

West Mokoan (WM)			Kennedys Creek (KC)			Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?
Development Plans	1	Before development starts, amended plans must be submitted to, approved and endorsed by the responsible authority. Once endorsed, the plans will form part of this permit. The plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the plans titled "West Mokoan Solar Farm" prepared by AECOM and dated 12 October 2021, but modified to show: a) The colours and finishes of all buildings and works, which must be non-reflective, and matched where possible to colours present within the surrounding landscape to minimise visual impact; b) The layout of the proposed operations and maintenance and Battery Energy Storage System (BESS) area. c) The location of water to be used for fire suppression purposes throughout the site considering the requirements of Guidelines for Renewable Energy Installations (CFA, March 2021 (As amended)) d) Landscaping, in accordance with the Landscaping Plan required by condition 3 e) Details of the glint and glare mitigation methods that will be employed to ameliorate glint and glare at each Observation Point (dwelling) and Route Receiver (constructed road). If methods include temporary boundary screening, details (length, height and materials) must be provided. f) Emergency management design features and facilities specified by the Country Fire Authority (CFA) at conditions 33-61 inclusive; g) The design requirements specified by the Goulburn Broken Catchment Management Authority at conditions 64-66 inclusive; h) Any other development or design feature required to comply with any other condition of this permit.	Development Plans	1	Before development starts, including the removal of native vegetation, amended development plans must be submitted to, approved and endorsed by the responsible authority. When endorsed, the plans will form part of this permit. The plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the application plans all generally titled 'Kennedys Creek Solar Farm' but modified to include: a) Detailed location/site layout, floor, elevation and/or other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings, structures and works, including: i. Solar panel(s) and associated mounting structure(s); ii. Power conversion unit(s); iii. Operations and maintenance facility; iv. Control building; v. Substation; vi. Switchyard; vii. Noise attenuation measures prescribed by the endorsed Predictive Noise Assessment required by Condition 19; viii. Security fencing, which is to be located between the solar arrays and landscaping/vegetation buffers; ix. Glare screening, which must be designed in accordance with the revised Glint and Glare Assessment required by condition 15, located between the solar arrays and boundary landscaping/vegetation buffers and colour-matched to the host landscape; x. A perimeter fire break area of at least ten metres' width between vegetated screening buffers and the solar energy facilities, electricity compounds and substations; xi. A four metre perimeter road constructed within the ten metre perimeter fire break; xii. Business identification signage not exceeding 3 square metres in overall area; xiii. Underground cabling; xiv. Internal access tracks, including indicative sections and information regarding material; xv. Detailed plans of the reconstruction of existing access to Benalla-Yarrowonga Road; xvi. Laydown area(s); xvii. Equipment/material storage area(s); xviii. Landscaping, in accordance with the Landscaping Plan required by condition 4; xix. Any other development or design features that are required by any other endorsed plan forming part of this permit. b) The colours and finishes of all buildings and works, which must be non-reflective, and matched where possible to colours present within the surrounding landscape to minimise visual impact. c) Setbacks of all buildings and solar arrays from adjacent site boundaries dimensioned; d) Detailed plans and elevations of any overhead power lines and other grid connection works.	Amend KC condition text to match WM.  Note: - the title remains 'Kennedys Creek Solar Farm' for KC. - KC does not have a BESS, so condition 1b) should not be transferred to the KC condition.  Condition numbers should be checked at the end to ensure that they match up with the conditions referred to in the amended permit, i.e. Landscaping Plan condition should have been amended to Condition 3 to match WM, and this should be reflected in Condition 1d) of KC.	No change.
Written Consent to Modify Endorsed Plans	2	The use and development must be generally in accordance with the plans endorsed in accordance with this permit. The development plans endorsed under condition 1, and any other plan endorsed under a condition of this permit, must not be altered or modified without the written consent of the responsible authority.	Written Consent to Modify Endorsed Plans	2	The use and development must be generally in accordance with the plans endorsed in accordance with this permit. The development plans endorsed under condition 1, and any other plan endorsed under a condition of this permit, must not be altered or modified without the written consent of the responsible authority.	No.	No change.
		n/a	Staging	3	The use and development may be completed in stages in accordance with the endorsed development plans. The corresponding obligations arising under this permit may be completed in stages.	Delete condition as not in WM.	No change.
Landscaping Plan	3	Before development starts, excluding site preparation works, a Landscaping Plan must be submitted to, approved and endorsed by the responsible authority. Once endorsed, the plan will form part of this permit. The plan must be fully dimensioned and drawn to a scale. The Landscaping Plan must be prepared by a suitably qualified expert and be generally in accordance with the advertised Landscape Design Plan (prepared by AECOM (16 June 2021) and the site plans "West Mokoan Solar Farm" prepared by AECOM and dated 12 October 2021, but modified to include: a) A planting plan and planting section for a 15m wide planting zone b) A 15m wide landscaping screen to the following areas: i) Surrounding the operations and maintenance area ii) Along the Lake Mokoan Road frontages c) A planting schedule clearly specifying trees and shrubs to be used. d) A specific screening design for the eastern boundary of the site adjacent to the Dam Wall Road/Boundary Road that incorporates the landscaping response recommended by the Landscape and Visual Impact Assessment AECOM (18 June 2021) (Section 6.4 – Landscape Strategy Response – LS2 (Table 21) e) A statement summarising the design and species selection process and justification. f) Details of how the ground cover under the solar panels will be maintained at a reasonable level, including during fire season(s). g) Timing of planting, which must be completed prior to the installation of solar panels commencing (unless otherwise agreed to in writing by the responsible authority); h) A maintenance program, including weed management and the replacement of dead or diseased plants for the life of the facility.	Landscaping	4	Before development starts, a Landscaping Plan must be submitted to the satisfaction of, and endorsed by, the responsible authority. When endorsed, the plan will form part of this permit. The Landscaping Plan must generally be in accordance with the planting arrangements illustrated in the submitted Landscape Plan, Plant Schedule and Landscape Detail (by AECOM, dated 17 February 2020) and Landscape Early Works Strategy (by AECOM, dated 3 April 2020) and include: a) Details (type, location and species) of vegetation buffers to provide screening of the solar panels and other components of the solar farm from surrounding roads and dwellings. b) 10m-Wide Planting Zone vegetated buffers (as illustrated in the submitted Landscape Detail and Landscape Early Works Strategy) located adjacent to the external face of all glare mesh screens that are required by Condition 15. c) Timing of planting, which must be before development starts. d) Height of plants at maturity. e) Maintenance program, including weed management and the replacement of dead or diseased plants.	Amend KC condition text to match WM.  Noting that the titles should reflect the Landscaping Plan and Early Works Strategy for Kennedys Creek Solar Farm in the KC permit.	Amend from 4 to 3 to match WM.
Landscaping Plan	4	The endorsed Landscaping Plan must be completed in accordance with the implementation timetable, and monitored and maintained, all to the satisfaction of the responsible authority.	Landscaping	5	The landscaping works must be carried out and completed in accordance with the Landscaping Plan to the satisfaction of the responsible authority within the timeframe indicated in that plan.	Amend KC condition text to match WM.	Amend from 5 to 4 to match WM.
Landscaping Plan	4	n/a	Landscaping	6	Once the landscaping is carried out, it must be maintained in good health for the operational life of the facility, including the replacement of any dead or diseased plants to the satisfaction of the responsible authority.	Delete condition from KC to match WM.	Delete KC Condition 6.
Landscaping Plan	4	n/a	Landscaping	7	Temporary stock-proof fencing must be provided around the landscaping if grazing is to occur during planting establishment, until the landscaping is sufficiently established to the satisfaction of the responsible authority.	Delete condition from KC to match WM.	Delete KC Condition 6.

