

ADVERTISED PLAN

Locality Plan



Site Overview

Lot 2 LP204862 (Hopkins Road) in Fulham measures approximately 160 hectares in size and is located 210 kilometres east of Melbourne and 10 kilometres west of Sale. The site is bordered by Fulham Correctional Centre and farming land to the north, McLarens Road to the south, Hopkins Road to the east and farming land to the west. The site wraps around 379 McLarens Road. Gently undulating and zoned Farming, the site has historically been used for agricultural and farming purposes. The land was extensively cleared in the past with only scattered planted trees remaining around a dilapidated dwelling adjacent to Hopkins Road. An exotic windbreak is located on the northern section of the western boundary. There are no roadside plantings on McLarens Road or Hopkins Road.

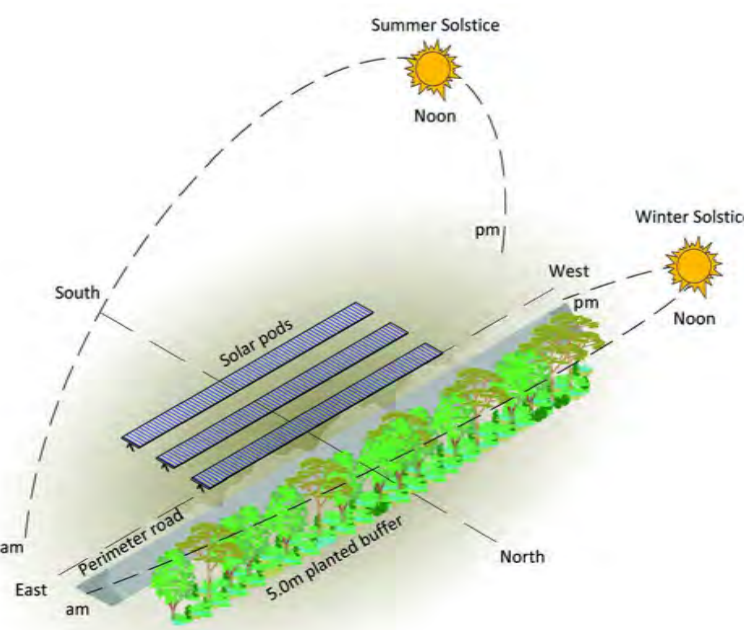


The Proposal

A solar energy facility is proposed for most of the site with the existing drain in the south east corner of the site retained. An internal sealed perimeter road accessed from Hopkins Road surrounds the solar tables with secondary access provided from McLarens Road, adjacent to the eastern boundary of 379 McLarens Road. A 5-metre-wide buffer planting zone occurs between the perimeter road and the boundaries of the site. The exotic windbreak is proposed to be removed. The scattered planted trees surrounding the existing dwelling will also be removed. Infrastructure and service areas are sited towards the south east corner of the proposal with a switching station located south of the site at 913 Settlement Road.

Landscape Response

A generally open eucalypt woodland to 15m tall with few sparse shrubs and a species-rich grassy and herbaceous layer would have occurred across most of the land prior to European settlement and land clearing. The proposed facility includes a 5-metre-wide planting buffer to the perimeter of the operations composed of species from the Plains Grassy Woodland Ecological Vegetation Class (Gippsland Plain Bioregion). The species have been selected to provide screening to the proposed facility and reduce the heat island effect while not impacting on the operation of the solar panels. Buffer planting represents vegetation characteristics that ensure BAL 19 in accordance with the Risk Management Plan for the subject site. The lower south eastern corner of the site contains the open drain. The open drain will be retained and is not in the vicinity of the proposed works.



Indicative solar aspect and the relationship between the height of the 5m wide buffer and the solar panels.



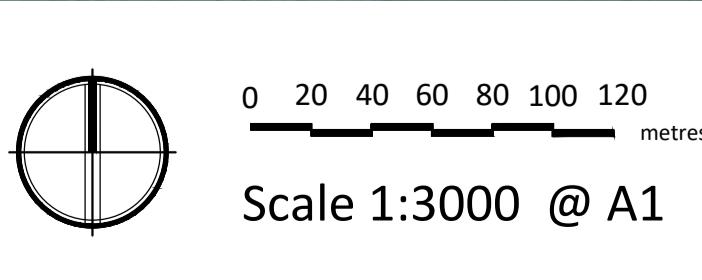
Legend	
—	Title boundary
—	Perimeter fence (2.15m high)
—	Sealed road pavement
—	Grassed surface
—	Gravel access road
—	Non-compostable mulch / mineral earth firebreak
—	5m wide planting buffer
—	Plains Grassy Woodland native vegetation
—	Swamp Scrub native vegetation

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B	03.10.2022	Planning Permit comments	AJD
C	24.11.2022	Planning Permit comments	AJD
D	29.06.2023	Staging Amendments	AJD
E	30.07.2024	Amendments to base plan and switching station	AJD

