

PLANNING PERMIT

Permit No. **DU/533/2019**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **Knowsley-Barnadown Road, AXEDALE 3551 (CA's 7, 16, 16A, 17A, 19A Section A Parish of Weston and Lots 1 and 2 of TP 023380V)**

THE PERMIT ALLOWS: **Use and development of the land for a renewable energy facility in the Farming Zone and removal of native vegetation pursuant to Clause 52.17**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended plans required

1. Prior to the solar farm and all ancillary infrastructure (excluding site preparation works and road upgrades) comes into use, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and a minimum of three copies must be provided. Such plans must be generally in accordance with the plan submitted but modified to show:
 - (a) Detailed floor and elevation plans for all buildings on the site to the satisfaction of the Responsible Authority
 - (b) Detailed schedule of colours and materials for the development to the satisfaction of the Responsible Authority
 - (c) A plan which illustrates the setbacks of all buildings and works in accordance with Condition 18.
2. Details of the perimeter fencing including colours and height.
 - (a) Static water supply in case of emergency. The size(s), location(s) and detail need to be included;

Layout not altered

3. The use, development and native vegetation removal as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Cultural Heritage Management Plan

4. In the event of any inconsistency between the approved Cultural Heritage Management Plan and this Permit, the Cultural Heritage Management Plan takes precedence.

General Amenity

5. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) Transport of materials, goods or commodities to or from the land;
 - (b) Appearance of any building, works or materials;
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;

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- (d) Presence of vermin or weeds;
- (e) Storage of solid waste Infiltration of groundwater.

Noise

- 6. Noise levels emanating from the premises must not exceed those required to be met under EPA Publication 411 Noise from Industry in Rural Victoria.

Hours of Construction

- 7. Construction associated with the use must only be undertaken Monday-Friday between 7am-5pm and Saturdays between 7am-5pm unless with the written consent of the Responsible Authority.

Rural Vehicle Crossing Location

- 8. Before any of the development starts:
 - (a) Any new or otherwise vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard satisfactory to the Responsible Authority. The vehicle crossing(s) must be constructed at the applicant's expense to provide ingress and egress to the site to the satisfaction of the Responsible Authority;
 - (b) The crossover must be no less than 4.9 metres in length and include a pipe of a diameter suitable to accommodate the actual volume/flow (having a minimum diameter of (375 mm). Culverts located in the clear zone shall be installed with trafficable end walls (refer Regional Roads Victoria standard drawing SD 1991). The final location of the crossing is to be approved by the Responsible Authority; and
 - (c) All bridges and crossings shall be designed to carry a vehicle weighing at least 15 tonnes and be at least three metres in width.

Drainage Discharge Plan

- 9. Before any of the construction starts solar farm and all ancillary infrastructure, excluding site preparation works and road upgrades, a properly prepared drainage discharge plan with computations to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and a minimum of three copies must be provided. The information submitted must show the details listed in the City's Infrastructure Design Manual and be designed in accordance with the requirements of that manual.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

The information and plan must include:

- (a) Details of how the works on the land are to be drained and/or retarded;
- (b) Open drains conveying stormwater to the legal point of discharge;
- (c) Measures to enhance stormwater discharge quality from the site and protect downstream waterways including the expected discharge quality emanating from the development;
- (d) A maximum discharge rate from the site is to be determined by computation;
- (e) Documentation demonstrating approval from the relevant authority for the legal point of discharge;
- (f) Applicant shall show means to ensure that no effluent or polluted water of any type may be allowed to enter the City's stormwater drainage system;
- (g) The details of the incorporation of water sensitive urban design designed in accordance either "Urban Stormwater Best Practice Environmental Management Guidelines" 1999; and
- (h) Maintenance schedules for treatment elements.

Before the use begins all works constructed or carried out must be in accordance with those plans to the satisfaction of the Responsible Authority.

