Planning and Environment
Interim Regulations 2026

Regulation 22

Form 4

PLANNING PERMIT

Permit No.:	PA2604445
Planning scheme:	Golden Plains Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	CROWN ALLOTMENT 1 PARISH OF MANNIBADAR LOT 1 ON TITLE PLAN 241260P CROWN ALLOTMENT 1B PARISH OF MANNIBADAR CROWN ALLOTMENT 2B PARISH OF MANNIBADAR CROWN ALLOTMENT 13 SECTION C PARISH OF ARGYLE CROWN ALLOTMENT 15 SECTION C PARISH OF ARGYLE CROWN ALLOTMENT 17 SECTION C PARISH OF ARGYLE CROWN ALLOTMENT 19 SECTION C PARISH OF ARGYLE CROWN ALLOTMENT 2 PARISH OF MANNIBADAR CROWN ALLOTMENT 20 SECTION C PARISH OF ARGYLE CROWN ALLOTMENT 21 SECTION C PARISH OF ARGYLE CROWN ALLOTMENT 2A PARISH OF MANNIBADAR CROWN ALLOTMENT 3 PARISH OF MANNIBADAR LOT 3 ON TITLE PLAN 267762S CROWN ALLOTMENT 30D PARISH OF MANNIBADAR CROWN ALLOTMENT 34 PARISH OF MANNIBADAR CROWN ALLOTMENT 35 PARISH OF MANNIBADAR CROWN ALLOTMENT 36 PARISH OF MANNIBADAR CROWN ALLOTMENT 37 PARISH OF MANNIBADAR LOT 4 ON TITLE PLAN 267762S CROWN ALLOTMENT 46 PARISH OF MANNIBADAR CROWN ALLOTMENT 47 PARISH OF MANNIBADAR CROWN ALLOTMENT 4B PARISH OF MANNIBADAR CROWN ALLOTMENT 5 PARISH OF MANNIBADAR LOT 5 TITLE PLAN 267762S CROWN ALLOTMENT 57 PARISH OF ARGYLE CROWN ALLOTMENT 6 PARISH OF MANNIBADAR LOT 6 ON TITLE PLAN 267762S CROWN ALLOTMENT 7 PARISH OF MANNIBADAR LOT 7 ON TITLE PLAN 267762S CROWN ALLOTMENT 8 PARISH OF MANNIBADAR CROWN ALLOTMENT 9 PARISH OF MANNIBADAR ROAD RESERVES: • PITTONG-LISMORE ROAD.LISMORE-PITTONG TOAD • FRANCIS LANE • HILL ROAD • GILLESPIES ROAD • PARKERS ROAD • STRETCHS ROAD • EGANS ROAD

Date of issue: 30 October 2026 **Signature for the responsible authority:**

	WILLOWVALE ROAD

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
Clause 35.07-1	Use of land for a wind energy facility and utility installation.
Clause 35.07-4	Buildings and works associated with a use in section 2 of Clause 35.07-1. Buildings and works setback less than 100 metres (m) from a TRZ2 and 20 m from any other road.
Clause 35.07-4	Earthworks specified in schedule 1 to the Farming Zone, being earthworks which change the rate of flow or the discharge point of water across a property boundary, and earthworks which increase the discharge of saline groundwater
Clause 42.01-2	Remove, destroy or lop any vegetation, including dead vegetation.
Clause 42.02-2	Buildings and works and removal of non-native vegetation
Clause 44.04-2	Building and works in Land Subject to Inundation Overlay
Clause 52.05-2	Construct or put up for display a business identification sign.
Clause 52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.
Clause 52.29-2	Create or alter access to a road in a Transport Zone 2.
Clause 52.32-2	Use and develop land for a wind energy facility.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

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

Commencement

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

Date of issue: 30 October 2026 **Signature for the responsible authority:**

Development plans

3. Before the use and development starts, amended plans must be approved and endorsed by the responsible authority. The plans must be generally in accordance with the application plans titled Moreton Hill Wind Farm: Project Infrastructure prepared by Umwelt and plans titled Moreton Hill Wind Farm dated February 2026, prepared by Squadron Energy, but modified to include:
   a. A maximum of 46 wind turbines with the following specifications:
      i. Maximum blade tip height of 252 m above ground level.
      ii. Minimum blade tip clearance of 44 m from ground level.
      iii. Maximum rotor diameter of 172 m.
   b. Detailed, fully dimensioned location / site layout, floor, elevation and other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings and works including the wind turbines, car parking, substation, electrical cabling, access tracks, hardstand areas, laydown areas, metrological masts, transmission infrastructure, business identification signs and plant and site access points.
   c. Detailed, fully dimensioned layout of the Battery Energy Storage Systems (BESS), including internal separation setbacks and battery models, to demonstrate compliance with *CFA's Guidelines and Model Requirements for Renewable Energy Facilities CFA 2025* (the CFA Guidelines).
   d. The location of all native vegetation approved for removal.
   e. Avoidance of the removal of Natural Temperate Grassland of the Victorian Volcanic Plain on the western side of Willowvale Road (along the grid connection route).
   f. Any staging of the permitted development (if applicable).
   g. The colours and finishes of the turbines, which must be non-reflective to minimise the visual impact of the development on the surrounding area.
   h. The coordinates for the location of each turbine.
   i. The location and areas of all native vegetation on-site within 30 metres of any buildings and works, including tree protection zones of native trees calculated in accordance with Australian Standard 4970 Protection of Trees on Development Sites.
   j. Any changes required to comply with any other condition of this permit.

