Planning and Environment
Interim Regulations 2026

Form 4 Regulation 22

PLANNING PERMIT

Permit No.:	PA2503749
Planning scheme:	Gannawarra Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	• Lot 1 on TP217765 Vol 07714 Fol 036 • Crown Allotment 34 Parish of Meering West Vol 09042 Fol 064 • Crown Allotment 38 Parish of Meering West Vol 08866 Fol 134 • Lot 1 on PS202051 Vol 09664 Fol 166 • Crown Allotment 36 Section 1 Parish of Quambatook Vol 08919 Fol 903 • Crown Allotment 37 Section 1 Parish of Quambatook Vol 08922 Fol 449 • Crown Allotment 18 Section 3 Parish of Budgerum East Vol 08919 Fol 06623 Fol 440 • Crown Allotment 20 Section 3 Parish of Budgerum East Vol 22054 Fol 06623 Fol 114 • Lot 1 on TP837272 Vol 08409 Fol 520 • Lot 1 on TP907928 Vol 10447 Fol 334 • Lot2 on TP128627 Vol 09065 Fol 822 • Crown Allotment 60 Parish of Meering West Vol 07169 Fol 763 • Crown Allotment 61 Parish of Meering West Vol 07169 Fol 650 • Crown Allotment 46 Parish of Koorangie Vol 12144 Fol 583 • Lot 1 on TP218225 Vol 12144 Vol 587 • Lot 1 on PS206094 Vol 09732 Fol 547 • Lot 2 of PS206094 Vol 10173 Fol 777 • Crown Allotment 23a Parish of Gredgwin Vol 06102 Fol 273 • Crown Allotment 24 Parish of Gredgwin Vol 06130 Fol 908 • Crown Allotment 25 Parish of Gredgwin Vol 08681 Fol 316 • Crown Allotment 28 Parish of Gredgwin Vol 086681 Fol 317 • Crown Allotment 43 Section 3 Parish of Quambatook Vol 11127 Fol 431 • Crown Allotment 67 Section 3 Parish of Quambatook Vol 11127 Fol 424 • Crown Allotment 68 Section 3 Parish of Quambatook Vol 11127 Fol 434 • Crown Allotment 30 Parish of Meering West Vol 06276 Fol 108 • Crown Allotment 35 Parish of Meering West Vol 06801 Fol 115 • Crown Allotment 17a Parish of Gredgwin Vol 06353 Fol 572 • Crown Allotment 23 and Crown Allotment 23b Parish of Gredgwin Vol 08101 Fol 454 • Crown Allotment 26 Parish of Gredgwin Vol 06479 Fol 706 • Crown Allotment 49 Parish of Koorangie Vol 06149 Fol 665 • Crown Allotment 70a Parish of Koorangie Vol 06238 Fol 452

