

29 January 2021

Sam Mason
Development Approvals and Design
Department of Environment, Land, Water and Planning
8 Nicholson St
East Melbourne
VIC 3002

Via email

Our Reference: 0493694

Dear Sam,

Subject: **PLANNING PERMIT APPLICATION FOR VIEWBANK SOLAR FARM PA2000925
VIEWBANK SOLAR ENERGY FACILITY
RESPONSE TO REQUEST FOR FURTHER INFORMATION**

Environmental Resources Management Australia Pty Ltd (ERM) acts on behalf of FRV Services Australia Pty Ltd (FRV) in relation to the above site.

The following letter has been prepared in response to DELWP's request for further information letter dated 2 September 2020 pursuant to Section 54(1) of the *Planning and Environment Act 1987*. This letter was originally sent on the 10 December, but has since been updated to make changes to the title particulars, due to an error in the Lot Plan number details.

A response to the further information required is set out below:

Requirement	Response
1. Payment of the application fee	The application fee was paid on 27 August 2020.
2. Updated application form to include all permit triggers and all land impacted by the proposal	Refer Appendix O of the attached updated Planning Report Permit triggers include: <ul style="list-style-type: none"> ■ Use of land for a renewable energy facility (solar farm), utility installation (battery storage facility or BESS and powerlines) and minor utility installation (substation); ■ Buildings and works; and ■ Native vegetation removal

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	<p>The site comprises of six parcels of land, including:</p> <ul style="list-style-type: none"> ■ Allot. 4 PARISH OF GIRGARRE EAST ■ Allot. 5 PARISH OF GIRGARRE EAST ■ Allot. 50 PARISH OF GIRGARRE EAST ■ Allot. 51 PARISH OF GIRGARRE EAST ■ Allot. 53 PARISH OF GIRGARRE EAST ■ Lot 1 TP 260412K (part of 85 McCague Road, Cooma) <p>The first five listed lots are associated with the site address 90 McCague Road, Girgarre East. Lot 1 on 260412K belongs to the address 85 McCague Road, Cooma. 85 McCague Road, Cooma is actually located to the north of the site, however Lot 1 on 260412K is located to the south of the address. See Figure 2-1 for details.</p> <p>The site also comprises the following road reserves:</p> <p style="text-align: center;">Midland Highway, Girgarre East</p>
3. All title documents relevant to the application	See Appendix A of the attached updated Planning Report
4. Updated planning report	An updated Planning Report and supporting documents has been provided as part of this RFI response. A tracked changes version has been provided to show the key additions that respond to the RFI letter.
5. Updated plans	<p>See Appendix C of the attached updated Planning Report</p> <p>There are panels within the LSIO, so the setback distance has been shown from the FO to the nearest panels.</p> <p>The setbacks to each tree is difficult to clearly show on the drawings. A TPZ of 15m has been shown for each tree instead.</p> <p>There were no EPBC Act listed flora species recorded in or around the study area. Instead the vegetation along the southern road reserve of the Midland Highway is the Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia threatened ecological community. Ecolink did not map this area as it was understood that impacts south of the Highway were not proposed.</p>

6. Clarification as to whether it is intended to apply for two different panel options (as shown on the submitted plans), and if so, provide a description of how the submitted assessments consider the 'worst case scenario' for their relevant discipline	See Section 3.1 of the attached updated Planning Report
7. A landscaping plan, and typical elevation, if landscaping is proposed	The layout plan has been updated to show indicative details of landscaping (in accordance with Department of Transport comments). It is requested that a landscaping plan be requested as part of permit conditions.
8. Assessment of the proposal against the CFA's Guidelines for Renewable Energy Installations	See Appendix P of the attached updated Planning Report
9. Visual impact assessment, including assessment of any potential visual impacts to all dwellings within 1km of the proposed facility (taking into consideration the potential cumulative impacts of approved solar energy facilities nearby).	See Appendix Q of the attached updated Planning Report
10. Assessment of the potential cumulative impacts of the proposed facility	See section 5.3.2 and 5.5.2 of the attached updated Planning Report
11. Updated Glare Assessment	See Appendix J of the attached updated Planning Report
12. Modelled noise output from the entire solar farm	See Appendix N of the attached updated Planning Report

A letter was also provided to Michael Juttner from DELWP Planning – Hume Region in response to the application on 29 August 2020. The Biodiversity Assessment (Attachment D of the attached updated Planning Report) has been updated in response to this letter. It is noted that the requirements of Section 7 of this report can be provided as part of permit conditions.

We look forward to your favourable consideration of our application. Should you have any queries please do not hesitate to contact Fiona Koutsivos on 03 9696 8011 or via email at fiona.koutsivos@erm.com or myself on 03 9696 8011 or via email at jon.brock@erm.com.

Yours sincerely,

for Environmental Resources Management Australia Pty Ltd



Jon Brock
Partner – Impact Assessment and Planning
Cc: Viewbank Solar Pty Ltd