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CONSTRUCTION OF A UTILITY INSTALLATION

CONNECTION TO SOLAR FARM AT 233
MONTGOMERY ROAD, YARROWEYAH
OCTOBER 2020

PREPARED FOR POWERCOR AUSTRALIA

This report has been prepared by the office of Spiire
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Acknowledgements and Recognition

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1. INTRODUCTION

This report has been prepared by Spiire Australia Pty Ltd on behalf of Powercor Australia Ltd in support of a planning permit application for the use and development of a utility installation and the removal of native vegetation in Yarroweyah, Victoria.

The proposed works are required as part of an upgrade to the existing electrical alignment to create a new connection to the 'Yarroweyah' Solar Farm at 233 Montgomery Road, Yarroweyah.

Powercor is committed to providing an electricity network that is safe and reliable while minimising an impacts on the environment. Powercor has undertaken numerous upgrade and new connection projects across Victoria with minimal or no vegetation, environmental or community impact. These works have been designed to minimise the extent of native vegetation impacted.

The purpose of this report is to:

- ▶ Provide an overview of the subject site and the surrounding area;
- ▶ Outline the proposal;
- ▶ Identify the relevant planning controls, policies and decision guidelines within the Moira Planning Scheme; and
- ▶ Provide an analysis of the proposal against the relevant planning provisions.

This report is accompanied by, and should be read in conjunction with:

- ▶ Siting Plan, prepared by Spiire, (30 September 2020) – Appendix A;
- ▶ Construction Plans (PCA80 5124445 1-3), prepared by Powercor Australia Ltd – Appendix B;
- ▶ Biodiversity Report, prepared by EcoAerial (dated 13 October 2020) – Appendix C;
- ▶ Arborist Report, prepared by Utility Trees – Appendix D and
- ▶ Yarroweyah 'ACEnergy' Solar Farm Planning Permit, Moira Shire – Appendix E.

1.1 PROJECT SUMMARY

The below table summarises the relevant details of this application.

Land Title Details	<ul style="list-style-type: none"> ▶ Road reserves of Montgomery, Churchill, Singapore & Cobram South Roads ▶ 98~S/PP3972 (233 Montgomery Road, Yarroweyah)
Applicable Planning Scheme	Moira Shire

Planning Controls	Zones	<ul style="list-style-type: none"> ▶ Farming Zone – Schedule 1 (FZ1) ▶ Road Zone, Category 1 (RDZ1)
	Overlays	<ul style="list-style-type: none"> ▶ Land Subject to Inundation Overlay (LSIO) ▶ Specific Controls Overlay – Schedule 1 (SCO1)
Proposal	Construction of a utility installation (24 new poles, 1 replacement pole and approximately 6 kilometres of new conductor, plus associated infrastructure including ground stays and the removal of 1 existing pole) and the removal of seven (7) native trees.	
Planning Permit Triggers	Clause 35.07-1	To use the land for a utility installation (Section 2 use) in the FZ.
	Clause 35.07-4	To construct a building or carry out works associated with a use in Section 2 of Clause 35.07-1.
	Clause 36.04-2	To carry out works for a utility installation within the Road Zone, Category 1 (RDZ1).
	Clause 44.04-2	To construct a building or to construct or carry out works within the Land Subject to Inundation Overlay (LSIO)
	Clause 52.17-1	To remove native vegetation, including dead native vegetation.
Area of Aboriginal Cultural Heritage Sensitivity?	No	

1.2 PROJECT BACKGROUND

Planning Permit 5/2019/92 was issued in July 2019 (refer to Appendix E) and grants approval for “*Use and development - Renewable Energy Facility (Micro Solar Farm) & Utility Installation*” at 233 Montgomery Road, Yarroweyah (Yarroweyah Solar Farm).

It is acknowledged that Planning Permit 5/2019/92 includes 'Utility Installation' as part of the permit preamble. However, the permit does not include the surrounding reserves as part of the subject land and the endorsed plans do not include the electrical alignment proposed as part of this application. It is therefore understood that an additional planning permit is required for these works.

1.3 AMENDMENT VC157 AND PERMIT EXEMPTIONS

The works are best described as a 'utility installation' rather than a 'minor utility installation' as the definition of a minor utility installation excludes any power lines directly associated with an energy generation facility. The Yarroweyah Solar Farm is considered an energy generation facility.

The Moira Planning Scheme defines a 'utility installation' as:

"Land used:

- a) for telecommunications;*
- b) to transmit or distribute gas or oil;*
- c) to transmit, distribute or store power, including battery storage;*
- d) to collect, treat, transmit, store, or distribute water;*
- e) to collect, treat, or dispose of storm or flood water, sewage, or sullage.*

It includes any associated flow measurement device or a structure to gauge waterway flow."

In accordance with Amendment VC157, which was gazetted on 15 March 2019, a planning permit is required for power lines associated with an energy generation facility.

Pursuant to Clauses 62.01 and 62.02-1, the Moira Planning Scheme states the following in relation to permit exemptions:

- The use of land for power lines and electrical sub-stations associated with an energy generation facility or geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157; and*
- Power lines and electrical sub-stations associated with an Energy generation facility or Geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157 (construction or carrying out of works).*

As the Planning Permit for the Yarroweyah Road Solar Farm was issued in July 2019, after the gazettal date of Amendment VC157, these exemptions do not apply. As such, a planning permit is required for the use and development of the land for a utility installation.

2. APPLICATION AREA

The project, to be undertaken by Powercor will provide a connection from the Yarroweyah Solar Farm at 233 Montgomery Road to the existing electricity network. The entire project area is shown in Figure 1 below. Figure 2 provides additional details on works within the Montgomery, Churchill and Singapore Road reserves.

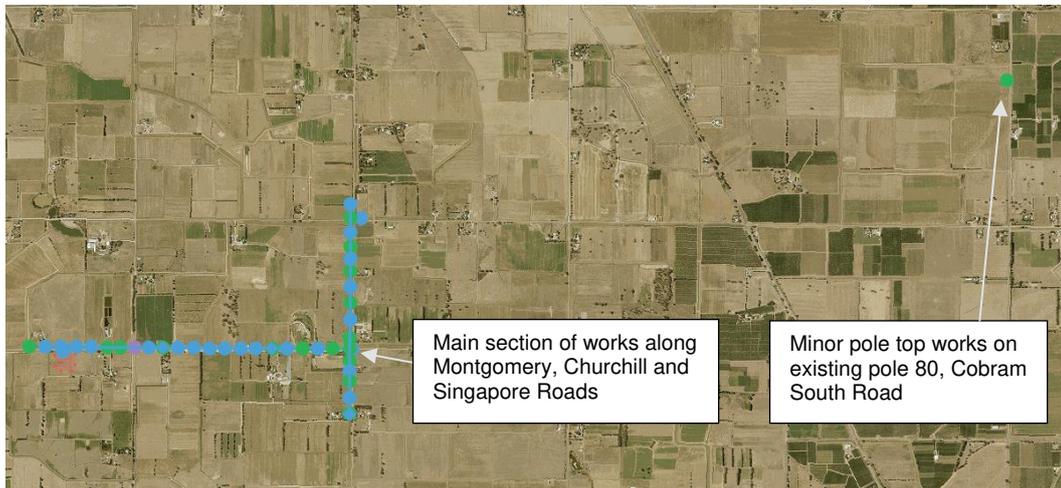


Figure 1: Project Area

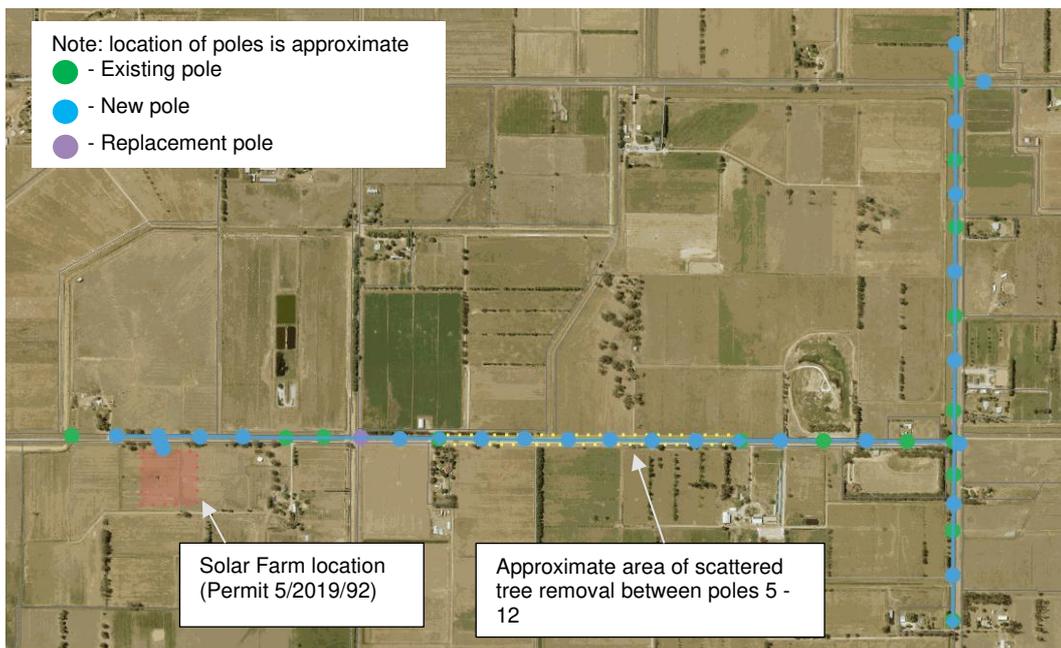


Figure 2: Montgomery, Churchill & Singapore Roads works

The project area consists of:

- ▶ The road reserves of Montgomery Road, Singapore Road, Churchill Road and Cobram South Road; and
- ▶ The property at 233 Montgomery Road, Yarroweyah (the site of the solar farm).

3. PROPOSAL

The project involves the construction of twenty-four (24) new poles, one (1) replacement pole and approximately six (6) kilometres of overhead conductor, plus associated infrastructure including ground stays, and the removal of seven (7) native trees to connect the Yarroweyah Solar Farm to the existing “Twiggy” and “Strong” electrical alignments, located within Moira Shire.

This report is accompanied by, and should be read in conjunction with:

- ▶ Siting Plan, prepared by Spiire, (dated 30 September 2020) – Appendix A;
- ▶ Construction Plans (PCA80 5124445 1-3), prepared by Powercor Australia Ltd – Appendix B;
- ▶ Biodiversity Report, prepared by EcoAerial (dated 13 October 2020) – Appendix C;
- ▶ Arborist Report, prepared by Utility Trees – Appendix D and
- ▶ Yarroweyah ‘Acenergy’ Solar Farm Planning Permit, Moira Shire – Appendix E.

The impact of these works has been assessed by an ecologist and an arborist, and it has been identified that there are minor impacts to vegetation within the road reserve of Montgomery Road between poles 5 and 12. Specifically, the removal of seven (7) native Grey Box Eucalyptus trees is required due to the installation of six (6) new poles and the required line clearance between trees and power lines (conductor). Pruning of the trees was considered, however the seven trees require significant pruning to the extent that they are unlikely to survive. These trees would then pose a risk of falling onto the power lines or nearby road. The Biodiversity Report is provided for reference at Appendix C, and the Arborist Report is provided at Appendix D.

The new poles will be between 10.2m to 11.6 metres in height (above ground) and will be constructed of concrete.

Poles located within the solar farm site are setback within the property boundary a minimum of 16m (approx.) from the edge of the road reserve. New poles within the road reserve will be located in line with the existing alignment, between 4.5m and 11 metres from the edge of the road pavement. This is not considered to impact on traffic safety as it is consistent with the location of existing infrastructure.

The new poles are located a minimum of 64m from the nearest dwelling.

The location of the poles and relevant setback distances are included on the Siting Plan attached at Appendix A.

3.1 CONSTRUCTION METHODOLOGY

Powercor is adept at minimising environmental or community impacts during the construction or replacement of electrical infrastructure, and frequently undertake new and replacement projects without impact, facilitating the delivery of critical electrical infrastructure within communities.

Powercor’s construction technique/methodology enables works to occur with minimal disturbance to existing biodiversity. A description of the methodology and examples of previous works conducted by Powercor is provided below:

- ▶ New pole locations will be accessed via Pole Erection and Recovery Units (PERUs) which will be parked on the existing road pavement / verge or existing access tracks. The construction methodology will then involve an arm reaching from the parked vehicle to the pole location to auger a hole. Another arm would then put the new pole into place.
- ▶ Where the trucks need to get closer, or off the road pavement, bog mats will be used to ensure any vegetation is not impacted.
- ▶ Any areas of native vegetation adjacent to work sites which need to be preserved will be contained within no-go fencing to avoid any unintended impacts. These will be erected prior to construction.

The installation of a new pole has a disturbance footprint of approximately 0.35m², and is therefore a relatively minor impact.

Provided these construction techniques are implemented, it is considered the proposed works can be completed with minimal other impacts to vegetation. The above procedures would be outlined in the standard Construction Environment Management Plan for the project to ensure compliance.

Figures 3 – 6 provide examples on how a new pole is installed.



Figure 3: Example of a hole being augured via arm from truck (note in this example the roadside vegetation was deemed to be non-native, hence the truck parking slightly on the verge and the other truck in the background)



Figure 4: Example of hole being augured via arm from truck (note in this example the roadside vegetation was deemed to be native in places and fencing was set up to keep the truck from the shoulder)



Figure 5: Example of pole being installed via truck crane



Figure 6: Example of contractors working on the new or replacement installation. Note the truck is still in the road carriageway

4. PLANNING POLICY FRAMEWORK

The purpose of this section is to provide a summary of the relevant planning controls and provisions contained within the Moira Planning Scheme.

The proposal triggers the requirement for a planning permit for the following:

- ▶ To use the land for the purpose of a utility installation within the Farming Zone (FZ), pursuant to Clause 35.07-1;
- ▶ To construct a building or carry out works for a utility installation within the Farming Zone (FZ), pursuant to Clause 35.07- 4;
- ▶ To carry out works for a utility installation within the Road Zone, Category 1 (RDZ1), pursuant to Clause 36.04-2;
- ▶ To construct a building or to construct or carry out works within the Land Subject to Inundation Overlay (LSIO) pursuant to Clause 44.04-2; and
- ▶ To remove native vegetation, including dead native vegetation, pursuant to Clause 52.17-1.

4.1 STATE AND LOCAL PLANNING POLICY

The following State and Local planning policies contained within the Moira Planning Scheme are considered relevant to the proposal:

- ▶ Clause 12.01-1S Protection of Biodiversity;
- ▶ Clause 12.01-2S Native Vegetation Management;
- ▶ Clause 13.02-1S Bushfire Planning;
- ▶ Clause 15.02-1S Energy and Resource Efficiency;
- ▶ Clause 19.01-1S Energy Supply;
- ▶ Clause 19.01-2S Renewable Energy;

The objectives of these policies relevant to the project are reproduced below:

- ▶ *To assist the protection and conservation of Victoria's biodiversity (Clause 12.01-1S).*
- ▶ *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation (12.01-2S).*
- ▶ *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life (13.02-1S).*
- ▶ *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions (15.02-1S).*
- ▶ *To facilitate appropriate development of energy supply infrastructure (19.01-1S).*

- ▶ *To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met (19.01-2S).*

4.2 ZONES

The works are located within the Farming Zone – Schedule 1 (FZ1) and Road Zone, Category 1 (RDZ1). This is illustrated by Figure 7 below.

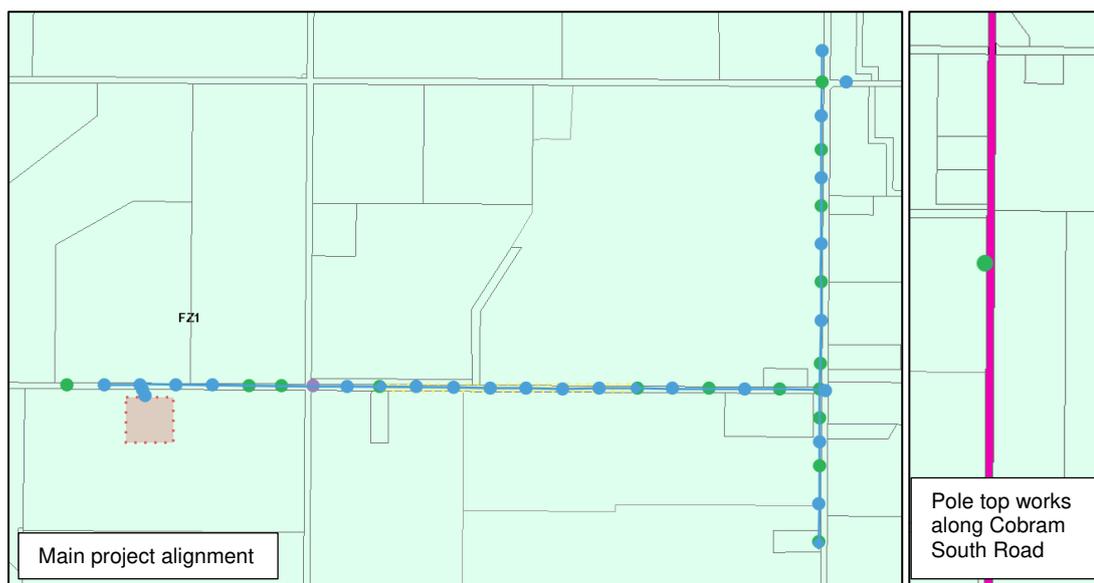


Figure 7: Zones

4.2.1 FARMING ZONE – SCHEDULE 1

The purpose of the FZ includes:

- ▶ *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- ▶ *To provide for the use of land for agriculture.*
- ▶ *To encourage the retention of productive agricultural land.*
- ▶ *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- ▶ *To encourage the retention of employment and population to support rural communities.*
- ▶ *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- ▶ *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Schedule 1 does not apply any specific requirements to the land relevant to this application.

A utility installation is a 'Section 2' use within the FZ. Pursuant to Clause 35.07-1 of the Moira Planning Scheme, a planning permit is required to use the land for the purpose of a utility installation.

Pursuant to Clause 35.07-4 of the Moira Planning Scheme, a planning permit is also required to carry out works associated with a utility installation (being a Section 2 use).

4.2.2 ROAD ZONE, CATEGORY 1 (RDZ1)

The purpose of the RDZ includes:

- ▶ *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- ▶ *To identify significant existing roads.*

A utility installation is also a 'Section 2' use within the RDZ1. Pursuant to Clause 36.04-1 of the Moira Planning Scheme, a planning permit is required to use the land for the purpose of a utility installation. Pursuant to Clause 36.04-2 of the Moira Planning Scheme, a planning permit is required to carry out works associated with a utility installation (being a Section 2 use).

It is noted however that the works within the RDZ1 pertain only to pole top works on an existing pole within an existing alignment. As such, a permit for the use of the land is not required under the provisions of the FZ, however a permit for works for the purpose of a utility installation is required.

Before deciding on an application, the responsible authority (being the Department of Environment, Land, water and Planning) must consider the views of the relevant road authority, as well as the effect of the proposal on the operation of the road and on public safety. As such, it is expected that the application will be referred to the Department of Transport (DoT) for comment.

4.3 OVERLAYS

The works are affected by the following overlays:

- ▶ Land Subject to Inundation Overlay (LSIO); and
- ▶ Specific Controls Overlay – Schedule 1 (SCO1);

4.3.1 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

The purpose of the LSIO includes:

- ▶ *To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.*
- ▶ *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*

Pursuant to Clause 44.04-2, a permit is required to construct a building or carry out working within the LSIO.

The extent of the project affected by the LSIO is shown in Figure 8 below. Specifically, six (6) new poles and associated overhead conductor are proposed within the LSIO.

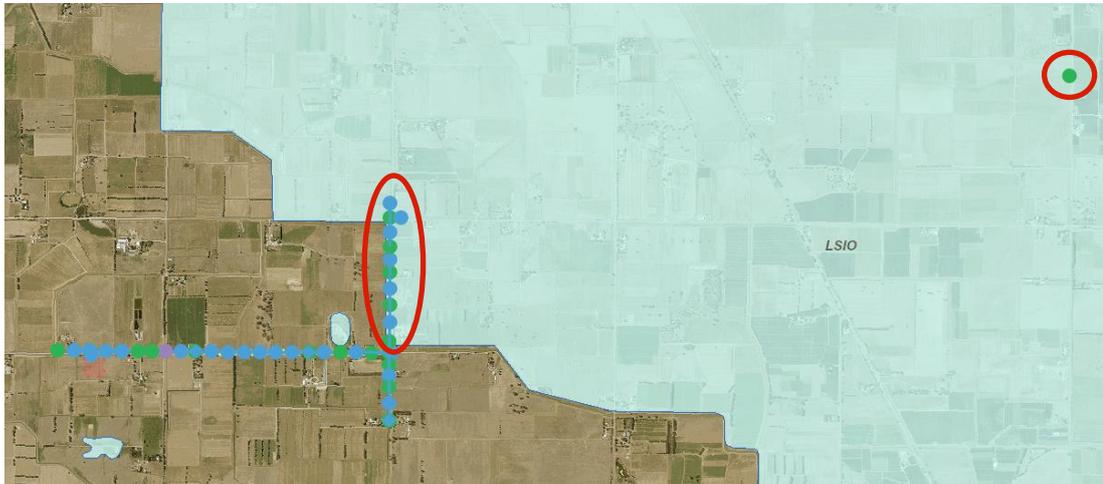


Figure 8: LSIO

4.3.2 SPECIFIC CONTROLS OVERLAY – SCHEDULE 1 (SCO1)

The purpose of the SCO1 includes:

- ▶ *To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.*

Schedule 1 relates to the “*Goulburn-Murray Water Connections Project Incorporated Document, (June 2020)*”. It relates to the use and development of the land for the purpose of irrigation modernisation works to be undertaken by or on behalf of the Goulburn-Murray Rural Water Corporation. The controls within the Incorporated Document neither prohibit nor exempt the use and development of a utility installation associated with an energy generation facility. Further, it is not considered that the installation of new power poles will prohibit the delivery of the irrigation works. As such, is considered that Incorporated Document is not relevant to this application.

