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Fulham Solar Farm | Section 72 Amendment & Endorsement Request

Prepared for Fulham Solar Farm Pty Ltd as
trustee for the Fulham Solar Farm Trust

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1. INTRODUCTION

Dartmouth Consulting Pty Ltd acts on behalf of Fulham Solar Farm Pty Ltd as trustee for the Fulham Solar Farm Trust regarding the land on the corner of Hopkins and McLarens Road, Fulham and 913 Settlement Road, Fulham (the 'Subject Site').

This planning report has been prepared to accompany an application to amend Planning Permit PA2101365-1 (the 'Planning Permit') pursuant to Section 72 of the *Planning and Environment Act 1987*.

Specifically, it is proposed to:

- Amend the site layout plan
- Amend the endorsed landscape plan
- Introduce the land at 913 Settlement Road, Fulham into the permit
- Delete and amend permit conditions

This application is to be read in conjunction with the following information:

- Cover Letter prepared by Dartmouth Consulting
- Copy of Certificate of Title
- Flora and Fauna Assessment prepared by Nature Advisory
- Landscape Plan prepared by Davidson Design Studios
- Copy of Planning Permit PA2101365
- Written advice from West Gippsland Catchment Authority

This report also includes an assessment of the documents submitted for endorsement pursuant to conditions 1, 11, 19, 30 and 38:

- Site layout plan and elevations prepared by RINA for endorsement under Condition 1
- Powerline Alignment Plan prepared by Ricardo for endorsement under Condition 1(j)
- Glint and Glare Assessment prepared by Ricardo for endorsement under Condition 11
- Predictive Noise Assessment prepared by WMG for endorsement under Condition 19
- Native Vegetation Removal Plan prepared by Nature Advisory for endorsement under Condition 30
- Risk Management Plan prepared by RED Fire Engineers for endorsement under Condition 38

This report outlined the site's context, the planning permit history, the proposed changes and an assessment of these changes against the Wellington Planning Scheme. **Table 6-1 Condition Response Matrix** details how each of the plans and documents submitted for endorsement respond to the correlating condition.

For the most part, the changes introduced by this application are typical of an industry in which technology advancements are almost outpacing design and construction. This has resulted in a revised layout that reduces its array footprint (reduction of 25,000 panels), allowing for increased setbacks to property boundaries, whilst substantially increasing its output and on-site storage capability.

As one of the six projects successful under VRET2, the amended layout and increased output is critical in supporting the Victorian Government's commitment to achieving 100% renewable electricity consumption for its operations by 2025, meets its legislated renewable energy targets of 40% by 2025, 65% by 2030 and 95% by 2035, and place downward pressure on electricity prices.

The project is nearing shovel-ready status and anticipates construction to begin in early 2025. Therefore, we respectfully request DTP kindly prioritise the review of this application.

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2. SITE, SURROUNDS, AND BACKGROUND

2.1 SUBJECT SITE

2.1.1 Main Site

The site is formally identified as Lot 2 on PS323461L, Lot 2 on PS204862W, and Crown Allotment 25 Section B Parish of Wurruk Wurruk, as shown in **Figure 2-1** below. It is located on Hopkins Road, Fulham, on the north-western corner of Hopkins Road and McLarens Road. Located within the Shire of Wellington, the subject site is approximately 207km east of Melbourne.

The land is generally rectangle in shape, and abuts Hopkins Road along the eastern boundary, and McLarens Road along the southern boundary.

With an approximately 1km frontage to Hopkins Road along the eastern boundary and 1.6km abuttal to McLaren's Road, the site has a total land area of approximately 160 hectares.

A dwelling is located on the eastern portion of the site and is currently uninhabited and will be demolished.

The topography is relatively flat, with a gentle slope from the north-western corner down to the south-eastern corner of approximately 7 metres. Given the size of the site, the change in level is modest and gradual.

The main vehicular access to the property is located to the north-eastern corner of the site via Hopkins Road, near the shared boundary with the Fulham Correctional Centre. A second vehicle access point from Hopkins Road (located mid-way along the Hopkins Road frontage) provides a driveway connection with the existing dwelling.

The site also has three vehicular access points along McLarens Road, the first is located in the south western corner, the second is situated 350m east of the corner of the neighbouring dwelling, and the third is positioned approximately 820 metres west of the Hopkins and McLarens Road intersection.

There is an established wind row along part of the western boundary and some trees surrounding the existing dwelling. The rest of the site is clear of trees with a mixture of annual and perennial (exotic) pasture species. Two overhead electricity power lines run through the east of the site, providing energy to the vacant dwelling.

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2.1.2 913 Settlement Road

This amendment will seek to add the land at 913 Settlement Road, Fulham to the permit. The land, located on the southern side of McLarens Road and the western side of Hopkins Road and Settlement Road, is formally identified as Crown Allotment 15 Section B Parish of Wurruk Wurruk.

The land is rectangular in shape and includes a frontage of 472m to McLarens Road and a combined frontage of 1,215m to Hopkins Road and Settlement Road along the eastern boundary, for a total site area of approximately 57ha.

The site is impacted by a watercourse that enters from the properties north and snakes through the site exiting via the south west corner to the neighbouring property at 430 McLarens Road, Fulham. Topographically speaking the site is generally flat.

A single storey dwelling is located to the south-east of the site, with the wider property used for agricultural purposes.

Vehicular access to the site is provided via a single crossover from Settlement Road.

On-site vegetation is limited owing to its agricultural use over the years, though some trees are sporadically located throughout the property.

2.1.3 Road Reserve

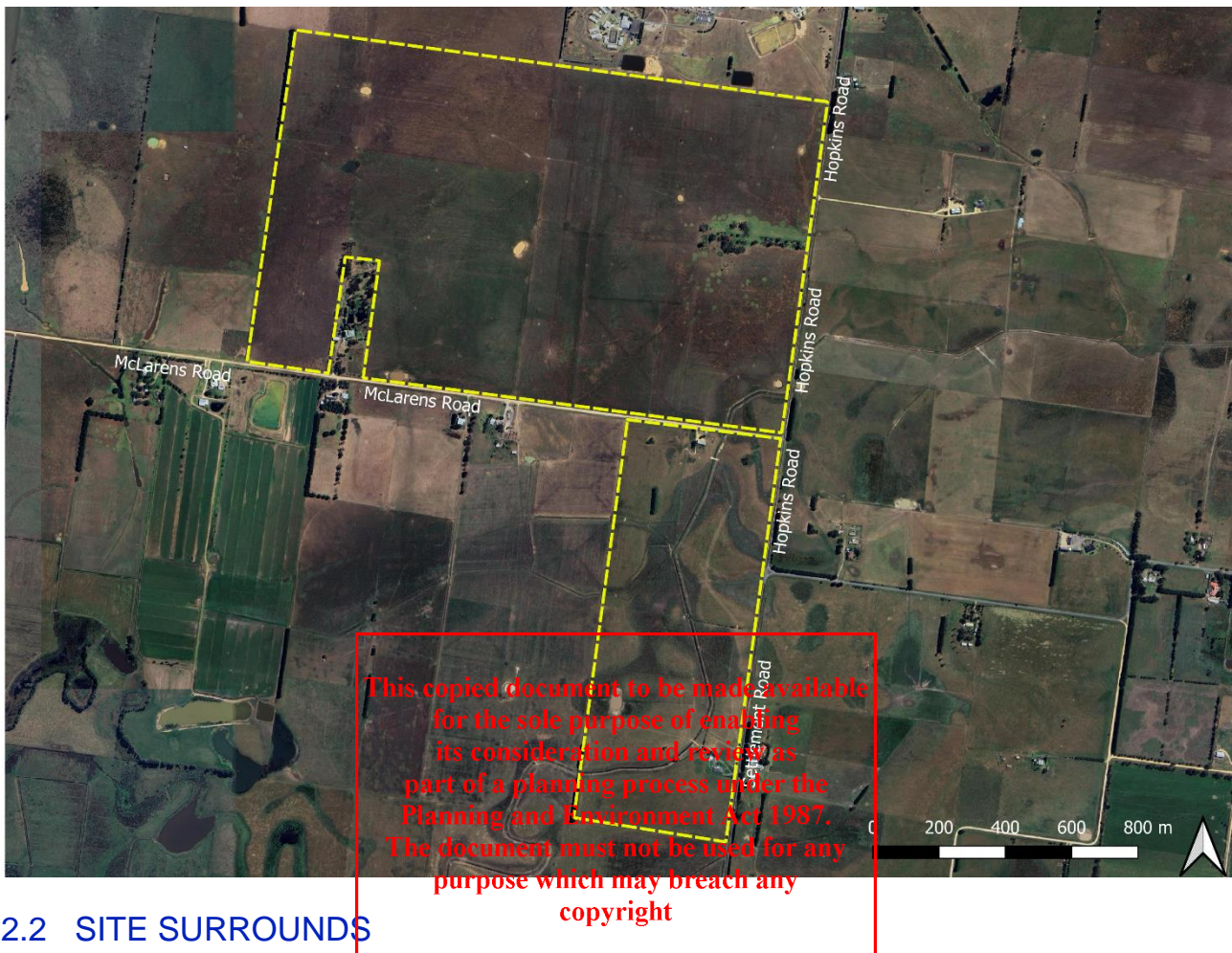
Connection of the solar energy facility to the grid will occur via powerlines located within the road reserve, including:

- Hopkins Road
- Settlement Road

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- McLarens Road (introduced as part of this application)

Figure 2-1 Subject Site



2.2 SITE SURROUNDS

The site and surrounds are located within the Shire of Wellington, situated approximately 180km east of Melbourne's CBD. With the exception of Fulham Correctional Centre, which abuts the northern property boundary, the surrounding land is primarily used for agricultural purposes.

The nearest major towns to the site are:

- Sale (E) 8.4km (population 13,672)
- Rosedale (W) 17.5km (population 1,654)
- Tarralgon (W) 40km (population 27,958)
- Maffra (N) 16km (population 4,316)
- Stratford (N) 18km (population 2,617)

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2.3 PERMIT HISTORY

Planning Permit PA2101365 was issued by the Department of Environment, Land, Water and Planning (DELWP) on 28 March 2022 allowing for:

Use and development of a Solar energy facility, Utility installations and associated buildings and works, the removal of native vegetation and display of business identification signage.

Amendment PA2101365-1 was approved by the Department of Transport and Planning (DTP) on 20 January 2023. The following changes were approved:

- Amend conditions 1, 3, 7, 22, 39, 66 and 76 to enable the commencement of stage 1 landscaping works prior to the endorsement of plans

- Amend condition 31 to allow landscaping, perimeter road, and security fencing works to occur within 30 metres of the intersecting waterway

As part of this submission, the Landscape Plan and Complaints Investigation and Response Plan were endorsed under Condition 3 and Condition 33 respectively.

2.4 CERTIFICATE OF TITLE

The following formal land descriptions apply to the site:

- Lot 2 Plan of Subdivision 323461L
- Lot 2 Plan of Subdivision 204862W
- Crown Allotment 25 Section B Parish of Wurruk Wurruk
- Crown Allotment 15 Section B Parish of Wurruk Wurruk

There are no registered restrictions, such as a Section 173 Agreement or Covenant, registered on title. The land does not contain any easements.