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	• Crown Allotment 71a and Crown Allotment 72a Parish of Koorangie Vol 06928 Fol 526 • Lot 1 on TP218106 Vol 09607 Fol 230 • Lot 1 on TP219141 Vol 09112 Fol 755 • Lot 1 on TP252276 Vol 09112 Vol 308 • Crown Allotment 27 Parish of Meering West Vol 09571 Fol 787 • Crown Allotment 28 Parish of Meering West Vol 09571 Fol 788 • Lot 1 on TP650335 Vol 09571 Fol 787 • Crown Allotment 25 Parish of Meering West Vol 09121 Fol 198 • Lot 1 on TP218897 Vol 09121 Fol 604 • Crown Allotment 2002 Parish of Koorangie Vol 11746 Fol 336 • Crown Allotment 48 Parish of Koorangie Vol 10718 Fol 400 • Crown Allotment 48a Parish of Koorangie Vol 10718 Fol 401 • Crown Allotment 20a Parish of Gregdwin Vol 10172 Vol 640 • Crown Allotment 20b Parish of Gregdwin Vol 11738 Vol 836 • Crown Allotment 2 Parish of Meering West Vol 07145 Vol 980 • Crown Allotment 29 Parish of Meering West Vol 06586 Vol 145 • Crown Allotment 2a Parish of Meering West Vol 8026 Vol 044 • Crown Allotment 6, 7 and 8 Parish of Meering West Vol 06232 Vol 299 • Crown Allotment 9 Parish of Meering West Vol 06232 Vol 283 • Crown Allotment 44 and 45 Parish of Meering West Vol 06627 Vol 399 • Crown Allotment 46 Parish of Meering West Vol 07385 Vol 890 • Crown Allotment 29 Parish of Gredgwin Vol 07469 Vol 009 • Crown Allotment 32 Parish of Gredgwin Vol 07469 Vol 010 • Lot 1 on TP740331 Vol 07391 Vol 165 • Crown Allotment 19 Parish of Meering West Vol 06454 Vol 700 • Crown Allotment 20 Parish of Meering West Vol 06293 Vol 493 • Crown Allotment 21 Parish of Meering West Vol 06293 Vol 494 • Crown Allotment 22 Parish of Meering West Vol 06409 Vol 777 • Crown Allotment 23 Parish of Meering West Vol 07871 Vol 098 • Crown Allotment 27 Parish of Meering West Vol 07413 Vol 532 • Lot 1 on PS85853 Vol 08812 Fol 248 • Lot 2 on PS85853 Vol 08809 Fol 201 • Crown Allotment 18 Parish of Gredgwin Vol 06353 Fol 547 • Crown Allotment 22 Parish of Gredgwin Vol 06353 Fol 573 • Crown Allotment 20 Parish of Gredgwin Vol 06102 Fol 275 • Crown Allotment 21 Parish of Gredgwin Vol 06353 Fol 575 • Crown Allotment 24a Parish of Gredgwin Vol 11738 Fol 817 • Crown Allotment 61a Parish of Meering West Vol 11752 Fol 807 • Lot 1 on PS68320 Vol 08570 Fol 781 • Lot 2 on PS58320 Vol 08570 Vol 782 • Lot 3 on PS58320 Vol 08570 Vol 783

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	• Crown Allotment 17 Parish of Meering West Vol 07223 Fol 506 • Crown Allotment 24 Parish of Meering West Vol 07879 Fol 066 • Crown Allotment 36 Parish of Meering West Vol 07628 Fol 184 • Crown Allotment 37 Parish of Meering West Vol 06409 Fol 779 • Crown Allotment 54 Parish of Meering West Vol 09323 Fol 545 • Crown Allotment 55 Parish of Meering West Vol 06610 Fol 824 • Crown Allotment 59 Parish of Meering West Vol 06374 Fol 679 • Lot 1 on PS330904 Vol 10173 Vol 776 • Lot 2 on PS330904 Vol 10173 Vol 777 • Crown Allotment 17a Section 3 Parish Budgerum East Vol 06855 Vol 811 • Crown Allotment 30 Parish of Gredgwin Vol 06600 Fol 890 • Crown Allotment 2009 Parish of Quambatook Vol 11767 Fol 188 • Crown Allotment 43b Parish of Quambatook Vol 02605 Fol 926 • Crown Allotment 2010 Parish of Quambatook Vol 11767 Fol 189 • Crown Allotment 10 Parish of Meering West Vol 06409 Fol 666 • Crown Allotment 41 Parish of Meering West Vol 06409 Fol 778 • Crown Allotment 43 Parish of Meering West Vol 06586 Fol 129 • Lot 1 on TP899929 Vol 07714 Fol 037 • Crown Allotment 33a Parish of Meering West Vol 11752 Fol 792 • Crown Allotment 39 Parish of Meering West Vol 06586 Fol 103 • Lot 2 on PS202051 Vol 09664 Fol 167 • Crown Allotment 61 Section 3 Parish of Quambatook Vol 07294 Fol 694 • Crown Allotment 62 Section 3 Parish of Quambatook Vol 07056 Fol 157 • Crown Allotment 62a Section 3 Parish of Quambatook Vol 11767 Fol 194 • Crown Allotment 63 and 64 Section 3 Parish of Quambatook Vol 08097 Fol 222 • Road reserves of: - Meering West Road, Quambatook - Normanville Road, Normanville - Fawcett Lane, Quambatook - Meran Road, Quambatook - White Elephant Road, Meering West - Boort-Quambatook Road, Boort - Fleming Road, Quambatook - Lester Smith Road, Meering West - Boort-Kerang Road, Dingwall - Flemming Road, Meering West - Malone Lane, Barraport - Quambatook South Road, Oakvale - Baulch Road, Normanville - Weir Rado, Kerang

