Planning and Environment
Interim Regulations 2026

Regulation 22

Form 4

PLANNING PERMIT

Permit No.:	PA2403451
Planning scheme:	Gannawarra Planning Scheme
Responsible authority:	Minister for Planning

ADDRESS OF THE LAND:	• Lot 1 on PS921632A Vol 12608 Fol 192
	• Lot 2 on PS921632A Vol 12608 Fol 193
	• Crown Allotment 39 Parish of Koorangie Vol 06149 Fol 656
	• Crown Allotment 40 Parish of Koorangie Vol 06328 Fol 418
	• Crown Allotment 61 Parish of Koorangie Vol 07001 Fol 071
	• Crown Allotment 60 Parish of Koorangie Vol 07145 Fol 994
	• Crown Allotment 62 Parish of Koorangie Vol 07189 Fol 671
	• Crown Allotment 54 Parish of Koorangie Vol 03705 Fol 955
	• Crown Allotment 33 Parish of Koorangie Vol 06606 Fol 038
	• Lot 2 on PS326843E Vol 06149 Fol 657
	• Crown Allotment 58 Parish of Koorangie Vol 06518 Fol 550
	• Crown Allotment 59 Parish of Koorangie Vol 06531 Fol 199
	• Road reserves of:
	    o Lalbert-Kerang Road
	    o Denyer Road
	    o Kerang-Quambatook Road
	    o Robinson Road
	As shown on the plans approved under condition 3 of this permit.

THE PERMIT ALLOWS:

Planning scheme clause	**Matter for which the permit has been granted**
Clause 35.07-1	Use of land for a wind energy facility and utility installation.
Clause 35.07-4	Buildings and works associated with a use in section 2 of Clause 35.07-1. Buildings and works setback less than 100 metres (m) from a TRZ2 and 20 m from any other road.
Clause 36.04-1	Use of land for a wind energy facility and utility installation.
Clause 36.04-2	Construct a building or construct or carry out works for any use in Section 2 of Clause 36.04-1.

Date of issue: 14 August 2026 **Signature for the responsible authority:**

Clause 42.01-2	Remove, destroy or lop any vegetation, including dead vegetation.
Clause 42.02-2	Remove, destroy or lop vegetation.
Clause 52.05-2	Construct or put up for display a business identification sign.
Clause 52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.
Clause 52.29-2	Create or alter access to a road in a Transport Zone 2.
Clause 52.32-2	Use and develop land for a wind energy facility.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

2. This permit will operate from the issued date of this permit.

Development plans

3. Before the use and development starts, amended plans must be approved and endorsed by the responsible authority. The development plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the plans titled ‘Normanville Energy Park’, dated between 17/01/2025 and 12/02/2025 and advertised with the application, but modified to include:
    a. A maximum of 17 wind turbines with the following specifications:
        i. Maximum blade tip height of 280 m above ground level.
        ii. Minimum blade tip clearance of 50 m from ground level.
        iii. Maximum rotor diameter of 200 m.
    b. Detailed, fully dimensioned location / site layout, floor, elevation and other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings and works including the wind turbines, car parking, substation, electrical cabling, access tracks, hardstand areas, laydown areas, metrological masts, transmission infrastructure, business identification signs and plant and site access points.
    c. The location of all native vegetation approved for removal.
    d. Any staging of the permitted development (if applicable).
    e. The colours and finishes of the turbines, which must be non-reflective to minimise the visual impact of the development on the surrounding area.
    f. Any changes required to comply with any other condition of this permit.

Written consent to modify endorsed plans

4. The use and development must be generally in accordance with the plans and documents approved and endorsed under this permit. The use and development as shown on the endorsed plans must not be altered or modified (unless the Gannawarra Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Staging

5. The use and development may be completed in stages in accordance with the development plans approved and endorsed under condition 3. The corresponding obligations under this permit may be completed in stages.