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3. PROPOSED AMENDMENT

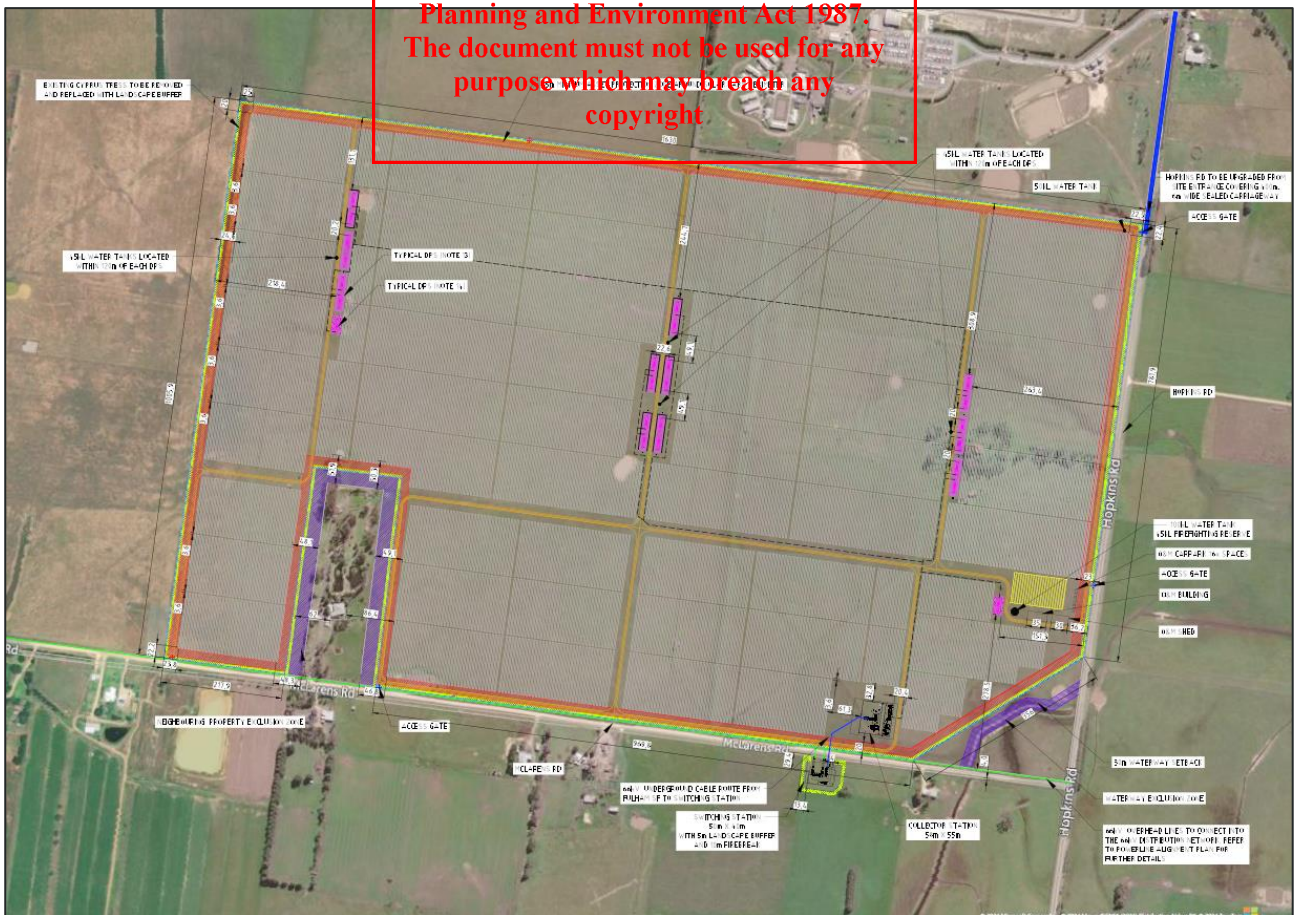
Through the production of technical studies, operational requirements, and detailed design the following amendments to planning permit PA2101365 are proposed:

- Amend the address of the permit to include 913 Settlement Road, Fulham and McLaren's Road Reserve
- Amend the decision plans, including:
 - Amended solar array layout
 - Amended access track location
 - Property setbacks
 - System Specifications
 - Powerline alignment
 - Relocate the Switching Station to 913 Settlement Road.
 - Relocate substation
 - Changes required by permit condition
- Amend the endorsed Landscape Plan including:
 - Changes to the planting schedule
 - Include the land at 913 Settlement Road, Fulham
 - Staging plan amended
 - Minor changes to the location of the buffer
- Delete permit conditions 43, 44(g), 49, 50
- Amend permit condition 1(c), 32, 51 and 62

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Figure 3-1 Amended Site Layout Plan

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3.1 AMENDED PLANS

This section provides a detailed breakdown of all changes made to the site layout, elevations, and system specifications.

3.1.1 Setback Changes

The amended layout has resulted in the following changes to the minimum setbacks (in metres) between the property boundaries and the solar arrays :

Table 3-1 Setback Changes

Setback	Decision Plans	Amended Plans
Minimum setback from solar array to eastern property boundary	27	22.5
Minimum setback from solar array to southern property boundary	22.5	20
Minimum setback from solar array to western property boundary	20.5	23.8
Minimum setback from solar array to northern property boundary	17.2	20
Minimum setback from solar array to northern property boundary of 379 McLarens Road	44.2	50.3
Minimum setback from solar array to eastern property boundary of 379 McLarens Road	42	46.8
Minimum setback from solar array to western property boundary of 379 McLarens Road	56.8	48.1

3.1.2 System Specifications

Table 3-2 System Specification Changes

	Decision Plans	Amended Plans
System Capacity	80 MWdc	104.03 MWdc
Module length	2,256mm	2,382mm
Module width	1,133mm	1,134mm
Number of Modules	205,175	180,927
Number of Inverters	23	24
Number of Convertors	184	144
Number of Batteries	89 (69 DC Coupled and 20 AC)	96 (DC Coupled Only)
Battery Capacity	80MWh	128MWh
Tracker Range	+/- 52 Degrees	+/- 60 Degrees

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3.1.3 BESS/Distributed Power Stations

The sites' ability to capture and store power has been amended leading to greater efficiencies whilst occupying a smaller footprint.

The BESS arrangement (23 in total) shown on the decision plans comprising of three (3) 12.2m x 2.5m batteries, an 8m x 4m shed containing eight (8) convertors, and a 6 x 2.4m inverter, these will be replaced by 24 Distributed Power Stations (DPS). The DPS's will contain three (3) batteries, six (6) convertors, and one (1) inverter and comprise the following dimensions, 28.87L x 7.67W.

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The DPS are presented either individually (as per **Figure 3-2**) or coupled (as per **Figure 3-3**). Earthen bunds (discussed in greater detail below and within the Risk Management Plan) perimeter each DPS, and will have capacity to contain up to 45kL of firewater runoff per individual DPS.

All AC-Coupled batteries have been removed.

Figure 3-2 Proposed Distributed Power Station – Individual

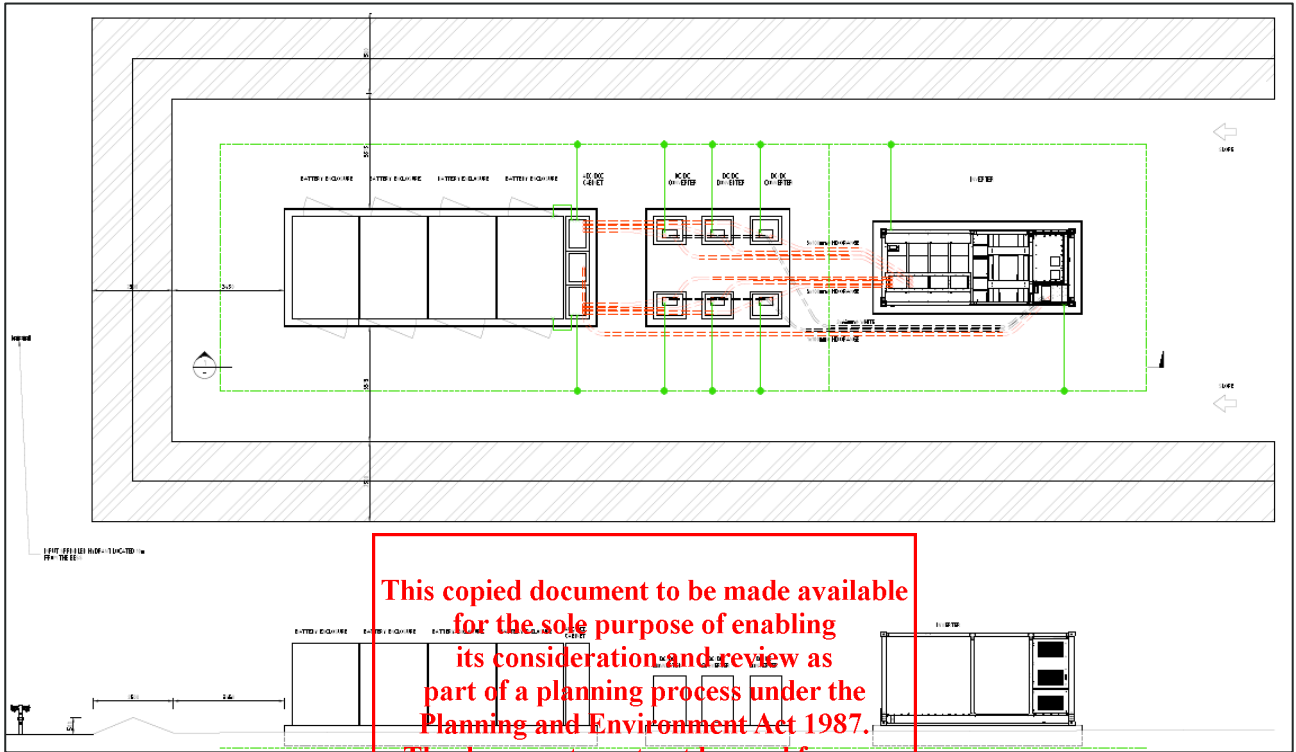


Figure 3-3 Proposed Distributed Power Station – Coupled

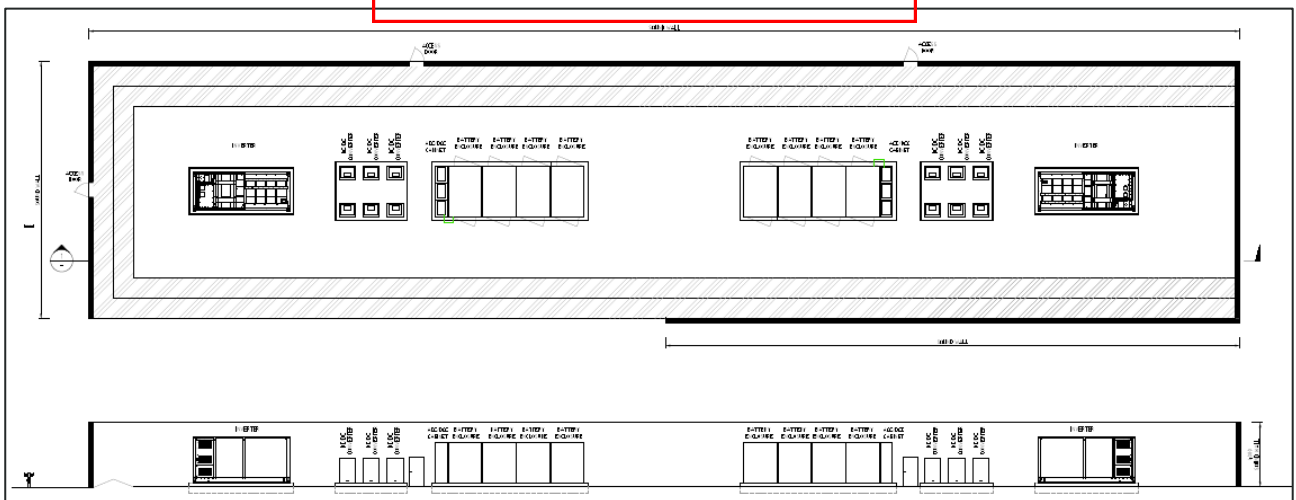


Figure 3-4 Approved Invertor and BESS layout as shown on Decision Plans prepared by Ricardo