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	- Crump Road, Kerang - Lehmann Road, Victoria - Noske Road Meering West - Reserve Road, Oakvale - Nolan Road, Quambatook - Dear Road, Meering West - Denyer Road, Normanville

THE PERMIT ALLOWS:

Planning scheme clause	**Matter for which the permit has been granted**
Clause 35.07-1	Use of the land for a wind energy facility and utility installation.
Clause 35.07-4	Construct a building or construct or carry out works associated with Section 2 use of Clause 35.07-1. A building within the minimum setback from a road or boundary specified in a schedule to this zone. 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 36.04-1	Use of the land for a wind energy facility.
Clause 36.04-2	Construct a building or construct or carry out works for a wind energy facility
Clause 42.01-2	Remove, destroy or lop any vegetation, including dead vegetation.
Clause 42.02-2	Remove, destroy or lop native vegetation on land within the road reserve and within 50 metres of the road reserves designated by schedule 1 to the Vegetation Protection Overlay.
Clause 52.05-14	Display of business identification signage in a category 4 area.
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.

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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.

Development plans

3. Before the use and development starts, amended plans must be approved and endorsed by the responsible authority. The development plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the Indicative Project Layout Plans prepared by Aurecon and dated 13 October 2026, but modified to include:
   a. A maximum of 141 turbines with the following specifications:
      i. Maximum blade tip height of 280 metres above ground level.
      ii. Minimum blade tip clearance of 80 metres from ground level.
      iii. Maximum rotor diameter of 172 metres.
      iv. Serrated trailing edges on turbine blades
   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 operations and maintenance facility, construction compound, car parking area, terminal station, collector substations, electrical cabling, including underground cabling, hardstand areas, internal access tracks, site access points, including emergency / secondary site access points, temporary concrete batching plants.
   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. All buildings and works setback at least:
      - 30m from any Goulburn-Murray Water Channels, Drains and Pipelines.
      - 10m from any Goulburn-Murray Water Survey Benchmarks Assets.
      - 50m metres of any waterways, and must not be located on any drainage lines
   e. One BESS and one Terminal Station at one of the locations nominated in the application plans.
   f. The location, size, structure and details (including elevations) of the business identification sign/s. The total display area of the signs must not exceed 3 square metres.
   g. The location of all native vegetation approved for removal.
   h. The colours and finishes of all buildings.
   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.

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j. Any noise mitigation measures for the wind energy facility, BESS and/or substations.

k. Any staging of the permitted development.

l. The location, specifications, materials and finishes of the wind energy facility.

m. The coordinates for the location of each turbine

n. The colours and finishes of turbines, which must be non-reflective to minimise the visual impact of the development on the surrounding area.

o. 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 Gannawarra 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 endorsed under condition 3. The corresponding obligations under this permit may be completed in stages

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 footprint.

    c. Must not be located with an area of native vegetation not approved for removal by this permit.

    d. Must not be located within:

        i. 30m from any Goulburn-Murray Water Channels, Drains and Pipelines.

        ii. 10m from any Goulburn-Murray Water Survey Benchmarks Assets.

        iii. 50m metres of any waterways, and must not be located on any drainage lines.

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.

Signs

8. The total display area of the signs must not exceed 3 square metres.

9. The signs must not be illuminated/animated or contain any flashing or intermittent light.

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10. The signs must only contain an advertisement which provides or supplies information relating to the business conducted on the land as described in this permit or as shown on the endorsed plans.
11. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

Off-Site Landscaping Program

12. 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.
    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. 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.

Drainage and stormwater management plan

13. Before plans are endorsed under condition 3 of this permit, a Drainage and Stormwater Management Plan (DSWMP) must be 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 approved by the Gannawarra Shire Council prior to submission to the responsible authority.