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Environment Management Plan	5	Before development starts, including the removal of native vegetation, an <b>Environment Management Plan (EMP)</b> must be submitted to and endorsed by the responsible authority in consultation with the Benalla Rural City Council. The EMP must include the following: a) Describe measures to minimise any amenity and environmental impacts of the <b>construction, operation and decommissioning</b> of the solar energy facility. b) Provide for the operational requirements specified in the Emergency Management conditions 34-37, 47, 48 and 52-56 inclusive. c) Provide for a regime for routine fire risk reduction, including: i) that grass within the facility must be maintained at below 100mm in height ii) procedures for minimising risk associated with days of elevated fire danger d) the inclusion of measures to manage surface water quality as recommended at Section 6.0 of the West Mokoan Solar Farm Surface Water Assessment (AECOM, 21 September 2020 (as amended)) e) Provide for the regular monitoring and removal of vegetation from all existing open-air drains within the subject site so that the drains function similarly to their pre-development state; f) Include organisational responsibilities (i.e. the persons/positions responsible for implementing the above measures) and procedures for staff training and communication. g) Require the implementation and use of a remote solar farm monitoring system to provide: i) early notification of faults and emergencies; ii) 24/7 on-call capability to respond to faults and emergencies; iii) CCTV cameras monitoring, at a minimum, access points and BESS/substation areas h) Require the BESS be inspected regularly for any signs of mechanical damage to the external container(s) and any accumulation of materials (including leaf litter) in or within ten (10) metres of the system. Any identified issues must be immediately remedied. i) Require the BESS s be regularly serviced as per the manufacturer's specifications to ensure that all safety and protective systems are in effective working order.	Environmental Management	8	Before development starts, including the removal of native vegetation, an <b>Environmental Management Plan (EMP)</b> must be submitted to, approved and endorsed by the responsible authority. Once endorsed, the EMP will form part of the permit. The EMP must include: a) Measures to avoid and minimise amenity and environmental impacts during the operation of the solar energy facility; b) measures to mitigate any consequential impacts on native vegetation retained on and off site, including tree protection zones; c) Design measures and/or procedures to manage dust, odour, erosion, mud, flood, surface water quality and stormwater runoff; d) Procedures for weed management and control prior to construction and post construction that do not risk causing offsite soil contamination; e) Vehicle and equipment hygiene measures to prevent the spread of weeds and pathogens to, from and within the site; f) Response measures to environmental incidents; g) A program for recording and reporting environmental incidents; and h) The persons responsible for implementing the above measures, including procedures for staff training and communication.	Amend KC condition text to match WM Condition 5.  Condition numbers listed in condition 5b) should be checked at the end to ensure that they match up with the conditions referred to in the amended permit, i.e. Emergency Management conditions are as listed '34-37, 47, 48 and 52-56 inclusive'.  Reference to Surface Water Assessment should reflect Kennedys Creek (Section and date to be confirmed once assessment is finalised).  Note that KC does not have a BESS, so Condition 5g)iii) should not refer to the BESS, and Condition 5h) and 5i) should be removed.	Amend from 8 to 5 to match WM.
Environment Management Plan	n/a	n/a	Environmental Management	9	The recommendations of the endorsed EMP must be implemented to the satisfaction of the responsible authority.	Delete condition from KC to match WM Condition 5 which addresses EMP.	Delete KC Condition 9.
Environment Management Plan	n/a	n/a	Environmental Management	11	The EMP must include a Drainage and Stormwater Management Plan (DSMP), which must include: a) Details (and computations) of how the works on the land are to be drained including drains conveying stormwater to the legal point of discharge. b) Details of how the drainage design affects the continuation of existing overland flow paths and flood patterns across the land. c) Assessment of impacts on onsite infiltration and surface water quality, including adjacent land and wetlands.	Delete condition from KC to match WM Condition 5 which addresses EMP.  Drainage and stormwater management will be covered in new Condition 5d).	Delete KC Condition 11.
Environment Management Plan	n/a	n/a	Environmental Management	13	Upon the completion of the development, a post-construction assessment of the actual construction impacts on native vegetation, including retained trees and associated tree protection zones, must be conducted by a suitably qualified and experienced environmental assessor and/or arborist, to identify any discrepancies from the endorsed Native Vegetation Management Plan. This assessment report must be submitted to and be to the satisfaction of the responsible authority.	Delete condition from KC to match WM Condition 5 which addresses EMP.	Delete KC Condition 13.
Environment Management Plan	n/a	n/a	Environmental Management	14	The EMP must include a Fauna/Wildlife Management Plan including: a) the requirement for a suitably qualified zoologist to be engaged to conduct targeted investigations to identify fauna using the trees approved for removal, prior to their removal; b) the suitably qualified zoologist must be on site during the removal of trees and site disturbance; c) management and mitigation measures to address other impacts to fauna (e.g. impacts to reptiles from site disturbance and the movement of fauna through the site); d) salvage and translocation plan for each species; e) relocation from the site of any fauna that is identified as being at risk from the construction activity to an area of similar ecological value, prior to the commencement of construction activity; f) the requirement for a report to be submitted to the Department of Environment, Land, Water and Planning - Hume Region on the completion of tree removal that provides details of all faunal species identified and relocated, including the relocation sites.	Delete condition from KC to match WM Condition 5 which addresses EMP.	Delete KC Condition 14.
Construction Environment Management Plan	6	The EMP must include a <b>Construction Environment Management Plan (CEMP)</b> , which must be developed incorporating the standards of the Infrastructure Design Manual (IDM) prepared by the Local Government Infrastructure Design Association and must include: a) Procedures to manage noise emissions and vibration generally in accordance with the requirements of the Noise Control Guidelines (EPA Publication 1254) and the Environmental Guidelines for major construction sites (EPA Publication 480), including that the requirement that only low noise works are undertaken during construction on Saturdays between 1pm and 5pm. b) erosion and sediment control measures to ensure that no polluted and/or sediment laden run-off is discharged directly or indirectly into drains or watercourses. c) procedures to manage dust emissions to manage amenity impacts on surrounding properties d) locations of any construction wastes, equipment, machinery and/or earth storage/stockpiling during construction e) the location of any temporary buildings or yards f) procedures and measures to identify and protect any native vegetation and fauna habitat to be retained during and post construction. These measures must include: i) the erection of a native vegetation protection fence around all native vegetation to be retained on site, on any adjoining road reserves and on areas outside of vehicle accesses. ii) the tree protection zones of all native trees to be retained and this to be marked on plan(s). All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites g) explicitly state that no access is permitted to the site for both construction and private vehicles associated with the construction of the facility from the east of the site on Lake Mokoan Road. h) vehicle and equipment accesses and hygiene measures to prevent the spread of weeds and pathogens to and from the site i) procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, and to rehabilitate construction zones with appropriate species (i.e. pasture), when construction is complete	Environmental Management	10	The EMP must include a <b>Construction Environment Management Plan (CEMP)</b> , which must include: a) Measures to avoid and minimise amenity and environmental impacts during the construction of the solar energy facility; b) Procedures to manage construction noise and vibration in accordance with the requirements of the Noise Control Guidelines (EPA Publication 1254) and the Environmental Guidelines for major construction sites (EPA Publication 480); c) Erosion and sediment control measures to ensure that no polluted and/or sediment laden runoff or other stormwater is discharged directly or indirectly onto adjoining land or into drains, watercourses or wetlands; d) Procedures to manage any dust emissions; e) Vehicle and equipment hygiene measures to prevent the spread of weeds and pathogens to, from and within the site; f) Locations of any construction waste storage and the method of storage and disposal; g) appropriate stockpile and storage area management, including the directive that no stockpiles or storage of material are to be stored on the gas pipeline easement at any time; h) The location of any temporary buildings or works and procedures to remove these and reinstate the affected parts of the land when construction is complete; i) measures to protect native vegetation being retained on site and in the vicinity of the subject land, including tree protection zones during and post construction. These measures must include: i. the erection of a native vegetation protection fence around all native vegetation to be retained on site and on any adjoining road reserves; and ii. the tree protection zones of all native trees to be retained and this to be marked on plan(s). All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites; j) A construction timetable, including typical daily start and end times. k) monitoring requirements for the rehabilitation/revegetation works and any vegetation/tree protection areas being retained on site; and l) The persons responsible for implementing the above measures, including details of a site contact/site manager.	Amend condition from KC to match WM Condition 6 which addresses CEMP.  Specific requirements of KC Condition 6g) doesn't apply to WM	Amend from 10 to 6 to match WM.