Written consent to modify endorsed plans

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

Staging

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

Date of issue: 30 October 2026 **Signature for the responsible authority:**

Micro-siting of turbines

6. Before the development starts, a Micro-siting Plan must be approved and endorsed by the responsible authority, identifying a footprint at ground level within which each turbine may be located. The Micro-siting Plan must be fully dimensioned and drawn to scale. The footprint for each turbine identified on the Micro-siting Plan:
    a. Must not extend more than 100 metres in any direction from the centre of the turbine at ground level as shown on the development plans endorsed under condition 3.
    b. Must not be within 1 km of a dwelling unless the operator has provided evidence to the satisfaction of the responsible authority that the owner of the dwelling has consented in writing to the location of the turbine.
    c. Must not be located with an area of native vegetation not approved for removal by this permit.
    d. Must not be located within 100m of an identified waterway and 50m from unidentified waterways as identified in the Vicmap watercourses layer and represented in Figure3-4 in Water Technology's report "*Flood Impact Assessment – Moreton Hill Wind Farm, 25 August 2025"*
7. Any changes to access tracks, electricity cabling and associated infrastructure arising from micro-siting a turbine in accordance with an endorsed Micro-siting Plan do not require further written consent of the responsible authority, and do not require amendments to the development plans endorsed under condition 3. This condition does not apply to the removal of additional native vegetation.

Advertising signage

8. The signs must not be illuminated/animated or contain any flashing or intermittent light.
9. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

On-Site Landscaping Plan

10. Before the development starts, a landscaping plan must be approved and endorsed by the responsible authority. The landscaping plan must be fully dimensioned and drawn to scale and must include:
    a. Landscaping or other treatments to reduce the visual impact of the battery, substation and other buildings that comprise the facility
    b. Details (including type, location, species and height at maturity) of all vegetation buffers.
    c. A schedule for the implementation of landscaping works.
    d. A maintenance and monitoring program to ensure the ongoing health of landscaping and the replacement of dead or diseased plants.
    e. Any changes required to comply with any other condition of this permit.

Off-Site Landscaping Program

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

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c. Include a methodology for determining:

   i. The type, amount and location of landscaping treatments to be proposed.

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

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

e. A maintenance and monitoring program to ensure the ongoing health of landscaping and the replacement of dead or diseased plants.

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

Operational environmental management plan

12. Before the use starts, or as otherwise agreed to in writing by the Responsible Authority, an Operational Environmental Management Plan (OEMP) must be approved and endorsed by the responsible authority. The OEMP must:

    a. Include measures to avoid and minimise amenity and environmental impacts during the operation of the wind energy facility.

    b. Include design measures and / or procedures to manage dust, odour, light spill, mud, flood, surface water quality and stormwater run-off.

    c. Include response measures to environmental incidents, including a program for recording and reporting environmental incidents.

    d. Include organisational responsibilities, and procedures for staff training and communication.

13. Be prepared in consultation with Department of Energy, Environment and Climate Action (DEECA) to the satisfaction of the responsible authority.

Drainage and stormwater management plan

14. Before plans are endorsed under condition 3 of this permit, a Drainage and Stormwater Management Plan (DSWMP) must be prepared by a suitably qualified and experienced civil engineer and approved and endorsed by the responsible authority

    The DSWMP must:

    a. Include details (and computations) of how the works on the land are to be drained including drains conveying stormwater to the legal point of discharge.

    b. Include details of how the drainage design affects the continuation of existing overland flow paths and flood patterns across the land.

    c. Assess impacts on on-site infiltration and surface water quality, including adjacent land and waterways, specifically the site's south-eastern designated waterway.

    d. Include details about how polluted or contaminated runoff is to be managed.

    e. Be prepared in consultation with the Golden Plains Shire Council.

15. All costs of works associated with implementation of the DSWMP shall be at the expense of the permit holder.

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Light spill management

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

Shadow flicker

17. Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any pre-existing dwelling as of 10 June 2026, unless an agreement has been entered into with the relevant landowner waiving this requirement. The agreement must be in a form that applies to the land comprising a pre-existing dwelling for the life of the wind energy facility, to the satisfaction of the responsible authority, and must be provided to the responsible authority upon request.

Telecommunications and electromagnetic interference

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

    The Telecommunications Reception Strength Survey must:

    a. Be carried out by a suitably qualified and experienced telecommunications or electromagnetic interference specialist.

    b. Include a baseline survey of all relevant services, including, Bureau of Meteorology radar, mobile phone services and GPS guidance systems used for precision agronomy, within 5 kilometres of the wind energy facility to enable the average signal strengths to be determined for all relevant services.

    c. Include testing at selected locations within 5 kilometres of the facility to enable the average television and radio reception strength to be determined.

Noise

19. In conditions 19 and 20:

    a. 'the Standard' means New Zealand Standard 6808:2010, Acoustics – Wind Farm Noise.

    b. Noise sensitive location means a location that meets the definition in the Standard and that was present at 10 June 2026.

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

    The Predictive Noise Assessment must:

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

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

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

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

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

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

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

23. The predictive noise assessment submitted under condition 21 must be made publicly available and readily accessible from the wind farm project website, or another publicly available resource to the satisfaction of the responsible authority.

