

**PLANNING  
PERMIT**

**Permit No.: PA1700309**

**Planning Scheme: Golden Plains**

**Responsible Authority: Minister for Planning**

**ADDRESS OF THE LAND:**

Lot 1 on Plan of Subdivision 145475 Volume 09555  
Folio 234

Lot 2 Plan of Subdivision 723420V Volume 11853  
Folio 462

Crown Allotment 76C Parish of Naringhil South  
Volume 08499 Folio 820

Lot 1 on Plan of Subdivision 112823 Volume 09049  
Folio 752

Lot 2 on Plan of Subdivision 112823 Volume 09049  
Folio 752

Lot 1 on Plan of Subdivision 099425 Volume 09005  
Folio 071

Crown Allotment 118 Parish of Galla Volume 06640  
Folio 805

Crown Allotment 119 Parish of Galla Volume 07703  
Folio 189

Pagetts Lane road reserve

**THE PERMIT ALLOWS:**

Use and development of a utility installation, removal of native vegetation, and creation of access to a Road Zone Category 1

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

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**Development plans**

1. Before development starts, development plans must be submitted to 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 and be generally in accordance with plans advertised as part of the planning permit application, but modified to show:
  - a. The final location of the proposed substation
  - b. The final layout and dimensions of all transmission poles and the 220kV

transmission tower

- c. A six metre wide accessway and crossover to Lismore-Scarsdale Road
2. The use and development must be generally in accordance with the endorsed plans. The endorsed plans must not be altered or modified without the written consent of the responsible authority.

#### **Native vegetation**

3. 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.
4. To offset the removal of 0.076 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013) and *Native vegetation gain scoring manual* (DEPI 2013) as specified below:
  - a. A general offset of 0.007 general biodiversity equivalence units with the following attributes:
    - i. be located within the Corangamite Catchment Management Authority boundary or Golden Plains Shire Council
    - ii. have a strategic biodiversity score of at least 0.227
  - b. or as modified by extent, offset and strategic biodiversity scores in the report submitted in connection with Condition 7.a to the satisfaction of the responsible authority.
5. 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. The offset evidence can be:
  - a. A security agreement signed by both parties, to the required standard, for the offset site or sites, including a 10-year offset management plan and/or
  - b. An allocated credit extract from the Native Vegetation Credit Register

A copy of the offset evidence will be endorsed by the responsible authority and 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 the Department of Environment, Land, Water and Planning Environment Portfolio.
6. In the event that a security agreement is entered into as per Condition 5, the applicant 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 landowner must provide a report at the reasonable request of a statutory authority.
7. Before any permitted clearing of native vegetation starts, 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 form part of this permit. The plans must include:
  - a. a Biodiversity Impact and Offset Requirements report prepared in DELWP's Native Vegetation Information Management System. This report must confirm that the native vegetation to be removed aligns with the figures in Condition 4, to the satisfaction of the responsible authority.
  - b. detailed description of the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible

for implementation and compliance. These measures must include the erection of a native vegetation protection fence around all native vegetation to be retained on site, to the satisfaction of the responsible authority, including the tree protection zones of all native trees to be retained. All tree protection zones must comply with *AS 4970-2009 Protection of Trees on Development Sites*, to the satisfaction of the responsible authority.

- c. a site plan, drawn to scale with dimensions and georeferences (such as VicGrid94 co-ordinates), that clearly shows:
  - i. the location and identification of the land affected by this permit, including standard parcel identifiers for freehold land
  - ii. the location and area of all native vegetation present, including scattered trees, that are permitted to be removed under this permit
8. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and protected, the following activities are 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
  - e. Any other actions or activities that may result in adverse impacts to retained native vegetation

#### **Sediment, erosion and water quality management plan**

9. Before the development starts, a sediment, erosion and water quality management plan must be prepared in consultation with the Corangamite Catchment Management Authority to the satisfaction of and to be endorsed by the responsible authority. When endorsed the plan will form part of this permit. The plan must include:
  - a. Procedures to manage overland flows during construction activities.
  - b. Procedures to ensure stormwater drainage from the proposed buildings and impervious surfaces are retained and disposed of within the boundaries of the subject land to the satisfaction of the responsible authority.

The use and development must be carried out in accordance with the endorsed sediment, erosion and water quality management plan, to the satisfaction of the responsible authority.