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3.1.4 Grid Connection

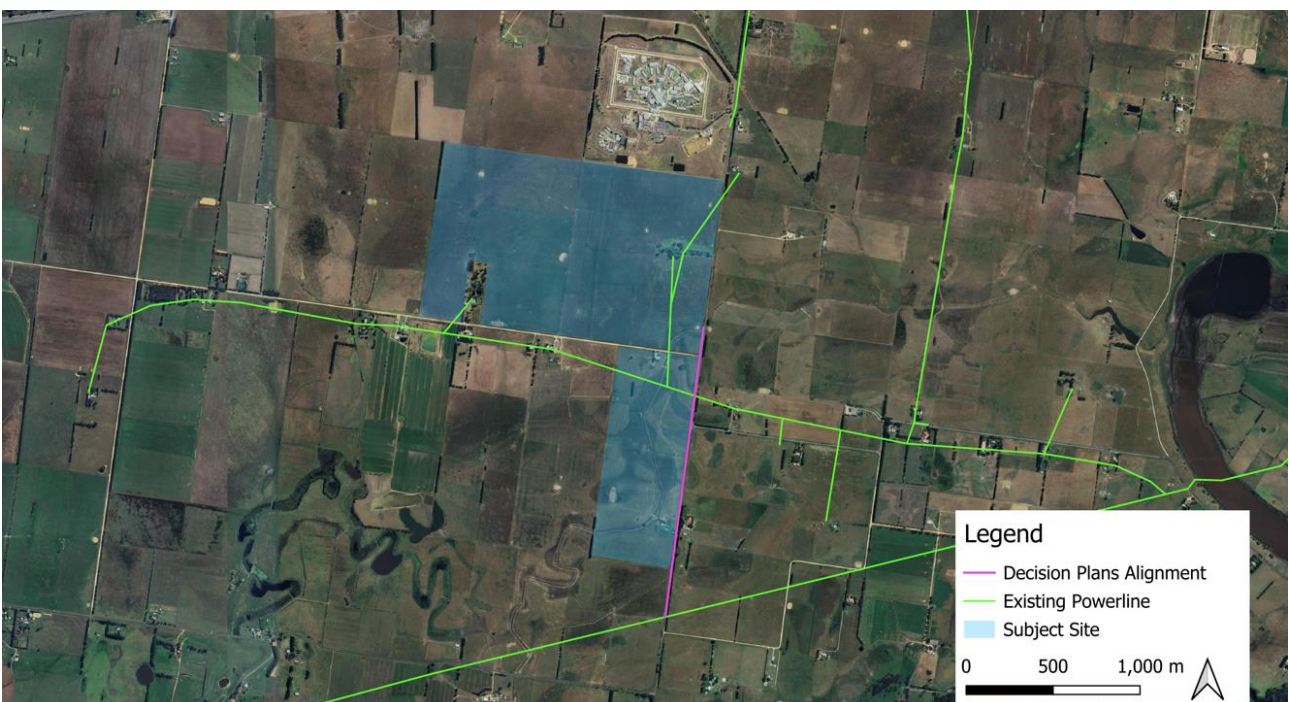
The project will continue to utilise the existing 66KV powerline, located approximately 1.5km south of the subject site, as its point of connection to the National Electricity Market (NEM). The relocation of the switching station as well as direction from AusNet has required changes to the powerline alignment and location of power poles. These changes include:

- Power poles and powerlines to be installed along McLarens Road connecting the switching station to the alignment along Hopkins/Settlement Road.
- Removal of powerline intersecting the eastern half of the subject site (providing energy to the dwelling).
- Powerline to continue north along Hopkins/Settlement Road to 111 Hopkins Road, Fulham.

Figure 3-5 Existing Powerlines

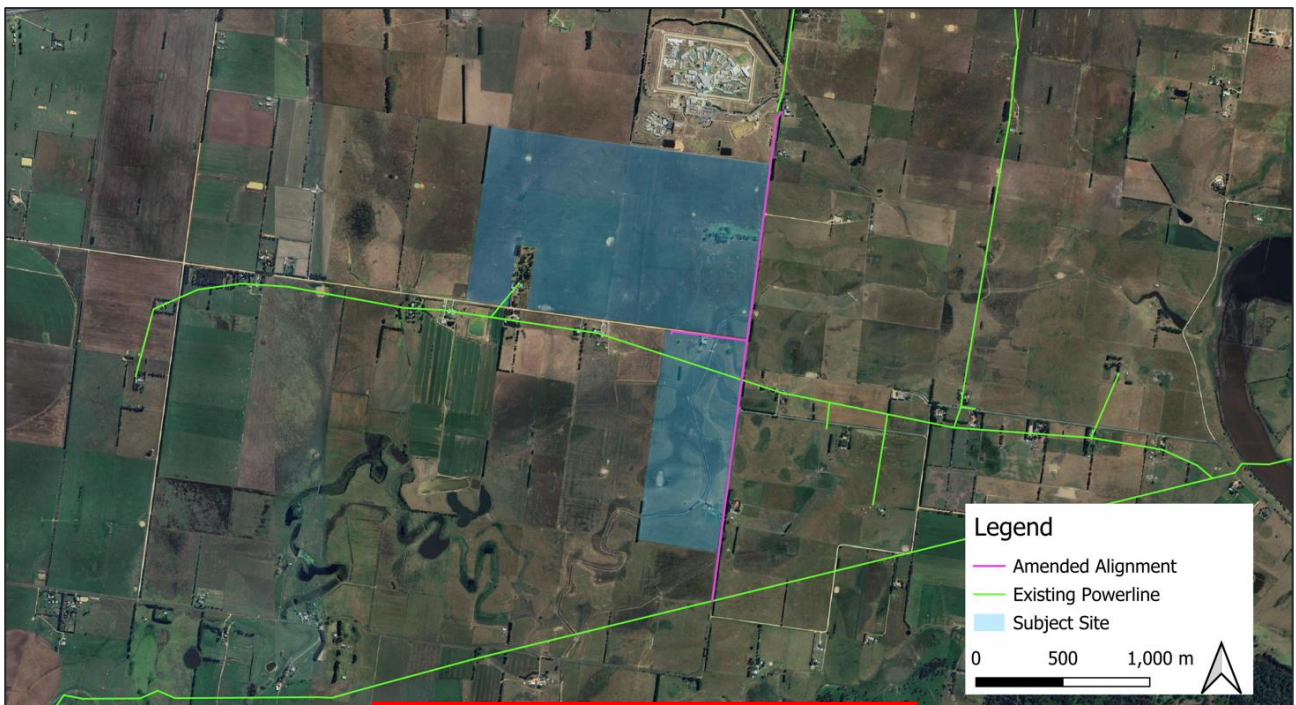


Figure 3-6 Decision Plans Alignment



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Figure 3-7 Amended Alignment



The changes to the alignment will require an additional 0.0005 hectares of native vegetation to be removed.

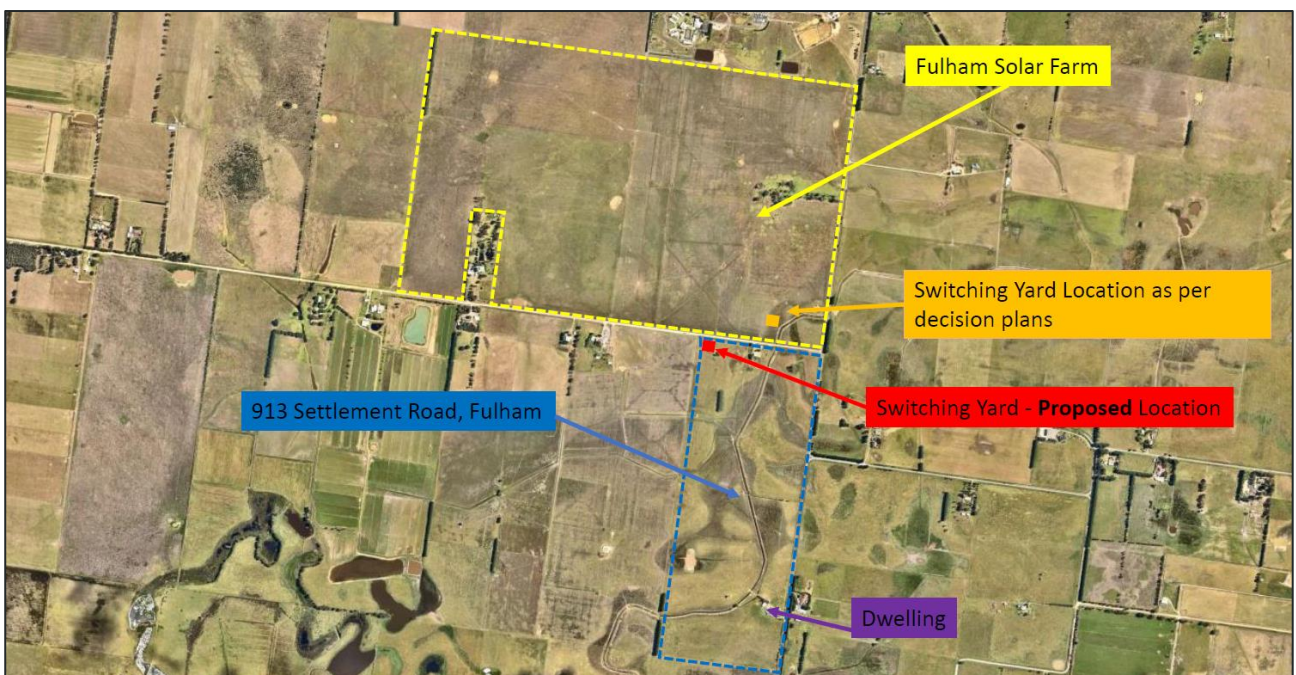
3.1.5 Relocation of Switching Station

The switching station, currently shown on the decision plans in the south east corner of the site, is to be moved to the north west corner of the land located to the south of 913 Settlement Road as required by AusNet (further discussed within Section 5.2).

The Switching Station, an AusNet owned and operated asset, will occupy a smaller footprint when compared to the decision plans (reduced from 50m x 50m to 56m x 35m), and include a 5-metre-wide landscape buffer to provide visual screening, and a 10 metre wide non-combustible firebreak.

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Figure 3-8 Switching Station



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3.1.6 Permit Conditions

Additional plan changes have been introduced following recommendations outlined in technical studies required by permit conditions. A breakdown of these changes follows.

Risk Management Plan

- Firebreak increased from 10m to 15m covered by vegetation with a height no greater than 100 mm
- Increased number of water tanks, on site water capacity also increased to a total of 415kl
- An earthen bund is to be provided around each DPS. The bund will have a minimum capacity of 45kL to ensure appropriate storage of firewater runoff.

Acoustic Barriers

A targeted approach to acoustic control has been adopted as part of the detailed design phase. Acoustic sheds surrounding all converters have been removed and replaced by acoustic barriers which will only be erected around DPS's in proximity to the critical receptors. Acoustic barriers will range in height from 4.0 metres to 5.5 metres. Details of the acoustic barriers can be found in Section 8.3.1 of the Predictive Noise Assessment.

3.1.7 Minor Changes

In addition to the above, the following minor changes have been made to the plans:

- Site office and amenities shipping containers replaced with Operations and Maintenance (O & M) Building
- Increase in car park spaces from 10 to 16
- Switching room, transformer, and substation to be moved into the one unit, shown on the site plan and elevations as 'Collector Station'.
- Laydown area added to the site
- O & M Shed added to the south east corner
- Removal of the existing row of Cyprus trees in the north west corner, to be replaced by the continuation of the landscape buffer.

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3.2 AMENDMENT TO PERMIT ADDRESS

Changes discussed within **Section 3.1.5** and **Section 3.1.4**, specifically the relocation of the switching station, require the permit address to be amended to include **913 Settlement Road, Fulham and McLarens Road Reserve**. This change will require the permit to be updated as follows:

ADDRESS OF THE LAND:

Land

Land on Hopkins Road, Fulham **and 913 Settlement Road, Fulham** formally described as:

Volume	Folio	Description
10105	846	Lot 2 on Plan of Subdivision 323461L
09706	481	Lot 2 on Plan of Subdivision 204862W
09975	279	Crown Allotment 25 Section B Parish of Wurruk Wurruk
0675	089	Crown Allotment 15 Section B Parish of Wurruk Wurruk

Roads

Hopkins Road reserve

Settlement Road reserve.