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Glint and Glare Management	7	Before the endorsement of development plans in accordance with condition 1 of this permit, an updated <b>Glint and Glare Assessment</b> , similar to that submitted with the application (prepared by AECOM, dated 26 August 2021), <b>must be prepared in consultation with Benalla Rural City Council and Department of Defence, and submitted to and approved by the responsible authority.</b>	Glint and Glare	15	Prior to the endorsement of plans in accordance with Condition 1 of this permit, an updated <b>Glint and Glare Assessment</b> (GGA) report similar to that by AECOM (Glint and Glare Assessment: Kennedys Creek Solar Farm, Revision D, 16 June 2020) that: a) Includes a map showing the direction of receipt of glare for each Observation Point (dwelling) and Route Receiver (road and railway), b) provides detail of the glint and glare mitigation methods that will be employed to ameliorate glint and glare at each Observation Point (dwelling) and Route Receiver (road and railway), including recommendations on the length, height and materials for glare mitigation screening; c) An assessment from a suitably qualified person confirming that glint and glare from the solar farm would not have an impact on road safety, or the reasonable amenity of residents of the dwellings modelled in the report.	Amend KC condition text to match WM. (Grey text is reflected in WM condition 8)  Reference to Glint and Glare Assessment should reflect Kennedys Creek (i.e Revision D, 16 June 2020 - there is no update to this report).  Department of Defence does not apply to KC but condition may be matched since KC will connect to WM.	Amend from 15 to 7 to match WM.
Glint and Glare Management	8	The Glint and Glare Assessment must include: a) An updated assessment based on the final design and layout of the facility, including assessment of potential impacts to: i) Residents of dwellings within 1 kilometre of the subject site; ii) Road users within 1 kilometre of the subject site; b) Modelling of the tracking behaviour (e.g. backtracking) of the selected system. c) Recommendations to mitigate potential glint and glare impacts to the receptors identified in condition 8a, including: i) Details (including location, height and materials) of any glare screening or other method required to mitigate glint and glare impacts while landscaping treatments are established to an appropriate height and density; ii) Details (including location, width, height and density) of any landscaping treatments required. d) An assessment from a suitably qualified person confirming that <b>subject to any proposed mitigations</b> , the glint and glare from the solar farm would not have an impact on road safety, <b>aviation safety</b> or the reasonable amenity of the residents of dwellings assessed in the Glint and Glare Assessment.	Glint and Glare		Prior to the endorsement of plans in accordance with Condition 1 of this permit, an updated Glint and Glare Assessment (GGA) report similar to that by AECOM (Glint and Glare Assessment: Kennedys Creek Solar Farm, Revision D, 16 June 2020) that: a) Includes a map showing the direction of receipt of glare for each Observation Point (dwelling) and Route Receiver (road and railway), b) provides detail of the glint and glare mitigation methods that will be employed to ameliorate glint and glare at each Observation Point (dwelling) and Route Receiver (road and railway), including recommendations on the length, height and materials for glare mitigation screening; c) An assessment from a suitably qualified person confirming that glint and glare from the solar farm would not have an impact on road safety, or the reasonable amenity of residents of the dwellings modelled in the report.	Amend KC condition text to match WM. Grey text is reflected in WM Condition 7.	New Condition 8 in KC to match WM.
Glint and Glare Management	9	<b>Before any solar arrays are installed on the site, any</b> glare screening must be constructed in accordance with the endorsed development plans.	Glint and Glare	16	All glare screening must be constructed in accordance with the endorsed development plans <b>prior to construction or installation of any solar arrays on the subject site.</b>	Amend KC condition text to match WM.	Amend from 16 to 9 to match WM.
Glint and Glare Management	10	Despite what is shown on the endorsed development plans, any glare screening may be removed with the written consent of the responsible authority, following the satisfactory growth of <b>landscaping planted under this permit.</b>	Glint and Glare	17	Despite what is shown on the endorsed development plans, the glare screening may be removed with the written consent of the responsible authority, following the satisfactory growth of the <b>vegetated buffers.</b>	Amend KC condition text to match WM. (minor)	Amend from 17 to 10 to match WM.
Light Spill Management	11	All lighting installed and operated at the site must comply with <b>AS 4282 Control of the obtrusive effects of outdoor lighting.</b>	Control of Lighting	18	All lighting installed and operated at the site must comply with Australian Standard 4282 Control of the obtrusive effects of outdoor lighting.	Amend KC condition text to match WM. (minor)	Amend from 18 to 11 to match WM.
Operational Noise	12	The use of the land must at all times comply with <b>EPA Publication 1826.4 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (the EPA Publication 1826.4).</b>	Operational Noise	22	The use of the land must at all times comply with the <b>Environmental Protection Authority's Noise from Industry in Regional Victoria standard (as documented in EPA publication 1411)</b>	Amend KC condition text to match WM.	Amend from 22 to 12 to match WM.
Operational Noise	13	Prior to the endorsement of <b>development</b> plans in accordance with condition 1 of this permit, an updated Predictive Noise Assessment report must be provided to the <b>Minister for Planning and Benalla City Council</b> and must: a) <b>model the final design layout and electrical components for the facility and assess this against EPA Publication 1826.4;</b> b) <b>demonstrates the proposal will comply with EPA Publication 1826.4, at all times without relying on limiting the operating capacity of any part of the facility.</b> c) <b>provides details of any noise attenuation measures that need to be implemented to achieve compliance with the EPA Publication 1826.4.</b>  All measures relied on to achieve compliance with <b>EPA Publication 1826.4</b> , must be shown on the endorsed plans under condition 1, and implemented to the satisfaction of the responsible authority. The Predictive Noise Assessment must be <b>made available to the public.</b>	Operational Noise	19	Prior to the endorsement of plans in accordance with Condition 1 of this permit, an updated Predictive Noise Assessment report must be provided that: a) <b>provides detail of the noise reduction methods that will be employed to achieve compliance with Environmental Protection Authority's Noise from Industry in Regional Victoria Standard (NIRV, as documented in EPA publication 1411);</b> b) <b>demonstrates the proposal will comply with the NIRV Standard</b> The Predictive Noise Assessment must be <b>to the satisfaction of the responsible authority and when endorsed shall form part of this permit.</b> All measures relied on to achieve compliance <b>with the NIRV, as documented in EPA publication 1411</b> must be shown on the endorsed plans under condition 1, and implemented to the satisfaction of the responsible authority.	Amend KC condition text to match WM.	Amend from 19 to 13 to match WM.
Operational Noise	14	Within 1 month of the commencement of the use, a Post-Construction Acoustic Assessment <b>Report</b> must be prepared by a suitably qualified acoustic engineer and must be submitted to the <b>Minister for Planning and Benalla Rural City Council, demonstrating compliance with EPA Publication 1826.4 at all times.</b> The report must assess the compliance of the use with <b>EPA Publication 1826.4</b> and, where necessary, make recommendations to limit the noise impacts in accordance with <b>EPA Publication 1826.4</b> to the satisfaction of the responsible authority. <b>The report must be made available to the public.</b>	Operational Noise	20	Within 1 month of the commencement of the use, a Post-Construction Acoustic Assessment must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the <b>Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit.</b> The Acoustic Report must assess the compliance of the use with the <b>NIRV Standard</b> and, where necessary, make recommendations to limit the noise impacts in accordance with the Standard to the satisfaction of the Responsible Authority.	Amend KC condition text to match WM.	Amend from 20 to 14 to match WM.
Operational Noise	15	Within 1 year of the commencement of the use, a Post-Construction Acoustic Assessment Report must be prepared by a suitably qualified acoustic engineer and must be submitted to the <b>Minister for Planning and Benalla Rural City Council, demonstrating compliance with EPA Publication 1826.4 at all times.</b> The report must assess the compliance of the use with <b>EPA Publication 1826.4</b> and, where necessary, make recommendations to limit the noise impacts in accordance with <b>EPA Publication 1826.4</b> to the satisfaction of the responsible authority. <b>The report must be made available to the public.</b>	Operational Noise	21	Within 1 year of the commencement of the use, a Post-Construction Acoustic Assessment Report must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the <b>Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit.</b> The Acoustic Report must assess the compliance of the use with the <b>NIRV Standard</b> and, where necessary, make recommendations to limit the noise impacts in accordance with the Standard to the satisfaction of the Responsible Authority.	Amend KC condition text to match WM.	Amend from 21 to 15 to match WM.
AusNet Services	16	No part of the proposed development is permitted on AusNet Transmission Group's easement unless otherwise agreed to in writing by AusNet Transmission Group.	AusNet	66	No part of the proposed development is permitted on AusNet Transmission Group's easement unless otherwise agreed to in writing by AusNet Transmission Group.	No change.	Amend from 66 to 16 to match WM.
AusNet Services	17	Access to and along the easement must be maintained at all times for AusNet Transmission Group's vehicles, staff and contractors.	AusNet	67	Access to and along the easement must be maintained at all times for AusNet Transmission Group's vehicles, staff and contractors.	No change.	Amend from 67 to 17 to match WM.
AusNet Services	18	Natural ground surface levels on the easement must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.	AusNet	68	Natural ground surface levels on the easement must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.	No change.	Amend from 68 to 18 to match WM.
AusNet Services	19	The use of vehicles and equipment exceeding 3 metres in height are not permitted to operate on the easement without prior written approval from AusNet Transmission Group.	AusNet	69	The use of vehicles and equipment exceeding 3 metres in height are not permitted to operate on the easement without prior written approval from AusNet Transmission Group.	No change.	Amend from 69 to 19 to match WM.

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AusNet Services	20	Approval must be obtained from AusNet Transmission Group as to the position and/or suitability of any roads that are proposed within the AusNet Transmission Group easement.  Roads that run parallel or cut at an angle of less than 45 degrees to the power line/s are not permitted within the easement.  In this regard the applicant must make contact with AusNet Transmission Group (LMG@ausnetservices.com.au) at an early stage to ensure that any road proposals within a transmission line easement are acceptable to AusNet Transmission Group.  There are strict requirements regarding roads in transmission easements including road length, clearance to existing and future towers and overhead conductors as well as safety considerations relating to installation, operation and maintenance of services within road reserves.	AusNet	70	Approval must be obtained from AusNet Transmission Group as to the position and/or suitability of any roads that are proposed within the easement.	Amend KC condition text to match WM.	Amend from 70 to 20 to match WM.
AusNet Services	21	Details of any proposed services within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.	AusNet	71	Details of any proposed services within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.	No change.	Amend from 71 to 21 to match WM.
Benella Rural City Council	22	Before development starts, the final location of the crossings are to be approved by Benalla Rural City Council through the approval of a "Works within the Road Reserve" application process.	Traffic Management	28	n/a	see below	New Condition 22 in KC to match WM.
Benella Rural City Council	23	Before site preparation works start, the proposed vehicle crossing points as shown on the endorsed plans must be constructed to an all-weather standard in accordance with Council's Infrastructure Design Manual standards (SD 265), and to the satisfaction of the Benalla Rural City Council.	Traffic Management	28	The driveways and crossovers must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (eg. by spilling gravel onto the roadway).	Amend KC condition text to match WM.	Amend from 28 to 23 to match WM.
Benella Rural City Council	24	Before development starts, an assessment of the structural integrity of existing culverts under Lake Mokoan Road must be completed, submitted and approved to the satisfaction of Benalla Rural City Council. The assessment must determine if the culverts under Lake Mokoan Road have the structural capacity to facilitate the weight and movement of B-Double trucks throughout the construction of the facility.	Traffic Management		n/a	Conditions 23/24 of the WM permit are site specific conditions. Apply any site specific KC condition to this numbering (i.e. new Condition 23/24), or repeat the WK condition, to ensure condition numbers match throughout both projects.	
Benella Rural City Council	25	Before development starts, any recommendations/upgrades arising from the assessment of culverts under Lake Mokoan Road must be undertaken to the satisfaction of Benalla Rural City Council.	Traffic Management		n/a		
Benella Rural City Council	26	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.	Traffic Management		n/a		Create new condition for KC with same text as WM.
Benella Rural City Council	27	Vehicle access and egress from the property must take place in a forward direction at all times.	Traffic Management	n/a	Create new condition for KC with same text as WM.		New Condition 27 in KC to match WM.
Benella Rural City Council	28	All loading and unloading of vehicles must at all times be undertaken within the curtilage of the subject land, unless agreed otherwise by the Benalla Rural City Council.	Traffic Management	n/a	n/a	Create new condition for KC with same text as WM.	New Condition 28 in KC to match WM.
Benella Rural City Council	29	Stormwater drainage systems must be designed to prevent contaminants from the site entering the storm-water drainage system to the satisfaction of Benalla Rural City Council.	n/a	n/a	n/a	Create new condition for KC with same text as WM.	New Condition 29 in KC to match WM.
Benella Rural City Council	30	There must not be any discharge of concentrated drainage into the adjoining road drains or culverts without the approval of the Benalla Rural City Council.	n/a	n/a	n/a	Create new condition for KC with same text as WM.	New Condition 30 in KC to match WM.
Benella Rural City Council	31	The approved works must not cut off natural drainage from adjacent properties.	n/a	n/a	n/a	Create new condition for KC with same text as WM.	New Condition 31 in KC to match WM.
Benella Rural City Council	32	Before the development of any office facilities or toilets associated with the operations and maintenance area, an application to install a septic tank system must be submitted and approved by Benalla Rural City Council. All effluent disposal areas must be retained on the land in accordance with EPA requirements.	n/a	n/a	n/a	Create new condition for KC with same text as WM.	New Condition 32 in KC to match WM.
Country Fire Authority Conditions Risk Management Plan	33	Before development plans are endorsed under condition 1, a Risk Management Plan (RMP), incorporating a risk assessment, must be prepared in consultation with the relevant fire authority. The plan must: a) Be prepared with consideration to the CFA's Guidelines for Renewable Energy Installations (the most up-to-date version at the time of preparing the RMP). b) Specify an appropriate fire break width around the facility perimeter, between any landscape buffer/screening vegetation and solar panels, battery energy storage systems and related infrastructure. The width must be no less than 10m and determined relative to the potential for radiant heat from vegetation to ignite infrastructure, or infrastructure to ignite to vegetation, whichever is the greater. c) Identify and assess controls for the management of onsite and offsite risks at the facility, including but not limited to: i) Battery chemistry and technology risks including thermal runaway, off-gassing, toxic smoke. ii) Electrical equipment faults. iii) Fire spread between battery containers. iv) Grassfire/bushfire to and from the battery energy facility. v) Ember attack to the battery energy facility. vi) Radiant heat and flame contact. vii) Physical/mechanical damage to battery containers. viii) Radiant heat from battery containers fully involved in fire as an ignition source (to other battery containers, site infrastructure, on-site buildings, site boundary and vegetation). ix) Related dangerous goods storage and handling including transformer oil/diesel spills/leaks, refrigerant gas releases. x) Evidence-based determination of the effectiveness of the risk controls against the identified hazards. d) Identify battery safety and protective systems including battery management systems, monitoring systems, overcharge detection, off-gas detection, pressure relief systems, thermal detection, smoke detection, gaseous or extinguishing agent systems, refrigeration/cooling systems, visual and audible warning systems.	Country Fire Authority	35	The operator of the facility must undertake a comprehensive risk management process for the facility in accordance with CFA's Guidelines for Renewable Energy Installations 2019.	Amend KC condition text to match WM.	Amend from 35 to 33 to match WM.