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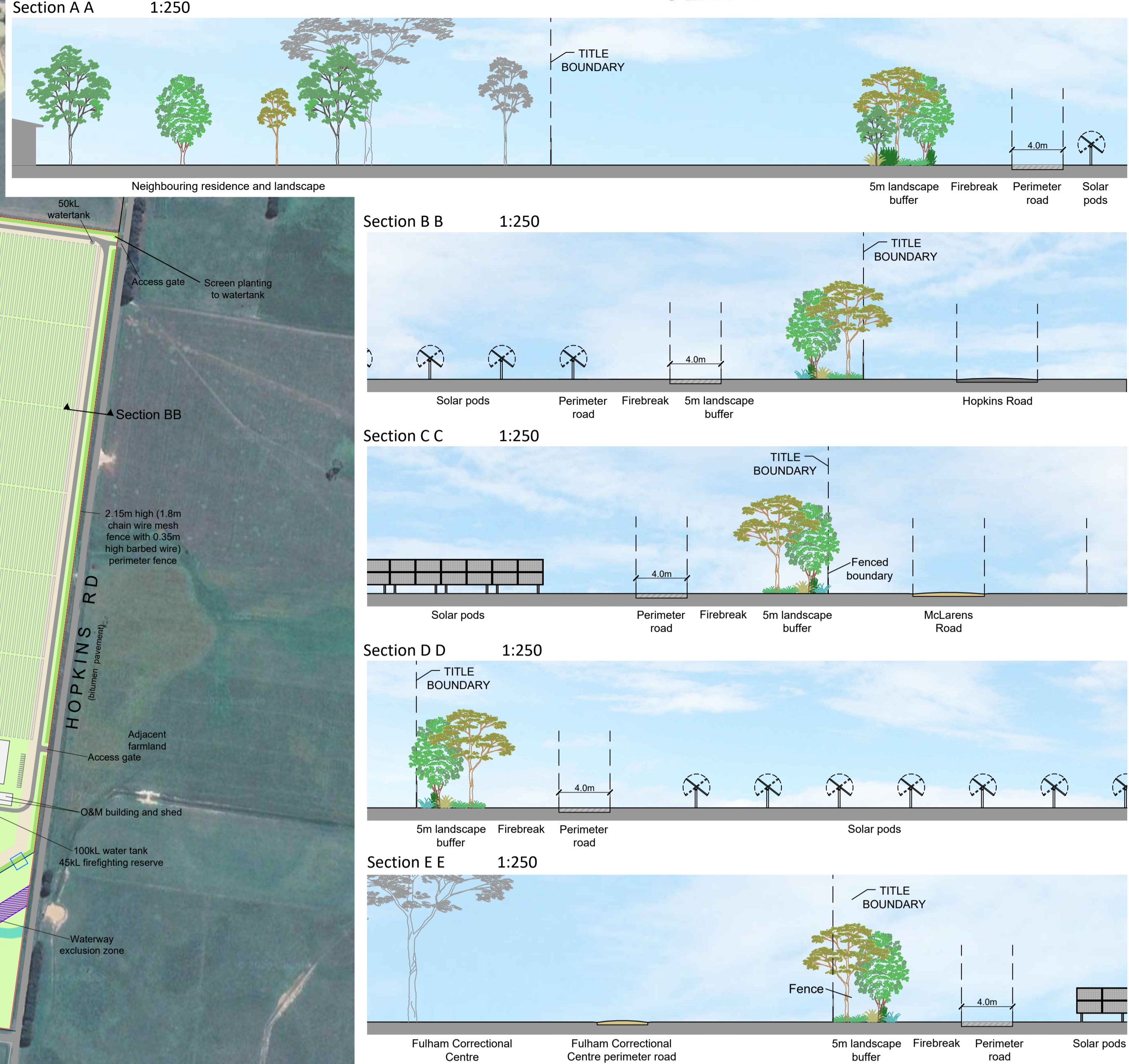
CLIENT: Fulham Solar Farm Pty Ltd
ADDRESS: Hopkins Road, Fulham (Lot 2 LP204862)
MUNICIPALITY: Wellington Shire Council

Landscape Plan - Layout





Sectional Elevations



Planting Schedule

GIPPSLAND PLAIN BIOREGION
SPECIES FROM PLAINS GRASSY WOODLAND (EVC 55), PLAINS GRASSY WETLAND (EVC 125) & SWAMP SCRUB (EVC 53)
BUFFER ZONE AREA: 28,849m²