The entire project area is covered by the SCO1, as shown by Figure 9 below.



Figure 9: SCO1

4.4 PARTICULAR PROVISIONS

4.4.1 CLAUSE 52.17 NATIVE VEGETATION

The purpose of Clause 52.17 includes:

- ▶ *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*
 1. *Avoid the removal, destruction or lopping of native vegetation.*
 2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- ▶ *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Pursuant to Clause 52.17-1, a planning permit is required to remove, destroy or lop native vegetation.

In accordance with the Biodiversity Report attached at Appendix C, the proposal will involve the removal of seven (7) native trees.

The biodiversity impact from the removal of native vegetation for this application will be offset, in accordance with the conditions of the permit.

4.5 CULTURAL HERITAGE

The works are not located within an area of Aboriginal cultural heritage significance. The nearest areas of significance are shown in Figure 10 below.

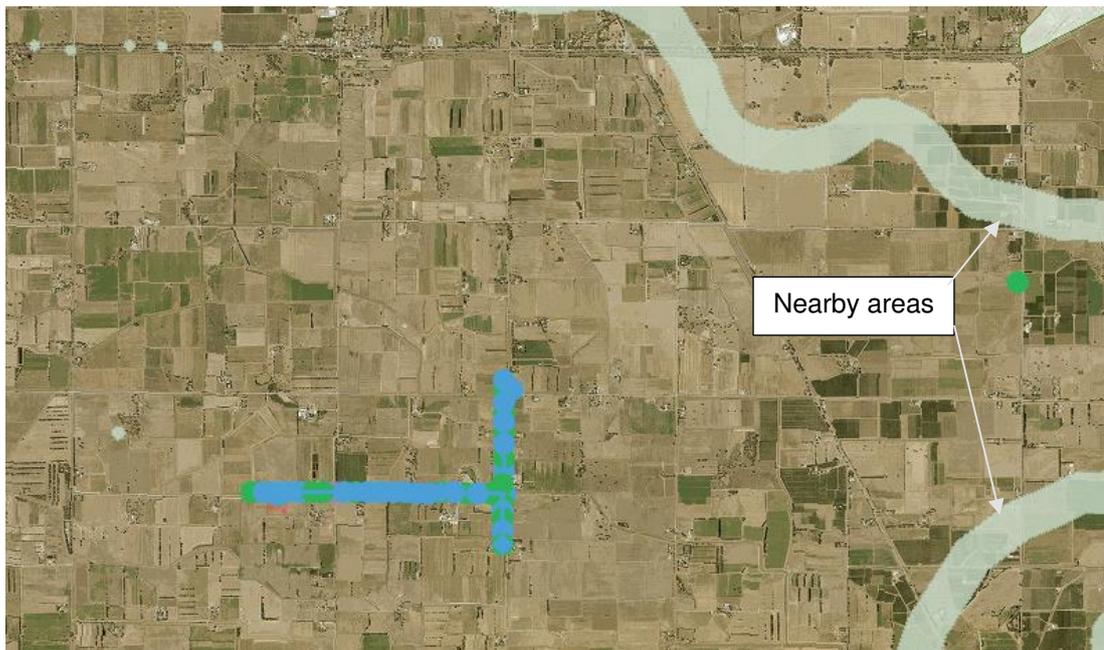


Figure 10: Cultural heritage areas

5. PLANNING ASSESSMENT

5.1 PLANNING POLICY FRAMEWORK

Both State and Local policy identifies the need to ensure the efficient provision of services and infrastructure while considering potential environmental impacts.

These works will provide necessary electrical infrastructure within Moira Shire and will support the expansion of renewable energy industries. The Montgomery Road Solar Farm, which this project supports, will provide for sustainable energy generation within the region. The works are required to ensure that the existing network can accommodate the increased power that will be generated by the solar farm and will also allow for the distribution of this power to the surrounding region.

Powercor are experienced in minimising any potential impacts on vegetation. The construction methods utilised will allow for heavy trucks and machinery to remain on the road while undertaking works. A concerted effort was taken within the design process to ensure that any environmental impacts have been appropriately considered and minimised as much as possible through strategic siting of the works and through mitigation strategies which will be implemented during construction.

Overall, it is considered that the proposal complies with State and Local planning policy by delivering a sensitively designed electrical upgrade that will provide a net community benefit.

5.2 USE AND DEVELOPMENT

The use of the land for the purpose of a utility installation is considered appropriate in both the Farming Zone and the Road Zone Category 1. Given that the works are predominantly located within the road reserve, there will be no impact on productive agricultural land within the Farming Zone. The road reserve has typically been used to provide infrastructure services, including power lines, water pipes and drainage channels or similar. The new infrastructure will be consistent with the existing alignment in height.

The proposed poles are not likely to generate any road safety concerns. Works located within the private property will not impact on the existing function of the road. Where poles will be installed in the road reserve, they have been sited as close as possible to the property boundary. This will ensure that there is sufficient distance between the road carriageway and the new poles to maintain driver sightlines and avoid potential traffic hazards. The minimum distance between any pole and the road pavement is approximately 2 metres but is typically between 4.5m and 11 metres, as shown on the Siting Plan (Appendix A).

New and replacement poles will be constructed of concrete and will be 10.2 – 11.6 metres tall (above ground). The height of the poles is consistent with existing electrical infrastructure in the area. The newer poles will be significantly stronger and reduce the likelihood of electrical faults or damages. The design and location of the poles is consistent within the surrounding site context and is unlikely to impact on any landscape features or visual amenity.

5.3 VEGETATION IMPACT

The proposed works include the removal of seven small, native Grey Box Eucalyptus trees. Pruning was initially considered as part of the works, however assessment by the project arborist and ecologist determined that the extent required to be pruned would likely be detrimental to the trees health. The reduced health of these trees would pose a safety risk with the possibility of limbs falling onto the power lines, or onto the road creating a traffic hazard. It was therefore determined that the removal of these trees is required.

As part of the assessment process, a quote for offsets has been sought. This is attached in Appendix C as part of the Biodiversity Assessment. This ensures that offsets are able to be secured for the removal.

The extent of vegetation that is proposed to be removed is minimal and cannot be avoided. The works have been located as far as possible from the edge of the road and are within an existing alignment. For this reason, the location of the works cannot be moved.

The small trees are not part of an identified landscape, and are located within the road reserve of Montgomery Road. Road reserves are usually highly modified environments, and it is typical for the provision of services, such as drains, pipelines and power lines, to be located within the road reserve.

It is not considered that the vegetation proposed to be removed plays a role in protecting the local water quality, preventing land degradation or preventing adverse effects on groundwater.

The following recommendations from the Biodiversity Assessment (Appendix C) will assist in minimising the impact on native vegetation. The recommendations are as follows:

- ▶ *Utilise existing roads / tracks to access pole locations.*
- ▶ *Timing of operations is confined to dry ground conditions.*

These recommendations in addition to Powercor's construction methods will minimise the overall impact of the works and prevent any additional vegetation from being removed.

6. CONCLUSION

This application seeks planning approval for the use and development of land for the purpose of a utility installation.

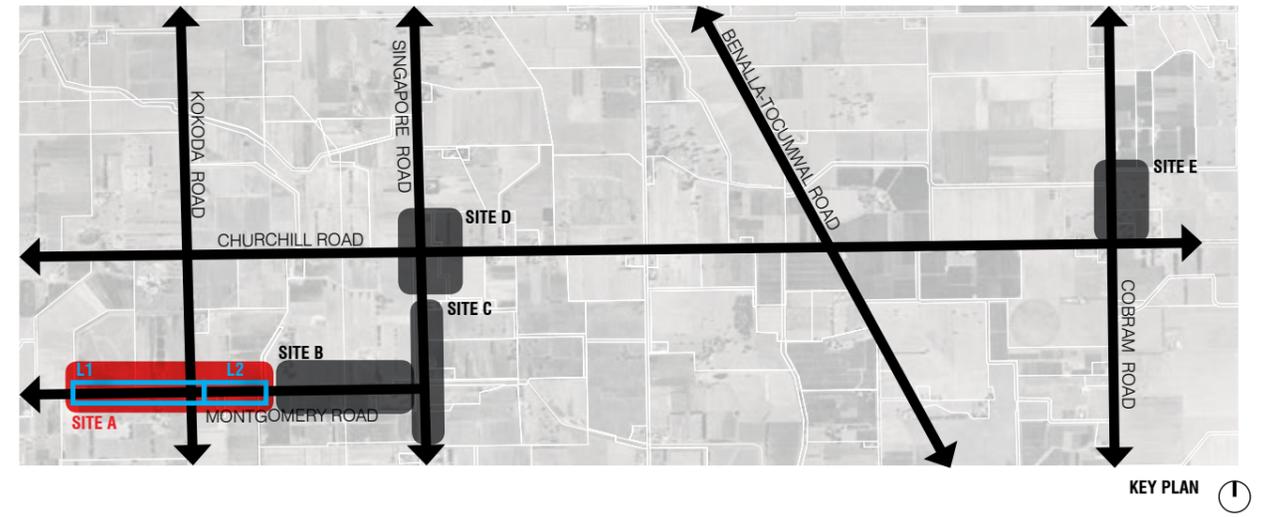
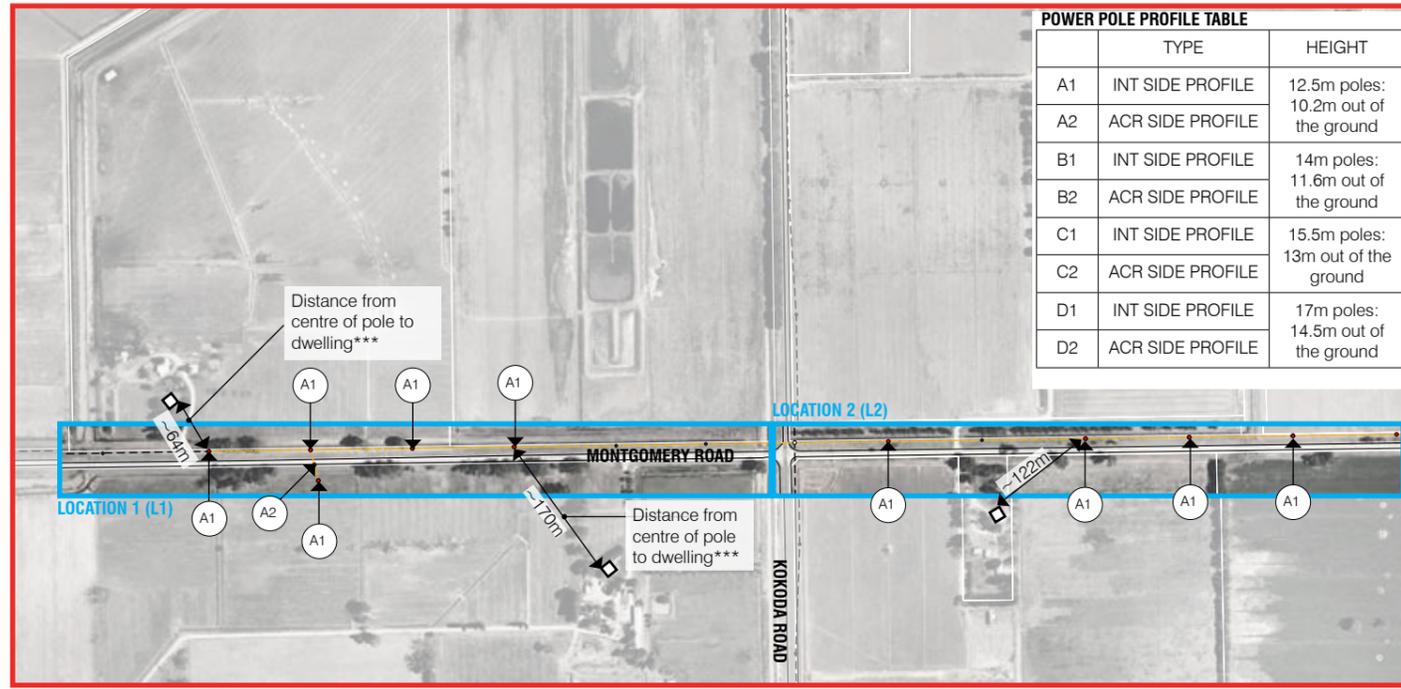
The proposed works are required to connect the recently approved Yarroweyah Solar Farm to the existing “Twig” and “Strong” Spurs.

In summary, the proposal is considered appropriate for the following reasons:

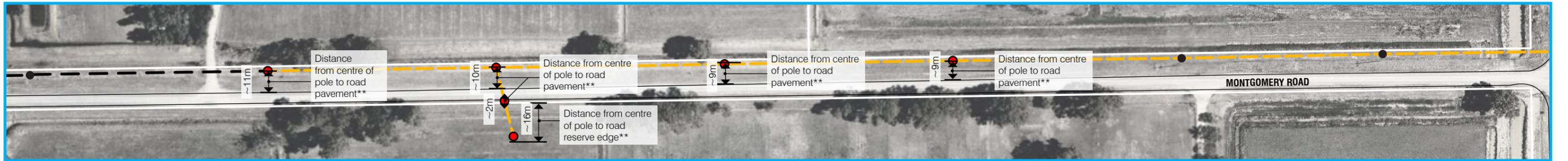
- ▶ The proposal is consistent with the PPF and LPPF and provides necessary upgrades to electrical infrastructure within Moira Shire;
- ▶ This project is required to support the recently approved development of the Yarroweyah Solar Farm and will promote the expansion of renewable energy industries;
- ▶ The proposed works have been designed and located to minimise the impact on native vegetation, with only seven small scattered trees to be removed.
- ▶ Powercor’s construction methodology allows for minimal additional disturbance to biodiversity; and
- ▶ The proposed replacement will not adversely impact on cultural heritage.

Based on the details set out in this report, it is considered that a planning permit should be issued for this proposal.

APPENDIX A
SITING PLANS



LOCATION 1 (L1)



LOCATION 2 (L2)



LEGEND

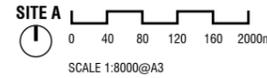
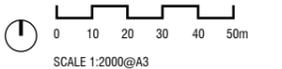
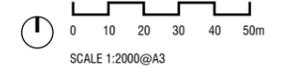
- Road reserve/boundary
- Edge of carriageway (road line-marking) ***
- New/replacement overhead powerlines **
- Existing overhead powerlines **
- Existing poles **
- New poles * * * * *
- Replacement poles * * * * *
- ✗ Tree to be Removed (As Per Eco Aerial Ecology Report - October 2020)

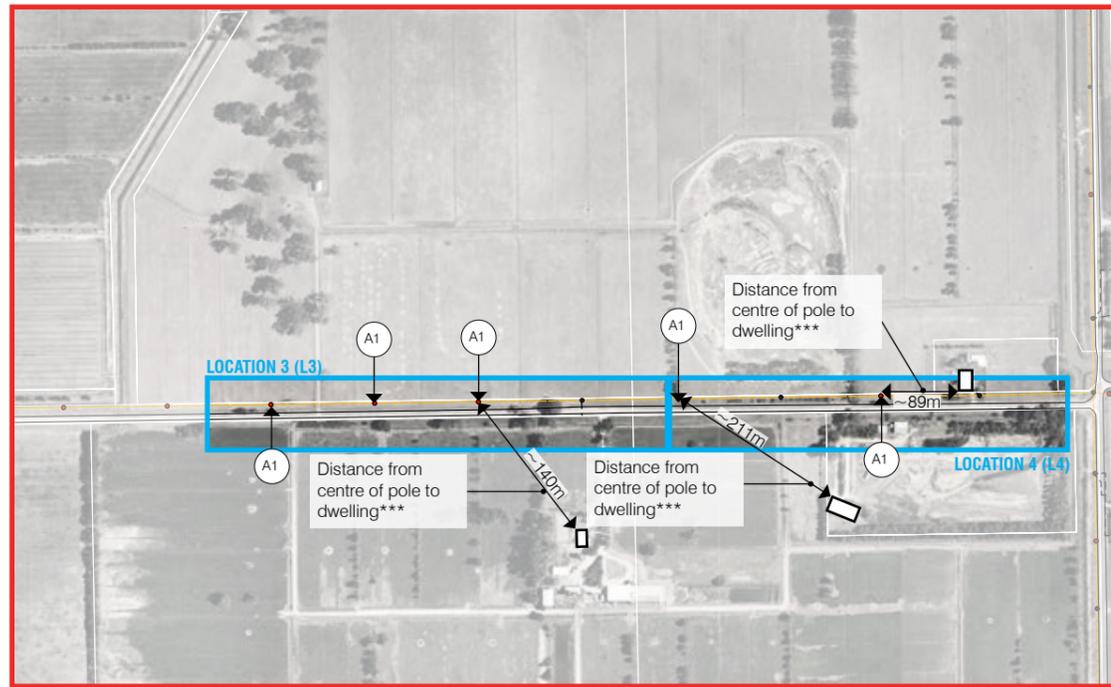
LIMITATION OF PLAN

- ▶ * New and replacement poles will be made of concrete materials. Refer to elevation plans for specifics
- ▶ ** Layout is based on City Power Drawing No. PCA80 512445 1 - Aerial imagery is sourced from nearmap and is approximate in location.
- ▶ *** Offset to carriageway and dwellings has been traced from nearmap and is approximate. Detail survey is required for exact dimensions.
- ▶ Distances have been calculated from pole centre to road reserve when located within property boundary, and from pole centre to road line marking when within road reserve.
- ▶ Data has been collated from <https://www.data.vic.gov.au/>
- ▶ This plan has been based on MGA 1994 Zone 55

DRG NO. 305658 ID 08 REV 02 DATE 22/10/20 DES/DOC JC AUTH LSH

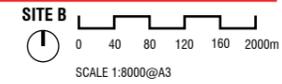
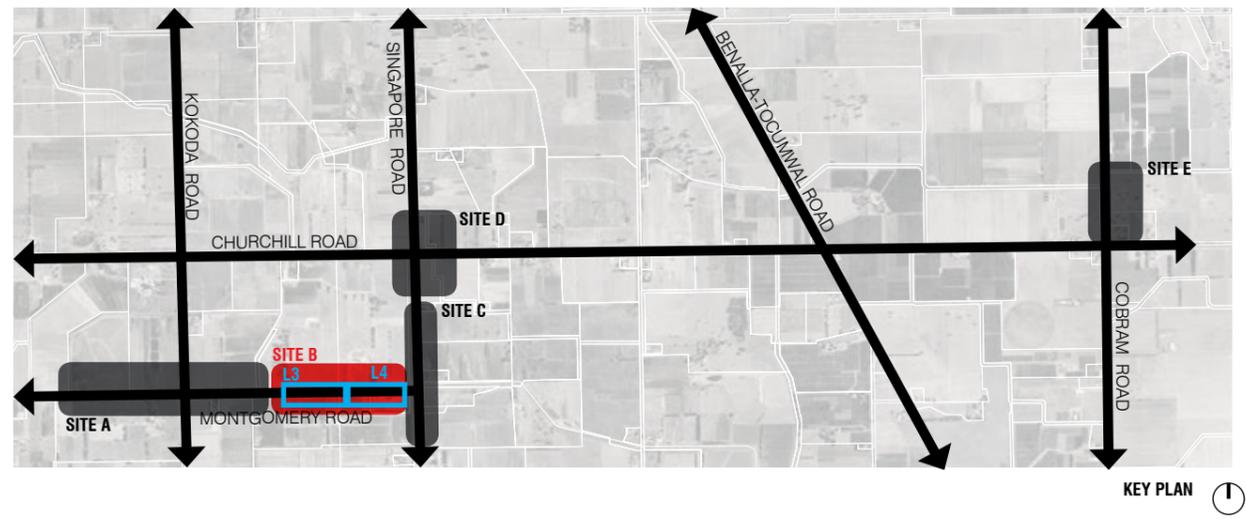
POWER POLE SITING PLAN
233 MONTGOMERY ROAD, YARROWEYAH



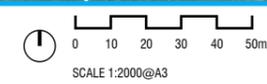
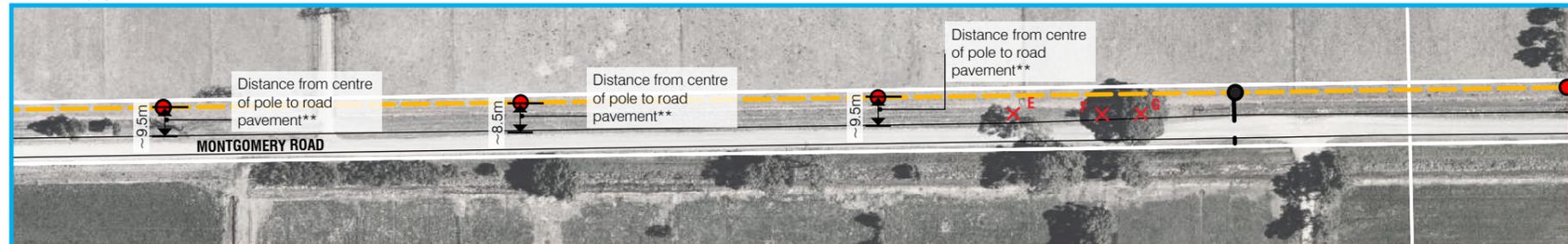


