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TOWN PLANNING REPORT

CONNECTION TO THE SOLAR FARM AT
219 STOKES ROAD, STANHOPE
MAY 2021

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

EcoAerial – Biodiversity Report

Issue Date	Rev No	Authors	Checked	Approved
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TABLE OF CONTENTS

1.	INTRODUCTION	3
1.1	PROJECT SUMMARY	3
1.2	PROJECT BACKGROUND.....	4
1.3	AMENDMENT VC157 AND PERMIT EXEMPTIONS.....	4
2.	APPLICATION AREA	6
3.	PROPOSAL	7
3.1	CONSTRUCTION METHODOLOGY.....	7
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
4.3	OVERLAY	13
4.3.1	SPECIFIC CONTROLS OVERLAY – SCHEDULE 2 (SCO2)	13
4.4	PARTICULAR & GENERAL PROVISIONS	13
4.4.1	CLAUSE 65 DECISION GUIDELINES	13
4.5	CULTURAL HERITAGE.....	14
5.	PLANNING ASSESSMENT	15
5.1	PLANNING POLICY FRAMEWORK.....	15
5.2	USE AND DEVELOPMENT	15
5.3	CLAUSE 65 DECISION GUIDELINES	15
6.	CONCLUSION	16
APPENDIX A SITING PLAN		17
APPENDIX B CONSTRUCTION PLAN		20
APPENDIX C BIODIVERSITY ASSESSMENT.....		20

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 Stanhope, Victoria.

The proposed works are required to connect the solar farm at 219 Stokes Road, Stanhope to the existing electrical alignment.

Powercor is committed to providing an electricity network that is safe and reliable while minimising an impacts on the environment. Powercor has undertaken numerous upgrade and new connection projects across Victoria with minimal or no vegetation, environmental or community impact. These works have been designed to minimise the extent of native vegetation impacted.

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:

- ▶ Siting Plans, prepared by Spiire, (5 May 2021) – Appendix A;
- ▶ Construction Plan (PCA80 5124548 1), prepared by Powercor Australia Ltd – Appendix B;
- ▶ Biodiversity Report, prepared by EcoAerial (dated 7 May 2021) – Appendix C; and
- ▶ Stokes Road Solar Farm Planning Permit, Campaspe Shire – Appendix D.

1.1 PROJECT SUMMARY

The below table summarises the relevant details of this application.

Table 1: Project Summary

Land Description	219 Stokes Road, Stanhope; Title Details: 67~D/PP2660 Road reserve of Morrissey Road	
Planning Scheme	Campaspe	
Planning Controls	Zone	Farming Zone – Schedule 1 (FZ1)
	Overlay	Specific Controls Overlay – Schedule 2 (SCO2)

Proposal	Construction of a utility installation (10 new poles, 1 replacement pole and approximately 634 metres of new conductor, plus associated infrastructure including ground stays)	
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 to carry out works associated with a use in Section 2 of Clause 35.07-1.
Area of aboriginal cultural heritage sensitivity?	No	

1.2 PROJECT BACKGROUND

Planning Permit PLN212/2019 was issued in February 2020 (refer to Appendix D) and allows for the *“Use and development of the land for a Renewable Energy Facility (solar farm) and removal of native vegetation (8 trees and 2 patches) pursuant to Clause 52.17”* at 219 Stokes Road, Stanhope (Stokes Road Solar Farm).

The proposed works will provide for the connection of this solar farm to the existing electricity network.

1.3 AMENDMENT VC157 AND PERMIT EXEMPTIONS

The works are best described as a ‘utility installation’ rather than a ‘minor utility installation’ as the definition of a minor utility installation excludes any power lines directly associated with an energy generation facility. The Stokes Road 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 sullage.

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 Stokes Road Solar Farm was issued in February 2020, 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

This project, undertaken by Powercor, will provide a new overhead connection from the Stokes Road Solar Farm at 219 Stokes Road, Stanhope, to the existing electricity network. The project alignment is shown in Figure 1 below.

The connection works are contained within the private property of 219 Stokes Road, Stanhope, the same location as the solar farm. The land is formally described as Crown Allotment 67 Section D and Crown Allotment 68 Section D, Parish of Girgarre (67~D/PP2660). A section of new overhead power line is proposed within the Morrissey Road reserve to connect the new line to an existing power pole.

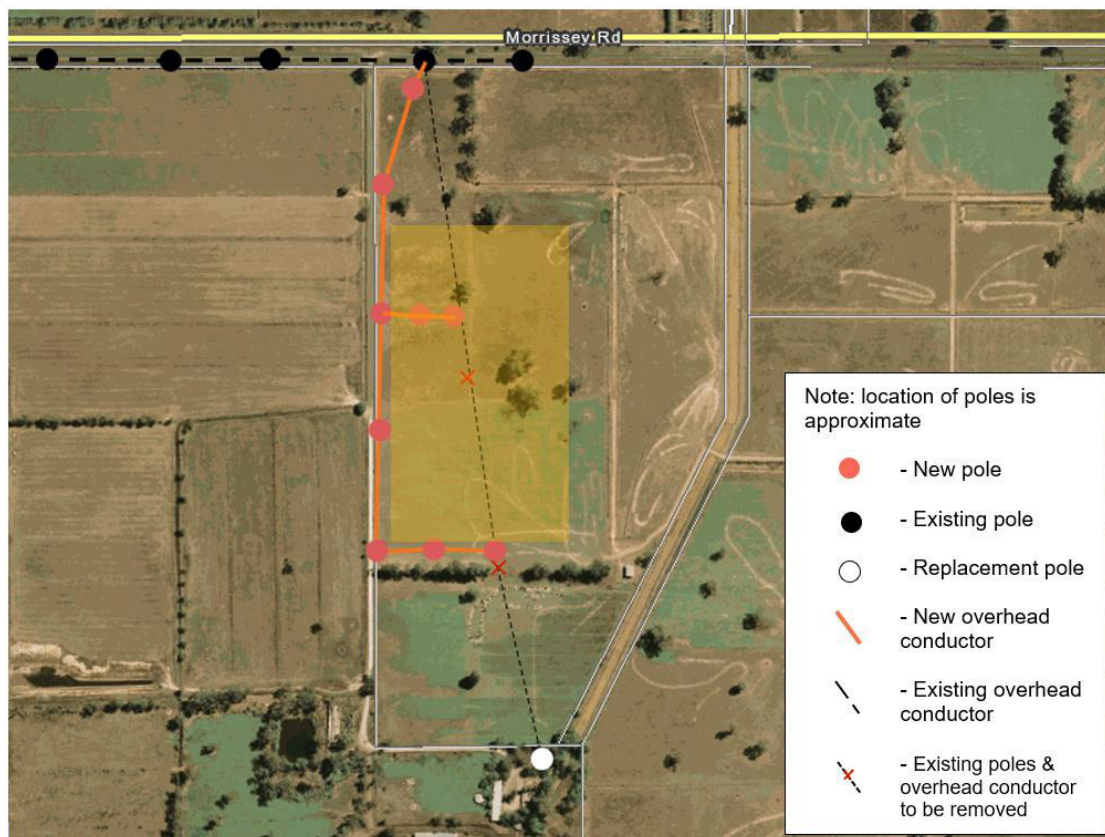


Figure 1. Application Area

3. PROPOSAL

The project involves the construction of ten (10) new poles, one (1) replacement pole and approximately 634 metres of new overhead construct, plus associated infrastructure including ground stays. These works will connect the Stokes Road Solar Farm to the existing 'Stanhope to Rochester' electrical alignment within Campaspe Shire. There will also be approximately 478 metres of existing overhead conductor and two existing poles which will be removed; however this does not require planning approval.

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

- ▶ Siting Plan, prepared by Spiire, (dated 5 May 2021) – Appendix A;
- ▶ Construction Plan (PCA80 5124548 1), prepared by Powercor Australia Ltd – Appendix B; and
- ▶ Biodiversity Report, prepared by EcoAerial (dated 7 May 2021) – Appendix C; and
- ▶ Stokes Road Solar Farm Planning Permit, Campaspe Shire – Appendix D.

No vegetation is proposed to be removed as part of these works, as confirmed by the Biodiversity Report provided in Appendix C. It is noted that the Planning Permit for the Stokes Road Solar Farm (PLN212/2019) allows for the removal of native vegetation under Clause 52.17, however this removal is not associated with this application.

The new poles will be 12.5 metres in total height (and be approximately 10.2 metres above ground) and will be constructed of concrete. All new poles are located within the property and are well setback from the boundary. The pole in closest proximity to an existing dwelling is a replacement pole and will be located in the same hole location as the previous pole.

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

3.1 CONSTRUCTION METHODOLOGY

Powercor is adept at minimising environmental or community impacts during the construction or replacement of electrical infrastructure, and frequently undertake new and replacement projects without impact, facilitating the delivery of critical electrical infrastructure within communities.

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

- ▶ New pole locations will be accessed via Pole Erection and Recovery Units (PERUs) which will be parked on the existing road pavement / verge or existing access tracks. The construction methodology will then involve an arm reaching from the parked vehicle to the pole location to auger a hole. Another arm would then put the new pole into place.
- ▶ Where the trucks need to get closer, or off the road pavement, bog mats will be used to ensure any vegetation is not impacted.
- ▶ Any areas of native vegetation adjacent to work sites which need to be preserved will be contained within no-go fencing to avoid any unintended impacts. These will be erected prior to construction.

The installation of a new pole has a disturbance footprint of approximately 0.35m² and is therefore a relatively small area of ground disturbance.

Provided these construction techniques are implemented, it is considered the proposed works can be completed with no impacts to vegetation. The above procedures would be outlined in the standard Construction Environment Management Plan for the project to ensure compliance.

Figures 2 – 5 provide examples on how a new pole is installed or how pole top works are undertaken.



Figure 2. Example of a hole being augured 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 – Schedule 1 (FZ1), pursuant to Clause 35.07-1; and
- ▶ To construct a building or carry out works for a utility installation within the Farming Zone – Schedule 1 (FZ1), pursuant to Clause 35.07- 4.

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 15.02-1S Energy and Resource Efficiency;
- ▶ Clause 19.01-1S Energy Supply;
- ▶ Clause 19.01-2S Renewable Energy;
- ▶ Clause 21.08 Transport and Infrastructure; and
- ▶ Clause 22.04 Non-Agricultural Uses in the Farming Zone Policy.

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

- ▶ *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).*
- ▶ *To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met (Clause 19.01-2S).*
- ▶ *To provide clear and consistent guidelines for the planning, design and construction of infrastructure (Clause 21.08-4).*
- ▶ *To promote appropriate land use and development within rural areas. (Clause 22.04-2).*
- ▶ *To discourage non-agricultural use and development in all rural areas, other than those that support agriculture (Clause 22.04-2).*

4.2 ZONES

The works are located within the Farming Zone – Schedule 1 (FZ1). This is illustrated in Figure 6 below.

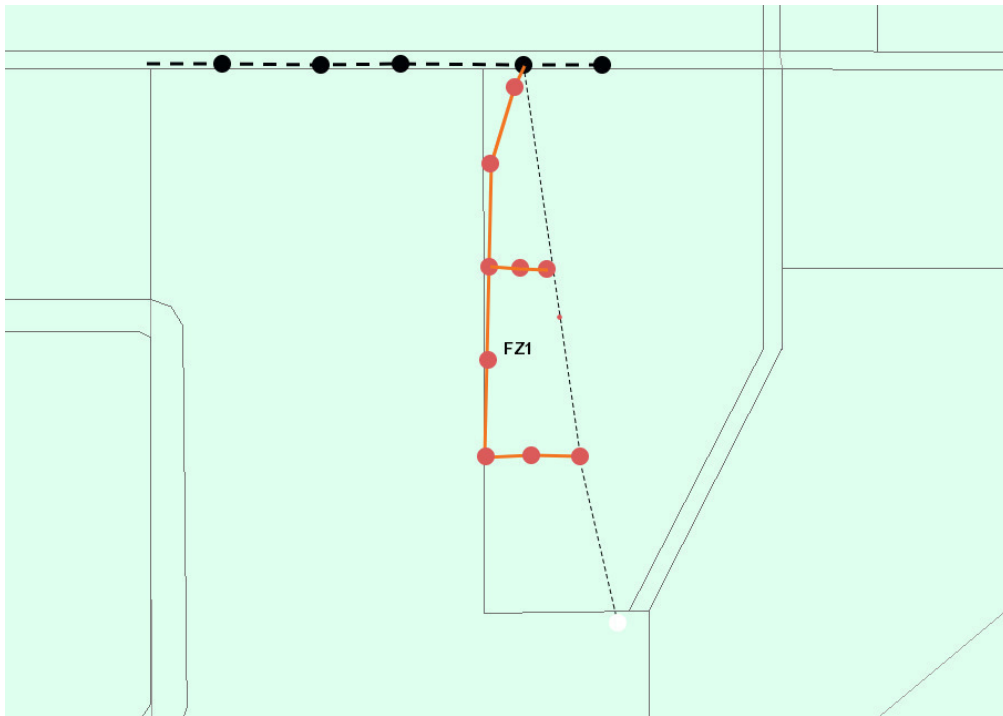


Figure 6. Zone

4.2.1 FARMING ZONE – SCHEDULE 1 (FZ1)

The purpose of the FZ is:

- ▶ *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- ▶ *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 relevant to this application.