**ADVERTISED PLAN**

West Mokoan (WM)			Kennedys Creek (KC)			Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?
Country Fire Authority Conditions Fire Management Plan	34	Before development starts, a Fire Management Plan, incorporating a risk assessment, must be prepared in conjunction with the relevant fire authority. The plan must: a) Inform the construction and operational requirements for the facility. b) Consider fire risks to and from the site and detail the control measures (systems, activities and accountabilities) for the prevention and management of fire. c) Include but not be limited to: i) Monitoring for fire in the area. ii) Vegetation and fire break management. iii) Battery energy storage system inspections, testing, monitoring and servicing. iv) Peat presence and management (if applicable). v) Fire detection, protection systems and equipment inspections and servicing. vi) Hot work permits/processes and other ignition control mechanisms. vii) Internal access roads, gates and fencing maintenance.	Country Fire Authority	56	n/a	Create new condition for KC with same text as WM.	New Condition 34 in KC to match WM.
Country Fire Authority Conditions Siting and Design for Solar Arrays and Power Conversion Equipment (PCE)	35	Solar facilities are to have a minimum six (6) metre separation between solar panel banks. A bank of solar panels may be that connected to a single power conversion unit/inverter.	Country Fire Authority	53	Solar facilities are to have a minimum 6 metre separation between banks of solar panels. Where this cannot be achieved, advice is to be sought from CFA's State Infrastructure and Dangerous Goods Unit (sidgu@cfa.vic.gov.au).	Amend KC condition text to match WM.	Amend from 53 to 35 to match WM.
Country Fire Authority Conditions Siting and Design for Solar Arrays and Power Conversion Equipment (PCE)	36	The area under solar arrays must consist of non-combustible material such as mineral earth, crushed rock, or vegetation managed to no more than 100mm. Managed vegetation may include localised crops of root vegetables or other plants with low flammability, planted to ensure that no part of the plant extrudes from underneath panel banks.	Country Fire Authority	55	Under solar array installations, only mineral earth; non-combustible mulch such as stone; or grass or other vegetation maintained to no more than 100mm are acceptable to CFA. This includes localised crops of root vegetables or other plants with low flammability, planted to ensure that no part of the plant extrudes from underneath panel banks.	Amend KC condition text to match WM.	Amend from 55 to 36 to match WM.
Country Fire Authority Conditions Siting and Design for Battery Energy Storage Systems	37	BESS facilities must be: a) Located so as to be reasonably adjacent to a site vehicle entrance (suitable for emergency vehicles). b) Located so that the site entrance and any fire water tanks are not aligned to the prevailing wind direction (therefore least likely to be impacted by smoke in the event of fire at the battery energy storage system.) c) Designed to separate battery containers to a distance that prevents radiant heat exposure from igniting: i) Other battery containers (battery to battery ignition). ii) Related system infrastructure (power conversion equipment, substations, etc.). iii) Buildings and structures. iv) Vegetation, both on-site and off-site, including screening vegetation. The potential for radiant heat impact from surrounding vegetation must be reduced to a level that prevents ignition of battery infrastructure. d) Provided with an in-built fire detection and suppression system in each battery container/enclosure. e) Provided with a suitable access road for emergency services vehicles to and within the site, including to battery energy storage system(s) and fire service infrastructure. f) Installed on a non-combustible surface such as concrete. g) Provided with adequate ventilation as per the manufacturer's requirements/the Safety Data Sheet(s) for the BESS and/or any relevant national or international standards. h) Provided with underground (buried) cabling and enclosed wiring, except where required to be above-ground for grid connection. i) Provided with impact protection to at least the equivalent of the W guardrail-type barrier, installed in accordance with the manufacturer's instructions. j) Provided with appropriate spill containment (bundling or otherwise) that includes provision for management of fire water runoff.	Country Fire Authority	56	n/a	Not applicable to KC as there is not a BESS facility proposed.  Note for DTP - Is there an issue with skipping a condition number in the permit? All the subsequent Conditions wouldn't line up if not.	
Country Fire Authority Conditions Siting and Design for Battery Energy Storage Systems	38	Landscaping/vegetation (buffers, screening or otherwise) to be planted under a requirement of this permit with a width of greater than 15m must be designed in consultation with the relevant fire authority.	Country Fire Authority	56	The distance of visual screening vegetation from solar panel installations is to be determined through a risk management process that considers radiant heat from a bank of solar panels fully involved in fire as an ignition source.	Amend KC condition text to match WM.	Amend from 56 to 38 to match WM.
Country Fire Authority Conditions Fire Monitoring and Detection	39	For BESS facilities at unmanned sites, appropriate monitoring and intervention measures must be provided to ensure that any shorts, faults, off-gassing, temperature increases above normal parameters and equipment failures with the potential to ignite or propagate fire are rapidly identified and controlled, and any off-gassing, smoke or fire is notified to 000 immediately.	Country Fire Authority	56	n/a	Not applicable to KC as there is not a BESS facility proposed.  Note for DTP - Is there an issue with skipping a condition number in the permit? All the subsequent Conditions wouldn't line up if not.	
Country Fire Authority Conditions Fire Monitoring and Detection	40	The provision for direct alarm monitoring to the fire brigade for BESS automatic detection systems must be considered.	Country Fire Authority	56	n/a	Not applicable to KC as there is not a BESS facility proposed.  Note for DTP - Is there an issue with skipping a condition number in the permit? All the subsequent Conditions wouldn't line up if not.	

**ADVERTISED PLAN**

West Mokoan (WM)				Kennedys Creek (KC)				Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?		
Country Fire Authority Conditions Fire Protection for Solar Facilities	41	The fire protection system for solar facilities must incorporate at least one (1) x 45,000L static water tank for every 100ha. For example, a 500ha site requires a minimum of five (5) x 45,000L static water tanks, located at site vehicle access points.	Country Fire Authority	56	n/a	Create new condition for KC with same text as WM.	New Condition 41 in KC to match WM.		
Country Fire Authority Conditions Fire Protection for Solar Facilities	42	The fire water tank/s must be located at the primary vehicle access points to the facility, or elsewhere in consultation with CFA.	Country Fire Authority	50	n/a	Create new condition for KC with same text as WM.	New Condition 42 in KC to match WM.		
Country Fire Authority Conditions Fire Protection for Battery Energy Storage Systems	43	A fire protection system suitable for the risks and hazards at the facility must be provided. The fire protection system must be designed in line with the requirements of AS 2419.1-2005: Fire hydrant installations, Section 3.3: Open Yard Protection.	Country Fire Authority	56	n/a	Create new condition for KC with same text as WM.	New Condition 43 in KC to match WM.		
Country Fire Authority Conditions Fire Protection for Battery Energy Storage Systems	44	For the purposes of determining system requirements, the 'area' referenced within AS 2419.1 may be considered that of the battery installation, including the fire break around the battery infrastructure, rather than the entire area of the yard or site.	Country Fire Authority	n/a	n/a	Not applicable to KC as there is not a BESS facility proposed.  Note for DTP - Is there an issue with skipping a condition number in the permit? All the subsequent Conditions wouldn't line up if not.			
Country Fire Authority Conditions Fire Protection for Battery Energy Storage Systems	45	The fire protection system must include at a minimum: a) A fire hydrant system that meets the requirements of AS 2419.1-2005: Fire hydrant installations, Section 3.3: Open Yard Protection, and Table 3.3: Number of Fire Hydrants Required to Flow Simultaneously for Protected Open Yards. Fire hydrants must be provided and located so that every part of the BESS is within reach of a 10m hose stream issuing from a nozzle at the end of a 60m length of hose connected to a fire hydrant outlet. OR b) Where no reticulated water is available, a fire water supply in static storage tanks. i) The fire water supply must be of a quantity no less than 300,000L or as per the provisions for Open Yard Protection of AS 2419.1-2005 flowing for a period of no less than four hours, whichever is the greater. ii) The quantity of static fire water storage is to be calculated from the number of hydrants required to flow from AS 2419.1-2005, Table 3.3. (E.g., For battery installations with an aggregate area of over 27,000m <sup>2</sup> , 4 hydrant outlets are required to operate at 10L/s for four hours, which equates to a minimum static water supply of 576kL.) iii) Fire hydrants must be provided and located so that every part of the BESS is within reach of a 10m hose stream issuing from a nozzle at the end of a 60m length of hose connected to a fire hydrant outlet. iv) The fire water supply must be located so as to be reasonably adjacent to the battery energy storage system and shall be accessible without undue danger in an emergency. (E.g., Fire water tanks are to be located closer to the site entrance than the battery energy storage system). v) The fire water supply must comply with AS 2419.1-2005, Section 5: Water Storage.	Country Fire Authority	n/a	n/a	Not applicable to KC as there is not a BESS facility proposed.  Note for DTP - Is there an issue with skipping a condition number in the permit? All the subsequent Conditions wouldn't line up if not.			
Country Fire Authority Conditions Firefighting Water Supply	46	Fire water access points must be clearly identifiable and unobstructed to ensure efficient access.	Country Fire Authority	45	Two but preferably more access points to the site, to ensure safe and efficient access to and egress from areas that may be impacted or involved in fire. The number of access points is to be informed through a risk management process.	Amend KC condition text to match WM.	Amend from 45 to 46 to match WM.		
Country Fire Authority Conditions Firefighting Water Supply	47	Any static fire water storage tank(s) must be: a) Above ground water tank(s) constructed of concrete or steel. b) Capable of being completely refilled automatically or manually within 24 hours. c) Located at vehicle entrances to the facility and must be positioned at least 10m from any infrastructure (electrical substations, power conversion equipment, BESS, etc.). d) Provided with a hard-suction point, 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 provided.) The hard-suction point must be: i) Positioned within four (4) metres to a hardstand area and provide a clear access for emergency services personnel. ii) Protected from mechanical damage (eg., bollards) where necessary. e) An all-weather road access and hardstand must be provided to the hard-suction point. The hardstand must be maintained to a minimum of 15 tonne GVM, eight (8) metres long and six metres wide or to the satisfaction of the relevant fire authority. f) The road access and hardstand must be kept clear at all times. g) Where the access road has one entrance, a ten (10) metre radius turning circle must be provided at the tank(s). h) An external water level indicator must be provided to the tank and be visible from the hardstand area. i) Signage indicating 'FIRE WATER' and the tank capacity must be fixed to each tank. j) Signage must be provided at the front entrance to the facility, indicating the direction to static water tank(s).	Country Fire Authority	46	Static water storage tank installations are to comply with AS 2419.1 and the following conditions: a) The static water storage tank shall be of not less than 45,000 litres effective capacity. b) 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. c) The static storage tanks shall be capable of being completely refilled automatically or manually within 24 hours. d) 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. e) The hard-suction point shall be positioned within 4 metres of a hardstand area and provide clear access for fire personnel. f) An all-weather road access and hardstand 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. g) The road access and hardstand shall be kept clear at all times. h) The hard-suction point shall be protected from mechanical damage (i.e., bollards) where necessary. i) Where the access road has one entrance, a 10 metre radius-turning circle shall be provided at the tank. j) An external water level indicator is to be provided to the tank and be visible from the hardstand area. k) Signage shall be fixed to each tank.	Amend KC condition text to match WM.	Amend from 46 to 47 to match WM.		
Country Fire Authority Conditions Access	48	Construction of a four (4) metre perimeter road within the perimeter fire break.	Country Fire Authority	38	A four (4) metre perimeter road should be constructed within the ten (10) metre perimeter Fire Break.	Amend KC condition text to match WM.	Amend from 38 to 48 to match WM.		