Micro-siting of turbines

6. Before the development starts, a Micro-siting Plan must be approved and endorsed by the responsible authority, identifying a footprint at ground level within which each turbine may be located. The Micro-siting Plan must be fully dimensioned and drawn to scale. The footprint for each turbine identified on the Micro-siting Plan:
    a. Must not extend more than 100 metres in any direction from the centre of the turbine at ground level as shown on the development plans endorsed under condition 3.
    b. Must not be within 1 km of a dwelling unless the operator has provided evidence to the satisfaction of the responsible authority that the owner of the dwelling has consented in writing to the location of the turbine footprint.
    c. Must not be located with an area of native vegetation not approved for removal by this permit.
7. Any changes to access tracks, electricity cabling and associated infrastructure arising from micro-siting a turbine in accordance with an endorsed Micro-siting Plan do not require further written consent of the responsible authority, and do not require amendments to the development plans endorsed under condition 3. Condition 7 does not apply to the removal of additional native vegetation.

Advertising signage

8. The signs must not be illuminated/animated or contain any flashing or intermittent light.
9. The signs must only contain an advertisement which provides or supplies information relating to the business conducted on the land as described in this permit or as shown on the endorsed plans.
10. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

Off-Site Landscaping Program

11. Before development starts, an Off-Site Landscaping Program must be submitted to, approved and endorsed by the responsible authority. The Off-site Landscaping Program must:
    a. Include a plan identifying all non-stakeholder dwellings within 5 kilometres of a turbine.
    b. Provide for off-site landscaping or other treatments to reduce the visual impact of the turbines from any dwellings within 5 kilometres of a turbine.
    c. Include a methodology for determining:
        i. The type, amount and location of landscaping treatments to be proposed.

    ii. A timetable for establishing and maintaining the landscaping for at least two years.

d. Include a process for consultation with affected landowners to undertake landscaping on affected landowner's land.

e. Include a process for the preparation and provision of progress reports regarding the implementation of the endorsed Off-site Landscaping Program to be provided to the responsible authority annually from the date of this permit, and at other times on request.

Construction environmental management plan

12. Before the development starts, a Construction Environmental Management Plan (CEMP) must be approved and endorsed by the responsible authority. The CEMP must include:
    a. Measures to avoid and minimise amenity and environmental impacts during construction of the facility.
    b. Procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).
    c. Procedures to manage mud and debris on the surrounding road network which may occur during construction.
    d. Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
    e. A construction timetable, including typical daily start and end times.
    f. Details of the person(s) responsible for implementation and compliance of each of the CEMP requirements including details of a site contact / site manager.
    g. Measures to protect native vegetation proposed to be retained during construction works. These measures must:
        i. Include the erection of native vegetation protection fencing in accordance with the requirements of condition 34.
        ii. Comply with Australian Standard 4970 Protection of Trees on Development Sites.
13. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed CEMP.

Operational environmental management plan

14. Before the erection of the first wind turbine tower, or as otherwise agreed to in writing by the Responsible Authority, an Operational Environmental Management Plan (OEMP) must be approved and endorsed by the responsible authority. The OEMP must:
    a. Include measures to avoid and minimise amenity and environmental impacts during the operation of the wind energy facility.
    b. Include design measures and / or procedures to manage shadow flicker, dust, odour, light spill, mud, flood, surface water quality and stormwater run-off.
    c. Include response measures to environmental incidents, including a program for recording and reporting environmental incidents.
    d. Include organisational responsibilities, and procedures for staff training and communication.

Drainage and stormwater management plan

15. Before plans are endorsed under condition 3 of this permit, a Drainage and Stormwater Management Plan (DSWMP) must be approved and endorsed by the responsible authority.

    The DSWMP must:

    a. Include details (and computations) of how the works on the land are to be drained including drains conveying stormwater to the legal point of discharge.
    b. Include details of how the drainage design affects the continuation of existing overland flow paths and flood patterns across the land.
    c. Assess impacts on on-site infiltration and surface water quality, including adjacent land and waterways, specifically the site's south-eastern designated waterway.
    d. Include details about how polluted or contaminated runoff is to be managed.
    e. Be approved by the Gannawarra Shire Council prior to submission to the responsible authority.