McLarens Road reserve

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3.3 PERMIT CONDITIONS

It is proposed to delete permit conditions 43, 44(g), 49, 50. Whilst we seek to amend conditions 1(c), 25, 26, 32, 51, and 62 as follows:

Table 3-3 Proposed Changes to Permit Conditions

Condition	Current Wording	Proposed Wording
1(c)	Solar arrays must be specified as having anti-reflective glazing or coatings and nonreflective frames	Solar panels cells must be specified as having anti-reflective coatings.
25	The native vegetation permitted to be removed, destroyed or lopped under this permit is 27.878 hectares of native vegetation with a strategic biodiversity value score of 0.466.	The native vegetation permitted to be removed, destroyed or lopped under this permit is 27.8 78 ⁸⁴ hectares of native vegetation with a strategic biodiversity value score of 0.466.
26	To offset the removal of 27.878 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017): a. A general offset of 8.181 general habitat units: i. Located within the West Gippsland Catchment Management boundary or Wellington municipal area, ii. with a minimum strategic biodiversity value of at least 0.373.	To offset the removal of 27.8 78 ⁸⁴ hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017): a. A general offset of 8.18 1 ² general habitat units: i. Located within the West Gippsland Catchment Management boundary or Wellington municipal area, ii. with a minimum strategic biodiversity value of at least 0.373.
32	Any high value or electrical infrastructure should be installed at or above 600 millimetres above the existing ground surface level.	Any high value or electrical infrastructure should must be installed 300mm above the current 1% AEP flood level to the satisfaction of the West Gippsland Catchment Management Authority
51	In addition to the fire water provided for the AC coupled battery installation, the fire protection system for the DC coupled battery installations must include at a minimum, a fire water supply in static storage tanks of an aggregate quantity no less than 144,000 litres.	In addition to the fire water provided for the AC coupled battery installation, the fire protection system for the DC coupled battery installations must include at a minimum, A fire water supply in static storage tanks of an aggregate quantity no less than 144,000 litres must meet the aggregate quantity specified within the Risk Management Plan
62	Fire break(s) must: a. At the perimeter, commence from the boundary of the facility or from the vegetation screening (landscape buffer) inside the property boundary. b. Be constructed using either mineral earth or non-combustible mulch such as crushed rock. c. Be free of vegetation, including grass, at all times. d. Be free of all combustible and extraneous materials at all times (e.g., this area must not	Fire break(s) must: a. At the perimeter, commence from the boundary of the facility or from the vegetation screening (landscape buffer) inside the property boundary. b. Be constructed using either mineral earth or non-combustible mulch such as crushed rock. c. Be free of vegetation, including grass, at all times. b. Meet the distance specified in the Risk Management Plan d. c. Be free of all combustible and extraneous materials at all times (e.g., this area must not

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Changes to permit conditions is further discussed within **Section 5.7**.

3.4 LANDSCAPE PLAN

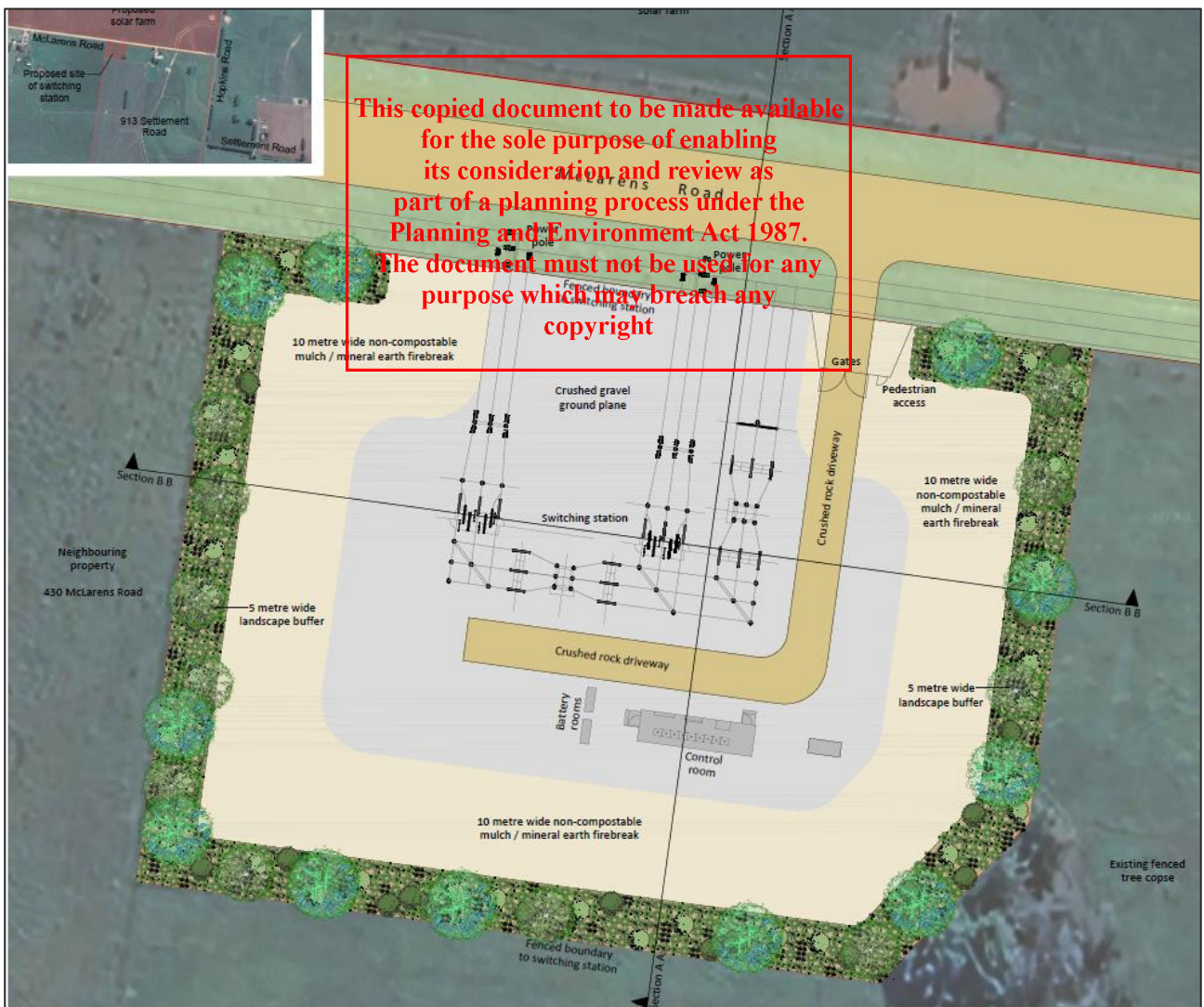
It is proposed to amend the Landscape Plan, last endorsed by DTP on 20 July 2023, to include the land at 913 Settlement Road, Fulham. A 5-metre-wide landscape buffer will run on the outer side of the firebreak around the periphery of the switching station and will include the same planting schedule as the main site.

The planting schedule has been amended following discussions with the CFA and the preparation of the Risk Management Plan. Changes to the planting schedule include:

- Replace Black Sheoak Tree with Golden Wattle
- Reduction in tree quantity
- Height of maturity of the Burgan shrub reduced from a maximum of 5m to 2m. A notation has also been added stating 'shrubs exceeding 2 metres growth will be pruned accordingly'.

The staging plan has also been amended with Stages 1 and 2 of the landscaping now beginning in March 2025 and Stage 3 to commence a year later in March 2026.

Figure 3-9 Switching Station Landscape Arrangement (913 Settlement Road)



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4. PLANNING CONTROLS

The land is zoned Farming Zone and is not affected by any overlay controls.

The site is not mapped within an area of Aboriginal Cultural Heritage Sensitivity. The site is located within a designated bushfire prone area. These are discussed in detail below.

4.1 FARMING ZONE

The Farming Zone (FZ) applies to the subject site, as shown in **Figure 4-1** below and has the following purpose:

- *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*

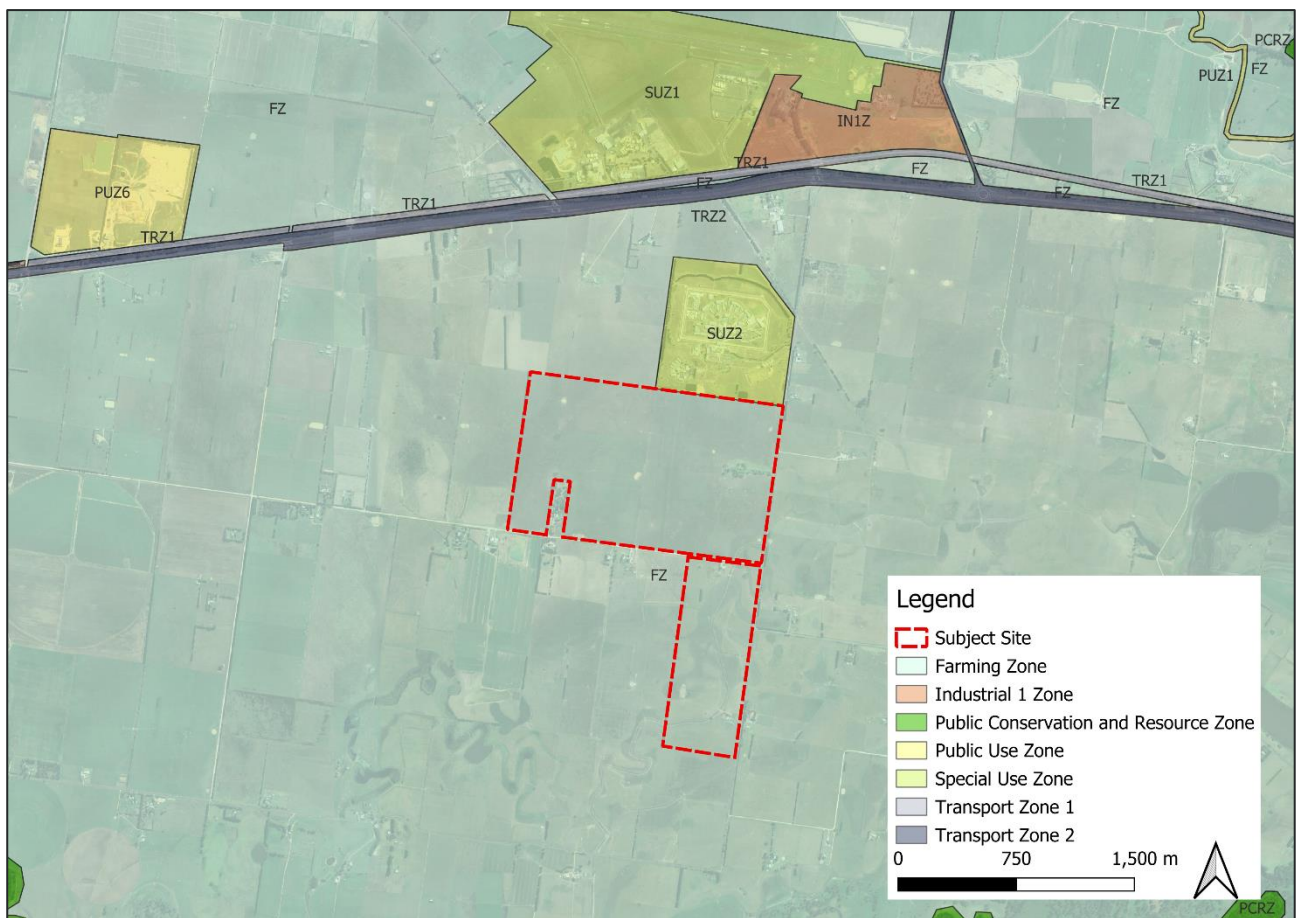
The Planning Permit already allows use and development for the solar energy facility and utility installation within the Farming Zone on the main site.

Planning permission is required to use and develop the land at 913 Settlement Road, Fulham for a utility installation pursuant to Clause 35.07-1 and Clause 35.07-4 respectively.

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Figure 4-1 Zoning Map



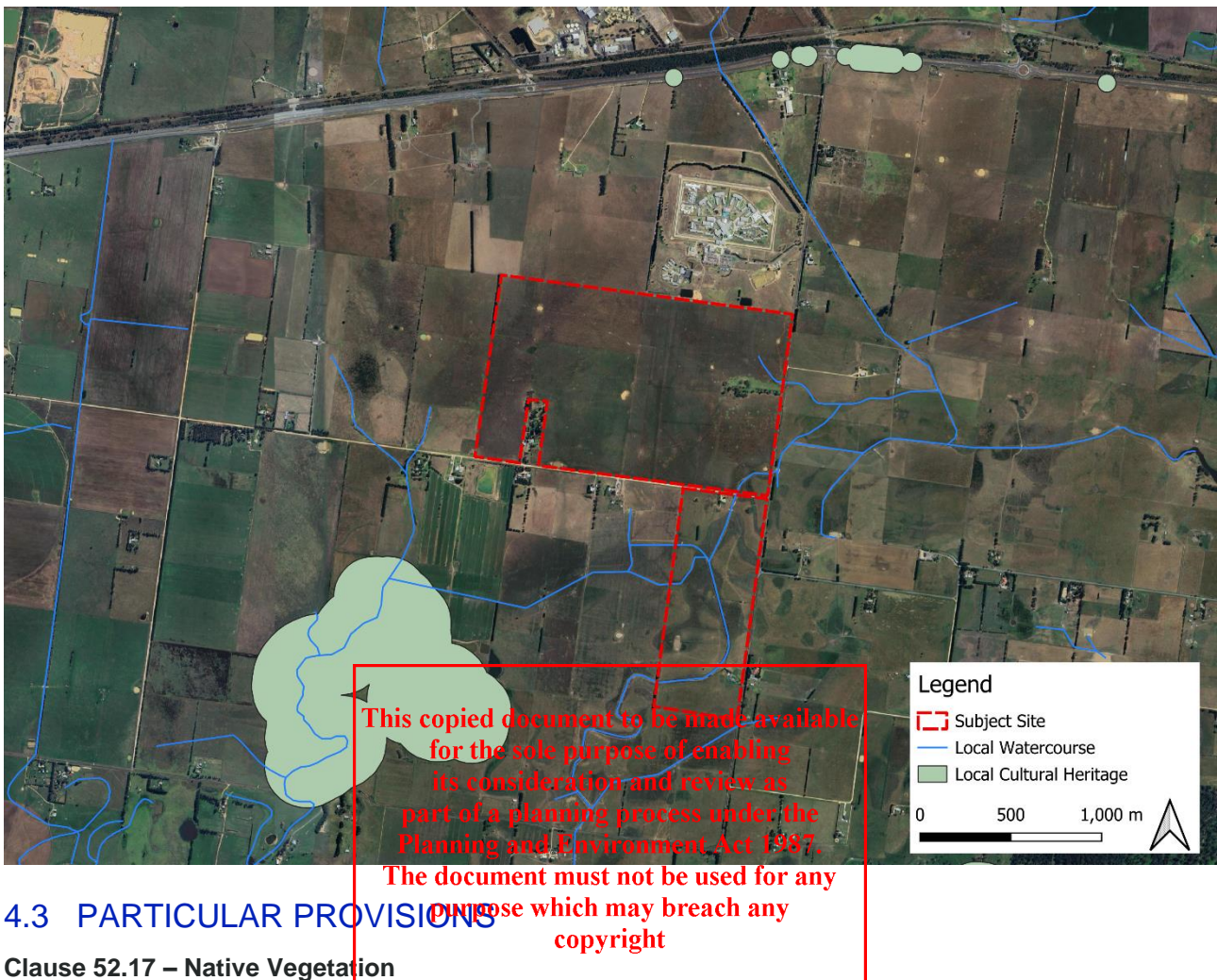
4.2 ABORIGINAL CULTURAL HERITAGE SENSITIVITY

As shown in **Figure 4-2**, the site, including the land at 913 Settlement Road is not located within an area of Aboriginal Cultural Heritage Sensitivity.

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Figure 4-2 Areas of Aboriginal Cultural Heritage Sensitivity



The purpose of this provision to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy, or lop native vegetation.

As per Condition 25 of the planning permit, the native vegetation permitted to be removed, destroyed or lopped under the permit is 27.878 hectares of native vegetation with a strategic biodiversity value score of 0.466.

Changes to the powerline alignment have required the removal of an additional 0.005 hectares of vegetation, it is proposed to amend Condition 25 to include this additional vegetation.

Further vegetation removal is required to accommodate the proposed 4.0m wide vehicle accessway to 913 Settlement Road, however, pursuant to Clause 52.17-7, this removal is exempt from planning approval as it meets the 'Vehicle access from public roads'. That is:

Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road.

This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres.

This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation.

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Clause 53.13 – Renewable Energy Facility

The purpose of this provision is 'to facilitate the establishment and expansion of renewable energy facilities in appropriate locations with minimal impact on the amenity of the area'. The decision guidelines must consider the following, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework
- The effect of the proposal on the surrounding area in terms of noise, glint, light spill, vibration, smell and electromagnetic interference
- The impact of the proposal on significant views, including visual corridors and sightlines
- The impact of the proposal on strategically important agricultural land, particularly within declared irrigation districts
- The impact of the proposal on the natural environment and natural systems
- The impact of the proposal on the road network
- Solar Energy Facilities Design and Development Guideline (Department of Environment, Land, Water and Planning, August 2019)

5. PLANNING CONSIDERATIONS

5.1 SECTION 72 AMENDMENT

Applying the principles established in *Addicoat v Fox (No 2) [1979] VR 347* and confirmed in *Coles Property Group v Boroondara CC [2014] (P2419/2013) ("Coles")*, the application properly constitutes an amendment and not a 'transformation' of the proposal.

In *Coles* at paragraph 23, the Member stated that "where the proposal is not transformed but retains significant elements of its previous content, and simply adds to, expands or alters what has been previously allowed, I consider that amending a permit, rather than always having to apply for a new permit, is now clearly contemplated by the provisions in the *Planning and Environment Act 1987*.

In this instance the change to the proposal is within the scope of an amendment and not considered a transformation to the planning permit issued. Therefore Section 72 of the *Planning and Environment Act 1987* is the appropriate application and approvals process.

For the most part, the changes introduced by this application are typical of an industry in which technology advancements are almost outpacing design and construction. This has resulted in a revised layout that reduces its array footprint (reduction of 20,000 panels), allowing for increased setbacks to property boundaries, whilst substantially increasing its output and on-site storage capability (increased from 80MW to 106MW).

As one of the six projects successful under VRET2, the amended layout and increased output is critical in supporting the Victorian Government's commitment to achieving 100% renewable electricity consumption for its operations by 2025, meets its legislated renewable energy targets of 40% by 2025, 65% by 2030 and 95% by 2035, and place downward pressure on electricity prices.

5.2 913 SETTLEMENT ROAD

5.2.1 Farming Zone

The relocation of the switching station from the south east corner of the main site, to the north west corner of 913 Settlement Road was driven by AusNet requirements. As the asset is to be owned and operated by AusNet, there is a requirement for the land in which it sits on to be owned by AusNet too – a requirement that could not be achieved in its previous location.

Clause 73.03 of the Wellington Planning Scheme provides definitions for land use terms. Switching Stations are classified as 'Utility Installations' which is defined as

Land used to transmit, distribute, or store power.

Pursuant to Clause 35.07-1 (Table of Uses), a planning permit is required to use the land at 913 Settlement Road for a Utility Installation.

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Renewable energy projects (including their associated infrastructure) are widely considered an appropriate use in the FZ. Whilst the Utility Installation will semi-permanently remove some land from agricultural production, the loss of 0.5ha, or 0.87% of the site area, in a corner location, is insignificant and would not limit the operation and expansion of onsite or adjoining/neighbour agricultural uses.

The use will meet purposes outlined in the Farming Zone specifically:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision

5.2.2 Amenity

Whilst the relocation of the switching station will introduce a new address to the permit, in the larger context its new location represents a slight deviation from the decision plans, as such the amenity impacts of this infrastructure were assessed as part of the initial application. However, a breakdown of amenity considerations has been provided below:

Traffic

Operational traffic impacts were considered as part of the planning permit application, the switching station will create additional traffic movements along Hopkins Road not considered as part of this assessment. However, the number of staff visiting the wider site will not be impacted by this change. Once operational the utility installation will be self-sufficient ~~and, outside of maintenance, will rarely require~~ onsite staff - ensuring impacts to the surrounding traffic network are negligible.

Traffic generated by the construction of the switching yard will be managed in accordance with the Traffic Management Plan required under Condition 22. The TMP is currently being prepared in consultation with Wellington Shire Council and will be submitted for endorsement at a later date.

Electromagnetic Radiation and Interference

Electrical equipment produces electromagnetic radiation. Radiation produced by transformers and inverters is reduced through performance standards that apply to standard components. The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) advises that the strength of this radiation will decrease with distance from the source, and it will become indistinguishable from background radiation within 50m of a high voltage power line and within 5 to 10m of a substation.

The amended design slightly reduces the distance between the closest dwellings and the relocated switching station (422m to nearest dwelling) substation (505m) and the new powerline (422m), however all potential sensitive receptors will not be adversely impacted by radiation effects based on the ARPANSA advice.

Visual Amenity

The Landscape Plan has been amended to include a 5-metre-wide planting buffer around the majority of the site (with the exception of part of the McLarens Road frontage to allow traffic) adjacent to the perimeter road and comprises species from the Plains Grassy Woodland Ecological Vegetation Class (Gippsland Plain Bioregion). These are the plants that likely would have occurred across most of the site prior to European settlement and land clearing.

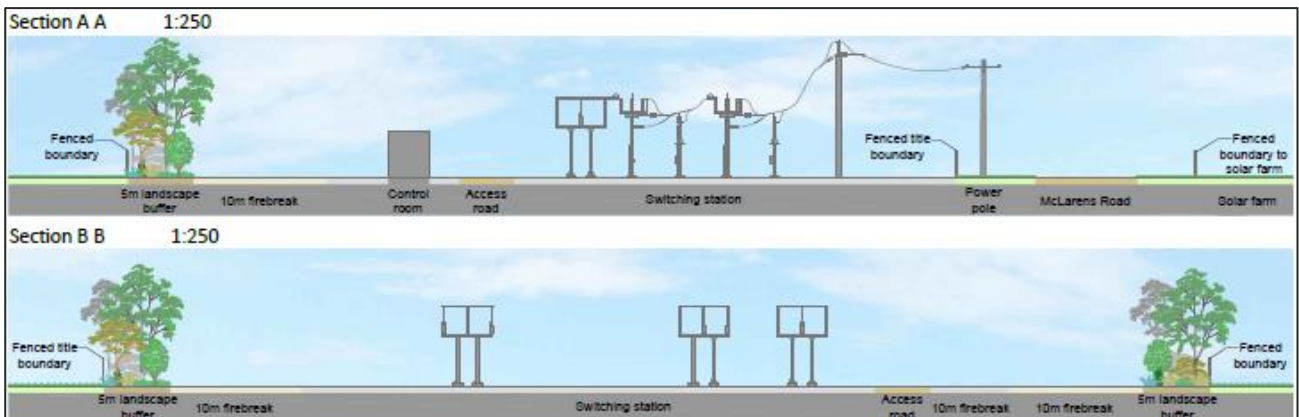
The typical buffer planting layout on the landscape plan demonstrates a dense planting schedule that ensure vegetation will be of sufficient height, width and foliage density at maturity to the infrastructure and the associated built form from view, as shown in **Figure 5-1 Landscaping Cross Section**.

The switching station will connect to the grid via proposed powerlines running along the northern side of McLarens Road, whilst this will result in powerlines crossing McLarens Road it is noted that the project will remove an existing powerline crossing McLarens Road ensuring no net loss to the visual amenity of the area.

The switching station will 'connect' to the main site via underground cabling.

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Figure 5-1 Landscaping Cross Section



Native Vegetation

A survey was undertaken by project ecologists Nature Advisory on 6 May 2024. The survey considered the northwest corner of land within 913 Settlement Road and the road reserve along McLarens Road (discussed in Section 5.3 below).