**ADVERTISED PLAN**

West Mokoan (WM)			Kennedys Creek (KC)			Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?
Country Fire Authority Conditions Access	49	Roads including on-site access tracks, are to: a) Be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes. b) Where roads are constructed roads, they are to 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. c) Be of average grade 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. d) Where there are dips in the road, they are to be no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle. e) Where a single point of access is proposed, a suitable turning arrangement at the end of the internal access road must be provided, such as a turning circle of 10m radius or T-turn arrangement.	Country Fire Authority	39	Roads are to be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes.	Amend KC condition text to match WM.	Amend from 39 to 49 to match WM.
Country Fire Authority Conditions Access	49	Roads including on-site access tracks, are to: a) Be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes. b) Where roads are constructed roads, they are to 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. c) Be of average grade 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. d) Where there are dips in the road, they are to be no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle. e) Where a single point of access is proposed, a suitable turning arrangement at the end of the internal access road must be provided, such as a turning circle of 10m radius or T-turn arrangement.	Country Fire Authority	40	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.	Delete KC Condition 40 (captured in new Condition 49).	Delete KC Condition 40 to match WM.
Country Fire Authority Conditions Access	49	Roads including on-site access tracks, are to: a) Be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes. b) Where roads are constructed roads, they are to 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. c) Be of average grade 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. d) Where there are dips in the road, they are to be no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle. e) Where a single point of access is proposed, a suitable turning arrangement at the end of the internal access road must be provided, such as a turning circle of 10m radius or T-turn arrangement.	Country Fire Authority	41	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.	Delete KC Condition 41 (captured in new Condition 49).	Delete KC Condition 41 to match WM.
Country Fire Authority Conditions Access	49	Roads including on-site access tracks, are to: a) Be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes. b) Where roads are constructed roads, they are to 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. c) Be of average grade 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. d) Where there are dips in the road, they are to be no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle. e) Where a single point of access is proposed, a suitable turning arrangement at the end of the internal access road must be provided, such as a turning circle of 10m radius or T-turn arrangement.	Country Fire Authority	42	Dips in the road should have no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle.	Delete KC Condition 42 (captured in new Condition 49).	Delete KC Condition 42 to match WM.
Country Fire Authority Conditions Access	50	Road networks must enable responding emergency services to access all areas of the facility.	Country Fire Authority	44	Road networks must enable responding emergency services to access all areas of the facility.	Amend KC condition text to match WM.	Amend from 44 to 50 to match WM.
Country Fire Authority Conditions Operation of Battery Energy Storage Systems	51	BESS facilities are to be inspected regularly for any signs of mechanical damage to the external container(s) and any accumulation of materials (including leaf litter) in or within ten (10) metres of the system. Any identified issues must be immediately remedied.	Country Fire Authority	56	n/a	Not applicable to KC as there is not a BESS facility proposed.	
Country Fire Authority Conditions Operation of Battery Energy Storage Systems	52	BESS facilities are to be regularly serviced as per the manufacturer's specifications to ensure that all safety and protective systems are in effective working order.	Country Fire Authority			Not applicable to KC as there is not a BESS facility proposed.	
Country Fire Authority Conditions Fuel/Vegetation Management	53	Fire breaks of a width specified in the Risk Management Plan, must be maintained around: a) The perimeter of the facility. b) Containers and infrastructure for BESS facilities.	Country Fire Authority			Create new condition for KC with same text as WM. Note remove point 53 b) as KC does not propose a BESS	New Condition 53 in KC to match WM.
Country Fire Authority Conditions Fuel/Vegetation Management	54	Fire break(s) must: a) At the perimeter, commence from the boundary of the facility or from the vegetation screening (landscape buffer) inside the property boundary. b) Be constructed using either mineral earth or non-combustible mulch such as crushed rock. c) Be free of vegetation, including grass, at all times. d) Be free of all combustible and extraneous materials at all times (e.g., this area must not be used for the storage of materials or the placement of infrastructure of any kind).	Country Fire Authority	49	A fire break area of at least ten (10) metres width is to be maintained around the perimeter of the facilities, electricity compounds and substations. This area is to be of non-combustible mulch or mineral earth. a. The fire break area must commence from the boundary of the facility or from the vegetation screening (landscape buffer) inside the property boundary. b. The fire break must be constructed using either mineral earth or non-combustible mulch such as crushed rock. c. The fire break must be vegetation-free at all times. d. No obstructions are to be within fire break area (e.g., no stored materials of any kind).	Amend KC condition text to match WM.	Amend from 49 to 54 to match WM.
Country Fire Authority Conditions Fuel/Vegetation Management	55	Grass within the facility must be maintained at below 100mm in height during the declared Fire Danger Period.	Country Fire Authority	47	Grass is to be maintained at below 100mm in height during the declared Fire Danger Period.	Amend KC condition text to match WM.	Amend from 47 to 55 to match WM.
Country Fire Authority Conditions Fuel/Vegetation Management	56	All plant and heavy equipment must 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.	Country Fire Authority	51	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.	No change.	Amend from 51 to 56 to match WM.

**ADVERTISED PLAN**



West Mokoan (WM)			Kennedys Creek (KC)			Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?
Country Fire Authority Conditions	57	n/a	Country Fire Authority	36	Prior to the commencement of operation of the facility, the operator must develop an Emergency Information Book, and provide this in an Emergency Information Container at site entrances, as per CFA's Guidelines for Renewable Energy Installations 2019.	Delete KC Condition 36. Note- addressed in other CFA conditions.	Delete KC Condition 36 to match WM.
Country Fire Authority Conditions	57	n/a	Country Fire Authority	37	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.	Delete KC Condition 37. Note- addressed in other CFA conditions.	Delete KC Condition 37 to match WM.
Country Fire Authority Conditions	57	n/a	Country Fire Authority	43	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.	Delete KC Condition 43. Note- addressed in other CFA conditions.	Delete KC Condition 43 to match WM.
Country Fire Authority Conditions	57	n/a	Country Fire Authority	48	There must be a clearance of at least 2 metres between the lowest branches and ground level within the vegetation screening (landscape buffer) zone	Delete KC Condition 48. Note- addressed in other CFA conditions.	Delete KC Condition 48 to match WM.
Country Fire Authority Conditions	57	n/a	Country Fire Authority	50	The site operator must adhere to restrictions and guidance during the Fire Danger Period, days of high fire danger and Total Fire Ban days (refer to <a href="http://www.cfa.vic.gov.au">www.cfa.vic.gov.au</a> ).	Delete KC Condition 50. Note- addressed in other CFA conditions.	Delete KC Condition 50 to match WM.
Country Fire Authority Conditions Fuel/Vegetation Management	57	Long grass and/or deep leaf litter <b>must not be present</b> in areas where plant and heavy equipment will be working.	Country Fire Authority	52	There is to be no long grass or deep leaf litter in areas where plant and heavy equipment will be working.	Amend KC condition text to match WM.	Amend from 52 to 57 to match WM.
Country Fire Authority Conditions	57	n/a	Country Fire Authority	54	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 fire. This information must be provided within the content of the Emergency Information Book at the entrances to the facility.	Delete KC Condition 54. Note- addressed in other CFA conditions.	Delete KC Condition 54 to match WM.
Country Fire Authority Conditions Emergency Management Plan	58	Before development starts, an Emergency Management Plan (EMP) must be developed for the facility in conjunction with the relevant fire authority. The plan must: a) Be prepared with consideration to CFA's Guideline for Renewable Energy Installations. b) Incorporate emergency procedures based on identified risks and hazards at the facility, including but not limited to: i) Bushfire/grassfire. ii) Electrical infrastructure faults and fire. iii) BESS damage or faults, including battery monitoring faults, temperature increases above normal operating parameters, electrical faults, chemical spills or reactions, off-gassing, thermal runaway, smoke and fire. c) Incorporate a plan for partial and full decommissioning of the BESS in the event of an emergency incident that renders the facility inoperable or unsafe, prior to its anticipated end-of-life.	Country Fire Authority	56	n/a	Create new condition for KC with same text as WM.  Note: Delete reference to BESS in Condition 58b)iii) and 58c).	New Condition 58 in KC to match WM.
Country Fire Authority Conditions Emergency Management Plan	59	Arrangements must be made for site familiarisation with the local brigade prior to commissioning of facilities to confirm access arrangements, fire detection, suppression and protection systems, and contact information for at least two persons who may be able to provide information or support during emergencies (24 hours a day).	Country Fire Authority	n/a		Create new condition for KC with same text as WM.	New Condition 59 in KC to match WM.
Country Fire Authority Conditions Emergency Management Plan	60	An invitation is to be provided to the local brigade at least annually for a site familiarisation visit, prior to October each year.	Country Fire Authority	n/a		Create new condition for KC with same text as WM.	New Condition 60 in KC to match WM.
Country Fire Authority Conditions Provision of Emergency Information	61	Prior to the commissioning of the facility, an Emergency Information Container must be installed at each road entry to the site. The container must: a) Be painted red and marked 'EMERGENCY INFORMATION' in white contrasting lettering not less than 25mm high. b) Be installed at a height of 1.2m-1.5m above ground level. c) Be unobstructed and accessible with a fire brigade standard 003 key. d) Be maintained to ensure that the information within is current and accurate, and that the container remains accessible (e.g., clear of vegetation and infestations, and clearly identifiable). e) Contain emergency information for the facility, including: General Information i) A description of the facility, its infrastructure and operations. ii) Site plans that include the layout of the entire site, including any buildings, internal roads, infrastructure, fire detection and protection systems and equipment, solar panels, dangerous goods storage areas (including BESS facilities) power conversion equipment, substations, grid connections, bunds, drains and isolation valves, site neighbours and the direction of north. iii) Details of smoke and fire detection, fire suppression (including the quantity of any on-site fire water supply and related infrastructure) warning and alarm systems at the facility. iv) Contact details for site personnel and/or facility operators, regulatory authorities and site neighbours. v) Procedures for management of emergencies, including evacuation, containment of spills and leaks, and fire procedures (including bushfire/grassfire). vi) A manifest of dangerous goods (if required) as per Schedule 3 of the Dangerous Goods (Storage and Handling) Regulations 2012. vii) Safety Data Sheets (SDS) for any dangerous goods stored on-site, including batteries. Solar Facilities i) Specifications for safe operating conditions for temperature and the safety issues related to electricity generation, including isolation and shut-down procedures if solar panels and related infrastructure are involved in fire. Battery Energy Storage Systems i) Specifications for safe operating conditions for temperature. ii) Schematics and technical data for BESS containers. iii) Details of the hazards for the BESS, including thermal runaway, electrical safety hazards, explosion hazards, dangerous goods hazards (including off-gassing), and the effects of fire on the BESS. iv) Details of battery monitoring systems and safety systems, including battery smoke and fire detection systems, fire suppression systems, thermal detection, gas detection and pressure relief systems, cooling systems, and warning and alarm	Country Fire Authority	n/a		Create new condition for KC with same text as WM.  Remove reference to BESS in Condition 61 General information part (ii) and BESS section.	New Condition 61 in KC to match WM.