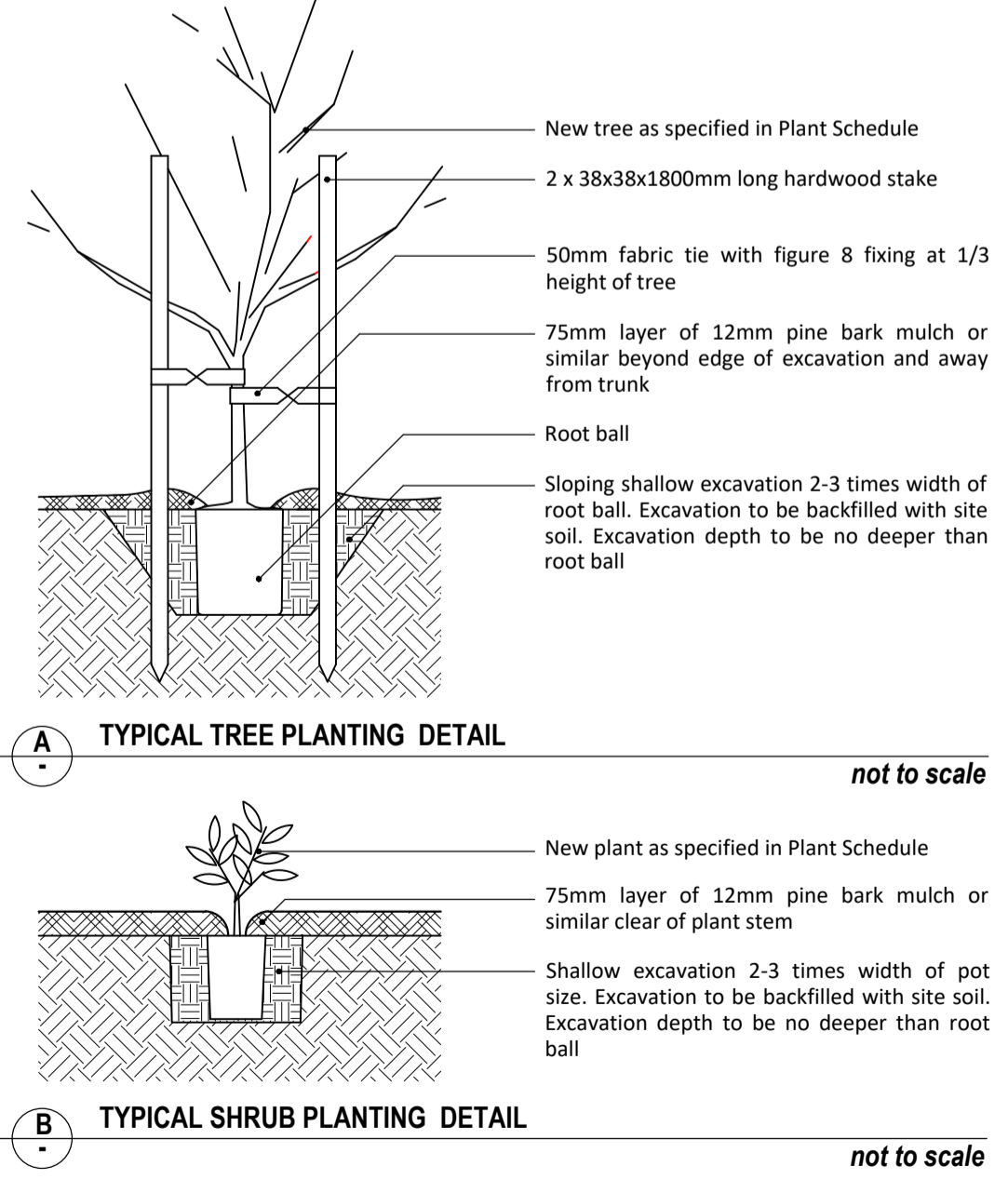
CODE	BOTANIC NAME	COMMON NAME	SIZE (MATURITY)	RECOMMEND POT SIZE	% COVER	PLANTING DENSITY	QUANTITY
TREES							
	<i>Acacia pycnantha</i>	Golden Wattle	5-8 x 3.5	150mm	50%	n/a	1,200
	<i>Eucalyptus kitsoniana</i>	Gippsland Mallee	5-8 x 5	150mm	50%	n/a	1,200
SHRUBS							
	<i>Kunzea ericoides</i> *	Burgan	2 x 2*	Tubestock	50%	0.25 per 1m ²	540
	<i>Leptospermum continentale</i> *	Prickly Tea-tree	2 x 2*	Tubestock	50%	0.25 per 1m ²	540
GRASSES							
	<i>Lomandra filiformis</i>	Wattle Mat-rush	1 x 1	Tubestock	33%	1 per 1m ²	7,212
	<i>Poa labillardieri</i>	Common Tussock-grass	1 x 1	Tubestock	33%	1 per 1m ²	7,212
	<i>Themeda triandra</i>	Kangaroo Grass	1 x 1	Tubestock	33%	1 per 1m ²	7,212
GROUNDCOVERS							
	<i>Dichondra repens</i>	Kidney Weed	prostrate	Tubestock	50%	4 per 1m ²	5,770
	<i>Microlaena stipoides var. stipoides</i>	Weeping Grass	0.1 x prostrate	Tubestock	50%	4 per 1m ²	5,770