Light spill management

16. All lighting installed and operated at the site must comply with Australian / New Zealand Standard 4282 Control of the obtrusive effects of outdoor lighting.

Shadow flicker

17. Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any pre-existing dwelling as of 20 December 2024, unless an agreement has been entered into with the relevant landowner waiving this requirement. The agreement must be in a form that applies to the land comprising a pre-existing dwelling for the life of the wind energy facility, to the satisfaction of the responsible authority, and must be provided to the responsible authority upon request.

Telecommunications and electromagnetic interference

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

    The Telecommunications Reception Strength Survey must:

    a. Be carried out by a suitably qualified and experienced telecommunications or electromagnetic interference specialist.
    b. Include a baseline survey of all relevant services, including, Bureau of Meteorology radar, mobile phone services and GPS guidance systems used for precision agronomy, within 5 kilometres of the wind energy facility to enable the average signal strengths to be determined for all relevant services.
    c. Include testing at selected locations within 5 kilometres of the facility to enable the average television and radio reception strength to be determined.

Noise

19. In conditions 20 and 21:

    a. 'the Standard' means New Zealand Standard 6808:2010, Acoustics – Wind Farm Noise.
    b. Noise sensitive location means a location that meets the definition in the Standard and that was present at 20 December 2024.

20. Before the endorsement of plans under condition 3 of this permit, a Predictive Noise Assessment based on the final turbine layout and turbine model to be installed must be undertaken and the results submitted to the responsible authority.

    The Predictive Noise Assessment must:

    a. Demonstrate to the satisfaction of the responsible authority that the proposal can comply with the Standard including an assessment of whether a high amenity noise limit is applicable under Section 5.3 of the Standard.

    b. Be made publicly available and readily accessible from the wind farm project website, or another publicly available resource to the satisfaction of the responsible authority.

21. Before the endorsement of development plans in accordance with condition 3 of this permit, a verification report prepared by an environmental auditor appointed under Part 8.3 of the *Environment Protection Act 2017* must be provided. The report must verify if the acoustic assessment undertaken for the purpose of the Predictive Noise Assessment has been conducted in accordance with the Standard. The verification report must be made publicly available and readily accessible from the wind farm project website, or another publicly available resource to the satisfaction of the responsible authority.

22. Before the approval and endorsement of development plans in accordance with condition 3 of this permit, a Predictive Noise Assessment must be submitted to the responsible authority and must:

    a. Model the final design layout and all electrical components of the facility (except wind turbines) and assess this against EPA Publication 1826.5.

    b. Demonstrate compliance of the proposal with EPA Publication 1826.5.

    c. Include details of any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.5.

23. Documents submitted under conditions 20, 21 and 22 must be made available to the public from a publicly accessible website.

24. The requirements of conditions 20 to 23 may be completed in stages where this permit provides for the approved development to be constructed in stages.

Head, Transport for Victoria Conditions (determining referral authority)

25. Before the development starts and once construction methods and transportation routes are known, a detailed Traffic Management Plan must be prepared to the satisfaction of the Head, Transport for Victoria, and the Minister for Planning. When approved, the Traffic Management Plan will be endorsed by the Minister for Planning and the Head, Transport for Victoria. The Traffic Management Plan must be complied with, unless varied by the written consent of Gannawarra Shire Council and the Head, Transport for Victoria. The Traffic Management Plan must include:

    a. the scope of the expertise, duties and role of the nominated Road Quality Auditor engaged under the below, including inspection frequency and reporting requirements.

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

    c. the nominated routes for traffic accessing and departing the wind energy facility site.

    d. an existing conditions survey (including testing of road base) of public roads that may be used in connection with the wind energy facility (for access, pre-construction, or construction purposes), including details of the suitability, design, condition, and construction standard of the relevant public roads.

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

f. the designation of appropriate pre-construction, construction, and transport vehicle routes to and from the wind energy facility site, including designation of transport vehicle routes being used to establish the on-site quarries.