Head, Transport for Victoria Conditions (determining referral authority)

24. Before the development starts and once construction methods and transportation routes are determined, a detailed Traffic Management Plan (TMP) must be prepared to the satisfaction of the Head, Transport for Victoria, and the Minister for Planning. When approved, the Traffic Management Plan will be endorsed by the Minister for Planning and the Head, Transport for Victoria. The Traffic Management Plan must be complied with and at no cost to the Head, Transport for Victoria, unless varied by the written consent of the Head, Transport for Victoria.

    The endorsed TMP must not be modified except with the prior written consent of the Head, Transport for Victoria and the Responsible Authority.

    The Traffic Management Plan must include:

    a) the number and type of anticipated vehicle movements and the time of day when public roads will be used.

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

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

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

    e) the designation of appropriate pre-construction, construction, and transport vehicle routes to and from the to the wind energy facility site.

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

    g) measures to be undertaken to record traffic volumes on the nominated road network during the construction of the project.

    h) recommendations regarding the need for road and intersection upgrades to accommodate any additional traffic or site access requirements (whether temporary or ongoing).

    i) proposed measures to ensure workers enter and exit the project site from the designated site entrances.

    j) proposed measures to ensure construction vehicles are easily identifiable.

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k) the designation of mitigation measures, including operating hours and speed limits for trucks on routes accessing the project site which provide for appropriate safety measures around school bus routes and school bus times where relevant; and provide for resident safety.

l) proposed measures to manage traffic impacts associated with the ongoing operation of the project on the traffic volumes and flows on surrounding roads; and

m) a program to maintain relevant arterial roads within agreed timeframes to the condition identified in the surveys carried out under the above condition or to the condition to which the roads have been upgraded, whichever is relevant.

n) detailed engineering plans showing the required works, including cross sections which show their formation, depth, drainage, and surface levels to the satisfaction of the Minister for Planning and the Head, Transport for Victoria; and the timing of when the works are to be undertaken.

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

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

   ii. provide for resident safety.

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

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

25. Prior to endorsement of the Traffic Management Plan, the Terms of Reference (scope of works) must be endorsed by the Head, Transport for Victoria (unless agreed in writing).

    A suitably qualified independent engineer must be engaged to undertake the duties of the Road Quality Auditor in accordance with the Terms of Reference and otherwise required under the Traffic Management Plan must be approved by the Head, Transport for Victoria (unless agreed in writing).

    The Road Quality Auditor must undertake duties in accordance with the endorsed Terms of Reference and Traffic Management Plan including but not limited to construction traffic on relevant arterial roads:

    a) a program of regular inspections to be carried out during the construction of the wind energy facility to identify maintenance works necessary because of construction traffic.

    b) frequency of inspections.

    c) frequency of reporting to the wind energy facility to the project developer.

    d) standards to which all agreed local roads are constructed.

    e) ongoing maintenance and repair regime during project's construction phase to the satisfaction and at no cost to the Head, Transport for Victoria.

    f) procedures for corrective works resulting from non-compliance;

    g) penalties for non-compliance.

    Once approved, the developer of the project must engage, at its cost, the approved Road Quality Auditor to fulfil the requirements of the Road Quality Auditor as defined in the Terms of Reference and Traffic Management Plan.

26. The Traffic Management Plan must be updated to the satisfaction of the Head, Transport for Victoria within 28 days, unless agreed in writing, of the Road Quality Auditor determining the following:
    a) a significant increase in vehicle numbers, above the anticipated vehicle movements identified in the endorsed Traffic Management Plan; or
    b) any change to an endorsed vehicle route identified in the Traffic Management Plan, the Traffic Management Plan.
    c) a significant deterioration in road conditions which impact the safety of the arterial road network.
27. Prior to the commencement of wind turbine footings, crane hardstand, internal access roads, substation (or unless otherwise approved in writing from the Head, Transport for Victoria) all works must be designed and completed to Australian Standards and in accordance with Austroads Guides, at no cost to, and to the satisfaction of the Head, Transport for Victoria:
    a) all relevant arterial road intersection and relevant road upgrades.
    b) all access to the site from Skipton-Rokewood Road including intersections with local roads.
    c) the location and detailed design of the connection between the internal access tracks, local roads and the arterial roads.
    d) Depth of a the 33Kv to be at a depth of at least 2m at Rokewood-Skipton Road reserve at the intersection of Rankin Road with plans Squadron Energy, February 2026 SQE-DWG-O5-02) Rev B or as amended
28. Prior to any works commencing within any arterial road reserve, the applicant must enter into a works agreement with the Head, Transport for Victoria, confirming design plans and works approvals processes, including the determination of fees and the service obligations. Contact: regionalexternalworks@transport.vic.gov.au
29. Before the decommissioning of the Renewable Energy Facility, a Decommissioning Transport Management Plan (DTMP) must be submitted to and approved by the Head, Transport for Victoria and the Responsible Authority. Once approved the DTMP will be endorsed by the Responsible Authority and form part of the permit.