POWER POLE PROFILE TABLE

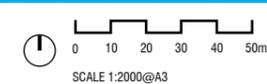
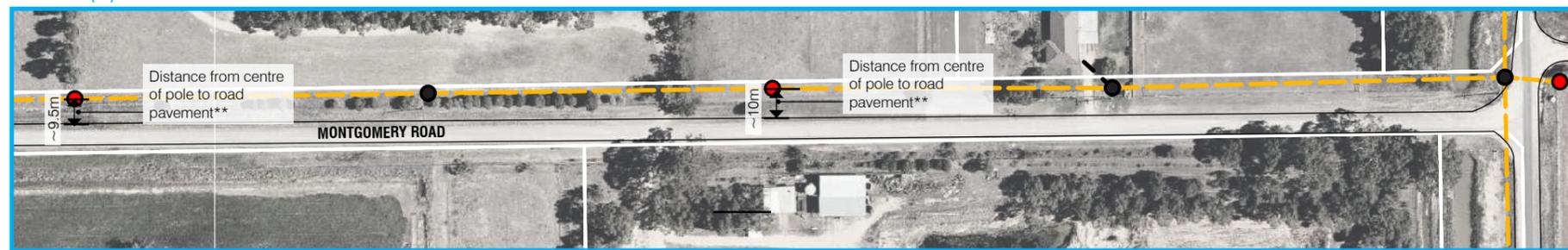
	TYPE	HEIGHT
A1	INT SIDE PROFILE	12.5m poles: 10.2m out of the ground
A2	ACR SIDE PROFILE	10.2m out of the ground
B1	INT SIDE PROFILE	14m poles: 11.6m out of the ground
B2	ACR SIDE PROFILE	11.6m out of the ground
C1	INT SIDE PROFILE	15.5m poles: 13m out of the ground
C2	ACR SIDE PROFILE	13m out of the ground
D1	INT SIDE PROFILE	17m poles: 14.5m out of the ground
D2	ACR SIDE PROFILE	14.5m out of the ground



LOCATION 3 (L3)



LOCATION 4 (L4)

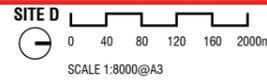
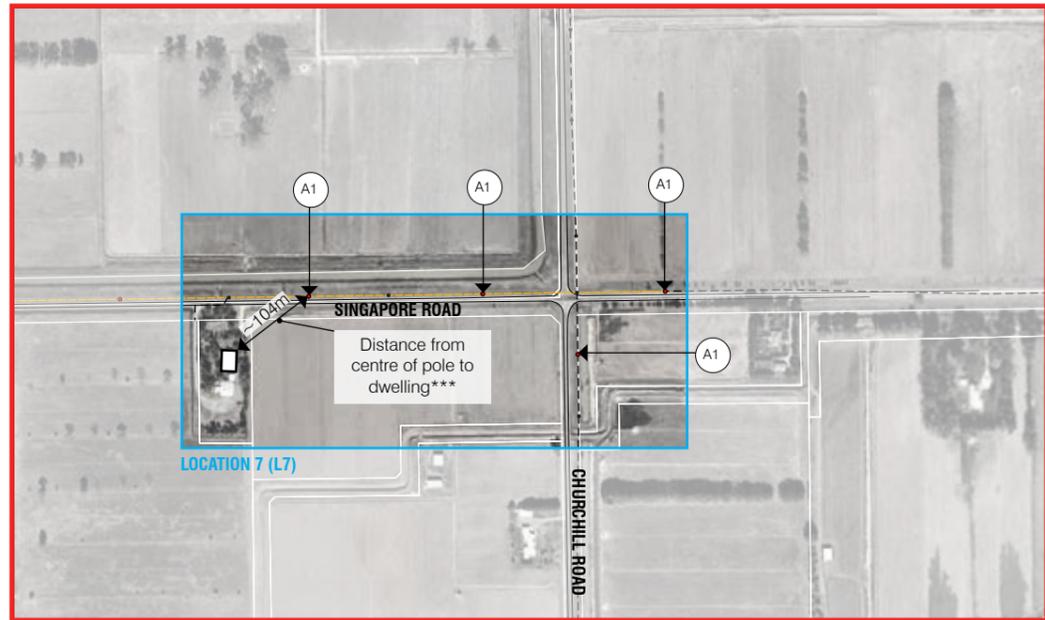


LEGEND

- Road reserve/boundary
- Edge of carriageway (road line-marking) ***
- New/replacement overhead powerlines **
- Existing overhead powerlines **
- Existing poles **
- New poles * * * * *
- ✗ Tree to be Removed (As Per Eco Aerial Ecology Report - October 2020)

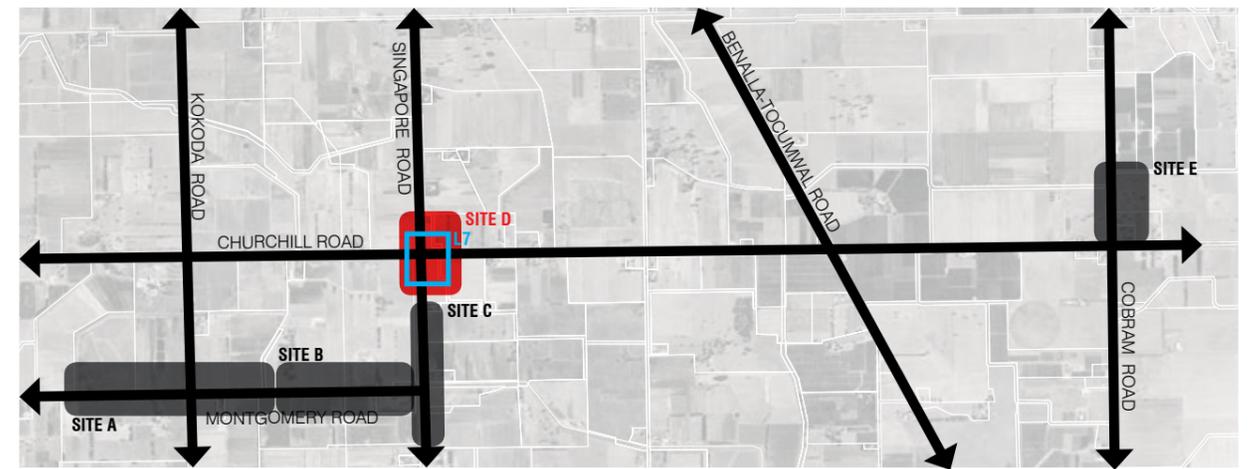
LIMITATION OF PLAN

- ▶ * New and replacement poles will be made of concrete materials. Refer to elevation plans for specifics
- ▶ ** Layout is based on City Power Drawing No. PCA80 512445 1 - Aerial imagery is sourced from nearmap and is approximate in location.
- ▶ *** Offset to carriageway and dwellings has been traced from nearmap and is approximate. Detail survey is required for exact dimensions.
- ▶ Distances have been calculated from pole centre to road reserve when located within property boundary, and from pole centre to road line marking when within road reserve.
- ▶ Data has been collated from <https://www.data.vic.gov.au/>
- ▶ This plan has been based on MGA 1994 Zone 55



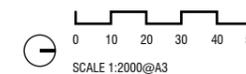
POWER POLE PROFILE TABLE

	TYPE	HEIGHT
A1	INT SIDE PROFILE	12.5m poles: 10.2m out of the ground
A2	ACR SIDE PROFILE	
B1	INT SIDE PROFILE	14m poles: 11.6m out of the ground
B2	ACR SIDE PROFILE	
C1	INT SIDE PROFILE	15.5m poles: 13m out of the ground
C2	ACR SIDE PROFILE	
D1	INT SIDE PROFILE	17m poles: 14.5m out of the ground
D2	ACR SIDE PROFILE	



KEY PLAN ↑

LOCATION 7 (L7)

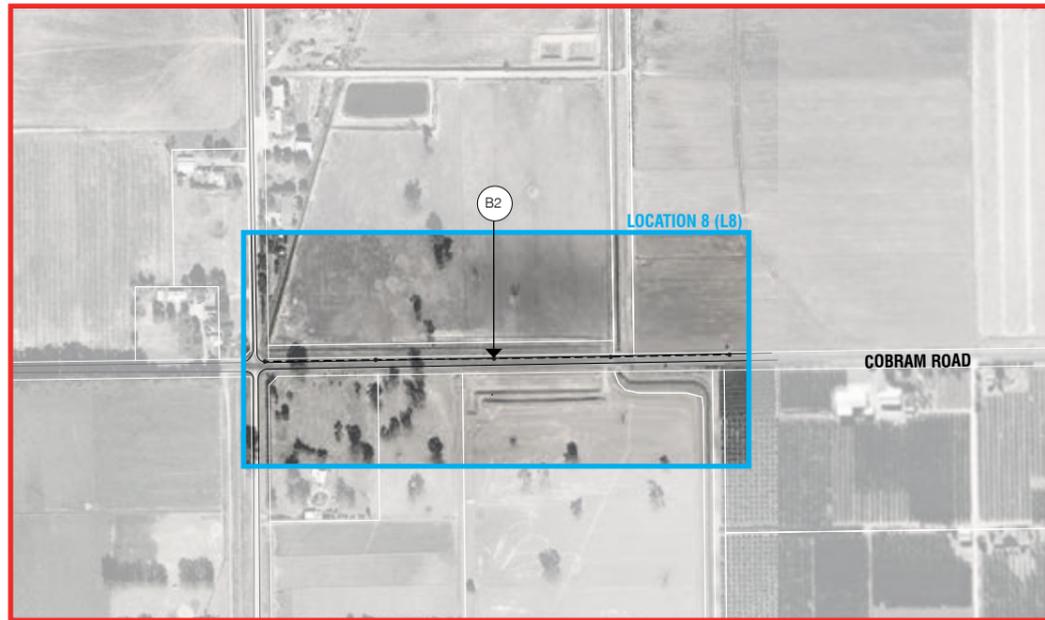


LEGEND

- Road reserve/boundary
- Edge of carriageway (road line-marking) ***
- New/replacement overhead powerlines **
- Existing overhead powerlines **
- Existing poles **
- New poles * ** ***

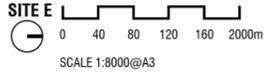
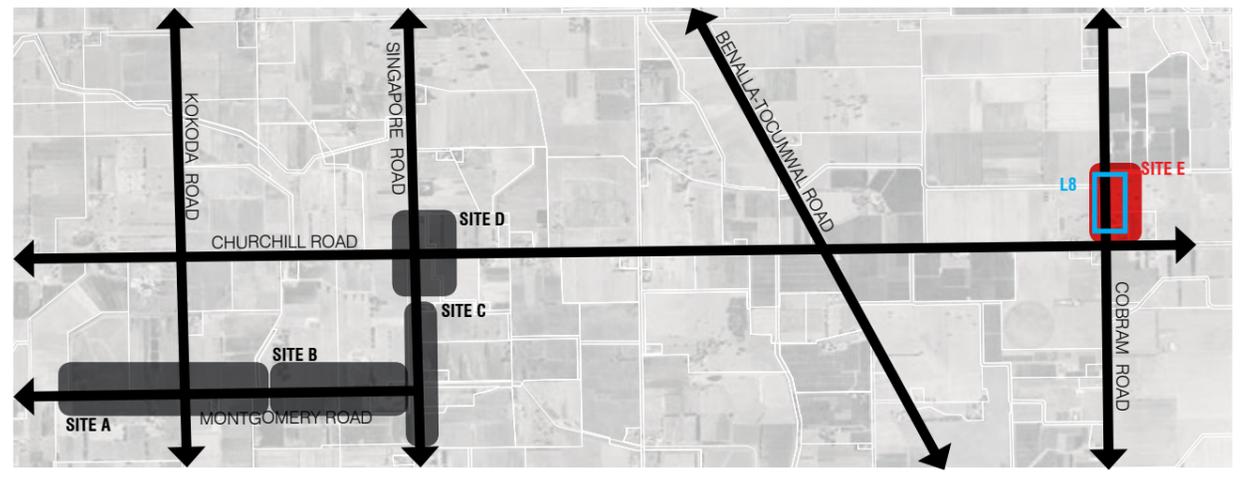
LIMITATION OF PLAN

- ▶ * New and replacement poles will be made of concrete materials. Refer to elevation plans for specifics
- ▶ ** Layout is based on City Power Drawing No. PCA80 512445 1 - Aerial imagery is sourced from nearmap and is approximate in location.
- ▶ *** Offset to carriageway and dwellings has been traced from nearmap and is approximate. Detail survey is required for exact dimensions.
- ▶ Distances have been calculated from pole centre to road reserve when located within property boundary, and from pole centre to road line marking when within road reserve.
- ▶ Data has been collated from <https://www.data.vic.gov.au/>
- ▶ This plan has been based on MGA 1994 Zone 55

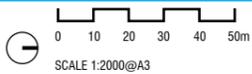


POWER POLE PROFILE TABLE

	TYPE	HEIGHT
A1	INT SIDE PROFILE	12.5m poles: 10.2m out of the ground
A2	ACR SIDE PROFILE	
B1	INT SIDE PROFILE	14m poles: 11.6m out of the ground
B2	ACR SIDE PROFILE	
C1	INT SIDE PROFILE	15.5m poles: 13m out of the ground
C2	ACR SIDE PROFILE	
D1	INT SIDE PROFILE	17m poles: 14.5m out of the ground
D2	ACR SIDE PROFILE	



LOCATION 8 (L8)

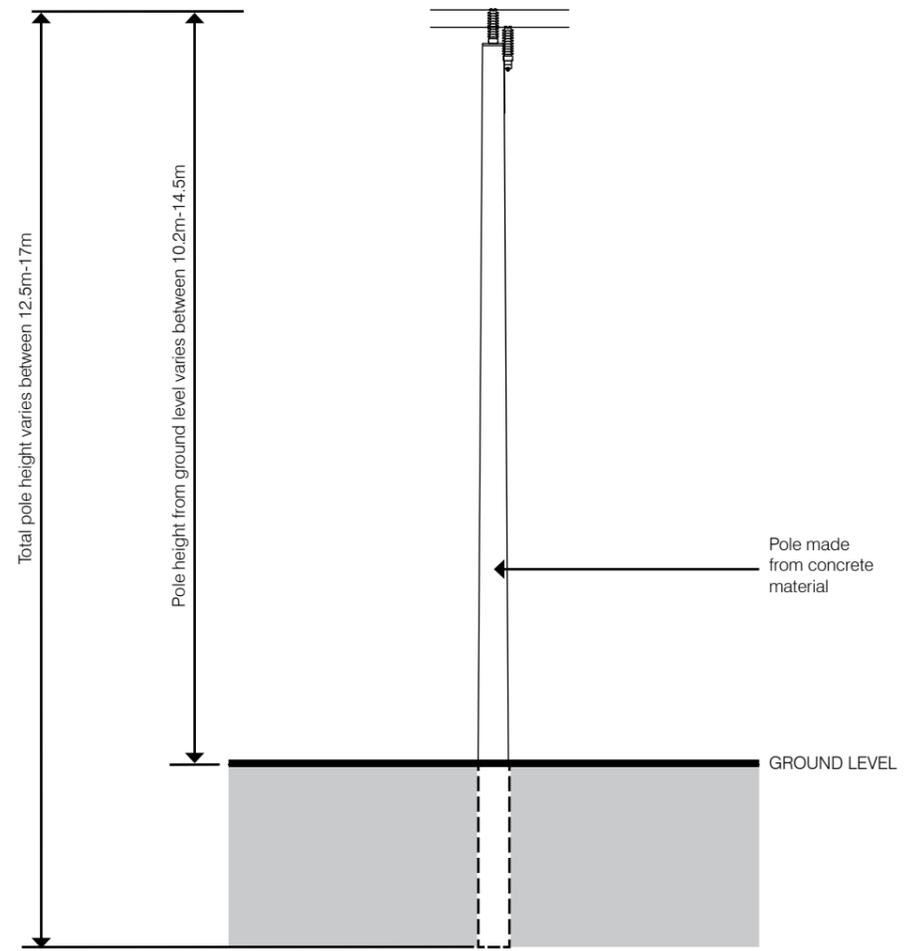


LEGEND

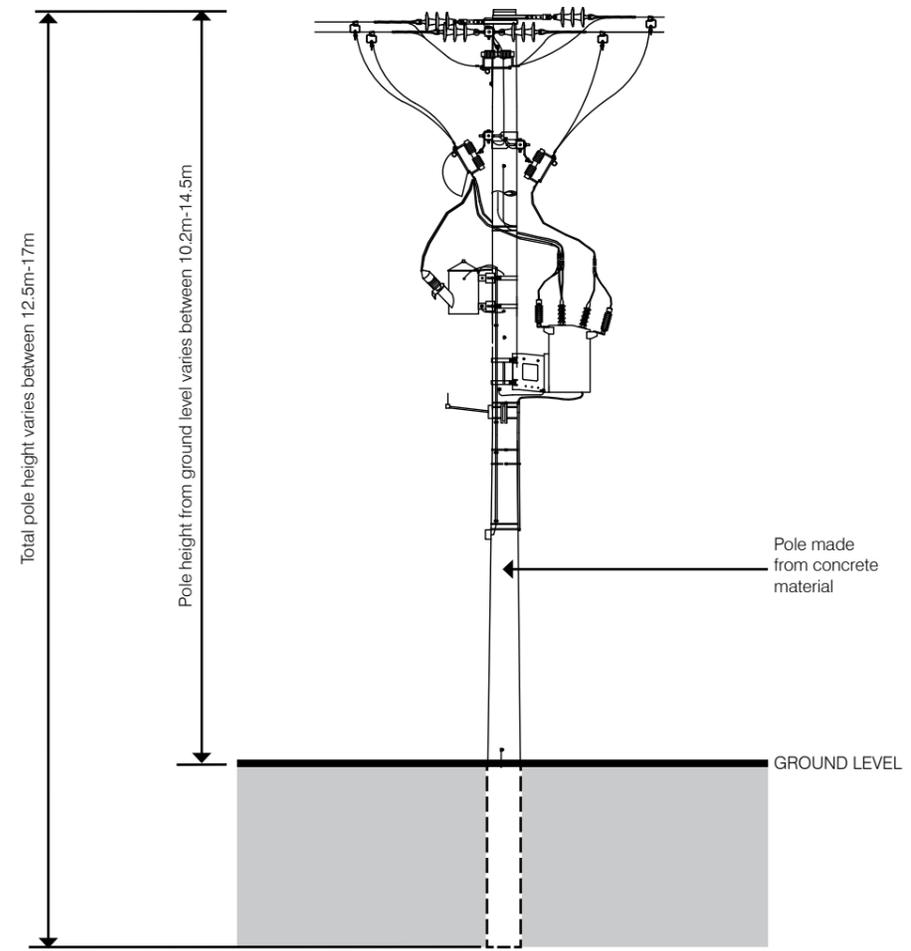
- Road reserve/boundary
- Edge of carriageway (road line-marking) ***
- Existing overhead powerlines **
- Existing poles **

LIMITATION OF PLAN

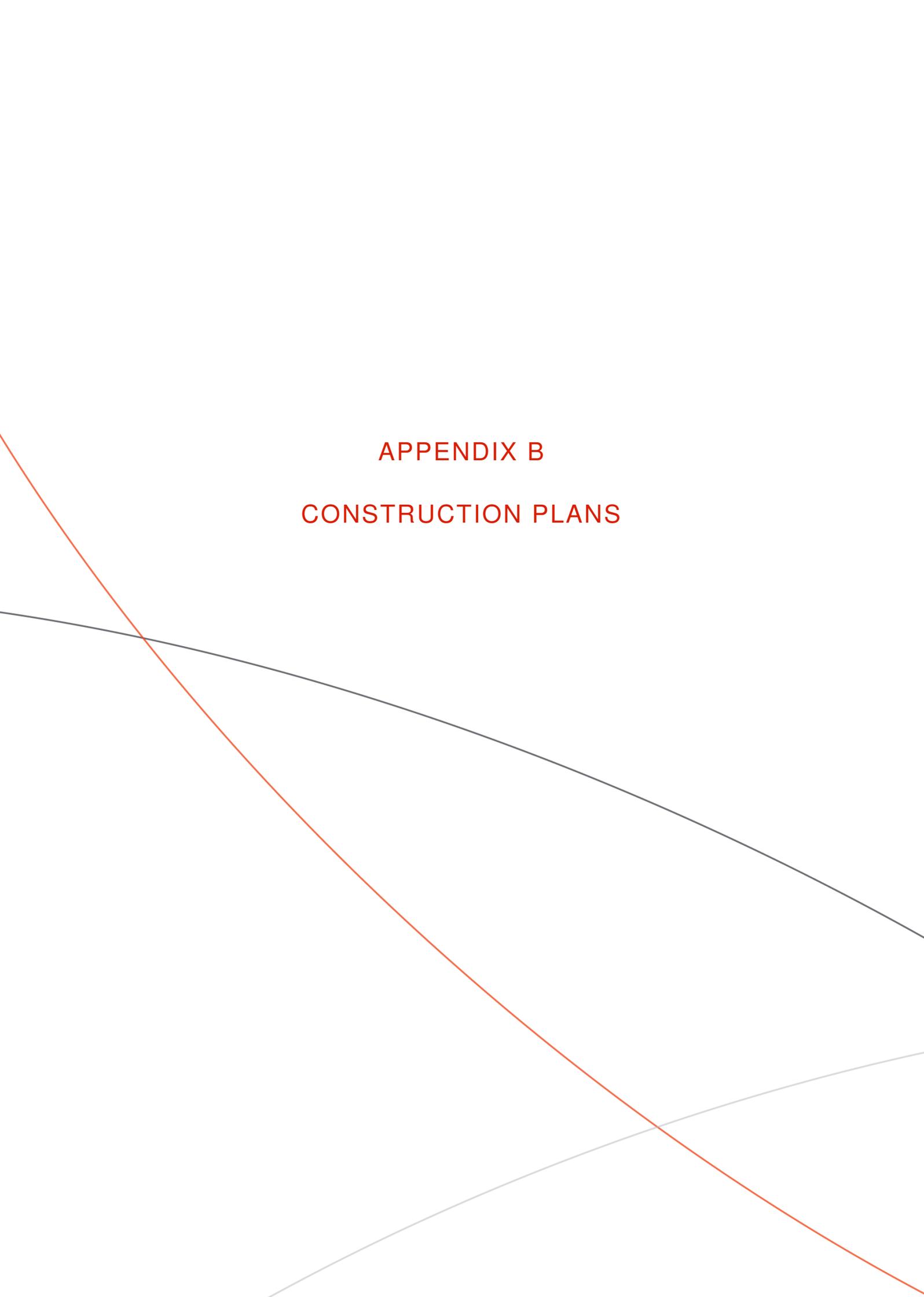
- ▶ * New and replacement poles will be made of concrete materials. Refer to elevation plans for specifics
- ▶ ** Layout is based on City Power Drawing No. PCA80 512445 2 - Aerial imagery is sourced from nearmap and is approximate in location.
- ▶ *** Offset to carriageway and dwellings has been traced from nearmap and is approximate. Detail survey is required for exact dimensions.
- ▶ Distances have been calculated from pole centre to road reserve when located within property boundary, and from pole centre to road line marking when within road reserve.
- ▶ Data has been collated from <https://www.data.vic.gov.au/>
- ▶ This plan has been based on MGA 1994 Zone 55



TYPE 1 - INT SIDE PROFILE

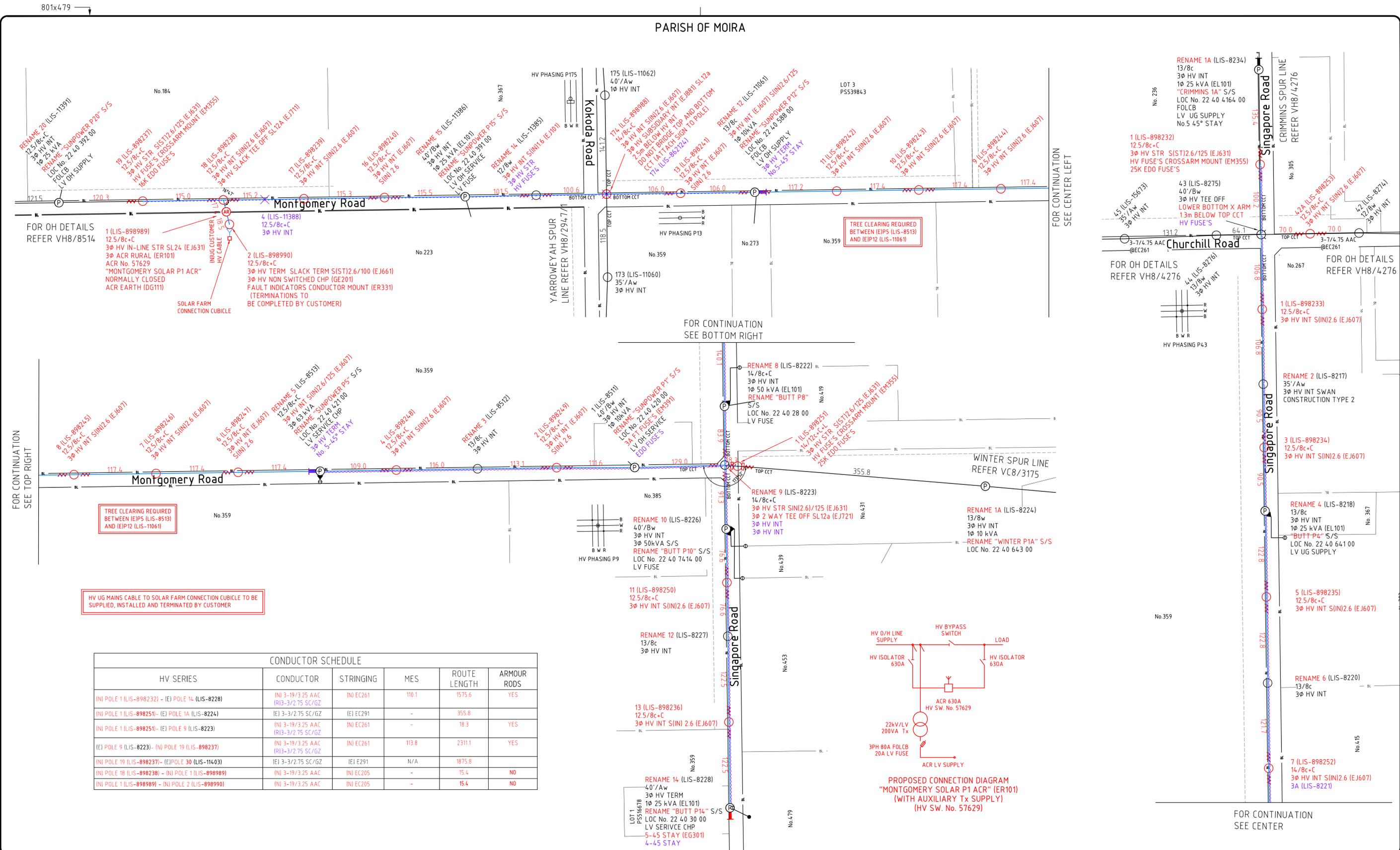


TYPE 2 - ACR POLE SIDE PROFILE



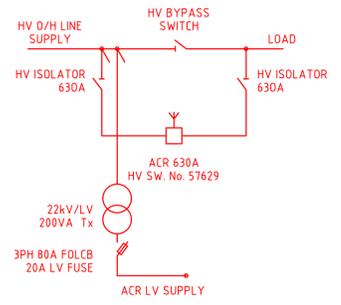
APPENDIX B
CONSTRUCTION PLANS

PARISH OF MOIRA



CONDUCTOR SCHEDULE

HV SERIES	CONDUCTOR	STRINGING	MES	ROUTE LENGTH	ARMOUR RODS
(N) POLE 1 (LIS-898232) - (E) POLE 14 (LIS-8228)	(N) 3-19/3.25 AAC (R13-3/2.75 SC/GZ)	(N) EC261	110.1	1575.6	YES
(N) POLE 1 (LIS-898251) - (E) POLE 1A (LIS-8224)	(E) 3-3/2.75 SC/GZ	(E) EC291	-	355.8	-
(N) POLE 1 (LIS-898251) - (E) POLE 9 (LIS-8223)	(N) 3-19/3.25 AAC (R13-3/2.75 SC/GZ)	(N) EC261	-	18.3	YES
(E) POLE 9 (LIS-8223) - (N) POLE 19 (LIS-898237)	(N) 3-19/3.25 AAC (R13-3/2.75 SC/GZ)	(N) EC261	113.8	2311.1	YES
(N) POLE 19 (LIS-898237) - (E) POLE 30 (LIS-11403)	(E) 3-3/2.75 SC/GZ	(E) E291	N/A	1875.8	-
(N) POLE 18 (LIS-898238) - (N) POLE 1 (LIS-898989)	(N) 3-19/3.25 AAC	(N) EC205	-	15.4	NO
(N) POLE 1 (LIS-898989) - (N) POLE 2 (LIS-898990)	(N) 3-19/3.25 AAC	(N) EC205	-	15.4	NO



LEGEND

OVERHEAD LINE	EXISTING (E)	NEW (N)	REMOVE (R)	GENERAL
CONDUCTOR (GENERAL)	ST	NST	RST	BL BOUNDARY LINE
SUB-TRANSMISSION (66, 22kV)	HV	NHV	RHV	BOK BACK OF KERB
HV OPEN WIRE (22, 11 & 6.6 kV)	HVABC	NHVABC	RHVABC	FKR FACE OF KERB
HV AERIAL BUNDLED CABLE	HVLV	NHVLV	RHVLV	LOK LIP OF KERB
HV & LV OPEN WIRE	LVM	NLVM	RLVM	OTHER SERVICES
LV OPEN WIRE (LV MAINS)	LVABC	NLVABC	RLVABC	DRAIN
LV AERIAL BUNDLED CABLE	PL	NPL	RPL	FENCE
PUBLIC LIGHTING CABLE	OPC	NOPC	ROPC	GAS MAIN
OPTIC FIBRE CABLE	SUPV	NSUPV	RSUPV	SEWER
SUPERVISORY CABLE	LVS	NLVS	RLVS	TELCO CABLE
SERVICE CABLE (LV)	NS	N/A	RNS	WATER MAIN
SERVICE CABLE (Neutral Screened)				

LEGEND (continued)

○ LV POLE (GENERAL)	(456789)	○ POLE NUMBER
○ HV POLE	C, S, W	○ POLE MATERIAL: CONCRETE, STEEL, WOOD
○ HV/LV POLE	+C, +L	○ POLE FOOTING: CONCRETE, LOG
○ SUBTRANS POLE	NoSA	○ AERIAL STAY & SIZE
○ ST/HV/LV POLE	NoS-60°	○ GROUND STAY & SIZE
○ HV CABLE TERMINATION	○	○ REMOVE GROUND STAY
○ LV CABLE TERMINATION	○	○ FUTURE (SHOWN AS DASHED)
○ POLE SUBSTATION	○	○ SERVICE PILLAR (CUSTOMER)
○ HV SWITCH/FUSE POLE	○	○ SERVICE PIT (TYPICAL)
○ REMOVE POLE (ASSET)	○	○ SERVICE PIT (ROADWAY)
○ PUBLIC LIGHTING (GENERAL)	○	○ UG CABLE (GENERAL)
○ VIBRATION DAMPER	○	

CAUTIONS

FOR DETAILS OF CONDITIONS REFER TO DIAL BEFORE YOU DIG INFORMATION

REFERENCE	PROJECT NUMBER	5124445
	ROAD DIRECTORY	VR 23 B9
	GIS MAP REF.	MAP 95-A3
	MAP PROJECTION	MGA ZONE 55
	FEEDER / SWITCHING ZONE	CME015/SWZ-4085713
	REFERENCE DRAWING	N/A
	REFERENCE DRAWING	N/A
	PROJECT MANAGER	L STEPHENS

SCALE: 1:2500

LENGTHS ARE IN METRES

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REVISION	DRAWING NUMBER	OH CONSTRUCTION PLAN	SUPPLY TO SOLAR FARM	223 MONTGOMERY ROAD	YARROWEYAH
	PCA80 5124445 1				
DRAWN	DRAFTING CHECK	DESIGNER	DESIGN APPROVAL	PROJECT MANAGER	
H WESTCOTT	E VAN DER PAAL	H WESTCOTT	E VAN DER PAAL	L STEPHEN	
20/08/20	07/09/20	20/08/20	07/09/20	07/09/20	

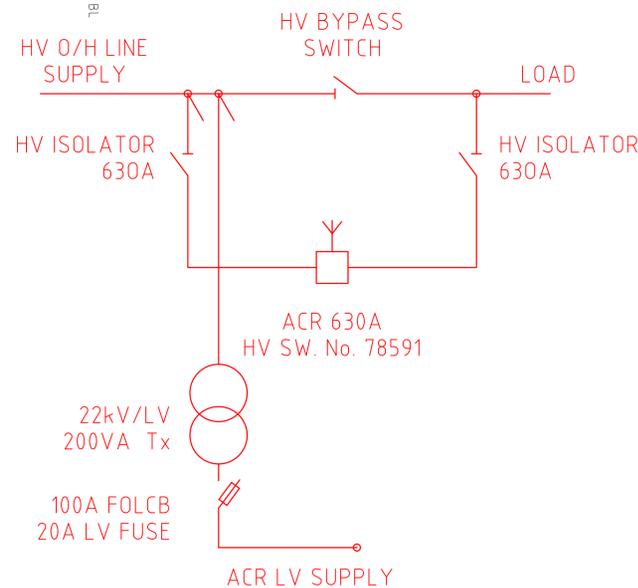
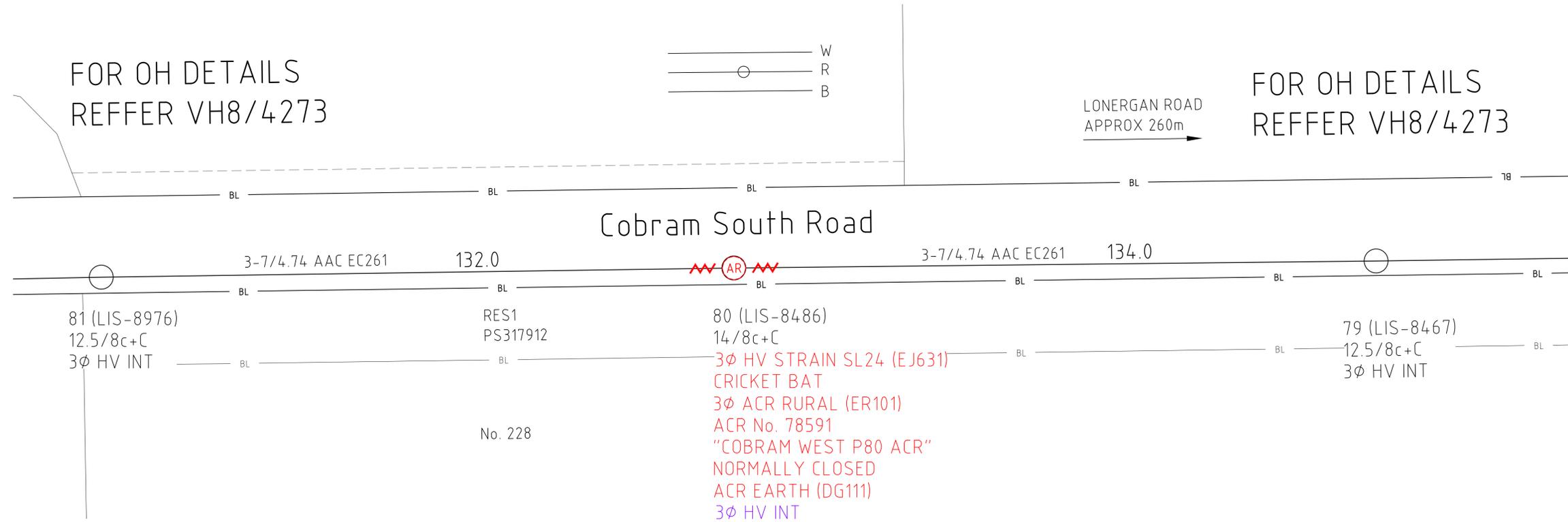
PARISH OF MOIRA

FOR OH DETAILS
REFER VH8/4273

FOR OH DETAILS
REFER VH8/4273

LONERGAN ROAD
APPROX 260m

Cobram South Road



PROPOSED CONNECTION DIAGRAM
"COBRAM WEST P80 ACR" (ER101)
(WITH AUXILIARY Tx SUPPLY)
(HV SW. No. 78591)

PROJECT NUMBER	5124445
ROAD DIRECTORY	VR 23 C9
GIS MAP REF.	MAP 95-B3
PROJECTION	MGA ZONE 55
FEEDER / SWITCHING ZONE	CME015/SWZ-4079625
REFERENCE DRAWING	N/A
REFERENCE DRAWING	N/A
PROJECT MANAGER	L STEPHEN

Electricity Networks - EN OH CONSTRUCTION PLAN A3 - V31

OVERHEAD LINE	EXISTING (E)	NEW (N)	REMOVE (R)	GENERAL
CONDUCTOR (GENERAL)	ST	NST	RST	BL BOUNDARY LINE
SUB-TRANSMISSION (66, 22kV)	HV	NHV	RHV	BOK BACK OF KERB
HV OPEN WIRE (22, 11 & 6.6 kV)	HVABC	NHVABC	RHVABC	FOK FACE OF KERB
HV AERIAL BUNDLED CABLE	HVLV	NHVLV	RHVLV	LOK LIP OF KERB
HV & LV OPEN WIRE	LVM	NLVM	RLVM	OTHER SERVICES
LV OPEN WIRE (LV MAINS)	LVABC	NLVABC	RLVABC	D DRAIN
LV AERIAL BUNDLED CABLE	PL	NPL	RPL	F FENCE
PUBLIC LIGHTING CABLE	OPC	NOFC	ROFC	G GAS MAIN
OPTIC FIBRE CABLE	SUPV	NSUPV	RSUPV	S SEWER
SUPERVISORY CABLE	LVS	NLVS	RLVS	T TELCO CABLE
SERVICE CABLE (LV)	NS	N/A	RNS	W WATER MAIN
SERVICE CABLE (Neutral Screened)				

LEGEND

<ul style="list-style-type: none"> ● LV POLE (GENERAL) ○ HV POLE ○ HV/LV POLE ○ SUBTRANS POLE ○ ST/HV/LV POLE ▶ HV CABLE TERMINATION ▶ LV CABLE TERMINATION ⊕ POLE SUBSTATION ⊕ HV SWITCH/FUSE POLE ⊕ REMOVE POLE (ASSET) ⊕ PUBLIC LIGHTING (GENERAL) ⊕ VIBRATION DAMPER 	<ul style="list-style-type: none"> (456789) POLE NUMBER C, S, W POLE MATERIAL: CONCRETE, STEEL, WOOD +C, +L POLE FOOTING: CONCRETE, LOG No5A AERIAL STAY & SIZE No5-60° GROUND STAY & SIZE (F) REMOVE GROUND STAY ○ FUTURE (SHOWN AS DASHED) ○ SERVICE PILLAR (CUSTOMER) ○ SERVICE PIT (TYPICAL) ○ SERVICE PIT (ROADWAY) ○ UG CABLE (GENERAL)
--	--

SCALE: 1:1000

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REVISION				
DRAWING NUMBER	PCA80	5124445	2	-
OH CONSTRUCTION PLAN SUPPLY TO SOLAR FARM 223 MONGOMERY ROAD YARROWEYAH				
DRAWN	DRAFTING CHECK	DESIGNER	DESIGN APPROVAL	PROJECT MANAGER
H WESTCOTT 20/08/20	E VAN DER PAAL 07/09/20	H WESTCOTT 20/08/20	E VAN DER PAAL 07/09/20	L STEPHEN 07/09/20

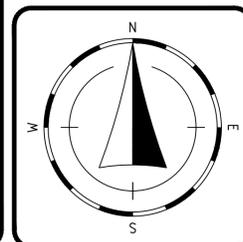
POLE No. CHANGES				
LIS No.	OLD POLE No.	OLD SPUR	NEW POLE No.	NEW SPUR
8224	1	WINTER	1A	WINTER
8512	2	TWIGG	3	SUNPOWER
8513	3	TWIGG	5	SUNPOWER
11061	174E	YARROWEYAH	12	SUNPOWER
11385	1	STRONG	14	SUNPOWER
11386	2	STRONG	15	SUNPOWER
11391	7	STRONG	20	SUNPOWER
11392	8	STRONG	21	SUNPOWER
11393	9	STRONG	22	SUNPOWER
11394	10	STRONG	23	SUNPOWER
11395	11	STRONG	24	SUNPOWER
11396	12	STRONG	25	SUNPOWER
11397	13	STRONG	26	SUNPOWER
11399	14	STRONG	27	SUNPOWER
11400	15	STRONG	28	SUNPOWER
11402	17	STRONG	29	SUNPOWER
11403	18	STRONG	30	SUNPOWER
8234	1	CRIMMINS	1A	CRIMMINS
8217	1	BUTT	2	BUTT
8218	2	BUTT	4	BUTT
8220	3	BUTT	6	BUTT
8222	4	BUTT	8	BUTT
8223	5	BUTT	9	BUTT
8226	5A	BUTT	10	BUTT
8227	6	BUTT	12	BUTT
8228	7	BUTT	14	BUTT

S/S NAME CHANGES			
LIS No.	OLD S/S NAME	NEW S/S NAME	LOC No
8511	TWIGG P1	SUNPOWER P1	22 40 420 00
8513	TWIG P3	SUNPOWER P5	22 40 421 00
11061	YARROWEYAH 174E	SUNPOWER P12	22 40 588 00
11386	STRONG 2	SUNPOWER P15	22 40 391 00
11391	STRONG 7	SUNPOWER P20	22 40 392 00
11397	STRONG 13	SUNPOWER P26	22 40 684 00
11399	STRONG 14	SUNPOWER P27	22 40 279 00
11402	STRONG 17	SUNPOWER P29	22 40 726 00
8234	CRIMMINS 1	CRIMMINS P1A	22 40 643 00
8218	BUTT P2	BUTT P4	22 40 641 00
8222	BUTT P4	BUTT P8	22 40 28 00
8226	BUTT 5A	BUTT P10	22 40 7414 00

PROJECT NUMBER	5124445
ROAD DIRECTORY	VR 23 B9
GIS MAP REF.	MAP 95:A3
PROJECTION	MGA ZONE 55
FEEDER / SWITCHING ZONE	CME015/SWZ-4085713
REFERENCE DRAWING	N/A
REFERENCE DRAWING	N/A
PROJECT MANAGER	L STEHENS

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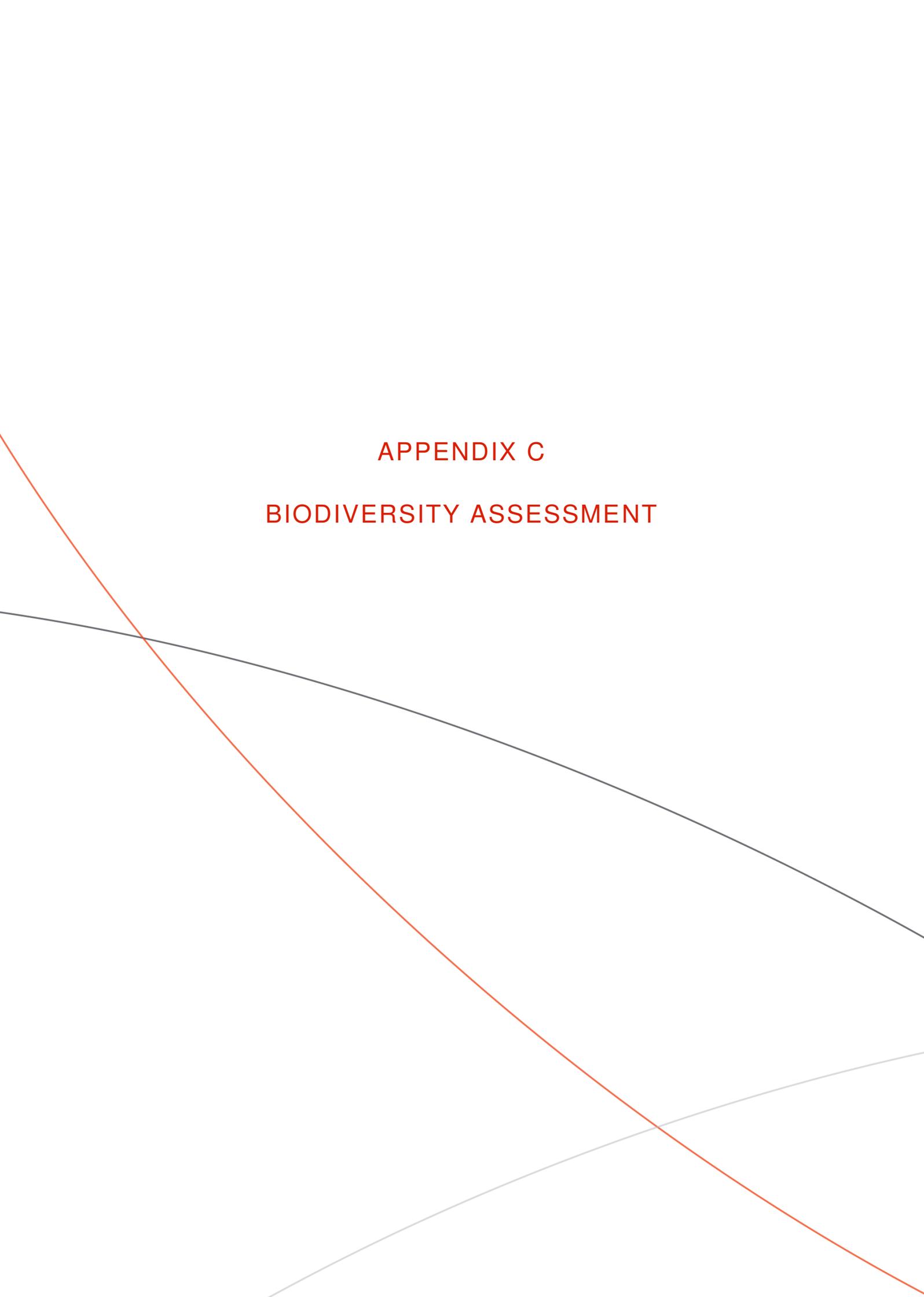
OVERHEAD LINE	EXISTING (E)	NEW (N)	REMOVE (R)	GENERAL	OTHER SERVICES	LEGEND
CONDUCTOR (GENERAL)	ST	NST	RST	BL BOUNDARY LINE	D DRAIN	● LV POLE (GENERAL)
SUB-TRANSMISSION (66, 22kV)	HV	NHV	RHV	BOK BACK OF KERB	G GAS MAIN	○ HV POLE
HV OPEN WIRE (22, 11 & 6.6 kV)	HVABC	NHVABC	RHVABC	FOK FACE OF KERB	S SEWER	○ HV/LV POLE
HV AERIAL BUNDLED CABLE	HVLV	NHVLV	RHVLV	LOK LIP OF KERB	T TELCO CABLE	○ SUBTRANS POLE
HV & LV OPEN WIRE	LVM	NLVM	RLVM		W WATER MAIN	○ ST/HV/LV POLE
LV OPEN WIRE (LV MAINS)	LVABC	NLVABC	RLVABC			○ HV CABLE TERMINATION
LV AERIAL BUNDLED CABLE	PL	NPL	RPL			○ LV CABLE TERMINATION
PUBLIC LIGHTING CABLE	OPC	NOFC	ROFC			○ POLE SUBSTATION
OPTIC FIBRE CABLE	SUPV	NSUPV	RSUPV			○ HV SWITCH/FUSE POLE
SUPERVISORY CABLE	LVS	NLVS	RLVS			○ REMOVE POLE (ASSET)
SERVICE CABLE (LV)	NS	N/A	RNS			○ PUBLIC LIGHTING (GENERAL)
SERVICE CABLE (Neutral Screened)						○ VIBRATION DAMPER



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REVISION				
DRAWING NUMBER	PCA80	5124445	3	
OH CONSTRUCTION PLAN SUPPLY TO SOLAR FARM 223 MONTGOMERY ROAD YARROWEYAH				
DRAWN	DRAFTING CHECK	DESIGNER	DESIGN APPROVAL	PROJECT MANAGER
H WESTCOTT 20/08/20	E VAN DER PAAL 07/09/20	H WESTCOTT 20/08/20	E VAN DER PAAL 07/09/20	L STEPHEN 07/09/20



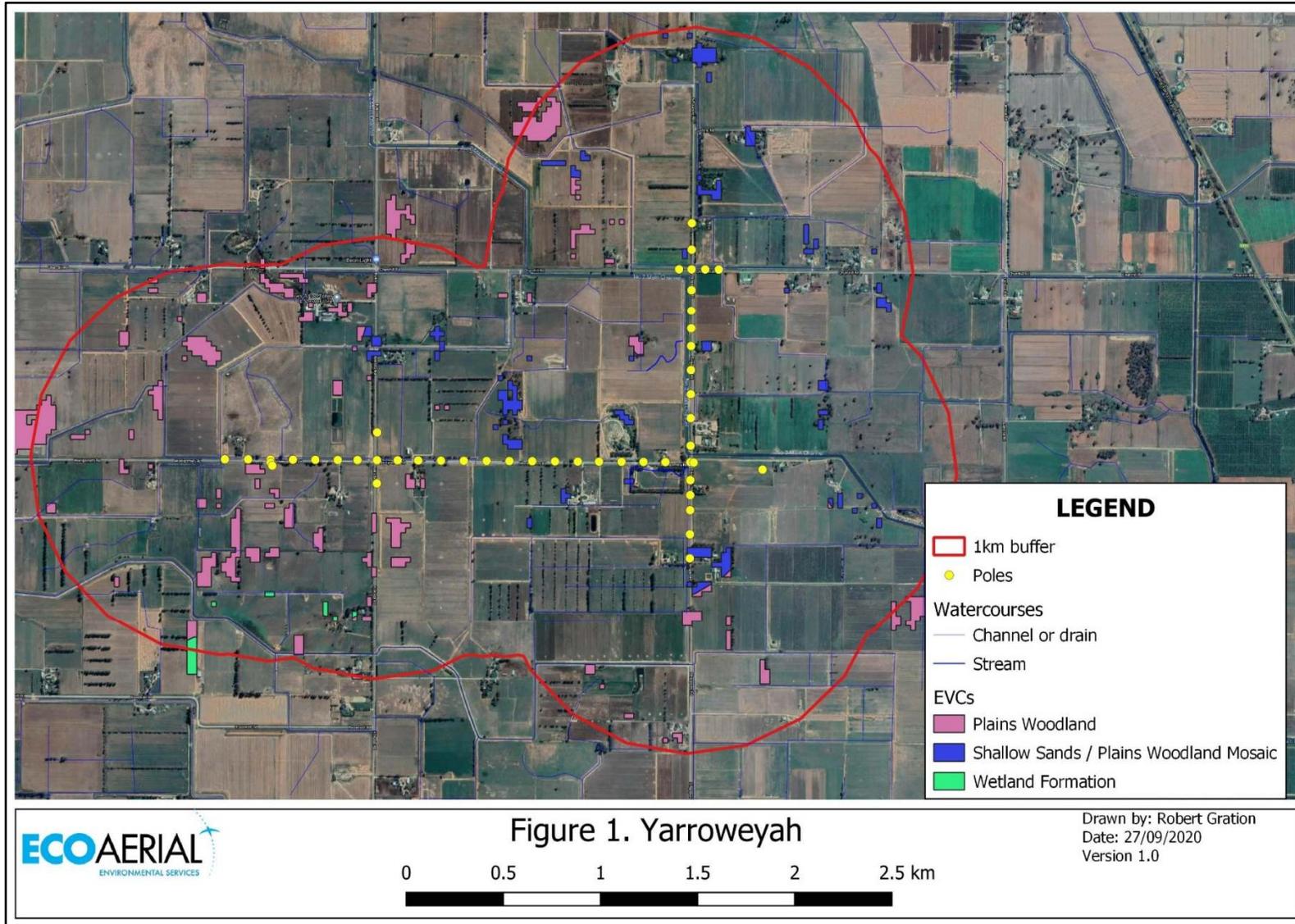
APPENDIX C
BIODIVERSITY ASSESSMENT

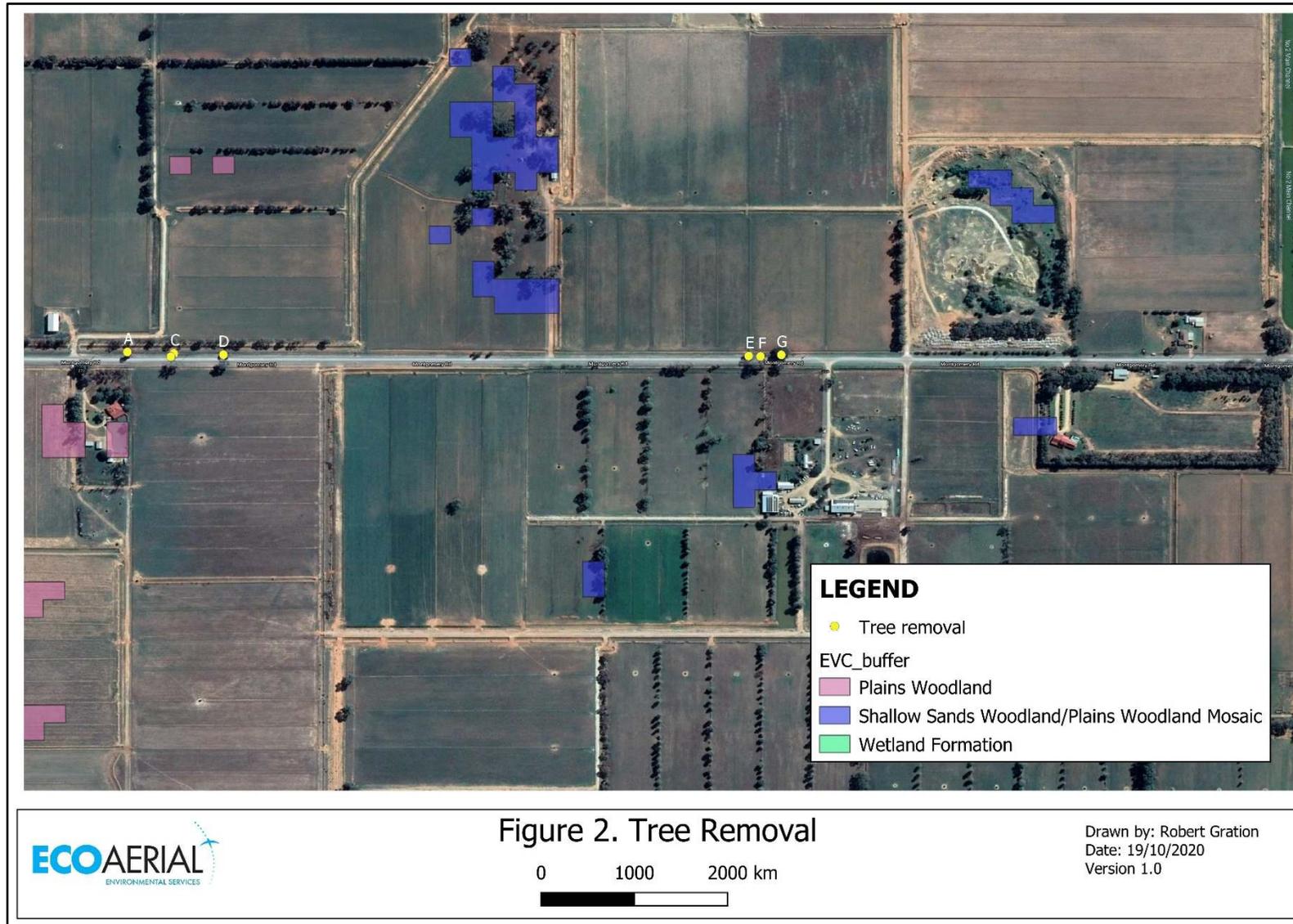
Biodiversity Snapshot

STUDY AREA NAME: Montgomery Rd, Yarroweyah		Date: 19/10/2020
BIOREGION	Murray Fans	
LOCAL GOVERNMENT AREA	Moirra Shire	
Catchment Management Area	Goulburn Broken CMA	
SUMMARY / COMMENTS		
Summary of findings and recommendations	<p>Summary</p> <p>Three ecological vegetation classes (EVC) are modelled to occur within 1km of the project alignment, none of which occurred within the alignment (refer to Figure1). There are 15 scattered trees associated with the Plains Woodland EVC_803. Seven trees of various size (10cm~85cm) will require removal.</p> <p>The removal of the 7 Grey Box will require an offset amount (general habitat units) of 0.038. Powercor is in the process of paying for the purchase of vegetation offsets from Vegetation Link.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Utilise existing roads / tracks to access pole locations. • Timing of operations is confined to dry ground conditions. 	
DESKTOP REVIEW RESULTS		
<p>* EPBC Act Protected Matters Search (DoEE)</p> <p><i>Source: Protected Matters Search Tool (PMST) 1km buffer</i></p> <p><i>Results include terrestrial species / communities only</i></p>	<p>Threatened Ecological Communities: 4</p> <p>Listed Threatened Species: 25</p> <p>Migratory Species: 11</p>	
Proximity to significant wetlands/ waterways	N/A	
Habitat Corridors	N/A	
Surrounding land use	Agriculture	

<p>EVC's & Significant flora and fauna records</p> <p><i>Source: NatureKit & VBA (DELWP).</i></p> <p><i>Refer to Figure 1</i></p>	<p>Ecological Vegetation Class: 2</p> <ol style="list-style-type: none"> 1. Wetland Formation EVC_74 (Endangered) 2. Plains Woodland EVC_803 (Endangered) 3. Shallow Sands Woodlands / Plains Woodland Mosaic EVC_867 (Endangered) <p>Threatened Flora:</p> <ol style="list-style-type: none"> 1. N/A <p>Threatened Fauna:</p> <ol style="list-style-type: none"> 1. N/A
<p>Reviewed report/s</p>	<p>N/A</p>
<p>LEGISLATIVE IMPLICATIONS</p>	
<p>EPBC Act 1999</p>	<p>No EPBC listed species have been recorded within 1km of the alignment.</p> <p><i>There are no obligations under the EPBC Act.</i></p>
<p>EES Act 1978</p>	<p>An EES would be required if the impacts were deemed to potentially have a detrimental effect for species / communities of regional or state significance.</p> <p><i>An EES is <u>not required</u> as there is not a 'trigger' of any referral criterion (refer to Appendix 2 for trigger criteria).</i></p>
<p>FFG Act 1988</p>	<p>No FFG listed species have been recorded within 1km of the alignment. <i>No species will be impacted by the proposed works.</i></p>
<p>Permitted clearing of native vegetation Clause 52.17</p>	<p><i>Analysis of the assessment pathway indicates that the removal of the 7 scattered trees will require the sourcing of 0.033 general habitat units. Refer Figure 2, NVIM report in Appendix 4 and offset quote in Appendix 5.</i></p>
<p>Catchment Management Authority Regional Strategies</p>	<p>Goulburn Broken Regional Catchment Strategy 2013-2019.</p>
<p>Local Government Environmental Planning Overlays</p>	<p>N/A</p>

* Search results for EPBC Act threatened species is based on the likelihood of suitable habitat to occur in the search area only. It does not imply that there has been a definite record for the species.





Database Searches

Environmental Protection and Biodiversity Conservation (EPBC) Act Protected Matters Search – An online tool, provided by the Commonwealth Department of the Environment, Water, Heritage and the Arts which identifies matters of national environmental significance that *may* occur in, or *may* relate to the area nominated.

Victorian Biodiversity Atlas - data provided from the DELWP, lists all the flora and fauna species which have been identified within the search area from previous studies.

Naturekit - data provided from the DELWP, provides GIS layers and information on the presence of Ecological Vegetation Class's and general flora and fauna data. A vegetation classification system developed by DSE for Victoria. EVCs are groupings of vegetation communities based on floristic, structural and ecological features. It should be noted that this database is incomplete and used only as a guide.

Legislation

Environmental Effects Act 1978

The *Environmental Effects Act 1978* provides for assessment of proposed projects (works) that can have a significant effect on the environment. The Act does this by enabling the Minister administering it to decide that an Environmental Effects Statement (EES) should be prepared.

The Minister might typically require a proponent to prepare an EES when:

- there is a likelihood of regionally or State significant adverse effects on the environment
- there is a need for integrated assessment of potential environmental effects (including economic and social effects) of a project and relevant alternatives, and
- normal statutory processes would not provide a sufficiently comprehensive, integrated, and transparent assessment.

The EES process provides for the analysis of potential effects on environmental assets and the means of avoiding, minimising, and managing adverse effects. It also includes public involvement and the opportunity for an integrated response to a proposal.

Environment Protection and Biodiversity Conservation Act 1999

Any action that has, will have, or is likely to have a significant impact on a matter of national environmental significance, as defined under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) requires approval from the Commonwealth Environment Minister. Matters of National Environmental Significance relevant to this study may include nationally threatened species (plants and animals), migratory species, and endangered ecological communities.

Flora and Fauna Guarantee Act 1988

The provisions of the *Flora and Fauna Guarantee Act 1988* (FFG Act) bind all public agencies, public landowners, and land managers. Removal of any native plants protected under the FFG Act requires a permit from the DSE, where this occurs on public land. It is understood that such a permit is not required for such works on private land. The Act allows for the listing of potentially threatening processes. Any actions that may result in a potentially threatening process should be avoided or managed appropriately.

Clearing of native vegetation- Biodiversity assessment guidelines

In Victoria, a planning permit is usually required to remove, destroy or lop native vegetation. Landholders / managers must apply for a planning permit from their local council. If a permit is granted, a native vegetation offset must be obtained before the native vegetation is removed, to compensate for the impact of the removal on biodiversity.

The Guidelines for the removal, destruction or lopping of native vegetation (2017) are incorporated into the Victoria Planning Provisions and all planning schemes in Victoria. The Guidelines replace the previous incorporated document titled Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013).

There are three assessment pathways for an application to remove native vegetation: Basic, Intermediate and Detailed. The assessment pathway reflects the potential impact the removal has on biodiversity. These pathways are determined by:

- amount of native vegetation (in hectares)
- whether any large trees are to be removed, and
- location of the native vegetation.

Extent of native vegetation	Location category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Proponents can refer to the online-tool Native Vegetation Information Management to understand which risk-pathway the application will be assessed under. The biodiversity report produced by NVIM can be used as part of an application under a Basic and Intermediate risk pathway, whereas a site assessment by an accredited quality vegetation assessor is required as part of an application under the Detailed-risk pathway.

Catchment Management Authority – Regional Catchment Strategies

A primary function of a Catchment Management Authority is to prepare a Regional Catchment Strategy (RCS) for its region and coordinate and monitor its implementation. The strategies describe the natural assets of a region, and how they are interrelated, outlining what needs to be done to manage and use the assets in a sustainable way.

The RCS is an important planning and working document for all organisations and people involved in natural resource management in the region, including government agencies and councils, water authorities, industry, Landcare, and community groups. Its focus is the land, water and biodiversity in the region. It provides a framework for effort, an investment guide, a means of integrating policy and an action plan for catchment works.

Local Government – Environmental Planning Overlays / Vegetation Protection Overlays

Not applicable.

Appendix 1- Site Photographs

ID	Site Photograph Montgomery Rd	Comments
IMG_20201001_142631		<p>Pole 19 approx. 630m west of Kokoda Rd looking east.</p> <p>Ground flora dominated by introduced species e.g. Capeweed, Ryegrass, wild oats, bromus sp and Patterson's curse.</p>
IMG_20201001_142101		<p>Pole 1 on southern side of Montgomery Rd, approx. 630m west of Kokoda Rd. Looking south to Pole 2.</p> <p>Ground flora dominated by introduced species e.g. Ryegrass and wild oats.</p>
IMG_20201001_142759		<p>Pole 18 approx. 530m west of Kokoda Rd looking east.</p> <p>Ground flora dominated by introduced species e.g. capeweed, ryegrass, wild oats and bromus sp.</p>

<p>IMG_20201001_143432</p>		<p>Pole 16 approx. 310m west of Kokoda Rd looking east.</p> <p>Ground flora dominated by introduced species e.g. capeweed, ryegrass, wild oats, bromus sp and Patterson's curse.</p>
<p>IMG_20201001_143706</p>		<p>Pole 174 replacement at the north-east intersection of Kokoda and Montgomery Rd looking east.</p> <p>Ground flora dominated by introduced species e.g. ryegrass, wild oats and bromus sp.</p>
<p>IMG_20201001_144236</p>		<p>Grey Box tree approx. 250m east of Kokoda Rd requiring removal.</p> <p>Ground flora dominated by barley grass and Patterson's curse.</p> <p>Tree A in NVIM report.</p>

<p>IMG_20201001_144544</p>		<p>Grey Box trees approx. 305m east of Kokoda Rd requiring removal. Ground flora dominated by barley grass, curled dock and capeweed.</p> <p>Trees B, C and D in NVIM report.</p>
<p>IMG_20201001_150307</p>		<p>Multi stemmed Grey Box tree approx. 650m west of Singapore Rd requiring removal. Ground flora dominated by barley grass and capeweed.</p> <p>Tree E in NVIM report.</p>
<p>IMG_20201001_150351</p>		<p>Grey Box trees approx. 625m west of Singapore Rd requiring removal. Ground flora dominated by barley grass and capeweed.</p> <p>Trees F and G in NVIM report.</p>

<p>IMG_20201001_151437</p>		<p>Pole 2 approx. 250m west of Singapore Rd.</p> <p>Ground flora dominated by introduced species e.g. capeweed, ryegrass, wild oats, bromus sp and Patterson's curse.</p>
<p>Singapore Rd</p>		
<p>IMG_20201001_151814</p>		<p>Pole 14 approx. 480m south of Montgomery Rd looking north.</p> <p>Ground flora between Pole 14 to Pole 11 dominated by introduced species e.g. phalaris, sow thistle, veldt grass, capeweed, ryegrass and wild oats.</p>
<p>IMG_20201001_153128</p>		<p>Pole 11 approx. 165m south of Montgomery Rd looking north.</p> <p>Ground flora between Pole 11 to Pole 8 dominated by introduced species e.g. phalaris, sow thistle, veldt grass, ryegrass and Patterson curse.</p>

<p>IMG_20201001_153340</p>		<p>Pole 8 approx. 92m north of Montgomery Rd looking north.</p> <p>Ground flora between Pole 8 to Pole 8 dominated by introduced species e.g. phalaris, wild oats, sow thistle, veldt grass and ryegrass.</p>
<p>IMG_20201001_154031</p>		<p>Pole 6 approx. 350m north of Montgomery Rd looking north.</p> <p>Ground flora between Pole 6 to Pole 6 at intersection of Singapore and Churchill Rd dominated by introduced species e.g. phalaris, curled dock and spear thistle.</p>
<p>IMG_20201001_155640</p>		<p>Pole 42A on Churchill Rd approx. 145m east of Singapore Rd looking west.</p> <p>Ground flora dominated by introduced species e.g. phalaris, veldt grass and Patterson's Curse.</p>

<p>IMG_20201001_155916</p>		<p>Pole 1 approx. 100 north of Churchill Rd looking south.</p> <p>Ground flora dominated by introduced species e.g. wild oats, barley grass, malva and ryegrass.</p>
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Appendix 2- EES Act Triggers

Referral criteria: individual potential environmental effects

Individual types of potential effects on the environment that might be of regional or State significance, and therefore warrant referral of a project, are:

- potential clearing of 10 ha or more of native vegetation from an area that:
 - is of an Ecological Vegetation Class identified as endangered by the Department of Sustainability and Environment (in accordance with Appendix 2 of Victoria's Native Vegetation Management Framework); or
 - is, or is likely to be, of very high conservation significance (as defined in accordance with Appendix 3 of Victoria's Native Vegetation Management Framework); and
 - is not authorised under an approved Forest Management Plan or Fire Protection Plan
- potential long-term loss of a significant proportion (e.g. 1 to 5 percent depending on the conservation status of the species) of known remaining habitat or population of a threatened species within Victoria
- potential long-term change to the ecological character of a wetland listed under the Ramsar Convention or in 'A Directory of Important Wetlands in Australia'
- potential extensive or major effects on the health or biodiversity of aquatic, estuarine or marine ecosystems, over the long term
- potential extensive or major effects on the health, safety or well-being of a human community, due to emissions to air or water or chemical hazards or displacement of residences
- potential greenhouse gas emissions exceeding 200,000 tonnes of carbon dioxide equivalent per annum, directly attributable to the operation of the facility.

Referral criteria: a combination of potential environmental effects

A combination of *two or more* of the following types of potential effects on the environment that might be of regional or State significance, and therefore warrant referral of a project, are:

- potential clearing of 10 ha or more of native vegetation, unless authorised under an approved Forest Management Plan or Fire Protection Plan
- matters listed under the *Flora and Fauna Guarantee Act 1988*:
 - potential loss of a significant area of a listed ecological community; or
 - potential loss of a genetically important population of an endangered or threatened species (listed or nominated for listing), including as a result of loss or fragmentation of habitats; or
 - potential loss of critical habitat; or
 - potential significant effects on habitat values of a wetland supporting migratory bird species
- potential extensive or major effects on landscape values of regional importance, especially where recognised by a planning scheme overlay or within or adjoining land reserved under the *National Parks Act 1975*
- potential extensive or major effects on land stability, acid sulphate soils or highly erodible soils over the short or long term
- potential extensive or major effects on beneficial uses of waterbodies over the long term due to changes in water quality, streamflows or regional groundwater levels
- potential extensive or major effects on social or economic well-being due to direct or indirect displacement of non-residential land use activities
- potential for extensive displacement of residences or severance of residential access to community resources due to infrastructure development
- potential significant effects on the amenity of a substantial number of residents, due to extensive or major, long-term changes in visual, noise and traffic conditions
- potential exposure of a human community to severe or chronic health or safety hazards over the short or long term, due to emissions to air or water or noise or chemical hazards or associated transport
- potential extensive or major effects on Aboriginal cultural heritage
- potential extensive or major effects on cultural heritage places listed on the Heritage Register or the Archaeological Inventory under the *Heritage Act 1995*.

Appendix 3 - Permitted vegetation clearing pathways

Step 1
Do I need a permit?

Local council can confirm if you need a permit to remove native vegetation. Organise a pre-application meeting with your local council to help answer the following questions:

- Am I removing native vegetation? Appendix 1 will help you to determine if the vegetation is native.
- Do I qualify for an exemption? There are a range of exemptions that mean a permit is not required to remove native vegetation. Refer to the exemption guidance on the [DELWP website](#).
- Are there any other requirements? Check with your local council whether any schedule, Native Vegetation Precinct Plan or environmental overlay applies. Also check whether the vegetation could be protected under other local, state or federal legislation.

If you need a permit to remove native vegetation, continue to Step 2.

Step 2
What is my assessment pathway?

Use the Native Vegetation Information Management removal tool ([NVIM removal tool](#)) to map the native vegetation and determine your assessment pathway: <https://nvim.delwp.vic.gov.au/>.

Note: If you are removing 0.5 ha or more of native vegetation you are automatically in the Detailed Assessment Pathway. This is approximately a rectangle of 100 metres long and 50 wide or 7 large scattered trees or 16 small scattered trees.



Step 3
Do I need an accredited native vegetation assessor?

If you are in the Basic or Intermediate Assessment Pathway you do not need to appoint an accredited native vegetation assessor. You can complete the application yourself using [the NVIM removal tool](#).

You need an accredited native vegetation assessor to complete a site assessment report.

Step 4
Can I reduce my impacts, offset requirements and costs?

Use information in the NVIM removal tool to minimise impacts on native vegetation. Try not to remove areas of native vegetation with higher condition and strategic biodiversity value scores, large trees (allow space for a tree protection zone within 15 metres of the tree trunk) and areas shown as Location 2 and 3 on the *Location map*.

Use information from the site assessment and work with the accredited native vegetation assessor to minimise impacts.

Step 5
Prepare the application

Follow the prompts in the NVIM removal tool to provide additional information that is required for your application. The tool will calculate your offset requirement and you must decide how you will secure the offset – on your own property, or purchased through a broker. Check the costs to secure the offset before proceeding with the application. Download the *Native vegetation removal report* (NVR report). The report will form part of your planning permit application.

Obtain a NVR report for the Detailed Assessment Pathway from the accredited native vegetation assessor. Work with the accredited assessor to complete the application.

Step 6
Lodge the application

Check you have completed all application requirements and attached any necessary information. Examples of statements you could use in the application are provided in Appendix 4 of guidelines. Lodge the planning permit application with your local council.

Appendix 4- NVIM Report

Native vegetation removal report

A report to support an application to remove, destroy or lop native vegetation in the **Intermediate Assessment Pathway** using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

Date and time: 19 October 2020 09:41 AM

Lat./Long.: -35.9640799402469,145.566571731485

Native vegetation report ID:

Address: Address unknown

347-20201019-002

Assessment pathway

The assessment pathway and reason for the assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent of past plus proposed native vegetation removal	0.188 hectares
No. large trees	0 large tree(s)
Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.033 general habitat units
Offset attributes	
Vicinity	Goulburn Broken Catchment Management Authority (CMA) or Moira Shire Council
Minimum strategic biodiversity value score	0.112
Large trees	0 large tree(s)

Biodiversity information about the native vegetation

Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.188 hectares
Condition score of all mapped native vegetation	0.200
Strategic biodiversity value score of all mapped native vegetation	0.140
Extent of patches native vegetation	0.000 hectares
Extent of scattered trees	0.188 hectares
No. large trees within patches	0 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	7 small tree(s)

Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	41	126	Scattered	Small
B	10	126	Scattered	Small
C	15	126	Scattered	Small
D	21	126	Scattered	Small
E	45	126	Scattered	Small
F	20	126	Scattered	Small
G	85	126	Scattered	Small

Other information

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

Roadside reserve next to channel in parts.

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

The removal of trees is required for the installation of 1 km of new powerlines between existing powerlines. Pruning is always considered as a first option however the 7 trees in question would require pruning to the extent that they are unlikely to survive. As a consequence they pose a risk of falling onto the powerlines.

Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

Not applicable.

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

A quote has been sourced from vegetation link and is in the process of being paid for by the proponent. A copy of the quote is attached in Appendix 5 of site report.

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering into an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

Disclaimer

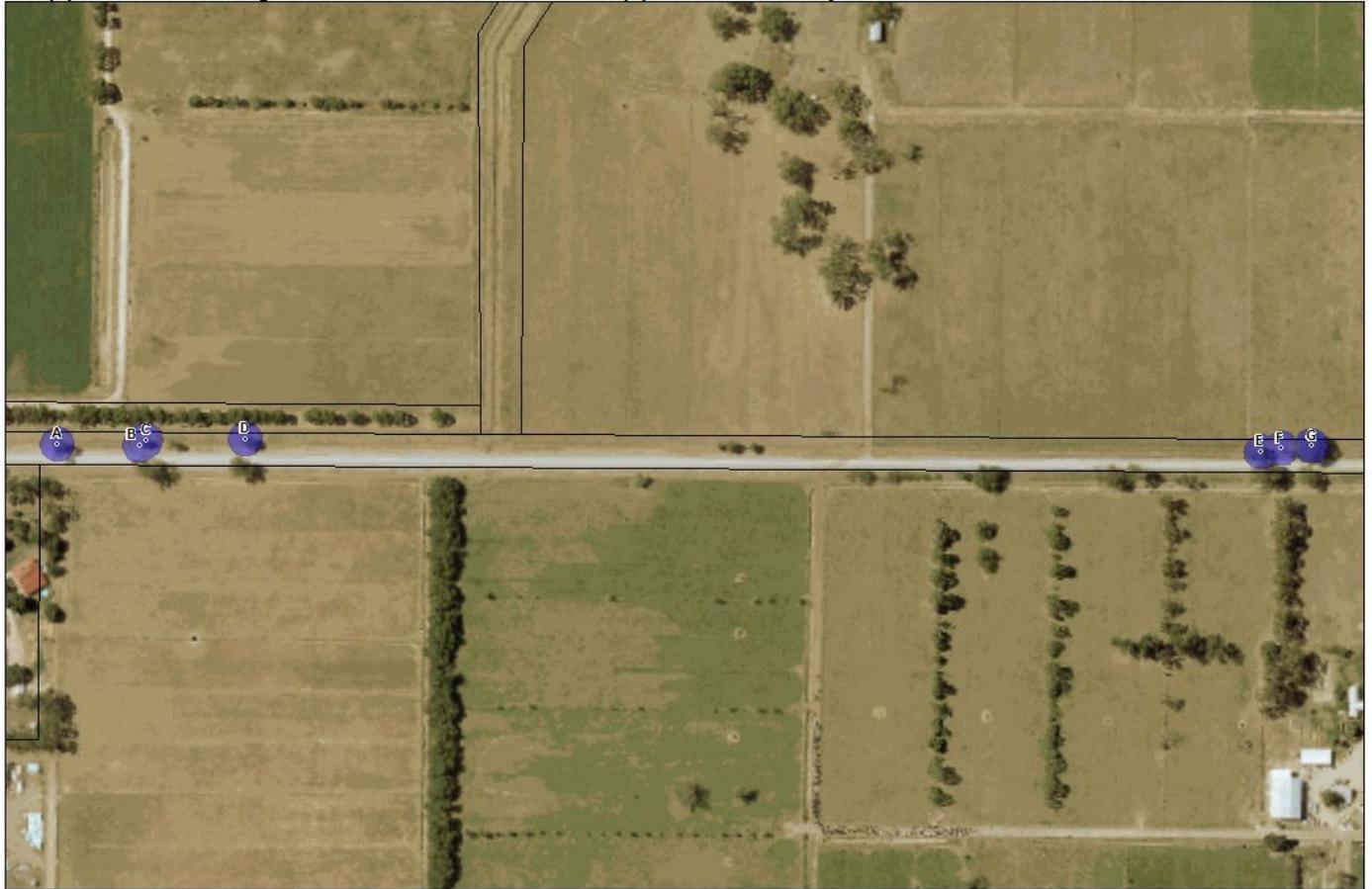
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

Figure 1 – Map of native vegetation to be removed, destroyed or lopped

Mapped native vegetation to be removed, lopped or destroyed



Legend

-  Mapped native vegetation
-  Property boundary

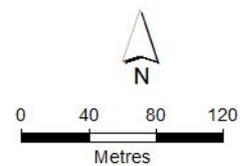


Figure 2 – Map of property in context

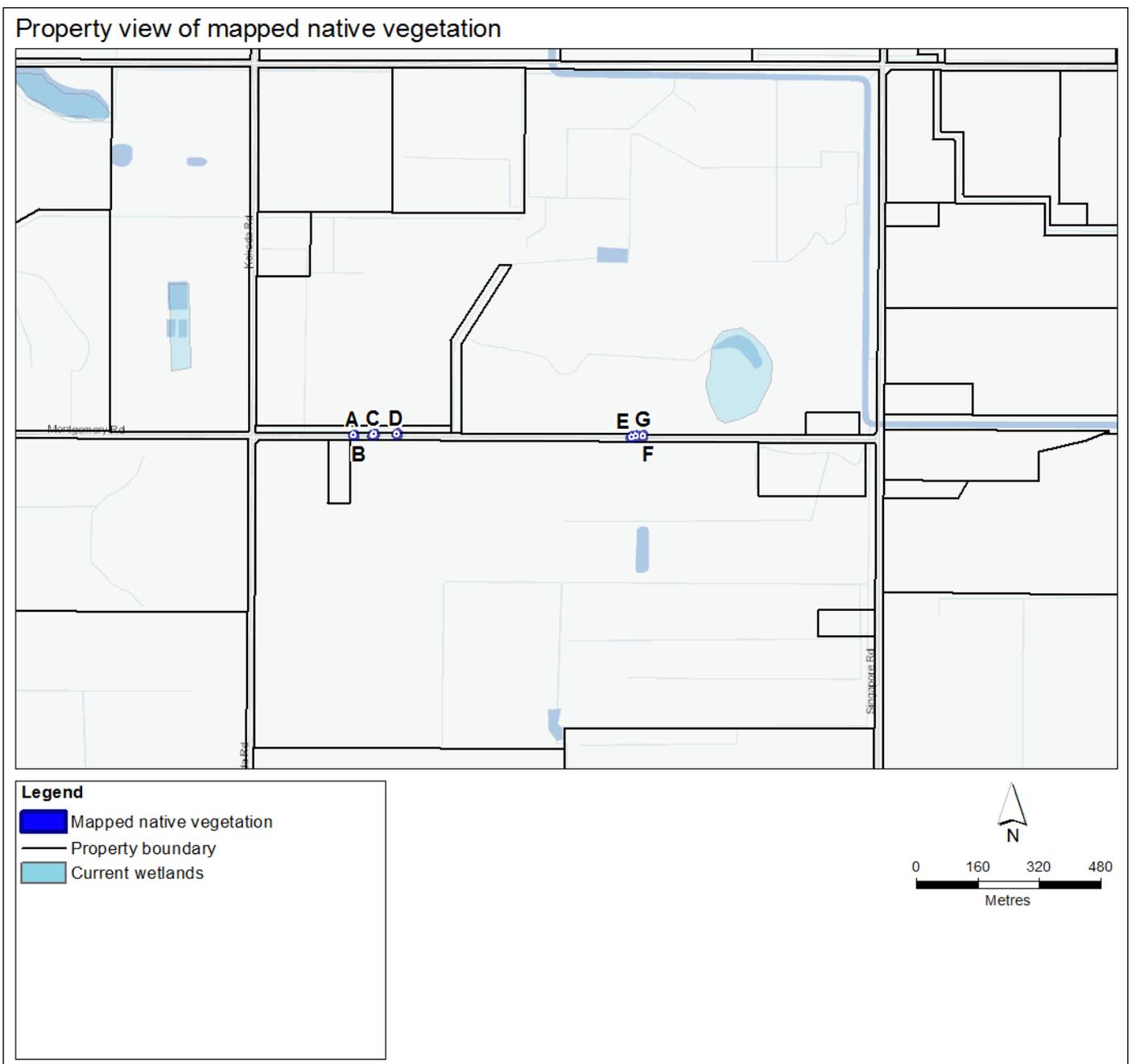
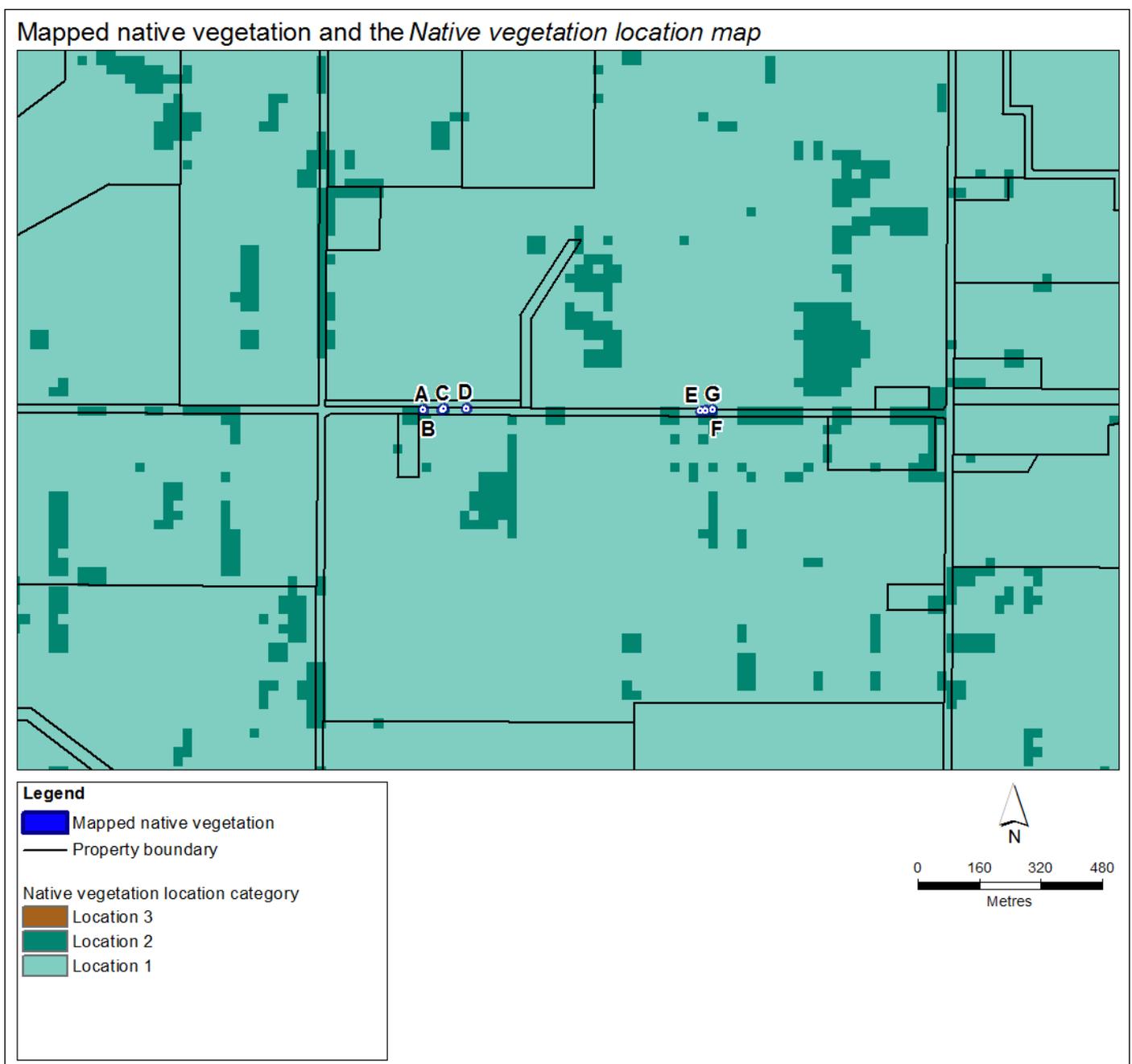
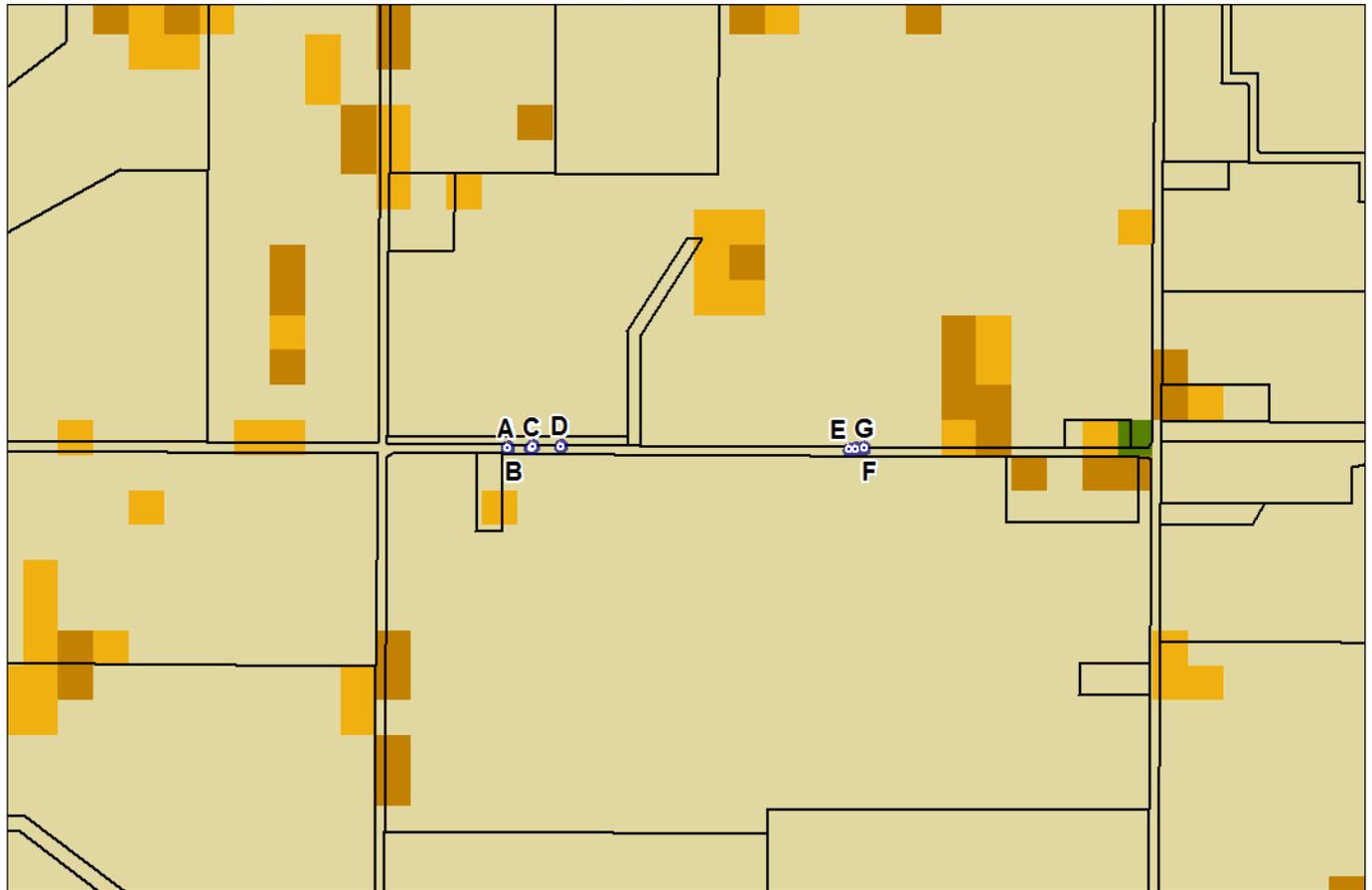


