



Permit No:
Planning Scheme:
Responsible Authority:

PlnApp18/017
Wangaratta Planning Scheme
RURAL CITY OF WANGARATTA

PLANNING PERMIT

ADDRESS OF THE LAND:

Lots 1-6 TP 329902, Lot 5 LP134007, Lot 6 LP 134007
& Lot 1 TP 142462

Winton – Glenrowan Road GLENROWAN VIC 3675, and
Glenrowan Road West GLENROWAN VIC 3675,
(together known as 38 Glenrowan West Road Glenrowan)

THE PERMIT ALLOWS:

The Use and Development of a Renewable Energy Facility (Solar Farm) including ancillary facilities, Removal of Native Vegetation and Installation of Business Identification Signage

In accordance with the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Plans Required

- 1 Prior to the commencement of the development, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the Application, but modified to show:
 - (a) Location and layout of all panels including type;
 - (b) Deletion of the area shown as 'Future Battery Storage Area';
 - (c) Setbacks from waterways, roads and boundaries;
 - (d) Access and egress routes;
 - (e) Perimeter roads;
 - (f) Location of signage and details of each sign including size and type;
 - (g) Site services plan;
 - (h) Indicative details of the substation and proposals to access the substation including conductor path plan;

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- (i) Location and identification of each item of native vegetation to be removed and also that to be retained;
 - (j) Proposed materials for the solar panels to address any potential glint and glare effects, which must include:
 - i anti-reflective coating (AR);
 - ii low-iron/high transmission (LFe/HT) PV glass or equivalent; and
 - iii anodised PV frames or equivalent.
 - (k) Compliance with conditions 38-54.
 - (l) A notation that the tracking structure will be a maximum height of 4 metres;
 - (m) Any changes required by condition 24, Traffic Impact Assessment; and
 - (n) Any changes required by conditions 13 and 14, Glint and Glare Report.
- 2 Prior to the use commencing, all buildings and works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.
- 3 Prior to the use commencing, the existing transmission line in the south western corner of the site must be relocated outside the approved solar array to the satisfaction of AusNet or other relevant service provider.

Buildings

- 4 Any metal cladding proposed to be used in the construction of any building approved by this permit, must be:
- (a) galvanized or natural colour bonded metal cladding; and/or
 - (b) treated metal cladding painted in muted tones, provided such painting is completed prior to the occupation of the building approved by this permit, to the satisfaction of the Responsible Authority.
- 5 External cladding of any building must be maintained and kept in good condition at all times to the satisfaction of the Responsible Authority.
- 6 Maintenance of all buildings, surrounds, storage and parking areas within the site must be carried out in such a manner to render the site in a neat, tidy and clean condition at all times so as to not adversely affect the amenity of the locality to the satisfaction of the Responsible Authority.

External Lighting

- 7 Any external lighting installed on the site must be to the satisfaction of the Responsible Authority. All such lighting must be fitted with suitable shields and

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baffles so that direct light is emitted only within the boundaries of the site.

- 8 Following commencement of the use, the display and storage of goods or materials on the site must be out of view from any road reserve or public place to the satisfaction of the Responsible Authority.