    The DTMP must:
    a) be prepared to the satisfaction of and at no cost to the Head, Transport for Victoria and Responsible Authority; and
    b) include details of measures to manage transport impacts associated with removing the infrastructure, equipment, buildings and structures from the site.
30. The decommissioning of the Renewable Energy Facility must be carried out in accordance with the endorsed DTMP to the satisfaction of and at no cost to the Head, Transport for Victoria and the Responsible Authority.
31. The endorsed DTMP must not be modified except with the prior written consent of the Head, Transport for Victoria and the Responsible Authority.

    End Head, Transport for Victoria determining authority conditions
32. The Traffic Management Plan must be prepared in consultation with the Golden Plains Shire Council.
33. All costs of works associated with implementation of the TMP shall be at the expense of the permit holder.

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

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

Native Vegetation Offsets

35. To offset the removal of 1.429 hectares of native vegetation, as identified in Native Vegetation Removal Report ID: EHP_2026_010 dated 31 August 2026, the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA 2025) as specified below:

    a) A general offset of 0.633 general habitat units

        i. Located within the Corangamite CMA or Golden Plains Council LGA or Corangamite Council LGA; and

        ii. With a minimum Strategic Biodiversity Value score of at least 0.285

36. The approved amount of native vegetation removal and offsets must not be altered or modified without the prior written consent of the responsible authority.

Offset Evidence and Timing

37. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be:

    a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register and/or

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

    A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.

Monitoring and reporting for onsite offset implementation

38. If a security agreement is entered into as per condition 35 the applicant must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of DEECA Regions.

Construction Environmental Management Plan

39. Before development starts, including the removal of native vegetation, a Construction Environmental Management Plan (CEMP) must be prepared in consultation with DEECA Regions, and submitted to and endorsed by the responsible authority. The plan must be generally in accordance with Section 11 of the Ecological Assessment (Ecology & Heritage Partners, 2026). When approved, the EMP will be endorsed and will form part of this permit.

    The CEMP is to include details regarding the following:

    a) Include measures to avoid and minimise amenity and environmental impacts during construction of the facility.

    b) Include procedures to manage construction dust, noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).

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c) Include procedures to manage mud and debris on the surrounding road network which may occur during construction.

d) Include procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.

e) Include a construction timetable, including typical daily start and end times.

f) Include details of the person(s) responsible for implementation and compliance of each of the CEMP requirements including details of a site contact / site manager.

g) Identification of all stockpile, storage, parking and vehicle/machinery storage locations, temporary buildings or yards, and management requirements for this area.

h) Appropriate erosion and sediment control measures to ensure that no polluted and/or sediment laden run-off is discharged directly or indirectly into waterways, wetlands or moves offsite.

i) Weed control and management on site, including appropriate vehicle and equipment hygiene measures, during construction phase and post construction.

j) Procedures demonstrating how the endorsed Native Vegetation Protection Plan will be implemented.

k) Monitoring and reporting requirements for all aspects of the construction phase, and all components of, and actions set out in the approved/endorsed CEMP. Monitoring must include any construction impacts on areas of vegetation to be retained, protected and enhanced, or impacts on other biodiversity values on and off site.

l) Sedimentation and pollution control measures, in accordance with Environment Protection Authority guidelines (EPA 2020a; EPA 2020b; Victorian Stormwater Committee 1999) to prevent offsite impacts to waterways and wetlands.

m) Procedures to ensure maintenance activities and refuelling will be carried out with appropriate spill protection measures in place, and at an appropriate distance from vegetation and waterways to avoid impacts, in accordance with relevant regulatory requirements.

n) Wildlife management and pre-clearance survey protocols that include provision of a qualified zoologist or wildlife handler with the appropriate permits/approvals, for identification and handling of wildlife that may be disturbed.

o) Protocols in the event wildlife are found trapped, injured or dead, in accordance with the *Wildlife Act 1975.*

p) A Flood Emergency Response Plan to ensure appropriate flood mitigation measures are in place in case of a flood event during construction.

q) The person/s responsible for the implementation and compliance of each aspect of the CEMP.

Native Vegetation Protection Plan

40. Before development starts, a Native Vegetation Protection Plan (NVPP) must be prepared in consultation with DEECA Regions, and be approved and endorsed by the responsible authority. The plan must incorporate the recommendations contained in Section 11 of the Ecological Assessment (Ecology & Heritage Partners, 2026), and include:

    a) Map(s) drawn to scale with dimensions, standard property identifiers and geo-references (such as VicGrid94 co-ordinates) that clearly show within 30m of works:

i. The locations and extent of all native vegetation and State and Commonwealth threatened flora communities present that must be retained throughout the use and development, including large trees within patches and scattered trees;

ii. Unique identifiers for all native vegetation to be removed and retained (e.g. tree numbers, habitat zones);

iii. All areas where trenchless construction methods (including Horizontal Directional Drilling) are required to avoid impacts to native vegetation, including the location of all entry and exit pits, in accordance with AS 4970-2025 Protection of trees on development sites; and

iv. The location and extent of all temporary site offices, equipment and materials storage and stockpiling areas, all access and egress points (including primary and secondary access points), and all works areas (construction footprint), including native vegetation protection areas, No Go Zones and limits of works.

b) Measures to be implemented to protect native vegetation and biodiversity values retained within 15m of works during construction, maintenance activities and decommissioning phases. These measures must:

i. Prohibit the following activities within native vegetation to be retained and associated Notional Root Zones (NRZ), unless otherwise shown on the endorsed plan:

- Vehicular access.
- Trenching or soil excavation.
- Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
- Entry and exit pits for the provision of underground services.
- Any other actions or activities that may result in adverse impacts to retained native vegetation.

ii. Show and describe the type of No Go fencing and signage used to protect areas of retained native vegetation within 15 metres of works, including notional route zones.

iii. Fencing must be highly visible, strong enough to withstand knocks from construction vehicles and comply with AS 4940-2-25 Protection of trees on development site.

iv. Include tree protection measures prepared by a suitably qualified arborist in accordance with AS 4970-2025 Protection of trees on development sites.

c) Detailed prescriptions to avoid and minimise sources of environmental impact on retained areas of native vegetation and biodiversity values on site throughout the approved use (operation and maintenance). This must include the requirement for weed monitoring to be undertaken quarterly for a minimum of two years following construction to inform preparation of a long-term management plan and on-ground weed control program to be delivered throughout the approved use.

<u>Bat and Avifauna Management Plan</u>

For the Bat and Avifauna Plan conditions:

i. 'listed species' means all bird and bat taxa listed as threatened under the Flora and Fauna Guarantee Act 1988 (FFG Act) and all bird and bat taxa listed as threatened or migratory under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

ii. 'the first turbine commences operating' means the time from which a turbine first commences generating electricity.

41. Before the first turbine commences operating, a Bat and Avifauna Management Plan (BAM Plan), must be prepared in consultation with DEECA Regions, and submitted to and approved by the responsible authority. The plan must generally be in accordance with Bat and Avifauna Management Plan: Moreton Hill Wind Farm, Pittong, Victoria, Draft Report, May 2026, Prepared by Ecology and Heritage Partners, and must:

    a) Include a statement of the objectives and overall strategy for minimising and/or compensating for impacts to listed species arising from the operation of the facility which must include:

        i. A mitigation and compensation strategy for the wind farm, that clearly outlines the measures under the mitigation hierarchy that have been adopted to manage impacts of the project on listed species to an acceptable level.
        ii. A description of the methods and/or processes that will be used to detect impacts on listed species and other bat and avifauna species during operation of the wind farm, such as utilisation surveys, mortality monitoring etc.
        iii. Clear and measurable definitions of impact thresholds that trigger the need for adaptive management measures / mitigations to be applied when monitoring identifies that impacts on listed species are occurring that were not predicted or are greater than predicted at the time of planning approval.
        iv. Adaptive management and/or mitigation measures that will be implemented in the event of an impact threshold being met, including an explanation of why the measure was selected and how the measure will address the impact, supported by appropriate evidence, and including species-specific measures for taxa identified in Table 6 of the draft BAM Plan as having low risk or above and are on the species of concern list (DEECA, July 2026).
        v. An implementation strategy for delivering adaptive management measures that outlines the processes (including roles and responsibilities, timing) for implementing mitigation measures and/or compensation action once an impact to a listed species has been triggered.
        vi. A monitoring, reporting and evaluation program of the effectiveness of any implemented mitigation measures, including upfront mitigation measures and adaptive management measures.
        vii. Compensatory measures that will be implemented in the event that residual impacts of the wind farm on listed species are different to or greater than what was predicted through pre-construction assessments, including details regarding the scope, purpose, roles and responsibilities and timing for delivering the compensation action, supported by appropriate evidence.

    b) Demonstrate how farming activities will be adequately managed to minimise risk of Black Falcon (Falcon subniger) turbine collision and establish communication procedures with relevant land managers. Any established procedures must be included in the BAM Plan.

    c) Include a science-based monitoring and reporting program to monitor mortality of listed and non-listed bat and avifauna species. The monitoring and reporting program must commence when the first turbine commences operating and must be carried out for a duration of at least five years. The duration and frequency of the monitoring and reporting program may be altered with the written consent of the responsible authority, in consultation with DEECA. The monitoring and reporting program must, at a minimum, include:

        i. A post construction bird and bat utilisation survey program to be undertaken by a qualified ecologist commencing in the first year of operation with surveys to be undertaken across all 4 seasons for a minimum of 5 years.
        ii. A targeted Black Falcon survey commencing in the construction phase for a minimum 5 year period to build upon preconstruction surveys.
        iii. Surveys conducted at a time interval and sampling frequency, determined in consultation with DEECA, to ascertain:

a. the species, number, age, sex (if possible) and date of any listed species mortality and any other bat and avifauna species mortality.
b. seasonal and yearly variation in the number of listed species mortality and any other bat and avifauna species mortality.
c. whether further detailed investigations of any potential impacts on listed species and any other bat and avifauna species mortality are warranted.

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

a. Procedures for reporting strikes/mortalities of listed species to DEECA Regions and the Responsible Authority within 7 days of becoming aware of any strike/mortality;
b. Procedures for reporting strikes/mortalities of bat and avifauna species other than listed species to DEECA Regions quarterly;
c. Procedures for annual reporting to DEECA Regions and the Responsible Authority, within agreed timeframes, of the findings of the operational monitoring program, including mortality monitoring and submission of raw data. Reports must be made publicly available on the operator's website; and
d. Information on the efficacy of searches for carcasses of birds and bats, and, where practicable, information on the rate of removal of carcasses by scavengers, so that correction factors can be determined to enable calculations of the likely total number of mortalities.

d) Prior to the commencement of operation of the wind energy facility, the permit holder must ensure that agreements are in place with all relevant landowners to enable mortality monitoring to be undertaken across the full search areas specified in the approved BAM Plan. These agreements must ensure that land management practices do not prevent or materially interfere with the conduct of mortality surveys, to the satisfaction of the Secretary.