* Shrubs exceeding 2 metres growth will be pruned accordingly

Planting Palette



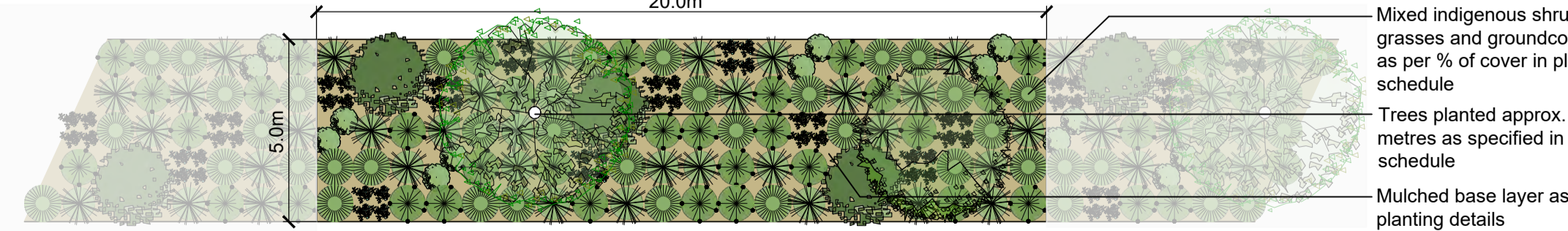
Tree Planting Details



Preparation, Planting and Establishment Notes

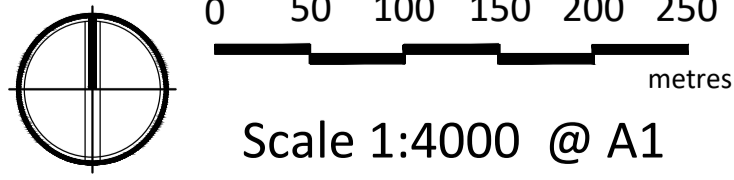
- All underground services to be verified by Contractor prior to commencement of work.
- All setout and levels must be checked and approved on site by the superintendent prior to construction.
- Any discrepancies must be reported immediately to the superintendent or landscape architect.
- Figured dimensions have preference over scaled dimensions. Drawings are to be read in conjunction with applicable project specifications and engineering documents.
- All construction to be in accordance with all relevant Australian Standards, including all revisions, council requirements and industry standards for methods and quality of construction.
- Weeds are to be removed from site prior to construction. Herbicide to be used sparingly. If required, use a non-residual glyphosate herbicide in any registered formulae, at the recommended maximum rate.
- Site to be graded towards garden beds, lawn or gravel areas. Adjust grading accordingly to accommodate localised collection of ground water.
- Soil pH is to be tested and should be slightly acidic to neutral (pH - 5.5 to 7.0). If outside of this range contact local nursery to obtain advice on improving the pH level and individual plant tolerance of specific site pH level.
- Clay soils should be checked for responsiveness to gypsum which can allow plant roots to penetrate the soil. If required, add gypsum according to manufacturer's specifications.
- Cultivation of existing soil to be minimal. Improve existing soil with organic material such as well rotted manures, soil improvers or compost prepared to AS.4454-2003. Top dress existing soil with organic material and cover with mulch. If importing of topsoil is required, then soil must comply with AS.4419-2003.
- Confirm plant quantities in Planting Schedule. Any discrepancies between Planting Schedule and plan are to be reported to the Landscape Architect before proceeding. Plants are to have well developed root system and be free of pest and disease.
- Unless otherwise indicated, 12mm uncoloured Pine Bark mulch (or approved equivalent) is to be applied to all garden beds at a depth of 75mm.
- Fertilise plants according to individual species requirements. Apply Sealon upon initial planting to target roots and promote healthy, balanced growth. Apply liquid Phostogen every three months.
- Each planted tree is to be staked for 1 to 2 years, as per planting detail, with 38x38x1800 hard wood stakes. Fasten with 50mm fabric ties.
- All shrubs are to be evenly spaced and located as per drawings.
- Re-grade proposed lawn areas to provide smooth contours. Rake to remove soil clods and rubble.
- Seeded lawn to be non-invasive grass species such as: Queensland Blue-Grass (*Dicanthem sericeum*), Red-leg Grass (*Bothriochloa macra*) or Weeping Grass (*Microlaena stipoides*).
- Follow-up maintenance should be undertaken as required for 2 years following establishment. Damaged, dead or diseased plants should be replaced. Monitor for weed species and remove as required. Eradicate any pest animals or insects. Water plants according to individual species' moisture needs, seasonal conditions and as advised by Local Water Authority. Monitor and prune plants and trees to as required, according to AS 4373 (Pruning of Amenity Trees). Replenish mulch annually in Spring.