Construction Management Plan

10. Before the construction of the solar farm and all ancillary infrastructure, excluding road upgrades as sought under Condition 53, a Construction Management Plan must be submitted to and approved by the Responsible Authority. When approved the Construction Management Plan will be endorsed and form part of the permit. The management plan must show:
- (a) Overview of construction methods including management zones and construction zones, site preparation, environmental management, access, construction activities, schedule and timing of works, and contractor briefing.
 - (b) Applicable planning and legislative requirements as relevant to the Construction Management.
 - (c) Confirmation of preferred transport routes for construction equipment
 - (d) A video survey of the approved transport routes from Mclvor Highway to the subject site demonstrating their condition prior to any development commencing.
 - (e) Measures implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads from the subject land.
 - (f) Measure to ensure that construction complies with relevant requirement of condition 16.
 - (g) All internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (h) Measures to control erosion and sediment and sediment laden water runoff including the design details of structures.
- (i) The developer/owner is to prepare a plan showing the route used during construction (up to and including site access). The plan is to include what measures are to be implemented to minimise dust along the roads, which could include sealing, wetting, dust suppression to minimise off-site impacts. The plan is to be endorsed and form part of this condition.
- (j) Details outlining how the applicant will provide for the repair of Council's managed roads upon completion of the works, where damage to the road is determined to be the result of the works allowed by this permit.
- (k) Where any construction wastes, equipment, machinery and/or earth is to be stored/stockpiled during construction.
- (l) Where access to the site for construction vehicle traffic will occur.
- (m) Any security gate, barrier or similar device controlling vehicle access to the premises must be located a minimum of six metres inside the property to allow vehicles to store clear of fronting road pavement.
- (n) The removal of works, temporary buildings and staging areas on completion of construction of the project.
- (o) a Pest, Animal and Plant Management Plan (PAPMP) which must include:
 - ongoing actions and measures to be undertaken to control pest animals and plants; and
 - a process to inform surrounding property owners of any works that present a risk to their homes or animals.

Construction works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.

Operational Environmental Management Plan

11. Prior to the commencement of the use, an operational environmental management plan for the management and operation of the use must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The environmental management plan must be reviewed and submitted to the Responsible Authority. The use must at all times be conducted in accordance with the approved environmental management plan. The environmental management plan must include;
- (a) Sediment and erosion measures that are to be implemented to ensure no-off-site impacts;
 - (b) Overall environmental objectives for the operation of the use and techniques for their achievement;

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (c) Procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
- (d) Proposed monitoring systems;
- (e) Identification of possible risks or operational failure and response measures to be implemented; and
- (f) Day to day management requirements for the use.
- (g) a Pest, Animal and Plant Management Plan (PAPMP) which must include:
 - ongoing actions and measures to be undertaken to control pest animals and plants; and
 - a process to inform surrounding property owners of any works that present a risk to their homes or animals.

Internal Access

12. Before the use begins all internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority.

Delivery of Goods

13. The loading and unloading of goods from vehicles must only be carried out on the land subject to this permit.

City of Greater Bendigo Roads

14. Any section(s) of Russells Bridge Road used for access to the site must be upgraded to an all-weather gravel road as the road is currently classified as a dry weather road only.
15. The applicant must enter into an agreement with the City of Greater Bendigo to carry out any necessary maintenance work to restore the following roads (subject to the endorsement of a final haulage route) to preconstruction condition at the end of, and if necessary, during the construction period:
- (a) Knowsley-Barnadown Road from the Axedale-Toolleen Road to Russells Bridge Road; and
 - (b) Russells Bridge Road.