Landscape Plan

- 9 Prior to the commencement of works, a detailed landscape plan for the site must be submitted to, be approved by, and be to the satisfaction of the Responsible Authority. When approved, the landscape plan will be endorsed and will then form part of the permit. The plans must be generally in accordance with the landscaping shown on ESCO Pacific Pty Ltd Site Layout Plan GLW_LAY_003_01I Site Layout Revision 01I dated 13/11/2018 drawn to scale with dimensions and three copies must be provided. The landscape plan must:
- a. Provide a survey plan including botanical names of all trees and vegetation to be retained and removed.
 - b. Include a schedule of all proposed trees, shrubs and ground cover, which will include the location, number and size at maturity of all plants, the names of such plants and the location of all areas to be covered by grass, lawn or other surface materials as specified; and
 - c. Demonstrate that the species selected, spacing of plantings and the maturity of plantings are appropriate to provide visual screening, to the satisfaction of the Responsible Authority.
 - d. The landscaping buffer to be a minimum of 5 metres in width:
 - e. Show a 50% proportion of established trees to 2 metres in height at planting in the landscape buffer for a length of 100 metres in front of the dwellings 43, 76 and 215 Glenrowan West Road to achieve immediate visual screening of the renewable energy facility when viewed from each dwelling;
 - f. Include details of:
 - i soil preparation techniques;
 - ii landscape maintenance period of five years;
 - iii watering schedule;
 - iv irrigation infrastructure.
- 10 Any dead, diseased or damaged plants must be replaced in accordance with the endorsed landscape plan.
- 11 The endorsed landscape plan must not be altered or modified without the written consent of the Responsible Authority.
- 12 Prior to the installation of the solar panels, landscaping works shown on the

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endorsed landscape plan must be completed and then maintained to the satisfaction of the Responsible Authority.

Glint and Glare Report

- 13 Prior to the endorsement of plans, a report addressing any impacts of glint and glare associated with the solar facility is to be prepared by a suitably qualified consultant. This report is to be submitted to, approved by and be to the satisfaction of the Responsible Authority. When approved the Glint and Glare Report will be endorsed and will then form part of the permit.
- 14 Any changes proposed to buildings and works in this Glint and Glare Report must be included in the plans submitted for endorsement.

Operational Environmental Management Plan

- 15 Before commencement of the use, an Operational Environmental Management Plan (**OEMP**) for the management and operation of the use must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When approved, the OEMP will be endorsed and will then form part of the permit. The use must at all times be conducted in accordance with the endorsed OEMP to the satisfaction of the Responsible Authority. The OEMP must include but not be limited to:
 - a. overall environmental objectives for the operation of the use and techniques for their achievement;
 - b. procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
 - c. proposed monitoring systems;
 - d. identification of possible risks of operational failure and response measures to be implemented;
 - e. day to day management requirements for the use;
 - f. procedures to manage airborne dust, silt and debris onsite; and
 - g. a Pest, Animal and Plant Management Plan (**PAPMP**) which must include:
 - i ongoing actions and measures to be undertaken to control pest animals and plants; and
 - ii a process to inform surrounding property owners of any works that present a risk to their homes or animals.
- 16 The OEMP must be reviewed every three years by the facility operator and any consequential amendments to the OEMP must be submitted to and approved by the Responsible Authority.

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Native Vegetation

- 17 Before works commence, a native vegetation temporary protection fence must be erected around all native vegetation (including remnant patches) and the Tree Protection Zone (TPZ) of scattered trees to be retained. Except with the written consent of the Responsible Authority, within the native vegetation protection fenced area, the following is prohibited:
- a. vehicular or pedestrian access;
 - b. trenching or soil excavation;
 - c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
 - d. entry and exit pits for underground services; and
 - e. any other actions or activities that may result in adverse impacts to retained native vegetation.

The temporary protection fence must be constructed of star pickets and flagging or similar to the satisfaction of the Responsible Authority. The temporary protection fence must remain in place until all works and development are completed to the satisfaction of the Responsible Authority.

Decommissioning and Rehabilitation Plan

- 18 The following requirements must be met when the solar energy facility permanently ceases operation:
- a. Not less than 12 months prior to the solar energy facility use ending, a Decommissioning and Rehabilitation Management Plan (DMP) prepared by a suitably qualified person must be submitted to the satisfaction of the Responsible Authority. When approved, the DMP will be endorsed and will then form part of the permit. The DMP must include but is not limited to:
 - i Identification of persons and/or bodies responsible for the implementation of the DMP;
 - ii Identification of structures to be removed, including but not limited to all solar panels, substation, buildings (if they are not useful for ongoing use) and electrical infrastructure;
 - iii How they will be removed, including addressing the construction management measures as outlined in condition 19, as relevant;
 - iv Details of how the land will be rehabilitated and restored to allow it to be used for agricultural purposes (or proposed alternative use); and
 - v Identification of materials to be recycled.