**ADVERTISED PLAN**



West Mokoan (WM)			Kennedys Creek (KC)			Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?
Provision of GIS Information to Emergency Responders	62	Before development starts, the permit holder must provide spatial information data to Land Use Victoria via email Vicmap.help@delwp.vic.gov.au to be used to direct emergency services to and within the site. This information must be in the ESRI Shapefile or Geodatabase .gdb format, GDA94 or GDA2020 datum and include: a) The location and boundaries of the solar farm extents polygon(s) b) All access entry points onto private property c) All internal roads d) The locations of site compound, substations, maintenance facilities.	n/a	n/a	n/a	Create new condition for KC with same text as WM.	New Condition 62 in KC to match WM.
Provision of GIS Information to Emergency Responders	63	If there are any subsequent changes to infrastructure location, internal roads or access points during construction, or after completion of construction, updated data must be provided to Land Use Victoria via email Vicmap.help@delwp.vic.gov.au within 30 days of the change, to enable details of any changes to the solar energy facility to be known to emergency services dispatchers.	n/a	n/a	n/a	Create new condition for KC with same text as WM.	New Condition 63 in KC to match WM.
Goulburn Broken Catchment Management Authority	64	The finished floor level of the proposed inverter, transformer blocks and any buildings must be constructed at least 300 millimetres above the applicable 100-year ARI (1% AEP) flood level as set out in the provided Hydrology and Hydraulic Modelling Report (AECOM, 10 June 2021) and Surface Water Assessment (AECOM, 10 June 2021). Where such infrastructure falls outside the determined flood extent, then the finished floor level is to be set at least 450 millimetres above the general surrounding ground level.	n/a	n/a	n/a	Create new condition for KC with same text as WM.  Technical reports should reflect the correct ones for Kennedys Creek.	New Condition 64 to match WM.
Goulburn Broken Catchment Management Authority	65	The solar panels and associated infrastructure are to be in accordance with the submitted plans, West Mokoan Solar Farm – Appendix B Plans – 12/10/2021.	n/a	n/a	n/a	Create new condition for KC with same text as WM.  Plans should reflect the correct ones for Kennedys Creek.	New Condition 65 to match WM.
Goulburn Broken Catchment Management Authority	66	A Works on Waterways Permit is obtained from the Goulburn Broken CMA for any proposed crossings of a designated waterway (or upgrades to existing crossings), or any works in, on, under or over a designated waterway.	n/a	n/a	n/a	Create new condition for KC with same text as WM.	New Condition 66 to match WM.
Transport for Victoria	67	Only two accesses will be permitted from the subject land to the Benalla-Yarrawonga Road located as shown on the plan appended to the application	Traffic Management	27	Prior to the commencement of construction of the solar energy facility: a) Each of the three separate accesses to the site from Benalla-Yarrawonga Road must be constructed and sealed in accordance with VicRoads standard drawing SD2065 Truck Access to Rural Properties Type B to the satisfaction of and at no cost to the Roads Corporation. b) A Traffic Management Plan for traffic using the arterial road network must be provided to, and approved by, Roads Corporation.	Amend KC condition text to match WM.  Check that number of accesses is correct.	Amend from 27 to 67 to match WM.
Transport for Victoria  Traffic Management Plan	68	Before development starts, a Traffic Management Plan (TMP) is required. The TMP must be prepared by a VicRoads pre-qualified consultant and shall identify the points of access to the subject land from the local road network during all phases of the development (e.g. the construction phase and on-going operations and maintenance etc).  The TMP may be prepared and submitted in stages  The TMP (for each applicable stage), without limiting the generality of the plan, must include: a) Prior to commencement of any works, an existing conditions survey of public roads (not including M roads) and associated road infrastructure that may be used in connection with the solar energy facility (for access, delivery of material, pre-construction or construction purposes etc), including details of the suitability of the proponent's use, design, condition and construction standard of the relevant public roads and bridges. b) The existing conditions survey must be undertaken for the following locations: i) Benalla-Yarrawonga Road extending from 100m south of southern boundary of the subject land to 100m north of Lake Mokoan Road intersection including the intersection bell mouth. ii) Lake Mokoan Road from the intersection of Benalla-Yarrawonga Road to the easternmost site access gate. c) The designation of all vehicle access points to the site from Benalla-Yarrawonga Road and Lake Mokoan Road. Vehicle access points must be designed and located to ensure safe sight distances, turning movements, and avoid potential through traffic conflicts. d) The designation and suitability assessment of appropriate pre-construction, construction and transport vehicle routes to and from the site. Any identified route(s) should avoid built up locations of towns, wherever practicable. e) Engineering Plans and reporting demonstrating whether, and if so, how truck movements to and from the site can be safely accommodated within the road reserve. Mitigation measures are to be developed by the proponent and agreed to by the Head, Transport for Victoria and the Responsible Authority for all hazards including, but not limited to: i) Oversize and overmass haulage; ii) Traffic management; iii) Removal of roadside vegetation; iv) Reduction in speed limits; v) Alteration to any road furniture or intersection; vi) Emergency management; and vii) Risk management. f) The timing of when the works are to be undertaken.	Traffic Management	24	Before development starts including the removal of native vegetation, a Traffic Management Plan must (TMP) be submitted to, approved and endorsed by the responsible authority. Once endorsed, the plan will form part of this permit. The TMP must: a) Be prepared by a suitably qualified and experienced independent civil or traffic engineer. b) Specify measures to be taken to appropriately eliminate, reduce or mitigate road safety hazards and traffic impacts associated with the construction and operation of the solar energy facility. c) Identify the scheduling of all construction works. d) Designate appropriate construction vehicle routes to the site. e) Designate vehicle access points to the site from surrounding roads. f) Address coordination between construction traffic and school bus travel. g) Be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority. h) Make recommendations consistent with the conditions supplied by the Country Fire Authority.	Delete KC Condition 24 (captured in new Condition 68).	Delete KC Condition 24 to match WM.
Transport for Victoria  Traffic Management Plan	69	By no later than three (3) months after the date of completion of the solar energy facility, a post construction conditions survey of public roads (not including M roads) as identified by the approved TMP that have been used in connection with the solar energy facility (for access, preconstruction or construction purposes etc), must be submitted and approved by the Head, Transport for Victoria and the Responsible Authority.  The report shall include details of any dilapidation or damage to the roads and a program of rehabilitation in accordance with the requirements of the approved TMP.	Traffic	26	n/a	Create new condition for KC with same text as WM.	New Condition 69 to match WM.
Transport for Victoria  Traffic Management Plan	70	The traffic management and road upgrade and maintenance works identified in the endorsed TMP must be carried out in accordance with the endorsed TMP to the satisfaction of the Head, Transport for Victoria and Benalla Rural City Council.	Traffic Management	25	The endorsed TMP must be implemented to the satisfaction of the responsible authority and relevant road management authority (or authorities).	Amend KC condition text to match WM.	Amend from 25 to 70 to match WM.