Any damage to City of Greater Bendigo or assets (i.e. roads, table drains etc.) shall be repaired at the cost of the applicant to the satisfaction of the Responsible Authority.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Rehabilitation Plan

16. Prior to the cessation of the use, decommissioning and rehabilitation plan to the satisfaction of the Department of Environment, Land, Water and Planning, must be submitted to and approved by the responsible authority. The decommissioning and rehabilitation plan must include but is not limited to:
- (a) the timing for the removal of all above ground infrastructure, and all below-ground infrastructure buried up to a depth of 600mm (excludes decommissioned and buried medium voltage cabling);
 - (b) rehabilitation of the land to be suitable for grazing and
 - (c) the appropriate disposal, recycling or reuse of components.

Department of Environment Land Water and Planning

17. Notification of permit conditions
Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.
18. Protection of native vegetation to be retained
- (a) Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
 - A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
 - Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the Responsible Authority and the Department of Environment, Land, Water and Planning. The protection fence must remain in place until all works are completed to the satisfaction of the department.
 - (b) Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:
 - vehicular or pedestrian access;
 - trenching or soil excavation;
 - storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
 - construction of entry and exit pits for underground services; or

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- any other actions or activities that may result in adverse impacts to retained native vegetation.

19. Buffer to Riparian Vegetation

The final layout design must include a buffer for the protection of riparian vegetation to any watercourse or drainage line. The buffer must be a minimum of 30 metres from the base of the trunk of the trees of riparian vegetation adjacent to the unknown or from top of bank, whichever is greater and must be approved by the Department of Environment, Land, Water and Planning and the North Central Catchment Management Authority. Access tracks, creek crossings and underground or overhead cables may be within the 30-metre buffer but must be outside the Tree Protection Zones of native vegetation being retained.

20. Native vegetation offsets

The total area of native vegetation permitted to be removed is 0.756 hectares, comprised of seven large scattered trees and one small scattered tree. To offset the removal of 0.756 hectares of native vegetation the permit holder must secure a native vegetation offset(s) that meets all the following:

- (a) A general offset of 0.131 general habitat units located within the North Central Catchment Management Authority boundary or City of Greater Bendigo municipal district;
- (b) have a Strategic Biodiversity Value score of at least 0.126.
- (c) provide protection for at least 9 large trees.
- (d) must be in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).

21. Offset evidence

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

- (a) an established first party offset site. This must include:

- a security agreement signed by both parties, and
- a management plan detailing the 10-year management actions and ongoing management of the site;

to the satisfaction of the Department of Environment, Land, Water and Planning and approved by the Responsible Authority.

Every year, for ten years, after the Responsible Authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan, to the department. An offset site condition statement, including photographs must be included in this notification; and/or

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (b) credit extract(s) allocated to meet the requirements of the permit from the Native Vegetation Credit Register. A copy of the offset evidence must be endorsed by the Responsible Authority and form part of this permit.
22. Within 30 days of endorsement of the offset evidence by the Responsible Authority, the permit holder must provide a copy of the endorsed offset evidence to the Department of Environment, Land, Water and Planning at loddonmallee.planning@delwp.vic.gov.au.
23. Without the prior written consent of the department, there is to be no removal, destruction or lopping of native vegetation (not included in Native vegetation removal report Report ID: BIO_2019_118).
24. Native Flora and Fauna Management Plan
Prior to commencement of the construction works for the solar farm and all ancillary infrastructure excluding the associated road upgrades 'Wildlife Management Plan' must be submitted to and approved by the Department of Environment, Land, Water and Planning. The requirements of the plan must be implemented during the pre-construction, construction and post-construction phases of the project. The plan must be to the satisfaction of the Department of Environment, Land, Water and Planning. The plan is to contain but not be limited to:
- (a) Salvage and translocation of threatened fauna species
 - (b) Methods to mitigate impacts on native fauna during construction
 - (c) Methods to handle and relocate any wildlife at risk of impact during construction including potential areas for relocation
 - (d) Methods to mitigate the need for wildlife control during operation of the facility (addressing both threatened species and non-threatened species such as kangaroos and white cockatoos)
 - (e) Process and timing of reporting of any inadvertent impacts to DELWP
 - (f) Advice to all onsite staff and monitoring personnel of correct procedure for assisting injured wildlife. Contact details of local veterinary staff and wildlife carers must be provided to ensure any injured wildlife found that cannot be released back to the wild are treated accordingly and in a timely manner. Injured wildlife procedure must include an experienced and licensed wildlife carer and/or ecologist present to supervise works and capture and relocate fauna if necessary.