#### **Bushfire management plan**

10. Before development starts, a bushfire management plan is to be developed in consultation with the Corangamite Catchment Authority, to the satisfaction of and to be endorsed by the responsible authority. When endorsed the plan will form part of this permit. The bushfire management plan is to reflect the requirements of the 'CFA Emergency Management Guidelines for Wind Energy Facilities – August 2017'.

#### **Materials**

11. All external finishes of buildings and works must be coloured in muted shades of a non-reflective nature to the satisfaction to the responsible authority.

#### **Noise**

12. Noise levels must comply with the requirements of the Environment Protection Authority's Publication 1411 "Noise from industry in Regional Victoria (NIRV)".



### **Traffic management**

13. Before the development starts a traffic management plan must be prepared to the satisfaction of and endorsed by Golden Plains Shire Council and VicRoads. The traffic management plan must be complied with, unless varied by the written consent of Golden Plains Shire Council and VicRoads.
14. The traffic management plan must:
  - a. identify pre-construction, construction and transport vehicle routes to and from the substation site
  - b. nominate the expected average daily vehicle movements on identified access routes to and from the substation site
  - c. include detailed engineering plans showing the specifications of the access track and its crossover with Lismore-Scarsdale Road, and information about when the construction of the access track will be undertaken.
  - d. identify construction traffic management measures to be implemented on public roads during the construction of the substation.
15. The traffic management, road works and maintenance works identified in the endorsed traffic management plan must be carried out in accordance with the endorsed traffic management plan to the satisfaction of Golden Plains Shire Council and VicRoads.

### **VicRoads**

16. Prior to the construction of an access crossover, the applicant must enter into a works agreement with VicRoads, confirming crossover location, design plans and works approvals processes, including the determination of fees and the level of VicRoads' service obligations.

### **On-site landscaping plan**

17. Before the development starts, an on-site landscaping plan must be prepared to the satisfaction of the responsible authority. The on-site landscaping plan must be generally in accordance with the plan advertised as part of the planning permit application and be fully dimensioned and drawn to scale. When approved, the plan will be endorsed by the responsible authority and will then form part of this permit.

The on-site landscaping plan must include:

- a. landscaping to screen the substation, switchyard and associated buildings.
  - b. details of plant species proposed to be used in the landscaping, including height and spread at maturity
  - c. a timetable for implementation of all on-site landscaping works
  - d. a maintenance and monitoring program to ensure the ongoing health of the landscaping.
18. The landscaping as shown on the endorsed on-site landscaping plan must be completed in accordance with the implementation timetable, and monitored and maintained, all to the satisfaction of the responsible authority.

### **Decommissioning**

19. When the use of the substation ceases, the following must be undertaken to the satisfaction of, and within such timeframe as may be specified by, the responsible authority:

- a. remove all above ground non-operational equipment;
- b. remove and clean up any residual contamination;
- c. rehabilitate all storage areas, construction areas, access tracks and other areas affected by the decommissioning of the substation;
- d. submit a decommissioning traffic management plan to the responsible authority and, when approved by the Responsible Authority, implement that plan;
- e. submit a post-decommissioning revegetation management plan, including a timetable of works, to the responsible authority and, when approved by the responsible authority, implement that plan.

**Expiry**

20. This permit will expire if one of the following circumstances applies:
  - a. the development is not started within two years of the date of this permit.
  - b. the development is not completed within four years of the date of this permit.
21. The responsible authority may extend the permit if a request is made in writing:
  - a. prior to the expiry of the permit, or
  - b. within 12 months after the permit expires and the development or a stage of the development started lawfully before the permit expired.

S. Menzies

Date issued: 5 / 3 / 18

Signature for the Minister

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## IMPORTANT INFORMATION ABOUT THIS NOTICE

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### WHAT HAS BEEN DECIDED

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The responsible authority has issued a permit. (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**)

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### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

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### WHEN DOES A PERMIT BEGIN?

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A permit operates—

- \* from the date specified in the permit; or
  - \* if no date is specified, from the date on which it was issued.
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### WHEN DOES A PERMIT EXPIRE?

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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 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 that permit before the expiry.
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### WHAT ABOUT REEVALUATIONS?

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- \* The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- \* An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the 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 and Administrative Tribunal.
- \* An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- \* An application for review must state the grounds upon which it is based.
- \* 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 and Administrative Tribunal.