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

h. measures to be undertaken to record traffic volumes on the nominated road network during the construction of the wind energy facility.

i. recommendations regarding the need for road and intersection upgrades to accommodate any additional traffic or site access requirements (whether temporary or ongoing). Where upgrades are required, the Traffic Management Plan must include:

j. detailed engineering plans showing the required works, including cross sections which show their formation, depth, drainage, and surface levels to the satisfaction of the Minister for Planning and the Head, Transport for Victoria; and

k. the timing of when the works are to be undertaken.

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

m. proposed measures to ensure construction vehicles are easily identifiable.

n. the designation of mitigation measures, including operating hours and speed limits for trucks on routes accessing the wind energy facility site which:

o. provide for appropriate safety measures around school bus routes and school bus times where relevant; and

p. provide for resident safety.

q. proposed measures to manage traffic impacts associated with the ongoing operation of the wind energy facility on the traffic volumes and flows on surrounding roads; and

r. a program to rehabilitate existing public roads within agreed timeframes to the condition identified in the surveys carried out under the above condition or to the condition to which the roads have been upgraded, whichever is relevant.

26. Where there is:

- a significant increase in vehicle numbers, as determined by the Road Quality Auditor, above the anticipated vehicle movements identified in the endorsed Traffic Management Plan; or
- any change to an endorsed vehicle route identified in the Traffic Management Plan,

the Traffic Management Plan must be updated to the satisfaction of Gannawarra Shire Council, and other impacted Councils and the Head, Transport for Victoria within 28 days of the event described in this condition or the above condition.

27. Prior to endorsement of the Traffic Management Plan, the developer of the wind energy facility must submit to the Gannawarra Shire Council, and other impacted Councils and the Head Transport for Victoria for approval the identity of a suitably qualified engineer, independent of the proponent's traffic adviser who will undertake the duties of the Road Quality Auditor identified in the traffic management

plan. Once approved, the developer of the wind energy facility must engage, at its cost, the approved Road Quality Auditor to fulfil the requirements of the Road Quality Auditor as defined in the Traffic Management Plan.

28. Council or the Head, Transport for Victoria may require at any time the appointment of an alternate proposed Road Quality Auditor within 21 days of making a written request to the wind energy facility developer, if the appointed Road Quality Auditor is unable to maintain independence or is unable to meet project timelines to Council's or the Head, Transport for Victoria's satisfaction. The alternate auditor must, if approved, be appointed by the wind energy facility developer to undertake the duties identified under the Traffic Management Plan.
29. Prior to endorsement of the Traffic Management Plan, the terms of reference for the Road Quality Auditor must be endorsed by Gannawarra Shire Council, and other impacted Councils and the Head, Transport for Victoria, including but not limited to:
    a. a program of regular inspections to be carried out during the construction of the wind energy facility to identify maintenance works necessary because of construction traffic.
    b. frequency of inspections.
    c. frequency of reporting to the wind energy facility developer, Gannawarra Shire Council and the Head, Transport for Victoria.
    d. standards to which all agreed local roads are constructed.
    e. ongoing maintenance and repair regime during construction of the wind turbine generators.
    f. procedures for corrective works resulting from non-compliance; and
    g. penalties for non-compliance.
30. Prior to the commencement of development of the wind energy facility, engineering plans for all road works required by the Traffic Management Plan must be submitted to the Gannawarra Shire Council, and other impacted Councils and the Head, Transport for Victoria for approval. The engineering plans must be designed to Australian Standards and in accordance with VicRoads guidelines and include:
    a. the location and detailed design of the connection between the internal access tracks and the public roads.
    b. a demonstration that safe sight distances, turning movements, and the avoidance of traffic conflicts at the intersection of internal roads and public roads will be achieved to the satisfaction of Gannawarra Shire Council, and other impacted Councils and the Head, Transport for Victoria.
31. Prior to the commencement of construction of wind turbine footings, crane hardstand, internal access roads, the substation or transmission towers, road construction works as shown on the plan(s) endorsed under this permit, must be undertaken, completed, and assessed and approved by the Independent Road Quality Auditor to the satisfaction of Gannawarra Shire Council, and other impacted Councils and the Head, Transport for Victoria. These works may be staged as construction of individual turbine groupings are commenced.
32. The traffic management and road upgrade and maintenance works identified in the endorsed Traffic Management Plan must be carried out to the satisfaction of the Gannawarra Shire Council, and other impacted Councils and the Head, Transport for Victoria.