The report recorded multiple patches of native vegetation, comprising Plains Grassy Woodland (EVC 55) and Plains Grassy Wetland (EVC 125). Impacts to all vegetation located within the site have been avoided. A small patch of vegetation has been removed to accommodate the 4.0m wide driveway. This removal meets the ‘Vehicle access from public roads’ exemption listed in Clause 52.17-8. As such, a permit to clear vegetation under Clause 52.17 of the Victorian Planning Scheme will not be required for this part of the project

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Figure 5-2 Native Vegetation Study



5.2.3 Future Subdivision

It is acknowledged that as per AusNet requirements the land at 913 Settlement Road will need to be subdivided. Whilst approval for this subdivision will be sought at a later date, it is noted that future ‘Lot 1’ would contain the switching station with a total area of approximately 0.5-1ha. Future ‘Lot 2’ would contain the balance of the land for a total area of approximately 56ha.

Pursuant to Clause 35.07-3 (FZ) a planning permit is required to subdivide the land, schedule 1 to the FZ places a minimum subdivision area of at least 40 hectares. However, a planning permit may be granted to create smaller lots (i.e. 0.5-1ha) if the subdivision is by a public authority or **utility service provider** to create a lot for a **utility installation**.

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A utility service provider is defined within Clause 73.01 of the Wellington Planning Scheme as:

A person, other than a public authority or municipal council, having responsibility under an Act for the generation, transmission, distribution or supply of electricity, gas, power, telecommunications, water supply, drainage or sewerage services.

AusNet meet the definition of a Utility Service Provider allowing for the creation of smaller lots.

5.3 GRID CONNECTION

Changes to the grid connection alignment, best demonstrated in **Figure 3-6 Decision Plans Alignment** and **Figure 3-7 Amended Alignment**, are the result of:

- The relocated switching station, requiring powerline alignment along McLarens Road
- The removal of existing powerlines onsite, to be replaced with powerlines along Hopkins Road to ensure power connection to properties north of the site.

An updated Native Vegetation Assessment was prepared by Nature Advisory to ascertain any native vegetation along the road reserves not previously considered as part of the planning permit application.

39 patches of native vegetation, comprising 22 patches of Plains Grassy Woodland (EVC 55), 7 Patches of Plains Grassy Wetland (EVC 125), and 10 Patches of La Trobe Valley Plains Grassland (EVC 132_61), were found.

The development plan for the grid connection has been carefully designed to minimise impacts to native vegetation that occurs within the road reserves of Hopkins, Settlement and McLarens Roads. Vegetation in these road reserves is patchy and power poles have been strategically positioned between native patches of vegetation to avoid them. Where impacts could not be avoided, they are minimal and only a very small amount of vegetation will be impacted by the installation of power poles. This is only for four power poles. As such, the proposal avoids and minimises impacts to native vegetation almost to the maximum extent possible.

The resulting removal of native vegetation, not considered as part of the planning permit application, comprises a total of 0.005 hectares.

5.4 LANDSCAPE PLAN

Changes introduced to the landscape plan follow consultation with the CFA and the development of the Risk Management Plan. To ensure an appropriate fire risk response the landscape buffer has been amended to ensure compliance with BAL19, this has resulted in the changes to planting schedule. Of note, is the need to reduce the number of trees from four (4) per 20m to two (2) per 20m. This has driven the decision to replace the Black Sheoaks with Golden Wattles, as Golden Wattles have a more predictable growth habit and a denser canopy, thus ensuring appropriate screening is retained despite less individual trees are planted.

The schedule has also been amended to reduce the maximum height at maturity for the Burgan to 2 metres, the maximum allowable height for shrubs within BAL19. In amending the height, the Landscape Architect has advised that the heights provided is a combination of what plant growers predict, their experience on similar sites, and Council indigenous plant guides. The previous maximum height of 5m was the upper end of this prediction, however Burgans rarely grows beyond 2 metres. To ensure compliance with BAL19 requirements, an annotation has been added stating 'shrubs exceeding 2 metres growth will be pruned accordingly'.

Changes to the planting schedule have caused delay associated with planting, as such this has been amended to coincide with the March/April 2025 grow season.

5.5 GLINT AND GLARE ASSESSMENT

An updated Glint and Glare Assessment has been prepared by Ricardo. Modelling prepared during the permit application included an assumption that the panel system would 'backtrack' to a flat resting position after sunset until sunrise, this resulted in small periods of glare to nearby dwellings and roads during the winter months.

Changes to the backtrack method has meant that the panels will now be single axis trackers, with a maximum tilt of 60 degrees and will follow the sun through the day. The proposed tracking system will be limited to only back-track when the panels are outside the reflective range of the sun. As such, the model found that the

project would avoid any potential glare impacts to surrounding properties and road users within 1km of the site.

As required by Condition 11, the Glint and Glare Assessment has been prepared in consultation with Wellington Shire Council and the Department of Defence – details of these communications and meetings can be found within Section 7 of the Glint and Glare Assessment.

It is noted that Wellington Shire is in the process of engaging an aviation consultant to review the Glint and Glare Assessment, the results of which will be sent through to the Department once received.

Please refer to **Table 6-1 Condition Response Matrix** for details on how the report appropriately responds to the requirements of Condition 11.

5.6 ACOUSTIC BARRIERS

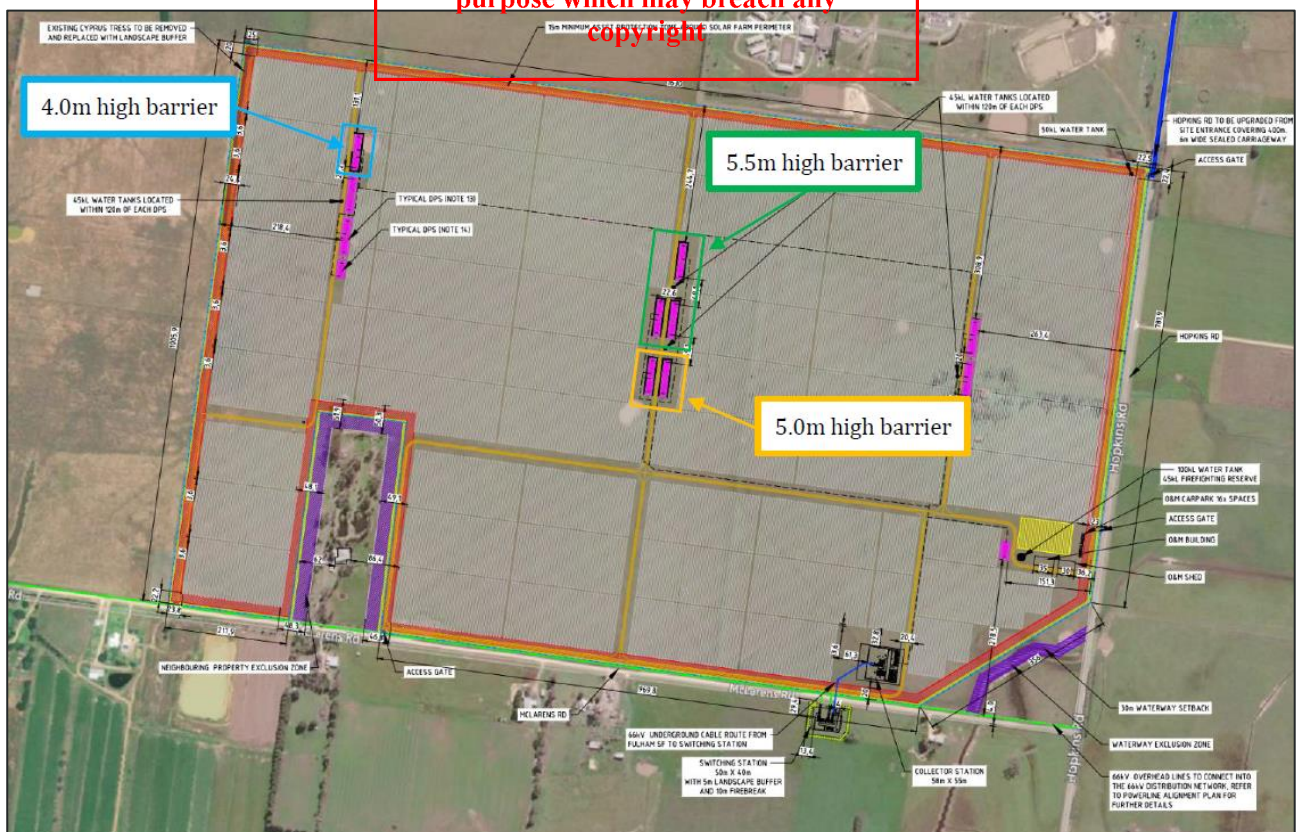
A Predictive Noise Assessment has been prepared by WMG Acoustics. Noise control strategies developed in the initial permit phase adopted a blanket approach, this resulted in the recommendation to surround each inverter (23) with acoustic barriers and enclose each grouping of converters (23) in acoustic sheds, including roof.

The strategy was revised during detailed design, with a targeted approach implemented. This has limited the need for acoustic strategies to just the central cluster of DPS's (10) and the two (2) DPS's in the north west. As discussed within the Acoustic Assessment, acoustic barriers in the north west will be limited to 4.0 metres in height whilst centrally, these barriers will range from 5.0-5.5 metres in height (refer **Figure 5-3** for location).

Whilst acknowledging the small increase in acoustic barrier height for those in the central cluster, they're significant setbacks, in excess of 500 metres, to Hopkins and McLaren's Road coupled with dense landscaping reaching a height at maturity of up to 8m will ensure this change is indistinguishable when viewed from the public realm.

Please refer to **Table 6-1 Condition Response Matrix** for details on how the assessment appropriately responds to the requirements of Condition 19.

Figure 5-3 Acoustic Barrier Locations and Heights



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5.7 PERMIT CONDITIONS

Table 5-1 provides an overview of the conditions to be amended or deleted, and the rationale behind the change.

Table 5-1 Amendment to Permit Conditions

Condition	Current Wording	Proposed Wording	Rationale
1(c)	Solar arrays must be specified as having anti-reflective glazing or coatings and nonreflective frames	Solar panels cells must be specified as having anti-reflective coatings.	The solar panels will include anti-reflective glazing or coating. The solar panels will be coated with silicon nitride based anti-reflective coatings. Given the many components within the array, it cannot be guaranteed that all parts can include anti-reflective glazing.
25	The native vegetation permitted to be removed, destroyed or lopped under this permit is 27.878 hectares of native vegetation with a strategic biodiversity value score of 0.466.	The native vegetation permitted to be removed, destroyed or lopped under this permit is 27.884 hectares of native vegetation with a strategic biodiversity value score of 0.466.	The amended grid connection line required the removal of an additional .0005 hectares of native vegetation, refer Flora and Fauna assessment prepared by Nature Advisory for further details
26	To offset the removal of 27.878 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017): a. A general offset of 8.181 general habitat units: i. Located within the West Gippsland Catchment Management boundary or Wellington municipal area, ii. with a minimum strategic biodiversity value of at least 0.373.	To offset the removal of 27.884 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017): a. A general offset of 8.182 general habitat units: i. Located within the West Gippsland Catchment Management boundary or Wellington municipal area, ii. with a minimum strategic biodiversity value of at least 0.373.	The amended grid connection line required the removal of an additional .0005 hectares of native vegetation, refer Flora and Fauna assessment prepared by Nature Advisory for further details
32	Any high value or electrical infrastructure should be installed at or above 600 millimetres above the existing ground surface level.	Any high value or electrical infrastructure must be installed 300mm above the current 1% AEP flood level to the satisfaction of the West Gippsland Catchment Management Authority	The results of a recently prepared Hydrologic & Hydraulic Assessment dictated the need to move infrastructure away from the waterway in the south east corner. Changes to the condition have been discussed with and approved by WGCMA details of which have been included within this submission.