North Central Catchment Management Authority

25. All buildings, works and solar panels (excluding any approved crossings, fencing and cabling) must be set back a minimum 30 metres from the top of bank of the designated waterway that traverse the property.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

26. The proposed development must maintain all existing flow paths on the site. Prior to commencement of works, details of any proposed earthworks to level or alter the topography of flood prone land must be provided to the North Central CMA and the Responsible Authority for approval. In this case, additional flood modelling may be required to demonstrate how flow paths will be retained.
27. Prior to the commencement of works a stormwater management plan must be submitted to the Responsible Authority and North Central CMA for approval. The North Central CMA recommends that the stormwater management plan integrates the stormwater management recommendations from the Axedale Solar Farm Surface Water Assessment produced by Water Technology.
28. Any infrastructure such as site offices, inverter power control units, battery energy storage systems and substation infrastructure (excluding solar panels) must be sited outside of all defined flow paths. In achieving this condition, it should be noted that due to limitations in the available surface level data, some of the modelled overland flow paths determined in the Axedale Solar Farm Surface Water Assessment (Water Technology, 2019) do not necessarily align with the actual site conditions. Appropriate allowance must be made to ensure important infrastructure (excluding solar panels) is located outside of the actual flow paths.
29. Any infrastructure such as site offices, inverter power control units, battery energy storage systems and substation infrastructure must be constructed a minimum of 300 millimetres above the applicable 1% AEP flood level.
30. The solar panels must be constructed so that the underside of the panels are a minimum of 300 millimetres above the applicable 1% AEP flood level when in a horizontal position.
31. Fencing within the defined flood extent must be of an open style construction up to the 1% AEP flood level to allow the passage of flood waters through the site. Prior to the commencement of works, plans of the proposed fencing style must be submitted to the North Central CMA.
32. Unless otherwise agreed in writing with the North Central CMA, the number of permanent access crossings over the designated waterway must be limited to three crossings. Prior to the commencement of works (including boring to lay the cables under the waterway) a separate works on waterway permit for any works within the bed and banks of any designated waterway must be obtained directly from the North Central CMA.

Goulburn Murray Water

33. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
34. No buildings or solar panels are to be constructed within 30 metres of any waterways measured from the inside top edge of the bank.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

35. All wastewater generated from the site office or other facilities on the site must be treated and disposed of using an EPA approved system, installed, operated and maintained in compliance with the relevant EPA Code of Practice and Certificate of Approval.
36. The associated wastewater disposal area must be appropriately sized and located in accordance with Table 5 of the EPA Code of Practice – Onsite Wastewater Management, Publication 891.4, July 2016, from any waterways, drainage lines, dams or bores.
37. The wastewater disposal area must be kept free of buildings, driveways and service trenching, and be consistent with the requirements of Condition 25-32.

AusNet Transmission Group

38. No part of the proposed development is permitted on AusNet Transmission Group's easement unless otherwise agreed in writing by AusNet Transmission Group.
39. Access to and along the easement must be maintained at all times for AusNet Transmission Group's vehicles, staff and contractors.
40. 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.
41. 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.
42. 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.
43. 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 (img@ausnetservices.com.au) at an early stage to ensure that any road proposals within a transmission line easement are acceptable to AusNet Transmission group
44. 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.
45. 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.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Coliban Water

46. The Goldfields Superpipe runs through the development site and all infrastructure is located within a 10m wide easement. No structures will be permitted to be constructed within the easement.
47. The Superpipe Joint Venture (Coliban and Central Highlands Water) must have access to infrastructure. The owners/operators of the solar farm are required to reach agreement with the Superpipe Joint Venture for provision of ongoing access to the infrastructure and any additional requirements.
48. Agreement must be reached with the Superpipe Joint Venture in relation to protecting any above ground assets within the easement during construction.

Regional Roads Victoria

49. Traffic Management Plan

Before the commencement of any works on the subject land and before the engagement of any haulage contractors, a Traffic Management Plan (TMP) supported by an updated Traffic Impact Assessment Report (TIAR) must be approved by the Department of Transport and the City of Greater Bendigo in its capacity as road authority under the Road Management Act 2004 for local and arterial (public) roads used to transport material to/from and within the vicinity of the solar energy facility. a. Prior to commencement of any works, an existing conditions survey of public roads and associated infrastructure that may be used in connection with the solar energy facility (for access, delivery of material, pre-construction or construction purposes

The TMP and TIAR must be prepared by a pre-qualified consultant (to the satisfaction of the Department of Transport) and must identify the points of access (either direct or indirect) to the subject land from the arterial road network during all phases of the development (e.g. the construction phase and on-going operations and maintenance etc).

The TMP, without limiting the generality of the plan, must include:

- (a) Prior to commencement of any works, an existing conditions survey of public roads and associated infrastructure that may be used in connection with the solar energy facility (for access, delivery of material, preconstruction 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.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (b) The designation of all vehicle access points to the site from surrounding roads. Vehicle access points must be designed and located to ensure safe sight distances, turning movements, and avoid potential through traffic conflicts.
- (c) The designation and suitability assessment of appropriate pre-construction, construction and transport vehicle routes to and from the site. Any identified route(s) must avoid built up locations of towns where possible to the satisfaction of both Council and the Department of Transport.
- (d) 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 Department of Transport and the City of Greater Bendigo for all hazards including, but not limited to:
- Oversize and overmass haulage;
 - Traffic management;
 - Removal of roadside vegetation;
 - Reduction in speed limits;
 - Alteration to any road furniture or intersection;
 - Emergency management; and
 - Risk management.
- (e) Recommendations regarding the need for road, bridge and intersection upgrades to accommodate any additional traffic, oversize or overmass loads, or site access requirements (whether temporary or ongoing). i. Detailed engineering plans showing any mitigation works identified in the TIAR must be submitted and approved by the Department of Transport. The plans must clearly show all mitigation works including (but not limited to);
- Proposed surface treatments;
 - Signage locations (traffic and advertising);
 - Line marking treatments;
 - Swept path analysis for all 19 metre length trucks, 26-metre b-double, oversize and overmass vehicles.
- (f) The timing of when the works are to be undertaken.
- (g) A program of regular inspections to be carried out during the construction of the solar energy facility to identify maintenance works necessary as a result of construction traffic.
- (h) Works identified during surveys in the *condition* above must be completed expeditiously to the satisfaction of the Department of Transport and the City of Greater Bendigo.
- (i) The designation of operating hours and speed limits for trucks on routes accessing the site which:
- Avoid school bus routes and school bus times where relevant; and

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- Provide for resident safety.
- (j) Measures to be taken to manage traffic impacts associated with the construction and ongoing operation of the solar energy facility on the traffic volumes and flows on surrounding roads.
- (k) A program to rehabilitate existing public roads and associated infrastructure to a safe and usable condition to a standard no less than what is required to support the proposed use, or the condition identified by the surveys required under the Condition above, whichever is the greater:
- During the construction period;
 - At the conclusion of the construction of the solar energy facility; or
 - First two years during the operation of the solar energy facility.
 - Demonstration that all necessary permits have been obtained for the removal of vegetation within the road reserve for the purpose of providing access to the site for material.
 - The proponent is responsible for any damage caused to construction vehicles or other vehicles in the event that the safe and usable quality of any public road and associated infrastructure is degraded or compromised as a result of the development, and that the Department of Transport or the City of Greater Bendigo will not accept liability for any such damage.
50. 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 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 Department of Transport and the City of Greater Bendigo.
- (a) The report must include details of any dilapidation or damage to the roads and a program of rehabilitation in accordance with the requirements of the approved TMP.
51. 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 Department of Transport and the City of Greater Bendigo.
52. The provision of a security bond prior to the commencement of works on the subject land equal to the estimated costs of the rehabilitation/replacement of any infrastructure identified as being at risk to the satisfaction of the Department of Transport and the City of Greater Bendigo.
- (a) Route survey work, together with all associated the Department of Transport bridge assessments for the over dimensional and overmass vehicles and their loads; and
- (b) Traffic management resources and equipment such as variable message signs.

Signature for the
Responsible Authority



Date Issued: 19 March, 2020

PLANNING PERMIT

Permit No. **DU/533/2019**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **Knowsley-Barnadown Road, AXEDALE 3551 (CA's 7, 16, 16A, 17A, 19A Section A Parish of Weston and Lots 1 and 2 of TP 023380V)**

THE PERMIT ALLOWS: **Use and development of the land for a renewable energy facility in the Farming Zone and removal of native vegetation pursuant to Clause 52.17**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

53. Transport Impact Assessment Report.

Prior to the commencement of any construction within the subject land associated with this planning permit, a Transport Impact Assessment Report (TIAR) must be submitted and completed to the satisfaction of the Department of Transport. The TIAR must address all impacts of the proposed development during all of its stages (e.g. construction, operation etc) on the arterial road network during all relevant peak hour periods and in particular, the impact at the existing Midland Highway access and any other nearby intersections and other property accesses.

The TIAR must identify what mitigation works are required (if any).

54. Functional layout plan(s) and works

Prior to the commencement of any construction on the subject land hereby approved by this planning permit:

(a) Functional Layout Plans (FLP) must be drawn up by a pre-qualified consultant (as agreed by the Department of Transport), the FLP must be submitted to and approved by the Department of Transport that are clearly dimensioned to show (but not limited to) the following:

- The upgrade of the Mclvor Highway/Barnadown-Knowsley Road intersection:
 - To accommodate a sealed Basic Right (BAR) turn treatment in accordance with Austroads (2017) Guide to Road Design, Part 4, Figure A28;
 - To have Truck warning signs on both approaches to the intersection along the Mclvor Highway.
- The swept path analysis of the following vehicles at 10 km/hr (min) and with 15 metres (min) radii at the upgraded access location:
 - Simultaneous 19 metre single articulated trucks (one with 0.5 metre clearances on both sides of the vehicle) entering and exiting the local road to and from the Mclvor Highway without overlapping each other or crossing into any opposing lanes; and
 - A 26-metre b-double (or the largest oversized or overmass vehicle as identified in the TMP) without clearances and must cross into the opposing lane of the local road upon entering and exit the intersection.
- A pavement overlay to the satisfaction of the Department of Transport on the full width of the Mclvor Highway at the Barnadown-Knowsley Road intersection.
- Any other intersection mitigating works that may be required at the Mclvor Highway / Barnadown-Knowsley Road intersection as identified in the Department of Transport approved TIAR.

Signature for the
Responsible Authority



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PLANNING PERMIT

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THE PERMIT ALLOWS: **Use and development of the land for a renewable energy facility in the Farming Zone and removal of native vegetation pursuant to Clause 52.17**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 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.
- (b) Upon the Department of Transport' approval of the FLP, a Road Safety Audit must be undertaken at the detailed design stage in accordance with VicRoads' Road Safety Audit Policy unless otherwise agreed by the Department of Transport.

The audit findings and the consultant's responses to the findings must be provided to the Department of Transport for review and approval.

Any mitigating works arising out of the audit must be carried out by the applicant at no cost and to the satisfaction of the Department of Transport.