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

33. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Protection of vegetation to be retained

34. Before works start, a native vegetation protection fence must be erected around or along all patches of native vegetation and scattered trees to be retained on and adjoining the development impact areas/footprint, including on any road reserves. This fence must be erected at:

    a. a radius of 12 times the diameter of the tree trunk at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and

    b. around any patches of native vegetation at a minimum distance of 2 metres from the dripline of retained native vegetation.

    The protection fence must be constructed of star pickets and plain wire, para-webbing or similar durable and clearly visible material, to the satisfaction of the responsible authority. The protection fence must remain in place until all works are completed to the satisfaction of the responsible authority. All tree protection zones must comply with AS 4970-2025 Protection of Trees on Development Sites, to the satisfaction of the responsible authority.

35. Except with the written consent of the responsible authority in consultation with the Department of Energy, Environment and Climate Action, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and development, the following is prohibited:

    a. vehicular and machinery access

    b. trenching or soil excavation (under boring at >600mm accepted)

    c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products

    d. entry and exit pits for the provision of underground services (except where permitted by this permit)

    e. any other actions or activities that may result in adverse impacts to retained native vegetation.

Offset evidence

36. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:

    a. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site,

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

37. A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action (DEECA).

Monitoring and reporting of onsite offset implementation

38. In the event that a security agreement is entered into as per native vegetation offsets condition above, the permit holder must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Date of issue: 14 August 2026 **Signature for the responsible authority:**

<u>Native vegetation offsets</u>

39. To offset the removal of 0.5766 hectares of native vegetation, as identified in Native Vegetation Removal Report NAA_2024_136, the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA 2025) as specified below:
    a. A general offset of 0.158 general habitat units:
        i. located within the North Central Catchment Management Authority boundary or Gannawarra municipal district
        ii. with a minimum strategic biodiversity score of at least 0.234
    b. The offset(s) secured must provide protection for at least twenty-five (25) large trees.

End DEECA recommending referral authority conditions

40. The requirements of conditions 33 to 39 must not be altered or modified (unless the Gannawarra Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Bat and Avifauna Management (BAM) Plan

41. Before the first turbine is installed, a Bat and Avifauna Management (BAM) Plan must be prepared in consultation with DEECA and the National Environmental Protection Agency and approved and endorsed by the responsible authority. The BAM Plan must include:
    a. A statement of the objectives and overall strategy for minimising bird and bat mortality arising from the operation of the facility, which must include:
        i. Definitions of impact thresholds that trigger the need for mitigation action.
        ii. Appropriate contingency/response measures in the event of an impact threshold being met, including an explanation of how the measure will address the impact, as part of a strategy to detect, manage and mitigate impacts to listed species, including species-specific measures for:
            - Black Falcon, including details of how the actions identified at section 11.8.3 of the submitted Normanville Energy Park Biodiversity Assessment (version 22271.09 (1.2), dated 10/12/2024) will be implemented.
            - Little Eagle
            - Square-tailed Kite
            - Latham's Snipe
            - White-throated Needle-tail
            - Brolga
            - Yellow-bellied Sheath-tailed Bat
            - Corban's Long-eared Bat
        iii. Processes (including roles, responsibilities, timing) for implementing mitigation measures once an impact threshold to listed bird and bat species has been triggered.
        iv. A monitoring, reporting and evaluation program of the effectiveness of any implemented mitigation measures.

v. details regarding the scope, purpose, roles and responsibilities for any offsetting/compensatory measures (if proposed) to deliver the compensation action.

b. A science-based monitoring and reporting program to monitor mortality of listed species and any other bat and avifauna species. The monitoring and reporting program must commence when the first turbine commences operating and must be carried out for a duration of at least five years. The duration and timing of the monitoring and reporting program may be altered with the written consent of the responsible authority. The monitoring and reporting program must include:

   i. Surveys conducted at a time interval and sampling frequency to ascertain:

      a. the species, number, age, sex (if possible) and date of any listed species mortality and any other bat and avifauna species mortality.

      b. seasonal and yearly variation in the number of listed species mortality and any other bat and avifauna species mortality.

      c. whether further detailed investigations of any potential impacts on listed species and any other bat and avifauna species mortality are warranted.