Typical Buffer Planting Layout - 20 x 5m Segment



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 ADDRESS: Hopkins Road, Fulham (Lot 2 LP204862)
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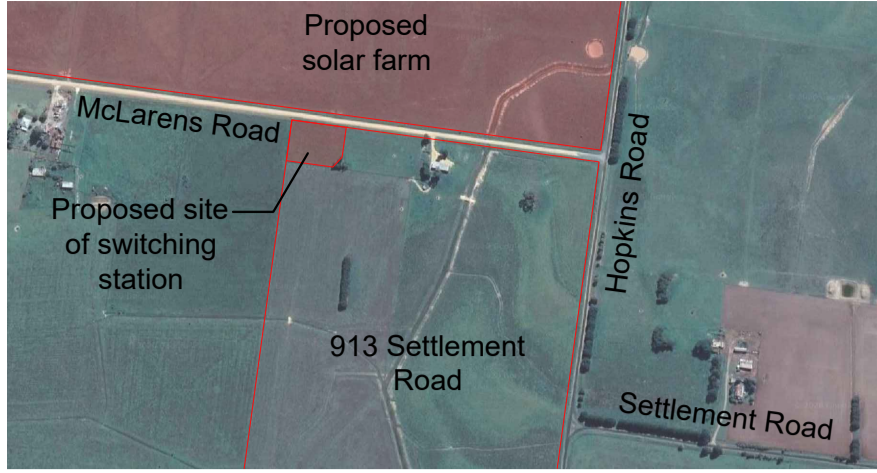
Landscape Plan - Planting



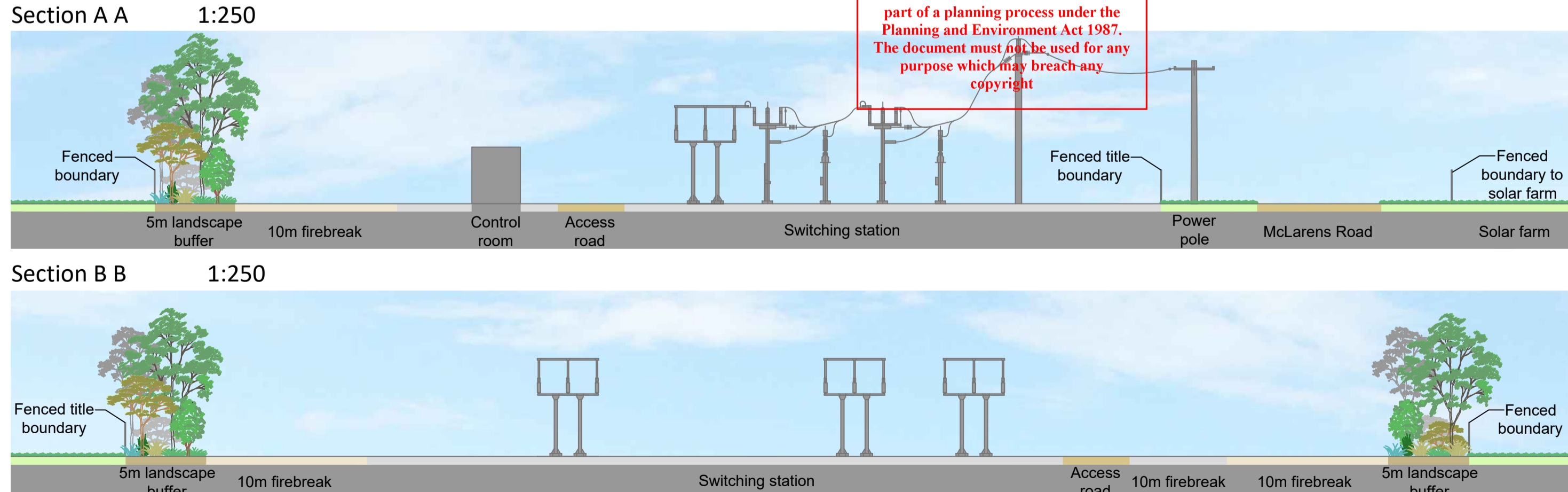
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Locality Plan Not to scale



Sectional Elevations



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Landscape Buffer Planting Schedule

GIPPSLAND PLAIN BIOREGION
SPECIES FROM PLAINS GRASSY WOODLAND (EVC 55), PLAINS GRASSY WETLAND (EVC 125) & SWAMP SCRUB (EVC 53)
BUFFER ZONE AREA: 1,067m²