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).

4.3 OVERLAY

The alignment is affected by one overlay, being the Specific Controls Overlay – Schedule 2 (SCO2), as shown by Figure 7 below.



Figure 7. Specific Controls Overlay – Schedule 2

4.3.1 SPECIFIC CONTROLS OVERLAY – SCHEDULE 2 (SCO2)

The purpose of the SCO2 is:

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

Schedule 2 relates to the “Goulburn-Murray Water Connections Project Incorporated Document, (June 2020)”.

The Incorporated Document relates to the use and development of the land for the purpose of irrigation modernisation works to be undertaken by or on behalf of the Goulburn-Murray Rural Water Corporation. The controls within the Incorporated Document neither prohibit nor exempt the use and development of a utility installation associated with an energy generation facility. Further, it is not considered that the installation of new power poles will impact on the delivery of the irrigation works. As such, it is considered that the Incorporated Document is not relevant to this application.

4.4 PARTICULAR & GENERAL PROVISIONS

4.4.1 CLAUSE 65 DECISION GUIDELINES

Clause 65 sets out a number of decision guidelines that the Responsible Authority must consider before deciding on an application. Of relevance to this application, these are:

- ▶ *The matters set out in section 60 of the Act.*
- ▶ *The Municipal Planning Strategy and the Planning Policy Framework.*
- ▶ *The purpose of the zone, overlay or other provision.*
- ▶ *Any matter required to be considered in the zone, overlay or other provision.*
- ▶ *The orderly planning of the area.*
- ▶ *The effect on the amenity of the area.*
- ▶ *The proximity of the land to any public land.*
- ▶ *The extent and character of native vegetation and the likelihood of its destruction.*
- ▶ *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

These guidelines are addressed in Section 5 below.

4.5 CULTURAL HERITAGE

The project is not located within an area of Aboriginal cultural heritage significance. The nearest areas of significance are shown in Figure 8 below.

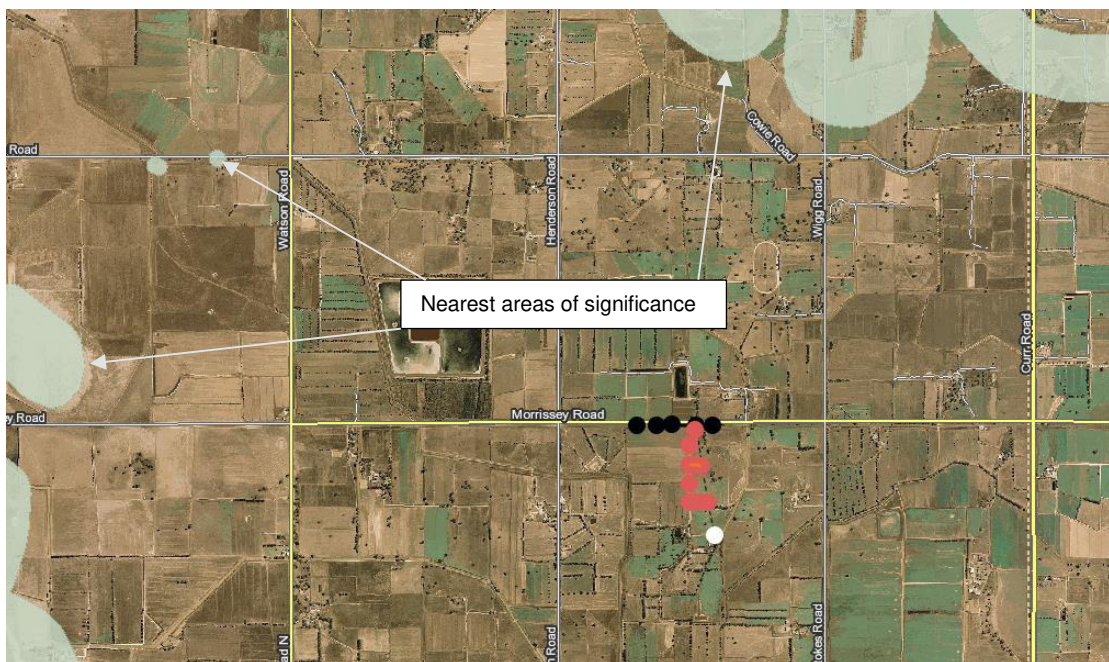


Figure 8. Areas of cultural heritage significance

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 and protecting valuable farming land.

These works will provide necessary electrical infrastructure within Campaspe Shire and will support the expansion of renewable energy industries. The Stokes Road Solar Farm, which this project supports, will provide for sustainable energy generation within the region. The works are required to allow for the distribution of this power to the surrounding region.

The installation of the poles will not impact on the operation of any nearby agricultural uses, given that the previously approved solar farm prevents the subject land from being used for any intensive farming purposes. The opportunity remains for animal grazing or small-scale planting to be maintained around the solar farm and poles, which are alternative agricultural uses compatible with the approved solar farm development.

Powercor are experienced in minimising any potential impacts on vegetation. A Biodiversity Assessment (Appendix C) has been undertaken which has assessed the entire extent of the works in relation to native vegetation. Following a site assessment, no native vegetation was identified. As such, the works will not require the removal of any vegetation.

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 AND DEVELOPMENT

The use of the land for the purpose of a utility installation is considered appropriate in the Farming Zone.

The proposed poles will not generate any road safety concerns, given they are entirely located within private property.

New and replacement poles will be constructed of concrete and will be approximately 10.2 metres tall (above ground). The newer poles will be significantly stronger and reduce the likelihood of electrical faults or damages. The height and design of the poles is consistent within the surrounding site context and is unlikely to impact on any landscape features or visual amenity. No new poles are located near existing dwellings.

5.3 CLAUSE 65 DECISION GUIDELINES

This report addresses all the relevant Clause 65 guidelines and confirms the proposal aligns with the planning intent for the area as it is consistent with State and local policy as well as zone and overlay controls. Supporting information and assessments have also been prepared accordingly.

6. CONCLUSION

This application seeks planning approval for the use and development of land at 219 Stokes Road, Stanhope for the purpose of a utility installation.

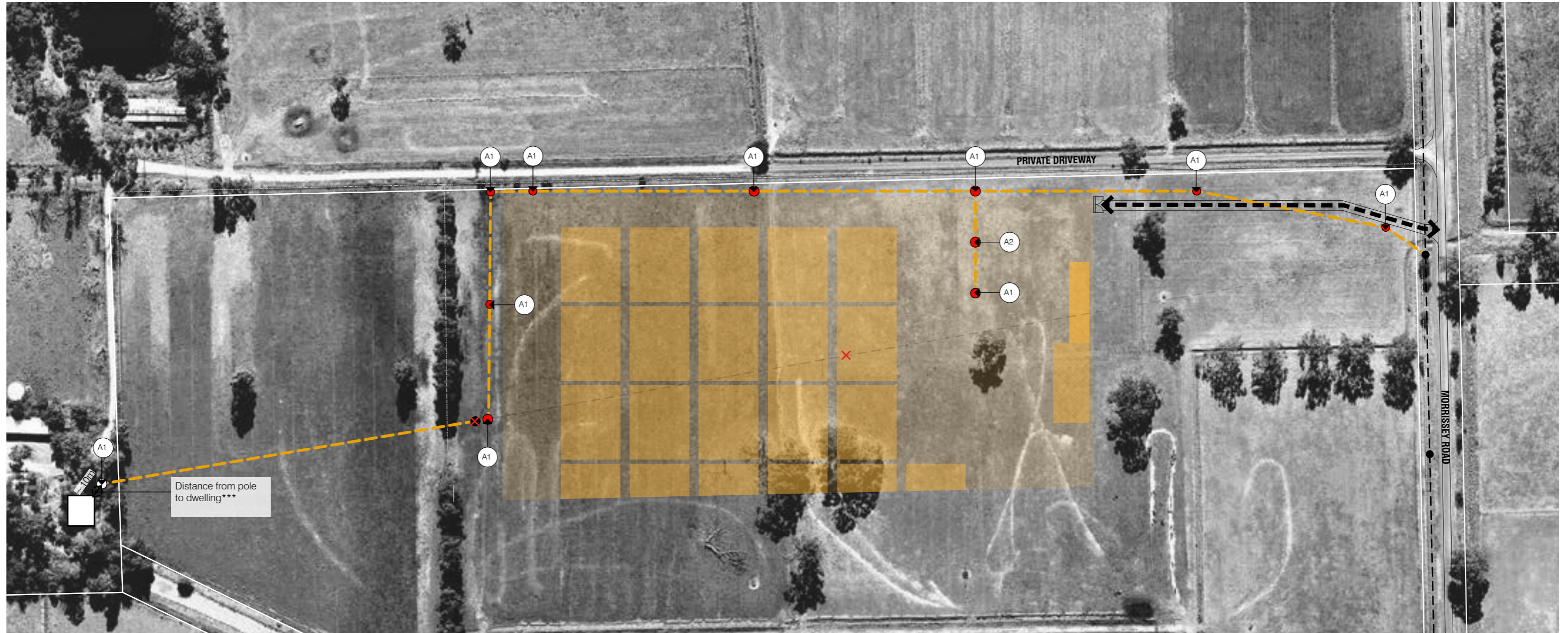
The proposed works are required to connect the approved Stokes Road Solar Farm to the existing electrical alignment.

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

- ▶ The proposal is consistent with State and local planning policy and provides a necessary connection to electrical infrastructure within Campaspe Shire;
- ▶ This project is required to support the recently approved development of the Stokes Road Solar Farm and will promote the expansion of renewable energy industries;
- ▶ The proposed works have been designed, located and will be sensitively constructed in order to have no impact on native vegetation.
- ▶ 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
SITING PLAN