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

      a. Procedures for reporting strikes/mortalities of listed species to DEECA Environment Portfolio within 7 days of becoming aware of any strike/mortality; and

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

   iii. Information on the efficacy of searches for carcasses of birds and bats, and, where practicable, information on the rate of removal of carcasses by scavengers so that correction factors can be determined to enable calculations of the likely total number of mortalities.

   iv. Procedures for the regular removal of any bird or animal carcasses likely to attract raptors to areas near turbines.

In condition 41:

- 'listed species' means all bird and bat taxa listed as threatened under the Flora and Fauna Guarantee Act 1988 (FFG Act) and all bird and bat taxa listed as threatened or migratory under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- 'the first turbine operating' means the time from which a turbine first commences generating electricity.

Country Fire Authority Conditions (not a referral authority)

42. Before plans are endorsed under condition 3, in consultation with CFA, a Risk Management Plan must be submitted to, approved and endorsed by the responsible authority. The Risk Management Plan must be prepared in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (version 4.4, June 2025).

    The Risk Management Plan must form the basis for the design of the facility.

43. Before plans are endorsed under condition 3, an Emergency Plan (EP) and Fire Management Plan (FMP) must be submitted to, approved and endorsed by the responsible authority. The EP and FMP must be prepared in consultation with CFA and be in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (version 4.4, June 2025).

44. Before the use commences, all fire protection measures shown on the endorsed plans (including separation distances, emergency vehicle access, firefighting water supply and equipment, and fire breaks) must be implemented. Fire protection measures must be maintained on a continuing basis for the life of the permit, to the satisfaction of the responsible authority.
45. Planning for decommissioning of all or part of the facility must be in consultation with CFA.

Goulburn-Murray Water (GMW) Conditions (not a referral authority)

46. All construction and ongoing activities must be in accordance with EPA Publication 1834.2 Civil Construction, Building and Demolition Guide (September 2025).
47. The applicant must obtain a 'Private Irrigation Works on GMW Land Licensing' from GMW for any works carried out on GMW freehold land, easement, reserves or crown land under GMW's management.
48. All buildings and works must be set back at least 10 m from any Goulburn-Murray Water Survey Benchmarks Assets.
49. All wastewater from the site must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the relevant body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard(s) and EPA Guideline for Onsite Wastewater Management, May 2024, as updated or replaced, to the satisfaction of Gannawarra Shire Council's Environmental Health Department.

North Central Catchment Management Authority (CMA) conditions (not a referral authority)

50. Prior to the commencement of any works, appropriate silt control measures must be installed to prevent sediment laden runoff from entering any waterway. The silt control measures must be maintained throughout the construction period.

Complaint Investigation and Response Plan

51. Before development starts, a Complaint Investigation and Response Plan (CIRP) must be submitted to, approved and endorsed by the responsible authority.

    The CIRP must:

    a. Respond to all aspects of the construction and operation of the facility, other than operational noise from the turbines.
    b. Include a process to investigate and resolve complaints (different processes may be required for different types of complaints).
    c. Include a process for investigating and resolving complaints received regarding the effect of the facility on telecommunications reception at a pre-existing dwelling as of 20 December 2024 within 5 kilometres of the site, which If an investigation indicates that the facility has had a detrimental impact on the quality of reception, requires the operator to restore reception at the pre-existing dwelling to at least the quality determined in the Telecommunications Reception Strength Survey required by this permit, to the satisfaction of the responsible authority.