Light spill management

14. 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

15. Shadow flicker from the wind energy facility must not exceed 30 hours per annum at any pre-existing dwelling as of 5 June 2025, 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.

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Telecommunications and electromagnetic interference

16. 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

17. In conditions 18 and 19:

    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 5 June 2025.

18. 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.

19. 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.

20. 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.

21. The predictive noise assessment submitted under condition 20 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. The requirements of conditions 18 to 20 may be completed in stages where this permit provides for the approved development to be constructed in stages.

Traffic and road management

23. The Road Quality Auditor terms of reference required by condition 31, must be prepared in consultation with Gannawarra Shire Council and Loddon Shire Council.

24. The cost of all works associated with the implementation of the TMP shall be at the expense of the permit holder.

Head, Transport for Victoria (Determining referral authority)

25. Before the development starts and once construction methods and transportation routes are known, a detailed Traffic Management Plan (TMP) must be prepared to the satisfaction of the Head, Transport for Victoria and the responsible authority in consultation with any relevant local road authorities. When approved, the Traffic Management Plan will be endorsed by the responsible authority and the Head, Transport for Victoria and will then form part of this permit. The Traffic Management Plan must be complied with, unless varied by the written consent of the Head, Transport for Victoria.

    The Traffic Management Plan must include:

    a. the scope of the expertise, duties and role of the nominated Road Quality Auditor engaged under condition 27, including inspection frequency and reporting requirements.

    b. the number and type of anticipated vehicle movements and the time of day when local roads will be used.

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

    d. 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.

    e. 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.

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

    g. engineering plans demonstrating whether, and if so how, truck movements to and from the wind energy facility site can be accommodated on the road network and manoeuvred without and any implications on the road network.

    h. measures to be undertaken to record traffic volumes on the nominated road network during the construction of the wind energy facility.

    i. recommendations regarding the need for road and intersection upgrades to accommodate any additional traffic or site access requirements (whether temporary or ongoing). Where upgrades are required, the Traffic Management Plan must include:

        i. detailed engineering plans showing the required works, including cross sections which show their formation, depth, drainage and surface levels to the satisfaction of the responsible authority and the Head, Transport for Victoria; and

        ii. the timing of when the works are to be undertaken.

j. proposed measures to ensure workers enter and exit the wind energy facility site from the designated site entrances.

k. proposed measures to ensure construction vehicles are easily identifiable.

l. 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.

m. 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.

n. a program to rehabilitate existing public roads within agreed timeframes to the condition identified in the surveys carried out under condition 25(d) or to the condition to which the roads have been upgraded, whichever is relevant.

26. Where there is:

a. a significant increase in vehicle numbers, determined by the Road Quality Auditor, 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 must be updated to the satisfaction of responsible authority and the Head, Transport for Victoria within 28 days of the event described in condition 26a or 26b.

27. Prior to endorsement of the Traffic Management Plan, the permit holder must submit to the responsible authority and the Head Transport for Victoria for approval the identity of a suitably qualified engineer, independent of the proponent's traffic adviser who will undertake the duties of the Road Quality Auditor identified in the Traffic Management Plan. Once approved, the developer of the wind energy facility must engage, at its cost, the approved Road Quality Auditor to fulfil the requirements of the Road Quality Auditor as defined in the Traffic Management Plan.

28. The responsible authority may require at any time the appointment of an alternate proposed Road Quality Auditor within 21 days of making a written request to the wind energy facility developer, if the appointed Road Quality Auditor is unable to maintain independence or is unable to meet project timelines to responsible authority's or the Head, Transport for Victoria's satisfaction. The alternate auditor must, if approved, be appointed by the wind energy facility developer to undertake the duties identified under the Traffic Management Plan.

29. Prior to endorsement of the Traffic Management Plan, the terms of reference for the Road Quality Auditor must be endorsed by the responsible authority and the Head, Transport for Victoria, including but not limited to:

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

b. frequency of inspections;

c. frequency of reporting to the wind energy facility developer, responsible authority, relevant municipal Councils and the Head, Transport for Victoria;

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

e. ongoing maintenance and repair regime during construction of the wind turbine generators;

f. procedures for corrective works resulting from non-compliance; and

g. penalties for non-compliance.