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- b. Within 12 months of the endorsement of the DMP, the decommissioning must be completed in accordance with the DMP to satisfaction of the Responsible Authority.

Construction Environmental Management Plan

- 19 Before the use commences, a Construction Environment Management Plan (**CEMP**) in accordance with Council's Infrastructure Design Manual must be submitted to, be approved by and to the satisfaction of the Responsible Authority. When approved, the CEMP will be endorsed and will then form part of the permit. The CEMP must be in place until the completion of the construction phase. The construction must at all times be conducted in accordance with the endorsed CEMP to the satisfaction of the Responsible Authority. The CEMP must include but not be limited to:
- a. overall construction objectives for the construction and techniques for their achievement;
 - b. proposed monitoring systems;
 - c. construction times;
 - d. procedures to manage airborne dust, silt and debris onsite;
 - e. processes for removal of hazardous material;
 - f. management of on-site building waste equipment, machinery and/or earth storage/stockpiling during construction;
 - g. management of building waste on public and private land (streets, footpaths, laneways and reserves);
 - h. details of tradesperson vehicle parking;
 - i. tree protection zones, including the location and details of a sign to be erected at the entrance(s) of the site advising contractors that they are entering a 'sensitive site' with prescribed tree protection zones and fences;
 - j. how issues such as mud on roads, erosion and sediment control will be managed on site during the construction phase;
 - k. details of a contact person/site manager must be provided so that this person can be easily contacted should any issues arise;
 - l. the location of trenching works, boring, and pits associated with the provision of services; and
 - m. the location of any temporary buildings or yards.

Any changes to construction arrangements must be submitted in writing to the Responsible Authority for consideration and must not be implemented unless approved by the Responsible Authority in writing.

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- 20 A Traffic Management Plan (**TMP**) must be prepared for the construction of the use and must be submitted and approved by the Responsible Authority. The TMP must include but not be limited to the following:
- a. measures required for the protection of private, Council and VicRoads assets (streets, footpaths, laneways and reserves);
 - b. heavy vehicle movements where access to the site for construction vehicle traffic will occur; and
 - c. details of any road or lane closures and crane operations.
- 21 Deliveries to and from the site for all commercial vehicles, including waste collection, must only take place between 7am and 6pm Monday to Friday.
- 22 No deliveries to or from the site, including waste collection, must take place on weekends or public holidays.
- 23 Access to and from the site for all commercial vehicles, including waste collection, must only be from Chivers Road. All roads/storage areas/external stockpiles/vacant or grazed areas must be maintained to avoid dust and grit nuisance to any nearby properties to the satisfaction of the Responsible Authority.
- 24 Any damage to Council assets (i.e. roads, table drains etc.) must be repaired at the cost of the owner/occupier to the satisfaction of the Responsible Authority. The TMP must include photos/videos and other supporting evidence of the state of the network at the time of lodgement of the plan.
- 25 Before the use begins, the applicant or owner must construct any traffic management works identified in Engineering Report sub-section Traffic Impact Assessment Report dated 7 February 2018 prepared by Jacobs for Esco Pacific Pty Ltd to the satisfaction of Council. The cost of such works shall be fully met by the owner. Any changes proposed to works in this report must be referred to the Responsible Authority for approval prior to substitution.
- 26 Prior to construction commencing, vehicle crossings as shown on the endorsed plan must be constructed and sealed to the standards of Council's Infrastructure Design Manual, and to the satisfaction of the Responsible Authority. The final location of the crossings are to be generally in accordance with the endorsed plans and approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.
- 27 Access and egress from the property must only be from the Chivers Road, unless otherwise agreed in writing by the Responsible Authority. Vehicle access and egress from the property must take place in a forward direction at all times.

