/2019
Planning Scheme: Campaspe Planning Scheme
Responsible Authority: Campaspe Shire Council
Prop No.: 32



- c) Procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
- d) Proposed monitoring systems including control of dust on the site;
- e) Identification of possible risks or operational failure and response measures to be implemented including emergency prevention of fire and mitigation activities;
- f) Static water supply in case of emergency. The size(s), location(s) and detail need to be included to the satisfaction of the Responsible Authority.
- g) Day to day management requirements for the use.
To the satisfaction of the Responsible Authority.

26. Powercor

The applicant shall: -

- a) Provide an electricity supply to all properties within the development in accordance with Powercor's requirements and standards, including the extension, augmentation or rearrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work may be required).
- b) Where buildings or other installations exist on the land and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
- c) Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- d) Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.

27. Goulburn Murray Water

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

Date Issued: 20 December 2019

Signature for the Responsible Authority:

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PLANNING TEAM LEADER

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**28. Time for Starting and Completion**

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

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

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

NOTATIONS**Responsible authority**

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

Building Approval Required

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

Road Opening/Non Utility Minor Works on Municipal Road Reserve/ Consent for Works on Road Reserves Permit Required

A road opening/crossing permit must be obtained from the responsible authority prior to the carrying out of any vehicle crossing works.

Native Vegetation Control

A planning permit is required to remove, destroy or lop native vegetation on the land, except in accordance with an exemption specified in the Planning Scheme. Confirmation if an exemption applies should be obtained from the Planning Department prior to the removal of any vegetation.

Reserves Permit Required

A road opening/crossing permit must be obtained from the responsible authority prior to the carrying out of any vehicle crossing works.

Goulburn Murray Water

The applicant must obtain a 'Construction and Use of Private Works Licence' for any works carried out on Goulburn Murray Water freehold land, easements or reserves. Applications can be made by contacting Goulburn-Murray Water on 1800 013 357 or by following the link <http://www.g-mwater.com.au/customer-services/forms>

Date Issued: 20 December 2019

Signature for the Responsible Authority:

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

**ALLY WILKIE
 PLANNING TEAM LEADER**

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- From the date specified in the permit; or
- If no date is specified, from –
 - (i.) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii.) the date on which it was issued, in any other case

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if –
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if –
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision –
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal