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9 December 2024
Our Ref: 20143

Minister for Planning
c/- Divyaa Sundaravivel, Renewable Team
Department of Transport & Planning

Via DTP Permits Online portal

Planning Permit PA2101321 Summary of Submitted Condition 1 Plans Goroke-Harrow Road, Charam (Crown Allotment 33, Parish of Konnepra)

Dear Divyaa,

Further to our conversation, please find attached the summary of documents that have been submitted, which includes where and how they satisfy the respective requirements of Planning Permit PA2101321.

This letter should be read in conjunction with the following documents which have been submitted:

- **Risk Management Plan**
by Phoenix Wildfire Management (ver. 4)
- **Fire Management Plan**
by Phoenix Wildfire Management (ver. 3)
- **Emergency Management Plan**
by Phoenix Wildfire Management (ver. 3)
- **Proposed Development Plans (incl. Site Plans and Elevations)**
by Green Gold Energy (rev. H)
- **Glint and Glare Assessment**
by Environmental Ethos (dated 11/10/2023)
- **Noise Impact Assessment**
by ADP Consulting (dated 12/09/23)
- **Arboricultural Impact Assessment**
by Tree Care Consulting (dated 21/09/2023)
- **Tree Protection Management Plan**
by Tree Care Consulting (dated 21/09/2023)
- **Landscape Plan**
by Urban Initiatives (Proj. 21024, Rev. C)
- **Traffic Management Plan**
by Traffic Works (project reference 230526, dated 20/02/2024)

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The above documents collectively support the proposed submission, which either directly addresses the particular permit requirements, or is a supporting document to demonstrate that the minor reconfiguration of the approved solar farm do not materially change the proposal approved under the current planning permit.

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& ASSOCIATES

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The below table is intended to provide a streamlined summary of where the information required to enable endorsement of plans under Condition 1 of the permit can be found:

#	Requirements	Reference Document
Condition 1 – Amended Plans		
1(a)	Final detailed location/site layout, floor, elevation and/or other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings, structures, fencing, and works, including their setbacks from boundaries and other structures.	The final layout, elevations and material of the approved facility are shown across the full suite of the amended plans prepared by GGE.
1(b)	The colours and finishes of all buildings and works. The colours and materials must be non-reflective and matched where possible to colours present within the surrounding landscape to minimise visual impact.	The materials and colours of equipment is stipulated on the respective elevation plans by GGE; specifically: <ul style="list-style-type: none"> • Solar panels (PAGE 2) • Central Inverter and battery energy storage system units (PAGE 4) • Fencing (PAGE 7)
1(c)	Detailed plans and elevations of any power lines and other grid connection works.	Elevations/cross section of the proposed connection are shown on the “ NETWORK CONNECTION ELEVATION PLAN ” prepared by GGE. This is illustrated on page 5 of 7 of the submitted plans and shows the underground connection to the nearest existing 22kV pole to the south of the site.
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1(d)	Any updates as necessary in accordance with the Traffic Management Plan required by condition 18.	The Traffic Management Plan does not prescribe any changes that would impact the layout or design of the facility in any way.
1(e)	The retention of tree 1, as identified in the Arboricultural Impact Assessment prepared by Tree Care Consulting and dated 6 April 2022.	All solar panels and equipment are clear of the tree protection zone prescribed by the arborist report. Refer to the “ SITE PLAN ” (page 1 of 7) by GGE and updated “ ARBORICULTURAL IMPACT ASSESSMENT ” by Tree Care Consulting.
1(f)	Any landscaping in accordance with the Landscaping Plan required by condition 3.	Refer to the respective responses to Condition 3, below.
1(g)	Any additional measures relating to fire and fire protection in accordance with the corresponding conditions below.	The current layout has been designed subject to the recommendations of the CFA and is informed by the EMP, RMP and FMP prepared by Phoenix Wildfire Management. The key change from the originally approved layout is the firebreak

