Planning and Environment Regulations 2015
Form 4

SECTION 63, 64, 64A AND 86

PLANNING PERMIT

Permit No.: PA170224

Planning Scheme: Moyne

Responsible Authority: Minister of Planning

ADDRESS OF THE LAND:	Connewarren Lane, Mortlake (Crown Allotment 3 Section 10, Parish of Connewarren)
THE PERMIT ALLOWS:	Use and development of land for a utility installation (substation).

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Development plans

1. Before the development starts, development plans must be prepared to the satisfaction of the responsible authority. When approved, the plans will be endorsed by the responsible authority and will then form part of this permit. The plans must be fully dimensioned, drawn to scale and three copies must be provided. The plans must be generally in accordance with the *T3 Indicative Offsite Substation Site Plan, T2 – Indicative Off-site Substation Layout* and *T3 – Indicative Off-site Substation Layout* (Tilt) but modified to show:

   a. The overall height of proposed structures

   b. Blast wall screening

   All to the satisfaction of the responsible authority.

2. The use and development as shown on the endorsed plans must not be altered or modified without the written consent of the responsible authority.

Materials

3. All external cladding and trim of the building must be of a non- reflective nature.

4. Cladding materials must be coloured or painted in muted shades of green, brown or in colours satisfactory to the responsible authority within 12 months of completion of the building. All paintwork must be maintained to the satisfaction of the responsible authority.

Stormwater

5. Storm water drainage from the proposed buildings and impervious surfaces must be retained and disposed of within the boundaries of the subject land to the satisfaction of the responsible authority. Overflows from on-site storage systems must be directed away from any waste water disposal areas.

Amenity

6. The amenity of the area must not be detrimentally affected by the use or development 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 artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil. Noise levels from the substation must not exceed the relevant noise levels under Noise from Industry in Regional Victoria (EPA publication No. 1411).

   d. presence of vermin.

   The site must be kept in an ordered and tidy state and its appearance must not prejudicially affect the amenity of the area.

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

Traffic management

8. At least eight weeks before the development starts (unless a shorter time frame is agreed by Moyne Shire Council), a traffic management plan must be prepared to the satisfaction of, and endorsed by, Moyne Shire Council and VicRoads. The traffic management plan must be complied with, unless varied by the written consent of Moyne Shire Council and VicRoads.

9. The traffic management plan must be reviewed and endorsed by an independent traffic consultant. The consultant must be to the satisfaction of VicRoads and Moyne Shire Council. The costs of the independent traffic consultant must be paid for by the wind energy facility developer.

   The traffic management plan must be complied with, unless varied by the written consent of Moyne Shire Council and VicRoads.

10. 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 Connewarren Lane, 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.

11. 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 VicRoads and Moyne Shire Council.

12. All costs associated with the traffic management and road upgrade and maintenance works must be borne by the owner of the wind energy facility.

13. Works or other requirements identified in accordance with Condition 10(c) must be completed to the satisfaction of VicRoads and Moyne Shire Council.

On-site landscaping plan

14. Before the development starts, an on-site landscaping plan must be prepared to the satisfaction of the responsible authority. The plans must be generally in accordance with *T2 – Indicative Off-site Substation Layout* (Tilt), fully dimensioned, drawn to scale and three copies must be provided. 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.

15. 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.

Environmental Management Plan

16. Before the development starts, an environmental management plan must be prepared, to the satisfaction of the responsible authority. When approved, the environmental management plan will be endorsed by the responsible authority and will then form part of this permit. The environmental management plan must:

    a. be generally in accordance with the approach outlined in Chapter 25 of the Dundonnell Wind Farm EES (June 2015) and prepared in consultation with other agencies as directed by the responsible authority;

    b. may be prepared in sections or stages

    c. must be in accordance with all relevant EPA requirements and guidelines

17. The use and development must be carried out in accordance with the endorsed environmental management plan, to the satisfaction of the responsible authority.

SP Ausnet

18. Detailed plans of that part of the proposed transmission line that crosses and runs parallel with the AusNet Transmission Group's existing 500 kilovolt transmission line must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

19. Detailed plans of the proposed substation adjacent to AusNet Transmission Group's existing 500 kilovolt transmission line must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of works on site.

Decommissioning

20. 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.

Preliminary Investigative Works

21. For the purposes of this permit, the carrying out of preliminary investigative works, including geotechnical investigations, for the purposes of gathering data or making other assessments necessary or desirable in order to prepare the development plans or other plans specified in this permit, is not considered to be commencement of the development.

Staging

22. The use and development authorised by this permit may be completed in stages as shown on the endorsed development plan(s) to the satisfaction of the responsible authority. Any corresponding obligation arising under this permit (including the preparation and approval of plans) may be similarly completed in stages or parts.

Expiry

23. This permit will expire if one of the following circumstances applies:
    a. the development is not started within five years of the date of this permit
    b. the development is not completed within ten years of the date of this permit.
24. 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.

Date issued: 23 June 2016

Signature for the Minister

THIS PERMIT HAS BEEN CORRECTED AS FOLLOWS:

Date of correction	*Brief description of correction*
2/8/17	Corrections under Section 71 of the *Planning and Environment Act 1987.* - Change permit number from PL17/224 to PA170224 - Change condition 13 to refer to condition 10c), instead of 9c). - Change condition 23 to put the details of when a permit may be extended as a separate condition.

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED

The Minister has granted and issued a permit under Division 6 of Part 4 of the **Planning and 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 the date on which it was issued.

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 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.
6. In accordance with section 97H of **the Planning and Environment Act 1987**, the responsible authority specified in the planning scheme is the responsible authority for the administration and enforcement of the **Planning and Environment Act 1987** and the relevant planning scheme in respect of this permit (whether or not the permit is amended) except that the Minister remains the responsible authority in respect of—
   * any matters which the permit specifies to be done by, approved by or done to the satisfaction of the Minister; and
   * any extension of time under section 69 in relation to the permit; and
   * the correction of the permit under section 71(1); and
   * the amendment of the permit under section 97J.

WHAT ABOUT REEVIEWS?

In accordance with section 97M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.