Figure 3 – Biodiversity information maps



Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map*



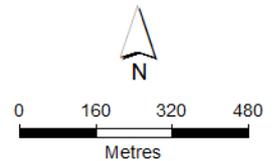
Legend

-  Mapped native vegetation
-  Property boundary

Native vegetation condition*

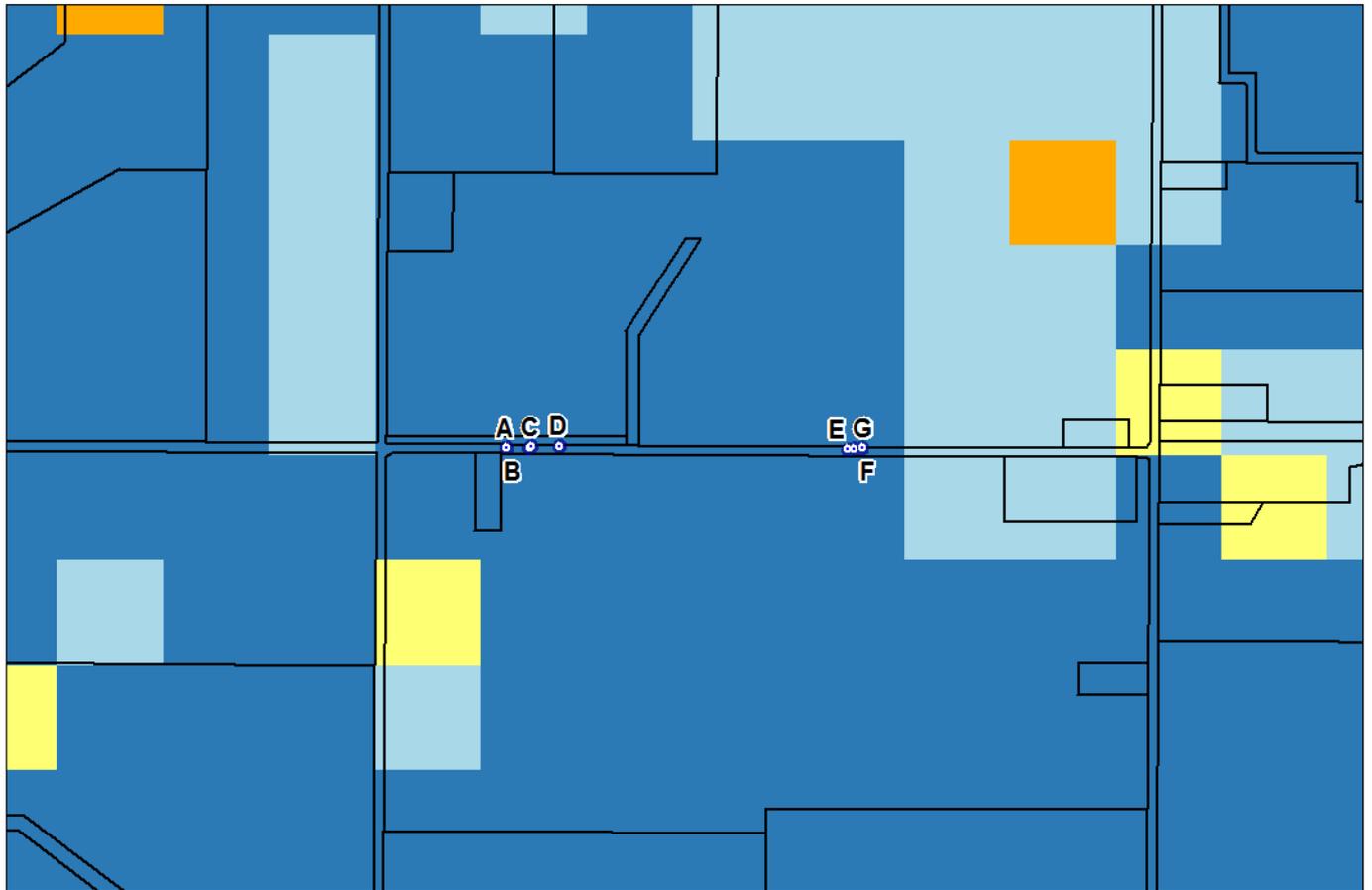
-  0.81 - 1.00
-  0.61 - 0.80
-  0.41 - 0.60
-  0.21 - 0.40
-  0.00 - 0.20

* These classes are for display purposes only



Native vegetation removal report

Mapped native vegetation and the *Strategic biodiversity value map*



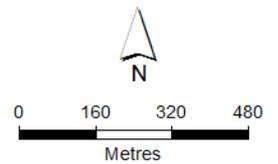
Legend

-  Mapped native vegetation
-  Property boundary

Strategic biodiversity value*

-  0.81 - 1.00
-  0.61 - 0.80
-  0.41 - 0.60
-  0.21 - 0.40
-  0.00 - 0.20

* These classes are for display purposes only



Appendix 1 - Details of offset requirements

Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.188	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.200	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
Habitat hectares	0.038	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: Habitat hectares = extent x condition score
Strategic biodiversity value score	0.140	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
General landscape factor	0.570	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.022	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: General habitat score = habitat hectares x general landscape factor

* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.033	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. General habitat units required = general habitat score x 1.5
Minimum strategic biodiversity value score	0.112	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	Goulburn Broken CMA or Moira Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	0 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.

Appendix 5- Quotation for the Supply of Vegetation Offsets

12 October 2020

Our Reference: VLQ-6182
Your Reference: Yarroweyah

Keeley Martin
Spiire
Email: keeley.martin@spiire.com.au

Dear Keeley,

RE: Quotation for the supply of Native Vegetation Credits

Vegetation Link is an accredited offset provider with the Department of Environment, Land, Water & Planning (DELWP). We offer a specialised brokerage service to enable permit holders and developers to identify suitable native vegetation credits to meet their planning permit offset requirements.

Based upon the information you provided, I understand you require the following native vegetation offset:

Offset Type	Attributes	General Habitat Units (GHU)	Min. Strategic Biodiversity Value (SBV)	Large Trees
General	Goulburn Broken CMA	0.038	0.112	0

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the option quoted below¹. This quotation is valid for 14 days, subject to credit availability and landholder pricing.

Fixed Price Trade Pathway - offset site located in the Greater Shepparton City area (approx. 2-3 week turnaround from acceptance of quote)	
Cost of Native Vegetation Credits – invoiced by DELWP	\$3,610.00
Transaction Fees – invoiced by Vegetation Link	\$790.00
Total (ex GST)	\$4,400.00
Total (Inc. GST)	\$4,840.00

If you would like to purchase credits let us know that you accept the quote, and return the attached Purchaser Details Form by email. Upon receipt of the form, we will begin the trade process. Further details of the process for credit allocation is in the FAQ below.

Should you have any queries, please do not hesitate to contact us on (03) 5470 5232 or email offsets@vegetationlink.com.au.

Sincerely,



Tesha Mahoney
Biodiversity Offset Broker

¹ Note that the Transaction Fee includes DELWP NVOR transfer and allocation fees and a Vegetation Link fee

FAQs:

What is a third party offset?

A third party offset is an offset site owned by another landowner who manages and protects native vegetation on their land. Landowners who establish these offset sites are required to:

- Enter into a Landowner Agreement for the specified offset site. A landowner agreement is in perpetuity and is binding upon the current and future landowners of the site. It permanently restricts use of the site for many purposes.
- Implement a detailed 10-year Management Plan endorsed by the DELWP Native Vegetation Offset Register to manage and improve the biodiversity values of the site.

How is the price of Native Vegetation Offset Credits (GHUs, GBEUs etc.) determined?

Landowners who own offset sites set their own price for native vegetation credits. They determine the price based on numerous factors. This includes but not limited to site establishment, the cost to manage the site in perpetuity (e.g., maintain fencing, control pest species), foregone use cost, and administrative costs. Depending on how the site is registered, the credit fee may be paid to either DELWP or directly to the landowner.

Further information about the work some of our landowners are doing can be found here:

<https://www.vegetationlink.com.au/landowner-profiles>

Further information on pricing can be found here:

https://www.environment.vic.gov.au/_data/assets/pdf_file/0030/329466/Info-sheet-Pricing-native-vegetation-credits.pdf

What is the process after I accept the Quote?

After you accept the quote and return the Purchaser Table, the following steps will be undertaken:

1. We will set up a contract between the parties involved and send the contract out for signing by all parties.
2. Once the contract is signed by all parties, invoices will be issued for the fees listed in the quotation. We will send you two invoices, one for our transaction fee invoiced by Vegetation Link and one for the credit fee, usually to be paid to DELWP or the landowner. We recommend providing remittances for your payments.
3. Once payments are received, Vegetation Link will send you an Allocated Credit Extract from the Native Vegetation Offset Register and your Executed Contract as evidence that you have purchased the offset.

How long will the process take? When will I get my credits?

Generally the process from quote acceptance to having evidence of allocated credits takes between 2-6 weeks. This is dependent on a range of factors including the type of landholder

agreement, contract types and organisational workflows. We work as quickly as possible to get your credits to you within this time period.

We note that you cannot remove vegetation until you have been given permission by the Responsible Authority (usually the Council that has issued your permit).

What happens if I don't have a permit yet?

When people are buying credits before a permit is issued the following three options are most common:

1. You can pay for the offsets before the planning permit is available, and then the offsets are allocated to the permit when it is available. This will incur an additional \$50 fee from DELWP. When considering this option, it is important to realise that your estimated offset requirements may be different than the actual permit requirements.
2. You can wait for the planning permit to be approved first and then request a quote to meet the requirements in your permit. Should credits be available, you can then start the offset purchase process. We then use the planning permit number for allocating the credits. Allocating credits to the permit is evidence that you have purchased your offset.
3. You can request a quote to confirm availability and to get an idea of the cost of offsetting before you apply for a permit. Once you receive the planning permit you can request an updated quote. It is at this point that you can then go through the offset purchase process.

We cannot guarantee credit availability until a) contracts are executed, or b) credits have been held via a pending trade lodged with DELWP Native Vegetation Offset Register.

We cannot guarantee price until a) a quote has been accepted within 14 days, and b) a Credit Trading Agreement is signed within 21 days, and c) the invoice for the Credits is paid within 28 days of the date the invoice is issued.

If I sign the contract, does that mean I MUST pay for the credits?

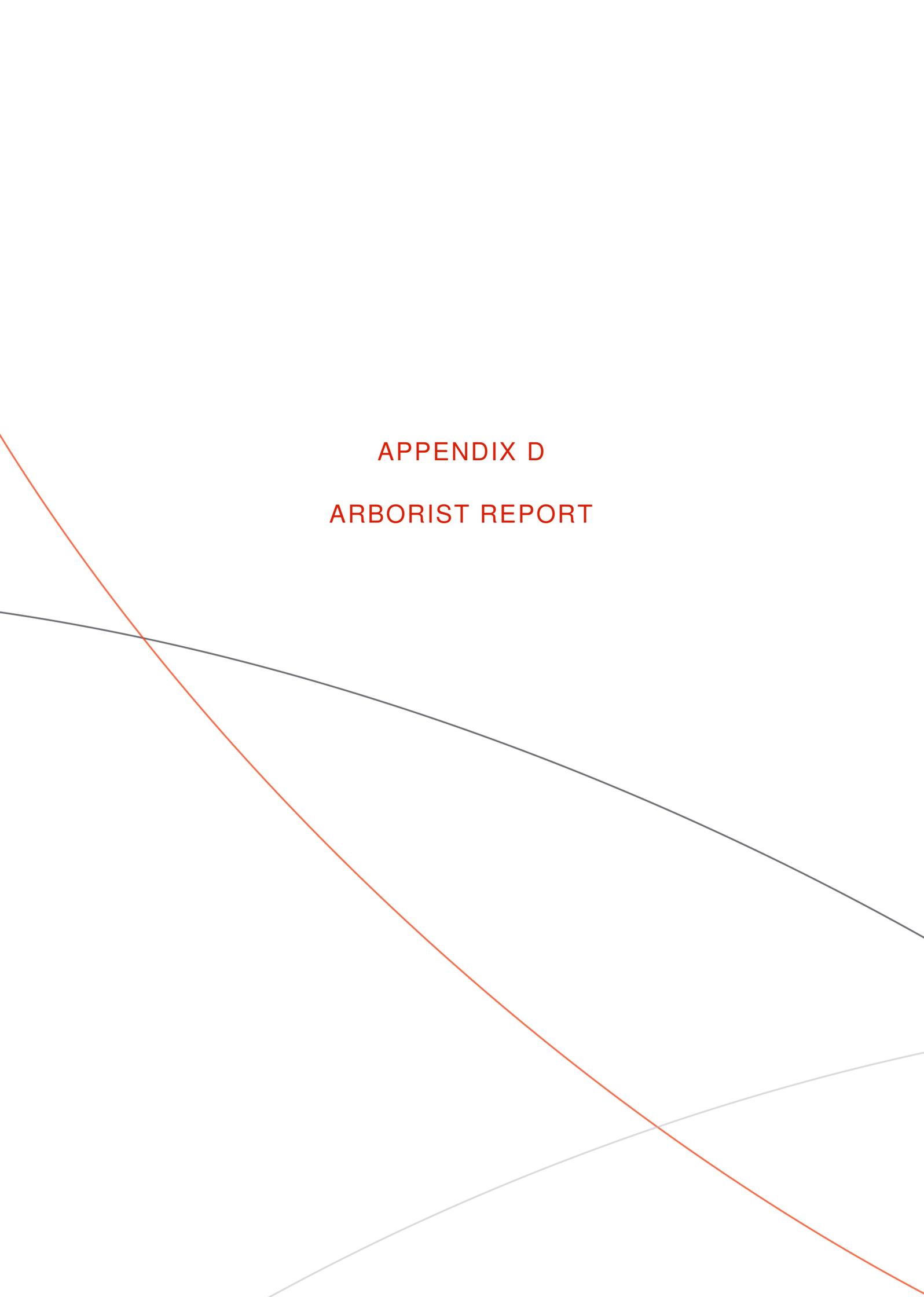
Yes, you have entered into a contract agreeing to pay for the offset credits therein and are required to pay for those credits. The Credits must be paid for within 28 days of the date of the invoice.

Can you hold the credits for me, as I want to pay later?

We are unable to hold credits for later payment. Please also see 'What happens if I don't have a permit yet?' above.

For further information, see our website or look at the DELWP website:

<http://www.vegetationlink.com.au/> OR <https://www.environment.vic.gov.au/native-vegetation/native-vegetation/offsets-for-the-removal-of-native-vegetation>



APPENDIX D
ARBORIST REPORT



233 Montgomery Road - Tree Assessment Report

for

Glennie Nottle

Senior Professional
Planning

Spiire



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1. DISCLAIMER

This information paper is provided to Spiire by Utility Trees on a confidential basis and is provided to the recipient strictly on the understanding that its contents will be kept confidential and will not be disclosed to any other party without Utility Trees prior permission in writing. In accepting the proposal, the recipient acknowledges that Utility Trees will suffer consequential loss or damage if the confidential information is disclosed whether directly or indirectly or used in any way by the recipient without the consent of Utility Trees.

Due to the nature of trees and the practical limitations in accurately assessing the structural integrity of all parts of a tree it is not possible to make a completely accurate assessment of the condition of a tree. The recommendations in this report are based on visual assessments and external indicators and there is also some degree of subjectivity. This report is intended to be used as a tool to assist in the risk management of trees growing in the vicinity of infrastructure. It should be noted that any tree near any structure or property or person(s) poses a risk.

To this extent, neither Utility Trees nor any of its employees or directors or advisers gives any warranty as to the reliability or accuracy of the information nor accepts any responsibility arising in any other way (including by reason of negligence) for errors or omissions herein nor accepts liability for any loss or damage suffered by any person or any other persons placing any reliance on, acting on the basis of, the contents hereof. No party shall be entitled to raise any claim or suit of action on the basis of the contents of this report.

2. SCOPE

Utility Trees were requested to assess Trees in relation to the installation of a new overhead Powerline consisting of 25 new poles and approximately 6km of overhead conductor within Montgomery Road, Singapore Road and Cobram South Road, as well as the property at 223 Montgomery Road.

3. METHODOLOGY

Data, including photos and GPS location information, was recorded on a handheld Tablet in the field. The D.B.H was measured by calculating the diameter of the trunk at breast height at 1.4 m above the ground.

A visual assessment from the ground was carried out, assessing the root structure, stem and canopy.

4. OBSERVATIONS

Utility Trees reviewed the Powercor plans to identify Trees that will be impacted by the proposed works.