LEGEND

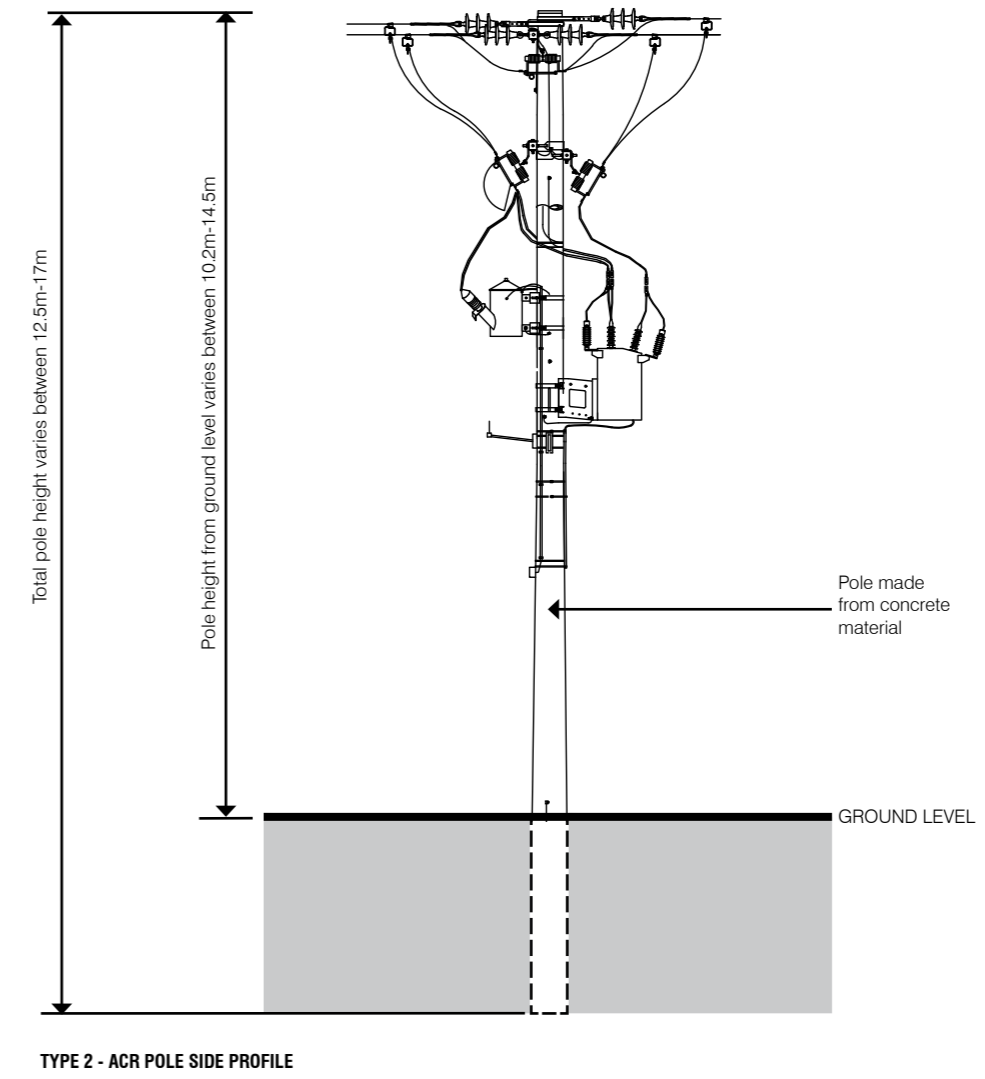
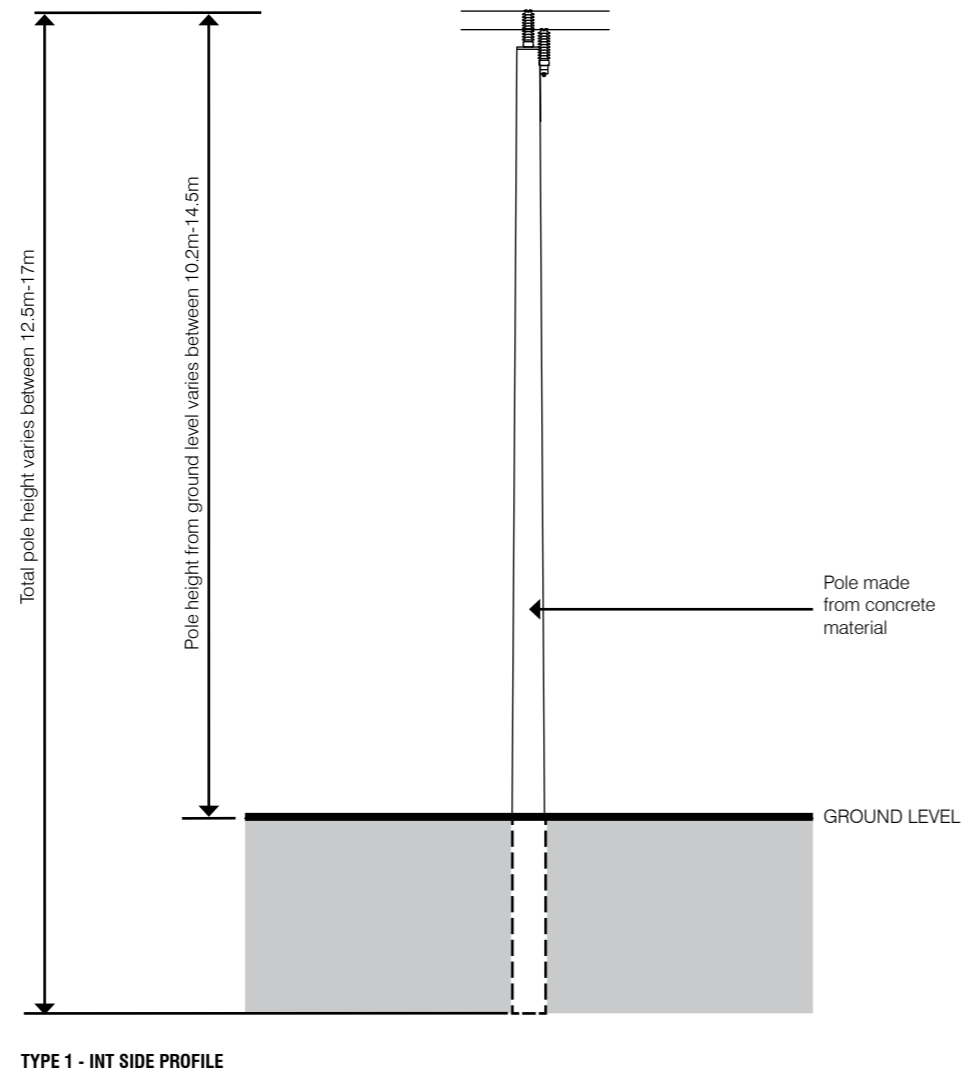
- Road reserve/boundary
- Edge of carriageway (road line-marking) ***
- New/replacement overhead powerlines **
- Solar farm site and proposed buildings location **
- Existing overhead powerlines **
- Existing overhead powerlines to be removed**
- Existing poles **
- Existing poles (to be removed) **
- New poles * ** ***
- Replacement poles * **
- Proposed access

- 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 5124548 1G. Aerial imagery is sourced from nearmap and is approximate in location.
 - ▶ *** Offset to dwelling has been traced from nearmap and is approximate. Detail survey is required for exact dimensions.
 - ▶ Data has been collated from <https://www.data.vic.gov.au/>
 - ▶ This plan has been based on MGA 1994 Zone 55
 - ▶ No ecology assessments have been undertaken at this point. Final vegetation removal subject to ecology report.

POWER POLE PROFILE TABLE

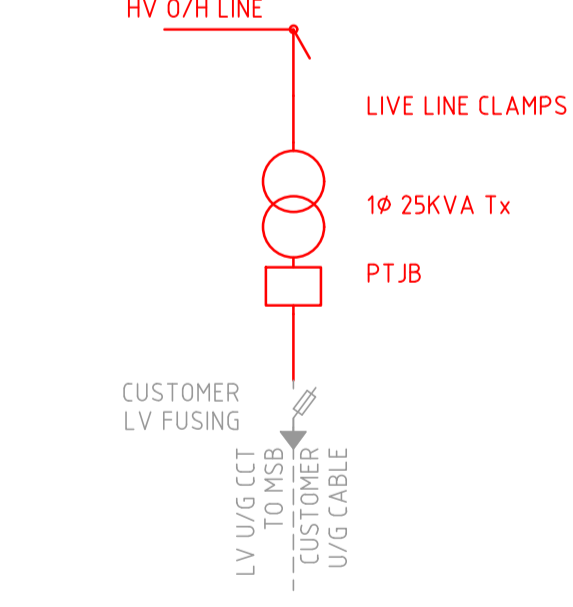
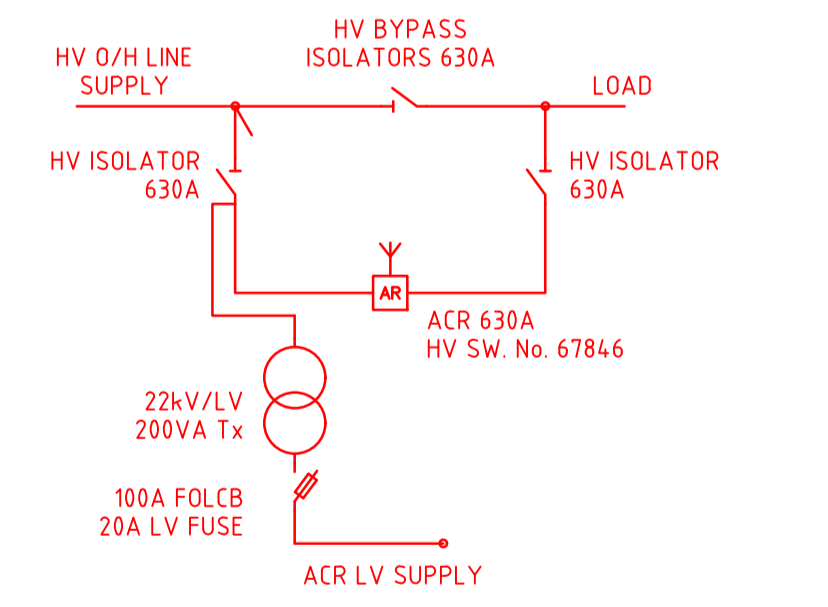
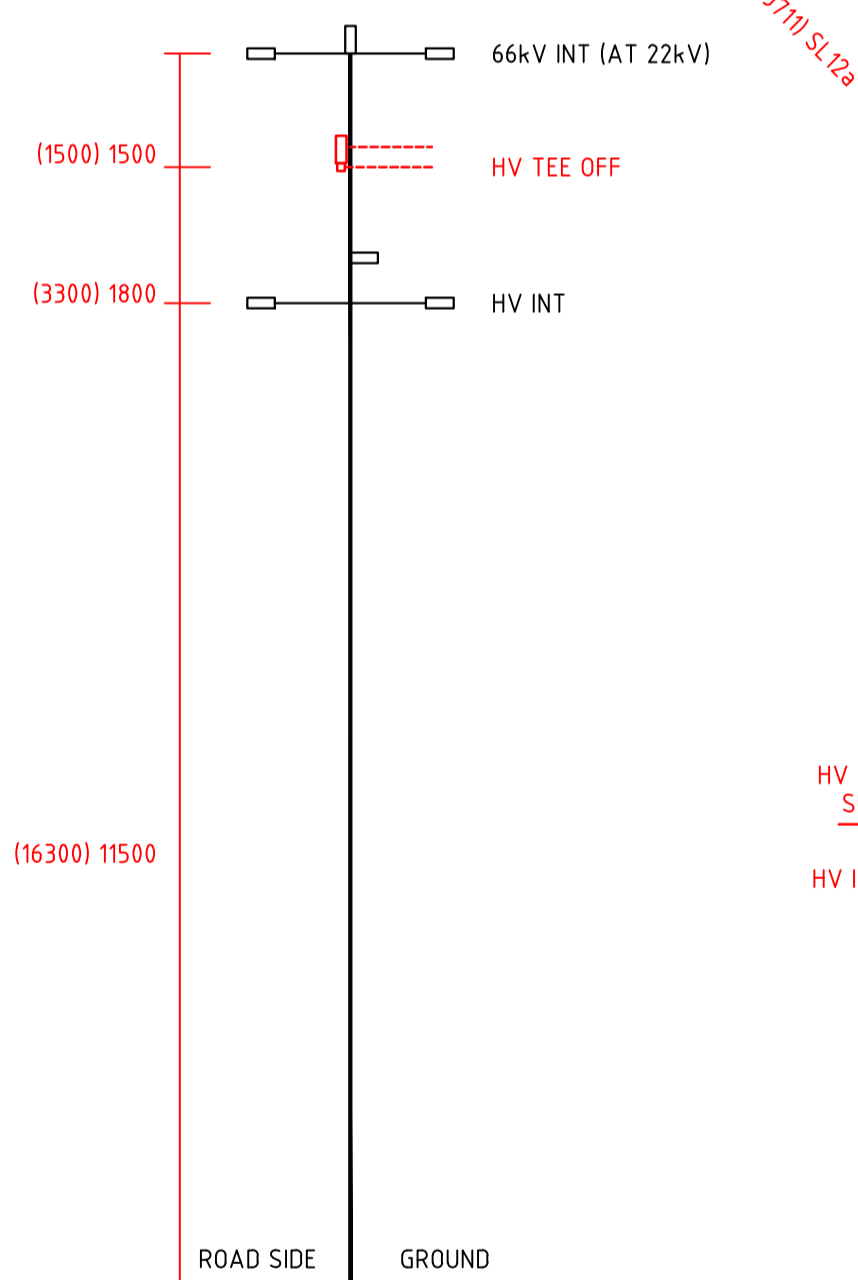
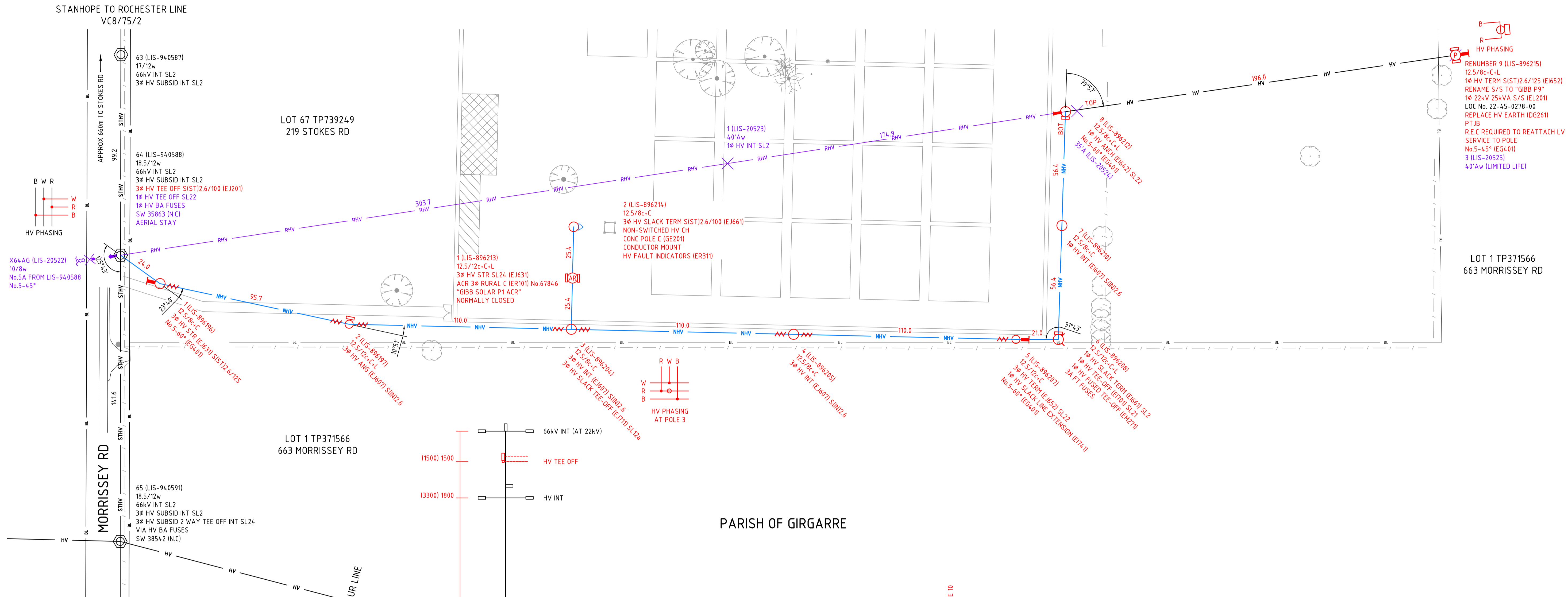
	TYPE	HEIGHT
A1	INT SIDE PROFILE	12.5m poles: 10.2m out of the ground
A2	ACR SIDE PROFILE	
B1	INT SIDE PROFILE	14m poles: 11.6m out of the ground
B2	ACR SIDE PROFILE	
C1	INT SIDE PROFILE	15.5m poles: 13m out of the ground
C2	ACR SIDE PROFILE	
D1	INT SIDE PROFILE	17m poles: 14.5m out of the ground
D2	ACR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