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- 28 All loading and unloading of vehicles must at all times be undertaken within the curtilage of the site, unless otherwise agreed in writing by the Responsible Authority.
- 29 Prior to the commencement of the use, vehicle access ways and manoeuvring areas created by the proposed development and as shown on the endorsed plan(s) must be constructed, to an all-weather standard to the satisfaction of the Responsible Authority.
- 30 Following commencement of the use only allocated parking spaces may be used to park vehicles. No vehicle on the site is permitted to park outside of an allocated parking space on the site.
- 31 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 steer clear of pavements and footpaths.
- 32 All vehicular entrances to the site from the road must 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 owner's expense to provide ingress and egress to the site to the satisfaction of the Responsible Authority.
- 33 Before the use commences and/or any building is occupied 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.
- 34 No excavated or construction materials may be placed or stored outside the site area or on the adjoining road reserves, unless agreed otherwise by the Responsible Authority.

Drainage / Environmental Management

- 35 Before any construction commences, a properly prepared Drainage Discharge Plan (**DDP**) must be submitted to, be approved by and be to the satisfaction of the Responsible Authority. When approved, the DDP will be endorsed and will then form part of the permit. The DDP must be drawn to scale with dimensions and a minimum of three copies must be provided. The information submitted must address the matters listed in the Council's Infrastructure Design Manual and must include:
- a. details of how the works on the land are to be drained or retarded;
 - b. computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority;
 - c. details of any underground pipe drains or channels conveying stormwater to the legal point of discharge for each allotment;
 - d. measures to enhance stormwater discharge quality from the site and

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protect downstream waterways including the expected discharge quality emanating from the development and design calculation summaries of the treatment elements;

- e. a maximum discharge rate from the site;
- f. maintenance schedules for treatment elements; and
- g. measures to control erosions and sediment and sediment laden water runoff, including the design details of structures.

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

- 36 No contaminants will be permitted to enter the storm-water drainage system.
- 37 There must not be any discharge of concentrated drainage into the adjoining road drains or culverts without the written approval of the Responsible Authority.
- 38 The approved works must not cut off natural drainage from adjacent properties.
- 39 All wastewater must be disposed of and be contained within the curtilage of the site to the satisfaction of the Responsible Authority and must not be discharged directly or indirectly to an adjoining property, road or any water course or drain. Sufficient land must be set aside and kept available for the purposes of effluent disposal. Any new on-site wastewater system must be designed in accordance with Environment Protection Authority EPA Code of Practice - Onsite Wastewater Management 891.4 to the satisfaction of the Responsible Authority.

CFA Conditions

- 40 The plans to be endorsed under Condition 1 must provide for all the requirements of the CFA conditions at 40 - 56 of this permit including:

Siting

- a. a 6m separation between solar panel banks/rows should be provided along the internal roads.
- b. a fuel reduced buffer zone between solar panel banks to limit fire spread.

Access

- 41 A perimeter access track of no less than 4 metres width must be constructed within the fuel- reduced area of ten (10) metre perimeter fire break. Use of public roads as part of the perimeter access can be discussed with the CFA.
 - 42 Where constructed within the site, perimeter access tracks are to be of all
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- weather construction and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- 43 Constructed internal roads (not perimeter roads) should be a minimum of 3.5 metres in trafficable width with a four (4) metre vertical clearance for the width of the formed road surface.
- 44 The average grade of internal roads 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 50 metres.
- 45 Dips in any internal road should have no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle.
- 46 Internal road curves must have a minimum inner radius of 10 metres.
- 47 Passing bays must be incorporated every 1km which must be at least 20m long and have a minimum trafficable width of 6m, or other solutions such as turning circles with a radius of at least 10m at the end of internal access roads. The use of turning circles is subject to the satisfaction of the CFA.
- 48 Internal road networks must enable responding emergency services to access all areas of the facility.