Publishing Information About Complaints Handling

52. Before development starts, the following information must be made publicly available and readily accessible from the wind farm project website, or another publicly available resource to the satisfaction of the responsible authority:

    a. A copy of the endorsed CIRP.

b. A toll-free telephone number and email contact for complaints and queries to the wind energy facility operator.

Complaints Register

53. Before the development starts, a Complaints Register must be established which records:

    a. The complainant's name and address and any other contact details provided by the complainant.

    b. A receipt number for each complaint, which must be communicated to the complainant.

    c. The time and date of the incident, and operational conditions at the time of the incident.

    d. A description of the complainant's concerns.

    e. The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.

54. All complaints received, except for complaints about noise from operational wind turbines, must be recorded in the Complaints Register.

55. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority on each anniversary of the date of this permit and at other times upon request.

Emergency services

56. Before the development starts, the permit holder must provide spatial information data to Land Use Victoria via email vicmap@transport.vic.gov.au to be used to direct emergency services to and within the site. This information must be in the ESRI Shapefile or Geodatabase .gdb format, GDA94 or GDA2020 datum and include:

    a. The location and boundaries of the facility extents polygon(s)

    b. All access entry points onto private property.

    c. All internal roads.

    d. The locations of site compound, substations, maintenance facilities.

57. If there are any subsequent changes to infrastructure location, internal roads or access points during construction, or after completion of construction, updated data must be provided to Land Use Victoria via email vicmap@transport.vic.gov.au within 30 days of the change, to enable details of any changes to the facility to be known to emergency services dispatchers.

Aviation

58. The development of wind turbine towers must not commence until:

    a. The instrument flight procedures at Kerang and Swan Hill Airports recommended by the Aviation Impact Assessment, prepared by Aviation Projects, version 1.2, dated 7 November 2024 are implemented; and,

    b. Airservices Australia confirm that the changes to the instrument flight procedures have been implemented, to the satisfaction of the responsible authority.

59. Prior to commencement of construction of wind turbine towers:

    a. 'As constructed' details of wind turbines and meteorological monitoring masts exceeding 100 metres above ground level (AGL) must be reported to Civil Aviation Safety Authority (CASA) as soon as practicable after forming the intention to construct or erect the proposed object or structure, in accordance with Civil Aviation Safety Regulations Part 139.165(2).

b. 'As constructed' details of wind turbines and meteorological monitoring masts coordinates and elevation must be provided to Airservices Australia, using the following email address: vod@airservicesaustralia.com.

60. Any obstacles above 100 metre AGL (including temporary construction equipment) should be reported to Airservices Australia NOTAM office until they are incorporated in published operational documents. With respect to crane operations during the construction of the Project, a notification to the NOTAM office may include the following details:

    a. the planned operational timeframe and maximum height of the crane; and

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

61. Details of the wind farm should be provided to local and regional aircraft operators prior to construction in order for them to consider the potential impact of the wind farm on their operations.

Marking and lighting of wind monitoring towers

62. The anemometers must be constructed to include the following specifications:

    a. the top third of the anemometer tower painted in alternating contrasting bands of colour to improve visibility;

    b. marker balls or high visibility flags or high visibility sleeves placed on the outside guy wires;

    c. guy wire ground attachment points have contrasting colours to the surrounding ground/vegetation; and

    d. a flashing strobe light during daylight hours.

Decommissioning

63. The responsible authority and Gannawarra Shire Council must be notified of the facility's closure date within one year of AEMO being notified of the closure date under the National Electricity Rules.

64. Once the facility permanently ceases operation, all buildings and works must be removed from the site, and the site or the relevant part of the site must be rehabilitated and reinstated to the general condition it was in prior to the commencement of development, unless otherwise agreed with the landowner, subject to the written consent of the responsible authority.

65. No less than one year before the facility's closure date, a Decommissioning Management Plan (DMP) prepared by a suitably qualified and experienced person must be submitted to, approved and endorsed by the responsible authority.