APPENDIX B
CONSTRUCTION PLAN

NOTE FOR CUSTOMER REC TO RECONNECT SUPPLY TO #663 MORRISSEY ROAD	NOTE THE HV SIDE OF "GIBB P10" S/STN TO BE PROTECTED VIA THE LINE FUSES ON POLE 6 ONLY.	NOTE FOR CONSTRUCTION CABLE SHALL NOT BE EARTHED AT THE CABLE HEAD AS IT IS THE POINT OF SUPPLY. FOR SECONDARY DESIGN DETAILS REFER TO PCA20/28 SERIES	NOTE 66kV LINE CURRENTLY OPERATING AT 22kV	WARNING BEWARE OF UNDERGROUND SERVICES CONTACT MOCS PRIOR TO WORKS
--	---	--	--	--



CONDUCTOR SCHEDULE					
66kV SERIES (OPERATING AT 22kV)	CONDUCTOR	STRINGING	MES	ROUTE LENGTH	ARMOUR RODS
(E) POLE 63 (LIS-940587) - (E) POLE 65 (LIS-940591)	(E) 3 - 19/4.75 AAC	(E) EC251	113	240.8	NO
HV SERIES					
(E) POLE 63 (LIS-940587) - (E) POLE 65 (LIS-940591)	(E) 3 - 19/3.25 AAC	(E) EC251	113	240.8	NO
GIBB SPUR LINE					
(E) POLE 64 (LIS-940588) - (N) POLE 1 (LIS-896196)	(N) 3 - 19/3.25 AAC	SLACK	-	24	NO
(N) POLE 1 (LIS-896196) - (N) POLE 5 (LIS-896207)	(N) 3 - 19/3.25 AAC	(N) EC261	107.0	425.7	YES
(N) POLE 5 (LIS-896207) - (N) POLE 6 (LIS-896208)	(N) 2 - 19/3.25 AAC	SLACK	-	21.0	NO
(N) POLE 6 (LIS-896208) - (N) POLE 8 (LIS-896212)	(N) 2 - 3/2.75 SC/GZ	(N) EC245	56.4	112.8	NO
(N) POLE 8 (LIS-896212) - (N) POLE 9 (LIS-896215)	(N) 2 - 3/2.75 SC/GZ	(N) EC285	-	196.0	YES
(E) POLE 64 (LIS-940588) - (R) POLE 3 (LIS-20525)	(R) 2 - 3/2.75 SC/GZ	-	-	472.8	-
GIBB SOLAR SPUR LINE					
(N) TEE POLE 3 (LIS-896204) - (N) POLE 1 (LIS-896213)	(N) 3 - 19/3.25 AAC	(N) SLACK (1m OF SAG)	25.4	25.4	NO
(N) POLE 1 (LIS-896213) - (N) POLE 2 (LIS-896214)	(N) 3 - 19/3.25 AAC	(N) SLACK (1m OF SAG)	25.4	25.4	NO

Electricity Networks - EN OH CONSTRUCTION PLAN A1 - V3.1

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	--- G GAS MAIN
OPTIC FIBRE CABLE	SUPV	NSUPV	RSUPV	--- S SEWER
SUPERVISORY CABLE	LVS	NLVS	RLVS	--- T TELCO CABLE
SERVICE CABLE (LV)	NS	N/A	RNS	--- W WATER MAIN
SERVICE CABLE (Neutral Screened)				

CAUTIONS
FOR DETAILS OF CONDITIONS REFER TO DIAL BEFORE YOU DIG INFORMATION
PROJECT NUMBER: 5124548
ROAD DIRECTORY: VICROADS 31 H8
GIS MAP REF: MAP 123-B1
MAP PROJECTION: MGA ZONE 55
FEEDER / SWITCHING ZONE: SHP012 / SW2-4272070
REFERENCE DRAWING: N/A
PROJECT MANAGER: Lachlan Stephen

SCALE: 1:1000

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

REVISION				
DRAWING NUMBER	PCA80	5124548	1	G
UG CONSTRUCTION PLAN NEW HV LINE & ACENERGY SOLAR FARM 219 STOKES RD STANHOPE				
DRAWN	DRAFTING CHECK	DESIGNER	DESIGN APPROVAL	PROJECT MANAGER
P/PLANT (N.K)	P/PLANT (D.M)	E.VANDERPAAL	J.BRADARIC	L.STEPHEN
11/05/2020	27/05/2020	21/06/2020	26/06/2020	04/05/2020

APPENDIX C
BIODIVERSITY ASSESSMENT

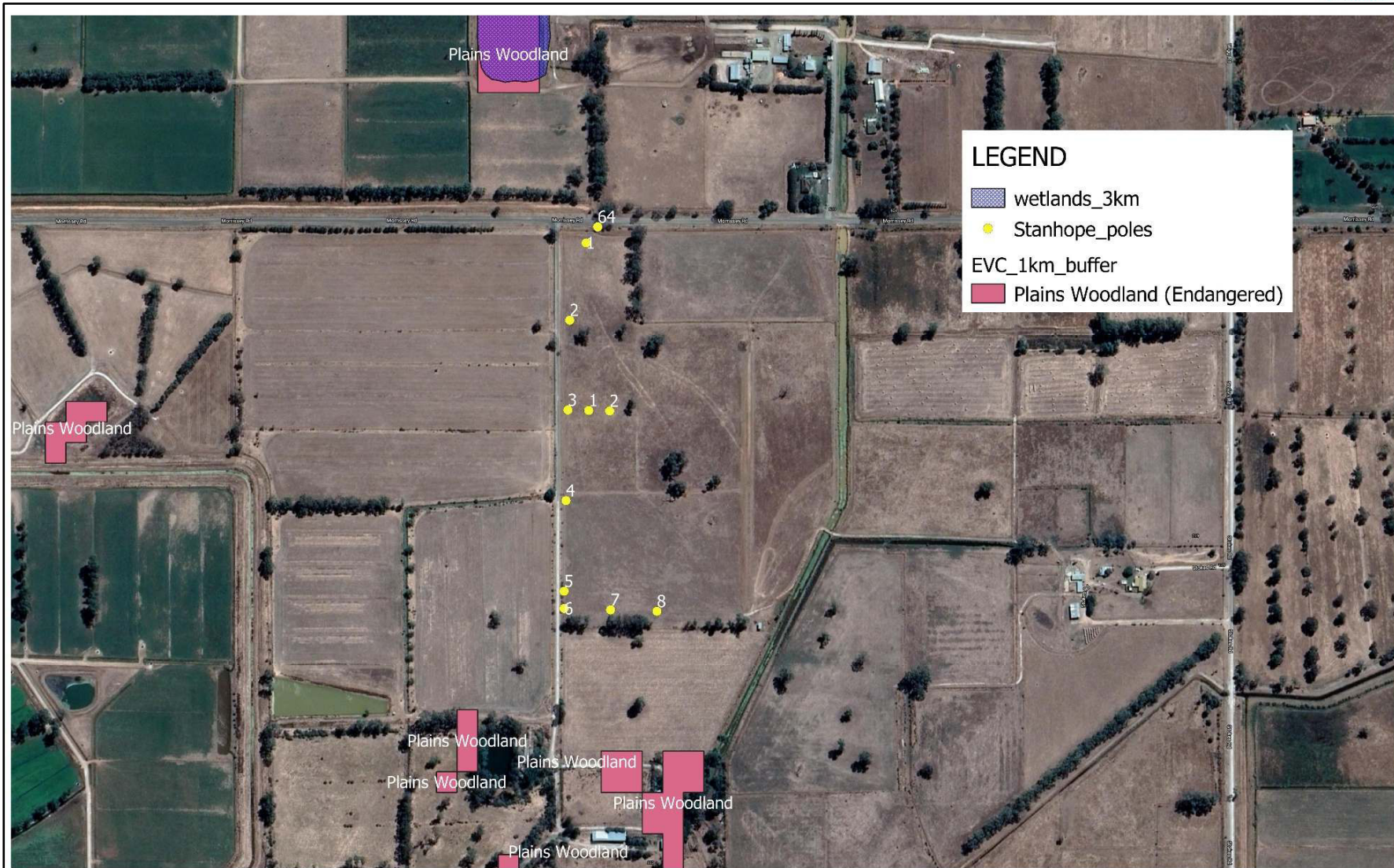
The page features three decorative lines: a red line starting from the top left and curving downwards towards the bottom right; a dark grey line starting from the left edge and sloping downwards towards the right; and a light grey line starting from the bottom left and curving upwards towards the right.

Biodiversity Report

STUDY AREA NAME: Stanhope Solar Farm		Date: 07/05/2021
BIOREGION	Victorian Riverina	
LOCAL GOVERNMENT AREA	Campaspe Shire	
Catchment Management Area	Goulburn Broken CMA	
SUMMARY / COMMENTS		
Summary of findings and recommendations	<p>Summary</p> <p>The works entails the installation of 9 new power poles on private property to support the construction of a solar facility. One ecological vegetation class (EVC), Plains Woodland EVC_803, is modelled to occur within 1km of the proposed alignment (refer to Figure1).</p> <p>A site assessment was undertaken on the 7 May 2021 to confirm if native vegetation and fauna was likely to be impacted by the proposed works.</p> <p>Native vegetation is confined to several yellow box trees that will not be impacted by the works. Ground flora consisted of only non-native species e.g., Toowoomba canary grass <i>Phalaris sp</i>; cocksfoot <i>Dactylis glomerata</i>; rye grass <i>Lolium sp</i>, couch <i>Cynodon dactylon</i>, Bathurst burr <i>Xanthium spinosum</i> L, peppergrass <i>Lepidium africanum</i>, mallow <i>Malva sp</i> and curled dock <i>Rumex crispus</i> (refer to photographs in Appendix 1). This is an artefact of the site being used for farming activities i.e., grazing and cropping.</p> <p>The works will not impact on any native species of flora or fauna.</p>	
DESKTOP REVIEW RESULTS		
<p>* EPBC Act Protected Matters Search (DoEE)</p> <p>Source: Protected Matters Search Tool (PMST) 1km buffer</p> <p>Results include terrestrial species / communities only</p>	<p>Threatened Ecological Communities:</p> <ol style="list-style-type: none"> 1. Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions 2. Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia 3. Natural Grasslands of the Murray Valley Plains 4. White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland 5. Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains <p>Listed Threatened Species: 26</p> <p>Migratory Species: 11</p>	
<p>Proximity to significant wetlands/ waterways</p> <p>Source: Google Earth</p>	No wetlands / waterways within 1km of the alignment	

Habitat Corridors	NA
Surrounding land use	Agriculture
EVC's & Significant flora and fauna records <i>Source: NatureKit & VBA (DELWP).</i> <i>Refer to Figure 1</i>	Ecological Vegetation Class: 2 1. Plains Woodland EVC_803 (Endangered) Threatened Flora: N/A Threatened Fauna: N/A
Reviewed report/s	N/A
LEGISLATIVE IMPLICATIONS	
EPBC Act 1999	No EPBC listed ecological communities or species are present within 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	<i>No species will be impacted by the proposed works.</i>
Permitted clearing of native vegetation Clause 52.17	Applies to native vegetation when there is a need to remove and / or impact native vegetation is unavoidable. Refer to Appendix 3 for the assessment pathway. <i>Initial analysis of the assessment pathway indicates that the removal, destruction or loping of native vegetation may be necessary.</i>
Catchment Management Authority Regional Strategies	Goulburn Broken 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

-  wetlands_3km
-  Stanhope_poles
-  EVC_1km_buffer
-  Plains Woodland (Endangered)

Figure 1. Stanhope Solar Farm

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 are capable of having 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