The table below outlines Tree's that will require Trimming/ Removal

Table 1

	Trim	Remove
Eucalyptus <i>microcarpa</i>	3	7
Callitris <i>calurallaris</i>	4	
Ash <i>Fraxinus sp</i>		2
Eucalyptus sp	1	

Map 1



5. TREE DATA

Tree ID	Street	Pole No.	LIS	Voltage	Land - Owner	Trims	Removals	Species	Comments
1	Montgomery road	11	898242	HV	Council		1	<i>Eucalyptus microcarpa</i>	Remove Grey-box DBH 66
2	Montgomery	11	898242	HV	Council		1	<i>Eucalyptus microcarpa</i>	Remove small Grey-box DBH 10
3	Montgomery	11	898242	HV	Council		1	<i>Eucalyptus microcarpa</i>	Remove 3 stemmed Grey-box DBH 36
4	Montgomery	11	898242	HV	Council	1		<i>Eucalyptus microcarpa</i>	Trim large Grey-box opposite side of road DBH 108
5	Montgomery	12	(Rename) 11061	HV	Council		1	<i>Eucalyptus microcarpa</i>	Remove 3 stemmed Grey-box DBH 50
6	Montgomery	8	898245	HV	Council	4		<i>Callitris calurallaris</i>	Trim 4 x Murray pines
7	Montgomery	7	898247	HV	Council		1	<i>Eucalyptus microcarpa</i>	Remove 3 stemmed Grey box DBH 96
8	Montgomery	7	898247	HV	Council	2		<i>Eucalyptus microcarpa</i>	Trim 2 x Grey-box opposite side of road
9	Montgomery	7	898247	HV	Council		1	<i>Eucalyptus microcarpa</i>	Remove small bifurcated Grey-box DBH 31
10	Montgomery	7	898247	HV	Council		1	<i>Eucalyptus microcarpa</i>	Remove mature Grey-box DBH 85
11	Montgomery	2	898249	HV	Private	2		Ash <i>Fraxinus sp</i>	Remove 2 x Ash beneath & beside existing HV
12	Montgomery	2	898249	HV	Private	1		Eucalypt	Trim eucalyptus beneath existing High Voltage

Tree 1	
Street	Montgomery road
House Number	
Pole Number	11
LIS #	8982421
Voltage	HV
Land Owner	Council
 <p>Appendix 1</p>	
Work	
Trims	
Removals	1
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	
Comments	Remove Greybox DBH 66

Tree 2	
Street	Montgomery
House Number	
Pole Number	11
LIS #	
Voltage	HV
Land Owner	Council
 <p>Appendix 2</p>	
Work	
Trims	
Removals	1
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	
Comments	Remove small greybox DBH 10

Tree 3	
Street	Montgomery
House Number	
Pole Number	11
LIS #	
Voltage	HV
Land Owner	Council
 <p>Appendix 3</p>	
Work	
Trims	
Removals	1
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	Ground Crew
Comments	Remove 3 stemmed greybox DBH 36

Tree 4	
Street	Montgomery
House Number	
Pole Number	11
LIS #	
Voltage	
Land Owner	Council
 <p>Appendix 4</p>	
Work	
Trims	1
Removals	
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	
Comments	Trim large greybox opp side of road DBH 108

Tree 5	
Street	Montgomery
House Number	
Pole Number	12
LIS #	11061
Voltage	HV
Land Owner	Council
 <p>Appendix 5</p>	
Work	
Trims	
Removals	1
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	Ground Crew
Comments	Remove 3 stemmed greybox DBH 50

Tree 6	
Street	Montgomery
House Number	
Pole Number	8
LIS #	898245
Voltage	HV
Land Owner	Council
 <p>Appendix 6</p>	
Work	
Trims	4
Removals	
Species	
Equipment Required	EWP
Comments	Trim 4 x Murray pines

Tree 7	
Street	Montgomery
House Number	
Pole Number	7
LIS #	
Voltage	
Land Owner	Council
 <p>Appendix 7</p>	
Work	
Trims	
Removals	1
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	Ground Crew
Comments	Remove 3 stemmed greybox DBH 96

Tree 8	
Street	Montgomery
House Number	
Pole Number	7
LIS #	
Voltage	HV
Land Owner	Council
 <p>Appendix 8</p>	
Work	
Trims	2
Removals	
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	EWP
Comments	Trim 2 x greybox opp side of road

Tree 9	
Street	Montgomery
House Number	
Pole Number	7
LIS #	
Voltage	
Land Owner	Council
 <p>Appendix 9</p>	
Work	
Trims	
Removals	1
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	Ground Crew
Comments	Remove small bifurcated greybox DBH 31

Tree 10	
Street	Montgomery
House Number	
Pole Number	7
LIS #	
Voltage	
Land Owner	
 <p>Appendix 10</p>	
Work	
Trims	
Removals	1
Species	<i>Eucalyptus microcarpa</i>
Equipment Required	
Comments	Remove mature Greybox DBH 85

Tree 11	
Street	Montgomery
House Number	
Pole Number	2
LIS #	
Voltage	
Land Owner	Private
 <p>Appendix 11</p>	
Work	
Trims	
Removals	2
Species	Ash <i>Fraxinus sp</i>
Equipment Required	EWP
Comments	Remove 2 x Ash beneath & beside existing HV

Tree 12	
Street	Montgomery
House Number	
Pole Number	2
LIS #	
Voltage	
Land Owner	Private
	
Appendix 12	
Work	
Trims	1
Removals	
Species	Eucalyptus sp
Equipment Required	EWP
Comments	Trim eucalyptus beneath existing HV



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7



Appendix 8



Appendix 9



Appendix 10



Appendix 11



Appendix 12



APPENDIX E
YARROWEYAH 'ACENERGY' PERMIT

Our Ref: 5/2019/92

16 July 2019



Greentech 2 Pty. Ltd.
C/o Chris Smith and Associates Pty Ltd
Level 1, 135 Fryers Street
SHEPPARTON VIC 3630

Dear Duncan

PLANNING PERMIT APPROVAL

5/2019/92

233 Montgomery Road YARROWEYAH

Use and Development - Renewable Energy Facility (Micro Solar Farm) & Utility Installation

I wish to advise you that Moira Shire Council has approved your application for a Planning Permit under the Moira Planning Scheme and the permit is enclosed.

Please read the conditions under which the permit is granted and the appeal provisions listed on the back.

Please note: your permit has been issued with a condition relating to commencement, and in some cases completion, of works. It is in your interest to take a note of the relevant dates and to record those dates in an appropriate location.

Should you have any questions regarding this permit, please contact the Planning Department on (03) 5871 9222.

Yours sincerely

A handwritten signature in blue ink, appearing to be "NK", written over a light blue circular stamp.

Norman Kortum
SENIOR TOWN PLANNER

enc: Planning Permit



PLANNING PERMIT

Planning Permit No: 5/2019/92

Moirá Planning Scheme

Responsible Authority: Moirá Shire Council

ADDRESS OF THE LAND: 233 Montgomery Road YARROWEYAH

LAND TITLE PARTICULARS: CA: 98 Sec: S Par: YARROWEYAH TP: 273208

THE PERMIT ALLOWS: Use and Development - Renewable Energy Facility (Micro Solar Farm) & Utility Installation

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

- (1) Prior to the commencement of the development, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:
- (a) Elevations of the utility installation within the road reserve;
 - (b) Any requirements outlined by the CFA within Conditions 18-21;
 - (c) Single-row landscape buffer with screening vegetation (can be comprised of canopy trees and/or shrubs) along the boundaries of the proposal as indicated on the submitted plans;
 - (d) Details of the layout, type and height of fencing;
 - (e) Schedule of all of all surfaces and hard stand areas to be used;
 - (f) A plant schedule giving a description of botanical name, common name, mature height and spread, size at planting, and individual plant quantities;
 - (g) Details of plant mixes and spacing to achieve adequate screening of the solar panels; and
 - (h) A management plan detailing the ongoing maintenance of landscaping throughout the lifespan of the proposal.

Date issued: **16 July 2019**

Signature for the Responsible Authority:



Norman Kortum

SENIOR TOWN PLANNER

- (2) The use and development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- (3) At the cessation of the use, the land must be reinstated to farming land which includes the removal of the buildings and works associated with the renewable energy facility, to the satisfaction of the Responsible Authority.
- (4) Prior to the commencement of the use, or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- (5) The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
- (6) Prior to construction commencing on the site, the applicant/developer must enter into an agreement with the Council ensuring the municipal road network as managed by Moira Shire servicing the subject site is maintained to an acceptable road safety and maintenance standard throughout the construction phase of the development. The agreement must be agreeable to all parties, detail any mitigating works that maybe required and/or bonds to ensure the ongoing integrity and safety of the road carriage surface is maintained including the road shoulders.
- (7) Prior to the construction commencing on the site, the proposed vehicle crossing point as shown on the Endorsed Plan must be constructed to an all-weather standard in accordance with Council's Infrastructure Design Manual, and to the satisfaction of the Responsible Authority.

The final location of the crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.

- (8) Prior to commencement of works, a Construction Site Management Plan in accordance with Council's Infrastructure Design Manual must be prepared, approved and implemented to the satisfaction of the Responsible Authority. The plan must show:
 - (a) measures to control erosion and sediment and sediment laden water runoff, including the design details of structures;
 - (b) measures to retain dust, silt and debris onsite, both during and after the construction phase;
 - (c) locations of any construction wastes, equipment, machinery and/or earth storage/stockpiling during construction;
 - (d) where access to the site for construction vehicle traffic will occur;
 - (e) tree protection zones;
 - (f) the location and details of a sign to be erected at the entrance(s) of the site advising contractors that they are entering a 'sensitive site' with prescribed tree protection zones and fences;
 - (g) the location of trenching works, boring, and pits associated with the provision of services;
 - (h) the location of any temporary buildings or yards; and

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- (i) other as specified by the Responsible Authority.
- (9) Any damage to Council or Roads Corporation assets (i.e. roads, table drains etc.) must be repaired at the cost of the applicant to the satisfaction of the Responsible Authority.
- (10) Vehicle access and egress from the property must take place in a forward direction at all times.
- (11) All loading and unloading of vehicles must at all times be undertaken within the curtilage of the subject land, unless agreed otherwise by the Responsible Authority.
- (12) Prior to the commencement of the use, access ways and manoeuvring areas created by the proposed development and as shown on the endorsed plan(s) must be constructed and drained to an all-weather standard, to the satisfaction of the Responsible Authority.
- (13) No such contaminants will be permitted to enter the storm-water drainage system under any reasonably foreseeable circumstances.
- (14) There must not be any discharge of concentrated drainage into the adjoining road drains or culverts without the approval of the Responsible Authority.
- (15) The approved works must not cut off natural drainage from adjacent properties.
- (16) This permit will expire if one of the following circumstances applies:
- The development and use is/are not started within two years of the date of this permit.
 - The development is not completed within four years of the date of this permit.
 - The use ceases for a period of two years.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the expiry of the permit where the development has not yet started, or within 12 months where the development has commenced.

Powercor Conditions

- (17) The applicant shall:
- Negotiate with Powercor for the connection of the development, to the existing power distribution network.
 - Any building must comply with the clearances required by the Electricity Safety (Installations) Regulations.
 - Any construction work must comply with Energy Sage Victoria's "No Go Zones" rules.
 - Set aside for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required.

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Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and accessways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

- Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Power Line" pursuant to Section 88 of the Electricity Industry Act 2000.
- Obtain for the use of Powercor Australia Ltd any other easement external to the development.

CFA Conditions

(18) Risk and Emergency Management

- The undertaking of a comprehensive risk management process, as per CFA's Guidelines for Renewable Energy Installations 2018.
- The development of an Emergency Information Book, provided in an Emergency Information Container at site entrances, as per CFA's Guidelines for Renewable Energy Installations 2018.
- If applicable to the installation, adherence to *(DR) AS/NZS 5139-2017: Electrical installations – Safety of battery systems for use with power conversion equipment* for any battery installations, and CFA's Guidelines for Renewable Energy Installations 2018.
- If applicable to the installation, adherence to dangerous goods storage and handling requirements, as per the dangerous goods regulatory framework and any relevant Australian Standards.

(19) Access:

- Roads are to be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes.
- Constructed roads should be a minimum of four (4) metres in trafficable width with a four (4) metre vertical clearance for the width of the formed road surface.
- The average grade should be no more than 1 in 7 (14.4% or 8.1°) with a maximum of no more than 1 in 5 (20% or 11.3°) for no more than fifty (50) metres.
- Dips in the road should have no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle.
- Incorporate passing bays at least every 600 metres which must be at least 20 metres long and have a minimum trafficable width of 6 metres. Where roads are less than 600 metres long, at least one passing bay is to be incorporated.

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- Road networks must enable responding emergency services to access all areas of the facility.
- Where a single point of access to the site is provided, the end of the internal access road with a turning circle with a ten (10) metre radius or a tee turn arrangement in accordance with the CFA standard guides.

(20) Water Supply:

On-site water supply is an important part of the fire suppression system which will assist in the safe, effective and timely suppression activities of responding brigades. Static water storage installations are to comply with AS 2419.1 and the following conditions:

- The static water storage tank shall be of not less than 22,500 litres effective capacity.
- The static water storage tank(s) must be an above-ground water tank constructed of concrete or steel. The location and number of tanks should be determined as part of the site's risk management process and in consultation with a CFA delegated officer.
- The static storage tanks shall be capable of being completely refilled automatically or manually within 24 hours.
- The hard-suction point shall be provided, with a 150mm full bore isolation valve equipped with a Storz connection, sized to comply with the required suction hydraulic performance. Adapters that may be required to match the connection are 125mm, 100mm, 90mm, 75mm, 65mm Storz tree adapters with a matching blank end cap to be provided.
- The hard-suction point shall be positioned within 4 metres to a hardstand area and provide clear access for fire personnel.
- An all-weather road access shall be provided to the hard-suction point. The hardstand shall be maintained to a minimum of 15 tonne GVM, 8 metres long and 6 metres wide or to the satisfaction of the relevant fire authority.
- The road access and hardstand shall be kept clear at all times.
- The hard-suction point shall be protected from mechanical damage (i.e. bollards) where necessary.
- Where the access road has one entrance, a 10 metre radius-turning circle shall be provided at the tank.
- An external water level indicator is to be provided to the tank and be visible from the hardstand area.
- Signage shall be fixed to each tank.

(21) Fuel/Vegetation Management

- Grass is to be maintained at below 100mm in height during the declared Fire Danger Period.
- A fire break of ten (10) metres width is to be maintained around the perimeter of the facilities, electricity compounds and substantiations. This area is to be of non-combustible mulch or mineral earth.

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- The fire break area must commence from the boundary of the facility or from the vegetation screening (landscape buffer) inside the property boundary.
- The fire break must be constructed using either mineral earth or non-combustible mulch such as crushed rock.
- The fire break must be vegetation-free at all times.
- No obstructions are to be within fire break area (e.g. no stored materials of any kind).
- Adhere to restrictions and guidance during the Fire Danger Period, days of high fire danger and Total Fire Ban days (refer to www.cfa.vic.gov.au).
- All plant and heavy equipment is to carry at least a 9-litre water stored-pressure fire extinguisher with a minimum rating of 3A, or firefighting equipment as a minimum when on-site during the Fire Danger Period.
- There is to be no long grass or deep leaf litter in areas where plant and heavy equipment will be working.
- Solar farm operators must provide specifications for safe operating conditions for temperature and the safety issues related to electricity generation, including isolation and shut-down procedures, if solar panels are involved in a fire. This information must be provided within the content of the Emergency Information Book at the main entrance to the facility.
- Solar arrays are to have grass and other vegetation maintained to 100mm under the array installation or mineral earth or non-combustible mulch such as stone.
- Where practicable, solar energy installations can be sited on grazed paddocks. In this case, vegetation is to be managed as per the requirement of this guideline, or as informed through a risk management process.

Permit Notes

- (1) This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.
- (2) Prior to works commencing on public land or roads, the applicant must obtain a permit from the relevant authority giving Consent to Work Within a Road Reserve.
- (3) This permit does not allow the removal of any native vegetation.
- (4) No buildings or works shall occur over any part of the existing waste disposal system, including the septic tank, in accordance with the requirements of the *Environment Protection Act 1970* and the *Code of Practice – Onsite Wastewater Management* (Publication 891.4)

Date issued: 16 July 2019

Signature for the Responsible Authority:



Norman Kortum

SENIOR TOWN PLANNER

PLANNING PERMIT

IMPORTANT INFORMATION ABOUT THIS PLANNING 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.)

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—
 - a) the development, or any stage of it, does not start within the time specified in the permit;
 - b) 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
 - c) the development, or any stage of it, 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—
 - a) the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - b) the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - a) the development or any stage of it does not start within the time specified in the permit; or
 - b) the development or any stage of it 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
 - c) the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - d) the use is discontinued for a period of two 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—
 - a) the use or development of any stage is to be taken to have started when the plan is certified; and
 - b) the permit expires if the plan is not certified within two 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.

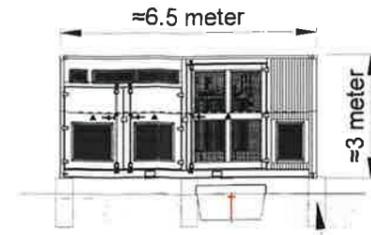
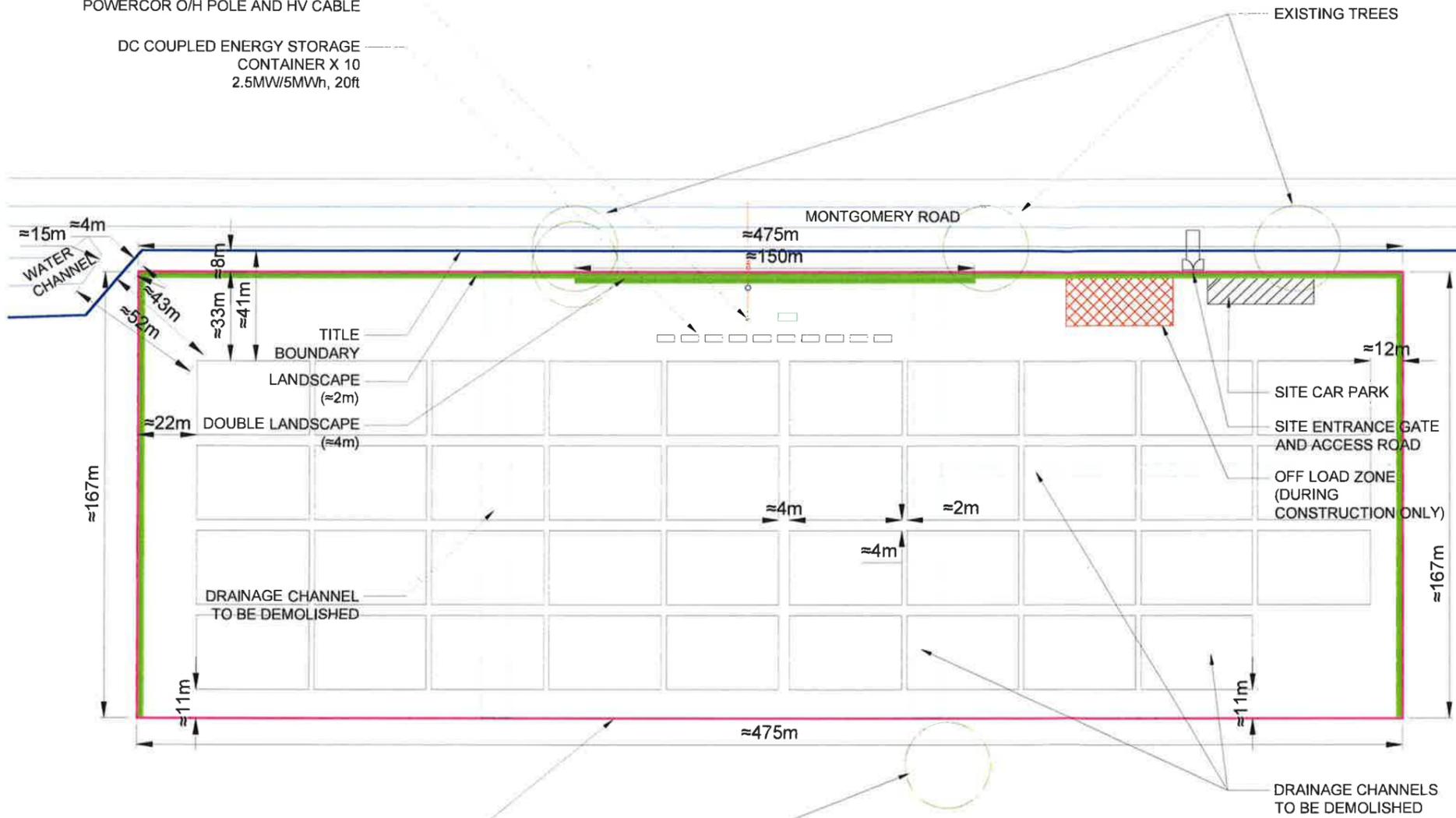
What about appeals?

- 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 appeal 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 an Application for Review 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.
- 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

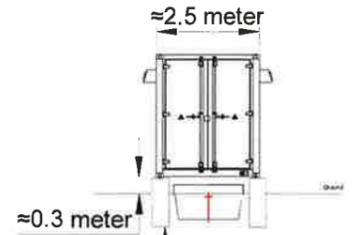


MV POWER STATION, HV SWITCHBOARD,
POWERCOR O/H POLE AND HV CABLE

DC COUPLED ENERGY STORAGE
CONTAINER X 10
2.5MW/5MWh, 20ft

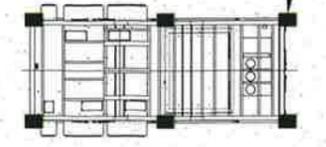


FRONT VIEW



SIDE VIEW

CONCRETE FOUNDATION



BOTTOM VIEW



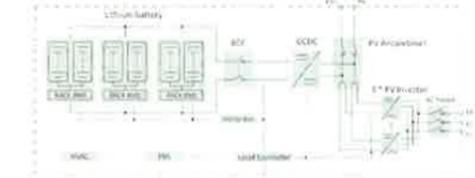
GREY COLOUR
POWDER COATED STEEL

DC COUPLED ENERGY STORAGE
CONTAINER

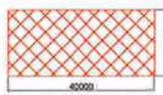


WHITE COLOUR
POWDER COATED STEEL

CIRCUIT DIAGRAM



LEGEND

-  SITE ACCESS GATE AND ROAD
-  SITE CAR PARK ZONE
-  SITE CONSTRUCTION OFFLOAD ZONE
-  POWERCOR SERVICE POLE
-  POWERCOR HV CABLE
-  LANDSCAPE
-  SOLAR FARM FENCE
1.8 METER HIGH
CHAIN MESH SECURITY FENCE
GALVANISED STEEL
-  PV ARRAY BLOCK
(=42m x 28m)
-  SUNGROW POWER STATION
-  DC COUPLED ENERGY STORAGE CONTAINER X 10
2.5MW/5MWh, 20ft

SITE SECURITY FENCE
(1.8 METER HIGH,
CHAIN MESH SECURITY FENCE
GALVANISED STEEL)

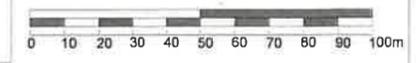
EXISTING TREE

PLANNING & ENVIRONMENT ACT 1987
MOIRA PLANNING SCHEME

This plan complies with Condition No. 1(c)
of Planning Permit No. 512019/192
Issued on 16 JULY 2019
Sheet 1 of 1 Town Planner [Signature]
Date: 4/12/19

REVISIONS					
REV	STATUS	DESCRIPTION	DATE	D.B.	C.B.
A	DD	AERIAL LAYOUT	12/11/19	SZ	RZ

PROJECT DETAILS:	YARROWBAH SOLAR FARM 132 MONTGOMERY ROAD 35 964926, 145 55429
CLIENT DETAILS:	ACENERGY PTY LTD
DRAWING TITLE:	DC COUPLED ENERGY STORAGE SITE PLAN



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DRAWING NO:	G-1.1_000834	
DRAWN BY:	APPROVED BY:	PROJECT MGR:
SZ	RZ	LZ
SCALE:	ISSUE:	ISSUE DATE:
AS INDICATED	DETAIL DESIGN	12/11/2019
SHEET SIZE:	PROJECT NO:	REV NO:
A3	034	A