Brolga Mitigation Trial Plan

42. Prior to commencement of development a Brolga Mitigation Trial Plan (BMTP), consistent with Section 3.4 of the draft BAM Plan (Ecology & Heritage partners, 2026) must be submitted and endorsed by the responsible authority, and include:

a) The objectives, scope and intended outcomes of the trial, including assessment of the effectiveness of proposed measures to monitor and mitigate Brolga collision risk;

b) The turbines and associated infrastructure to which the trial will apply, which must include all turbines located within 5 kilometres of the mapped wetland boundary of Lake Widderin;

c) The duration and timing of the trial, which must include, but is not limited to, the Brolga flocking season, and be sufficient to enable a robust assessment of whether the proposed measures can effectively monitor and mitigate Brolga collision risk;

d) Details of the technology, systems and methodologies to be trialled;

e) Monitoring, performance indicators, evaluation methods and reporting requirements, including regular progress reports to DEECA and a final trial outcomes report; and

f) A process for reviewing the outcomes of the trial and determining, in consultation with DEECA, whether the trial has demonstrated that the proposed mitigation measures are effective in reducing Brolga collision risk.

Brolga Mitigation Plan

43. Following the conclusion of the BMTP, but prior to the first turbine being constructed within 5km of the mapped wetland boundary of Lake Widderin, a Brolga Mitigation Plan must be prepared in consultation with DEECA, and submitted to and approved by the responsible authority. The Brolga Mitigation Plan must:
    a) Be informed by the results of the BMTP;
    b) Identify the mitigation measure/s to be implemented for the operational life of the facility;
    c) Include an explanation of why the measure/s was selected and how the measure/s will address the impact, supported by appropriate evidence;
    d) Include annual reporting of:
        i. Brolga observations;
        ii. Detection events;
        iii. Curtailment events;
        iv. Effectiveness of mitigation measures;
        v. Any proposed amendments to the program.

Brolga Compensation Plan

44. The BAM Plan must include a Brolga Compensation Plan prepared in consultation with DEECA Regions and submitted to and endorsed by the responsible authority. The endorsed compensation plan must be publicly available on the project website for the life of the project. The plan must:
    a) Estimate the residual impacts to the Victorian Brolga population arising from the final approved wind farm layout based on the outcomes of the approval process and relevant documents.
    b) Identify and map the compensation site/s and describe the specific compensation action/s that must be implemented.
    c) include the principles and criteria used to select compensation sites, including consideration of landscape context, hydrological suitability, climate resilience, habitat connectivity and proximity to existing Brolga habitat.
    d) Specify the objective of the proposed compensation action/s and how it/they will be measured and achieved.
    e) Include a management action plan identifying the specific actions needed to achieve the objective and timing of the compensation action/s.
    f) Specify a monitoring and reporting framework to track the delivery of the compensation action/s against its objective. This must include the preparation of annual reports and include a clear process for periodic review and updating of the plan based on progress delivery.
    g) Describe the administrative and governance frameworks, including identifying any third parties involved in the development and/or delivery of the compensation action/s.
    h) Provide evidence of agreements to enter into management arrangements.
45. The operator of the wind energy facility must implement the endorsed BMTP to the satisfaction of the responsible authority, in consultation with DEECA Regions, either for the life of the project or until the approved compensation action outcome has been delivered.

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End DEECA recommending referral authority conditions

46. The requirements of conditions 33 to 43 must not be altered or modified (unless the Golden Plains Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Country Fire Authority Conditions (not a referral authority)

47. The plans must be generally in accordance with the plans submitted with the application but modified to show any changes required to comply with CFA conditions.

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

    a) Describe the risks and hazards at the facility to and from the battery energy storage system and related infrastructure.

    b) Describe the risk controls for the facility, including:

        i. Dedicated fire water supplies for the battery energy storage system:

            a. Of a quantity no less than 576kL effective capacity (40L/s for four hours), to the satisfaction of CFA.

            b. Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.

            c. Located reasonably adjacent to the battery energy storage system but in a position that is accessible without undue danger in an emergency, to the satisfaction of CFA.

            d. Commissioned prior to the arrival of the battery energy storage system enclosures/containers at the facility.

        ii. Dedicated water supplies for the wind facility infrastructure:

            a. Of a quantity of no less than 45,000L effective capacity, located at each entrance to the wind energy facility, and at the substation.

            b. Additional static fire water tanks of at least 45,000L effective capacity, the number and location of tanks are to be to the satisfaction of CFA.

            c. Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.

        iii. A fire hydrant system provided for the battery energy storage system in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations, to the satisfaction of CFA.

        iv. The separation distance:

            a. Of no less than 3m between battery containers/enclosures to adjacent battery containers/enclosures, to the side with the battery module access doors.

            b. Of battery containers/enclosures and related battery infrastructure, buildings/structures, and vegetation based on radiant heat flux (output) as an ignition source.

        v. The management of on- and off-site hazards and risks at the facility, including:

            a. All proposed battery energy storage system safety and protective systems.