N/A

Appendix 1- Site Photographs







Image ID	Stanhope Solar Farm	Comments
IMG_20210506_114627		<p>Location Pole 1</p> <p>Vegetation dominated by couch, phalaris, Bathurst burr, Oxe-tongue and peppergrass.</p>
IMG_20210506_114832		<p>Location Pole 2</p>
IMG_20210506_115335		<p>Location Pole 3</p> <p>Typical of site conditions between Pole 3 to Pole 6. Vegetation dominated by phalaris, Bathurst burr and cocksfoot.</p>

Image ID		Comments
IMG_20210506_120732		<p>Location Pole 6</p> <p>Vegetation dominated by mallow amaranth, couch and peppergrass.</p>
IMG_20210506_122136		<p>Location Pole 7</p> <p>Looking to Pole 8.</p> <p>Vegetation dominated by phalaris, Bathurst burr and cocksfoot.</p>
IMG_20210506_122907		<p>Pole 13</p> <p>Pole to be replaced next to house 200m south of Pole 8.</p> <p>No vegetation concerns.</p>

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

STOKES ROAD SOLAR FARM PERMIT

PLANNING PERMIT

Permit No: PLN212/2019 (Amended)
 Planning Scheme: Campaspe Planning Scheme
 Responsible Authority: Campaspe Shire Council
 Prop No.: 11466

**ADDRESS OF THE LAND**

Land Title:	Vol. 08524 & Fol. 908
Land Address:	219 Stokes Road STANHOPE VIC 3623

THE PERMIT ALLOWS

Use and development of the land for a Renewable Energy Facility (solar farm) and removal of native vegetation (8 trees and 2 patches) pursuant to Clause 52.17
--

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Conditions 1–29 (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) Fencing must be setback 5m from Goulburn Murray Water easements, freehold, reserve or Crown land boundary.
- b) Detailed floor and elevation plans for all buildings on the site to the satisfaction of the Responsible Authority.
- c) 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;

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Signature for the Responsible Authority:

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- 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;
- 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. Department of Environment, Land, Water and Planning

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 Prop No.: 11466



-
- a) Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.
- b) Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
- i. A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
 - ii. Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.
 - iii. The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the responsible authority and the Department of Environment, Land, Water and Planning. The protection fence must remain in place until all works are completed to the satisfaction of the department.
 - iv. Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:
 - vehicular or pedestrian access;
 - trenching or soil excavation;
 - storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
 - construction of entry and exit pits for underground services; or
 - any other actions or activities that may result in adverse impacts to retained native vegetation.
- c) The total area of native vegetation permitted to be removed is 0.289 hectares, comprised of two patches of native vegetation with a total area of 0.148 hectares and eight (8) large trees.
- d) To offset the removal of 0.289 hectares of native vegetation the permit holder must secure a native vegetation offset(s) that meets all the following:
- i. A general offset of 0.048 general habitat units located within the Goulburn-Broken Catchment Management Authority boundary or Campaspe municipal district;
 - ii. have a Strategic Biodiversity Value score of at least 0.080.
 - iii. provide protection for at least eight (8) large tree
 - iv. must be in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017).
- e) Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be:

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 Prop No.: 11466



- i. an established first party offset site. This must include: o a security agreement signed by both parties, and
- ii. a management plan detailing the 10-year management actions and ongoing management of the site;

To the satisfaction of the Department of Environment, Land, Water and Planning and approved by the Responsible Authority.

- iii. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan, to the department. An offset site condition statement, including photographs must be included in this notification;
 - iv. and/or
 - v. credit extract(s) allocated to meet the requirements of the permit from the Native Vegetation Credit Register.
 - vi. A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.
- f) Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to the Department of Environment, Land, Water and Planning at loddonmallee.planning@delwp.vic.gov.au.

7. Goulburn Broken Catchment Management Authority

The finished floor levels of the proposed Inverter Station, MV Power Station and Switchboard Building are to be set in accordance with the submitted plan C-3.0_000822_DD-B (15/03/2019).

8. 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.

9. 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.

10. Hours of Construction

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

11. Construction Guidelines

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 Prop No.: 11466



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

12. Muted Colours

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

13. Cessation of Use

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

14. 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.

15. 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.

16. 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.

The information and plan must include:

- a) Details of how the works on the land are to be drained.

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 Responsible Authority: Campaspe Shire Council
 Prop No.: 11466



- 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.

17. 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.

18. 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.

19. 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.

20. Vehicle Turning

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 Prop No.: 11466



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

21. 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.

22. 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.

23. Car Park Construction Requirements

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Signature for the Responsible Authority:

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 Responsible Authority: Campaspe Shire Council
 Prop No.: 11466



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.

24. 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.

25. Delivery of Goods

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

26. 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.

27. 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: 26 February 2020

Signature for the Responsible Authority:

A handwritten signature in black ink, appearing to be "Vicky Lu", written over a horizontal line.

**VICKY LU
PLANNER**

PLANNING PERMIT

Permit No: PLN212/2019 (Amended)
 Planning Scheme: Campaspe Planning Scheme
 Responsible Authority: Campaspe Shire Council
 Prop No.: 11466



- 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.

28. Goulburn Murray Water

- a) No buildings are to be constructed within 30 metres of Goulburn-Murray Water's open channels and drains.
- b) All solar panels and fencing must be setback at least five metres from Goulburn-Murray Water's easement, freehold, reserve or Crown land boundary containing Goulburn-Murray Water infrastructure.
- c) 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.
- d) 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.
- e) Prior to commencement of works, the applicant must obtain a 'Construction and Use of Private Works Licence' from Goulburn-Murray Water for any works carried out on Goulburn-Murray Water freehold land, easement or reserves.
- f) All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).

29. 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**

Date Issued: 26 February 2020

Signature for the Responsible Authority:

A handwritten signature in black ink, appearing to be "Vicky Lu", written over a horizontal line.

**VICKY LU
PLANNER**

PLANNING PERMIT

Permit No: PLN212/2019 (Amended)
 Planning Scheme: Campaspe Planning Scheme
 Responsible Authority: Campaspe Shire Council
 Prop No.: 11466



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.

Department of Environment, Land, Water and Planning

- The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Licence or Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2017) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DELWP office (loddonmallee.environment@delwp.vic.gov.au).
- Offset requirements are determined in accordance with DELWP (2017) Guidelines for the removal, destruction or lopping of native vegetation. Proposed offset sites must meet eligibility requirements including land use, bushfire risk, quality of vegetation and size of revegetation site. Please visit <https://www.environment.vic.gov.au/native-vegetation/native-vegetation> for further information.

Goulburn Murray Water

- GMW advises for the purposes of solar farm applications, solar panels and panels are not treated as buildings. Where applicable, Goulburn-Murray Water will refer specially to either buildings or solar panels.
- 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>

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment
20 November 2020	The following changes were made: <ul style="list-style-type: none"> • Amended Plans
7 May 2020	Pursuant to Section 71 of the <i>Planning and Environment Act 1987</i> the following changes were made: <ul style="list-style-type: none"> • Land Title Corrected

Date Issued: 26 February 2020

Signature for the Responsible Authority:

A handwritten signature in black ink, appearing to be "Vicky Lu".

VICKY LU
PLANNER

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:

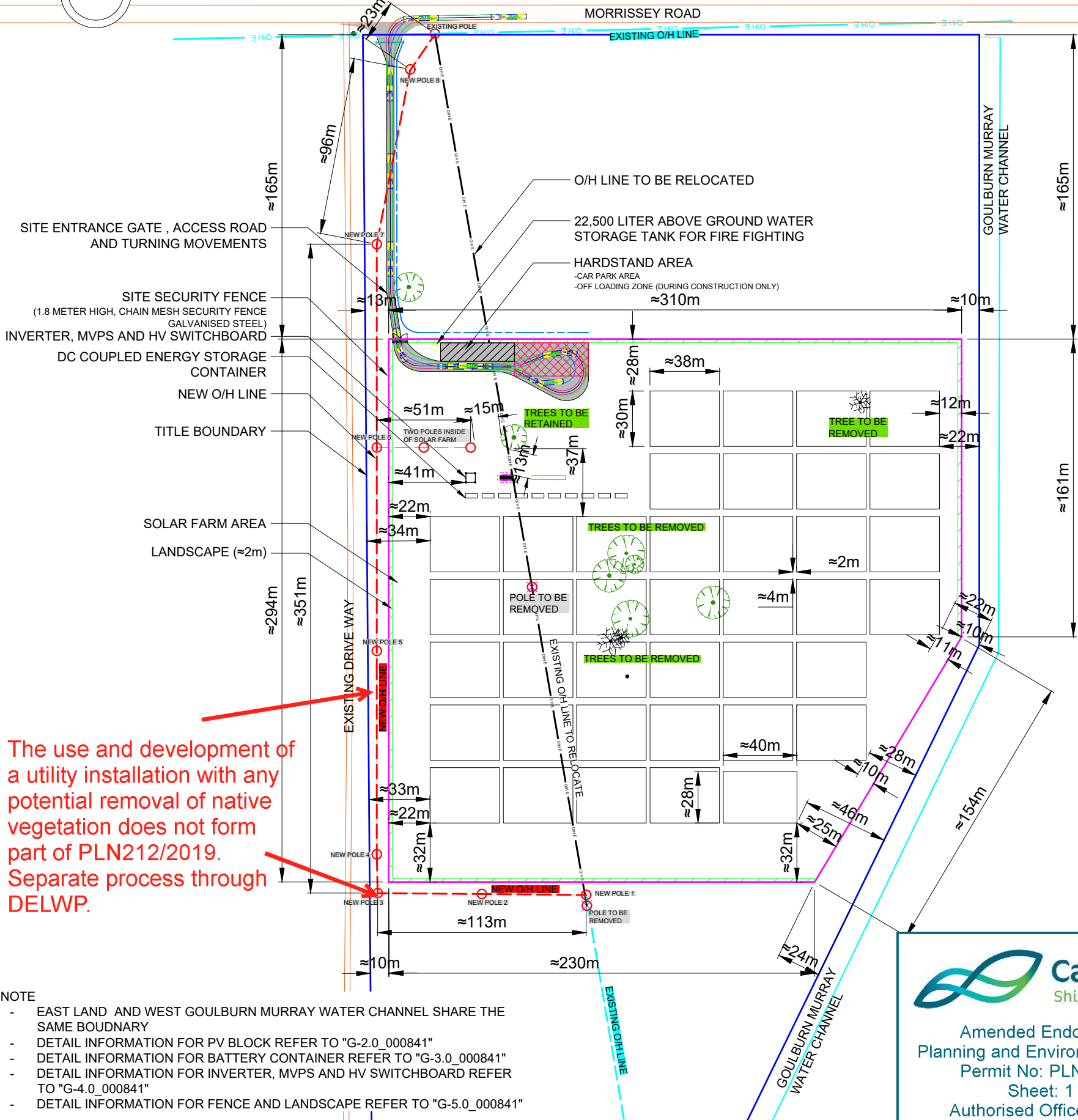
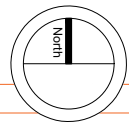
- From the date specified in the permit; or
- If no date is specified, from –
 - (i.) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii.) the date on which it was issued, in any other case

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?