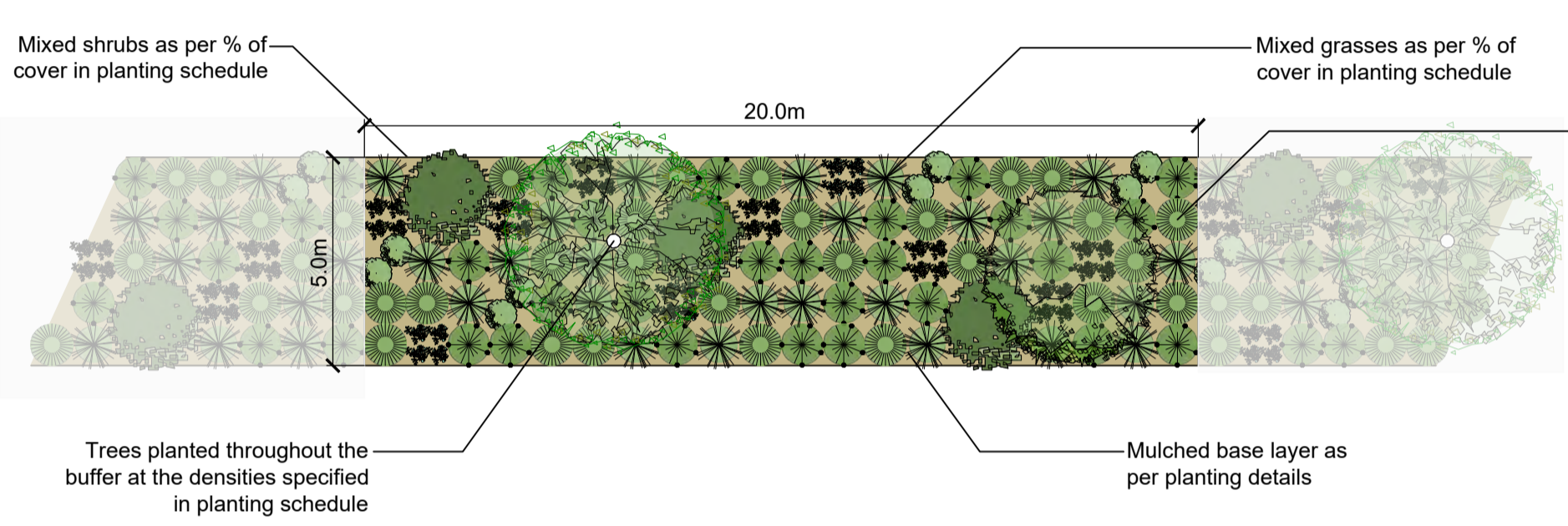
CODE	BOTANIC NAME	COMMON NAME	SIZE (MATURITY)	RECOMMEND POT SIZE	% COVER	PLANTING DENSITY	QUANTITY
TREES							
N/A							
	<i>Acacia pycnantha</i>	Golden Wattle	5-8 x 3.5	150mm	50%	n/a	11
	<i>Eucalyptus kitsoniana</i>	Gippsland Mallee	5-8 x 5	150mm	50%	n/a	11
SHRUBS							
15% (160m ²)							
	<i>Kunzea ericoides</i> *	Burgan	2 x 2*	Tubestock	50%	0.25 per 1m ²	20
	<i>Leptospermum continentale</i> *	Prickly Tea-tree	2 x 2*	Tubestock	50%	0.25 per 1m ²	20
GRASSES							
75% (800m ²)							
	<i>Lomandra filiformis</i>	Wattle Mat-rush	1 x 1	Tubestock	33%	1 per 1m ²	267
	<i>Poa labillardieri</i>	Common Tussock-grass	1 x 1	Tubestock	33%	1 per 1m ²	267
	<i>Themeda triandra</i>	Kangaroo Grass	1 x 1	Tubestock	33%	1 per 1m ²	267
GROUNDCOVERS							
10% (107m ²)							
	<i>Dichondra repens</i>	Kidney Weed	prostrate	Tubestock	50%	4 per 1m ²	214
	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	0.1 x prostrate	Tubestock	50%	4 per 1m ²	214

* Shrubs exceeding 2 metres growth will be pruned accordingly

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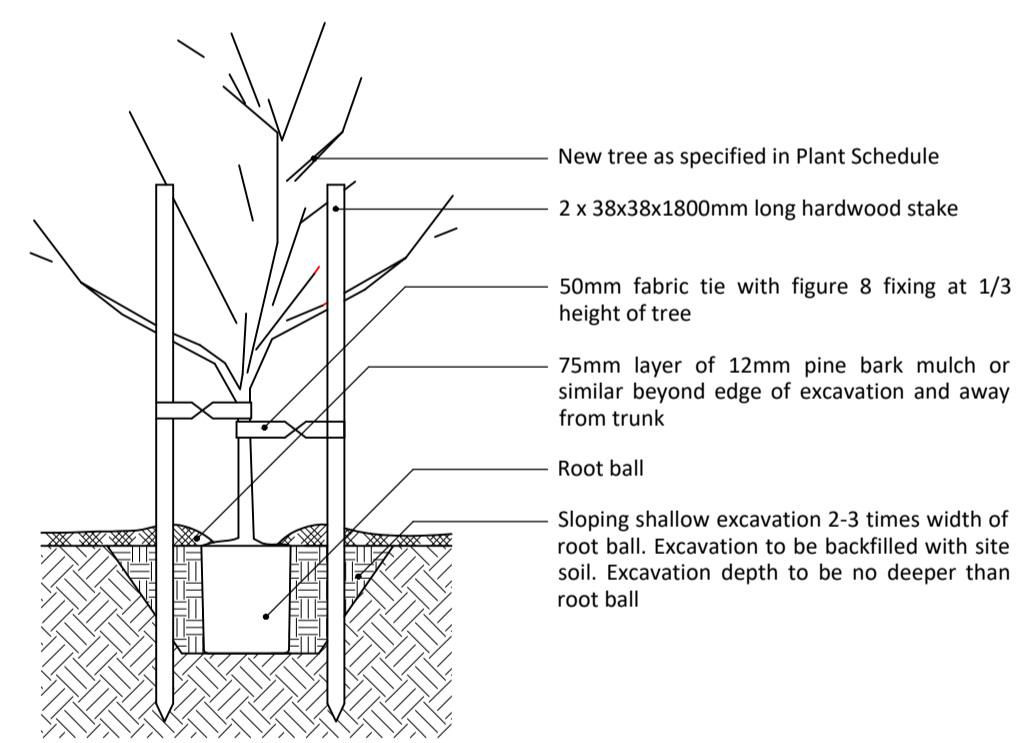