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b. For the storage of battery energy storage system enclosures/containers on-site, prior to their installation, for any length of time.

c. A copy or summary of the findings of WorkSafe and ESV's Arc Flash Self-Audit Tool (dated June 2022), including the proposed risk controls to manage arc flash risks for site personnel and emergency responders.

d. Where noise/acoustic barriers are proposed on three or more sides, include consequence modelling and assessment of toxic and flammable gas releases that takes into account the proposed position of acoustic barriers, to the satisfaction of CFA.

c) Provide an evidence-based determination of the effectiveness of the risk controls against the identified hazards, including justification for the omission of any safety and protective system/s.

d) Specify that planning for decommissioning of the facility will be in consultation with CFA.

e) Form the basis for the design of the facility.

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

50. Before the use commences, all fire protection measures shown on the endorsed plans (including separation distances, emergency vehicle access, firefighting water supply and equipment, and fire breaks) must be implemented. Fire protection measures must be maintained on a continuing basis for the life of the permit, to the satisfaction of the responsible authority.

Complaint Investigation and Response Plan

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

    The CIRP must:

    a. Respond to all aspects of the construction and operation of the facility, other than operational noise from the turbines.

    b. Be prepared in accordance with *Australian Standard 10002 Guidelines for complaint management in organisations.*

    c. Include a process to investigate and resolve complaints (different processes may be required for different types of complaints).

    d. Include a process for investigating and resolving complaints received regarding the effect of the facility on telecommunications reception at a pre-existing dwelling as of 10 June 2026 within 5 kilometres of the site, which If an investigation indicates that the facility has had a detrimental impact on the quality of reception, requires the operator to restore reception at the pre-existing dwelling to at least the quality determined in the Telecommunications Reception Strength Survey required by this permit, to the satisfaction of the responsible authority.

Publishing Information About Complaints Handling

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

    a. A copy of the endorsed CIRP.

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

Complaints Register

53. Before the development starts, a Complaints Register must be established which records:
    a. The complainant's name and address and any other contact details provided by the complainant.
    b. A receipt number for each complaint, which must be communicated to the complainant.
    c. The time and date of the incident, and operational conditions at the time of the incident.
    d. A description of the complainant's concerns.
    e. The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.
54. All complaints received, except for complaints about noise from operational wind turbines, must be recorded in the Complaints Register.
55. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority on each anniversary of the date of this permit and at other times upon request.

Emergency services

56. Before the development starts, the permit holder must provide spatial information data to Land Use Victoria via email vicmap@transport.vic.gov.au to be used to direct emergency services to and within the site. This information must be in the ESRI Shapefile or Geodatabase .gdb format, GDA94 or GDA2020 datum and include:
    a. The location and boundaries of the facility extents polygon(s)
    b. All access entry points onto private property.
    c. All internal roads.
    d. The locations of site compound, substations, maintenance facilities.
57. If there are any subsequent changes to infrastructure location, internal roads or access points during construction, or after completion of construction, updated data must be provided to Land Use Victoria via email vicmap@transport.vic.gov.au within 30 days of the change, to enable details of any changes to the facility to be known to emergency services dispatchers.

Aviation

Reporting tall structures

58. The Proponent must report the location of met masts and WTGs to the Civil Aviation Safety Authority (CASA) in accordance with Civil Aviation Safety Regulations 139.165 at least 4 weeks before they are constructed.
59. Once the met masts and WTGs are constructed, the Proponent must then undertake post-construction validation of the reported locations.
60. 'As constructed' details of wind turbines and meteorological monitoring masts exceeding 100 metres above ground level (AGL) must be reported to Civil Aviation Safety Authority (CASA) as soon as practicable after

forming the intention to construct or erect the proposed object or structure, in accordance with Civil Aviation Safety Regulations Part 139.165(2).

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

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

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

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

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

Marking and lighting of wind monitoring towers

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

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

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

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

    d. a flashing strobe light during daylight hours.

Decommissioning

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

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

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

    The DMP must include, as a minimum:

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

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

    c. A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the responsible authority prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement. The DTMP must specify measures to manage traffic impacts

associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the responsible authority.

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

Notification of works commencing

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

AusNet Services Conditions (determining referral authority)

69. No wind turbine shall be constructed within 252 metres of AusNet Transmission Group's easement, and no anemometry masts shall be constructed within 166 metres of the easement.

70. No buildings or structures are permitted on AusNet Transmission Group's easement other than interface works required for connection of the wind farm electrical system to the transmission line. Design plans for such work must be submitted to and approved in writing by AusNet Transmission Group prior to the commencement of construction.

71. Details of any road or track construction and the installation of services within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

72. Gates must be installed in any new boundary fences that cross the easement to enable access by AusNet Transmission Group vehicles.

73. Natural ground surface levels on the easement must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.

74. A 'Permit to Work Adjacent to Exposed High Voltage Electrical Apparatus' must be obtained prior to the commencement of any works on the easement that involves the use of any plant or equipment exceeding 3 metres operating height.

75. Parking, loading, unloading and load adjustment of large commercial vehicles is not permitted on the easement.

76. All future works in the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site

End Head, AusNet Services determining authority conditions

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

77. Before the development starts, a Salinity Assessment Report and Management Plan, must be prepared in consultation with DEECA Regions, and submitted to and endorsed by the responsible authority. This plan must:

a) Assess and confirm salinity levels in areas within the Salinity Management Overlay, including geotechnical investigations (including subsurface material salinity levels) at appropriate intervals to understand and determine site specific conditions for the design and durability of infrastructure within the Salinity Management Overlay.

b) Specify construction and management measures to minimise the salinity risks.