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		<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>around the BESS units to accord with the CFA's Renewable Energy Guidelines (Ver. 3, August 2023).</p>
<p>Condition 3 – Landscaping The Landscaping Plan must:</p>			
3(a)	<p>Be generally in accordance with the landscaping shown in the landscaping impact assessment prepared by Urban Initiatives and dated 19 August 2021.</p>		<p>The landscape plan generally accords with the original plan. The revisions by Urban Initiatives are limited to those required to ensure the landscape plans continue to reflect changes in now amended layout.</p>
3(b)	<p>Include details of all landscaping and vegetation (including species, density, height at time of planting and maturity, and separation in both plan and elevation) and visual impact mitigation techniques and landscape buffers, including screen planting, selected architectural finishes that blend into existing background features, use of existing and proposed landscaping, that will provide reasonable screening of the facility from public land and adjoining allotments.</p>		<p>Refer to “PLANTING DETAILS & SCHEDULE PLAN” (Page 11 of 16) of the updated Landscape Plan.</p>
3(c)	<p>Include details of all ground surface finishes including internal access tracks, pathways, laydown areas, and driveways including how these areas will be maintained at a reasonable level.</p>		<p>Refer to “LANDSCAPE MAINTENANCE PLAN” (Page 12 of 16) of the updated Landscape Plan.</p>
3(d)	<p>Include a timetable for implementation of landscape works.</p>		<p>Refer to “MAINTENANCE SCHEDULE” (pages 15 & 16) of the updated Landscape Plan.</p>
3(e)	<p>Include a maintenance and monitoring program to ensure the ongoing health of landscape works.</p>		
<p>Condition 18 – Traffic Management Plan The TMP must:</p>			
18(a)	<p>Include measures to be taken to manage traffic impacts associated with the construction of the facility, including powerlines.</p>		<p>No specific measures required due to low traffic volumes. Refer to SECTION 4.3 of the TMP.</p>
18(b)	<p>Specify designated transportation routes that will be used to access the site during construction of the facility, including powerlines, including the amount and type of vehicles required.</p>		<p>Refer to APPENDIX 1, SECTION A1.4 of the TMP.</p>
18(c)	<p>Include a program to inspect, maintain and repair public roads used by construction traffic.</p>		<p>Refer to SECTION 4.2 of the TMP.</p>
18(d)	<p>Include details of any proposed modifications or upgrades to existing roads that will be required before, during and after construction of the Solar energy facility and Utility installation.</p>		<p>No specific measures required due to low traffic volumes. Refer to SECTION 4.3 of the TMP.</p>
18(e)	<p>Address potential environmental and amenity impacts associated with the traffic generated by construction of the solar energy facility and utility installations, including potential coordination with public transport routes.</p>		<p>Refer to SECTION 2.6, 3.4 and 4.1 of the TMP.</p>

18(f)	<i>Be prepared by a suitably qualified independent civil or traffic engineer.</i>	The TMP has been prepared by Traffic Works, who are an expert traffic engineering consultancy.
18(g)	<i>Be approved by the relevant road management authority (or authorities) prior to submission.</i>	The relevant road management authority for this facility is the West Wimmera Shire Council. As the plans are subject to notice to Council under the Act, this can be sought in parallel.
CFA Conditions		
25	<i>Before plans are endorsed under condition 1, in consultation with the CFA, a Risk Management Plan must be submitted to, approved and endorsed by the responsible authority. The Risk Management Plan must be prepared in accordance with the CFA Guidelines.</i>	A standalone RISK MANAGEMENT PLAN (RMP) has been prepared by Phoenix Wildfire Management. This RMP has been prepared in consultation with the CFA and has been approved by the CFA's risk and fire safety team.
26	<i>Before plans are endorsed under condition 1, an Emergency Management Plan (EMP) and Fire Management Plan (FMP) must be submitted to, approved and endorsed by the responsible authority. The EMP and FMP must be prepared in consultation with the CFA and be in accordance with the CFA Guidelines.</i>	Along with the above RMP, Phoenix Wildfire Management have also prepared an EMERGENCY MANAGEMENT PLAN and FIRE MANAGEMENT PLAN . Each of these documents have been supported by the relevant CFA officers. Email evidence of this approval was forward to DTP previously.

This suite of documents is ultimately submitted for the sole purpose of satisfying the requirements of Condition 1 of the planning permit, which in turn is reliant on myriad traffic and engineering conditions as detailed in the above table.

The endorsement of these documents would not authorise the commencement of development or use of the approved solar energy facility, as there remain additional detailed work to be undertaken.

These documents will be subject to the awarding of the construction contract, at which point the successful contractor will then provide the documentation required under the respective conditions in order to enable development to start.

Should you require any further information in this matter, please do not hesitate to contact our office.

Yours sincerely,



Duncan Lewis

Town Planner

duncan.lewis@csmith.com.au

Direct: (03) 5820 7728

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