30. Prior to the commencement of development of the wind energy facility, relevant plans for all road works required by the Traffic Management Plan must be submitted to the relevant road authorities for approval. The plans must be designed to the Austroads guide to road design requirements and where relevant DTP supplementary standards and:

    a. include the location and detailed design of the connection between the internal access tracks and the public roads;

    b. include a demonstration that safe sight distances, turning movements, and the avoidance of traffic conflicts at the intersection of internal roads and public roads will be achieved to the satisfaction of the relevant road authorities; and

    c. allow for two-way vehicle movements of the largest design vehicle anticipated to access the subject site.

31. Prior to the commencement of construction of wind turbine footings, crane hardstand, internal access roads, the substation or transmission towers, road construction works as shown on the plan(s) endorsed under condition 30, must be undertaken, completed and assessed and approved by the Independent Road Quality Auditor to the satisfaction of the relevant road authorities.

32. The traffic management and road upgrade and maintenance works identified in the endorsed Traffic Management Plan must be carried out to the satisfaction of the relevant road authorities.

Secretary to Department of Energy, Environment and Climate Action (Recommending referral authority)

Notification of permit conditions

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

Native vegetation permitted to be removed, destroyed or lopped

34. The native vegetation identified in the Native Vegetation Removal Report ID: 338_20260911_YWU, dated 11 September 2026 and permitted to be removed, destroyed or lopped under this permit is 5.44 hectares comprised of:

    a. 4.982 hectares of native vegetation in patches including 37 large patch trees

    b. 2 large scattered trees

    c. 12 small scattered trees.

Offset requirement

35. To offset the removal of 5.44 hectares of native vegetation, as identified in Native Vegetation Removal Report NVRR: 338_20260911_YWU, 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 general offset of 1.7880 general habitat units:

a. located within the North Central Catchment Management Authority boundary or Loddon Shire LGA, Gannawarra Shire LGA

b. with a minimum strategic biodiversity score of at least 0.3207

c. provide protection for at least 39 large trees.

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Offset evidence and timing

36. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
    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 will form part of this permit.

Monitoring and reporting for onsite offset implementation

37. If a security agreement is entered into as per condition 36, 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.

Native Vegetation Protection Plan

38. Before any works start, including native vegetation removal, a Native Vegetation Protection Plan to protect retained native vegetation and other biodiversity values must be prepared in consultation with DEECA and be approved and endorsed by the Responsible Authority. The plan must incorporate the recommendations contained in Section 4 and Section 7 of the Meering West Flora & Fauna Assessment, Final Report, 13 July 2026, prepared by Biosis, 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) generally in accordance with the Biosis (3 July 2026) Meering West Wind Farm - Flora and Fauna Assessment;
        iii. All areas of “disturbed” and “undisturbed” land, consistent with Section 7 of the Biosis (3 July 2026) Meering West Wind Farm – Flora and Fauna Assessment for all internal site access tracks and underground electricity cabling (trenched or trenchless);
        iv. 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
        v. 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:

a. vehicle access;

b. trenching or excavation;

c. storage or dumping of any soils, materials, equipment, vehicles. machinery or waste products;

d. establishment of entry or exit pits for underground services; and

e. any other activity 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. 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.

iii. include tree protection measures prepared by a suitably qualified arborist in accordance with AS 4970-2025 Protection of trees on development sites and the Oldmeadow Arboriculture (Oct 2025) Meering West Wind - Farm Arboricultural Assessment.

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:

i. 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.

Construction Environmental Management Plan

39. Before the development starts, a Construction Environmental Management Plan (CEMP) must be prepared in consultation with DEECA and approved and endorsed by the responsible authority.

The plan must include the recommendations contained in Section 4 and Section 7 of the Meering West Flora & Fauna Assessment, Final Report, 13 July 2026, prepared by Biosis, unless otherwise agreed to by the responsible authority, and include:

a. Measures to avoid and minimise amenity and environmental impacts during construction of the facility.