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c) Include requirements to monitor potential effects on the environment and specify mitigation strategies if effects occur from changes to salinity

End DEECA determining authority conditions

Corangamite Catchment Management Authority (recommending referral authority)

78. All infrastructure (other than waterway crossings) must be located a minimum of 100 metres from any of the major named waterways and 50 metres from unnamed waterways as identified in the Vicmap watercourses layer and represented in Figure 3-4 in Water Technology's report "*Flood Impact Assessment – Moreton Hill Wind Farm, 25 August 2025*

79. The detailed design must be assessed in an updated flood impact assessment to ensure:

    a) All access crossings over waterways and floodplains meet the H1 hazard vulnerability classification as described in the Australian Disaster Resilience Guideline 7-3 Flood Hazard (AIDR 2017) and culverts are appropriately sized to minimise impediment to waterway flows.

    b) Demonstrate how the development/works (including earthworks) will not:

        - Divert floodwaters to the detriment of any adjoining property.
        - Increase flood velocity on any adjoining property.
        - Increase flood levels on any adjoining property.
        - Result in a detrimental loss of flood storage.

    c) All hardstands have a finished surface level no lower than 300mm above the 1% AEP flood level and have appropriate drainage to prevent ponding of water.

80. Appropriate cut and fill details must be provided at the detailed design stage (or earlier if requested) where fill is proposed in the floodplains to demonstrate no loss of floodplain storage for the 1% AEP Flood. No fill shall be placed in the active component of the floodplain where depths exceed 300mm without first seeking approval from Corangamite CMA.

81. Prior to endorsement of the detailed design, the following QGIS compatible grid files must be provided to Corangamite CMA:

    a) Pre and post development/works 1% AEP flood levels, depth, velocity, and hazard (vulnerability classification/ZAEM1) grid files; and
    b) Turbine and infrastructure location files.

End CCMA recommending referral authority conditions

Golden Plains Shire Council

82. Before the use or development starts, vehicle crossings must be provided or the existing vehicle crossing/s upgraded in accordance with the Infrastructure Design Manual (IDM) standard drawing SD 265 and to the satisfaction of the Responsible Authority.

83. A works within a road reserve permit must be obtained from Council prior to carrying out of any works within the road reserve.

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Expiry

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

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

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

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

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

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Regulation 22

Form 4

USEFUL INFORMATION (PERMIT NOTES):

(The following information does not form part of this permit)

- The permitted use or development may need to comply with, or obtain the following further approvals:
  - The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
  - A building permit under the *Building Act 1993*.

Head, Transport for Victoria:

- For oversize and over mass vehicles routes, the Project will need to obtain approvals from the National Heavy Vehicle Regulator (NHVP) for over dimensional long or large loads.

AusNet Services:

- It should be noted that there are restrictions on development of the AusNet easement, including buildings, structures, earthworks, roads, services and trees, and that vehicle access is required by AusNet at all times.
- Details of any proposed use of the easement must be submitted to and approved by AusNet before work is commenced on site. Further information is available from AusNet on request

DEECA:

- All wildlife in Victoria is protected under the Wildlife Act 1975. Prior to removal of vegetation landholders are advised to determine whether a Wildlife Act authorisation is required. For further information please visit https://www.vic.gov.au/wildlife-licences-and-permits.
- Works or other activities on public land, which may affect protected native plants, may require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the most up to date Protected Flora List (DEECA) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office (BAS.West@deeca.vic.gov.au).
- Works within a designated waterway will require a Works on Waterways authorisation under the Water Act 1989. Please seek further advice from your local Catchment Management Authority.

Corangamite Catchment Management Authority:

- This document contains floodplain management advice only and has been based on the most up to date information available. This advice may change if new information becomes available.
- Corangamite CMA has assessed this application in accordance with its functions as the floodplain management authority for Corangamite waterway management district - to control development proposed for land adjoining waterways and provide advice about flooding and controls on development to councils and the community.
- The 1% AEP flood is not the maximum possible flood. A flood larger in height and extent, than the 1% AEP flood, may occur in the future. Climate change is expected to result in significant changes in storm and flooding behaviour. The information currently available suggests that extreme rainfall events that drive major flooding are likely to increase in frequency and severity.
- Corangamite CMA has not assessed this application in relation to stormwater management or impacts on the capacity of stormwater drainage infrastructure in the area. Council, as the drainage authority, is the responsible authority for managing stormwater flood risk, including applying the planning

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requirements of Clause 53.18 and 56.07 of the Victorian Planning Provisions' and Planning Practice Note 39 and Planning Advisory Note 75 to ensure that new developments do not have significant third-party impacts due to increased runoff from impervious surfaces.

- The General Environmental Duty (GED) mandates that every Victorian must take reasonable and practical steps to reduce risk from pollution and waste to human health and the environment arising from their activities. This means you are required to understand what activities on your site may give rise to harm and prevent these from occurring by implementing controls. This includes managing runoff to waterways associated with stormwater from developments and ensuring there is no adverse impact on water quality.

Noise

- The use of the land must at all times comply with *EPA Publication 1826.5: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (EPA Publication 1826.5).

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Regulation 22

Form 4

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

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