Water Supply

- 49 Static water storage tank installations are to comply with AS 2419.1 and the following conditions to the satisfaction of the Responsible Authority following consultation with the CFA (as appropriate):
- a. The static water storage tank(s) shall be of not less than 45,000 litres effective capacity. The static water storage tank(s) must be an above ground water tank constructed of concrete or steel. The location and number of tanks should be determined as part of the site's risk management process and in consultation with a CFA Delegated Officer.
 - b. The static storage tanks shall be capable of being completely refilled automatically or manually within 24 hours.
 - c. 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.
 - d. The hard-suction point shall be positioned within 4m to a hardstand area and provide a clear and safe access for fire personnel.
 - e. 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 and 6m wide or to the satisfaction of the CFA.

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- f. The road access and hardstand shall be kept clear at all times.
- g. The hard-suction point shall be protected from mechanical damage (i.e. Bollards) where necessary.
- h. Where the access road has one entrance, a 10m radius-turning circle shall be provided at the tank.
- i. An external water level indicator is to be provided to the tank and be visible from the hardstand area.
- j. Signage shall be fixed to each tank indicating the effective capacity (in litres) of the tank and be labelled "Fire Fighting Water".
- k. Signage shall be provided at the front entrance to the site, indicating the direction to the static water tank and being to the satisfaction of the CFA.

Dangerous Goods Storage and Handling

- 50 The use and development must comply with the requirements of the relevant Australian Standards, e.g. (DR) AS 5139: *Electrical installations - Safety of battery systems for use with power conversion equipment*; AS 3780: *The storage and handling of corrosive substances*; and AS 1940: *The storage and handling of flammable and combustible liquids*, to the satisfaction of the Responsible Authority, including that:
- a. Signage and labelling must be compliant with the *Dangerous Goods (Storage and Handling) Regulations 2012*, and the relevant Australian Standards;
 - b. All dangerous goods stored on-site must have a current Safety Data Sheet (SDS). Safety Data Sheets are to be contained within the site's Emergency Information Book, in the Emergency Information Container. (Refer section 12 for more information);
 - c. Adequate ventilation of the battery storage area/room must be provided as per draft Australian standard 5139 and most SDS's for battery storage; and
 - d. Appropriate material (absorbent, neutralisers, equipment and PPE) must be provided for the cleanup of spills available on-site.

Construction

- 51 During construction, site occupiers must, to the satisfaction of the Responsible Authority:
- a. Ensure that appropriate permits have been issued for work during Fire Danger Period and Total Fire Bans if required;
 - b. Adhere to restrictions on Total Fire Ban or high fire danger days (refer to www.cfa.vic.gov.au);
 - c. Carry fire extinguishers or firefighting equipment in vehicles;

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- d. Carry emergency communications equipment;
- e. Vehicles are to keep to tracks whenever possible; and
- f. Restrict smoking to prescribed areas; Site

Operation

- 52 Maintenance and repair activities that involve flame cutting, grinding, welding or soldering (hot works) are to be performed under a 'Hot Work Permit' system or equivalent hazard or risk management process to the satisfaction of the Responsible Authority.
- 53 The solar farm operator must provide temperature specifications for safe operating conditions and the safety issues related to electricity generation if solar panels are involved in fire. This information must be provided within the content of the Emergency Information Booklet (**EIB**) at the main entrance of the facility.

Fuel/Vegetation Management

- 54 The solar farm operator is to undertake the following fuel management measures during the Fire Danger Period to the satisfaction of the Responsible Authority:
 - a. Grass is to be maintained at below approximately 100mm in height during the declared Fire Danger Period;
 - b. A fuel-reduced area of ten (10) metres width is to be maintained around the perimeter of the facilities, electricity compounds and substation-type facilities. This fuel reduced area must commence from the boundary of the facility or from the vegetation screening inside the property boundary;
 - c. Adhere to restrictions and guidance during the Fire Danger Period, high fire danger days and Total Fire Ban days (refer to www.cfa.vic.gov.au);
 - d. 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 fire-fighting equipment as a minimum when on-site during the fire danger period;
 - e. A fire break of at least 10m wide shall be constructed and maintained around the perimeter of the site; and
 - f. There is to be no long grass or deep leaf litter in areas where plant and heavy equipment will be working.