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

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

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

e. A construction timetable, including typical daily start and end times.

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

h. Vehicle and machinery hygiene measures to prevent the introduction and spread of weeds and pathogens.

i. 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.

40. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed CEMP.

Bat and Avifauna Management Plan

For Bat and Avifauna Management 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* (Cth) (EPBC Act).

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

41. Before the first turbine is constructed, a Bat and Avifauna Management Plan (BAM Plan) must be prepared in consultation with DEECA and submitted to and approved by the responsible authority. The plan must generally be in accordance with *Meering West Wind Farm Bat and Avifauna Management Plan, Draft Report, 15 June 2026*, Prepared by Biosis, and include:

a. 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 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 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 at least for the following listed species:

a) Black Falcon (*Falco subniger*)

b) Little Eagle (*Hieraaetus morphnoides*)

c) White-throated Needle-tail (*Hirundapus caudacutus*)

d) Fork-tailed Swift (*Apus pacificus*)

e) White-bellied Sea-Eagle (*Haliaeetus leucogaster*)

f) Australasian Bittern (*Botaurus poiciloptilus*)

g) Little Egret (*Egretta garzetta*)

h) Gull-billed Tern (*Gelochelidon nilotica*)

i) Freckled Duck (*Stictonetta naevosa*)

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. 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, but preferably for the operational life of the wind farm noting a combination of continuous and periodic monitoring can be used. 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. A requirement for the feasibility of acoustic deterrent trails to be investigated, in consultation with DEECA

iv. 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.

d) migratory bird and threatened waterbird utilisation of the site and mortality, ensuring monitoring occurs when these species are likely to be utilising the site (i.e. when Salt Lake and Great Spectacle Lake are holding water).

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

a) procedures for reporting strikes/mortalities of listed species to DEECA 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 quarterly;

c) procedures for annual reporting to DEECA and the Responsible Authority, within agreed timeframes, of the findings of the operational monitoring program, including mortality monitoring. 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.

Construction Environmental Management Plan – additional requirements

42. The Construction Environmental Management Plan (CEMP) approved under condition 39 must also include:

a. Include the environmental risk assessment prepared for the construction of the facility. The environmental risk assessment must:

i. Demonstrate (through an evidence-based determination) that the proposed setbacks of the wind turbines and BESS are sufficient to ensure that any risk of impact to water quality (groundwater and surface water) has been appropriately mitigated.

ii. Evaluate the risk of contamination from heavy metals from the wind turbines and BESS (in the event of a fire, flood or failure) and include a robust set of measures to ensure any risk of impact to water quality (groundwater and surface water) from contamination has been appropriately mitigated.

b. Include measures to avoid and mitigate impacts to water quality (ground water and surface water) during construction activities. These must include sediment and erosion control measures to mitigate sediment loads entering drainage lines, wetlands and waterways. The erosion and sediment control measures must be maintained throughout the construction period.

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

d. Prescribe the management of and / or mitigation of impacts on biosecurity, including biosecurity signage at all project site entry points.

e. Measures to ensure any materials brought into or taken from to the project site are free from biosecurity risks, including record keeping of all materials.

f. Measures to prevent negative impacts to regional and local irrigation assets.

g. Be prepared in consultation with the Department of Energy, Environment and Climate Action (DEECA).

43. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the approved CEMP(s).

Operational environmental management plan

44. 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 shadow flicker, dust, odour, light spill, mud, flood, surface water quality, stormwater run-off and minimise impacts to irrigation infrastructure.

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

d. Prescribe the management of and / or mitigation of impacts on biosecurity.

e. Measures to ensure any materials brought into or taken from to the project site are free from biosecurity risks, including record keeping of all materials.

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

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

Country Fire Authority Conditions (not a referral authority)

45. Before plans are endorsed under condition 3, a Risk Management Plan must be prepared in consultation with CFA, and approved and endorsed by the responsible authority. The Risk Management Plan must be prepared in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement), and:

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

b. Within the bushfire hazard assessment under Victoria Planning Provision Clause 13.02, identify and assess the hazard associated with crop stubble present during the Fire Danger Period within 5km of the subject site, and the subject site. This updated assessment, and any additional fire risk controls, is to be included in the Risk Management Plan.

c. 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.

d) Nacelles fitted with automatic fire detection and fire suppression systems.