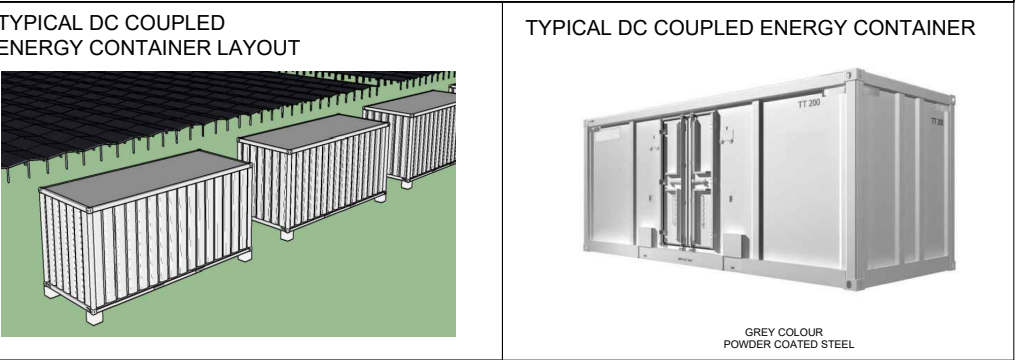
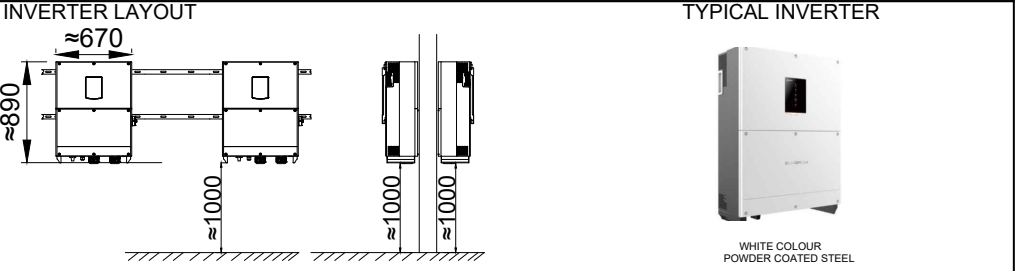
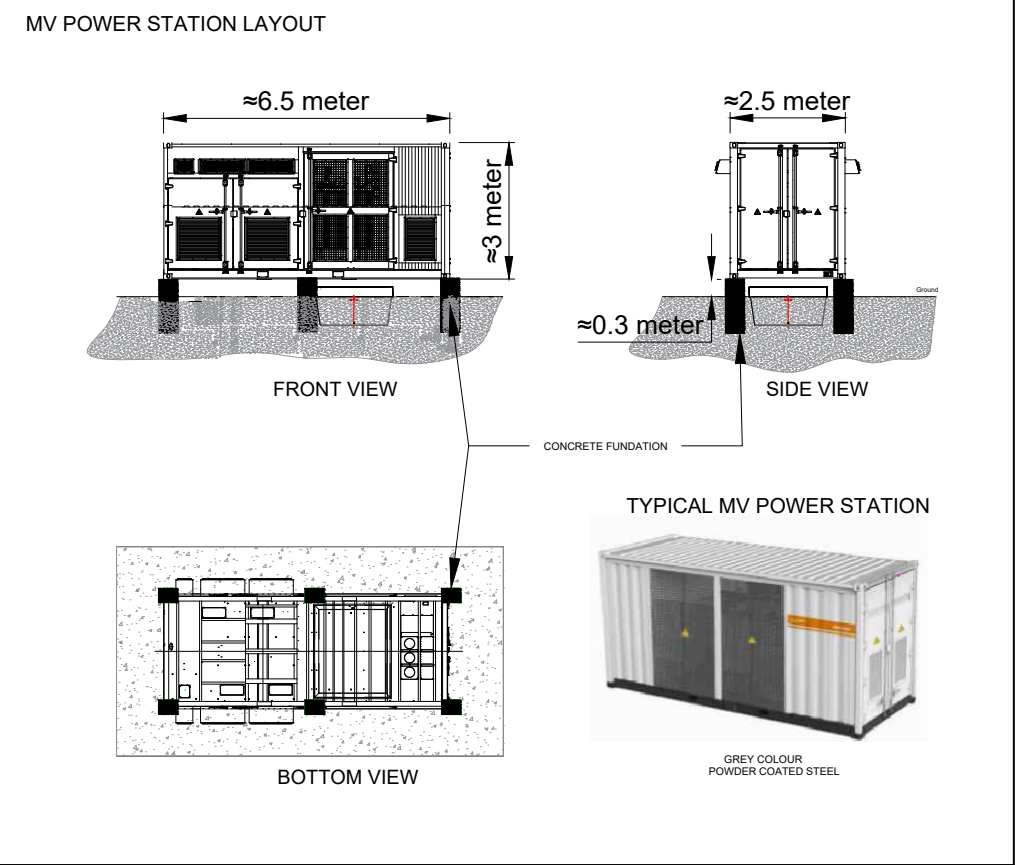
- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit 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



The use and development of a utility installation with any potential removal of native vegetation does not form part of PLN212/2019. Separate process through DELWP.

- NOTE**
- EAST LAND AND WEST GOULBURN MURRAY WATER CHANNEL SHARE THE SAME BOUDNARY
 - DETAIL INFORMATION FOR PV BLOCK REFER TO "G-2.0_000841"
 - DETAIL INFORMATION FOR BATTERY CONTAINER REFER TO "G-3.0_000841"
 - DETAIL INFORMATION FOR INVERTER, MVPS AND HV SWITCHBOARD REFER TO "G-4.0_000841"
 - DETAIL INFORMATION FOR FENCE AND LANDSCAPE REFER TO "G-5.0_000841"


Amended Endorsed Plan
 Planning and Environment Act 1987
 Permit No: PLN212/2019
 Sheet: 1 of 5
 Authorised Officer: Vicky Lu
 Planner
 Date: 20/11/2020



LEGEND

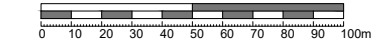
	SITE ACCESS GATE AND ROAD (4m WIDE GATE AND 4m WIDE ACCESS ROAD)		SOLAR FARM FENCE (1.8 METER HIGH CHAIN MESH SECURITY FENCE GALVANISED STEEL)		NEIGHBOURING BOUNDARY		LANDSCAPE		22,500 LITRE ABOVE GROUND WATER STORAGE TANK FOR FIRE FIGHTING
	SITE CAR PARK ZONE (40m X 10m)		POWERCOR SERVICE POLE		ROAD		POWERCOR HV CABLE		DC COUPLED ENERGY STORAGE CONTAINER
	SITE CONSTRUCTION OFFLOAD ZONE (40m X 10m)		PV ARRAY BLOCK (40m X 30m)		PV ARRAY BLOCK (40m X 28m)		SUNGROW POWER STATION AND STRING INVERTER		WATER CHANNEL

REVISIONS					
REV	STATUS	DESCRIPTION	DATE	D.B.	C.B.
A	FA	SITE PLAN	29/10/20	XT	RZ

PROJECT DETAILS: STANHOPE SOLAR FARM
219 Stokes Road, Stanhope
-36.430423, 144.960018

CLIENT DETAILS: ACENERGY PTY LTD

DRAWING TITLE: SITE PLAN

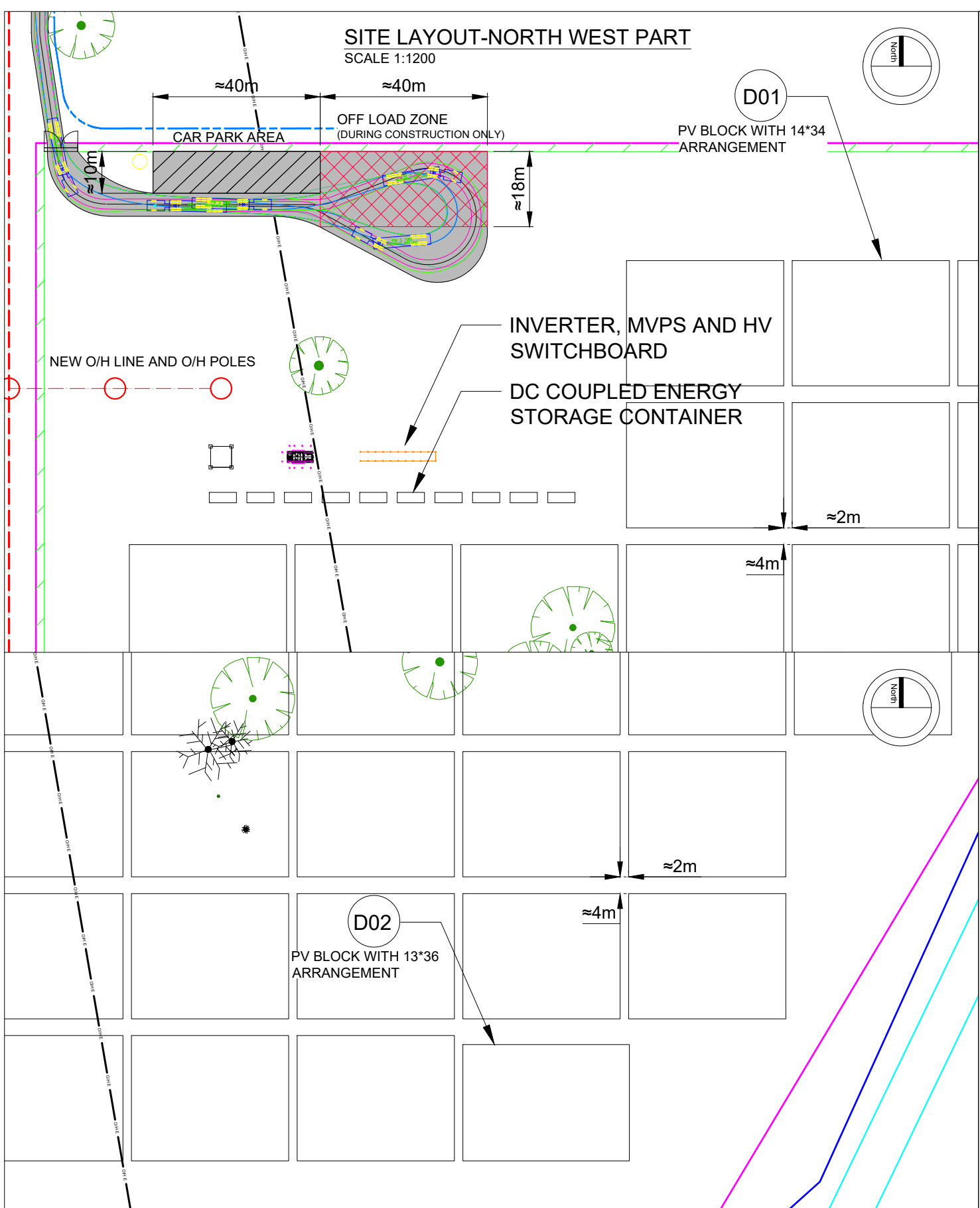


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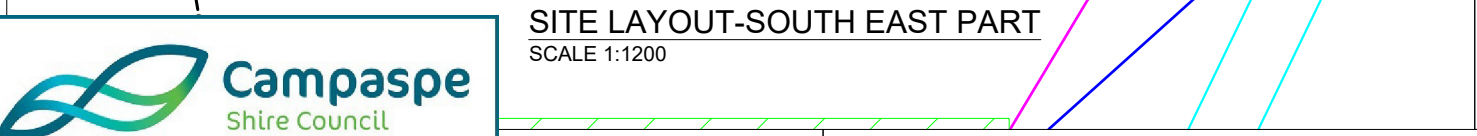
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SCALE: AS INDICATED	ISSUE: FOR APPROVAL	ISSUE DATE: 29/10/2020
SHEET SIZE: A3	PROJECT NO: 841	REV. NO: A