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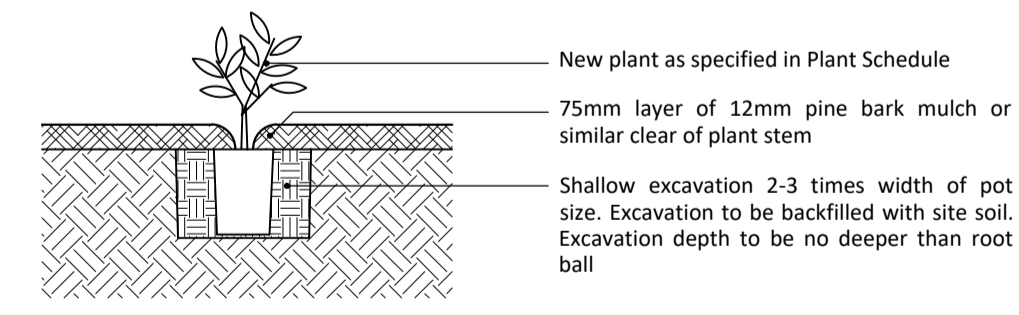


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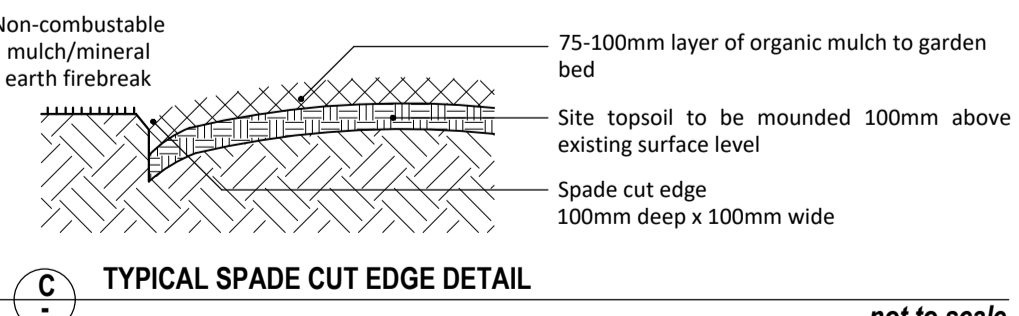
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TYPICAL TREE PLANTING DETAIL not to scale



TYPICAL SHRUB / GRASS PLANTING DETAIL not to scale



TYPICAL SPADE CUT EDGE DETAIL not to scale

Preparation, Planting and Establishment Notes

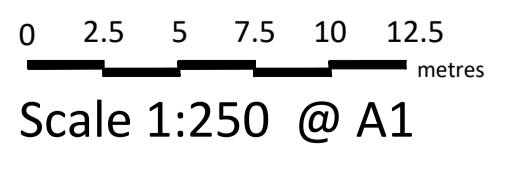
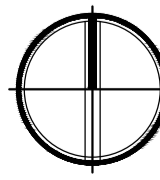
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CLIENT: Fulham Solar Farm Pty Ltd
ADDRESS: 913 Settlement Road, Fulham
MUNICIPALITY: Wellington Shire Council

Landscape Plan - Switching Yard



Monitoring and Maintenance

Monitoring the planted buffers will ensure that any areas requiring remedial works are identified and maintenance is carried out in a timely manner. Monitoring of the following will be carried out on a regular basis:

- The establishment and health of the plantings,
- The physical mass of the buffers to ensure there are no breaks in contiguous screening of the site,
- The build up of woody vegetation or other fire risk, and
- Weed coverage across the site.

Maintenance will be carried out regularly across the site with focus on the following:

- Replanting of any trees or shrubs that may have failed,
- weed control,
- repairing any erosion problems, and
- fire management.

The frequency of monitoring and maintenance will decrease as the plantings establish. Monitoring and maintenance of the plantings will continue for the life of the project. The proposed schedule of monitoring to ensure the success of the rehabilitation works is outlined in the table below.

Maintenance Schedule		
Task	Responsibility	Occurance
Undertake buffer plantings in accordance with the staging schedule	Site manager	In accordance with the staging schedule
Monitoring of retained trees and consideration of supplementary watering	Site manager	Prior to construction commencing, every 4 weeks thereafter
Inspection of buffer planting to assess health and establishment of individual plants	Site manager	Every 4 weeks from September to November, then every 6 weeks weeks from December to August
Replacement of any damaged, dead or diseased plantings as soon as possible	Site manager	As required
Inspection of buffers to determine presence and potential movement of weed species. Weed species to be managed with application of environmentally responsive herbicides	Site manager	Every 4 weeks from September to November, then every 6 weeks weeks from December to August. Spraying to undertaken sparingly and as required
Rehabilitate exposed topsoil with plants and mulch or grass seed	Site manager	As required
Regular monitoring of the site to determine faults or breaches in the fencing	Site manager	Twice weekly
Undertake fencing repair works as soon as possible following identification of a fault or breach	Site manager	As required

ADVERTISED PLAN

Staging

A staged approach to planting out the landscape buffers is proposed. This will prioritise sections of the buffers where there is higher visibility to the public realm and allow the planting to establish as soon as possible. Staged planting will also assist in navigating lead times and supply issues currently affecting the industry.