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

iv. For the battery energy storage system, 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. a) 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.

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 of battery energy storage systems, 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.

d. 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.

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

f. Form the basis for the design of the facility.

Date of issue: 2 November 2026 **Signature for the responsible authority:**



46. 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 (newest version at time of submitting plan for endorsement).
47. 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

48. 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 20 December 2024 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

49. 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

50. 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.

51. All complaints received, except for complaints about noise from operational wind turbines, must be recorded in the Complaints Register.

Date of issue: 2 November 2026 **Signature for the responsible authority:**



52. 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

53. 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.
54. 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

Changes to MSA and LSALT

55. Prior to the commencement of development:
    a. The 10 nautical mile Minimum Sector Altitude for Kerang Aerodrome is increased from 1,800 feet to 2,300 feet.
    b. The 25 nautical mile Minimum Sector Altitude for Kerang Aerodrome is increased from 2,000 feet to 2,400 feet between radial 180° to 270°.
    c. The grid Lowest Safe Altitude (LSALT) is raised from 2,000 feet to 2,400 feet, or any other mitigations to the satisfaction of the responsible authority.

Reporting tall structures

56. The Proponent must report the location of met masts and wind turbine generators (WTG) to the Civil Aviation Safety Authority (CASA) in accordance with Civil Aviation Safety Regulations 139.165 at least 4 weeks before they are constructed.
57. Once the met masts and WTGs are constructed, the Proponent must then undertake post-construction validation of the reported locations.
58. '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).
59. '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.
60. 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.

61. Prior to commencement of development details of the wind energy facility should be provided to local and regional aircraft operators in order for them to consider the potential impact of the wind farm on their operations. This must include consultation with aerodrome operators including (but not limited to Kerang Aerodrome and Quambatook Aerodrome and aviation operators regarding any proposed changes to the airspace associated with the project.

Marking and lighting of wind monitoring towers

62. 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

63. The responsible authority and Gannawarra Shire 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.

64. 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.

65. 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

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

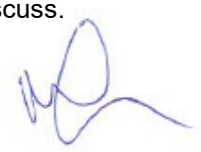
Date of issue: 2 November 2026 **Signature for the responsible authority:**



Goulburn Murray Water (not a referral authority)

67. All construction and ongoing activities must be in accordance with EPA Publication 1834.2 Civil Construction, Building and Demolition Guide (September 2025).
68. The permit holder must obtain a 'Private Irrigation Works on GMW Land Licensing' from GMW for any works carried out on GMW freehold land, easement, reserves or crown land under GMW's management.
69. Before the use and development commences, a report (or similar) must be submitted to and endorsed by the responsible authority, which demonstrates that no impacts from potential harmonic distortion or electro-magnetic interference will be made to Goulburn Murray Water's telemetry network and associated infrastructure will occur. This report must be prepared in consultation with Goulburn Murray Water.
70. All wastewater from the site must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the relevant body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard(s) and EPA Guideline for Onsite Wastewater Management, May 2024, as updated or replaced, to the satisfaction of Council's Environmental Health Department.
71. Prior to endorsement of plans under condition 3 of the permit:
    a. groundwater monitoring bores must be installed to both identity a current baseline condition
    b. This baseline conditions is to be used in the event of groundwater contamination should it occur (including an unexpected thermal runaway event from the BESS).
    c. Ongoing monitoring requirements must be developed based on feedback and input from responsible authorities, including the EPA and the CFA.
72. If it cannot be demonstrated through evidence-based determination, to the satisfaction of the responsible authority, that the above conditions to protect water quality (surface water and groundwater) can be met, alternative siting of infrastructure must be undertaken to reasonably mitigate risk.
73. During the construction phase, sufficient temporary wastewater producing facilities shall be made available for the expected number of workers on the site, to the satisfaction of the responsible authority.
74. All temporary wastewater producing fixtures (including any lunchroom or kitchenette facilities) must be positioned a minimum of 60 metres from any waterways, 40 metres from any drainage lines, and 60 metres from any dams.
75. During the construction phase, all wastewater (sewage and sullage) generated onsite from any temporary wastewater producing facilities must be collected, transported off-site and disposed of at an approved facility. No wastewater from any temporary wastewater producing facilities is to be discharged on site.
76. All wastewater generated during the operation and maintenance phase must be disposed of using an approved system. The system must have a certificate of conformity issued by the relevant body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard(s) and EPA Guideline for Onsite Wastewater Management, May 2024, as updated or replaced.
77. Prior to commencement of works, the applicant must obtain a 'Licence to Construct and Use Private Works' from Goulburn-Murray Water for any works carried out on Goulburn-Murray Water freehold land, easement, reserve or Crown Land under Goulburn-Murray Water's management.
78. No stormwater or contaminated firefighting water is to be discharged directly to any Goulburn Murray Water infrastructure.
79. Should groundwater be intercepted during construction, or if dewatering is required, the proponent must cease works and immediately contact Goulburn Murray Water to discuss.