**ADVERTISED PLAN**

West Mokoan (WM)			Kennedys Creek (KC)			Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?
Transport for Victoria Traffic Management Plan	71	The provision of a security bond (or other legal agreement as agreed in writing by The Head, Transport for Victoria) prior to the commencement of works on the subject land equal to the reasonable estimated costs of the rehabilitation/replacement of any road infrastructure identified as being at risk by the TMP to the satisfaction of the Head, Transport for Victoria and Benalla Rural City Council. A contract between the Developer and the Head, Transport for Victoria must be prepared for the terms of use of the security bond (or other legal agreement) at no cost to, and to the written satisfaction of the Head, Transport for Victoria.	Traffic	26	n/a	Create new condition for KC with same text as WM.	New Condition 71 to match WM.
Transport Management Plan	72	n/a	Traffic Management	26	Any proposed alteration or modification to the endorsed TMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement.	Delete KC Condition 26 (captured in new Condition 72).	Delete KC Condition 26 to match WM.
Transport for Victoria Traffic Management Plan	72	All roadworks and road associated works, reporting, contracts and the provision of VicRoads road escort vehicles and personnel are to be at no cost to the Head, Transport for Victoria or the Responsible Authority, including but not limited to all additional: a) Route survey work, together with all associated VicRoads bridge assessments for the over dimensional and overmass vehicles and their loads; and b) Traffic management resources and equipment such as variable message signs.	Traffic	26	n/a	Create new condition for KC with same text as WM.	New Condition 72 to match WM.
Transport for Victoria Functional layout plan(s)	73	Prior to the commencement of any construction (or stages thereof) on the subject land hereby approved by this planning permit the applicant must complete mitigating works to the satisfaction of and at no cost to the Head, Transport for Victoria as follows: a) The TMP shall clearly identify where access to the subject land is to be located on Benalla-Yarrowonga Road and Lake Mokoan Road. b) For vehicular access to the subject land from Benalla-Yarrowonga Road: i) A Functional Layout Plan (FLP) must be submitted and approved by the Head, Transport for Victoria. The FLP shall be drawn to scale undertaken by a VicRoads pre-qualified consultant, clearly dimensioned to show (but not limit to) the following: (1) The intersection of Lake Mokoan Road and the Benalla-Yarrowonga Road. (2) A Basic Right (BAR) turn treatment at the proposed access intersections with the Benalla-Yarrowonga Road in accordance with Austroads (2017) Guide to Road Design Parts 4 (Figure A28). (3) A Basic Right (BAR) turn treatment at the Lake Mokoan Road intersection with the Benalla-Yarrowonga Road in accordance with Austroads (2017) Guide to Road Design Parts 4 (Figure A28). (4) A Basic Left (BAL) turn treatment at the proposed access intersections with the Benalla-Yarrowonga Road in accordance with Austroads (2017) Guide to Road Design Parts 4A (Figure 8.2). (5) All disused or redundant vehicle crossings must be removed, and the area reinstated. (6) The swept path analysis of the following vehicles at 10 km/hr (min) and with 15 metres (min) radii: (a) Simultaneous 26 metre b-double trucks (one with 0.5 metre clearances on both sides of the vehicle) entering and exiting without overlapping each other or crossing into any opposing lanes; and (b) The largest oversized or over-mass vehicle as identified in the TMP (without clearances). (7) All services, trees, line marking, signs, on-road lighting, other existing accesses and crossovers (on both sides of the arterial road) and other infrastructure (e.g. power poles etc) that are to remain in place or to be relocated or removed. ii) Upon the Head, Transport for Victoria approval of the FLP, a Road Safety Audit must be undertaken at the detailed design stage in accordance with VicRoads' Road Safety Audit Policy. (1) The audit findings and the consultant's responses to the findings must be provided to the Head, Transport for Victoria for review and approval. (2) Any mitigating works arising out of the audit must be carried out by the applicant at no cost and to the Head, Transport for Victoria satisfaction. iii) The following roadworks shall be completed to the satisfaction of and at no cost to the Head, Transport for Victoria: (1) The BAR & BAL turn treatments at access intersections with the Benalla Yarrowonga Road; (2) The BAR turn treatment at Benalla-Yarrowonga Road/Lake Mokoan Road intersection.	Traffic Management	23	Vehicle access points must be designed and located to the following standards, to the satisfaction of the relevant road management authority (or authorities): a) Truck movements to and from the site must be able to be accommodated on sealed roadways. b) To the extent practicable, access points must be able to accommodate turning movements without vehicles encroaching onto the incorrect side of the road. c) Safe sight distances must be provided. d) Potential through traffic conflicts must be avoided.	Amend KC condition text to match WM.	Amend from 23 to 73 to match WM.
Native Vegetation Native Vegetation Offsets	74	To offset the removal of 1,891 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), the permit holder must secure the following offsets: a) A general offset of 0.394 general habitat units: i) located within the Goulburn Broken Catchment Management boundary or the Benalla Rural City Council municipal area; and ii) with a minimum strategic biodiversity value of 0.312 iii) The offset(s) secured must also protect 26 large trees.	Native Vegetation Removal	60	To offset the removal of 1,125 hectares of remnant patch native vegetation the permit holder must secure the following native vegetation offset, in accordance with the Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP 2017): a) A general offset of 0.210 general habitat units: i. located within the Goulburn Broken Catchment Management boundary or Benalla Shire municipal area ii. with a minimum strategic biodiversity value of at least 0.195. The offset(s) secured must also protect 16 large trees.	Amend KC condition text to match WM.  Remnant patch, habitat units, trees and biodiversity value should reflect KC assessment.	Amend from 60 to 74 to match WM.
Native Vegetation Offset Evidence	75	Before any native vegetation is removed, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the Benalla Rural City Council. This evidence must be one or both of the following: a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.	Native Vegetation Removal	61	Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following: a) An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site; and/or b) Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.	Amend KC condition text to match WM.	Amend from 61 to 75 to match WM.
Native Vegetation Offset Evidence	76	A copy of the offset evidence will be endorsed by the Benalla Rural City Council and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning Seymour regional office.	Native Vegetation Removal	62	A copy of the offset evidence will be endorsed by the responsible authority to form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to Planning and Approvals at the Department of Environment, Land, Water and Planning via humeregion.planning@delwp.vic.gov.au	Amend KC condition text to match WM.	Amend from 62 to 76 to match WM.
Native Vegetation Notification of Permit Conditions	77	Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.	Native Vegetation Removal	57	Before development starts, including the removal of native vegetation, the permit holder must advise all persons undertaking the native vegetation removal and associated works on site of all relevant permit conditions and associated statutory requirements or approvals.	Amend KC condition text to match WM.	Amend from 57 to 77 to match WM.
Native Vegetation Protection of Retained Vegetation	78	Before works start, a plan to the satisfaction of the Benalla Rural City Council identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared in consultation with the Department of Environment, Land, Water and Planning and submitted to and approved by the Benalla Rural City Council. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.	Environmental Management	12	The EMP must include a Native Vegetation Management Plan that: a) identifies all native vegetation and fauna habitat to be retained; b) describes the measures to be used to protect the identified vegetation and habitat during construction and operation, including: i. perimeter or buffer planting, using suitable indigenous species appropriate to the ecological vegetation class of the site; ii. measures to recreate connectivity of remaining trees across the landscape where required; and c) provides for the installation of nest boxes to compensate for loss of hollows.	Amend KC condition text to match WM.	Amend from 12 to 78 to match WM.