43.	<p>The AC coupled battery energy storage systems must be:</p> <p>a. Located so as to be reasonably adjacent to a site vehicle entrance (suitable for emergency vehicles).</p> <p>b. Located so that the site entrance and any fire water tanks are not aligned to the prevailing wind direction (therefore least likely to be impacted by smoke in the event of fire at the battery energy storage system).</p>	Delete Condition	AC Coupled batteries have been removed from the design
44 (g)	<p>Provided with impact protection to at least the equivalent of the W guardrail-type barrier, installed in accordance with the manufacturer's instructions.</p>	Delete Condition	<p>Impact protection will be provided in the form of the earthen bund, concrete pad, restricted access, and the sites speed limit. Should a condition relating to impact protection be required, we would suggest the following</p> <p><i>'Provided with impact protection to the satisfaction of the Responsible Authority'</i></p>
49	<p>For the AC coupled battery installation, the fire protection system must be designed in line with the requirements of AS 2419.1-2005: Fire hydrant installations, Section 3.3: Open Yard Protection. For the purposes of determining system requirements, the 'area' referenced within AS 2419.1-2005 may be considered that of the battery installation, including the fire break around the battery infrastructure, rather than the entire area of the yard or site.</p>	Delete Condition	AC Coupled batteries have been removed from the design
50	<p>The fire protection system for the AC coupled battery installation must include at a minimum, a fire water supply in static storage tanks of a quantity no less than 144,000L or as per the provisions for Open Yard Protection of AS 2419.1-2005, flowing for a period of no less than four hours, whichever is the greater:</p> <p>a. The quantity of static fire water storage is to be</p>	Delete Condition	AC Coupled batteries have been removed from the design.

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	<p>calculated from the number of hydrants required to flow from AS 2419.1-2005, Table 3.3. (E.g., For battery installations with an aggregate area of over 27,000 square metres, 4 hydrant outlets are required to operate at 10 litres per second for four hours, which equates to a minimum static water supply of 576 kilolitres.)</p> <p>b. The fire water supply must be located so as to be reasonably adjacent to the AC coupled battery energy storage system and shall be accessible without undue danger in an emergency (e.g. fire water tanks are to be located closer to the site entrance than the battery energy storage system).</p> <p>c. The fire water supply must comply with AS 2419.1-2005, Section 5: Water Storage.</p>		
51	<p>In addition to the fire water provided for the AC coupled battery installation, the fire protection system for the DC coupled battery installations must include at a minimum, a fire water supply in static storage tanks of an aggregate quantity no less than 144,000 litres.</p>	<p style="color: red; text-align: center;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.</p> <p style="color: red; text-align: center;">The document must not be used for any purpose which may breach any copyright.</p> <p style="color: red; text-align: center;">In addition to the fire water provided for the AC coupled battery installation, the fire protection system for the DC coupled battery installations must include at a minimum, A fire water supply in static storage tanks of an aggregate quantity no less than 144,000 litres must meet the aggregate quantity specified within the Risk Management Plan</p>	<p>The removal of the AC batteries means the wording of this condition may become confusing to future readers of the permit. The proposed word change will ensure a risk based approach is taken to water quantity, that ensures input and review from the CFA.</p>
62	<p>Fire break(s) must:</p> <p>a. At the perimeter, commence from the boundary of the facility or from the vegetation screening (landscape buffer) inside the property boundary.</p> <p>b. Be constructed using either mineral earth or non-combustible mulch such as crushed rock.</p>	<p>Fire break(s) must:</p> <p>a. At the perimeter, commence from the boundary of the facility or from the vegetation screening (landscape buffer) inside the property boundary.</p> <p style="color: red;">b. Be constructed using either mineral earth or non-combustible mulch such as crushed rock.</p> <p style="color: red;">c. Be free of vegetation, including grass, at all times.</p>	<p>The fire break is to consist of grass, managed to a maximum height of 100 millimetres. This has been agreed with the CFA, providing the width of the firebreak was increased to 15m.</p>

<p>c. Be free of vegetation, including grass, at all times.</p> <p>d. Be free of all combustible and extraneous materials at all times (e.g., this area must not be used for the storage of materials or the placement of infrastructure of any kind).</p>	<p>d. b. Meet the distance specified in the Risk Management Plan</p> <p>c. Be free of all combustible and extraneous materials at all times (e.g., this area must not be used for the storage of materials or the placement of infrastructure of any kind).</p>
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6. REQUEST FOR ENDORSEMENT

We hereby submit plans, together with specialist reports, to satisfy conditions 1, 11, 19, 30 and 38 and provide a response to each as follows

Table 6-1 Condition Response Matrix

Condition	Response
<p>Condition 1 - Development Plans</p> <p>Before development starts, including the removal of native vegetation, excluding stage 1 landscaping works, amended development plans must be submitted to, approved, and endorsed by the responsible authority.</p>	
<p>1a. Detailed, fully dimensioned location / site layout, floor, elevation and other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings, structures, fencing, and works, including:</p> <div style="border: 2px solid red; padding: 10px; margin-top: 20px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>	<p>Detailed drawings have been prepared and include the specifications, dimensions, materials, and models. The following plans have been submitted:</p> <p><u>RINA</u></p> <ul style="list-style-type: none"> • DR-0001 – Collector Station Layout • DR-0002 - Collector Station Elevation • DR-0003 DPS: <ul style="list-style-type: none"> ○ Sheet 1 of 4 – DPS Elevation and Layout ○ Sheet 2 of 4 – DPS with 4.0m Acoustic Barrier ○ Sheet 3 of 4– DPS with 5.0m Acoustic Barrier ○ Sheet 4 of 4– DPS with 5.5m Acoustic Barrier • DR-0004 Site Layout <ul style="list-style-type: none"> ○ Sheet 1 of 2 – Site layout Plan ○ Sheet 2 of 2 – 913 Settlement Road • DR-0005 – Elevations • DR-0006, Substation <ul style="list-style-type: none"> ○ Sheet 1 of 2 – Detailed drawing ○ Sheet 2 of 2 – Elevation <p><u>Ricardo</u></p> <ul style="list-style-type: none"> • 31546TP101 - 31546TP109 – Powerline Alignment Plan

Condition		Response
		<p><u>Nature Advisory</u></p> <ul style="list-style-type: none"> Native Vegetation Removal Plan
i.	Operations and maintenance facility, including car parking	<p>The site plan (DR-0004, 1 of 2) includes details of the O & M facility, which comprises a building and a sperate shed, detailed drawings and elevations have been included within DR-0005.</p> <p>A total of 16 spaces are to be included and are shown on the site plan (DR-0004, 1 of 2).</p>
ii.	Substation	<p>The substation is shown on the site plan (DR-0004, 1 of 2), detailed drawings and elevations have been included within DR-0006.</p>
iii.	Battery energy storage system (BESS)	<p>A total of 96 batteries are to be located on site and have been included within the Site Plan. The BESS form part of the DPS, with each DPS containing three (3) batteries, six (6) convertors, and one (1) invertor.</p> <p>Detailed drawings and elevation of the DPS, including batteries, are included within drawing DR-0003 (Sheet 1 of 4).</p>
iv.	Noise attenuation measures prescribed in the endorsed Predictive Noise Assessment by condition 19	<p>Noise attenuation measures are limited to acoustic barriers reaching a height of 4.0m, 5.0m, and 5.5m. The barriers are situated on select DPS's only, with the site plan (DR-0004, 1 of 2) clearly annotating which ones. Elevations/section have also been prepared:</p> <ul style="list-style-type: none"> 4.0m – DR-0003 (Sheet 2 of 4) 5.0m – DR-0003 (Sheet 3 of 4) 5.5m – DR-0003 (Sheet 4 of 4)
v.	Security fencing	<p>The location of the security fence has been included within the site plan and an elevation can be found in drawing DR-0005.</p> <p>It is noted that the security fence has been reviewed and endorsed by the Department in their consideration of the Landscape Plan.</p>
vi.	Electrical cabling within the facility which must be located underground	<p>The location of the electrical cabling has been added to the site plan (DR-0004, 1 of 2). As shown in the legend, all cabling is to be located underground.</p>
vii.	Internal access tracks, including indicative sections and information regarding material	<p>Internal access tracks are shown on the site plan (DR-0004, 1 of 2), whilst elevations and detailed information has been included within drawing DR-0005</p>
viii.	Site access points, including emergency / secondary site access points	<p>Five site access points have been added to the site plan (DR-0004, 1 of 2).</p>
ix.	Laydown area(s)	<p>The laydown areas has been added to the site plan (DR-0004, 1 of 2).</p>
x.	Equipment/material storage area(s);	<p>Operations and maintenance shed will be used for equipment and materials storage. The</p>

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Condition		Response
		location is shown on the site plan, and detailed elevations included within drawing DR-0005.
xi	Landscaping, in accordance with the endorsed Landscaping Plan required by condition 3;	The 5-m wide vegetation buffer has been included within the site plan (DR-0004, 1 of 2).
1b.	The colours and finishes of all buildings and works, which must be non-reflective, and matched where possible to colours present within the surrounding landscape to minimise visual impact	All buildings, and acoustic barriers, will be finished in 'Pale Eucalypt'. Pale Eucalypt is a non-reflective finish and has been chosen to ensure it presents well with the surrounding landscape and minimise visual impact. An annotation and colour patch has been added to: <ul style="list-style-type: none"> • DR-0003 (2 of 4, 3 of 4, 4 of 4) • DR-0005
1c.	Solar arrays must be specified as having anti-reflective glazing or coatings and non-reflective frames	As per drawing DR-0005, solar arrays are specified as having anti-reflective coating
1d.	Glare screening, which must be designed in accordance with the revised Glint and Glare Assessment required by condition 11.	Surrounding dwellings and roads were not subject to glint and glare, as such no mitigation measures, such as glare screening, is required.
1e.	Minimum setbacks of all buildings and solar arrays from site boundaries dimensioned	The site plan (DR-0004, 1 of 2) has been updated to show the minimum setbacks of all buildings and solar arrays from site boundaries dimensioned
1f.	All development set back from the top bank of the designated waterway in the south-east corner of the site in accordance with condition 31, and this setback dimensioned	A 30 metre 'development exclusion area' has been added to the site plan (DR-0004, 1 of 2). All works have been located outside of this area.
1g.	Dimensioned plans and elevations of any overhead power lines and other grid connection works. These must show setbacks of all power line poles from the road carriageway	A powerline alignment plan 31546TP101 - 31546TP109 (inclusive) has been prepared by Ricardo showing the location of powerlines and grid connection works, and includes setbacks of all power line poles to the road carriageway. Elevations of the overhead power lines have been prepared by RINA, drawing DR-0005.
1h.	The location and areas of all native vegetation on the site, including all native vegetation permitted to be removed under this permit in accordance with condition 30	A native vegetation removal plan has been prepared by Nature Advisory.
1i.	Roadworks, including road widening and upgrades to Hopkins Road	Hopkins Road to be widened to 6.0 metres. The widening will run for 400 metres starting at the primary access point heading north to the entrance of Fulham Correctional centre, where the road is currently 6.0m. This area has been included on the site plan (DR-0004, 1 of 2).
1j.	Any landscaping in accordance with the Landscaping Plan required under condition 3	The 5-m wide vegetation buffer has been included within the site plan (DR-0004, 1 of 2).
1k.	Emergency management design features and facilities required by the Country Fire Authority (CFA) conditions 38-69 inclusive	All emergency management design features and facilities required by CFA conditions have been added to the site layout plan (DR-0004, 1 of 2), including:

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Condition	Response
<div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> <p style="font-size: 24px; margin-top: 20px;">ADVERTISED PLAN</p> </div>	<ul style="list-style-type: none"> • Fire water tanks located within 120m of each DPS and at the primary and secondary access point as shown on the site plan, with elevations included in drawing DR-0005. • Earthen bunding, capable of containing 45kL of firewater runoff, has been added to each DPS, this detail is also shown in drawing DR-0003 (Sheet 1 of 4) • Five access points, including two along Hopkins Road, two along McLarens Road, and one along the northern boundary. • 15-metre-wide firebreak, including a 4 metre wide perimeter road, as shown on the site plan (refer notes 5 and 6). • 6-metres of separation between DPS and solar panel infrastructure, as described within the Risk Management Plan. This includes 3.75m from the battery to the edge of the pad and 2.5m wide bunding, as shown on drawing DR-0003 (Sheet 1 of 4). • Separation between panels and firebreaks and solar banks range from 15m to 32m ensuring sufficient space for passing manoeuvres.