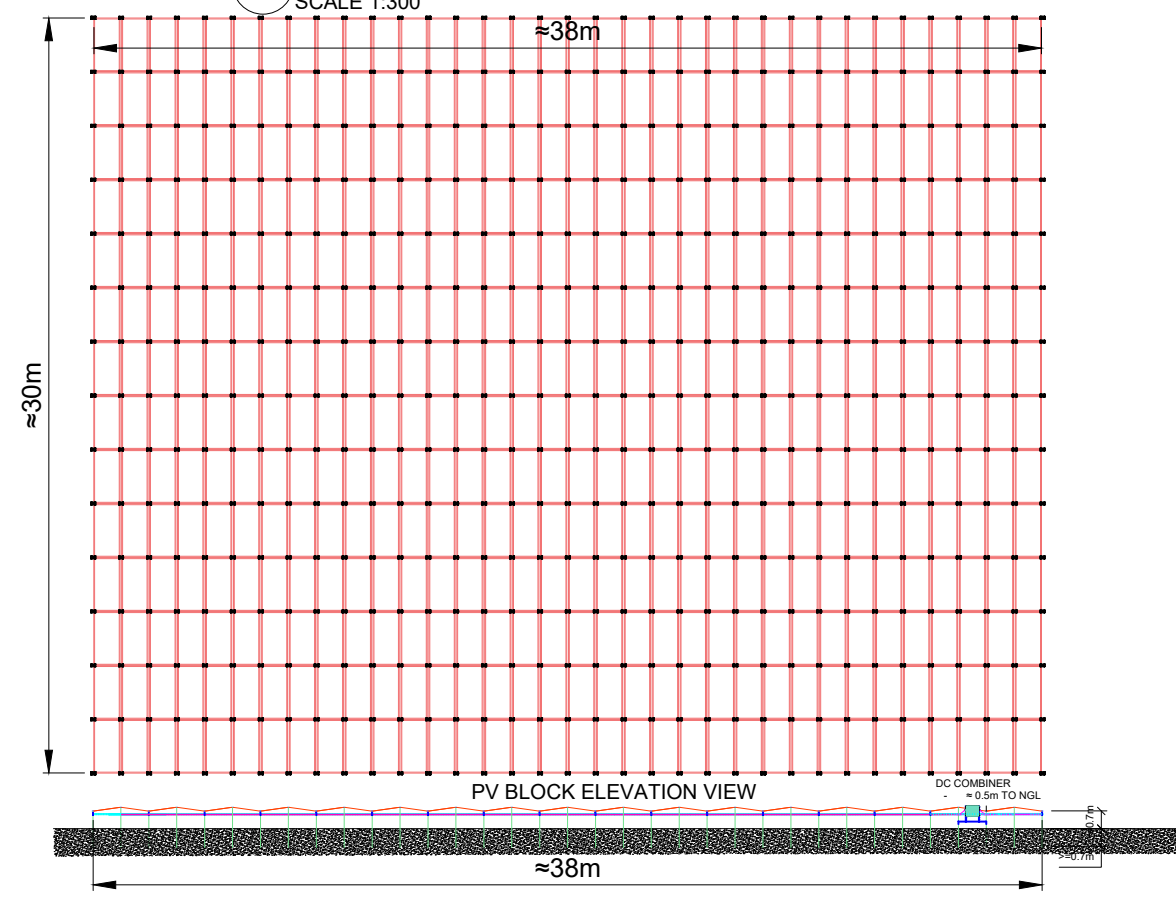
SITE LAYOUT-NORTH WEST PART
SCALE 1:1200



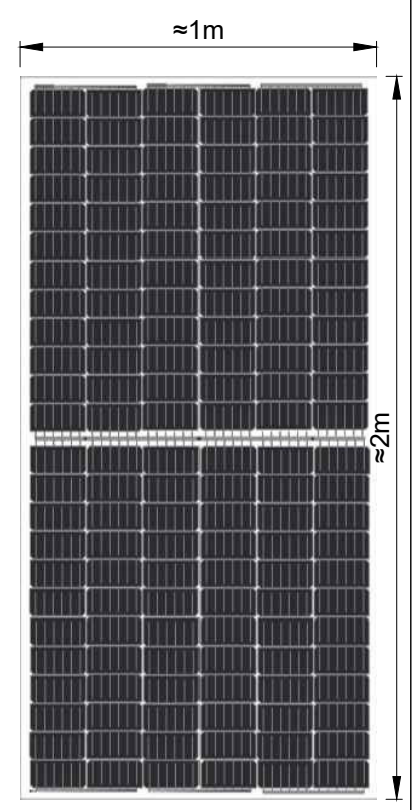
SITE LAYOUT-SOUTH EAST PART
SCALE 1:1200



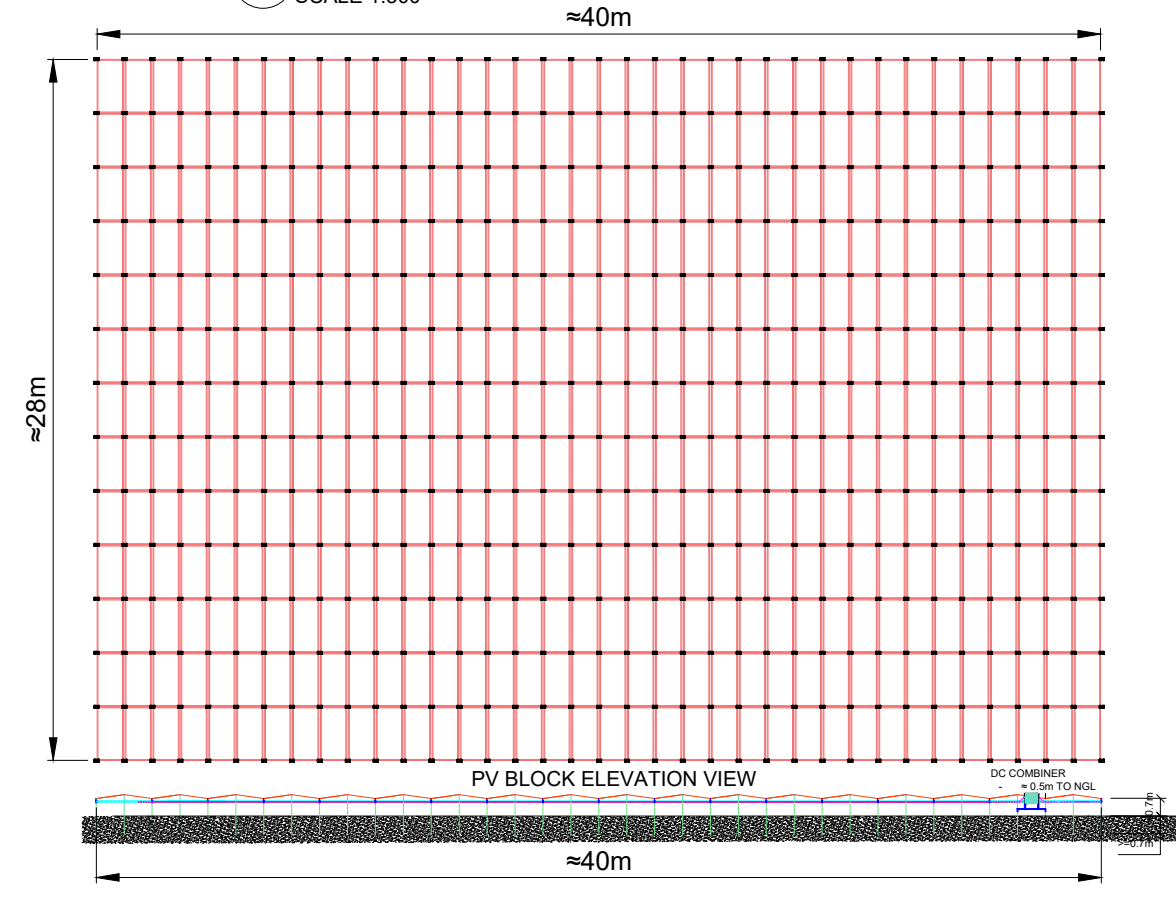
D01 PV BLOCK WITH 14*34 ARRANGEMENT
SCALE 1:300



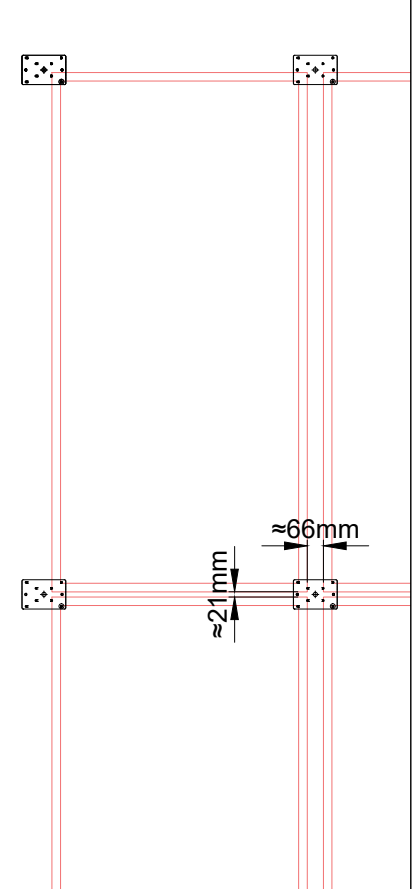
TYPICAL SOLAR MODULE



D02 PV BLOCK WITH 13*36 ARRANGEMENT
SCALE 1:300



TYPICAL PANEL LAYOUT



Campaspe
Shire Council

Amended Endorsed Plan
Planning and Environment Act 1987
Permit No: PLN212/2019
Sheet: 2 of 5
Authorised Officer: Vicky Lu
Planner
Date: 20/11/2020

DATE	D.B.	C.B.
28/10/20	XT	RZ

PROJECT DETAILS: **STANHOPE SOLAR FARM**
219 Stokes Road, Stanhope
-36.430423, 144.960018

CLIENT DETAILS: **ACENERGY PTY LTD**

DRAWING TITLE: **BLOCK DETAILS**

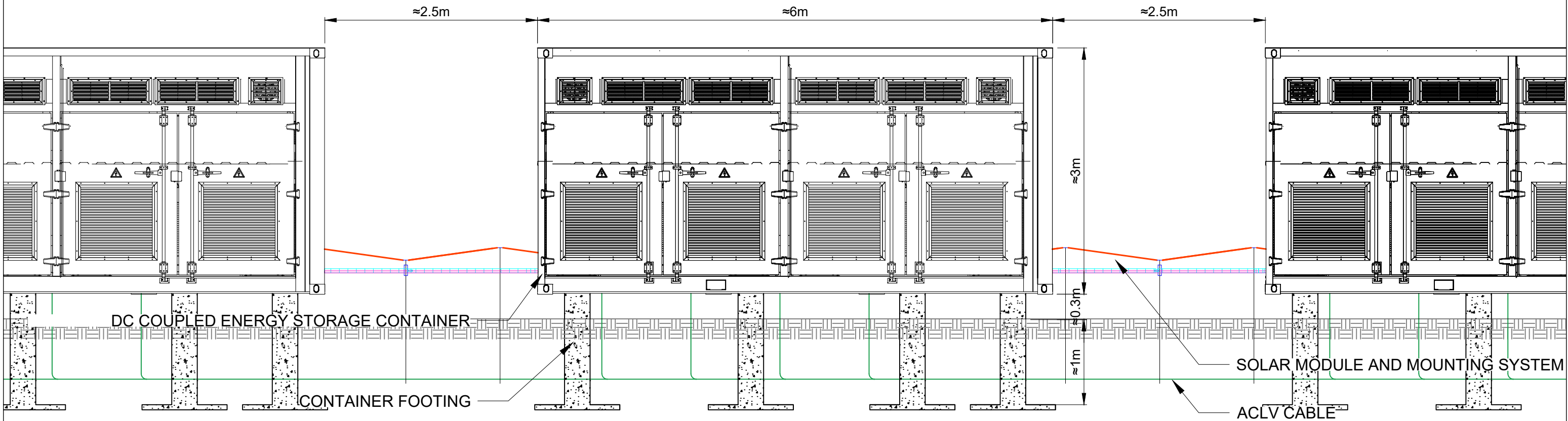
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SCALE:	AS INDICATED	ISSUE:	FOR APPROVAL	ISSUE DATE:	28/10/2020
SHEET SIZE:	A3	PROJECT NO:	841	REV. NO:	A

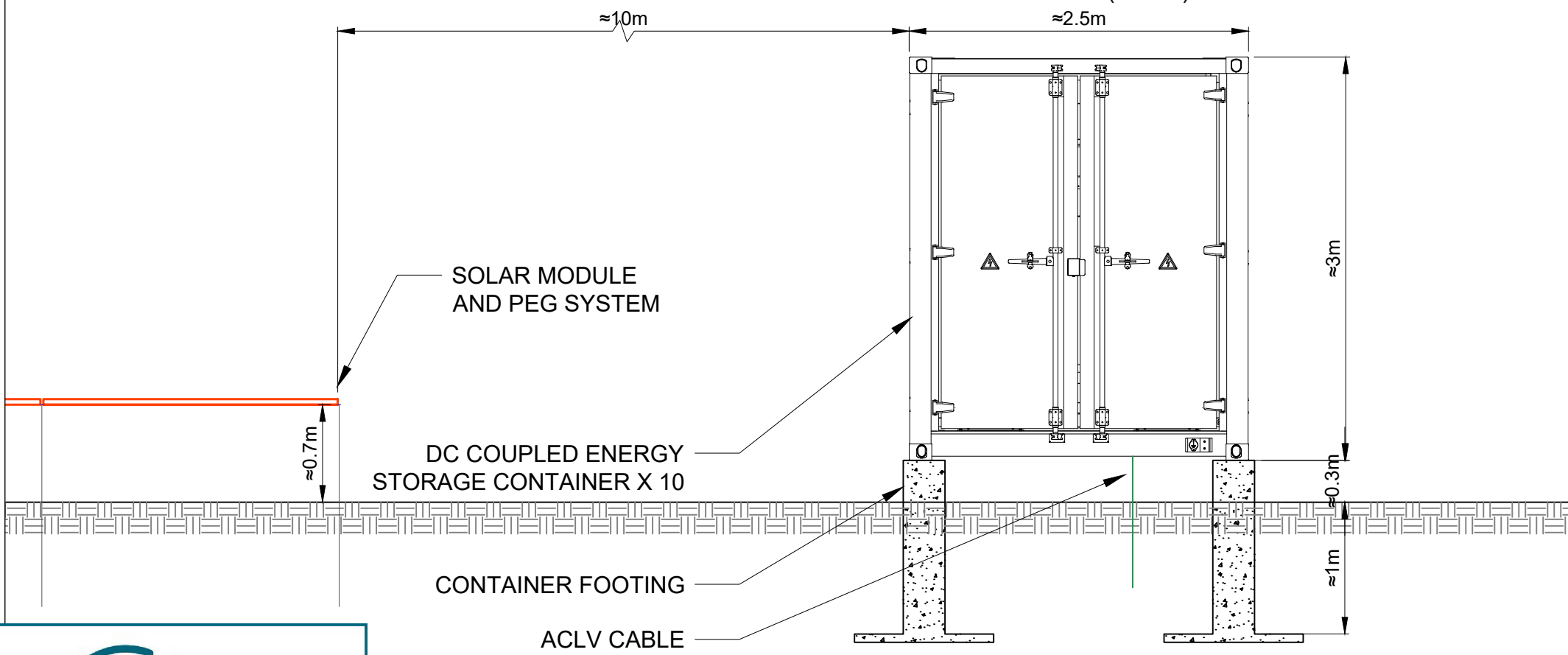
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		ISSUE DATE:	28/10/2020
		REV. NO:	A