**ADVERTISED PLAN**

West Mokoan (WM)			Kennedys Creek (KC)			Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?
Native Vegetation Protection of Retained Vegetation	79	Except with the written consent of the <b>Benalla Rural City Council</b> , within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited: a) <i>vehicular or pedestrian access</i> b) <i>trenching or soil excavation</i> c) <i>storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products</i> d) <i>entry and exit pits for the provision of underground services</i> e) <i>any other actions or activities that may result in adverse impacts to retained native vegetation.</i>	Native Vegetation Removal	58	Except with the written consent of the <b>responsible authority</b> , within the area of native trees and patches of native vegetation to be retained and any associated protection zones, the following are prohibited: a) <i>Vehicular or pedestrian access.</i> b) <i>Trenching or soil excavation.</i> c) <i>Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.</i> d) <i>Entry and exit pits for underground services.</i> e) <i>Any other actions or activities that may result in adverse impacts to retained native vegetation.</i>	Amend KC condition text to match WM.	Amend from 58 to 79 to match WM.
Native Vegetation	79	n/a	Native Vegetation Removal	59	<b>The native vegetation permitted to be removed, destroyed or lopped under this permit is 1.125 hectares of native vegetation, which is comprised of 16 scattered large trees.</b>	Delete KC Condition 59 (captured in new Condition 74).	Delete KC Condition 59 to match WM.
Native Vegetation	79	n/a	Native Vegetation Removal	63	<b>Where the offset includes a first party offset(s), the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.</b>	Delete KC Condition 63.	Delete KC Condition 63 to match WM.
Native Vegetation	79	n/a	Native Vegetation Removal	64	<b>This permit does not allow for the removal of any native vegetation associated with the alteration of the existing access to Benalla-Yarrowonga Road. Should statutory approval be required for the removal of native vegetation in order to permit these works, it must be obtained prior to the endorsement of any development plans under Condition 1.</b>	Delete KC Condition 64.	Delete KC Condition 64 to match WM.
Complaints Complaint Investigation and Response Plan	80	Before development starts, including the removal of native vegetation, a Complaint Investigation and Response Plan (CIRP) must be submitted and approved and endorsed by the responsible authority. When endorsed, the CIRP will form part of this permit. The CIRP must: a) <i>Respond to all aspects of the construction and operation of the solar energy facility.</i> b) <i>Be prepared in accordance with Australian/New Zealand Standard AS/NZS 10002:2014 - Guidelines for Complaint Management in Organisations.</i> c) <i>Include a process to investigate and resolve complaints (different processes may be required for different types of complaints)</i>	Complaints	29	Before development starts, including the removal of native vegetation, a Complaint Investigation and Response Plan (CIRP) must be submitted to, approved and endorsed by the responsible authority. Once endorsed, the CIRP will form part of the permit. The CIRP must: a) <i>Respond to all aspects of the construction and operation of the solar energy facility.</i> b) <i>Be prepared in accordance with Australian/New Zealand Standard AS/NZS 10002:2014 – Guidelines for Complaint Management in Organisations.</i> c) <i>Include a process to investigate and resolve complaints (different processes may be required for different types of complaints).</i>	No change.	Amend from 29 to 80 to match WM.
Complaints Complaint Investigation and Response Plan	81	The endorsed CIRP must be implemented to the satisfaction of the responsible authority.	Complaints	30	The endorsed CIRP must be implemented to the satisfaction of the responsible authority.	No change.	Amend from 30 to 81 to match WM.
Complaints Publishing Information About Complaints Handling	82	Before development starts, including the removal of native vegetation, the following information must be made publicly available and readily accessible from the solar energy facility project website, or another publicly available resource to the satisfaction of the responsible authority: a) <i>A copy of the endorsed Complaints Investigation and Response Plan.</i> b) <i>A toll-free telephone number and email contact for complaints and queries to the solar energy facility operator.</i>	Complaints	31	Before development starts, including the removal of native vegetation, the following information must be made publicly available and readily accessible from the solar energy facility project website, or another publicly available resource to the satisfaction of the responsible authority: a) <i>A copy of the endorsed CIRP.</i> b) <i>A toll-free telephone number and email contact for complaints and queries to the solar energy facility operator.</i>	No change.	Amend from 31 to 82 to match WM.
Complaints Complaint Register	83	Before development starts, including the removal of native vegetation a Complaints Register must be established which records: a) <i>The complainant's name and address (if provided)</i> b) <i>A receipt number for each complaint, which must be communicated to the complainant</i> c) <i>The time and date of the incident, and the prevailing weather and operational conditions at the time of the incident</i> d) <i>A description of the complainant's concerns</i> e) <i>The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint</i>	Complaints	32	Before development starts, including the removal of native vegetation, a Complaints Register must be established which records: a) <i>The complainant's name and address (if provided).</i> b) <i>A receipt number for each complaint, which must be communicated to the complainant.</i> c) <i>The time and date of the incident, and operational conditions at the time of the incident.</i> d) <i>A description of the complainant's concerns.</i> e) <i>The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.</i>	Amend KC condition text to match WM.	Amend from 32 to 83 to match WM.
Complaints Complaint Register	84	All complaints received must be recorded in the Complaints Register.	Complaints	33	All complaints received must be recorded in the Complaints Register.	No change.	Amend from 33 to 84 to match WM.
Complaints Complaint Register	85	A complete copy of the Complaints Register along with a reference map of complaint locations must be provided to the responsible authority on each anniversary of the date of this permit, and at other times on request.	Complaints	34	The complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority on each anniversary of the date of this permit and at other times on request.	No change.	Amend from 34 to 85 to match WM.
Decommissioning	86	Subject to condition 88, once the solar energy facility ceases operation, all infrastructure, equipment, buildings, structures and works must be removed, and the site must be rehabilitated and reinstated to the condition it was in prior to the commencement of development, to allow it to be used for agricultural purposes (or any proposed alternative use).	Decommissioning	73	Subject to condition 74, once the solar energy facility <b>permanently</b> ceases operation, all infrastructure, equipment, buildings, structures and works must be removed, and the site <b>or the relevant part of the site</b> must be rehabilitated and reinstated to the condition it was in prior to the commencement of development to allow it to be used for agricultural purposes (or any proposed alternative use). This includes, but is not limited to, all solar panels, power conversion units, operations and maintenance facility, control building, substation, switchyard, and above and below ground electrical infrastructure and equipment.	Amend KC condition text to match WM.	Amend from 73 to 86 to match WM.
Decommissioning	87	Infrastructure to be removed includes, but is not limited to, all solar panels, <b>supporting infrastructure including foundations, substation, buildings, access tracks</b> and above and below ground electrical infrastructure.	Decommissioning		Subject to condition 74, once the solar energy facility permanently ceases operation, all infrastructure, equipment, buildings, structures and works must be removed, and the site or the relevant part of the site must be rehabilitated and reinstated to the condition it was in prior to the commencement of development to allow it to be used for agricultural purposes (or any proposed alternative use). This includes, but is not limited to, all solar panels, <b>power conversion units, operations and maintenance facility, control building, substation, switchyard,</b> and above and below ground electrical infrastructure and equipment.	Create new condition for KC with same text as WM.	New Condition 87 to match WM.
Decommissioning	88	If the landowner requests, items of infrastructure that are suitable for the ongoing agricultural use of the land (or any proposed alternative use) may be retained, subject to the approval of the responsible authority.	Decommissioning	74	If the landowner requests, items of infrastructure or other works ( <b>such as access tracks or the control building</b> ) that are suitable for the ongoing agricultural use of the land (or proposed alternative use) may be retained, subject to the written consent of the responsible authority.	Amend KC condition text to match WM.	Amend from 74 to 88 to match WM.
Decommissioning	89	Within <b>two</b> months of the solar energy facility permanently ceasing operation, a Decommissioning Management Plan prepared by a suitably qualified person must be submitted to, approved and endorsed by the responsible authority. When endorsed, <b>the plan will form part of this permit.</b> The Decommissioning Management Plan must include, as a minimum: a) Identification of structures to be removed, and details of how infrastructure and structures will be removed. b) Details of how the site will be rehabilitated to meet the requirements of condition 86. c) A requirement that all decommissioning works identified in the Decommissioning Management Plan be completed to satisfaction of the responsible authority as soon as practicable, but no later than 12 months after the Plan is endorsed, or such other period approved by the Responsible Authority.	Decommissioning	75	Within <b>three</b> months of the solar energy facility permanently ceasing operation, a Decommissioning Management Plan (DMP) prepared by a suitably qualified <b>and experienced</b> person must be submitted to, approved and endorsed by the responsible authority. Once endorsed, the DMP will form part of the permit. The DMP must include, as a minimum: a) Identification of infrastructure, <b>equipment, buildings</b> and structures to be removed, and details of how these will be removed. b) Details of how the site will be rehabilitated to meet the requirements of condition 29. c) <b>A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the responsible authority prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement. The DTMP must specify measures to manage traffic impacts associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the responsible authority.</b> d) A requirement that all decommissioning works identified in the DMP be completed to the satisfaction of the responsible authority as soon as practicable, but no later than 12 months after the DMP is endorsed, or such other period approved by the responsible authority.	Amend KC condition text to match WM.	Amend from 75 to 89 to match WM.

**ADVERTISED PLAN**



West Mokoan (WM)			Kennedys Creek (KC)			Summary	
Condition Type	No.	Notice Condition Description (NOTE: Differences highlighted in RED text)	Condition Type	No.	Condition Description (NOTE: Differences highlighted in RED text)	Text change?	Number change to KC permit?
Decommissioning	90	n/a	Decommissioning	72	Once the solar energy facility permanently ceases operation, the responsible authority must be notified within three months.	Delete KC Condition 72.	Delete KC Condition 72 to match WM.
Decommissioning	90	The endorsed Decommissioning Management Plan must be implemented to the satisfaction of the responsible authority.	Decommissioning	76	The endorsed DMP must be implemented to the satisfaction of the responsible authority.	Amend KC condition text to match WM.	Amend from 76 to 90 to match WM.
Expiry	91	This permit will expire if: a) The development is not commenced within <b>three years</b> of the date of this permit; b) The development is not completed within six years of the date of this permit; or c) The use is not commenced within six years of the date of this permit.	Expiry	77	This permit will expire if one of the following applies: a) the development is not started within <b>four year s</b> of the date of this permit; b) the development is not completed within six years of the date of this permit; c) the plan of subdivision is not certified within four years of the date of this permit; or d) the registration of the certified plan of subdivision is not completed within six years of the date of this permit. The responsible authority may extend the time if a request is made in writing before the permit expires or within three months afterwards.	Amend KC condition text to match WM.	Amend from 77 to 91 to match WM.
n/a	n/a	n/a	Gas Pipeline	65	No buildings, structures, roadway, pavement, pipeline, cable, fence, stockpile, materials or any other improvement may be constructed or placed on or under the land within the gas transmission pipeline easement without prior consent in writing from the pipeline licensee/operator (APA VTS Australia (Operations) Pty Ltd). No structure or vegetation will be permitted on the easement that prohibits maintenance of line of sight along the pipeline easement.	Retain Condition text. NOTE: Suggest inserting this KC site specific condition to a 'blank' condition - as detailed above (blank conditions are WM BESS conditions that are not applicable to KC)	
n/a	n/a	n/a	Notes 1	78	The site is near the Winton Wetlands and there is potential for Aboriginal archaeological remains and intangible values to be present within the site. A voluntary Cultural Heritage Management Plan is recommended.	Delete / Amend - a CHMP has been prepared for the Project, so this is not applicable.	
n/a	n/a	n/a	Notes 2	79	There is potential for historical archaeological remains to be discovered. An 'unexpected finds procedure' is recommended in the event of historical heritage being identified during works.	Delete - CHMP prepared	
n/a	n/a	n/a	Notes 3	80	Historical aerials have identified a structure that may have heritage value. A heritage assessment is recommended if any impacts to it are proposed.	Retain	
n/a	n/a	n/a	Notes 4	81	Additional consent may be required under separate legislation for the use and development of land within easements.	Review for relevance - ideally match WM	
n/a	n/a	n/a	Notes 5	82	Before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. To obtain an FFG permit or for further information go to: <a href="https://www.environment.vic.gov.au/_data/assets/pdf_file/0020/50438/Application-for-Permit-to-Take-Protected-Flora.pdf">https://www.environment.vic.gov.au/_data/assets/pdf_file/0020/50438/Application-for-Permit-to-Take-Protected-Flora.pdf</a>	Retain or match WM	
n/a	n/a	n/a	Notes 6	83	Before any works commence, a permit(s) may be required under the Wildlife Act 1975 for the destruction of wildlife habitat. The applicants/project management should liaise with DELWP – Hume Region to determine requirements Contact: Andrew Dean 0428 150 049	Retain or match WM	
Notes	1	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.	n/a	n/a	n/a	Amend KC Notes text to match WM.	
Notes	2	Designated waterway 36/1-10-28-1 passes through this property – see attached plan, Plan_GHCMA-F-2021-00129. A works on Waterways License will be required for any works on a designated waterway as per Section 67 of the Water Act 1989. The applicant shall provide a Construction Environmental Management Plan (CEMP) which addresses surface water and erosion control measures specific to works to be undertaken to the satisfaction of the Glenelg Hopkins CMA.	n/a	n/a	n/a	Review for relevance - ideally match WM	

**ADVERTISED PLAN**