11.	Any other design or development features that are required by any other endorsed plan forming part of this permit.
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N/A

Condition 11 – Glint and Glare Management
 Prior to the endorsement of development plans in accordance with condition 1 of this permit, an updated Glint and Glare Assessment, similar to that submitted with the application (prepared by Ricardo, dated 8 September 2021), must be prepared in consultation with Wellington Shire Council and Department of Defence, and submitted to and approved by the responsible authority. The Glint and Glare Assessment must include:

11a.	An updated assessment based on the final design and layout of the facility, including assessment of potential impacts to	An updated assessment has been prepared by Ricardo and considers the Site Layout Plan (DR-0004) prepared by RINA
i.	Residents of dwellings within 1 kilometre of the subject site	A total of 22 dwellings are located within 1km of the subject site, none of which were subject to glint and glare. Figure 4-2 of the assessment shows all dwellings modelled.
ii.	Road users within 1 kilometre of the subject site	Hopkins Road, McLarens Road, Princess Highway, and Settlement Road are located within 1km of the subject site, none of which were subject to glint and glare. Figure 4-2 of the assessment shows all dwellings modelled.
iii.	Nearby aviation infrastructure, including West Sale Airport and RAAF Base East Sale	Three (3) of the 40 modelled flight paths are subject to minor glint and glare. The effected flight paths are limited to West Sale airport runway 5, between the hours of 5am-6am October-February.

Condition		Response
11b.	Modelling of the tracking behaviour (e.g. backtracking) of the selected system	The model considers the panels will sit on a single axis tracker, with a maximum tilt of 60 degrees and will follow the sun through the day and the proposed tracking system will be limited to only back-track which the panels are outside the reflective range of the sun. Table 4-2 of the assessment details the parameter assumptions
11c.	Recommendations to mitigate potential glint and glare impacts to the receptors identified in condition 11.a, including:	Surrounding dwellings and roads were not subject to glint and glare, as such no mitigation measures, such as glare screening, is required.
i.	Details (including location, height and materials) of any glare screening or other method required to mitigate glint and glare impacts while landscaping treatments are established to an appropriate height and density	As the surrounding dwellings and roads were not subject to glint and glare, no glare screening/landscaping was required. Mitigation measures are only required for specified airport flight paths, these are discussed within Section 6.0 of the report
ii.	Details (including location, width, height and density) of any landscaping treatments required	N/A
11d.	An assessment from a suitably qualified person confirming that subject to any proposed mitigations, the glint and glare from the solar farm would not have an impact on road safety, aviation safety or the reasonable amenity of the residents of dwellings assessed in the Glint and Glare Assessment	The report has been prepared by Ricardo, a global strategic, environmental and engineering consultancy. The report concluded, section 8.0, that the development has successfully mitigated the risks of glint and glare from the solar farm.
<p>Condition 19 – Operational Noise</p> <p>Prior to the endorsement of development plans in accordance with condition 1 of this permit, an updated Predictive Noise Assessment must be provided to the Minister for Planning and Wellington Shire Council and must</p>		
19a.	Model the final design layout and all electrical components of the facility and assess this against EPA Publication 1826.4	An Acoustic Assessment has been prepared by WMG Acoustics. The report has considered the final Site Layout Plan (DR-0004) prepared by RINA, and as discussed on page 20 of the report modelled the following electrical components: <ul style="list-style-type: none"> • MVPS inverter • MVPS transformer • Battery cabinet liquid cooling (Wartsila Quantum) • SMA DPS-500 DC/DC converter • Grid transformer
19b.	Demonstrate the proposal will comply with EPA Publication 1826.4 at all times without relying on limiting the operating capacity of any part of the facility	The report demonstrates, by implementing practical measures such as acoustic barriers and strategically placed DPS's, compliance with the Noise Protocol Noise Limits at all assessment locations – as shown within Table 10: Noise Protocol Assessment – inc. 2dB tonal adjustment on page 24 of the report.
	All measures relied on to achieve compliance with EPA Publication 1826.4 must be shown on the development plans under condition 1 and	Acoustic barrier locations have been added to the site layout plan (DR-0004 1 of 2). Elevations of

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	implemented to the satisfaction of the responsible authority. The Predictive Noise Assessment must be made available to the public	each barrier height have also been prepared (DR-0003).

Condition 30 – Native Vegetation Removal Plan
Prior to the endorsement of development plans in accordance with condition 1, an updated Native Vegetation Removal Plan must be submitted to and approved by the responsible authority. The plan must be generally in accordance with Figure 2-1: Native vegetation to be removed in Hopkins Road, Fulham – Flora and Fauna Assessment (prepared by Nature Advisory, dated November 2021), and not more than 1:500 scale to enable the responsible authority to locate the native vegetation permitted to be removed and retained and audit for compliance. For large or linear sections, the plan must detail sub-plans, to the satisfaction of the responsible authority. The plan must be modified to include:

30a.	A key, north point, dimensions and geo-references (such as VicGrid94 co-ordinates)	A key, north point, dimensions and geo-references (such as VicGrid94 co-ordinates) has been included
30b.	Recent aerial photography	A recent aerial photograph has been used.
30c.	The location and identification of the land affected by the permit, including standard parcel identifiers for the affected and adjacent land	The location and identification of the land affected by the permit, including standard parcel identifiers for the affected and adjacent land is shown
30d.	The location and area of all native vegetation permitted to be removed under this permit, including large trees with patches and scattered trees, without obscuring the underlying aerial photography (outline without fill)	All native vegetation that is proposed to be removed has been included within the Native Vegetation Removal Plan
30e.	The location and area of all native vegetation proposed to be retained, including large trees with patches and scattered trees, without obscuring the underlying aerial photography (outline without fill)	All native vegetation that is proposed to be retained has been included within the Native Vegetation Removal Plan

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Condition 31 – West Gippsland Catchment Management Authority Conditions

31	All works, excluding landscaping, perimeter road, and security fencing, must be located at least 30 metres from the top bank of the designated waterway in the south-eastern corner of the site. This buffer may be reduced to 20 metres, subject to the development and implementation of a Waterway Management Plan, to the satisfaction of the West Gippsland Catchment Management Authority	All works are located at least 30 metres from the top bank of the designated waterway in the south-eastern corner of the site. As such a Waterway Management Plan is not required.
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Condition 38 – Risk Management Plan
Before development plans are endorsed under condition 1, a risk management plan (RMP), incorporating a risk assessment, must be prepared in conjunction with the relevant fire authority. The RMP must:

38a.	Be prepared with consideration to CFA's Guidelines for Renewable Energy Facilities (the current version at the time of preparing the RMP).	The RMP has been prepared in line CFA's Guidelines for Renewable Energy Facilities
38b.	Specify an appropriate fire break width around the facility perimeter, between any landscape buffer/screening vegetation and solar panels, battery energy storage systems (and related	As per page 36 and 37 of the RMP 'The landscape buffer is 15 m away from the solar pods / panels. The landscape buffer has been

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Condition	Response
<p>infrastructure). The width of the perimeter fire break must be a minimum of 10m, and at least the distance where radiant heat flux (output) from the vegetation does not create the potential for ignition of on-site infrastructure</p>	<p>designed to meet BAL-19 in this arrangement, which relates to at most 19 kW/m² radiant flux imposing onto the solar panel. From studies it is noted that the critical heat flux for a solar panel to ignite is at least 26 kW/m² from (Yang, 2015), whilst (Backstrom, 2012) examining different solar panels found a critical heat flux range of 31 to 34 kW/m². Further to this the solar panel meets Type C for UL 790:2018 (Underwriters Laboratories, 2022), and therefore it is considered implausible for the landscape buffer, when on fire, to ignite a solar panel. The vegetation between the landscape buffer and the solar panels intend to be no higher than 100 mm high grass and therefore could not transfer the fire across.</p>
<p>38c. Specify appropriate fire break widths between battery energy storage systems (and related infrastructure) and solar panels. The width of the fire breaks must be at least the distance where radiant heat flux (output) from the battery energy storage system fully involved in fire does not create the potential for ignition of adjacent infrastructure (including other battery energy storage systems) and vegetation</p>	<p>As per page 52 of the RMP</p> <p>The GridSolv Quantum unit has been tested to UL 9540A up to and including unit testing. This testing demonstrated that thermal runaway of a single Li-ion cell did not lead to propagation across its module, rack, or single unit. During the unit test heat flux was measured at 1.2 m from the unit with the thermal runaway. Due to the equivalent 1-hour fire rating of the walls, the heat flux never meets 1.3 kW/m². Due to this fire spread due to radiant heat is not expected.</p>
<p>38d. Identify and assess controls for the management of onsite and offsite risks at the facility, including but not limited to:</p> <ul style="list-style-type: none"> i. Battery chemistry and technology risks including thermal runaway, off-gassing, toxic smoke. ii. Electrical equipment faults. iii. Fire spread between battery containers. iv. Grassfire/bushfire to and from the battery containers. v. Ember attack to the battery containers. vi. Radiant heat and flame contact to the battery containers. vii. Physical/mechanical damage to battery containers. viii. Radiant heat from battery containers fully involved in fire as an ignition source (to other battery containers, site infrastructure, on-site buildings, site boundary and vegetation). ix. Related dangerous goods storage and handling including transformer oil/diesel spills/leaks, refrigerant gas releases. 	<p>As per page 53 of the RMP</p> <p>This RMP considers onsite and offsite fire risks and demonstrates that there are manageable. To the specific points the following are provided:</p> <ul style="list-style-type: none"> i. As noted from the UL 9450A test results the off gassing is principal volatile and flammable gases. All gases will be vented from the unit. ii. System monitoring will permit the detection of electrical equipment faults and notification at the RMS. iii. The UL 9450A test demonstrated this did not occur. Both walls of adjacent GridSolv Quantum have an equivalent fire resistant level of 1-hour. iv. Bushfire is unlikely at the site, although a grassfire is possible. The GridSolv Quantum fire resistant walls represents a higher level of fire protection than required for building within a BAL-19 area. <p>Equally the fire resistant walls lower the potential for a fire within the GridSolv Quantum to spread to the surrounding vegetation.</p> <ul style="list-style-type: none"> v. The GridSolv Quantum is a metal box that will have appropriate metal mesh as such, ember attack is not able to affect. vi. The walls of the GridSolv Quantum have equivalent fire resistant level of 1-hour.

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Condition	Response
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<p>38e. Provide an evidence-based determination of the effectiveness of the risk controls against the identified hazards/risks.</p>	<p>The solar panel meets Type C UL 709 and the GridSolv Quantum passed UL 9450A unit test</p>
<p>38f. Identify battery safety and protective systems including battery management systems, monitoring systems, overcharge detection, off-gas detection, pressure relief systems, thermal detection, smoke detection, gaseous or extinguishing agent (suppression) systems, refrigeration/cooling systems, visual and audible warning systems</p>	<p>Battery safety and protective systems area discussed throughout the RMP</p>
<p>38g. Be developed or peer-reviewed by a suitably qualified, independent third party</p>	<p>The RMP has been developed by RED Fire Engineers who are suitably qualified and an independent party from the developer</p>

7. CONCLUSION

In conclusion, it is submitted that the proposed Section 72 amendment continues to align with the relevant State, Regional and Local Planning Policy Framework, the relevant provisions of the Wellington Planning Scheme, and the intentions of the previously approved Planning Permit PA2101365-1 for this site.

Overall, the amended plans are well considered, and continue to respond appropriately to the site's physical and policy context.

For the reasons discussed within this letter and the supporting detail provided with this application, we respectfully request that DTP approve this Section 72 amendment application, amend the associated planning permit, and endorse plans and documents accordingly.

We trust that the submitted information is satisfactory, and we look forward to Department's favourable consideration of the application. Should you have any queries, or wish to discuss this further, please do not hesitate to contact our team.

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