    The DMP must include, as a minimum:

    a. Identification of infrastructure, equipment, buildings, structures and signs to be removed, and details of how these will be removed.

    b. Details of how the site will be rehabilitated to meet the requirements of condition 64.

    c. A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the responsible authority prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement. The DTMP must specify measures to manage traffic impacts associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the responsible authority.

d. A requirement that all decommissioning works identified in the DMP be completed to the satisfaction of the responsible authority as soon as practicable, but no later than 24 months after the closure date, or such other period approved by the responsible authority.

e. Details of the CFA’s consultation on the DMP, as required by condition 45.

Notification of works commencing

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

Expiry

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

  a. The development is not started within 5 years of the date of this permit.

  b. The development is not completed within 10 years of the date of this permit.

  c. The use has not commenced within 3 years of the completion of the development.

  In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

USEFUL INFORMATION (PERMIT NOTES):

DEECA Notes:

- The Department of Energy, Environment and Climate Action advises the following.
  - All native wildlife in Victoria is protected under the *Wildlife Act 1975*, and approval to remove native vegetation does not exempt the project from other statutory obligations under the *Wildlife Act 1975*. Where works may impact on native fauna and/or habitat used by native fauna, the project manager/staff must ensure that measures are implemented, and to act in a manner that does not harm, injure or kill wildlife. Prior to removal of vegetation, project managers are advised to determine whether a Wildlife Act authorisation is required. For further information please visit https://www.vic.gov.au/wildlife-licences-and-permits.
  - Works or other activities on public land, including road reserves, which may affect protected native plants, may require a permit to take protected flora under the *Flora and Fauna Guarantee (FFG) Act 1988*. All native vegetation likely to be affected should be checked against the most up to date Protected Flora List (DEECA) to determine whether FFG approvals are required.

Environment Protection Authority (EPA) notes:

- The *Environment Protection Act 2017* introduced the general environmental duty (GED), and it applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable. This involves a continuous, preventative approach and should be undertaken with the understanding that where an operation presents low-level risks, or already has appropriate risk mitigation measures in place, further mitigation measures may still be necessary at a future point. For further information on what the laws mean for Victorian businesses and community go to: https://www.epa.vic.gov.au/general-environmental-duty.

GMW notes:

- Prior to commencement of works, the applicant must obtain a ‘Private Irrigation Works on GMW Land Licensing’ (Form 130) from Goulburn-Murray Water for any works carried out on Goulburn-Murray Water freehold land, easement, reserves or crown land under Goulburn-Murray Water's management. Applications for a ‘Private Irrigation Works on GMW Land Licensing’ can be made by contacting Goulburn Murray Water on 1800 013 357 or by following the link the https://www.g-mwater.com.au/customer-servicesresources/forms/private-irrigation-works.
- Should surface water/groundwater be intercepted, or if dewatering may be required the applicant must contact GMW to discuss whether a take and use licence is required. GMW will consider the constraints associated with these approvals and may impose licence conditions.
- Should the applicant seek to use groundwater for the excavation they should contact GMW to discuss whether a take and use licence is required for the duration of the work.
- Drilling or excavation in close proximity to waterways is to be avoided. Should the applicant need to drill or excavate on a waterway (non registered or designated), or alter a waterway to enable drilling to occur, contact will need to be made with GMW to discuss the Waterway Determination process and the relevant Catchment Management Authority to discuss if a Works on a Waterway would be required.
- Any application involving disposal of water off site requires relevant approval by relevant regulator - Earth Resource Regulation and/or EPA. GMW will consider the constraints associated with these approvals and may impose licence conditions or directions to water use to reflect these constraints or other relevant conditions.
- Applications for a Licence to Take and Use Water can be made to Goulburn Murray Water’s Diversion Operations on 1800 013 357.

CFA notes:

- Any future battery energy storage systems proposed for this development must be designed in accordance the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities, to the satisfaction of CFA.

Date of issue: 14 August 2026 **Signature for the responsible authority:**

Form 4

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

Date of issue: 14 August 2026 **Signature for the responsible authority:**