Date of issue: 2 November 2026 **Signature for the responsible authority:**



80. Any chemicals stored onsite must be kept in accordance (but not limited to) the following:
    a. The Storage and Handling of Flammable and Combustible Liquids (AS/NZS 1940: 2017)
    b. Dangerous Goods Act (1985)
    c. Dangerous Goods (Storage & Handling) Regulations (2022)
    d. EPA Publication 1698 Liquid Storage and Handling Guidelines (June 2018).

WorkSafe Victoria (determining referral authority)

81. The applicant must comply with risk controls outlined in the Hazard Risk Assessment and undertake / implement any other required risk control assessments / measures prior to BESS arrival onsite.
82. A Fire Management Plan and Emergency Management Plan must be developed in line with the CFA Guidelines prior to BESS arrival onsite, and to the satisfaction of the CFA's dangerous goods unit.
83. Prior to the commencement of construction, the applicant must seek and have regard to written advice from the relevant fire authority's dangerous goods unit, as specified in Reg 52(1)(a) and 52(1)(b) of Dangerous Goods Storage and Handling Regulations 2022.
84. There must be plans in place to ensure any future developers/owners/operators involved with the BESS site have access to the safety documentation created for the site during development.

On-Site Landscaping Plan

85. 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 (excluding wind turbines).
    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.

VicTrack Conditions (not a referral authority)

86. Before the commencement of buildings and works associated with services / utilities that cross the railway land, a licence for the services / utilities crossing rail must be obtained from VicTrack.
87. Before the commencement of the development, including demolition or bulk excavation, the Rail Operator must be contacted through the V/Line Third Party Access Portal, https://tpa.vline.com.au/ to obtain the Rail Operator's conditions and safety requirements for works on, over or adjacent to the railway land. During and post construction, all conditions and safety requirements of the Rail Operator must be complied with.

Expiry

88. This permit will expire if one of the following applies:
    a. The development is not started within 10 years of the date of this permit.
    b. The development is not completed within 15 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

Form 4 Regulation 22

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.

Date of issue: 2 November 2026 **Signature for the responsible authority:**



Form 4 Regulation 22

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*.

DEECA notes:

- All wildlife in Victoria is protected under the Wildlife Act 1975. Prior to removal of vegetation the proponent is advised to determine where 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 (or Public Authority with freehold land), which may affect protected native plants, may require a Protected Flora Permit under the *Flora and Fauna Guarantee Act 1988*. All native vegetation likely to be affected should be checked against the most up to date Protected Flora List to determine whether FFG Act approvals are required. Protected Flora permits can be obtained from the regional DEECA office.

Head, Transport for Victoria note:

- The proposed development is likely to require works within a road reserve and/or temporary traffic management. Separate approvals under the Road Management Act may be required.

Date of issue: 2 November 2026 **Signature for the responsible authority:**



Planning and Environment
Interim Regulations 2026

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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–
  (a)the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  (b) 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 2 years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within 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.

Date of issue: 2 November 2026 **Signature for the responsible authority:**