As illustrated above, buffer planting within Stage One will be undertaken first, with Stages Two and Three to follow. Stage One will avoid all native vegetation. Proposed timeframes for planting are outlined in the following table:

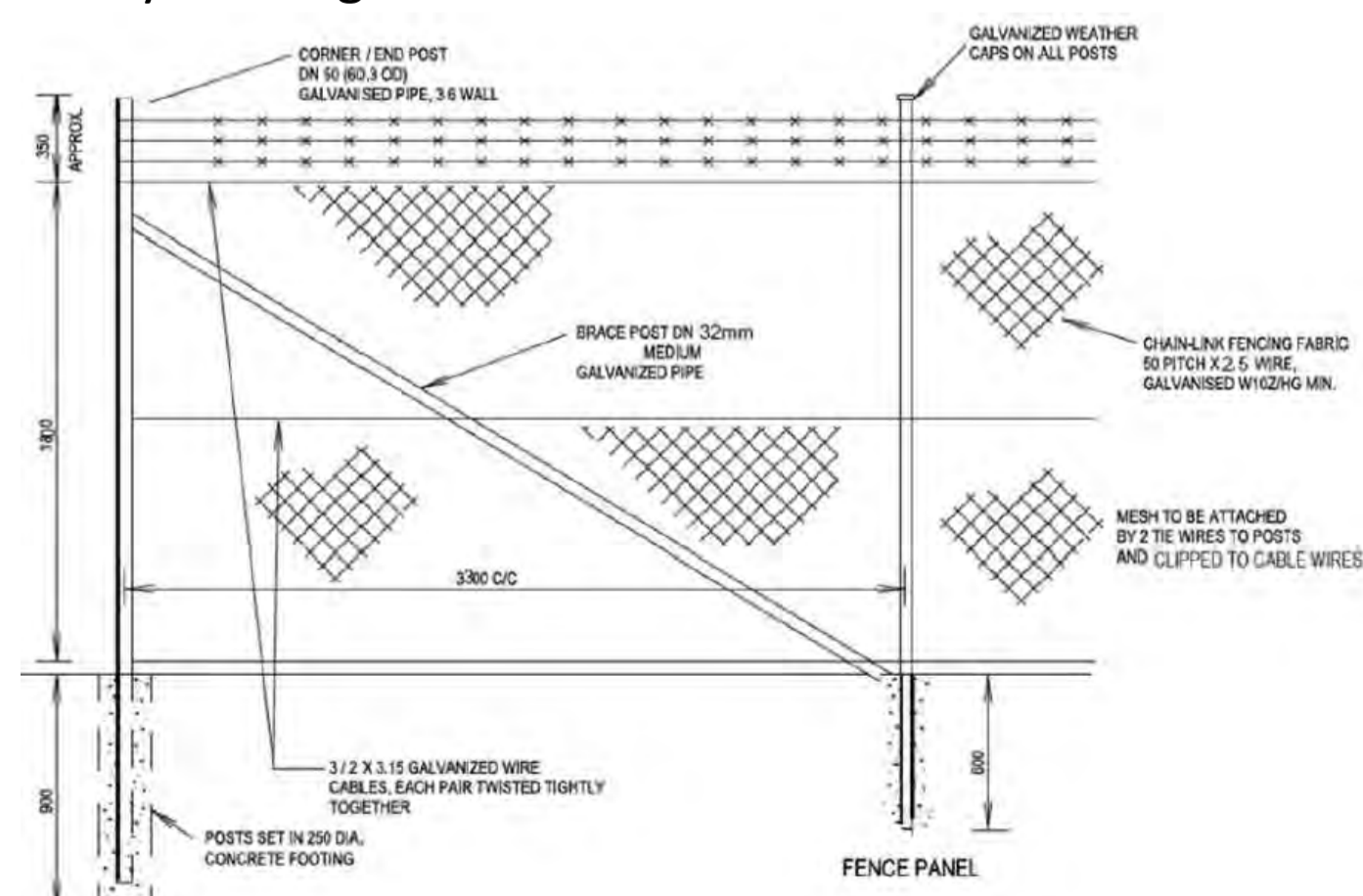
Stage	Planting Window
1	March 2025 - October 2025
2	March 2025 - October 2025
3	March 2026 - October 2026

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Fencing

Perimeter security fencing with a total height of 2.15 metres will occur adjacent to the buffer planting. As illustrated in the graphic below, the security fencing will be composed of chainlink fencing fabric to 1.8 metres with 0.35 metres of security wires. Fence posts will be galvanised pipe set in concrete footings.

Security Fencing Sketch



Fencing Layout 1:8000