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Emergency Management Planning

- 55 A health and safety risk management plan that meets occupational health and safety requirements for eliminating or reducing risk so far as is reasonably practicable must be prepared, submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and form part of the permit. The plan must include the following:
- a. Identification of hazards/risks (credible, critical issues)
 - i On-site hazards/risks (e.g., electrical faults, operational faults, chemical releases, practices/processes);
 - ii Off-site hazards/risks (e.g., bushfire, grassfire, storm, lightning, flood);
 - iii Any other operational, financial or strategic risks to the organisation or operation;
 - iv Identification of controls (precautionary options); and
 - v The identification of controls and treatments for identified risks, based on the hierarchy of controls.
 - b. Risk analysis (risk-effort balance evaluation)
 - i Evaluating controls and treatments, based on an assessment of practicality of implementing the controls.
 - c. Risk treatment (action)
 - i Implementing the practical controls for each identified hazard/risk.
 - d. Risk review
 - i Monitoring of site hazards/risks, systems and processes to ensure that emerging risks are identified; existing risks are effectively controlled; and controls are appropriate and effective.

Emergency and Fire Management Plan

- 56 An emergency and fire management plan consistent with the requirements of AS 3745: *Planning for emergencies in facilities*, must be prepared, submitted to and approved by the Responsible Authority in consultation with the CFA as appropriate. When approved, the plan will be endorsed and form part of the permit. The emergency and fire management plan is to include:
- a. Emergency prevention, preparedness and mitigation activities;
 - b. Activities for preparing for, and prevention of emergencies (e.g., training and maintenance);

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- c. Control and coordination arrangements for emergency response (e.g., evacuation procedures, emergency Assembly Areas and procedures for response to hazards);
- d. The agreed roles and responsibilities of on-site personnel (e.g., equipment isolation, fire brigade liaison, evacuation management). To facilitate fire brigade response, CFA's expectation is that the emergency management plan includes:
 - i Facility description, including infrastructure details, activities and operating hours;
 - ii A site plan containing infrastructure (solar panels, inverters, generators, diesel storage, buildings), site entrances, exits and internal roads; fire services (water tanks, fire hydrants, fire hose reels); and neighbouring properties;
 - iii Contact details of site personnel, and any relevant off-site personnel that could provide technical support during an emergency;
 - iv A manifest of dangerous goods (if required under the *Dangerous Goods (Storage and Handling) Regulations 2012*);
 - v Emergency procedures for credible hazards and risks, including fire;
 - vi Procedures for notifying the emergency services; and vii Procedures for evacuating personnel.
- e. Fire mitigation measures that will be implemented to reduce the risk of fire, specifically:
 - i Risk management measures specific to fire; and
 - ii A fuel (vegetation) reduction and maintenance plan/procedure.

Department of Environment, Land, Water and Planning Conditions

- 57 Before works commence, the permit holder must advise all persons undertaking the vegetation removal and works of all relevant permit conditions and associated statutory requirements or approvals.
- 58 Only native vegetation identified in the Jacobs "Glenrowan Solar Farm, Planning Permit Application Report, Final" dated 27 April 2018, is to be removed as part of this permit.
- 59 No roadside clearing is permitted as part of this permit.
- 60 To offset the removal of 1.461 hectares of native vegetation (0.266 Ha remnant patches and 17 scattered trees), the permit holder must secure a native vegetation offset, in accordance

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with the Permitted clearing of native vegetation Biodiversity assessment guidelines and the Native vegetation gain scoring manual (DEPI 2013) as specified below:

- a. A general offset of 0.052 general biodiversity units with the following attributes:
 - i Must be located within the Goulburn Broken Catchment Management Authority boundary or Wangaratta Rural City Council district; and
 - ii Must have a strategic biodiversity score of at least 0.095.
- 61 Before any permitted works commence on site, evidence that the required offset has been secured must be provided to the satisfaction of the Responsible Authority. Offset evidence can be:
- a. A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan and/or
 - b. A credit register extract from the Native Vegetation Credit Register.
- 62 In the event that a security agreement is entered into, the owner must provide the annual offset site condition 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 owner must provide a report at the reasonable request of a statutory authority.
- a. This condition does not apply to offsets on the native vegetation credit register as these include monitoring requirements.

VicRoads Conditions

- 63 No internally illuminated, flashing or animated signs shall be displayed on the site.
- 64 If signs and facilities are externally illuminated, the light source shall be suitably baffled to ensure that no direct light emanates beyond the curtilage of the land.
- 65 No access to the site is permitted from Winton-Glenrowan Road.
- 66 During the construction stage, all vehicles Class 3 and higher (larger than 'service' truck) must access the subject site via the Winton-Glenrowan Rd flyover at Hume Freeway and a section of Winton-Glenrowan Rd (north- east of the proposed development site) approved for the use of vehicles operating under the Higher Mass Limit scheme.

Goulburn Murray Water Conditions

- 67 All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
- 68 No buildings and solar panels (including works associated with solar panels)

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Martin Ireland
Planning Coordinator

PLANNING PERMIT

Wangaratta Planning Scheme

Application No: PlnApp18/017

are to be constructed within 30 metres of any waterways, or dams on waterways.

- 69 If applicable, all wastewater from the office must be treated and disposed of using an EPA approved system, installed, operated and maintained in compliance with the EPA Code of Practice - Onsite Wastewater Management, Publication 891.4, and to the satisfaction of Council's Environmental Health Department.
- 70 If applicable, the wastewater disposal area must be located in accordance with Table 5 of the EPA Code of Practice - Onsite Wastewater Management, Publication 891.4, July 2016, from any waterways (including Goulburn Murray Water open channels), drainage lines, dams or bores.

Environment Protection Authority Conditions

- 71 Noise emitted from the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011) or as amended.
- 72 A secondary containment system must be provided for any liquids stored on site which, if spilt, are likely to cause pollution or pose an environmental hazard, in accordance with the EPA Publication 347 Bunding Guidelines 1992 or as amended.
- 73 Construction and post-construction activities must be in accordance with EPA Publication 275 Construction Techniques for Sediment Pollution Control 1991 or as amended.

Expiry Condition

- 74 This permit will expire if any of the following circumstances apply:
- a. the development is not started within three years of the date of this permit;
 - b. the development is not completed within six years of the date of this permit;
 - c. the use is not started within two years after completion of the development; and
 - d. the use is discontinued for a period of two years.
- 75 The Responsible Authority may extend the commencement date if a request is made in writing by the owner or the occupier of the land to which the permit applies before the permit expires or within 6 months afterwards.
- 76 The Responsible Authority may extend the time within which the development is to be completed if the development has commenced and a request in writing is made by the owner or the occupier of the land to which it applies within 12 months after the permit expires.

Date Issued: 22/02/2019 **Delegate of the Responsible Authority:**

Date Corrected: 03/08/2021

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PLANNING PERMIT**Wangaratta Planning Scheme****Application No: PInApp18/017**

General Notes

- The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority under any act, regulation or local law.
- The property is located outside of the reticulated sewerage district. It must have installed a septic disposal system approved by Council.
- 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.
- 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.

Amendments

Date	Amendment	Note
3 August 2021	Amended the planning unit by way of altering the land affected by this permit.	Correction under Section 71 to align with the subject land description.

Date Issued: 22/02/2019 **Delegate of the Responsible Authority:**

Date Corrected: 03/08/2021

Martin Ireland

Martin Ireland
Planning Coordinator