- (c) The following roadworks must be completed to the satisfaction of and at no cost to the Department of Transport:
 - The full width sealing of the Basic Right (BAR) turn treatment on the Mclvor Highway at the intersection of the Barnadown-Knowsley Road
 - The pavement overlay(s) of the Mclvor Highway;
 - Any service relocation and vegetation removal; and
 - Any other works as required by the Department of Transport within the arterial road reserve.

Time for Starting and Completion

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

- (a) The development is not started within four years of the date of this permit.
- (b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

--- End of conditions ---

NOTATIONS

Responsible authority

The term "Responsible Authority" in the planning permit means the Municipal Council (City of Greater Bendigo) in accordance with section 13 of the Planning and Environment Act 1987.

Signature for the
Responsible Authority



Date Issued: 19 March, 2020

PLANNING PERMIT

Permit No. **DU/533/2019**
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Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **Knowsley-Barnadown Road, AXEDALE 3551 (CA's 7, 16, 16A, 17A, 19A Section A Parish of Weston and Lots 1 and 2 of TP 023380V)**

THE PERMIT ALLOWS: **Use and development of the land for a renewable energy facility in the Farming Zone and removal of native vegetation pursuant to Clause 52.17**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Building Approval Required

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Road Opening/Non-Utility Minor Works on Municipal Road Reserve/ Consent for Works on Road Reserves Permit Required

A road opening/crossing permit must be obtained from the Responsible Authority prior to the carrying out of any vehicle crossing works.

North Central Catchment Management Authority

North Central CMA advises that in the event of a 1% AEP flood event it is possible that the property may be subject to inundation from the Campaspe River, Forest Creek and their tributaries. Flood levels for the site have been estimated by Water Technology and are detailed in the Axedale Solar Farm Surface Water Assessment 2019 submitted as part of the application.

Department of Environment, Land, Water and Planning

- The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Licence or Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2017) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DELWP office (loddonmallee.environment@delwp.vic.gov.au).
- The department advises that live capture and relocation of native fauna will require a Management Authorisation under the Wildlife Act 1975. A Management Authorisation can be obtained from DELWP (environmental.research@delwp.vic.gov.au)
- Offset requirements are determined in accordance with DELWP (2017) Guidelines for the removal, destruction or lopping of native vegetation. Proposed offset sites must meet eligibility requirements including land use, bushfire risk, quality of vegetation and size of revegetation site. Please visit <https://www.environment.vic.gov.au/native-vegetation/native-vegetation> for further information.

Signature for the
Responsible Authority



Date Issued: 19 March, 2020

PLANNING PERMIT

Permit No. **DU/533/2019**
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THE PERMIT ALLOWS: **Use and development of the land for a renewable energy facility in the Farming Zone and removal of native vegetation pursuant to Clause 52.17**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Regional Roads Victoria

- Separate 'detailed design' approval (fees and charges apply) and the specifications of these are required under the Road Management Act. For the purposes of this application the works will include provision of:
 - The Basic Right (BAR) turn treatment;
 - The Mclvor Highway pavement overlay; and
 - Any other works in the arterial road reserve.
 - Please forward details marked attention to Paul Diss on: nr.mailbox@roads.vic.gov.au
- Further information regarding consent to work within the arterial road reserve can be found on the VicRoads Website: <https://www.vicroads.vic.gov.au/business-and-industry/design-and-management/working-within-the-road-reserve> or by or telephoning (03) 5434 5148.

<i>Date of amendment:</i>	<i>Description of amendment:</i>	<i>Authority:</i>
19/03/2020	In accordance with s. 71 of the Act; the permit has been corrected as follows: <ol style="list-style-type: none"> 1. Condition 1 corrected to not specify requirements are before the commencement of construction; 2. Condition 1 (c) corrected to read that the setbacks are to be as per Condition 18 (DELWP Condition); & 3. Condition 2 corrected a formatting error. 	City of Greater Bendigo

Signature for the Responsible Authority



Date Issued: 19 March, 2020

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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