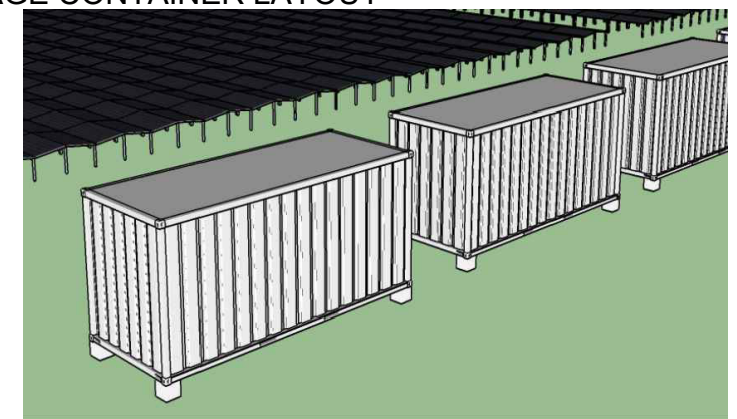
ENERGY STORAGE CONTAINER FRONT VIEW (NORTH)



ENERGY STORAGE CONTAINER SIDE VIEW (WEST)



TYPICAL DC COUPLED ENERGY STORAGE CONTAINER LAYOUT



TYPICAL DC COUPLED ENERGY STORAGE CONTAINER



GREY COLOUR
POWDER COATED STEEL

Campaspe
Shire Council

Amended Endorsed Plan
Planning and Environment Act 1987
Permit No: PLN212/2019
Sheet: 3 of 5
Authorised Officer: Vicky Lu
Planner
Date: 20/11/2020

DATE	D.B.	C.B.
28/10/2020	XT	RZ

PROJECT DETAILS: STANHOPE SOLAR FARM
219 Stakes Road, Stanhope
-36.430423, 144.960018

CLIENT DETAILS: ACENERGY PTY LTD

DRAWING TITLE: DC COUPLED ENERGY STORAGE CONTAINER ELEVATIONS

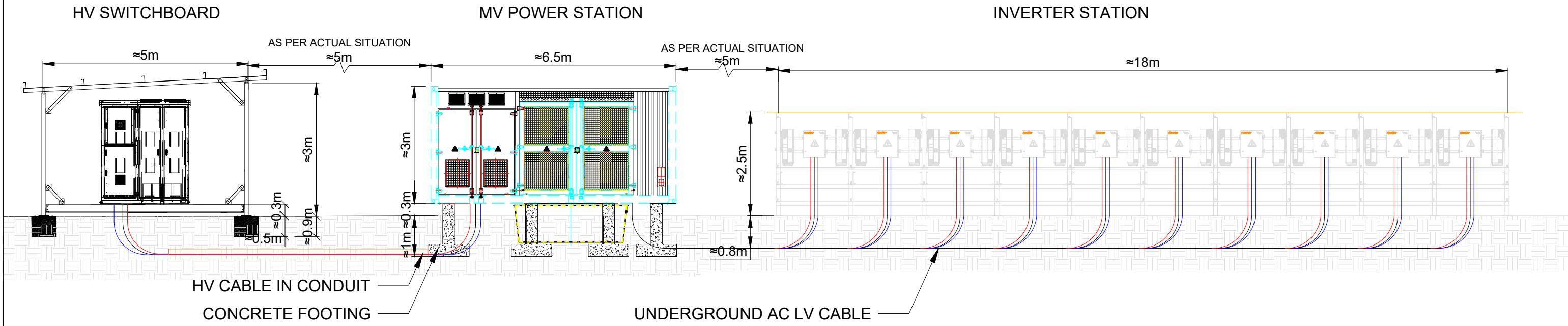
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SHEET SIZE: A3	PROJECT NO: 841	REV. NO: A



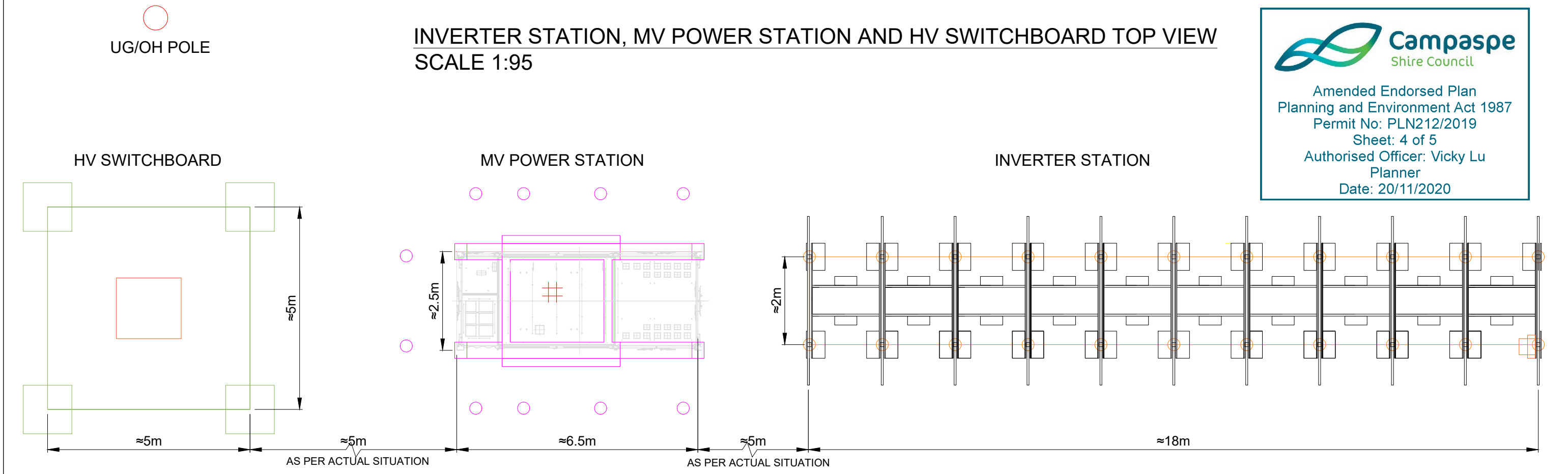
INVERTER STATION, MV POWER STATION AND HV SWITCHBOARD FRONT VIEW

SCALE 1:95



INVERTER STATION, MV POWER STATION AND HV SWITCHBOARD TOP VIEW

SCALE 1:95



Amended Endorsed Plan
 Planning and Environment Act 1987
 Permit No: PLN212/2019
 Sheet: 4 of 5
 Authorised Officer: Vicky Lu
 Planner
 Date: 20/11/2020

REVISIONS					
REV	STATUS	DESCRIPTION	DATE	D.B.	C.B.
A	FA	FOR INITIAL ISSUE	28/10/2020	XT	RZ

PROJECT DETAILS:	STANHOPE SOLAR FARM <small>219 Stokes Road, Stanhope 36.430423, 144.960018</small>
CLIENT DETAILS:	ACENERGY PTY LTD
DRAWING TITLE:	INVERTER STATION, MV POWER STATION, HV SWITCHBOARD AND POWERCOR POLE ELEVATIONS

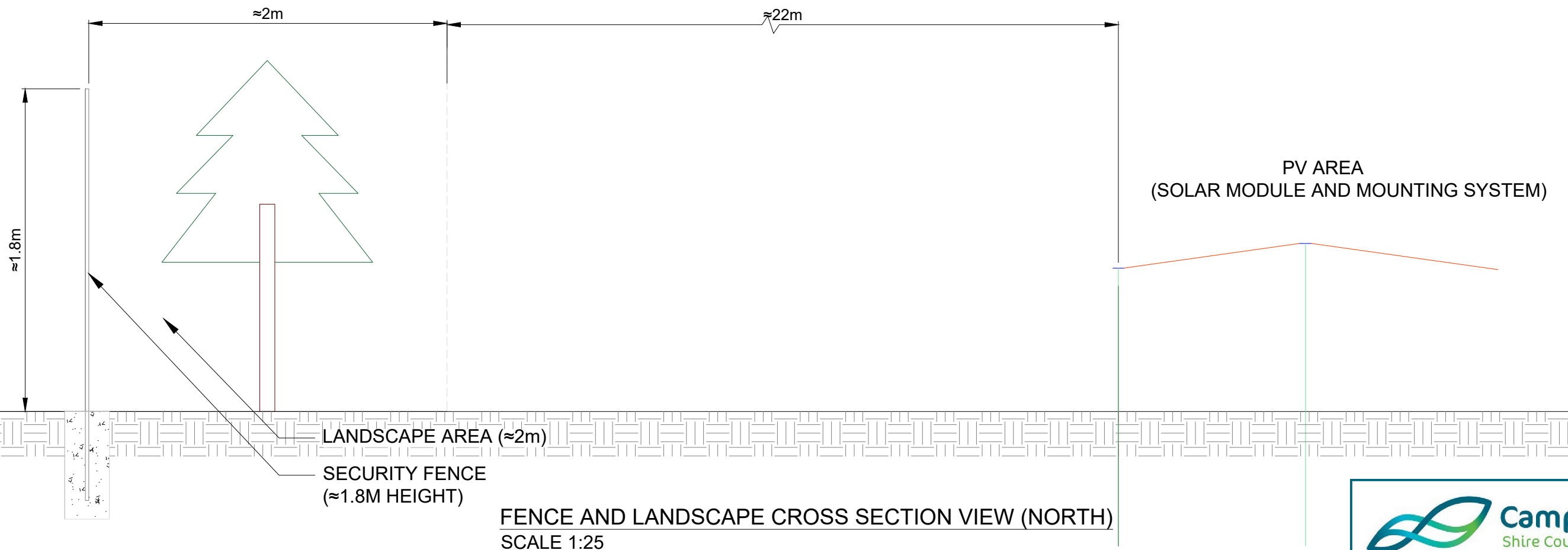
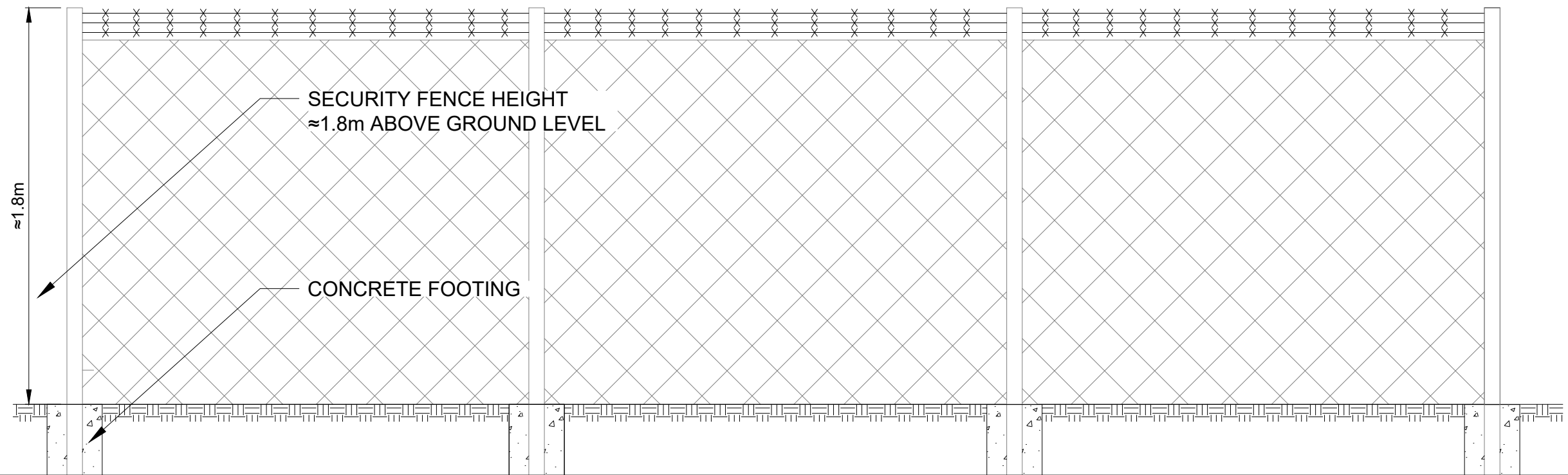
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SCALE: AS INDICATED	ISSUE: FOR APPROVAL	ISSUE DATE: 28/10/2020
SHEET SIZE: A3	PROJECT NO: 841	REV. NO: A



SECURITY FENCE FRONT VIEW
SCALE 1:22

TYPICAL SOLAR FARM SECURITY FENCE



FENCE AND LANDSCAPE CROSS SECTION VIEW (NORTH)
SCALE 1:25



Amended Endorsed Plan
Planning and Environment Act 1987
Permit No: PLN212/2019
Sheet: 5 of 5
Authorised Officer: Vicky Lu
Planner
Date: 20/11/2020

REVISIONS				
REV	STATUS	DESCRIPTION	DATE	D.B. C.B.
A	FA	FENCE DETAILS	28/10/2020	XT RZ

PROJECT DETAILS:	STANHOPE SOLAR FARM 219 Stokes Road, Stanhope -36.430423, 144.960018
CLIENT DETAILS:	ACENERGY PTY LTD
DRAWING TITLE:	FENCE DETAILS

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SHEET SIZE: A3	PROJECT: