10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East

Disclosures of conflicts of interest in relation to advice provided in this report
Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Council Officers involved in producing this report
Author: Statutory Planner
Proof reader(s): Team Leader Statutory Planning, Manager Building and Planning
Approved by: Director Sustainable Development

Executive Summary
The application seeks planning approval to use and develop land at 610 Ferguson Road, Tatura East for a 45MW renewable energy facility (solar farm). The application represents a $40 million investment in the region.

The land is within the Farming Zone (FZ). The land is not within an area of cultural heritage significance, therefore the proposal does not trigger the need for a Cultural Heritage Management Plan.

Officers have advertised the application and 28 objections to the proposal have been lodged with Council. The objections largely relate to the following issues:
- Setback from property boundaries;
- Glare from solar panels;
- Light spill from the land;
- Creation of a micro climate as a result of the solar farm;
- Noise disturbance; and
- Loss of productive agricultural land.

The main assessment concern associated with the application is whether the loss of productive agricultural land in a food bowl of national significance for a solar farm is acceptable.

The Greater Shepparton Planning Scheme (the scheme) places a strong emphasis on the retention of agricultural land and the discouragement of non-agricultural uses in farming areas. This application proposes to remove about 90 hectares from agriculture for at least 25 years.

The Rural Regional Land Use Strategy (Rural Strategy) identifies that agriculture within the study region (Campaspe, Moira and Greater Shepparton) consists of about 500,000ha of which 317,000ha is irrigated with about 1.5 million megalitres of water used. Agriculture is without question the main economic driver of the region.

The FZ does not prohibit renewable energy facilities such as solar farms.

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

The state planning policy seeks to promote and facilitate renewable energy facilities. Clause 19.01-1 (provision of renewable energy) objective is:

To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Clause 52.42 (renewable energy facility) of the scheme seeks to *'facilitate the establishment and expansion of renewable energy facilities, in appropriate locations, with minimal impact on the amenity of the area'.*

In this instance officers are required to consider conflicting policies between agriculture and state policy support for renewable energy facilities and decide in the favour of the net community benefit and sustainable development for the benefit of present and future generations.

Officers note that it is a difficult task in determining this matter, both food and energy production is of fundamental importance to all Victorians.

Officers recommended that a notice of decision to grant a permit issue for the proposed solar farm for the following reasons:

- Officers acknowledge that this proposal will result in the loss of productive agricultural land. Officers also acknowledge that the land is identified as being strategic agricultural land and that agriculture is the driver of the region's economy. Despite this, a solar farm is not a prohibited use and the generation of electricity like food production is essential to the lives of Victorians. Officers note there are other non-agricultural uses in FZ such as mines, quarries and schools. Whilst reducing valuable agricultural land is not an ideal outcome, the proposed solar farm is an acceptable outcome, the loss of 100ha in a food bowl of 317,000ha does not warrant refusal of the application. The solar farm will produce power to assist in the meeting of future electricity demands;
- Generation of solar energy will assist in achieving the Victorian Governments renewable energy target being 25% of generation by 2020 and 40% generation by 2025;

Officers engaged Sustainable Energy Transformation to undertake an expert review of the grounds of objection. The conclusion of this expert review is:

> *The technical aspects raised in the objections have been reviewed. Some aspects have been found to be without a technical basis and others can be adequately addressed with appropriate requirements in management plans for the site development.*

Based on this expert assessment officers are satisfied that there is no technical energy basis to refuse the application.

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Wangaratta
A state government advisory committee considered an expansion of the Countrywide Energy Solar Farm at Wangaratta North. Whilst the issues were different in the Wangaratta case, the advisory committee did support the solar farm application and made the following comments:

> *Having considered all matters and material that it is required to consider, the Committee concludes that an amended planning permit should be issued. The proposed expansion of the solar farm represents a significant investment in the Wangaratta area, and will provide economic stimulation to the region, and increased energy security for other businesses and industries in the region, as well as the broader regional community. The solar farm will also assist Victoria to reduce its overall carbon emissions, and contribute to reaching the State's renewable energy generation targets. These are positive environmental and social outcomes for the region, and for the State more broadly.*

Officers recommend that notice of decision to grant a permit be issued by Council.

RECOMMENDATION

In relation to Planning Application 2017-162, on the basis of the information before Council and having considered all relevant matters as required by the *Planning and Environment Act 1987,* Council resolves to issue a notice of decision to grant a planning permit subject to the following conditions:

Amended Plans Required

Before the development starts, amended 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 be provided. Such plan must be generally in accordance with the plan submitted with the application but modified to show:

a) Setbacks as required by Goulburn Murray Water; and

b) A setback of the solar farm arrays of not less than 50 metres to property boundaries; and

c) Detailed planning drawings of the development including floor and elevation plans of all proposed buildings

Before the use of the solar farm commences all buildings and works as shown on the endorsed plans must be completed to the satisfaction of the responsible authority.

Layout Not Altered

The use and development of the land for a solar farm as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

Section 173 Agreement

Prior to the use commencing, the owner must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the *Planning and Environment Act 1987* (the Act). This agreement must be registered on the title to the land pursuant to Section 181 of the *Planning and Environment Act 1987*. The owner must pay the

reasonable costs of the preparation, execution and registration of the section 173 agreement.

The agreement must provide for:

a) Within three months of the solar farm use ending a decommissioning and rehabilitation management plan prepared by a suitably qualified person must be submitted to the responsible authority for approval. The plan must include but is not limited to:

   1. identification of structures, including but not limited to all solar panels, substation, buildings and electrical infrastructure, including underground infrastructure to be removed and how they will be removed;

   2. details of how the land will be rehabilitated back to its pre-development condition, including irrigation layout and soil profile

      Within 12 months of the endorsement of the decommissioning and rehabilitation management plan all the decommissioning and rehabilitation must be completed to satisfaction of the responsible authority.

b) The photovoltaic arrays must be orientated so that the panels are perpendicular to the ground within 30 minutes of sunset until within 30 minutes of sunrise to facilitate night radiant cooling.

c) The operator of the solar farm accepts and acknowledges that the use and development may be subject to disturbance from agricultural activities including but not limited to spray drift, dust emissions and heavy machinery use.

The said agreement is to be prepared by Council. Council will undertake to have the agreement prepared upon written notification from the applicant. All costs associated with the preparation and registration of the agreement shall be borne by the applicant including Council's administration fee. All fees associated with the documentation must be fully paid prior to execution and registration of the document by Council.

Civil Construction Requirements

Before any of the development starts, detailed plans 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 information submitted must show the details listed in the council's Infrastructure Design Manual (IDM) and be designed in accordance with the requirements of that manual, including;

a) details (and computations) of how the works on the land are to be drained including drains conveying stormwater to the legal point of discharge;
b) details of how the drainage design allows for the continuation of existing overland flow paths across the land;
c) documentation demonstrating approval from the relevant authority for the legal point of discharge;
d) maximum discharge rate shall not be more than 1.2 l/sec/ha;
e) details of the sealing of Turnbull Road frontage of the site to prevent dust generation during the construction phase;
f) carparking areas, circulation lanes and access shall be designed and

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

constructed in accordance with AustRoads Publication 'Guide to Traffic Engineering Practice : Part 11 Parking,' 'Australian Standard AS2890.1-2004 (Off Street Parking)' & 'AS2890.6 (Off Street Parking for People with Disabilities);'

g) the site shall be properly illuminated with lighting designed, baffled and located to the satisfaction of the responsible authority to prevent any adverse effect on adjoining land;

h) details of the boundary fencing of the land

to the satisfaction of the responsible authority.

All parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.

The access and parking areas must be constructed and drained to prevent diversion of flood or drainage waters, and maintained in a continuously useable condition to the satisfaction of the responsible authority.

Parking spaces, access lanes and driveways must be kept available for these purposes at all times.

Before the operation of the solar farm commences all buildings and works as shown on the endorsed plans must be constructed in accordance with the endorsed plans to the satisfaction of the responsible authority.

Landscape Plan

Before the development starts a landscape plan 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 plan must be drawn to scale with dimensions and three copies must be provided;

a) a survey of all existing vegetation and natural features showing plants (greater than 1200mm diameter) to be removed;

b) a schedule of all proposed trees, shrubs and ground cover, including the location, number and size at maturity of all plants, the botanical names and the location of areas to be covered by grass, lawn or other surface materials as specified;

c) how the land under the solar arrays maintains ground cover at a reasonable level and the management of the ground cover in the fire season;

d) details of permanent screening trees and shrubs with a minimum of six rows using a mixture of local trees and understorey species

All species selected must be to the satisfaction of the responsible authority.

Before the commencement of the use or by such a later date as is approved by the responsible authority in writing, landscaping works shown on the endorsed plan must be carried out and completed to the satisfaction of the responsible authority.

Once the landscaping planting is carried out the landscaping must be maintained including the replacement of any dead or diseased plants to the satisfaction of the responsible authority.

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Construction Management Plan

Prior to commencement of works, a Construction Site Management Plan in accordance with Council's Infrastructure Design Manual must be prepared, approved and implemented to the satisfaction of the responsible authority. The plan must show:

a) measures to control erosion and sediment and sediment laden water runoff, including the design details of structures;
b) measures to retain dust, silt and debris onsite, both during and after the construction phase;
c) locations of any construction wastes and the method of disposal, equipment, machinery and/or earth storage/stockpiling during construction;
d) where access to the site for construction vehicle traffic will occur;
e) tree protection zones;
f) the location of trenching works, boring, and pits associated with the provision of services; and
g) the location of any temporary buildings or yards.

During the construction phase all measures identified in the endorsed construction management plan must be implemented to the satisfaction of the responsible authority.

General Amenity

The use and development permitted by this permit must not, in the opinion of the responsible authority, adversely affect the amenity of the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, or oil; the presence of vermin, or otherwise.

Prior to the use commencing any security alarm installed on the premises must be 'silently wired' to a security firm or the Victoria Police.

Prior to the use commencing any lighting within the site must be designed, baffled and located in such positions so as to effectively illuminate all pertinent public areas, without spilling onto the road reserve or adjoining land, and must be connected to a time clock switch or other approved system to the satisfaction of the responsible authority.

Fire Plan

Before the development starts, plans to the satisfaction of the responsible authority and CFA must be submitted and approved by the responsible authority. When approved, the plans will be endorsed and then form a part of the permit. The plans mentioned above must include the following:

a) Fire Management Plan;
b) Bushfire Risk Assessment, incorporating water supply requirements;
c) Fuel Reduction and Maintenance Plan;
d) Emergency Management Plan; and
e) Any other risk management information for the site.

Once endorsed the plans must be implemented to the satisfaction of the responsible authority

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Goulburn Broken Catchment Management Authority Requirements

The finished floor levels of the proposed Operations & Maintenance, Guard and Inverter buildings must be constructed at least 300 millimetres above general ground surface level, or higher level deemed necessary by the responsible authority.

Goulburn Murray Water Requirements

a) All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
b) All solar panels must be setback five metres from Goulburn Murray Water's easement, freehold, or reserve boundary.
c) The renewable energy facility must not impact the lease benefiting GMW on title (Titles Office Reference AF522022P).
d) 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.
e) 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, drainage lines, dams or bores.

Time for Starting and Completion

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

a) the development and use has not started within ***two (2) years*** of the date of this permit;

b) the development is not completed within ***four (4) years*** of the date of this permit.

Moved by Cr Giovanetti
Seconded by Cr Adem

That the Council resolve to:

1. Note that by letter dated 13 February 2018 the Minister for Planning gave notice that the Minister:
   a) has agreed to the Council's request under section 97C of the *Planning and Environment Act 1987* that the Minister for Planning decide the following solar farm planning permit applications: 2017-162; 2017-274; 2017-301; 2017-344;
   b) intends to establish a combined panel to consider those planning permit applications.
2. Note that as a result the Council is no longer the decision maker for the planning permit applications that were referred to the Minister and the Council must not proceed further with the applications.
3. Through its representatives, appear and make submissions at the hearing(s) by a combined Panel appointed by the Minister for Planning for planning permit application

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

2017-162 and make available Council Planning Officer's reports.
4. Note the complexities of planning permit application 2017-162 and that there are community concerns in relation to that application.
5. Write to the Panel and request that the hearing(s) be held in Shepparton
6. Authorise the Chief Executive Officer (who may in turn delegate these authorisations to any of his or her delegates) to:
   a) take whatever steps as they see fit so as to implement this resolution, including but not limited to engaging legal representatives and appointing expert witnesses;
   b) comply with any directions of the Minister for Planning given to the Council as the referring responsible authority; and
   c) instruct the Council's legal representatives regardless of Council's position to provide the following draft conditions to the Panel:

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a) Setbacks as required by Goulburn Murray Water; and

b) A setback of the solar farm arrays of not less than 50 metres to property boundaries; and

c) Detailed planning drawings of the development including floor and elevation plans of all proposed buildings

Before the use of the solar farm commences all buildings and works as shown on the endorsed plans must be completed to the satisfaction of the responsible authority.

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The agreement must provide for:
a) Within three months of the solar farm use ending a decommissioning and rehabilitation management plan prepared by a suitably qualified person must be submitted to the responsible authority for approval. The plan must include but is not limited to:
   1. identification of structures, including but not limited to all solar panels, substation, buildings and electrical infrastructure, including underground infrastructure to be removed and how they will be removed;

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

2. details of how the land will be rehabilitated back to its pre-development condition, including irrigation layout and soil profile

   Within 12 months of the endorsement of the decommissioning and rehabilitation management plan all the decommissioning and rehabilitation must be completed to satisfaction of the responsible authority.

b) The photovoltaic arrays must be orientated so that the panels are perpendicular to the ground within 30 minutes of sunset until within 30 minutes of sunrise to facilitate night radiant cooling.

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All parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

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All species selected must be to the satisfaction of the responsible authority.

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c) locations of any construction wastes and the method of disposal, equipment, machinery and/or earth storage/stockpiling during construction;
d) where access to the site for construction vehicle traffic will occur;
e) tree protection zones;
f) the location of trenching works, boring, and pits associated with the provision of

services; and
g) the location of any temporary buildings or yards.

During the construction phase all measures identified in the endorsed construction management plan must be implemented to the satisfaction of the responsible authority.

General Amenity

The use and development permitted by this permit must not, in the opinion of the responsible authority, adversely affect the amenity of the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, or oil; the presence of vermin, or otherwise.

Prior to the use commencing any security alarm installed on the premises must be 'silently wired' to a security firm or the Victoria Police.

Prior to the use commencing any lighting within the site must be designed, baffled and located in such positions so as to effectively illuminate all pertinent public areas, without spilling onto the road reserve or adjoining land, and must be connected to a time clock switch or other approved system to the satisfaction of the responsible authority.

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c) Fuel Reduction and Maintenance Plan;
d) Emergency Management Plan; and
e) Any other risk management information for the site.

Once endorsed the plans must be implemented to the satisfaction of the responsible authority.

Goulburn Broken Catchment Management Authority Requirements

The finished floor levels of the proposed Operations & Maintenance, Guard and Inverter buildings must be constructed at least 300 millimetres above general ground surface level, or higher level deemed necessary by the responsible authority.

Goulburn Murray Water Requirements

a) All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
b) All solar panels must be setback five metres from Goulburn Murray Water's easement, freehold, or reserve boundary.
c) The renewable energy facility must not impact the lease benefiting GMW on

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

title (Titles Office Reference AF522022P).

d) 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.

e) 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, drainage lines, dams or bores.

Time for Starting and Completion

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

a) the development and use has not started within ***two (2) years*** of the date of this permit;

b) the development is not completed within ***four (4) years*** of the date of this permit.

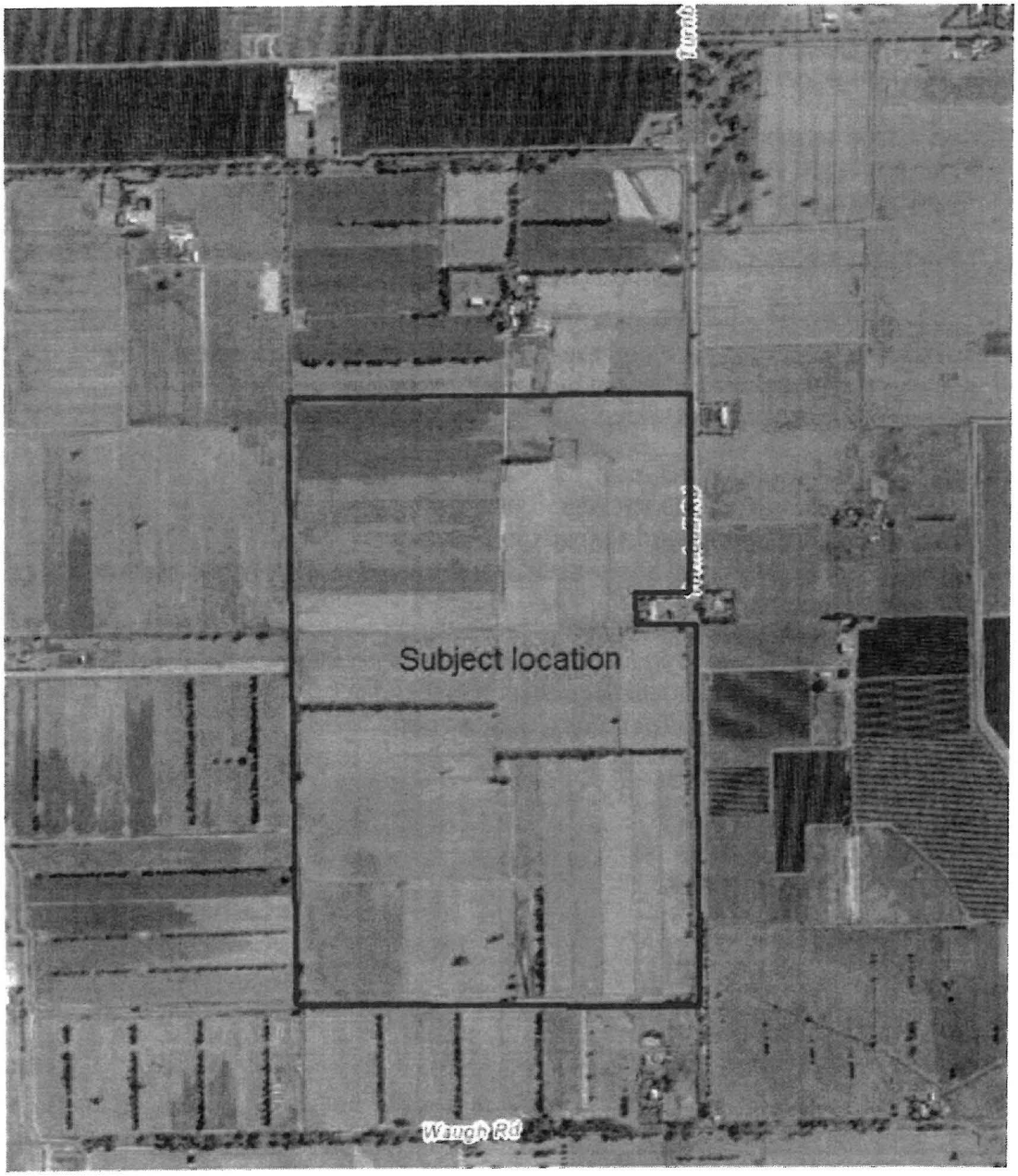
CARRIED.

Property Details

Land/Address	610 Ferguson Road, Tatura East. The land is 125ha in size and the majority of the land is under irrigation for fodder. Of the 125ha it is proposed to use 90.6ha as part of the solar farm.
Application Number	2017-162
Zones and Overlays	Farming Zone 1 Land Subject to Inundation Overlay
Why is a permit required	Use of land for a renewable energy facility under 35.07-1 Buildings and works in the FZ under 35.07-4 Buildings and works in the LSIO under 44.04-1.
Covenants	No
Area of cultural heritage sensitivity	No

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Locality Plan



10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Proposal in Detail

The planning application form describes the proposal as *'construction of a solar farm up to 45MW (AC) and associated infrastructure using solar PV and trackers connecting to either Mooroopna substation or a local one to be constructed'*. The application was lodged on 5 June 2017.

The application consists of:

- Planning Report prepared by Clean Gen
- Planning drawings
- Visual images of the proposed solar farm
- EPBC Act protected matters report

The application explains the proposal as follows:

- the solar farm 'will use solar photovoltaic (PV) technology with trackers
- a total of 162,900 solar panels are proposed
- the solar farm will produce enough energy to power 20,308 homes

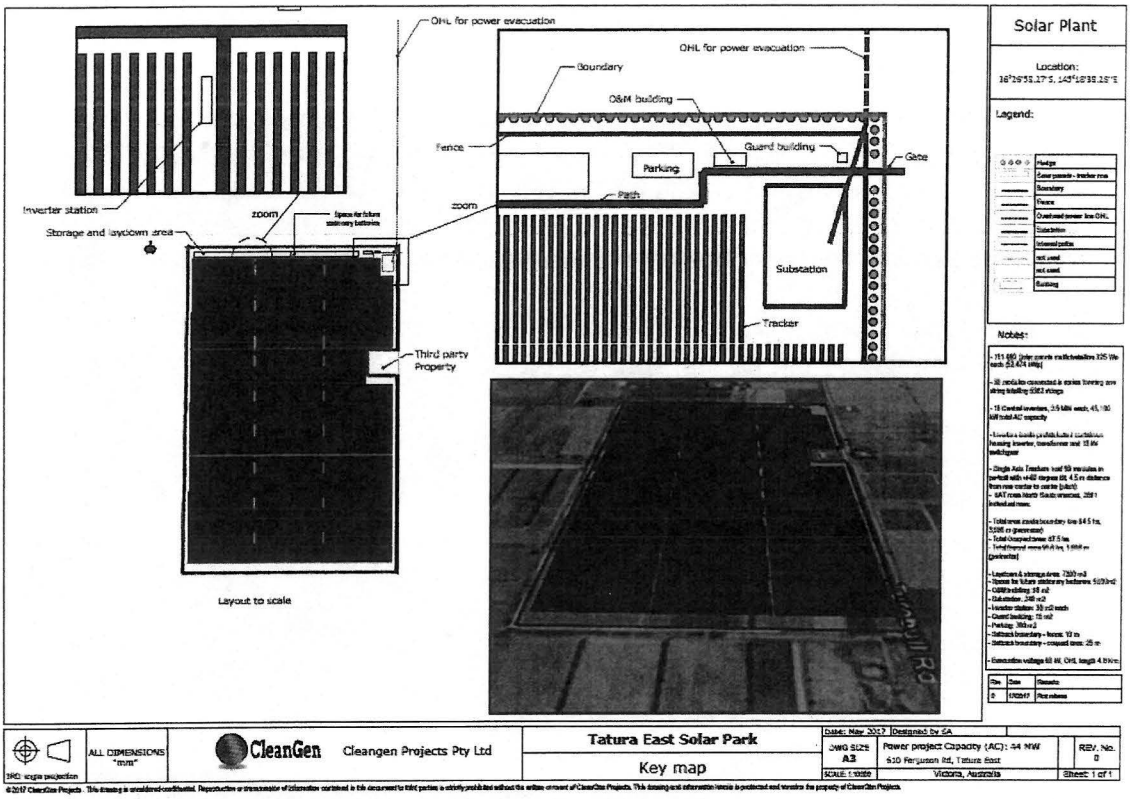
The proposed development includes:

- Solar photovoltaic (PV) with trackers
- Inverters and medium voltage step up transformers;
- Underground electrical conduits and cabling to connect the arrays to the inverters and transformers;
- Transformer station and switchgear;
- Overhead or underground lines to connect into existing electrical network;
- A supervisory control and data acquisition control system;
- A site office and maintenance building with car park;
- Security cameras;
- Internal access tracks;
- Laydown area;
- Perimeter security fencing; and
- Native vegetation screening.

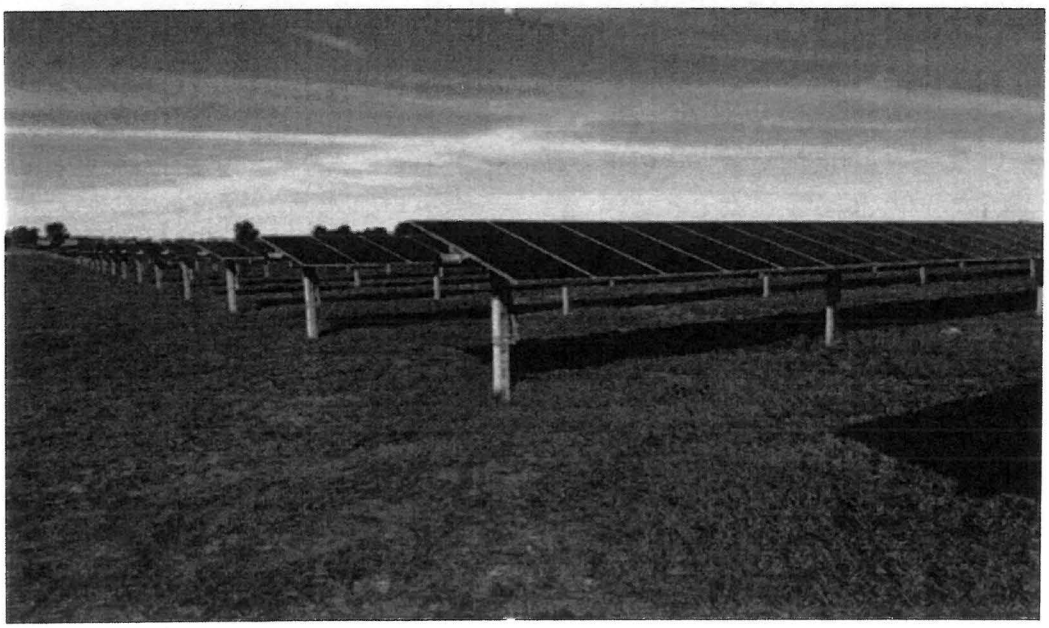
10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

A plan of the proposed development is below.



Below are photos from the Parkes solar farm, to provide a visual example of a constructed solar farm.



10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)





10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Summary of Key Issues
The application has been advertised and 28 objections received. Grounds of objection relates to setback from property boundaries, glare from solar panels, light spill from land, creation of a micro climate as a result of the solar farm, noise disturbance and loss of agricultural land.

- Officers engaged Sustainable Energy Transformation an expert solar consultant to review technical matters raised in the grounds of objection. The expert review concluded the following:
  The technical aspects raised in the objections have been reviewed. Some aspects have been found to be without a technical basis and others can be adequately addressed with appropriate requirements in management plans for the site development.
- The main assessment concern associated with the application and raised by objectors is the loss of productive agricultural land. Officers acknowledge the importance of agriculture to the region, despite this it is considered the loss of 90.6ha of agricultural land in a food bowl of 317,000ha is an acceptable outcome. Officers also note that the solar farm has a limited life of 25 to 30 years and that rehabilitation of the site can allow future farming of the land.
- Officers are concerned about the possibility that the solar farm could increase temperatures in the locality which could detrimentally impact on horticulture. Scientific research on this issue is not yet conclusive.
- Despite this given the importance of horticulture to the region officers require that night time cooling be provided for by turning the panels perpendicular to the ground.

Background
Economic Development officers met with the applicant prior to the application being lodged.

At the November 2017 Ordinary Council Meeting Council resolved the following:

That the Council direct the Chief Executive Officer to write to the Minister of Planning:

- *requesting under section 97C of the Planning and Environment Act 1987 that the Minister for Planning decide the solar farm planning applications referred to the Minister in the Greater Shepparton City Council local government area*
- *inviting the Minister for Planning to establish a process that provides a fair and proper opportunity for all affected stakeholders to be heard.*

Subsequently officers formally requested that the Minister for Planning call in the solar applications to a Panel Hearing. In addition to this written request a meeting was held between the Minister for Planning, the Mayor, Chief Executive Officer and Manager of Planning to discuss the referral of the solar applications.

Despite these efforts the Minister for Planning has decided not to accept Council's invitation to refer the solar applications to an independent planning panel. Consequently Council is required to decide on this application.

Assessment under the Planning and Environment Act
Planning permission is required to use and develop the land for a solar farm in the FZ and LSIO.

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

The scheme has two themes which form the basis of this assessment being support for agriculture and renewable energy production.

Examples of this policy direction are below:

11.12-5 Hume Regional Growth Plan

This growth plan identifies the subject site as 'strategic agricultural land'.

A strategy for the Hume region is:

- *Support agricultural production through the protection and enhancement of infrastructure and strategic resources such as water and agricultural land, including areas of strategic agricultural land.*

The Hume strategy also includes:

- *Create renewable energy hubs that support co-location of industries to maximise resource use efficiency and minimise waste generation.*

14.01-1 Protection of agricultural land

- *To protect productive farmland which is of strategic significance in the local or regional context.*

19.01-1 Provision of renewable energy

Provision of renewable energy
Objective
To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Strategies

- *Facilitate renewable energy development in appropriate locations.*
- *Protect energy infrastructure against competing and incompatible uses.*
- *Develop appropriate infrastructure to meet community demand for energy services and setting aside suitable land for future energy infrastructure.*
- *In considering proposals for renewable energy, consideration should be given to the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.*
- *In planning for wind energy facilities, recognise that economically viable wind energy facilities are dependent on locations with consistently strong winds over the year.*

21.06-1 Agriculture
Irrigated primary production and the processing of that product underpin the municipality and the Region's economy. The level of production is nationally important and the region is responsible for significant parts of the nation's milk production, deciduous canned fruit production, stone fruit crop and tomato processing production.

The land is within a consolidation area.

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Consolidation areas being areas that support existing farm businesses to operate and expand. Consolidation areas typically include land with good soils and include many of the former closer settlement areas, but their lot sizes are no longer reflective of current farm sizes. Consolidation areas are considered to provide opportunities for development of growing agricultural enterprises that can, over time, expand and consolidate through a process of property restructure. In this regard 'consolidation' includes the consolidation of land or the consolidation of farming enterprises through acquisition of non-contiguous land to increase farm size.

The development of additional dwellings threatens expanding agricultural enterprises and accordingly, new dwellings within these areas are discouraged. The use of re-subdivision and excisions within consolidation areas will be considered in recognition that the excision of a dwelling from a farm can provide businesses an opportunity to consolidate property holdings based on the value of land for agriculture. The minimum subdivision size in these areas has been set at 40ha and a dwelling needs a planning permit on all land less than 60ha in area.

Rural Regional Land Use Strategy

The key objective of this rural strategy is to secure and promote the future of agriculture across the region through the respective Council planning schemes. This strategy will ensure that the planning schemes of the three municipalities are responsive to rural issues, and in particular support agricultural growth and change.

Irrigated primary production and the processing of that product underpin the Region's economy. The level of production is nationally important; for instance the region is responsible for

- *25% of the nation's milk production*
- *90% of the national deciduous canned fruit production*
- *45% of Australia's stone fruit crop*
- *90% of the national tomato processing production.*

Clause 10.04 Integrated decision making

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Officers Assessment

In principle, a proposal for the generation of renewable energy that reduces fossil fuel dependency is worthwhile. The assessment difficulty with this application is considering if agricultural land of strategic importance should be made unproductive for at least 25 years for a solar farm.

The subject site is irrigated land that is adjacent to an orchard.

A renewable energy facility is a section 2 use in the FZ subject to the following condition which the application complies with:

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Must meet the requirements of clause 52.42
Officers acknowledge that the scheme provides strategic direction to protect strategic agricultural land from non-agricultural uses.

Throughout the FZ there are non-agricultural uses such as quarries, mines, dwellings and jails. Whilst these uses do not contribute to primary production they are allowable uses in the FZ. Likewise the scheme provides discretion to allow renewable energy facilities like solar farms in the FZ.

Clause 21.06-4 provides the following policy guidelines which provide an assessment guide for this application.
It is policy to:

Discourage industrial use and development (other than rural industry) in rural areas, except where:

Decision Guideline	Officers Response
It is unable to be accommodated in existing industrial zoned areas;	The substantial land size required for solar farms means that insufficient land is available in zones other than the FZ.
It does not compromise the surrounding existing and future agricultural practices;	Council's expert review by Sustainable Energy Transformation has considered impacts on surrounding agricultural land in relation to heat islands and decline of insects. To protect existing and future fruit trees a permit condition will require mitigation of the heat island effect by turning the PV arrays at night to a vertical position to allow night radiant cooling.
It adds value to the agricultural base of the municipality	The proposed solar farm removes land from production for at least 25 years; as a result the solar farm does not add value to the agricultural base.
It is a rural-based enterprise	A solar farm is a rural based enterprise as the only practical location that large scale solar farms can be located is within a non-urban area.
It provides for the reuse of existing large scale packing sheds and cool stores.	The proposal does not reuse a vacant cool store type building.

The FZ contains various decision guidelines. Officers consider compliance with these decision guidelines is achieved as:

- The solar farm subject to appropriate conditions such as landscape screening and measures to mitigate potential heat islanding is compatible with adjoining and nearby land uses;
- The proposal is located to connect to existing electricity transmission infrastructure;

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

- Unlike occupants of a dwelling, the solar farm does not limit intensive agricultural uses that could impact on the amenity of the locality such as spray drift, scare guns and heavy vehicle movements; and
- Conditions will require the sealing of Turnbull Road to mitigate dust complaints during the construction phase.

52.42-3 (renewable energy facility) includes the following decision guidelines:

Decision Guideline	Officers Response
The effect of the proposal on the surrounding area in terms of noise, glint, light spill, vibration, smell and electromagnetic interference	Council's expert technical advisor has advised that the proposed solar farm will not result in unacceptable amenity impacts to neighbouring properties.
The impact of the proposal on significant views, including visual corridors and sightlines.	The Tatura East locality is a flat irrigated landscape that is largely cleared of significant remnant vegetation. The solar panels are about three metres above natural surface level which ensures the panels will not be dominant in the landscape.
The impact of the proposal on the natural environment and natural systems.	The land has no significant environmental or natural systems given that the land has been cleared to accommodate irrigated agriculture.
Whether the proposal will require traffic management measures.	Turnbull Road is an unsealed road for most of the sites frontage, given that during the construction phase substantial vehicle movements will be generated, a permit condition will require sealing of Turnbull Road to the site frontage to avoid the dust creation.

Based on this assessment officers are satisfied that the proposal complies with the decision guidelines under 52.42-3.

2017-2021 Council Plan/Key Strategic Activity
Council Vision
Greater Shepparton, Greater Future.
A thriving economy in the foodbowl of Victoria with excellent lifestyles, innovative agriculture, a diverse community and abundant opportunities.

Environment
An objective under this section of the report is:
Alternative energy sources with both environmental and economic gains are promoted and encouraged.

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Incorrect notification	5	1	Low	The application has been properly advertised which allowed objections to be lodged with the Council. These objectors will be informed of Council's decision on the application.

Policy Considerations
The application has been considered against the policies contained within the Greater Shepparton Planning Scheme and found to achieve acceptable planning outcomes.

Financial Implications
This planning application has no significant financial implications on Council.

Legal/Statutory Implications
Should either the applicant or objector be dis-satisfied with Council's decision an application for review can be lodged at VCAT.

Cultural Heritage
The *Aboriginal Heritage Act 2006* provides protection for all Aboriginal places, objects and human remains in Victoria, regardless of their inclusion on the Victorian Aboriginal Heritage Register or land tenure.

The *Aboriginal Heritage Act 2006* introduces a requirement to prepare a Cultural Heritage Management Plan (CHMP) if all or part of the activity is a listed high impact activity, resulting in significant ground disturbance, and all or part of the activity area is an area of cultural heritage sensitivity, which has not been subject to significant ground disturbance.

The land is not within an area of cultural heritage sensitivity therefore the application does not trigger the need for a cultural heritage management plan.

Environmental/Sustainability Impacts
The use has no detrimental impact on the environment subject to the inclusion of appropriate drainage conditions should it be decided to grant a permit.

Social Implications
Section 60(1)(f) of the Act states the following:

Before deciding on an application, the responsible authority, if the circumstances appear to so require, must consider—

- *Any significant social effects and the economic effects which the responsible authority considers the use or development may have.*

This application does not raise social issues that warrant the refusal of the application.

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Economic Impacts
Approval of the use and development will see new investment within the municipality and associated job creation, and provide renewable energy for the municipality to negate rising energy costs.

Referrals/Public Notice

External Referrals Required by the Planning Scheme:

Section 55 - Referrals Authority	List Planning clause triggering referral	Determining or Recommending	Response
GBCMA	44.04-5	Recommending	The GBCMA consented to the application subject to one condition which requires buildings to be constructed 300mm above general ground surface level.

External Notice to Authorities:

Section 52 - Notice Authority	Response
AusNet Services	AusNet consented to the application without requiring any conditions.
GMW	GMW consents to the application subject to their standard siting and drainage conditions.

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land
- Placing a sign on site
- Notice in the Tatura Guardian on 13 June 2017

Council received 28 objections to the application.

All objectors were issued with an acknowledgment letter.

The key issues that were raised in the objections are as follows:

Ground of Objection	Response to Objection
Setback from property boundaries	In Australia, there are no standard setback distances for solar farms from adjoining property boundaries. They are determined according to local planning guideline requirements, and any restrictions, if required, are typically established as part of assessments for the project's environmental management plan. Internationally, there is no consistent standard. A similar approach to Australia is used in the United Kingdom. In America, codified distances from residential dwellings range from 6 to 30.5 metres. In Ireland, a number of cases have

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Ground of Objection	Response to Objection
	upheld 22 metres as a setback distance from adjacent residential boundaries. It appears that these codified setbacks are related to a subjective offsite amenity appraisal as opposed to any technical concern regarding PV technology. The proposed setback of 50 metres from the site boundary including a screen of native vegetation is deemed sufficient to mitigate any likely effects on the neighbouring residential properties. This increased setback will also reduce any potential heating of nearby land as a result of the solar farm.
Glare from solar panels	In general, modern PV panels are designed to absorb as much sunlight as possible to convert it into electricity. The panels are single axis tracking aligned North/South. Consequently, they rotate from facing toward the East in the morning across the sky to facing West at sunset. Under the proposal, the maximum tilt of the panels is 60°. This would not allow reflection onto neighbouring properties under normal operating conditions, as when the sun is at the lowest point any light reflected would be upwards. If there were to be any glare, surrounding and screening vegetation would disrupt any light rays parallel to the ground from the collector or supporting infrastructure. The materials and colour of onsite infrastructure (other than the solar panels) will be non-reflective and in keeping with the materials and colouring of the landscape. This infrastructure will be similar to common infrastructure on farm properties, such as sheds.
Lightspill from the land	The application indicates night time lighting will be installed around the operation and maintenance facilities, carpark and substation. The lighting used will be low-level and directional to minimise potential for light spill. Possible management strategies would ensure that any otherwise obtrusive light would be shaded by the vegetation around the boundary. In addition to mitigation measures, if the substation and support facilities are well shielded and not visible from potential sensitive receivers, visual impacts would be low.
Creation of a micro climate as a result of the solar farm	Council's expert advisor Sustainable Energy Transformation examined two published studies which considered the likelihood of a heat island effect and the possibility of increased temperatures in the surrounding farmland. It is not possible to definitively rule out the possibility of a heat island effect. Impacts on fruit set depend largely on the extent to which any heat island effect would spill over to surrounding properties. At present this is unanswerable with the information

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Ground of Objection	Response to Objection
	available. Assessing heat island impacts on pest insect populations is challenging. Once again the extent to the heat island effect spill into surrounding regions may be critical because the physical environment of a solar farm itself is unlikely to be conducive to harbouring insect populations due to its limited vegetation. Further, while it is the case that temperature is an important factor influencing insect behaviour, distribution, development, survival, and reproduction, the drivers on insect populations dynamics are complex and other factors are relevant. Rainfall is also often an important variable, as is population size. As the population increases so does its vulnerability to disease and predation and the impact of competition within the population and with other species. In the event that a heat island effect did occur, two potential mitigation options are apparent: The first relates to reducing the heat island effect. Barron-Gafford et al. noted that the warming may be due to heat trapping of re-radiated heat from the ground under the stationary PV arrays at night. If this is the case, a simple mitigation option would be to turn the PV arrays (which will be on a tracker) toward the vertical position thereby opening up the 'view' to the sky to facilitate night radiant cooling. The second relates to biological control of insect populations. In an agricultural setting planting of trees and or shrubs for visual screening purposes will create the opportunity to both boost local biodiversity and increase the populations of insectivorous birds and other species which could assist in reducing insect pest numbers on nearby surrounding properties.
Noise disturbance	Based on similar proposals, the noise levels from typical solar farm operations are expected to be minimal and compliant with noise standards. Tracking solar PV moves at an unobtrusive and slow rate, producing minimal noise. Solar PV farms are generally very silent during the operational phase. The only noise emitted from an operational solar farm would be from the substation and inverters, which can be inaudible if appropriate buffer distances to sensitive receivers or equipment housing are used. There is no noise from inverters at night due to daytime operation of solar panels. Noise impacts would largely be restricted to the construction

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Ground of Objection	Response to Objection
	phase and these could be managed through mitigation measures. During plant operations, other minor sources of noise would be from a small number of vehicles accessing the site per day, aeolian and/or corona noise from transmission lines and any intermittent noise from maintenance activities. Overall, at operational stage, solar farms generate low levels of noise. Any infrastructure with the potential to generate noise could be setback from any sensitive areas in the surrounding area or placed within an enclosed building to minimise noise impacts.
Loss of productive agricultural land	Officers acknowledge that this proposal will result in the loss of productive agricultural land. Officers also acknowledge that the land is identified as being strategic agricultural land and that agriculture is the driver of the regions economy. Despite this, a solar farm is not a prohibited use and the generation of electricity like food production is essential to the lives of Victorians. Officers note there are other non-agricultural uses in FZ such as mines, quarries and schools. Whilst reducing valuable agricultural land is not an ideal outcome, the proposed solar farm is an acceptable outcome, the loss of 100ha in a food bowl of 317,000ha does not warrant refusal of the application.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links
a) Greater Shepparton 2030 Strategy (GS2030)
Environment

At 6.4 of GS2030 the below two strategic objectives are identified:

- *To manage irrigated and non irrigated land for long-term sustainable production purposes.*
- *To reduce greenhouse gas emissions by local actions, in the interests of current and future generations*

10.3 Use and Development of Land for a Solar Farm at 610 Ferguson Road, Tatura East (continued)

Conclusion

Officers in this report are in no way underplaying the significance of agriculture to the region; the Goulburn Valley is a food bowl of national importance. So much so that Governments have invested more than two billion dollars to modernise the irrigation network.

Despite this, it is recommended that permission be granted to use and develop the land for a solar farm on the basis that the development will assist in providing clean power generation.

Attachments

Nil

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.4 Use and Develop 235 Victoria Road, Tallygaroopna for a Solar Farm

Disclosures of conflicts of interest in relation to advice provided in this report
Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Council Officers involved in producing this report
Author: Statutory Planner
Proof reader(s): Manager Building and Planning
Approved by: Director Sustainable Development

Executive Summary
The application seeks planning approval to use and develop land at 235 Victoria Road, Tallygaroopna for a 30MW renewable energy facility (solar farm). The proposed development includes the removal of three scattered paddock trees and business identification signage. The application represents a development of $34 million in the municipality.

The land is within the Farming Zone (FZ). The land is not within an area of cultural heritage significance, therefore the proposal does not trigger the need for a Cultural Heritage Management Plan.

Officers have advertised the application and five objections to the proposal have been lodged with Council. The objections largely relate to the following issues:

- Incomplete / insufficient application information;
- Proximity of the land to the township of Tallygaroopna;
- Creation of an eyesore in a rural environment;
- Creation of a micro climate as a result of the solar farm (the heat island effect); and
- Loss of productive agricultural land.

The key issue for consideration is whether the loss of productive agricultural land in a food bowl of national significance for a solar farm is acceptable.

The Greater Shepparton Planning Scheme (the scheme) places a strong emphasis on the retention of agricultural land and the discouragement of non-agricultural uses in farming areas. This application proposes to remove about 96 hectares from agriculture for at least 25 years.

The Rural Regional Land Use Strategy (Rural Strategy) identifies that agriculture within the study region (Campaspe, Moira and Greater Shepparton) consists of about 500,000ha of which 317,000ha is irrigated with about 1.5 million megalitres of water used. Agriculture is without question the main economic driver of the region.

The FZ does not prohibit renewable energy facilities such as solar farms.

The state planning policy seeks to promote and facilitate renewable energy facilities. Clause 19.01-1 (provision of renewable energy) objective is:

To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

Greater Shepparton City Council
No
20 JUN 2017

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Privacy notice

! Council is collecting the information on this form so that it may consider your objection in accordance with its legislative powers and functions and it will only be disclosed in accordance with these powers and functions. You may access the information by contacting Council.

·Please be aware that in accordance with Part 4, Section 57(5) of the *Planning and Environment Act 1987* the Responsible Authority must make a copy of every objection (including personal information of the objector) available for public inspection at its office during office hours free of charge until the end of the period for which an application may be made for review of a decision on an application'..

Any person who may be affected by the granting of a permit may object.

- If you object the Council must consider the objection unless you withdraw it.
- If you object you must sate the reasons why and say how you would be affected by the grant of a permit.
- *The Council may reject an objection that it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector.*
- The Council must make a copy of every objection available at its office for any person to inspect during office hours.
- If you object prior to the Council making a decision, you will be notified of the Councils decision.
- If you object and are not satisfied with the Council's decision you must appeal within 21 days of the notice of the decision to the Victorian Civil and Administrative Tribunal.
- If the Council refuses the application, the applicant can also appeal.

Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	STEVEN PERKINS
Organisation:	LYSTJAKE PTY LTD
Postal Address:	PO BOX 331
	MOOROOPNA VIC Postcode: 3629

Contact phone:		.
Mobile phone:	0417690894	1
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Propsal: USE AND DEVELOPMENT FOR A RENEWABLE ENERGY FACILITY (SOLAR FARM) UP TO 45 MW (AC) AND ASSOCIATED INFRASTRUCTURE

The land

Address of the land

Street No: 610	Street Name: FERGUSON ROAD	
Suburb: TATURA EAST	VIC	Postcode: 3616

MY AFFECTED LAND

STREET Nº 700 STREET NAME FERGUSON ROAD

SUBURB ~~TATURA EAST~~/TOOLAMBA VIC POSTCODE 3614

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

- POTENTIAL LOSS OF INCOME FROM PRIMARY PRODUCTION
- DEVALUATION OF PROPERTY VALUE
- INCREASED TRAFFIC CONGESTION, NOISE AND DUST WITH ADVERSE EFFECT UPON ANIMAL HEALTH.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

- REQUIRES INDEPENDENT ENVIRONMENT IMPACT STATEMENT WITH EMPHASIS UPON IMPACT UPON AMBIENT TEMPERATURE, SOIL TEMPERATURE AND SOIL MOISTURE RETENTION
- REQUIRES INDEPENDENT TRAFFIC IMPACT ASSESSMENT • IMPROVED LIGHTING CORNER FERGUSON ROAD WEST AND TURNBULL ROAD • 80KM MAXIMUM SPEED ZONE FERGUSON ROAD AND TURNBULL ROAD • BITUMANISE TURNBULL ROAD SOUTH • REZONE IMMEDIATE DISTRICT

Reason for Objection

DO YOU OBJECT? ☐ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

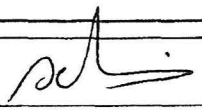
- THE PROPOSED DEVELOPMENT IS NOT CONSISTENT WITH CURRENT ZONING "PRIMARY PRODUCTION" AND SHOULD NOT BE ALLOWED TO PROCEED. TO DO SO AS AN EXEMPTION MERELY DEVALUES ALL PROPERTIES WITHIN THE AREA WITHOUT ANY UPSIDE.

- AS A PRIMARY PRODUCTION AREA ANY DEVELOPMENT THAT IMPACTS UPON THE IMMEDIATE ENVIRONMENT SHOULD NOT PROCEED WITHOUT A THOROUGH AND INDEPENDENT ASSESSMENT. OF MAJOR CONCERN IS IMPACT UPON AMBIENT AND SOIL TEMPERATURES AS WELL AS SOIL MOISTURE RETENTION FOR NEIGHBOURING PROPERTIES.

- CORNER OF FERGUSON ROAD WEST AND TURNBULL ROAD IS A NOTORIOUS ACCIDENT SITE WITH AT LEAST ONE ACCIDENT A YEAR. TO ALLOW THE PROPOSED INCREASE IN TRAFFIC MOVEMENT WITHOUT AN INDEPENDENT ASSESSMENT WOULD BE NEGLIGENT.

- THE DUST CREATED BY TRAFFIC MOVEMENT ALONG TURNBULL ROAD SOUTH (OFF FERGUSON Rd) IS A HEALTH HAZZARD TO INCREASE MOVEMENTS BY UP TO 50 PER DAY WOULD BE COMPLICIT.

Objectors Signature

Signature: 

Date: 25/06/2017

Lodgement

To ensure the Responsible Authority considers your objection. ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
If you wish to submit your objection in person please call on the number below to arrange an appointment time to meet with a Planning Officer.
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Privacy notice
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Any person who may be affected by the granting of a permit may object.

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- If you object and are not satisfied with the Council's decision you must appeal within 21 days of the notice of the decision to the Victorian Civil and Administrative Tribunal.
- If the Council refuses the application, the applicant can also appeal.

Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	TREVOR BAILEY
Organisation:	
Postal Address:	7 SAND PIPER RIDGE
	SHEPPARTON Postcode: 3630

Contact phone:		
Mobile phone:	0408502044	—
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: PROPOSED 45 MW SOLAR FARM

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST VIC		Postcode: 3616

Greater Shepparton City Council	
File No	
Record No	
18 AUG 2017	
Referred To	
Copies To	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

COST OF LIVING DUE TO RISE IN TEMPERATURE CREATED BY SOLAR FARM BY ADDED COOLING COST FROM INCREASED INSECT & BIRD POPULATION

LOOSE RURAL FEEL OF AREA

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

RELOCATION TO LESS SENSITIVE AREA THAT DOES NOT IMPACT ON RESIDENTS + FARMING.

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

THE USE OF PRIME RURAL FARMING LAND

DUE TO RISE OF AMBIENT AIR + GROUND TEMPERATURE. WILL INCREASE INSECT & BIRD LIFE WHICH WILL IMPACT ON SURROUNDING ORCHARDS

GLARE FROM SOLAR PANELS DUE TO TRACKING OF SOLAR panels from east to west

Objectors Signature

Signature:

Date: 16/08/2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Planning Enquiries
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- If the Council refuses the application, the applicant can also appeal.

Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Joanne Crowe
Organisation:	
Postal Address:	7 Quinan Parade
	Shepparton Postcode: 3630

Contact phone:	0423 746 123.	
Mobile phone:		
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: PROPOSED 45MW SOLAR FARM

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Suburb:	TATURA EAST VIC		Postcode: 3616.

Greater Shepparton City Council

File No	
Record No	
18 AUG 2017	
Referred To	
Copies To	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Reported health issues associated with Human Thermal Comfort.

Farmers were not allowed do Sub Divide or sell parcels of land for people to build on as councils wanted do encourage agricultural farming so this should not be a consideration.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Move do not go ahead in a productive and fertile area.

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

AS ABOVE

Objectors Signature

Signature: 

Date: 19 / 05 / 2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

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Privacy notice
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Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	VICKI EMANUELLI
Organisation:	
Postal Address:	93 KNIGHT ST MOOROOPNA Postcode: 3629

Contact phone:		Please indicate your preferred contact method by numbering in order of preference
Mobile phone:	0438 254467	✓
Email:		
Fax:		

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Proposal: PROPOSED 45 MW SOLAR FARM.

The land

Address of the land

Street No: 610	Street Name: FERGUSON RD.		
Suburb: TATURA EAST			Postcode: 3616.

Greater Shepparton City Council

File No	
Record No	
18 AUG 2017	
Referred To	
Copies To	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

VALUE OF PROPERTY WILL DECREASE

WILL BE MUCH HARDER TO SELL BEING SURROUNDED BY SOLAR PANELS.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

RELOCATION TO LESS SENSITIVE AREA THAT DOES NOT IMPACT ON RESIDENTS & PRIME FARMING LAND

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

THE USE OF PRIME FARMING LAND

EFFECTS ON FARM LAND / ORCHARDS DUE TO THE RISE IN AMBIENT TEMPERATURE INCREASING INSECT + BIRD LIFE IN THE HEART OF ORCHARDS.

LOSS OF RURAL LIFESTYLE.

Objectors Signature

Signature: Vicki L Emmett.

Date: 16/08/2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
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90 Welsford Street
SHEPPARTON

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GREATER SHEPPARTON

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Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	RYAN SCHLABACH
Organisation:	
Postal Address:	2 162 HAYES ST SHEPPARTON Postcode: 3630
Contact phone:	
Mobile phone:	0448745279.
Email:	
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 – 162

Application Proposal: PROPOSED 45MW SOLAR FARM

The land

Address of the land

Street No:	610
Street Name:	FERGUSON RD
Suburb:	TATURA EAST VIC
Postcode:	3616

Greater Shepparton City Council

File No	
Record No	
18 AUG 2017	
Referred To	
Copies To	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

THE AREA WILL BE BUSIER LOOSING THE RURAL FEEL

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

RELOCATION TO LESS SENSITIVE AREA THAT DOESN'T IMPACT ON RESIDENTS & FARMING

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

THE USE OF PRIME RURAL FARMING LAND.

THE RISE IN TEMPERATURE ATTRACTING BIRD LIFE + MORE INSECTS

THE GLARE FROM SOLAR PANELS

POSSIBLE BUSH FIRE RISK.

Objectors Signature

Signature:

Date: 27/08/2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Objection to grant a Planning Permit

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Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	STACEY BAILEY
Organisation:	
Postal Address:	7 SAND PIPER RIDGE SHEPPARTON Postcode: 3630

Contact phone:		Please indicate your preferred contact method by numbering in order of preference
Mobile phone:	0438251378	–
Email:		
Fax:		

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 – 162

Application Propsal: PROPOSED 45 MW SOLAR FARM

The land

Address of the land

Street No: 670	Street Name: FERGUSON RD		
Suburb: TATURA EAST	VIC	Postcode: 3616	

Greater Shepparton City Council

File No	
Record No	
18 AUG 2017	
Referred To	
Copies To	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

VALUE OF PROPERTY WILL DECREASE & MAKE RESALE HARDER DUE TO PEOPLE NOT WANTING TO LIVE IN MIDDLE / ACROSS FROM SOLAR FARM.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

RELOCATION TO LESS SENSITIVE AREA THAT DOESN'T IMPACT ON RESIDENTS & FARMING LAND.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

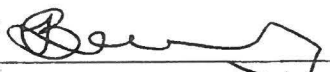
Attach an additional page if there is insufficient room.

THE USE OF PRIME RURAL FARMING LAND.

EFFECT ON FARMING / ORCHARDS DUE TO RISE IN TEMPERATURE INCREASING INSECT & BIRD LIFE TO THE AREA

LOSS OF RURAL LIFESTYLE

Objectors Signature

Signature: 

Date: 16 / 08 / 2017

Lodgement

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Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	JONNY MCNEILL
Organisation:	
Postal Address:	5 HUGHES CRT SHEPPARTON Postcode: 3630

Contact phone:		
Mobile phone:	0407 706 851	–
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: PROPOSED 45MW SOLAR FARM

The land

Address of the land

Street No: 610	Street Name: FERGUSON RD		
Suburb: TATURA EAST VIC		Postcode: 3616.	

Greater Shepparton City Council

File No	
Record No	

18 AUG 2017

Referred To	
Copies To	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

THE VALUE OF PROPERTY WILL DECREASE WHICH WILL MAKE RE-SALE HARDER.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

RELOCATION TO A LESS SENSITIVE AREA TO AVOID IMPACT ON RESIDENTS + FARMING LAND.

Reason for Objection

DO YOU OBJECT? - ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

THIS IS PRIME RURAL FARMING LAND.

WILL LOSE THE RURAL LIFESTYLE.

Objectors Signature

Signature:

Date: 10 / 03 / 2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

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GREATER SHEPPARTON

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Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	GAIL BAILEY & DARRYL BAILEY
Organisation:	
Postal Address:	6 HUGHES CRT SHEPPARTON
	Postcode: 3630

Contact phone:		
Mobile phone:	0419157863	✓
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Propsal: PROPOSED 45MW SOLAR FARM

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST VIC	Postcode:	3616

Greater Shepparton City Council

File No	
Record No	
18 AUG 2017	
Referred To	
Copies To	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Lose of very good agriculture land in our area.
Impact on nearby residents & orchards & farmers.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocation to an area more suited ie: not irrigation. less productive.

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

The use of prime rural farming land as this area is part of our food bowl.
Our fertile farmland is shrinking and our population is growing we need to prescrve as much as we can for our future.

Impact on health on surrounding residents.

Glare from panels.

Impact on orchards on surrounding properties.

Objectors Signature

Signature: C Bailey . D Bailey

Date: 18 / 08 / 2017

Lodgement

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Lodge the completed and signed form and all documents with:

Mail to:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

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GREATER SHEPPARTON

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	KRISTIAN MCNEILL
Organisation:	
Postal Address:	6 HUGHES COURT SHEPPARTON
	Postcode: 3630

Contact phone:		Please indicate your preferred contact method by numbering in order of preference
Mobile phone:	0420946389	✓
Email:		
Fax:		

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 – 162

Application Propsal: PROPOSED 45MW SOLAR FARM

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST VIC	Postcode:	3616.

Greater Shepparton City Council

File No	
Record No	
18 AUG 2017	
Referred To	
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How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

The value of property will decrease and make resale harder, as people will not want to be living in the middle or near the solar farm.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocation to a less sensitive area that will not impact on residents and farming land.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

The use of prime rural farming land.

Effect on farming (orchards) due to the rise in temperature increasing insect & bird life to the area.

Loss of the rural lifestyle.

Objectors Signature

Signature:

Date: 01 / 08 / 2018

Lodgement

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Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

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GREATER SHEPPARTON

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	SHARON MCCARTHY
Organisation:	
Postal Address:	485 FERGUSON RD
	TATURA EAST Postcode: 3616.

Contact phone:	—	
Mobile phone:	0406070975	2
Email:	sharon.marmion@gmail.com	1
Fax:	—	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: PROPOSED SOLAR FARM

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST	Postcode:	3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

We have grave concerns on the location of this solar farm. We live nearby and we are concerned re the impact on our family and farming property. There are many unknowns re the solar farm. This is prime agricultural land and should be used as such. It may effect the value of our property.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocation of solar farm to a rural setting away from residents, farms and orchards.

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

It may increase the amount of insects in the area because of the excess heat given off. This heat will effect the rainfall in our neighbourhood which will directly effect our lucrene crop. With increased insects we may need to use more sprays and chemicals which will cost us more money. We are dairy farmers and if rainfall is effected by the heat from the solar farm this again will cost us more money to irrigate and time to do this. We are surrounded by Orchards and they may need to increase the frequency and types of sprays used which may directly effect the health of my family (we have four young children). This is a residential/farming area not industrial. There will be increased traffic on Ferguson Road and my children walk to the bus stop (approx 350metres) which will increase the potential of an accident. Also potentially noisy and an increase in traffic during the installation stage

Objectors Signature

Signature: Sharon McCarthy

Date: 29 / 08 / 2017

Lodgement

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Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

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GREATER SHEPPARTON

Objection to grant a Planning Permit

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Greater Shepparton City Council
Record No
1 JUN 2017

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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- If the Council refuses the application, the applicant can also appeal.

Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	TOM MCCARTHY
Organisation:	
Postal Address:	485 FERGUSON ROAD
	TATURA Postcode: 3616

Contact phone:		
Mobile phone:	0427266360	2
Email:	dairytatura@gmail.com	1
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Propsal: PROPOSED SOLAR FARM

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST	Postcode:	3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

This is prime agricultural land and should not be wasted. This is a farming area. Solar farms of this scale should be located in non built up areas where land is less valuable and not set up in the heart of irrigation country. It will also make our roads busier and more dangerous

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Would like to see the solar farm relocated to more marginal land away from the irrigation district.

Reason for Objection

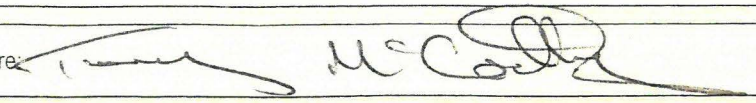
DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

This is prime agricultural land located in the heart of the irrigation district. The area has alot of Orchards and farming activities. There is concerns how a solar farm may affect the ecological system. Solar farms keep ground temperatures warmer which encourage more insects. Local Orchards and lucerne growers will have to apply more sprays to counteract this which affects the air we breathe. This puts additional costs on our primary producing businesses. Traffic on our roads is already very busy. Ferguson road being one of the main roads from Tatura to Shepparton. This farm will add more traffic during construction and afterwards increasing the risk of accidents as we take our kids to schools and to bus stops

Objectors Signature

Signature: 

Date: 29 / 08 / 2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Objection to grant a Planning Permit

Greater Shepparton City Co
Rec'd No

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Privacy notice

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	AMENDRA SINGH
Organisation:	
Postal Address:	466 FERGUSON ROAD, TATURA EAST, VICTORIA Postcode: 3616

Contact phone:	5824 3879	2
Mobile phone:	0404 261486	3
Email:	amensingh8@gmail.com	1
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: 610 FERGUSON ROAD, TATURA EAST, VICTORIA SOLAR FACILITY

The land

Address of the land

Street No:	610	Street Name:	Ferguson Rd
Suburb:	Tatura East	Postcode:	3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Heat Island effect
Increased traffic during construction
Decreased real estate value

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Different location, not on land suitable for farming

Reason for Objection

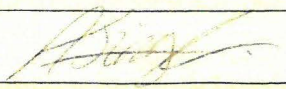
DO YOU OBJECT? ☐ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

Loss of farmland
Increased lighting at night
Increased ambient noise levels
Loss of rural lifestyle

Objectors Signature

Signature: 

Date: 31/08/2017

Lodgement

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SHEPPARTON, 3632

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90 Welsford Street
SHEPPARTON

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GREATER SHEPPARTON

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Greater Shepparton City Council
Copies to

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Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Dana Lynch
Organisation:	
Postal Address:	466 Ferguson Rd
	Tatura East VIC Postcode: 3616

Contact phone:	5824 3879	3
Mobile phone:	0418551692	2
Email:	danalynch29@gmail.com	1
Fax:	---	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: 610 Ferguson Rd Tatura East
Solar Facility

The land

Address of the land

Street No:	610	Street Name: Ferguson Road
Suburb:	Tatura East	Postcode: 3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Heat Island effect
Increased traffic, particularly during construction.
Potential reduction in real estate values in the vicinity of the proposed facility
Empathy with local farmers and residents who will be effected adversely by the proposed facility

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

More appropriate location. One that does not use prime, productive, irrigated land.

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

- Loss of prime, productive, irrigated land.
- Loss of rural lifestyle.
- Heat island effect.
- Traffic increase.
- Increased lightning resulting in loss of rural lifestyle.
- Increased noise resulting in loss of rural lifestyle.

Objectors Signature

Signature: daralyn

Date: 3 / 8 / 2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Objection to grant a Planning Permit

Greater Shepparton City Council

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Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	GEOFF LYNCH
Organisation:	
Postal Address:	466 FERGUSON RD
	TATURA EAST Postcode: 3616

Contact phone:	58243879	2
Mobile phone:	0419374131	1
Email:	g.slynch@bigpond.com	3
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Propsal: 610 FERGUSON RD TATURA EAST SOLAR FACILITY

The land

Address of the land

Street No: 610	Street Name: FERGUSON RD	
Suburb: TATURA EAST		Postcode: 3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room

* HEAT ISLAND EFFECT
* INCREASED TRAFFIC, PARTICULARLY DURING CONSTRUCTION
* POTENTIAL REDUCTION IN REAL ESTATE VALUES IN THE VICINITY OF THE PROPOSED FACILITY.
* EMPATHY WITH LOCAL FARMERS AND RESIDENTS WHO WILL BE ADVERSELY EFFECTED BY THE PROPOSED FACILITY.
* LOSS OF QUALITY OF LIFESTYLE DUE TO LIGHTING AT NIGHT.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

MORE APPROPRIATE LOCATION. ONE THAT USES LESS PRODUCTIVE HIGH QUALITY LAND

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

* LOSS OF PRIME, PRODUCTIVE, IRRIGATED FARMLAND
* LOSS OF RURAL LIFESTYLE
* HEAT ISLAND EFFECT
* INCREASE IN TRAFFIC FLOW
* SUBSTANTIAL INCREASE IN LIGHTING RESULTING IN LOSS OF PRIVACY + RURAL LIFESTYLE
* INCREASE NOISE RESULTING IN LOSS OF QUIET RURAL LIFESTYLE

7 Objectors Signature

Signature: 

Date: 30/08/2017

Lodgement

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Locked Bag 1000
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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Sue Lynch.
Organisation:	
Postal Address:	466 Ferguson Rd
	Tatura East Postcode: 3616

Contact phone:	58243879
Mobile phone:	0408051367.
Email:	g.slynch@bigpond.com
Fax:	

1
3
2

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Propsal:
610 Ferguson Rd. Tatura East
Solar facility.

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST	Postcode:	3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Heat island effect
Increased traffic, particularly during construction
Potential reduction in real estate values in the vicinity of the proposed facility
Empathy with local farmers and residents who will be adversely effected by the proposed facility.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

More appropriate location. One that does not use prime, productive, irrigated farmland.

Reason for Objection

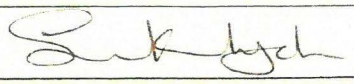
DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

- Loss of prime, productive, irrigated farmland.
- Loss of rural lifestyle
- Heat island effect
- Traffic increase.
- Increased lighting resulting in loss of rural lifestyle
- Increased noise resulting in loss of rural lifestyle

Objectors Signature

Signature: 

Date: 29/08/2017

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SHEPPARTON, 3632

In Person:
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90 Welsford Street
SHEPPARTON

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Objection to grant a Planning Permit

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GREATER SHEPPARTON

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Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:		
Organisation:	LA Bulk Transport Pty Ltd.	
Postal Address:	495 Simson Rd TATURA EAST.	
	Postcode:	
Contact phone:		
Mobile phone:	0428 579 437	
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number:
2017-162

Application Proposal:
SOLAR FARM

The land

Address of the land

Street No: 610	Street Name: FERGUSON RD	
Suburb: TATURA EAST		Postcode: 3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

We have purchased business Transport To operate out Armona Area and Greater Coalburn Valley we have 12 employee if we have to live next to this I will relocate business back to Western District were we operate also.

(Full stamp cup)

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Hours to Different Area.

Reason for Objection

DO YOU OBJECT? ☐ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

We have shifted to this area for our business ~~but~~ and lifestyle ~~but~~ ~~and~~ wor employee people from this area however I do not want live next to this so we would sell up and put off our workers shift back to western Distant were we are also operating out off.

Objectors Signature

Signature:

Date: 29 / 05 / 2017

Lodgement

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Locked Bag 1000
SHEPPARTON, 3632

In Person:
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90 Welsford Street
SHEPPARTON

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GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Sandra Kingston
Organisation:	
Postal Address:	7 Winolite Crt
	Mooroopna Postcode: 3629
Contact phone:	
Mobile phone:	0437715770
Email:	sandradalma@yahoo.com.au
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Proposal: Solar Panel Farm - Mooroopna

The land

Address of the land

Street No:	610	Street Name:	Ferguson Rd
Suburb:	Mooroopna	Postcode:	3629

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Change of location

Somewhere not close to town's.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

The location is to close to orchards and irrigated agricultural land.
The land is useful land for the agricultural industry.
The heat generated by the solar panels will permently damage the land.
The panels will also attract insects + birds than can potencially damage the nearby orchids.

Objectors Signature

Signature:

Date: 02 / 08 / 2011

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Objection to grant a Planning Permit

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Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name: BRUCE MAXWELL GALL
Organisation: RETIRED
Postal Address: 2 DUNROBIN ST
SHEPPARTON Postcode:

Contact phone: 0412 021014
Mobile phone:
Email:
Fax:

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162
Application Propsal: SOLAR FARM

The land

Address of the land

Street No: 610 Street Name: FERGUSON ROAD
Suburb: TATURA EAST Postcode: 3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

USING GOOD FARMING LAND WHAN LASS QUALITY LAND CAN BE UTILISED

AFFECT ON RASIDANTS LIVING NEAR THA PROPOSAL

THA NEED FOR AXTRA SPRAYS AND BIRD CONTROL

THA AFFECT ON THA CLIMATE

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

THA PROPOSAL RELOCATED NOT TO HAVE AN IMPACT ON GROWERS & RASIDANTS

Reason for Objection

DO YOU OBJECT? [X] YES (Tick Box)

Clearly state your reasons for objection

THA AFFECTS OF SUCH A VANTURE WILL HAVE ON RASIDANTS AND GROWERS IN AND AROUND THE AREA

Attach an additional page if there is insufficient room.

LOSS OF PRIME FARM LAND TO SUCH A VENTURE

POTENTIAL DECREASE IN PROPERTY VALUE

DISRUPTION TO RASIDANTS LIFESTYLE

GREATER SHEPPARTON

Objection to grant a Planning Permit

Greater Shepparton City Council
File No
Record No
05 FEB 2018
Referred To
Copies To

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Privacy notice

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Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Eileen Frankland
Organisation:	
Postal Address:	5/2 Ross Alan Drive Shepparton Postcode: 3630
Contact phone:	58214821
Mobile phone:	
Email:	
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Proposal: SOLAR FARM 610 FERGUSON RD TATURA EAST

The land

Address of the land

Street No: 610	Street Name: FERGUSON RD	
Suburb: TATURA EAST		Postcode: 3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

WORRIED ABOUT THE AFFECT ON ORCHARDS & OTHER GROWERS - SPRAYS USED - IMPACT OF THE EFFECT OF THE SOLAR PANELS TO THE GROWERS AND RESIDENTS & THE ENVIROMENT

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

MOVED TO A LESS IMPACTED AREA FOR GROWER - FARMERS AND RESIDENTS.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

PERSONAL RELATIONSHIP TO RESIDENTS & GROWERS AFFECTED BY THIS PROPOSAL AND THE PROPOSED USE OF IRRIGATED PRIME FARM LAND.

Attach an additional page if there is insufficient room.

Objectors Signature

Signature: [signature]

Date: D D / M M / Y Y Y Y

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON 3632

In Person
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone Planning Department (03) 5832 9730 and Fax (03) 5831 1987

Objection to grant a Planning Permit

Greater Shepparton City Coun
File No
Record No
06 FEB 2018
Fwd to

GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Garry Attwood
Organisation:	
Postal Address:	30 Murton Road, Tatura East
Postcode:	3614

Contact phone:		
Mobile phone:	0427841742	2
Email:	glattwood@mcmedia.com.au	1
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Proposal: SOLAR FARM AT 610 FERGUSON ROAD (45 MAGA WATT - 250 ACRES)

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST	Postcode:	3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

With the increase in insect populations due to the elevated heat produced from panels our orchard will be effected costings increased in maintaining orchard

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocation to a less sensitive area that is not sensitive to micro climate Impacts.

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

Having read the recent scientific report - The Photovoltaic Heat Island Effect: Larger solar power plants increase local temperatures I believe the elevated temperatures associated with the solar panels with not only increase the heat in our area but increase the insect/pest populations, thus increasing our costs to treat our crops leaving us with an unviable business.

Objectors Signature

Signature: [signature]

Date: 24/08/2017

Lodgement

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Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

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Shepparton City Council
06 FEB 2017

GREATER SHEPPARTON

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Maria Nugent
Organisation:	
Postal Address:	14 Mitchell St, Shepparton - Vic. Postcode: 3630
Contact phone:	
Mobile phone:	0411577068
Email:	
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: PROPOSED SOLAR FARM

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST		Postcode: 3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

- For personal reasons it will effect those friends well being, mentally and physically.
- Being a Shepparton resident it may adversely effect organic growth for farming, livestock and residental property values.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

The plans for this need to be relocated to a less populated and less farming effected area.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

Improper use of prime irrigated farming land.

The loss of lifestyle, visual amenities, and desecration of property values, further impacting the local town and neighbouring districts e.g. Goulburn Valley overall.

Solar farm will increase the PV Heat Island Effect which will in turn increase insect activity, which then increases loads eating the surrounding orchards, further impact families, lifestyle, well being of locals and the environment.

Bush fire risk.

Objectors Signature

Signature: [signature]

Date: 24 / 08 / 2017

Lodgement

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Locked Bag 1000
SHEPPARTON, 3632

In Person:
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GREATER SHEPPARTON

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Web: greatershepparton.com.au

Objection to grant a Planning Permit

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	STEVE KINGTON
Organisation:	
Postal Address:	7, WINDLE CRT MOOROOPNA Postcode: 3629
Contact phone:	
Mobile phone:	0439048444 ✓
Email:	Kingtons@bigpond.com
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Proposal: SOLAR PANEL FARM - MOOR

The land

Address of the land

Street No:	Street Name: FERGUSON RD.	
Suburb:	MOOR	Postcode:

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

CHANGE OF LOCATION.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

WHILE I RECOGNISE THE NEED FOR ENERGY PRODUCTION DIVERSITY, THE LOCATION OF THIS PROJECT ADJACENT TO ORCHARDS, AND ON PRIME AGRICULTURAL IRRIGATED LAND, IS UNSUITABLE AND A WASTE OF FOOD PRODUCTION POTENTIAL.

THE HEAT GENERATED BY THIS PROJECT WILL PERMANANTLY DAMAGE THE VIABILITY OF THE LAND AS WELL AS ATTRACT INSECTS & BIRDS THAT WILL JEOPORDISE THE PRODUCTIVITY OF ADJACENT ORCHARDS.

THIS PROJECT MUST BE RE-LOCATED TO NON-ARABLE LAND.

112

Objectors Signature

Signature:

Date: 05 / 05 / M / 2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Objection to grant a Planning Permit

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Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	ANDREW J. FOX
Organisation:	
Postal Address:	8 COONDA CRT
	BUNBARAMA Postcode: 3634
Contact phone:	0429 310 676
Mobile phone:	AS ABOVE
Email:	
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: SOLAR PANEL FARM - MOOROOPNA

The land

Address of the land

Street No:	Street Name: TURNBULL RD	
Suburb:	MOOROOPNA	Postcode: 3616

115

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

IF COUNCIL CAN ALLOW THIS TO HAPPEN AT MOOROOPNA, WITHOUT DUE DILLIGENCE, WHAT WOULD STOP THEM FROM ALLOWING IT TO HAPPEN ON FARMLAND ABUTTING MY HOUSE.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

SHIFT THE SOLAR FARM SO IT EFFECTS FEWER PEOPLE

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

I RECOGNISE THE NEED TO HAVE OTHER FORMS OF ELECTRICITY PRODUCTION HOWEVER THE LOCATION OF THIS 'STRUCTURE' PROJECT NEAR ORCHARDS WILL BE DETRIMENTAL TO THE ORCHARDS AS THE HEAT GENERATED FROM THESE PANELS WILL DAMAGE THE PRO LIFE CYCLE OF INSECTS WHICH ASSIST IN POLLINATION OF TREES etc.;

IT IS AMAZING THAT WE ARE NOT ALLOWED TO SUB DIVIDE "PRIME FARM LAND" INTO SMALLER BLOCKS BECAUSE IT IS JUST THAT... 'PRIME FARM LAND' ACCORDING TO COUNCIL HOWEVER THOSE WHO HAVE THE MONEY CAN TAKE THE PRIME FARM LAND AND CHANGE THE USAGE. WHEN A SOLAR FARM WAS PROPOSED FOR CANBERRA THE OWNERS HAD TO SHIFT IT A KILOMETRE SO AS NOT TO EFFECT THE RESIDENTIAL PROPERTIES SURROUNDING THE SOLAR FARM. WILL SHEPPARTON COUNCIL AFFORD THE AFFECTED RESIDENTS THE SAME SERVICE IN MOOROOPNA OR IS IT MORE IMPORTANT TO APPEASE THE COMPANIES WANTING THIS SOLAR FARM. HAS A FULL ECOLOGICAL REPORT BEEN DONE? IS THE COUNCIL WILLING TO CANVAS ALL STAKEHOLDERS VIZ A VIZ ORCHARDISTS, RESIDENTS etc AS TO THEIR THOUGHTS OR IS IT JUST A MATTER OF WHO SPENDS THE MOST WINS?

Objectors Signature

Signature:

Date: D D / M M / Y Y Y Y

Lodgement

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Locked Bag 1000
SHEPPARTON 3632

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90 Welsford Street
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GREATER SHEPPARTON

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Objection to grant a Planning Permit

RECEIVED 06 FEB 2018

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:		
Organisation:	Sunny Side Farming Aranmora	
Postal Address:	4980 Simson Rd Tatura East	
	Postcode:	
Contact phone:		
Mobile phone:	0428529 437	✓
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: SOLAR FARM TATURA EAST

The land

Address of the land

Street No: 616	Street Name: FERGUSON RD	
Suburb: TATURA EAST		Postcode: 3616

119

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

My Farming Business will be affected, causing Lose Business and Production Do to climate change (Heat island effect).

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Moved to Rural area Broad acrea.

Reason for Objection

DO YOU OBJECT? ☐ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

- loss income which in Turn will affect. area shepparton city coucil area.
- lose Production
→ lose Property Value.

120

Objectors Signature

Signature:

Date: 24 / 05 / 2017

Lodgement

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Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Objection to grant a Planning Permit

RECEIVED 06 FEB 2018

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Web: greatershepparton.com.au

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name: PETER AITKEN
Organisation: FARMER
Postal Address: 495 JIMSON RD TATURA EAST
Postcode: 36

Contact phone:
Mobile phone: 0428529437.
Email: labulktrans2@aussiebb.com.au
Fax:

Please indicate your preferred contact method by numbering in order of preference.

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number
2017-162

Application Propsal
SOLAR FARM

The land

Address of the land

Street No: 610 | Street Name: FERGUSON RD
Suburb: TATURA EAST | Postcode: 3616

123

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Personal Reason Don't want Solar Farm in my Area. Affect my Land Value
Affect my Health.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocate Solar Farm Less built area.?

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

I believe it affects climate of this area and therefore my health.
I believe east sat is less impacted built up area ~~which~~ for farming and Residual.

124

Objectors Signature

Signature:

Date: 24/08/2017

Lodgement

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GREATER SHEPPARTON

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Objection to grant a Planning Permit

Received City Council

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	JAMES PERKINS
Organisation:	LYSTJAKE PTY LTD
Postal Address:	PO BOX 331
	MOOROOPNA VIC Postcode: 3629

Contact phone:		
Mobile phone:	0458 852 249	1
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Propsal: USE AND DEVELOPMENT FOR A RENEWABLE ENERGY FACILITY (SOLAR FARM) UP TO 45MW (AC) AND ASSOCIATED INFRASTRUCTURE

The land

Address of the land

Street No: 610	Street Name: FERGUSON ROAD		
Suburb: TATURA EAST		VIC	Postcode: 3616

MY AFFECTED LAND

STREET NO 485 STREET NAME DOWNER ROAD

SUBURB TATURA EAST VIC POSTCODE 3616

127

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

POTENTIAL LOSS OF INCOME
DEVALUATION OF PROPERTY VALUE

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

- MINIMUM SETBACK BOUNDARY - OCCUPIED AREA OF 30.5 METERS
- MINIMUM HEIGHT OF BOUNDARY PLANTINGS
- INDEPENDENT ENVIRONMENT IMPACT STATEMENT

Reason for Objection

DO YOU OBJECT? ☐ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

AS A CATTLE BREEDER ON IRRIGATED PRIMARY PRODUCTION LAND I AM CONCERNED THE PROPOSED DEVELOPMENT IS NOT IN KEEPING WITH THE DESIGNATED LAND USE CLASSIFICATION AND THAT INSUFFICIENT ATTENTION HAS BEEN PAID TO THE PECULIAR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SPECIFIC AREA. THEREFORE AN INDEPENDENT ENVIRONMENT IMPACT STATEMENT WITH PARTICULAR FOCUS UPON TEMPERATURE (BOTH AMBIENT AND SOIL), MOISTURE RETENTION AND INSECT PROLIFERATION IS REQUIRED.

TO BREED SUCCESSFULLY CATTLE REQUIRE THE QUIET AESTHETICS USUALLY ASSOCIATED WITH PRIMARY PRODUCTION LAND. TO GRANT THIS APPLICATION, WHICH IS NOT CONSISTENT WITH THE CURRENT LAND USE CLASSIFICATION, RUNS RISK OF DEPRIVING MY CATTLE OF THOSE AESTHETICS. THUS IF THIS APPLICATION IS TO BE GRATED ENFORCEABLE ONGOING CONDITIONS SHOULD BE PLACED UPON THE PERMIT ENSURING THAT ALL VEGETATION SCREENINGS ARE NOT ONLY COMPATIBLE WITH THE 'CURRENT' LAND USE BUT ARE MAINTAINED AT A MINIMUM HEIGHT OF 4 METRES AND BLOCK OUT ALL FENCING AND SOLAR PANELS.

A RECENT STUDY BY THE UNIVERSITIES OF MARYLAND, ARIZONA AND MADISON - WISCONSIN IMPLIES THAT THE OCCUPIED AREA SHOULD BE SET BACK AT LEAST 30.5 METERS FROM ALL NEIGHBOURING BOUNDARIES. I WOULD ASK THAT SHOULD COUNCIL GRANT THIS APPLICATION THAT THIS SET BACK BE THE MINIMUM ENFORCED AND THAT COUNCIL ALSO ENSURE THERE ARE NO ADVERSE GROUND WATER EFFECTS UPON NEIGHBOURING PROPERTIES NOR THE COMMUNITY DRAINAGE SYSTEM.

128

Objectors Signature

Signature: Kerhins

Date: 25/06/12017

Lodgement

To ensure the Responsible Authority considers your objection. ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
If you wish to submit your objection in person please call on the number below to arrange an appointment time to meet with a Planning Officer.
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

129

GREATER SHEPPARTON

Objection to grant a Planning Permit

Greater Shepparton City Council
Record No
Referred to

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Privacy notice

! Council is collecting the information on this form so that it may consider your objection in accordance with its legislative powers and functions and it will only be disclosed in accordance with these powers and functions. You may access the information by contacting Council.

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- If you object and are not satisfied with the Council's decision you must appeal within 21 days of the notice of the decision to the Victorian Civil and Administrative Tribunal.
- If the Council refuses the application, the applicant can also appeal.

Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	AMANDA LAURAINE PERKINS
Organisation:	
Postal Address:	PO BOX 331
	MOOROOPNA VICTORIA Postcode: 3629
Contact phone:	03 58254115
Mobile phone:	0419210149
Email:	phastjam@bigpond.com
Fax:	—

Please indicate your preferred contact method by numbering in order of preference

3	
2	
1	
—	

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number:

2017 - 162

Application Propsal:

USE & DEVELOPMENT FOR A RENEWABLE ENERGY FACILITY (SOLAR FARM) UP TO 45 MW (AC) AND ASSOCIATED INFRASTRUCTURE

The land

Address of the land

Street No:	610	Street Name:	FERGUSON ROAD
Suburb:	TATURA EAST VICTORIA		Postcode: 3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

See attached

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

See attached.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

1) ZONING

The proposed development is clearly CONTRARY to the current zoning of the land for AGRICULTURAL USE.

2) ENVIRONMENTAL

a) Whilst a "clean" energy project is laudable, this proposed development in the proposed location amongst primary production is inconsistent with primary use of properties in the immediate vicinity. The proposed development is inconsistent with my entitlement to clean air and quiet enjoyment of my property. The impact of additional traffic on Turnbull Road which is unsuited in its present state of disrepair and lack of maintenance will impact the safety of the area

b) the absence of any enviromental impact, noise and traffic studies including fire risk and plans in respect of the proposed development on the local area prior to Council's consideration is NEGLIGENT and inappropriate

3) the long term economic benefit to the area is minor and likely unsustaindble

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Objectors Signature

Signature:

Date: 24/06/2020

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

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How will you be affected if a permit is granted?

1. my property is zoned for primary production / agricultural use. My family runs a beef cattle breeding and grazing enterprise together with hay and pasture production consistent with current zoning regulations. I am concerned that our farming enterprise will be adversely affected by the proposed development due to its proximity to our livestock through glare, noise, radiant soil and atmospheric heat as well as an increased risk of fire due to the nature of the proposed development.

2. The proposed development will be unsightly and inconsistent with the current agricultural view from my property. It will detrimentally affect the value and saleability of my home.

3. Traffic movements on the unsealed section of Turnbull Road are already untenable at speeds of 100 kmph given that the road is poorly maintained and dangerous. The air is of poor quality due to the dust and detritus thrown up by the numerous vehicles including trucks, tractors and semi trailers using the road as a "cut through" particularly between the months of October to May / June. To add more traffic to this already dangerous stretch of road would be NEGLIGENT

What changes would you like to see to the Application to satisfy your concerns?

1. An <u>independent</u> environmental impact study, traffic study, noise, fire and flood studies including consultation with <u>ALL</u> affected parties <u>PRIOR</u> to Council deciding on the Application.

2. A SETBACK zone for the solar panels of <u>AT LEAST 30.5 metres</u> from <u>ALL</u> boundaries

3. A solid colourbond fence of at least 2 metres in height across the back of my property at 280 Waugh Road Tatura East from Turnbull Road up to and including my dam paid for and maintained by CleanGen Projects Pty Ltd its successors and assigns

4. Plantings along ALL boundary fences of native Australian species NOT being GUM or EUCALYPT trees of a least 2 metres high at the time of planting and maintained at all times as such.

5. Bitumen sealing of Turnbull Road between Ferguson and Waugh Roads

6. Reduction in speed limit on Turnbull Road between Ferguson and Waugh Roads to 60 kmph.

7. Should the Council consider rezoning the area to accommodate the proposed development (WHICH I BELIEVE IT SHOULD NOT) then the rates applicable to the surrounding properties <u>MUST</u> be quarantined at the rate applicable to primary production until those properties are sold or an application for use other than primary production is approved.

GREATER SHEPPARTON

Objection to grant a Planning Permit

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Greater Shepparton City Council

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Tracy + Sam Catalano
Organisation:	
Postal Address:	570 Ferguson Road
	Tatura East Postcode: 3616
Contact phone:	
Mobile phone:	0418 592 112 — 1✓
Email:	scat351@bigpond.com — 2✓
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Proposal: Solar Farm at 610 Ferguson Road

The land

Address of the land

Street No:	610	Street Name:	Ferguson Road
Suburb:	Tatura East.	Postcode:	3616

* please note - we did not receive any notification of this application even though we are 2 properties down. * Lack of due diligence on Councils part.

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Planned farm is 2 properties down from ours.
(we were not notified either)

Solar panel glare, increase in traffic.

Interruption of our nice views which is why we live here.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocated to an area where there are no homes directly affected.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

Establishing a solar farm only 2 doors down will have a negative impact on the character & rural feel of our area.

We moved here approx 10yrs ago to enjoy the tranquil views & create an enjoyable peaceful home/area to raise our family

The increase in traffic will be chaotic during construction as our road is already increased due to other roadworks in area.

Having such an industrial plant with high fences & flood lights will take away our right & expectation to live how we wish to.

We have a nice rural outlook & do not wish to now look out of our property at large solar panels & all associated with this.

I do not understand why you would choose an area that is surrounded by homes & families that have the right to enjoy the lifestyle we have chosen.

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Objectors Signature

Signature: [signature]

Date: 23 / 06 / 2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

For help or more information

NB

I believe from article in Shepp News on Saturday 24/6 that there is tender process going ahead for GV Link land on Toolamba Road.

Wouldn't this site be sufficient? Good location with no homes directly affected !!

GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

n City Council

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Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	ROGER & CINDY COVERDALE
Organisation:	
Postal Address:	564 FERGUSON RD TATURA EAST Postcode: 3616

Contact phone:		Please indicate your preferred contact method by numbering in order of preference
Mobile phone:	0429385145 or 0422174056	2
Email:	ccoverdale2@bigpond.com	1
Fax:		

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Proposal: Solar farm

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	TATURA EAST		Postcode: 3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

We will be affected by the increased noise, increased traffic, loss of views, loss of rural aspect and lighting of the site. All these items will decrease our ability to enjoy the rural lifestyle that we were seeking when we purchased in this farming zone. Outdoor living particularly at night will be adversely affected by the lighting of the site and noise that is generated.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

We would like to see the development relocated to a more appropriate site that was not going to impact so heavily on our rural lifestyle.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

We object to the proposed development of a solar farm at 610 Ferguson road Tatura East on the grounds of increased noise, traffic, lighting of the site, loss of views, loss of rural aspect, and the reasonable expectation that when we purchased a rural property in a farming zone we expected to be surrounded by a mixture of both farming enterprises and hobby/lifestyle properties and not a commercial enterprise such as a solar farm that is both inappropriate and out of character for the area.

Objectors Signature

Signature: Rendale and Roger Greenslade

Date: 25/09/2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Objection to grant a Planning Permit

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Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

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Greater Shepparton City Council
Referred to
Copies to

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name: DANIEL WRIGHT
Organisation:
Postal Address: 1275 TURNBULL ROAD, TOOLAMBA, VIC Postcode: 3614

Contact phone: 0411738744	1
Mobile phone: 0411738744	2
Email: letitia_chapple@hotmail.com	3
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: Use and development for a renewable energy facility (Solar farm) up to 45MW(AC) and associated infrastructure

The land

Address of the land

Street No: 610 Street Name: FERGUSON ROAD
Suburb: TATURA EAST, VIC Postcode: 3616

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How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Glare onto our property from panels.

Traffic increase during and after construction.

Noise and dust during 12-18 months construction.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

If the plan was to go ahead have it further back on the property not 10 metres from fence line.
Much larger Land barrier around prope

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

There will be increased traffic during and after construction, we use this road everyday.

The glare it could have onto our property, lights at night etc and sun.

Noise and dust of the 12-18 months construction.

potential reduction in real estate values.

[redacted]

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Objectors Signature

Signature: D. Wright

Date: 25 / 06 / 2017

Lodgement

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Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

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GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

...on City Council

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- If the Council refuses the application, the applicant can also appeal.

Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Peter Hall
Organisation:	
Postal Address:	355 Downer rd Tatura East
Postcode:	
Contact phone:	
Mobile phone:	0409 503523 — 1 ✓
Email:	petersmobilephone@gmail.com — 2
Fax:	

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

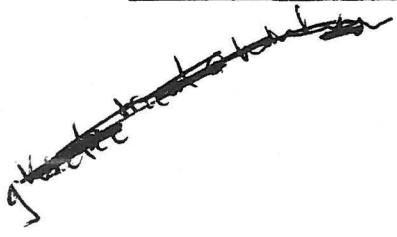
Planning Application Number: 2017 - 162

Application Proposal: 610 Ferguson rd Tatura East Solar Facility

The land

Address of the land

Street No:	610	Street Name:	Ferguson rd
Suburb:	Tatura East	Postcode:	3616



How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

I own and operate Orchards adjoining and near this facility and believe the effect on Micro climate may have an adverse effect on the operation of commercial orchards in 2 ways

1/ Elevation of temperatures affecting accumulated chilling hours.

2/ Increase in Insect populations.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocation to a less sensitive location that is not sensitive to micro climate impacts

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

I have reason to believe the ambient temperatures will be altered by this industrial solar installation.

A recent study by Crafford, Minor, Allen, Cronin, Brooks and Pavao-Zuckerman concluded that ambient temperatures may be elevated by 3-4 °C. Stone and some fruit requires a minimum amount of cold accumulation and is one of the reasons the C.V. is so appropriate for fruit production. This chilling accumulation is essential and a change would make cropping of consistent crops unviable.

Elevated temperatures also promote insect population growth which may become to large to treat commercially.

As a local citizen and member of the C.V. Regional Partnership I am a strong advocate of renewable energy but Industrial installations of this size need the be considered in a regional plan, not driven by only commercial parameters. They need to be in locations that do not impact valuable farm land or make public investment eg CVRP infrastructure redundant. I suggest a more remote location.

I will be happy to come in a more further comment.

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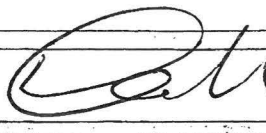
Objectors Signature

Signature: 

Date: 24/08/2017

Lodgement

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Locked Bag 1000
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GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

Greater Shepparton City Council

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Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	TODD HALL
Organisation:	M.J. HALL & SONS PTY LTD
Postal Address:	790 FERGUSON Rd
	TOOLAMBA Postcode: 3614

Contact phone:		
Mobile phone:	0427 503 524	1
Email:	toddhall6@gmail.com	2
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 – 162

Application Propsal:

Solar Power Installtion

The land

Address of the land

Street No:	610	Street Name:	Ferguson rd
Suburb:	Tatura East	Postcode:	3616

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

I am a shareholder in an orchard over the road from the sight. My concern is the change in climatic or environmental conditions the Solar farm could bring. Changes in heat will have adverse reactions on fruit production and fruit quality. Both insects and fungusses are directly related to climate change.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

This would be better if its moved to another location that wouldn't impact horticultural land.

Reason for Objection

DO YOU OBJECT? [✓] YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

I have been made aware of studies that show Solar farms can cause a rise in temperatures in closely related areas of land.

This rise in temperature will have a direct connection to increased insect populations. If that is to happen this will increase our cost of production.

156

Signature: T A

Date: 26/06/2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

Council

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Privacy notice
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- If the Council refuses the application, the applicant can also appeal.

Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Geoff and Rachael Slorach	
Organisation:		
Postal Address:	1280 Turnbull Road	
	Tatura East	Postcode:
Contact phone:		
Mobile phone:	0419373464	1
Email:	rachael.slorach@hotmail.com	2
~~Fax:~~	0429080897	3

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number:
2017 - 162

Application Proposal:
Use and development for a renewable energy facility (Solar Farm) up to 45 MW and associated infrastructure

The land

Address of the land

Street No:	60	Street Name:	Ferguson Road
Suburb:	Tatura East	VIC	Postcode: 3616

159

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

See attached sheet

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocation to a less sensitive area that does not impact on domestic residents and farming (ie: orchards, tomatoes) that surround the current proposed location.

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

See attached sheet

160

Objection: Proposed Solar Farm to be located at 610 Ferguson Road Tatura East.

How will you be affected if a permit is granted?

- Through research we have conducted on the Photovoltaic Heat island Effect, it is our understanding that the rise in ambient air temperatures and ambient ground temperatures will significantly increase the insect population in the area and in turn increase the bird population.
  Research was found at https://www.nature.com/articles/srep35070 as well as a recent study by Barron-Gafford, Minor, Allen, Cronin, Brook and Pavao-Zuckerman who concluded that ambient air temperatures may be elevated by 3-4 degrees Celsius.

- Rural feel – We acquired the land and built here 15 years ago for the country lifestyle and view overlooking farming land, and the semi remoteness and quiet location, with a reasonable expectation that the land surrounding us would continue to be used for agricultural farming. Our lifestyle would be significantly affected being surrounded on 3 sides of our property by solar panels.

- Our cost of living will rise due to the increase in temperatures, in order to keep the house cool in the summer time.

- The increase in noise and dust during the construction phase of at least 12 months, with 133 light vehicles, 9 heavy vehicles and 12 bus trips accessing the property every day from gates either side of us. This does not include the trench diggers, backhoes etc.... that will be required to remove trees and fences, backfill drains etc. to implement infrastructure in the construction phase. This is a quiet road with families and young children and the significant rise in traffic volume will pose an increased risk to our family and others.

- Through discussion with real estate/valuers in the area we have been informed that while there is no evidence that shows the value of our property would decline with a solar farm surrounding us, it would be very difficult to find the person that would be happy to not only live in the middle of a solar farm but also be willing to pay the current market value to purchase it.

- We are concerned with possible flooding effects in the event that all the farm drainage would be backfilled.

- Refraction/Glare from the solar panels will impact us most of the day due to the tracking of the panels from east to west.

What changes would you like to see to the application to satisfy your concerns?

- Relocation to a less sensitive area that does not impact on domestic residents and farming IE: Orchard, tomatoes etc, that surround the current proposed location and that does not impact on our quality of life.

Reason for objection. ***Do you object: YES***

- The use of prime rural farming land for industrial/commercial s purposes

- The rise in ambient air and ground temperatures - both day and night - and associated increase in insect and bird life, the effect that this will have on us personally, including our cost of living, and the impact on the orchards surrounding us.

- The increase in noise, dust and traffic volume during the construction phase of at least 12 months

- Loss of rural lifestyle, view, remoteness and quiet location.

- Possible flooding effect.

- Decrease in property value/difficulty finding a buyer

- Glare from solar panels due to the tracking of the panels from east to west, especially considering our property will be surrounded by them.

- Sealing the road will encourage more traffic, including trucks carting fruit from the orchards thus affecting the quiet peaceful rural lifestyle we came here for.

- Little to no vegetation, especially taking into account that the developers (CleanGen) are wanting to cut down a number of trees. This will reduce the amount of cooling due to transpiration. Vegetation reduces heat capture and storage in the soil.

- PV panels reflect and absorb upwelling long wave radiation which can prevent the soil from cooling down as much as it otherwise would at night, in turn increasing the ambient air temperatures.

- Possible bushfire risk: This area is a designated bush fire zone and the developer claims that the project will lower the risk of bushfires with clearing, ongoing maintenance and monitoring. However, we are concerned that the vegetation screen could pose a possible bushfire risk to our property.

- There has been no ecological report done on the impact of the removal of trees/vegetation from the farming land. There is an abundance of galahs, magpies, crows, ibis, ducks and native finches that surround our property and co-habitate on the 250 plus acres. These would be significantly impacted.

- Council does not allow prime agricultural farming land to be subdivided off for resale to be built on because they want to promote agricultural farming. This is a significant piece of farming land so why allow it to be desecrated for the purpose of Industrial/commercial endeavours.

- A solar farm is out of place and not consistent with this area.

- Having been an accredited solar installer for a number of years, I am not opposed to solar generation, but I am opposing this development for the above reasons.

162

Objectors Signature

Signature:

Date: 26 / 04 / 2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON 3632

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90 Welsford Street
SHEPPARTON

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GREATER SHEPPARTON

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Objection to grant a Planning Permit

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Greater Shepparton City Council
JUN 2017

Privacy notice

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	MARJORY Ann WHEELER.
Organisation:	
Postal Address:	1245 Turnbull Rd Toolamba.
	Postcode: 3614

Contact phone:		
Mobile phone:	0458253272	✓
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Propsal: Proposed 45 MW Solar Farm

The land

Address of the land

Street No: 610	Street Name: Ferguson Rd.	
Suburb: Tatura East Vic		Postcode: 3616

165

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Refer to attached sheet

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocation to a less sensitive area that does not impact on domestic residents and farming

Reason for Objection

DO YOU OBJECT? ☐ YES (Tick Box)

Clearly state your reasons for objection

Refer to attached sheet

Attach an additional page if there is insufficient room.

Objection: Proposed Solar Farm to be located at 610 Ferguson Road Tatura East.

How will you be affected if a permit is granted?

- Through research we have conducted on the Photovoltaic Heat island Effect, it is our understanding that the rise in ambient air temperatures and ambient ground temperatures will significantly increase the insect population in the area and in turn increase the bird population.
  Research was found at https://www.nature.com/articles/srep35070 as well as a recent study by Barron-Gafford, Minor, Allen, Cronin, Brook and Pavao-Zuckerman who concluded that ambient air temperatures may be elevated by 3-4 degrees Celsius.

- Rural feel – We acquired the land and built here 15 years ago for the country lifestyle and view overlooking farming land, and the semi remoteness and quiet location, with a reasonable expectation that the land surrounding us would continue to be used for agricultural farming. Our lifestyle would be significantly affected being surrounded on 3 sides of our property by solar panels.

- Our cost of living will rise due to the increase in temperatures, in order to keep the house cool in the summer time.

- The increase in noise and dust during the construction phase of at least 12 months, with 133 light vehicles, 9 heavy vehicles and 12 bus trips accessing the property every day from gates either side of us. This does not include the trench diggers, backhoes etc.... that will be required to remove trees and fences, backfill drains etc. to implement infrastructure in the construction phase. This is a quiet road with families and young children and the significant rise in traffic volume will pose an increased risk to our family and others.

- Through discussion with real estate/valuers in the area we have been informed that while there is no evidence that shows the value of our property would decline with a solar farm surrounding us, it would be very difficult to find the person that would be happy to not only live in the middle of a solar farm but also be willing to pay the current market value to purchase it.

- [redacted]

- Refraction/Glare from the solar panels will impact us most of the day due to the tracking of the panels from east to west.

What changes would you like to see to the application to satisfy your concerns?

- Relocation to a less sensitive area that does not impact on domestic residents and farming IE: Orchard, tomatoes etc, that surround the current proposed location and that does not impact on our quality of life.

Reason for objection. **Do you object: YES**

- The use of prime rural farming land for industrial/commercial s purposes

- The rise in ambient air and ground temperatures - both day and night - and associated increase in insect and bird life, the effect that this will have on us personally, including our cost of living, and the impact on the orchards surrounding us.

- The increase in noise, dust and traffic volume during the construction phase of at least 12 months

- Loss of rural lifestyle, view, remoteness and quiet location.

- [redacted]

- Decrease in property value/difficulty finding a buyer

- Glare from solar panels due to the tracking of the panels from east to west, especially considering our property will be surrounded by them.

- Sealing the road will encourage more traffic, including trucks carting fruit from the orchards thus affecting the quiet peaceful rural lifestyle we came here for.

- Little to no vegetation, especially taking into account that the developers (CleanGen) are wanting to cut down a number of trees. This will reduce the amount of cooling due to transpiration. Vegetation reduces heat capture and storage in the soil.

- PV panels reflect and absorb upwelling long wave radiation which can prevent the soil from cooling down as much as it otherwise would at night, in turn increasing the ambient air temperatures.

- Possible bushfire risk: This area is a designated bush fire zone and the developer claims that the project will lower the risk of bushfires with clearing, ongoing maintenance and monitoring. However, we are concerned that the vegetation screen could pose a possible bushfire risk to our property.

- There has been no ecological report done on the impact of the removal of trees/vegetation from the farming land. There is an abundance of galahs, magpies, crows, ibis, ducks and native finches that surround our property and co-habitate on the 250 plus acres. These would be significantly impacted.

- Council does not allow prime agricultural farming land to be subdivided off for resale to be built on because they want to promote agricultural farming. This is a significant piece of farming land so why allow it to be desecrated for the purpose of Industrial/commercial endeavours.

- A solar farm is out of place and not consistent with this area.

- [redacted]

Objectors Signature

Signature: M G Wheller

Date: 26/06/2017

Lodgement

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Lodge the completed and signed form and all documents with:

Mail:
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Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GREATER SHEPPARTON

Objection to grant a Planning Permit

This form is to assist in making an objection as outlined in the Planning and Environment Act 1987.

Planning Enquiries
Phone: (03) 5832 9730
Web: greatershepparton.com.au

Privacy notice
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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	J & G PENA
Organisation:	
Postal Address:	425 DOWNER RD TATURA EAST
	Postcode: 3616

Contact phone:		
Mobile phone:	0428577191	
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017-162

Application Propsal: Solar farm

The land

Address of the land

Street No: ~~425~~ 610	Street Name: ~~DOWNER~~ FERGUSON RD		
Suburb: TATURA EAST VIC		Postcode: 3616	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

We will be affected by the increased noise, increased traffic, loss of views, loss of rural aspect and lighting of the site. All these items will decrease our ability to enjoy the rural lifestyle that we were seeking when we purchased in this farming zone. Outdoor living particularly at night will be adversely affected by the lighting of the site and noise that is generated.

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

I would like to see the development moved to a position that will not directly affect the farming zone and the hobby/farming community that reside so close to the development.

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

We object to the development of the solar farm on the grounds of increased noise, traffic, lighting, and the loss of agricultural productive farming land. This development will affect our enjoyment of a rural lifestyle and affect our country views.

Objectors Signature

Signature:

Date: 28/07/2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

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Objection to grant a Planning Permit

APPLICATION # 2017-162

GREATER SHEPPARTON

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Web: greatershepparton.com.au

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Greater Shepparton City Council
Copies To

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Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Michael Sleeth
Organisation:	
Postal Address:	495 Downer Rd
	Tatura 3616 Postcode:

Contact phone:	58243464	
Mobile phone:	0418243464	✓
Email:		
Fax:		

Please indicate your preferred contact method by numbering in order of preference

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number
2017 - 162

Application Propsal
Solar Farm on Ferguson Rd
TATURA 3616

The land

Address of the land

Street No:	Street Name: Ferguson Rd	
Suburb:	Tatura	Postcode: 3616

GREATER SHEPPARTON CITY COUNCIL
RECEIVED

175

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Our property is 300m from the proposed site. Our house will be flood lite every night.
Increased traffic on our road
Home value will decrease

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Moved to a less populated area!!

Reason for Objection

DO YOU OBJECT? ☑ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

We object to this permit being granted for the following reasons:

Our property is 300m from proposed site. The security lites will be very visable from our door - will be ~~the~~ lit up like the MCG - This will increase insect numbers - increasing bugs will play havoc with the orchards on our other side! Bird guns will be going off more at every 5 min intervals (thats how they train them & they are LOUD). Increase traffic on our roads with trucks & service vehicles - more traffic 24hrs.
We came out here as it is zoned farming land - for the peace & quiet. To be able to look at the night sky - won't be able to see it any more. - Full moons - effect cattle a lot - mooing all night. - Imagine how this will effect them.
Our house will decrease in value as you will be able to see & hear it 24/7.
The motor of the plant that brings the panels ready for the morning will be heard.
Yes trees will eventually cover but what about the mean time? The glare/reflection.

We will not be able to escape it - & as it has an option to extend for another how many years? it will devistate our property values - for all of us.

We did not get a letter but everybody on our road did. Why? Planning Council man wouldn't even talk to us when we went in. Why??

176

Objectors Signature

Signature:

Date: 10/07/2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

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GREATER SHEPPARTON

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Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Adam Dorsett
Organisation:	
Postal Address:	114 Swallow St. Shepparton.
Postcode:	3630

Contact phone:		Please indicate your preferred contact method by numbering in order of preference
Mobile phone:	0447770929	
Email:		
Fax:		

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 - 162

Application Propsal: proposed 45 MW Solar Farm

The land

Address of the land

Street No:	610	Street Name:	Fergosen Rd
Suburb:	Tatura East		Postcode: 3616

Greater Shepparton City Council

File No	
Record No	
18 AUG 2017	
Referred To	
Copies To	

179

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

Cost of Living due to Rise in temperature Created by Solar farm by added cooling cost from Increased Insect + bird population

Loose Rural feel of area

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

Relocation to less Sensitive area that does not impact on residents + farming

Reason for Objection

DO YOU OBJECT? ☐ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

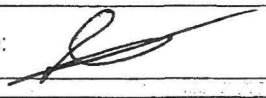
the use of ~~to~~ Prime rural farming Land

Due to rise of ambient Air + ground temperature. will Increase Insect + bird Life which will Impact on Surrounding Orchards

glare from Solar pannels due to Tracking of Solar pannels from east to west

180

Objectors Signature

Signature: 

Date: 15/08/2017

Lodgement

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GREATER SHEPPARTON

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- The Council may reject an objection that it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector.
- The Council must make a copy of every objection available at its office for any person to inspect during office hours.
- If you object prior to the Council making a decision, you will be notified of the Councils decision.
- If you object and are not satisfied with the Council's decision you must appeal within 21 days of the notice of the decision to the Victorian Civil and Administrative Tribunal.
- If the Council refuses the application, the applicant can also appeal.

Please contact the Council on (03) 5832 9730 should you require any further assistance.

Objector details

Provide details of the objector

The person you want council to communicate with about your objection

Name:	Jack Liversidge
Organisation:	
Postal Address:	44 MERINO DRIVE SHEPPARTON
	Postcode:

Contact phone:		Please indicate your preferred contact method by numbering in order of preference
Mobile phone:	0437674044	
Email:	Jackliversidge@hotmail.com	✓
Fax:		

Planning Application details

Provide the Planning Application Number and the details of the proposed application:

Planning Application Number: 2017 – 162

Application Propsal: PROPOSED 45MW SOLAR FARM

The land

Address of the land

Street No:	610	Street Name:	FERGUSON RD
Suburb:	~~TATURA~~ EAST VIC	Postcode:	3616

Greater Shepparton City Council

File No	
Record No	
18 AUG 2017	
Referred To	
Copies To	

How will you be affected if a permit is granted?

Attach an additional page if there is insufficient room.

LOOSE RURAL FEEL

RESALE. HARD TO FIND PEOPLE TO WANT TO LIVE IN/ACROSS FROM SOLAR FARM

What changes would you like to see to the Application to satisfy your concerns

Attach an additional page if there is insufficient room.

RELOCATION TO LESS SENSITIVE AREA THAT DOES NOT IMPACT ON RESIDENTS & FARMING

Reason for Objection

DO YOU OBJECT? ✓ YES (Tick Box)

Clearly state your reasons for objection

Attach an additional page if there is insufficient room.

THE USE OF PRIME FARMING LAND.

LOCATION - DUE TO RISE IN TEMPERATURE ATTRACTING BIRD LIFE + INSECTS.

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Objectors Signature

Signature:

Date: 9 / 8 / 2017

Lodgement

To ensure the Responsible Authority considers your objection, ensure the authority received it by the due date on the notice.

Lodge the completed and signed form and all documents with:

Mail:
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON 3632

In Person:
Greater Shepparton City Council
90 Welsford Street
SHEPPARTON

For help or more information

Telephone: Planning Department (03) 5832 9730 and Fax: (03) 5831 1987

GBCMA Ref: F-2017-0306
Document No: 3
Council Ref: 2017-162

Date: 13 June 2017

GOULBURN BROKEN
CATCHMENT MANAGEMENT AUTHORITY

www.gbcma.vic.gov.au

Mr Ronan Murphy
Senior Planner
Greater Shepparton City Council
Locked Bag 1000
Shepparton Vic 3632

Dear Mr Murphy

Planning Permit Application No. 2017-162
Proposed Solar Farm
610 Ferguson Road, Tatura East
Ms Koovashni Reddy, CleanGen

Thank you for your referral under Section 55 of the *Planning and Environment Act, 1987,* received 8 June 2017, regarding the above matter.

The Goulburn Broken CMA's assessment of the above information has determined that the proposed development location is covered by the Farming Zone - Schedule 1 (FZ1) and Land Subject To Inundation Overlay (LSIO) in the Council's Planning Scheme.

The 100-year ARI (1% AEP) flood levels have not been declared for this area under the *Water Act, 1989*, or designated under the *Drainage of Land Act, 1975.*

The Authority's best estimate of the 100-year ARI flood level, at the north-east corner of the proposed solar farm, is 113.4 metres AHD, which was established from the Fraser Report (SR&WSC) on the 1950 floods, and currently represents the best available flood information for this region. Its reliability is considered to be fair.

Pursuant to *Section 56* of the *Planning and Environment Act 1987,* the Goulburn Broken CMA **does not object** to the granting of a permit **subject to the following condition**:

1. The finished floor levels of the proposed Operations & Maintenance, Guard and Inverter buildings must be constructed at least 300 millimetres above general ground surface level, or higher level deemed necessary by the responsible authority.

Please note that the 100-year ARI flood is not the maximum possible flood. There is always a possibility that a flood larger in height and extent, than the 100-year ARI flood, may occur in the future.

In accordance with Section 66 of the *Planning and Environment Act 1987*, please provide a copy of the outcome of this proposal to the Authority for our records.

Head Office:
Shepparton
168 Welsford Street,
PO Box 1752,
Shepparton, Vic. 3632
Telephone: (03) 5822 7700
Facsimile: (03) 5831 6254

Benalla
89 Sydney Road,
PO Box 124,
Benalla, Vic. 3672
Telephone: (03) 5761 1611

Yea
5/10 High Street,
Yea, Vic. 3717
Telephone: (03) 5797 4400

ABN 89 184 039 725

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If you have any queries, please contact me on **(03) 5822 7700**. To assist in handling any enquiries please quote **F-2017-0306** in your correspondence. Please note that all electronic correspondence should be directed to planning@gbcma.vic.gov.au.

Yours sincerely

Guy Tierney
Statutory Planning and Floodplain Manager

Information contained in this correspondence is subject to the definitions and disclaimers below.

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).
4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared at the request of local government authority for the purpose of a Section 55 referral under the *Planning and Environment Act 1987*, for a proposed Solar Farm and is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

GOULBURN-MURRAY WATER

GMW Ref: PP-17-00381
File Ref: 2017/58/1
DM Ref: 4411675

Greater Shepparton City Council
Planning Department
council@shepparton.vic.gov.au

21 June 2017

Dear Sir and/or Madam,

Planning Permit Application - Utility Installation - Renewable Energy Facility (Solar Farm)

Application No:	2017-162
Applicant:	CleanGen
Location:	Ferguson Rd TATURA VIC 3616 V 9686 F 598 Lot 2 Plan 203984M V 9847 F 591 Lot 2 Plan 213517P

Thank you for your letter and information received 08 Jun 2017 in accordance with Section 52 of *the Planning and Environment Act 1987.*

Goulburn-Murray Water's areas of interest are surface water and groundwater quality, use and disposal. Goulburn-Murray Water requires that development proposals do not impact detrimentally on Goulburn-Murray Water's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

GMW understands the application seeks approval for the use and development of a renewable energy facility (solar farm). The plans provided with the application show a site office. No floor plans were provided to identify if the office will have wastewater producing facilities. GMW drains border the property to the north, east and west. Please note that GMW considers all open GMW drains and channel as waterways, and therefore setbacks in accordance with the EPA Code of Practice – Onsite Wastewater Management, Publication 891.4 apply for effluent disposal. A lease benefiting GMW (Titles Office Reference AF522022P) is a 200 year lease and exists on both subject property titles for the purposes of a Community Surface Drain (No. Ardmona 7/11P). No works must impact this lease.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).

2. All solar panels must be setback five metres from Goulburn Murray Water's easement, freehold, or reserve boundary.

3. The renewable energy facility must not impact the lease benefiting GMW on title (Titles Office Reference AF522022P).

4. 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.

5. 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, drainage lines, dams or bores.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

Neil Repacholi
SECTION LEADER STATUTORY PLANNING

Per: (original signed by Roey Johnstone)

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Our Ref: 37670

Your Ref: 2017-162

Locked Bag 14051
Melbourne City Mail Centre
Victoria 8001 Australia
T: 1300 360 795
www.ausnetservices.com.au

15 June 2017

Planning Department
Greater Shepparton City Council,
Locked bag 1000
SHEPPARTON, VIC 3632

Dear Sir/Madam

PLANNING PERMIT APPLICATION PL16026163
USE AND DEVELOPMENT OF A RENEWABLE ENERGY FACILITY (SOLAR FARM) AND ASSOCIATED INFRASTRUCTURE
610 FERGUSON ROAD TATURA EAST VIC 3616

I refer to your letter dated 8 June 2017 and advise that AusNet Transmission Group has no objections to a planning permit being issued for the abovementioned proposal.

Yours faithfully

Tim Baumgarten
Easement Officer
AusNet Transmission Group

Telephone 9695 6531

Impact of PV Solar farms on neighbouring properties

Presentation for City of Greater Shepparton

Ken Guthrie
30 January 2018

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Background

Ken Guthrie

- Working on Solar Energy and Energy Efficiency since 1978
- Chair of the International Energy Agency Solar Heating and Cooling Program
- Chair of the International Standards Committee on Solar Energy (ISO TC1800) from 1997 to 2017
- Chair of Australian And NZ Standards committee on solar water heating

Introduction

- Concern has been raised over the effects of PV arrays on the local climate, including;
  - Overnight temperature effect on chill units for productivity of fruit trees on neighbouring orchards
  - Increased temperatures increasing number of insects in surrounding orchards
- Also background on the connection of the solar farm to the electricity network

The questions to be answered

- Is there likely to be a temperature change in the neighbouring orchards?
- If so, is it likely to impact on the productivity of the orchard?
- Is it likely that the solar farm will increase insects numbers in surrounding areas?
- What can be done to mitigate any possible effects?

Basis of Objections

- A study from Arizona USA* found "*temperatures over a PV plant were regularly 3–4 °C warmer than wildlands at night*"
- The study was based on a desert region in Arizona. It examines the difference in temperature inside the solar farm compared to either a sealed parking lot or a desert landscape.
- The study :
  - Did find that the temperature in the solar farm was higher than that in the carpark which was in turn higher than that in the natural site.
  - But did not show that the solar farm had any effect on temperatures at the other sites.
- We need to know if it effects the temperatures on adjacent land.

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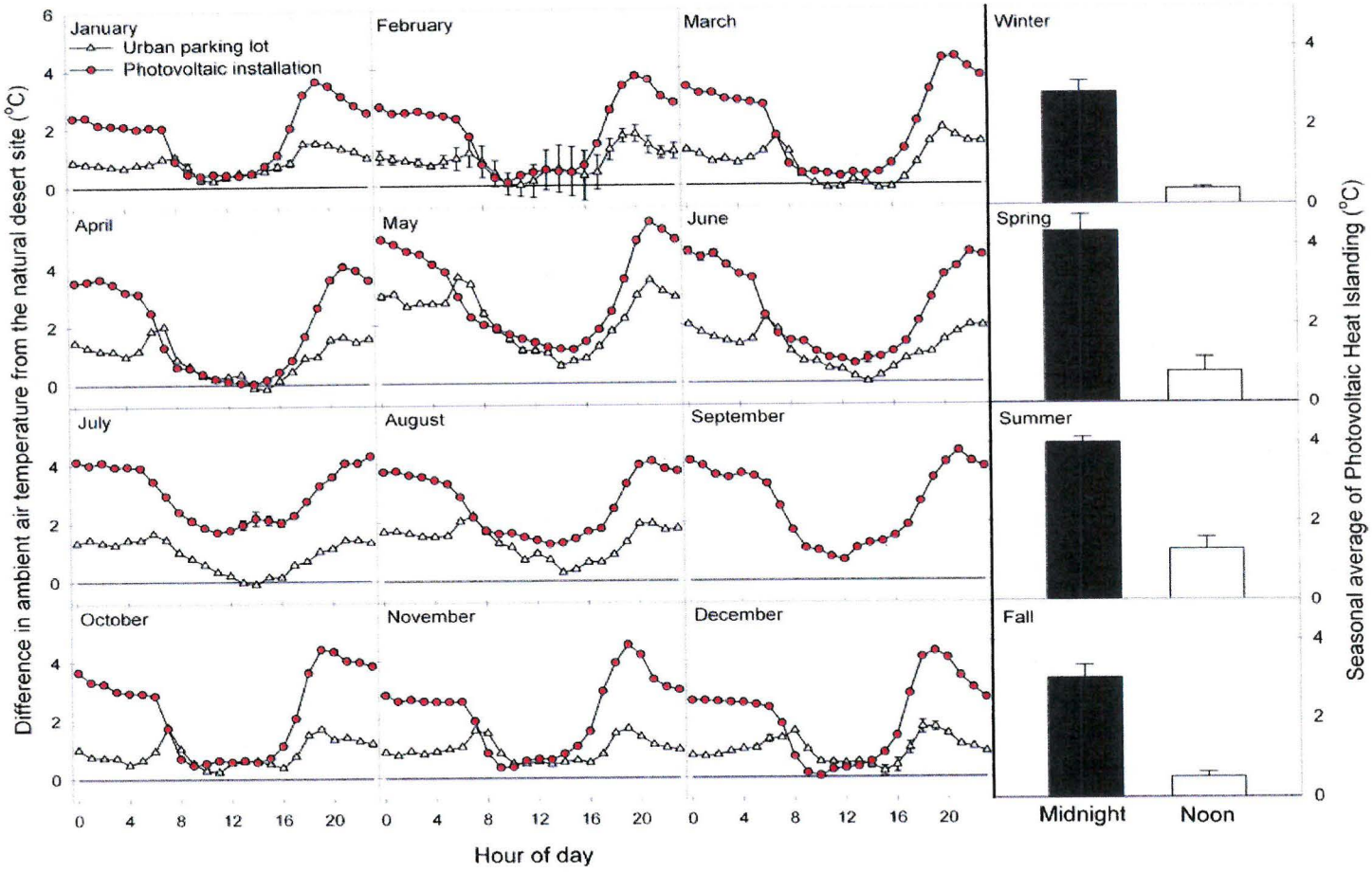
The Photovoltaic Heat Island Effect: Larger solar power plants increase local temperatures Barron-Gafford et al

Arizona, USA



The Photovoltaic Heat Island Effect: Larger solar power plants increase local temperatures, Barron-Gafford, G. A. et al., 2016

Other studies

- Three case studies have been investigated
  - San Luis Obispo California, USA
  - Golmud, China
  - Columbia University NY study of "large Solar farm in Nth America"

San Luis Obispo California, USA

- Single axis tracking system
- Collector area/total area = 5.97/19.2km^2
- "While PV modules can reach high operating temperatures, such as 120°F, they are thin and lightweight and therefore do not store a large amount of heat. Panels are able to cool to air temperature shortly after the sun sets. A study of module temperature on utility scale PV plants confirms that panels always cool to ambient temperature overnight."
- "We can conclude that the area under, above, and around the solar field will not experience a net heating impact, or a substantial cooling impact."

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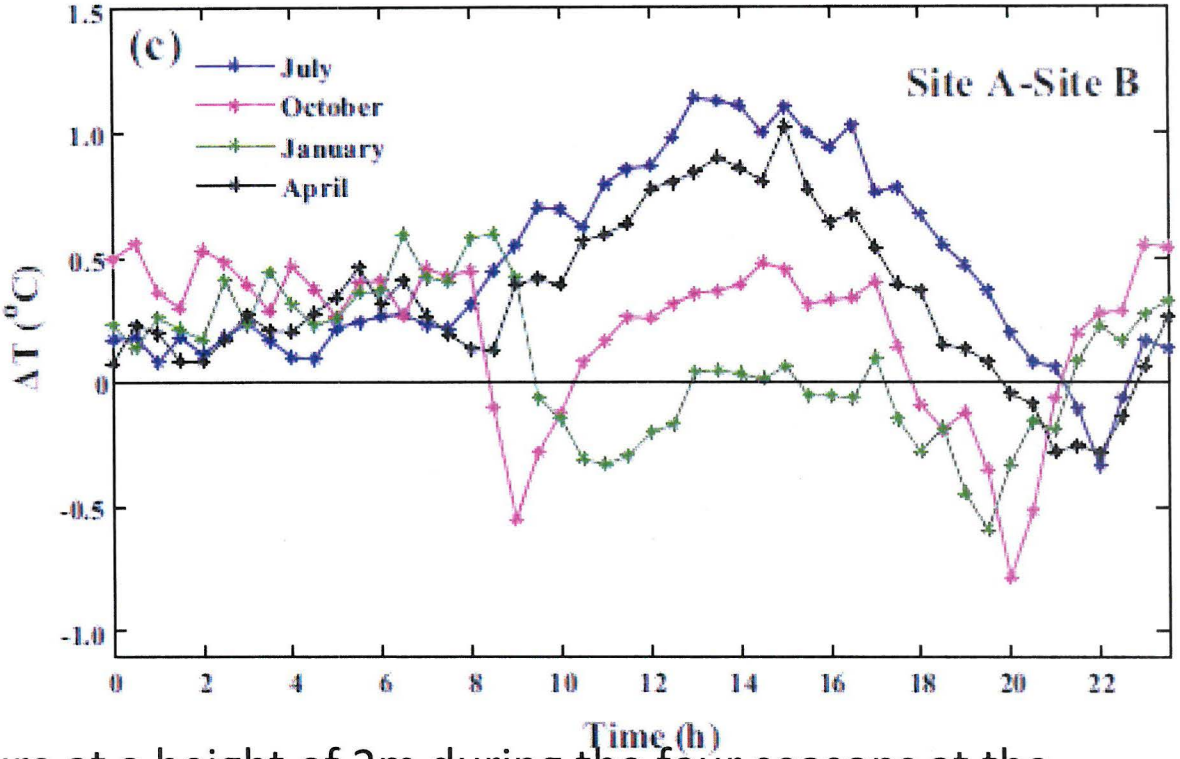
Source: Biological Assessment for the California Valley Solar Ranch Project, San Luis Obispo County, California, H & T Harvey Ecologica Consultants, 2010

Golmud, China

- Fixed system
- Gobi Desert
- Farm sits on a 2.37km^2 area
- 6m spacing between each row
- No perimeter vegetation

Study on the local climatic effects of large photovoltaic solar farms in desert areas, Yang, L, et al., 2017

Golmud, China



"The night time air temperature at a height of 2m during the four seasons at the solar farm was higher than that in the region without PV arrays, since the solar panels have a heat preservation effect near the ground. The differences in values between the two sites were 0.1, 0.3, 0.2, and 0.1°C in summer, autumn, winter and spring, respectively."

Study on the local climatic effects of large photovoltaic solar farms in desert areas, Yang, L, et al., 2017

Columbia University study

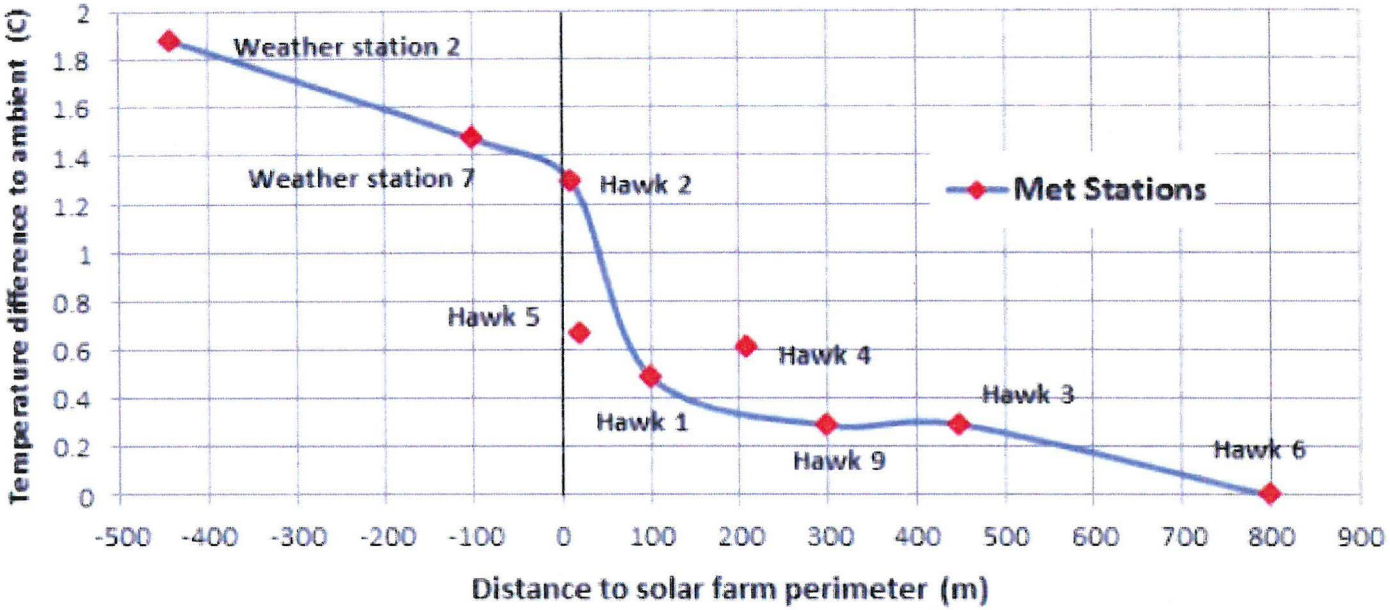


Fig. 8. Air temperature difference as a function of distance from the perimeter of the solar farm. Negative distances indicate locations within the solar farm.

Source: *Analysis of the Potential for a Heat Island Effect in Large Solar Farms* Fthenakis and Yu, Columbia University NY, IEEE Photovoltaic Specialists Conference (PVSC), 2013

Columbia University study

"Both the field data and the simulations show that the annual average of air temperatures in the center of PV field can reach up to 1.9°C above the ambient temperature, and that this thermal energy completely dissipates to the environment at heights of 5 to 18 m. The data also show a prompt dissipation of thermal energy with distance from the solar farm, with the air temperatures approaching (within 0.3 °C) the ambient at about 300 m away of the perimeter of the solar farm. Analysis of 18 months of detailed data showed that in most days, the solar array was completely cooled at night, and, thus, it is unlikely that a heat island effect could occur. "

Source: *Analysis of the Potential for a Heat Island Effect in Large Solar Farms* Fthenakis and Yu, Columbia University NY, IEEE Photovoltaic Specialists Conference (PVSC), 2013

Is there likely to be a temperature change in the neighbouring orchards?

- There is likely to be an increase in temperature inside the solar farm, but likely to be less than the Arizona study found. Increase is likely to be lower in winter nights
- Any impact drops off quickly within the first 100m from the edge of the solar farm and is dissipated by 300m.
- Note that there were no vegetation buffers on any of the studied sites.

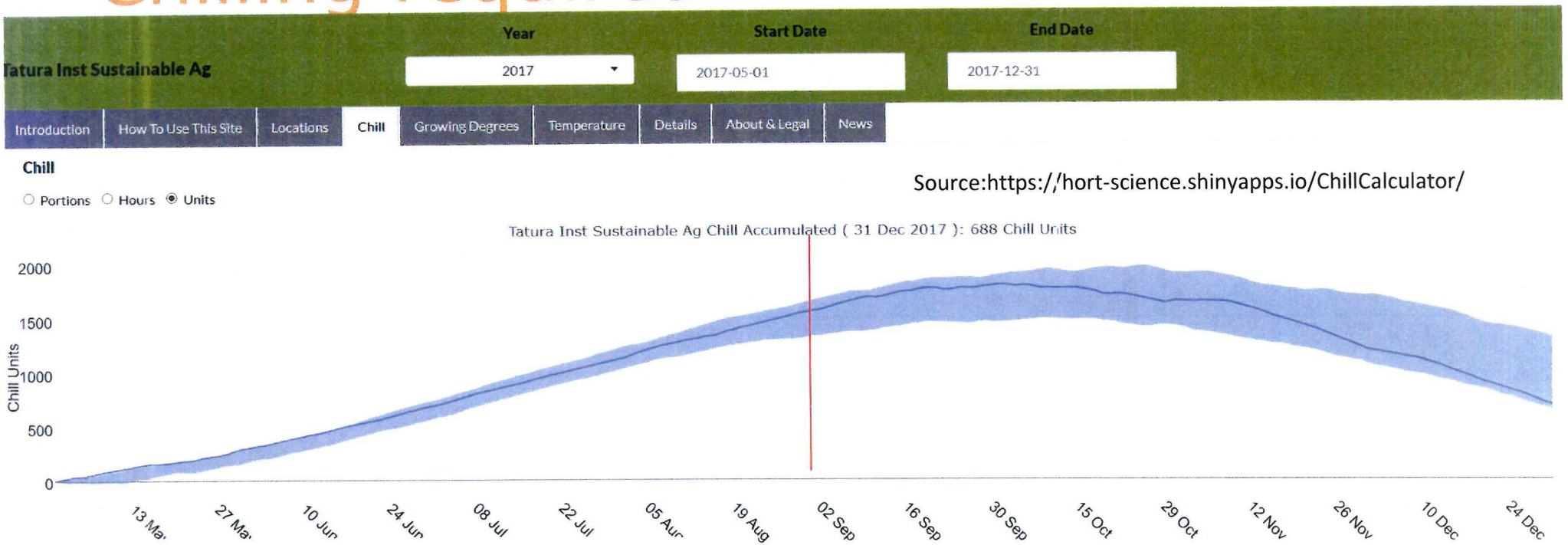
Consequently,

- Any impact will be small and only at the edges of adjacent orchards.

Is it likely to impact on the productivity of the orchard?

- Is the "Chill" available in Shepparton marginal?

Chilling required



Source:https://hort-science.shinyapps.io/ChillCalculator/

Table 1 Varieties of stone fruit and chill units required (Fleming's Nursery)

Variety chill	Units required
"Snow Queen" Nectarine	650
"Snow Zee" Nectarine	900
"Fairlane" Nectarine	700
"Early O'Henry" Peach	900
"Maycrest" Peach	600
"Santa Rosa" Plum	150
"Fuji" Apple	200-300
"Royal Gala" Apple	300-400
"Florda Gold" Peach	300

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900 or less Chill units required

Source: http://agriculture.vic.gov.au/agriculture/horticulture/fruit-and-nuts/stone-fruit/chill-units-of-stone-fruit

For the edges of the orchards that may be impacted there is approximately 50% excess chill available now

Is it likely that the solar farm will increase insects numbers in surrounding areas?

- The physical environment of a solar farm itself is unlikely to be conducive to harbouring insect populations due to its limited vegetation.
- The possibly small increase in temperature is unlikely to be significant compared to natural variation across different types of farmland and roads.
- While it is the case that temperature is an important factor influencing insect behaviour, distribution, development, survival, and reproduction, the drivers on insect populations dynamics are complex and other factors are relevant. Rainfall is also often an important variable, as is population size.

Source: *Response to technical queries relating to the proposed 45 MW Solar Farm at 610 Ferguson Road Tatura East,* Sustainable Energy Transformation Pty Ltd with input from ITP Renewables

Mitigation opportunities

- Parking PV Arrays near vertical at night will allow more radiation to the cold night sky to dissipate any heat build up more quickly.
- Vegetation buffers will reduce the spread of heat by convection and radiation to neighbouring properties.
- Vegetation buffers can also be used for biological control of insect populations. Planting of trees and shrubs can both boost local biodiversity and increase the populations of insectivorous birds and other species which could assist in reducing insect pest numbers on nearby surrounding properties.
- Vegetation can also encourage bees and other pollinators.

Connecting to the Power Network

- To the proponent of a solar farm, proximity to the grid is a key criterion as construction of distribution and/or transmission lines can significantly add to project cost.
- >10 MW needs to connect to the 66kV system
- The PV proponent will be responsible to fund the connection to the grid.
- Powercor will build the powerlines and local switching station at the proponent's expense and be responsible for the safe operation according to regulations and codes.
- The availability of generation capacity in nearby power lines is key to reducing costs to the proponent

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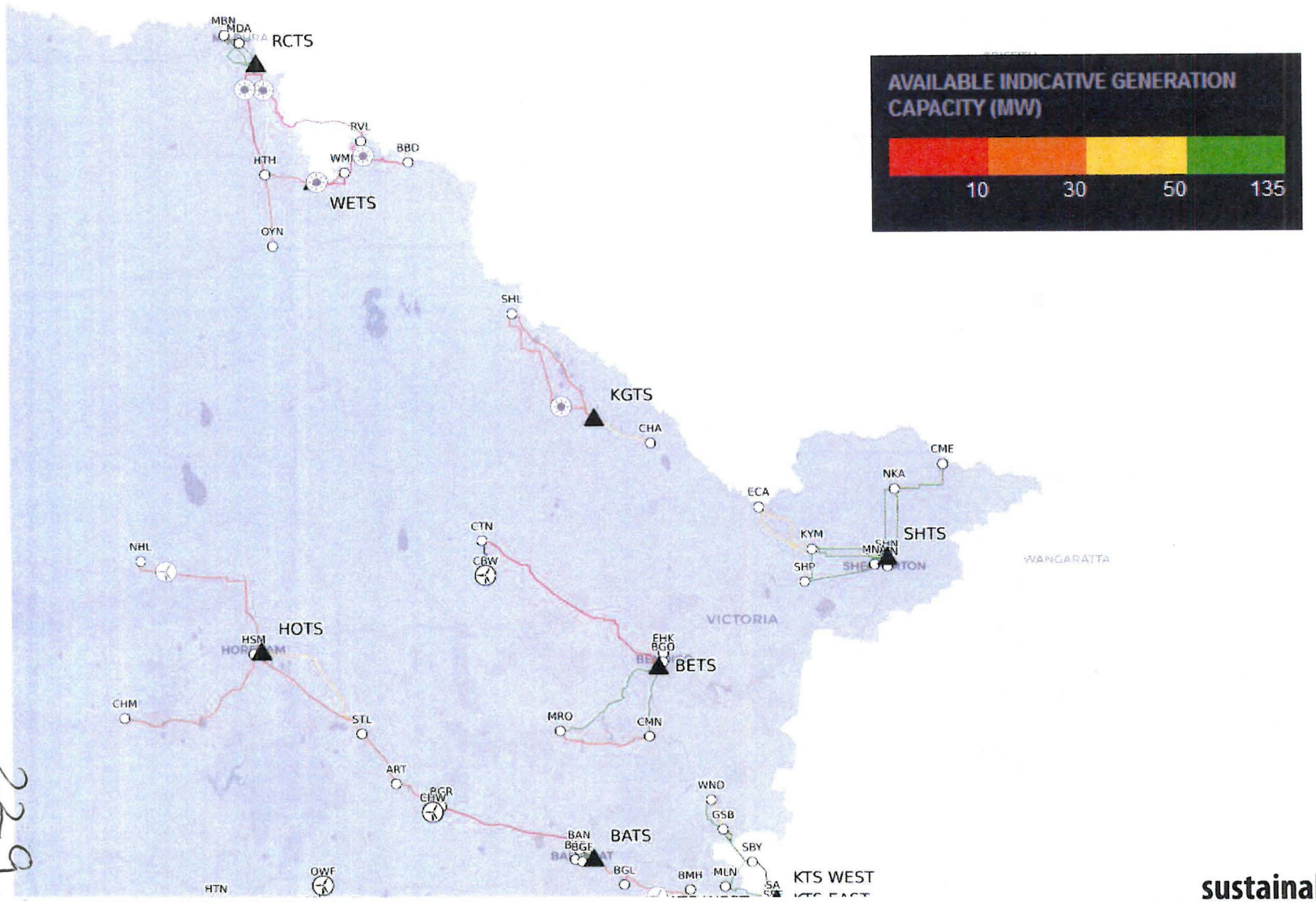
Powercor 'Sub-Transmission' 66kV Electricity network in Northern Vic



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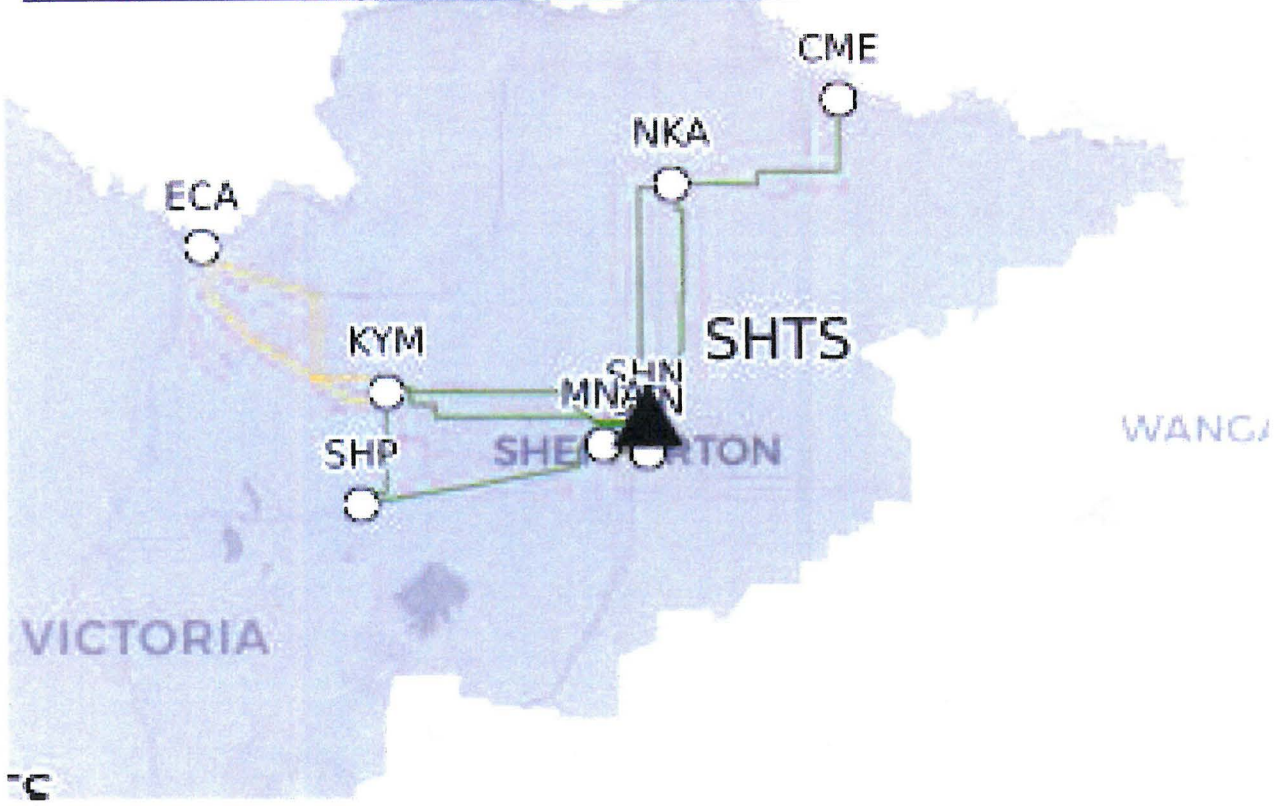
66kV network near Shepparton

Source: https://www.powercor.com.au/our-services/electricity-connections/solar-and-other-generation/connecting-larger-embedded-generator-systems/



Costs of extensions

66 kV OH extension	Rural/Regional	$0.3M per km
66 kV UG extension	Rural/Regional	$1.2M per km
66 kV Switching Station	Rural/Regional	$5.0M each

Connecting to the Power Network

- There is capacity available for all these solar farms.
- X-Elio sites at Tallygaroopna (30MW) and Congupna (68MW) plan to connect in to SHTS-NKA No 1 which has 92MW indicative generation capacity available.
- CleanGen Projects site at Tatura (45MW) plan to connect in to SHTS-SHP which has 96MW indicative generation capacity available.
- Neoen (100MW on Cosgrove-Lemnos Rd) propose to build a line to the Shepparton Terminal station.
- Those that are later will need to pay additional to strengthen the grid back to the a terminal station in transmission system.

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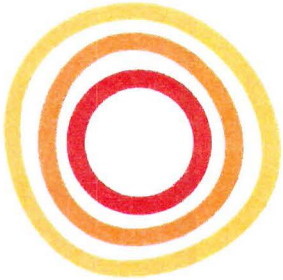

www.setransformation.com.au

sustainable energy TRANSFORMATION

Response to technical queries relating to the proposed 45 MW Solar Farm at 610 Ferguson Road Tatura East

For
The Greater Shepparton City Council

Report by
Sustainable Energy Transformation Pty Ltd
with input from
ITP Renewables

17 August 2017

Response to technical queries relating to the proposed 45 MW Solar Farm at 610 Ferguson Road Tatura East

For
The Greater Shepparton City Council

Report by
Sustainable Energy Transformation Pty Ltd
with input from
ITP Renewables

Background

Greater Shepparton City Council has received an application to use and develop 610 Ferguson Road, Tatura East for a Renewable Energy Facility (Solar Farm) up to 45MW (AC) and associated infrastructure using tracking solar photovoltaics (PV).

Council has advertised the application and thirteen objections have been lodged.

Council has requested Sustainable Energy Transformation Pty Ltd to provide expert assistance in responding to the issues raised by objectors.

Sustainable Energy Transformation has worked with ITP Renewables of Canberra to prepare this report that considers technical concerns raised.

The report was developed using the following process after the work was commissioned by the City of Greater Shepparton Planning Department.

- Sustainable Energy Transformation reviewed the Application, the objections and the request from Council to form 8 questions that would frame the response.
- Staff of the City of Greater Shepparton reviewed the proposed questions and agreed that these were appropriate to cover the items considered.
- Sustainable Energy Transformation and ITP Renewables drafted response to the agreed questions.
- The draft report was reviewed by Council Staff and finalised after taking into account their response.

Disclaimer

While we have made every attempt to ensure that the information contained in this report is complete and has been obtained from reliable sources, Sustainable Energy Transformation Pty Ltd is not responsible for any errors or omissions, or for the results obtained from the use of this information.

This report has been prepared for the exclusive use and benefit of the client and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this report should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Executive summary

Below is a summary response to the 8 questions. The full response is contained in the following pages.

1. **What is the appropriate setback from the property boundaries?**

In Australia, there are no standard setback distances for solar farms from adjoining property boundaries. They are determined according to local planning guideline requirements, and any restrictions, if required, are typically established as part of assessments for the project's environmental management plan.

Internationally, there is no consistent standard. A similar approach to Australia is used in the UK. In the US, codified distances from residential dwellings range from 6 to 30.5 metres. In Ireland, a number of cases have upheld 22 metres as a setback distance from adjacent residential boundaries. It appears that these codified setbacks are related to a subjective offsite amenity appraisal as opposed to any technical concern regarding PV technology.

The proposed setback of 25 m from the site boundary including a screen of native vegetation should be sufficient to mitigate any likely effects on the neighbouring residential properties.

2. **Glare from the Solar panels? Is it likely to be a problem and if so how should it be managed?**

In general, modern PV panels are designed to absorb as much sunlight as possible to convert it into electricity. The panels are single axis tracking aligned North/South. Consequently, they rotate from facing toward the East in the morning across the sky to facing West at sunset. Under the proposal, the maximum tilt of the panels is 60°. This would not allow reflection onto neighbouring properties under normal operating conditions, as when the sun is at the lowest point any light reflected would be upwards.

If there were to be any glare, surrounding and screening vegetation would disrupt any light rays parallel to the ground from the collector or supporting infrastructure. The materials and colour of onsite infrastructure (other than the solar panels) could be non-reflective and in keeping with the materials and colouring of the landscape. This infrastructure will be similar to common infrastructure on farm properties, such as sheds.

3. **Is it likely that light spill will disrupt the rural environment?**

Light spill from solar farms at night has not been raised as a widespread issue in Australia.

The application indicates night time lighting will be installed around the operation and maintenance facilities, carpark and substation. The lighting used will be low-level and directional to minimise potential for light spill. Possible management strategies would be to ensure that any otherwise obtrusive light would be shaded by the vegetation around the boundary.

In addition to mitigation measures, if the substation and support facilities are well shielded and not visible from potential sensitive receivers, visual impacts would be low.

4. **What is the likely impact of potential micro climate changes such as hotter temperatures changes in insect population and associated difficulties for fruit production?**

Two published studies were examined to look at the likelihood of a heat island effect and the likelihood of increased temperatures in the surrounding farmland.

It is not possible to definitively rule out the possibility of a heat island effect. Impacts on fruit set depend largely on the extent to which any heat island effect would spill over to surrounding properties. At present this is unanswerable with the information available.

Assessing heat island impacts on pest insect populations is also challenging. Once again the extent to the heat island effect spill into surrounding regions may be critical because the physical environment of a solar farm itself is unlikely to be conducive to harbouring insect populations due to its limited vegetation. Further, while it is the case that temperature is an important factor influencing insect behaviour, distribution, development, survival, and reproduction, the drivers on insect populations dynamics are complex and other factors are relevant. Rainfall is also often an important variable, as is population size. As the population increases so does its vulnerability to disease and predation and the impact of competition within the population and with other species.

In the event that a heat island effect did occur, two potential mitigations options are apparent:

- The first relates to reducing the heat island effect. Barron-Gafford *et al.* noted that the warming may be due to heat trapping of re-radiated heat from the ground under the stationary PV arrays at night. If this is the case, a simple mitigation option would be to turn the PV arrays (which will be on a tracker) toward the vertical position thereby opening up the 'view' to the sky to facilitate night radiant cooling.
- The second relates to biological control of insect populations. In an agricultural setting planting of trees and or shrubs for visual screening purposes will create the opportunity to both boost local biodiversity and increase the populations of insectivorous birds and other species which could assist in reducing insect pest numbers on nearby surrounding properties.

5. **Will noise disturbances be likely?**

Based on similar proposals, the noise levels from typical solar farm operations are expected to be minimal and compliant with noise standards.

Tracking solar PV moves at an unobtrusive and slow rate, producing minimal noise. Solar PV farms are generally very silent during the operational phase. The only noise emitted from an operational solar farm would be from the substation and inverters, which can be inaudible if appropriate buffer distances to sensitive receivers or equipment housing are used. There is no noise from inverters at night due to daytime operation of solar panels.

Noise impacts would largely be restricted to the construction phase and these could be managed through mitigation measures. During plant operations, other minor sources of noise would be from a small number of vehicles accessing the site per day, aeolian and/or corona noise from transmission lines and any intermittent noise from maintenance activities.

Overall, at operational stage, solar farms generate low levels of noise. Any infrastructure with the potential to generate noise could be setback from any sensitive areas in the surrounding area or placed within an enclosed building to minimise noise impacts.

6. Any other major amenity impacts of solar farms on nearby neighbours.

Amenity impacts mainly relate to the construction stage of the project only. To mitigate any potential impacts experienced during the construction stage, a construction management plan, including transport management, should be prepared as a requirement of any planning permit issued.

A desktop review has not identified any national or international studies which indicate proximity to a solar farm impacts negatively on prices of properties hosting projects or near to them.

There are no available guidelines to assess impacts on non-sensitive land uses, such as recreational use of rural land. The potential for noise to affect the enjoyment of adjacent rural land would be largely confined to the construction phase and a construction management plan should be prepared to identify management strategies such as construction occurring only during day time.

Impacts on air quality due to the generation of dust during construction would be short term. A dust management plan should to be prepared as part of the Environmental Management Plan to identify mitigation measures, primarily aiming to suppress dust for each phase of development.

7. How far should a solar farm be located from a substation?

To the proponent of a solar farm, proximity to the electricity grid is a key criterion as construction of distribution and/or transmission lines can significantly add to project cost. Apart from the level of solar energy available, the proximity to a suitable connection point with available capacity is often the most critical element when selecting a viable solar site. A large solar farm can afford to have a longer connection to the electricity grid than a smaller farm, however, the larger the farm, the higher is the likelihood to require a high voltage connection to take the electricity generated, which may need a longer connection line. Consequently, it is a decision made by the proponent based on the particular situation.

8. Where will the electricity from this proposed farm enter the electricity system?

The proposal is for electricity from the solar farm to enter the 66 kV distribution network at the tee connection point 5 kilometres away. The alternative is for electricity to enter at the Mooroopna substation which is 10 kilometres away or Shepparton Terminal Station which is 14 kilometres away. As detailed above, the proposal to connect to the 66 kV line 5 kilometres away is likely to be more cost effective.

Conclusion

The technical aspects raised in the objections have been reviewed. Some aspects have been found to be without a technical basis and others can be adequately addressed with appropriate requirements in management plans for the site development.

Questions to be answered regarding the objections to the proposed Tatura Solar Farm

Derivation of the questions

1. What is the appropriate setback from the property boundaries?

Objections received:

'A recent study by the universities of Maryland, Arizona and Madison-Wisconsin implies that the occupied area should be set back at least 30.5 metres from all neighbouring boundaries. I would ask that should council grant this application that this setback be the minimum enforced and that council also ensure there are no adverse ground water effects upon neighbouring properties.'[1]

'A setback zone for the solar panel of at least 30.5 metres from all boundaries'[2]

2. Glare from the Solar panels? Is it likely to be a problem and if so how should it be managed?

Objections received:

'Refraction/Glare from the solar panels will impact us most of the day due to the tracking of the panels from east to west.'[3] [4]

'The glare it could have onto our property lights at night etc and sun.'[5]

'The motor of the plant that brings the panels ready for the morning will be heard. Yes the trees will eventually cover but what about the mean time? The glare/reflection.'[6]

'I am concerned that our farming enterprise will be adversely affected by the proposed development due to its proximity to our livestock through glare, noise, radiant soil and atmospheric heat as well as an increased risk of fire due to the nature of the proposed development.'[7]

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[1] James Perkins, Lystjake PTY LTD, PO BOX 331 Mooroopna, affected land: 485 Downer road Tatura East 3616.
[2] Amanda Lauraine Perkins, PO BOX 331 Mooroopna 3629.
[3] Geoff and Rachael Slorach, 1280 Turnbull Road Tatura East 3616
[4] Marjory Ann Wheller, 1245 Turnbull Road Toolamba 3614
[5] Daniel Wright, 1275 Turnbull Road, Toolamba 3614
[6] Michael Sleeth, 495 Downer Road Tatura 3616
[7] Amanda Lauraine Perkins, PO BOX 331 Mooroopna 3629

3. Is it likely that light spill will disrupt the rural environment?

Objections received:

'Having such an industrial plant with high fences & flood lights will take away our right & expectation to live how we wish to.'[8]

'We object to the proposed development of a solar farm at 610 Ferguson road Tatura East on the grounds of increased noise, traffic, lighting of the site loss of views, loss of rural aspect, and the reasonable expectation that when we purchased a rural property in a farming zone we expected to be surrounded by a mixture of both farming enterprises and hobby/lifestyle properties and not a commercial enterprise such as a solar farm that is both inappropriate and out of character for the area.'[9]

'The glare it could have onto our property lights at night etc and sun.'[10]

'Our property is 300m from proposed site the security lights will be very visible from our door – will be lit up like the MCG – this will increase insect numbers – increasing birds will play havoc with the orchards an our other side. Bird guns will be going off more at every 5 min intervals that's how they run them & they are loud...

'We came out here as it is zoned farming land – for peace & quiet to be able to look at the night sky won't be able to see it anymore. Full moons effect cattle a lot – mooing all night – imagine how this will affect them.'[11]

4. What is the likely impact of potential micro climate changes such as hotter temperatures changes in insect population and associated difficulties for fruit production?

Objections received:

'A recent study by Gafford, Minor, Allen, Cronin, Brook and Pavao-Zuckerman concluded that ambient temperatures may be elevated by 3-4°C. Stone fruit requires a minimum amount of cold accumulation and is one of the reasons the GV is so appropriate for fruit production. This cooling accumulation is essential and a change would make cropping of consistent crops unable.

'Elevated temperatures also promote insect population growth which may become too large to treat commercially.'[12]

'I have been made aware of studies that show solar farms can cause a rise in temperatures in closely related areas of land.

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[8] Tracy and Sam Catalano, 570 Ferguson Road Tatura East 3616
[9] Roger and Cindy Coverdale, 564 Ferguson road Tatura East 3616
[10] Daniel Wright, 1275 Turnbull Road, Toolamba 3614
[11] Michael Sleeth, 495 Downer Road Tatura 3616
[12] Peter Hall, 355 Downer Road Tatura East 3616

'This rise in temperature will have a direct connection to increased insect populations. If that is to happen this will increase our cost of production.'[13]

'Through research we have conducted on the Photovoltaic Heat Island Effect, it is our understanding that the rise in ambient air temperatures and ambient ground temperature will significantly increase the insect population in the area and in turn increase the bird population. Research was found at https:/www.nature.com/articles/srep35070 as well as a recent study by Barron-Gafford, Minor, Allen, Cronin, brook and Pavao-Zuckerman who concluded that ambient air temperatures may be elevated by 3-4 degrees Celsius... Our cost of living will rise due to the increase in temperatures, in order to keep the house cool in the summer time... The rise in ambient air and ground temperatures – both day and night – and associated increase in insect and bird life, the effect that this will have on us personally, including our cost of living, and the impact on the orchards surrounding us.'[14] [15]

'I am concerned that our farming enterprise will be adversely affected by the proposed development due to its proximity to our livestock through glare, noise, radiant soil and atmospheric heat as well as an increased risk of fire due to the nature of the proposed development.'[16]

5. Will noise disturbances be likely?

Objections received:

'We object to the proposed development of a solar farm at 610 Ferguson road Tatura East on the grounds of increased noise, traffic, lighting of the site loss of views, loss of rural aspect, and the reasonable expectation that when we purchased a rural property in a farming zone we expected to be surrounded by a mixture of both farming enterprises and hobby/lifestyle properties and not a commercial enterprise such as a solar farm that is both inappropriate and out of character for the area.'[17]

'The motor of the plant that brings the panels ready for the morning will be heard. Yes the trees will eventually cover but what about the mean time? The glare/reflection.'[18]

'I am concerned that our farming enterprise will be adversely affected by the proposed development due to its proximity to our livestock through glare, noise, radiant soil and atmospheric heat as well as an increased risk of fire due to the nature of the proposed development.'[19]

[13] Todd Hall, M.J Hall & Sons PTY LTD, 790 Ferguson road Toolamba 3614
[14] Greoff and Rachael Slorach, 1280 Turnbull Road Tatura East 3616
[15] Marjory Ann Wheller, 1245 Turnbull Road Toolamba 3614
[16] Amanda Lauraine Perkins, PO BOX 331 Mooroopna 3629,
[17] Roger and Cindy Coverdale, 564 Ferguson road Tatura East 3616
[18] Michael Sleeth, 495 Downer Road Tatura 3616
[19] Amanda Lauraine Perkins, PO BOX 331 Mooroopna 3629,

The following three questions were requested by Council staff as useful background

6. **Any other major amenity impacts of solar farms on nearby neighbours.**

7. **How far should a solar farm be located from a substation?**

8. **Where will the electricity from this proposed farm enter the distribution system?**

Answers and Discussion of the Questions

1. What is the appropriate setback from the property boundaries?

Discussion of the issues that give rise to the need for a setback

The need for setbacks is related to the impacts of the development. Compared to wind farms (as the other common form of large scale renewable energy development), solar PV farms are low in height and in profile on the landscape. The visual impact of solar PV farms is significantly less dominant than that of a wind farm with the height of the ground mount panels of 3 metres in this instance, compared to 100 metres of wind tower. Other factors considered include: existing landscape type and whether it is sensitive to change, use of neutral colours on ancillary buildings to blend in with rural landscapes and whether screening vegetation is proposed. Setbacks can be used to minimise visual impacts particularly if screening vegetation planted adjacent to boundaries in proximity to adjoining dwellings are not proposed.

The proposal is for:

- The location of the solar panels at least 100 metres from seven adjoining dwellings located on Turnbull and Waugh Roads.
- Native vegetation hedges as a screen with height of 3-4 metres within the 10 metres setback of the fence from the boundary and a further setback of 15 metres to the PV systems (Layout[20] indicates distance of 25 metres from boundary to the occupied area for solar panels),
- Solar PV with trackers at a height of 3 metres

Independent assessments of similar developments in Australia often cite low height and profile, distance to general population and use of vegetation screening as factors which can contribute to minimising visual impacts of ground mounted solar PV on the existing environment.

What setback is used for other PV farms in Australia and internationally?

In Australia, there are no standard setback distances for solar farms from adjoining property boundaries. They are determined according to local planning guideline requirements, and any restrictions, if required, are typically established as part of assessments for the project's environmental management plan[21].

A setback of 100 metres from dwellings on adjoining properties has been used in previous solar farm developments in Victoria.[22] In those instances, the setbacks were considered as 'generous' given the dwellings had limited line of sight to the development site due to existing vegetation and the low profile of the solar farm.

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[20] Schedule 1 - Tatura Solar Plant Layout v2 07.06.2017 - Final Prelim.

[21] Whilst objectors focussed on setback distances, what is important that the environmental management plan assesses the impacts anddetermines the mitigation measures in context of what the impacts are.

[22] URPS, Planning Report: Renewable Energy Facility 84 Allens Road Numurkah, 2016.

Internationally, there is no consistent standard. A similar approach to Australia is used in the UK. In the US, codified distances from residential dwellings range from 6 to 30.5 metres.[23] In Ireland, a number of cases have upheld 22 metres as a setback distance from adjacent residential boundaries.[24]

The use of setback distances in the case of wind farm developments is illustrative of the issues for setbacks generally. Any distance requirement, is by nature, arbitrary and can be used to rule out proposals. Where used however, internationally, distances have been determined by compliance with scientifically based noise standards. The setback distance between wind turbines and dwellings as used in Victoria and South Australia is related to noise requirements under Environment Protection Agency (EPA) Guidelines in each of those jurisdictions.

2. Glare from the Solar panels? Is it likely to be a problem and if so how should it be managed?

Discussion

When the sun is reflected off a smooth surface, it can result in glare or diffuse reflection of light. The intensity of light will depend upon the reflectiveness of the surface from which the sun is being reflected.

Glare is a planning consideration especially if proposals are in proximity to aviation infrastructure, roads/rail lines or residential dwellings. There are several airports in Australia with roof-top and ground mounted solar arrays (Alice Springs Airport, Adelaide Airport, Karratha Airport, Kangaroo Island Airport) and consultation with the Civil Aviation Safety Authority is required.

How much reflection comes from the surface of a PV panel?

In general, modern PV panels are designed to absorb as much sunlight as possible to convert it into electricity. The panels are single axis tracking aligned North/South. Consequently, they rotate from facing toward the East in the morning across the sky to facing West at sunset. Under the proposal, the maximum tilt of the panels is 60°.[25] This would not allow reflection onto neighbouring properties under normal operating conditions, as when the sun is at the lowest point any light reflected would be upwards.

The percentage of light reflection from solar PV panels has been assessed at less than 10%, which is at the low end of the spectrum in comparison to materials such as snow which have been assessed at 80%.[26] Studies of PV modules with anti-reflective coating indicate they reflect around 2% of incoming sunlight.[27] As part of the White Rock Solar Farm impact assessment, the reflectivity of a PV solar panel

[23] Lovelady, A. University of North Carolina, Planning and Zoning for Solar in North Carolina, 2014, p22.
[24] Future Analytics for the Sustainable Energy Authority of Ireland, 2016, p21.
[25] Tatura East Solar Park, Spatial layout Sheet 1.
[26] Planning and Development Guidance Recommendations for Utility Scale Solar Photovoltaic Schemes in Ireland, p11.
[27] Barrett, S et al. Airport Cooperative Research Program (ACRP) Synthesis 28: Investigating Safety Impacts of Energy Technologies on Airports and Aviation, Research Sponsored by the Federal Aviation Administration as cited in Reach Solar, Application on Notification Crown Development, 2016, p14.

was assessed as similar to, though slightly lower than levels of reflectivity of grasslands, crops and forested areas associated with rural landscapes.[28]

What treatment is used in other solar farms to reduce/eliminate any impact on neighbours?

All solar panels use anti-reflective materials to allow transmission of light through the glass and 'roughened' glass surfaces to minimise reflection. Surrounding and screening vegetation would disrupt any light rays parallel to the ground from the top edge of the collector. The materials and colour of onsite infrastructure (other than the solar panels) could be non-reflective and in keeping with the materials and colouring of the landscape.

3. Is it likely that light spill will disrupt the rural environment?

Discussion

In Australia, night lighting on solar farms is limited to the substation and support buildings. Many proposals do not elaborate extensively on-site lighting arrangements except to state that lighting will support essential operations and be on-demand only. Light spill from solar farms at night has not been raised as a widespread issue in Australia.

The application indicates night time lighting will be installed around the operation and maintenance facilities, carpark and substation. The lighting used will be low-level and directional to minimise potential for light spill. Possible management strategies would be to include, design to AS4282 *Control of the obtrusive effects of outdoor lighting* or, requirement that lights be shaded so that no light will spill on any surface above 3 metres. This would ensure that any otherwise obtrusive light would be shaded by the vegetation around the boundary.

In addition to mitigation measures, if the substation and support facilities are well shielded and not visible from potential sensitive receivers, visual impacts would be low.

4. What is the likely impact of potential micro climate changes such as hotter temperatures changes in insect population and associated difficulties for fruit production?

Discussion of the issues raised

The term "heat island" is usually applied to built-up areas that are hotter than nearby rural areas. Urban areas are hotter because there is less vegetation and more surfaces are paved or covered with buildings. The change in ground cover results in less shade and moisture to keep urban areas cool. Built-up areas also evaporate less water, which contributes to elevated surface and air temperatures. Properties of urban materials, in particular solar reflectance, thermal emissivity, and heat capacity, also influence the development of urban heat islands, as they determine how the sun's energy is

[28] NGH Environmental, Environment Impact Statement, 2016, p110.

reflected, emitted, and absorbed.[29] [30] The annual mean air temperature of a city with 1 million people or more can be 1–3°C warmer than its surroundings. In the evening, the difference can be as high as 12°C.[31]

The findings of the Barron-Gafford et al study

The Barron-Gafford *et al.* study found a measureable heat island effect generated by the solar PV farm that they examined, however, their principle finding is that there is uncertainty about the underlying cause and scale of the effect. The authors emphasised that in the scientific literature there are competing hypotheses about whether or not large-scale PV installations will create a heat island effect. Factors increasing a heat island effect include that:

Solar farms make the landscape darker and less reflective, leading to greater heat absorption during the day

(i) Vegetation is usually removed from PV power plants, reducing the amount of cooling due to transpiration
(ii) PV panels reflect and absorb upwelling longwave radiation, and thus can prevent the soil from cooling as much as it might under a dark sky at night.

However, other factors may reduce the heat island effect including that:

(i) PV installations shade a portion of the ground and could therefore reduce heat absorption in surface soils
(ii) PV panels are thin and have little heat capacity per unit area (although PV modules emit thermal radiation both up and down, and this is particularly significant during the day when PV modules are often 20 °C warmer than ambient temperatures)
(iii) Electric power removes energy from PV power plants

A key quote of the Barron-Gafford *et al.* article is:

> *"there is a remarkable lack of data as to whether or not the PVHI [PV Heat Island] effect is real or simply an issue associated with perceptions of environmental change caused by the installations that lead to "not in my backyard" (NIMBY) thinking. Some models have suggested that PV systems can actually cause a cooling effect on the local environment, depending on the efficiency and placement of the PV panels. But these studies are limited in their applicability when evaluating large-scale PV installations because they consider changes in albedo and energy exchange within an urban environment (rather than a natural ecosystem) or in European locations that are not representative of semiarid energy dynamics where large-scale PV installations are concentrated."*

[29] U.S. Environmental Protection Agency. 2008. Reducing urban heat islands: Compendium of strategies. https://www.epa.gov/heat-islands/heat-island-compendium

[30] Santos, Fabiane. Trees – the Natural Air Conditioners. Scientific Scribbles. The University of Melbourne, 23 Aug. 2013. Web. 27 Sept. 2013. <http://blogs.unimelb.edu.au/sciencecommunication/2013/08/23/trees-the-natural-air-conditioners/

[31] https://www.epa.gov/heat-islands

Note that a citation search was conducted to determine if additional more recent relevant studies citing the Barron-Gafford *et al* paper had been published. At the time of writing none were found.

Comment

In considering the applicability of the study to the Tatura East Solar Farm planning application, two key questions arise:

1) Is it likely that the Tatura East Solar Farm will create a heat island effect, and subsequently, if there is a heat island effect;
2) Would this impact on fruit set and insect pest populations on nearby properties?

Unfortunately, we cannot definitively answer the first question. Based on the Barron-Gafford *et al.* study alone it is not possible to conclude whether the solar farm would result in local temperatures rising above those in the surrounding landscape, and if they did when during the day or year might occur and how wide the impact might be.

The first limitation is that the study only examined one biome, a desert region primarily consisting of grasses, shrubs and bare soil. It is difficult to speculate how this natural environment may compare to the agricultural landscape of the Tatura East region. One could conjecture, however, that within an agricultural landscape characterised by a mosaic of horticulture, cropping and grazing enterprises, well-vegetated areas will be generally cooler (due to shading and cooling due to evapotranspiration) than heavily grazed or recently cultivated areas. This in turn raises the question, are some horticultural activities already impacted by nearby heat islands created by routine agricultural practices, or indeed nearby roads or urban areas?

The second limitation is that the Barron-Gafford *et al* study did not measure the spatial impacts. Rather, the authors simply noted that:

> *"Remote sensing could be coupled with ground-based measurements to determine the lateral and vertical extent of the [PV Heat Island] PVHI effect. We could then determine if the size of the PVHI effect scales with some measure of the power plant (for example, panel density or spatial footprint) and whether or not a PVHI effect reaches surrounding areas like wildlands and neighbourhoods. Given that different regions around the globe each have distinct background levels of vegetative ground cover and thermodynamic patterns of latent and sensible heat exchange, it is possible that a transition from a natural wildland to a typical PV power plant will have different outcomes than demonstrated here. The paucity in data on the physical effects of this important and growing land use and land cover change warrants more studies from representative ecosystems."*

A second study, however, did examine adjacent effects. In a paper *Analysis of the Potential for a Heat Island Effect in Large Solar Farms* by Vasilis Fthenakis and Yuanhao Yu[32] showed the air temperatures approaching within 0.3°C of the ambient at about 300 metres away of the perimeter of the solar farm.

[32] Fthenakis, V., & Yu, Y. (2013). Analysis of the Potential for a Heat Island Effect in Large Solar Farms. IEEE, 3362-3366.

Analysis of 18 months of detailed data showed that in most days, the solar array was completely cooled at night, and, thus, it is unlikely that a heat island effect could occur.

One might surmise that because heat rises, in the absence of any breeze, little if any warm air is likely to spill onto surrounding properties. When air movement exists thermal mixing would to some extent ameliorate the effect. It is important to note that the proposed solar farm is to be in a paddock that is hay and grazing pastureland. Most of the boundary is adjacent to similar pastureland. There is an orchard across Turnbull road from the site. Other orchards are more than 500 metres away.

Nonetheless, it is not possible to definitively rule out the possibility of an heat island effect. Impacts on fruit set depend largely on the extent to which any heat island effect would spill over to surrounding properties. At present this is unanswerable with the information available.

Assessing heat island impacts on pest insect populations is also challenging. Once again the extent to the heat island effect spill into surrounding regions may be critical because the physical environment of a solar farm itself is unlikely to be conducive to harbouring insect populations due to its limited vegetation. Further, while it is the case that temperature is an important factor influencing insect behaviour, distribution, development, survival, and reproduction, the drivers on insect populations dynamics are complex and other factors are relevant. Rainfall is also often an important variable, as is population size. As the population increases so does its vulnerability to disease and predation and the impact of competition within the population and with other species.

Potential Mitigation options

In the event that a heat island effect did occur, two potential mitigations options are apparent. The first relates to reducing the heat island effect. Barron-Gafford *et al.* noted that the warming may be due to heat trapping of re-radiated sensible heat flux under PV arrays at night. If this is the case, a simple mitigation option would be to turn the PV arrays (which will be on a single axis tracker) toward the vertical position.

The second relates to biological control of insect populations. Increasingly solar farms include some planting of trees and or shrubs for visual screening purposes. In an agricultural setting this may create the opportunity to both boost local biodiversity and increase the populations of insectivorous birds and other species which could assist in reducing insect pest numbers on nearby surrounding properties.

5. Will noise disturbances be likely?

Objectors have concerns that the tracking system will be noisy when re-aligning in the morning. What is the experience of this in Australia? If it is an issue how can it be managed in Planning?

Any other noise disturbance that can occur <u>during operation</u> as a result of a solar farm

Tracking solar PV moves at an unobtrusive and slow rate, producing minimal noise. Solar PV farms are generally very silent during the operational phase. The only noise emitted from an operational solar farm would be from the substation and inverters, which can be inaudible if appropriate buffer

[33]distances to sensitive receivers or equipment housing are used. There is no noise from inverters at night due to daytime operation of solar panels.

The Environmental Impact Statement for the Metz solar farm in NSW included predictions of operational noise levels at various distances from unshielded substations and inverters to show the impact of buffer distances. The results show predicted noise level of 35 dB for a substation at a distance of 160 metres and 35 dB for inverter at a distance of 250 metres (under average metrological conditions) and 350 metres (under worst case metrological conditions) from the sensitive receiver.[34]

The Victorian EPA recommended maximum noise level which applies to a Farming Zone is 46 dB (daytime) and 36 dB (night).[35] The proposal indicates a minimum 250 metres setback distance for the optional battery from any property. Assuming this distance applies in the final design to inverter and substation, noise levels from the proposal could be within Victoria noise standards, particularly if the design allows for inverters and batteries to be housed within a structure and a noise dampening wall is used for the substation.

Infrasound, or very low frequency noise, has been raised in relation to wind farm developments. A study for a solar farm found the weighted low frequency noise levels (as a result of a formula applied to raw measurement of sound pressure to reflect the response of a human ear) to be well below the audible threshold of 85 dB used in Australia.[36]

Noise impacts would largely be restricted to the construction phase and these could be managed through mitigation measures. During plant operations, other minor sources of noise would be from a small number of vehicles accessing the site per day, aeolian and/or corona noise[37] from transmission lines and any intermittent noise from maintenance activities.

Overall, at operational stage, solar farms generate low levels of noise. Any infrastructure with the potential to generate noise could be setback from any sensitive areas in the surrounding area or placed within an enclosed building to minimise noise impacts.

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[33] There are many factors which affect the buffer (geography, vegetation, sound barriers), so this needs to be assessed as part of the environmental impacts study.

[34] Ecological Australia, Metz Solar Farm: Environmental Impact Statement, 2017, p165-166.

[35] Guidelines Noise from Industry in Regional Victoria, 2011, Date accessed: 3/08/17 http://www.epa.vic.gov.au/~/media/Publications/1411.pdf

[36] Dudek, Technical Memorandum Infrasound and Low-Frequency Noise, Tracker Motor and Fenceline Noise Measurements at Newberry Springs Solar Facility, 2014.

[37] Aeolian is a 'wind in the wires' noise that may be caused by regular air fluctuations across structures or when the wind blows hard. Aeolian noise can be largely eliminated through engineering design practices that modify the airflow. Corona occurs when there are localised electrical discharges under conditions of high humidity such as rain or fog and where radio interference may be present, producing a hiss or a crackle noise. It can occur around the conductor (line) and insulator. Both aeolian and corona noise are rarely a problem in practice and can be largely eliminated through engineering design.

Based on similar proposals, the noise levels from typical solar farm operations are expected to be minimal and compliant with noise standards.[38,39]

6. Any other major amenity impacts of solar farms on nearby neighbours.

Amenity impacts mainly relate to the construction stage of the project only. To mitigate any potential impacts experienced during the construction stage, a construction management plan is to be prepared as a requirement of any planning permit issued.

What about road damage?

Road maintenance is a Council responsibility. Some councils require an infrastructure (traffic) impact and management plan plus the requirement for any upgrades to Council infrastructure to be completed at the applicants cost. Community infrastructure funds may also provide a source of funding for road or any other infrastructure investment that communities value.

What about traffic impacts and hazards?

A traffic management plan is to be prepared as part of the Environment Management Plan to identify potential impacts on traffic during plant construction and appropriate mitigation strategies.

What about the impact on property values?

A desktop review has not identified any national or international studies which indicate proximity to a solar farm impacts negatively on prices of properties hosting projects or near to them.

In relation to wind farms, systemic research was undertaken for a study commissioned by the NSW Valuer General in 2009. The study investigated 8 wind farms across varying land uses (rural, rural residential, residential). Two farms were selected in NSW and 6 in Victoria. The main finding was that there were no reductions in sale price were evident for rural properties or residential properties located in nearby townships with views of the wind farms. No firm conclusions could be drawn, however, in relation to lifestyle properties.

A study for the NSW Office of Environment and Heritage in 2016 based on the best available data, traditional valuation sales analysis techniques and a review of the international literature on the impact of wind farms on property values, came to a similar conclusion.[40]

What about impacts on quiet enjoyment in rural living surrounds?

There are no available guidelines to assess impacts on non-sensitive land uses, such as recreational use of rural land. The potential for noise to affect the enjoyment of adjacent rural land would be

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[38] Sonus, White Rock Solar Farm Environmental Noise Assessment, 2016, p12. An environmental noise assessment for a 20 MW solar farm in NSW with two dwellings within 1 kilometre of the proposed solar farm, found under conservative assumptions the predicted noise levels for operation of the solar farm would meet the NSW Industrial Noise Policy at all dwellings without any acoustic treatment.

[39] Blackett Acoustics, Moree Solar Farm Operational Noise Prediction Report, 2014, p14. An operational noise prediction report for a 56 MW single axis tracking solar farm in NSW found "...predicted noise levels based on typical operation scenario during daylight hours indicate that operational noise levels will achieve compliance at all noise sensitive receptors on all occasions".

[40] Urbis, Review of the Impact of Wind Farms on Property Values, 2016, pi.

largely confined to the construction phase and a construction management plan is to be prepared to identify management strategies such as construction occurring only during day time.

What about air quality issues?

The proposal has the potential to impact on air quality during construction by generating dust from minor earthworks, construction vehicles driving on the unsealed access road and wind blowing over stockpiles and exposed surfaces during construction and decommissioning.

Impacts due to the generation of dust would be short term. A dust management plan is to be prepared as part of the Environmental Management Plan to identify mitigation measures, primarily aiming to suppress dust for each phase of development.

7. How far should a solar farm be located from a substation?

General discussion of options and review of the proposal approach

To the proponent of a solar farm, proximity to the grid is a key criterion as construction of distribution and/or transmission lines can significantly add to project cost. Apart from level of solar irradiation, the proximity to a suitable connection point with available capacity is often the most critical element when selecting a viable solar site.

The proposed project seeks to connect to the Stanhope to Shepparton 66 kV line around 5 kilometres away, near Midland Highway. In order to deliver electricity from the site to the point of connection, the proponent could build a 33/66 kV substation for electricity transformation onsite, build 66 kV line and tee connect to 66 kV line, 5 kilometres away. This is the option that the proponent has selected.

The alternative option is to build 33 kV line 10 kilometres to existing Mooroopna substation or 14 kilometres to Shepparton Terminal Station and install 33/66 kV transformer and associated switch gear in vacant bay as permitted by the network company.

The alternative option for grid connection is likely to be more costly as it requires a greater distance for distribution line build. The cost to build 66kV a shorter distance will be more economic.

8. Where will the electricity from this proposed farm enter the distribution system?

General discussion of options and review of the proposal approach

As detailed above, the proposal is for electricity from the solar farm to enter the 66 kV distribution network at the tee connection point 5 kilometres away. The alternative is for electricity to enter at the Mooroopna substation which is 10 kilometres away or Shepparton Terminal Station which is 14 kilometres away. As detailed above, the proposal to connect to the 66 kV line which is 5 kilometres away is likely to be more cost effective.

References

Barrett, S et al. Airport Cooperative Research Program (ACRP) Synthesis 28: Investigating Safety Impacts of Energy Technologies on Airports and Aviation, Research Sponsored by the Federal Aviation Administration as cited in Reach Solar, Application on Notification Crown Development, 2016.

Barron-Gafford et.al, Scientific Reports, The Photovoltaic Heat Island Effect: Larger solar power plants increase local temperatures, 2016.

Blackett Acoustics, Morree Solar Farm Operational Noise Prediction Report, 2014.

Dudek, Technical Memorandum Infrasound and Low-Frequency Noise, Tracker Motor and Fenceline Noise Measurements at Newberry Springs Solar Facility, 2014.

Ecological Australia, Metz Solar Farm: Environmental Impact Statement, 2017.

Fthenakis, V, & Yu, Y. Analysis of the Potential for a Heat Island Effect in Large Solar Farms. *IEEE*, 3362-3366, 2013.

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GREATER SHEPPARTON

Office Use Only

VicSmart ☐ Yes ☐ No

Specify class of VicSmart application:

Application No.: Date Lodged: / /

Application for
Planning Permit

Planning Enquiries
Phone: 03 5832 9700
Web: www.greatershepparton.com.au

If you need help to complete this form, read How to complete the Application for Planning Permit form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Clear Form

Application Type

Is this a VicSmart application?*

◯ No ◯ Yes

If yes, please specify which VicSmart class or classes:

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

◯ No ◉ Yes If 'yes', with whom?: Michael Carrafa, and Geraldine Christoe

Date: day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: St. No.: 610 St. Name: Ferguson Rd

Suburb/Locality: Tatura East Postcode: 3616

Formal Land Description * Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: ◯ Lodged Plan ◯ Title Plan ◯ Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name: Lot2//213517P and Lot 2/203984M

Remove Address

If this application relates to more than one address, please click this button and enter relevant details. Add Address

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? *

If you need help about the proposal, read: *How to Complete the Application for Planning Permit Form*

Select the focus of this application and describe below: Other

Construction of a solar farm up to 45MW (AC) and associated infrastructurre using solar PV and trackers connecting to either Mooroopna substataion or a local one to be constrcuted

Provide additional information on the proposal, including plans and elevations, any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist, and if required, a description of the likely effect of the proposal.

Estimated cost of development for which the permit is required *

Cost $ 50 million ⚠ You may be required to verify this estimate

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing

farming zone - hay production and grazing. Land has been laser graded

Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ○ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◉ No
- ○ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:
Title: Ms | First Name: Koovashni | Surname: Reddy

Organisation (if applicable): CleanGen

Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: | St. Name: PO BBox 237

Suburb/Locality: North Sydney | State: NSW | Postcode: 2059

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details *

Same as applicant (if so, go to 'contact information') ✓

Name:
Title: Mr | First Name: | Surname:

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: | St. Name:

Suburb/Locality: Tatura East | State: NSW | Postcode:

Please provide at least one contact phone number *

Contact information

Business Phone: | Email:

Mobile Phone: | Fax:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ✓

Name:
Title: Mr | First Name: Michael, Antonio, Ange | Surname: Lombardozzi

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 610 | St. Name: Ferguson Rd

Suburb/Locality: Tatura East | State: VIC | Postcode: 3616

Owner's Signature (Optional): | Date:
day / month / year

Information Requirements

Contact council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

(•) Yes ( ) No

Declaration

This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant and that all the information in this application is true and correct, and the owner (if not myself) has been notified of the permit application.

Signature: | Date: 9/6/2016
day / month / year



CleanGen

Tatura East Solar Farm

Planning Application Version 2

2 June 2017

Commercial-in-Confidence

CleanGen Projects ABN 44 605 403
683 PO Box 237 North Sydney 2059
www.cleangnepower.com

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Abbreviations

ABS	Australian Bureau of Statistics
AC	Alternating Current
AEMO	Australian Energy Market Operator
AEMC	Australian Energy Market Commission
AETA	Australian Energy Technology Assessment
ATO	Australian Taxation Office
CASA	Civil Aviation Safety Association
CleanGen	CleanGen Projects Pty Ltd
CFA	Country Fire Authority
COD	Commercial Operation Date
Council	Greater Shepparton City Council
dB	Decibels
DC	Direct Current
DSCR	Debt Service Cover Ratio
EMP	Environmental Management Plan
EPBC	Environment Protection and Biodiversity Conservation Act
EPC	Engineering, Procurement & Construction
ETL	Electricity Transmission Line
FC	Financial Close
FIT	Feed-in-Tariff
ha	Hectares
GWh	Gigawatt hours
HV	High Voltage
kL	Kiloliter
km/hr	Kilometer per hour
kV	Kilovolt
KW	Kilowatt
KWh	Kilowatt hours
LCOE	Levelised Cost of Electricity
LGA	Local Government Area
LGC	Large-scale generation certificates
LOI	Letter of Interest
LOS	Letter of Support
LRET	Large-Scale Renewable Energy Target
O&M	Operations and Maintenance
m	Meter
MJ/M^2	Mega joules per meter squared
MLF	Marginal Loss Factors
mm	Millimetres
MW	Megawatt
MWh	Megawatt hours
NEM	National Electricity Market
PPA	Power Purchase Agreement
PV	Photovoltaic
RET	Renewable Energy Target
SPA	State Planning Regulation
TUOS	Transmission Use of System
TMP	Traffic Management Plan

Executive Summary

Project Description

CleanGen is applying for a development approval (DA) from the Greater Shepparton City Council to construct and operate the Tatura East Solar Farm (Project) which is up to 45MW in capacity. The proposed Project will be located in Tatura East, Victoria. It will use solar photovoltaic (PV) technology with trackers and battery storage as an optional feature. It will connect to the Stanhope to Shepparton 66kV Li0ne 4.9km away on Middle Highway.

The Proponent, CleanGen is a leading large-scale renewable energy developer with a portfolio of projects across Australia namely Kerang, Burdekin, Mareeba and Narrabri. The company identifies sites, negotiates land arrangements, network connection and arranges all key commercial contracts including construction, Power Purchase Agreements (PPAs) and financing.

The company partners with the world's best and experienced suppliers and investors to fund, design, construct and operate the solar farm. CleanGen is well placed with its specialist knowledge, experience and partners to be able to successfully develop, construct and operate solar farms.

Environmental Issues

The Project has an overall positive impact on the environment as it will displace over 121,847 tonnes of carbon emissions from the atmosphere each year. The Project site is 250 acres of flat agricultural land that has been laser graded and has no rare species, no cultural heritage or EPBC issues.

The site aesthetics will be improved with fencing and native vegetation trees used as screening where required.

The project is currently in the planning stage. Only once contracts are finalised and all planning details are known, a full Environment Management Plan (EMP) with its sub plans will be completed. The Project will submit the EMP to council prior to construction commencing. Sub plans will include:

- Construction Plan;
- Soil, Water and Flood Management Plan;
- Dust Management Plan;
- Noise, Vibration Management Plan;
- Landscaping and Weed Management Plan;
- Fire Management Plan;
- Waste Management and Reuse Management Plan;
- Resources and Service Management Plan;
- Traffic Management Plan;
- Flora and Fauna Management Plan;
- Indigenous and Non-Indigenous Cultural Heritage Management Plan;
- Hazardous Materials Management Plan; and
- Decommissioning Plan.

To date, the following studies were conducted with low impact:

- Cultural Heritage Issues – No issues and no Plan required
- Traffic Management – Low impact
- Flora and Fauna – Low impact
- Height – No impact
- Glare – No impact
- Noise – Low impact during construction with work to be done as per guidelines. Low impact during operations
- EMF – No impact
- EPBC – No impact

Timing

The DA is the first step of development. Once the approval is received the project will take up to 12 months to develop and a further 6-12 months to be constructed.

Benefits

The Project is a capital investment of approximately $50 million. It will create jobs, diversify income and increase revenue to ancillary services such as food, lodging and tourism for the local area. It will open up power supply to Tatura which has limited power supply limiting corporate growth.

Estimated job numbers are approximately 210 full time equivalent (FTE) construction jobs and up to 5 FTE roles.

The solar farm will produces approximately 104,143 MWh in year 1, offsetting 121,847 tonnes of carbon emissions pa which is equivalent to powering 20,308 homes or removing 28,140 cars off the road.

Planning Application

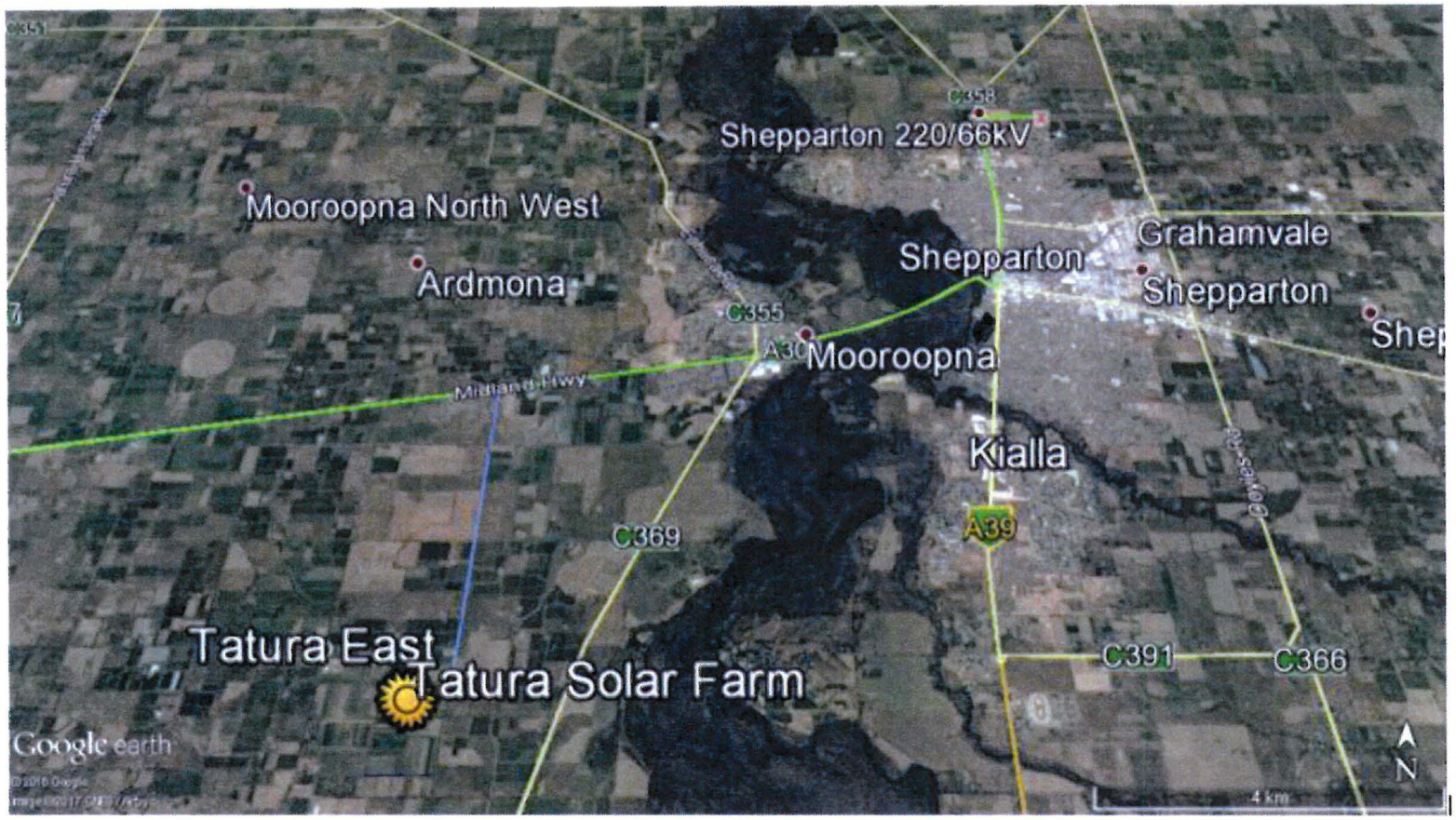
Legislation Framework

The application falls under the jurisdiction of the Greater Shepparton City Council under:

- Section 52.42 Renewable Energy Facility (other than wind and geothermal Energy Extraction) of the Victorian Planning Provisions;
- Section 47 of the Planning and Environment Act 1987; and
- Regulations 13 and 40 of the Planning and Environment Regulations 2015.

Proposal	Renewable Energy Facility
Development Type	Solar Farm
Property Location	250 acres on 610 Ferguson Rd Tatura East Vic 3616
Property Description	Lot2/213517P Volume 9847 Folio 591 (part of) Lot2/203984M Volume 09686 Folio 598
Council	Greater Shepparton City Council
Council Property Number	173481
Land Type	Freehold
Title Holder	Antonio, Angelina and Michael LOMBARDOZZI (Title Search and owner consent in Appendix 1 and 2)
Zone	Farming Zone (FZ)
Overlays	• LSIO - Subject to inundation • Designated bush fire prone area

Figure 1 Map of Solar Farm in local area



Project Proposal

The proposed site is in an agricultural area in Tatura East, 14km south west of Shepparton in Victoria. It will connect to the Stanhope Shepparton 66kV line one the Midland Highway 4.9km north of the site on the intersection with Turnbull Rd. The proposed site is on 250 acres of flat hay farming and grazing land. The main entrance is on Turnbull Road, a Council owned road (Schedule 1).

The Project will include the installation of solar panels and associated equipment that will be up to 45 MW (AC) in size. Preliminary key components include:

- Solar PV modules with trackers;
- Battery Storage as optional
- Inverters and medium voltage step up transformers;
- Underground electrical conduits and cabling to connect the arrays to the inverters and transformers;
- >22 or 66 kV step-up transformer station and switchgear;
- Overhead or underground lines to connect into existing electrical network;
- A supervisory control and data acquisition (SCADA) control system;
- A site office and maintenance building;
- Main Gate;
- Security cameras;
- Internal access tracks;
- Laydown area;
- Perimeter security fencing; and
- Native vegetation hedges.

The connection will follow existing easements where possible. Figure 2. 30MW solar farm using single axis trackers illustrates an example of an operational 30MW solar farm. Schedule 1 shows a detailed preliminary plan.

Figure 2. 30MW solar farm using single axis trackers



Justification

Climate change from man-made emissions such as electricity consumption is a global problem. Australia is the largest emitter of carbon emissions per capita. It is one of the sunniest countries in the world with enough solar to power the country more than 10,000 times over annually. Australia has less than 10% renewable energy and solar is less than 1% of annual energy consumption. Energy costs have increased by over 50% in the last few years and are forecast to increase by a further 37% over the next three years, largely due to network upgrades to meet growing peak summer demand.

Australia now has over 4532MW of solar PV as at June 2015[1] with large scale solar making up approximately 17%. The demand for renewable energy is set by the Renewable Energy Target (RET) which is 33,000GWh to from 2010 to 2030.

Alternatives

During the site selection process, a number of alternatives were considered. Key selection criteria includes all of the features below:

- Generally flat topography;
- Rural grazing land;
- Close proximity to electricity network connection and powerlines;
- Mainly cleared land;
- No rare flora and fauna;
- No cultural heritage issues;
- No EPBC issues;
- Good road access; and
- Out of the flood zone.

After consultation with Council and discussions with the short-listed site owners, the Project site was chosen.

The proposal is not a permanent use of the property. The property has a long-term lease and has the ability to be re-instated to its original use at the end of the solar farm life (30 years), unless extended by agreement of the landlord and tenant.

Consultation

CleanGen has consulted in the pre-selection of land with the Council and PowerCor since 2014. CleanGen met with Council in 2014 and have has several communications via phone and email since then.

[1] http://pv-map.apvi.org.au/analysis

Benefits

The Project will have numerous benefits for Tatura East and the surrounding Shepparton area including:

- Produces renewable energy
  - 104,143 MWh pa
  - Enough to power at least 20,308 homes; and
  - Offsets 121,847 tonnes of CO^2_e pa.
- Storage capability to strengthen load support in peak demand;
- Creates jobs for the area
  - Up to 210 in construction and
  - Up to 5 operations pa. full time equivalent
- Open up power supply and access for the local area;
- Increases revenue in ancillary services such as tourism and hospitality;
- Diversifies revenue for the local area and the land owner;
- Strengthens the network;
- Reduces power bills in the local area valued at approximately $7 million over the life of the assets (30 years)
- Avoids network upgrades that cause further increases in power bills.

Proposal Settings

Tatura East

Tatura East is 14km south west of Shepparton in Victoria, 180km north of Melbourne in the heart of the Goulburn Valley, the food bowl of Australia. It falls under the Greater Shepparton City Council that has a population of 66,366. Tatura East falls under the Rural South district with a population of 2,681[2]. The original habitants of the Shepparton area are the Yorta-Yorta Aboriginal people.

Tatura East has a good solar resource with a long-term average radiation of 17.95MJ/M^2. Tatura is restricted with its power supply due to the lack of power lines servicing the area. The solar farm will open supply with more distribution services allowing local businesses the opportunity to expand. The area is serviced by the Mooroopna substation, 10km away and the Shepparton Terminal Station over 14 km away.

Surrounding land use

Greater Shepparton's main industries are agriculture and associated manufacturing with the area housing some large corporates such as Tatura Milk, Murray Goulburn, Coca Cola Amatil, SPC Ardmona and Campbell's Soup. The economy turns over $2.9 billion Gross Regional Product[3]. The area has over 2,422 square km of land with main population in Mooroopna and Shepparton. Rural land is used mainly for dairy farming, agriculture such as wineries and orchards. The region is a major fruit and vegetable processing centre.[4]

Service and Accommodation

The Project will be serviced through a range of service and accommodation choices from Tatura to Shepparton. Tatura has one hospital, the Goulburn Valley Health Tatura Campus and Shepparton has a few.

Climate

Shepparton has a semi-arid climate with hot summer and cold winters. The hottest summer month is January with average temperatures reaching 31.7^0 C. July is the coldest month with minimum averages around 3.2^0 C and average maximums at 13.2^0 C. The winter period sees most rain days and November is the wettest month with averages of 53.2mm.[5]

[2] http://profile.id.com.au/shepparton/home ABS ERP 2015
[3] NEIER 2015
[4] http://economy.id.com.au/shepparton/about
[5] https://en.wikipedia.org/wiki/Shepparton#Climate

The solar radiation in Shepparton is highly favourable with a 20 year average of 17.95MJ/M^2 or 4.99 KWh/M^2.

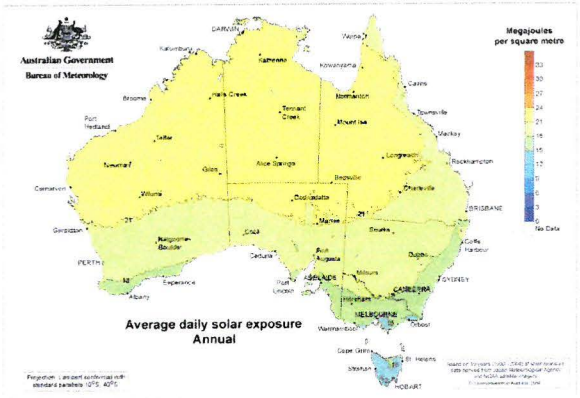


Figure 3 Australian Solar Map

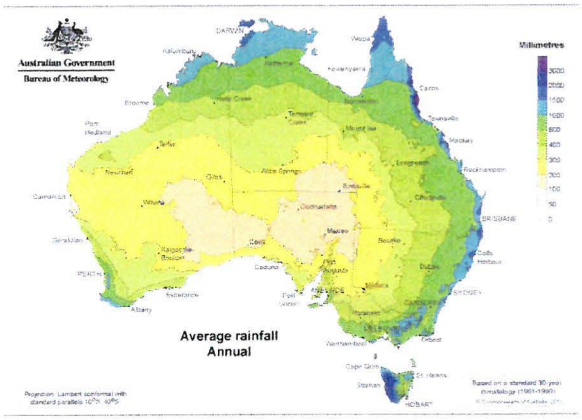


Figure 4 Australian Rainfall Map

Solar Farm Design

The solar farm is up to 45MW (AC) in capacity made up of solar PV modules and single axis trackers.

Preliminary Site Layout

The site layout shown in Schedule 1 is preliminary and subject to final design specification changes. The Key configuration includes:

- Up to 45MW (AC);
- Land area – 250 acres;
- Solar modules ;
- Trackers;
- Batteries;
- Indegenous vegetation hedging surrounding the site;
- 4 m wide access road on site;
- Fire tracks;
- On-site 33/66kV substation;
- Main gate;
- 1 extra fire gate;
- Car park;
- Site office; and
- Facilities.

Engineering Design

For bankability, Tier-one equipment suppliers are used. Australian Standards AS5033 is the industrial standard for installation of PV system less than 240kW. In the design of the Project, references were made to the stringent requirement in AS5033, industry best practices and extensive international large scale installation experiences the team has from the European market. This ensures both plants life of more than 30 years.

The solar modules form the single largest quantity component in a solar PV plant while the inverters form the heart of DC to AC conversion. The Project will use trackers to optimise the yield throughout the day.

The inverter DC/AC ratio will be optimised to ensure inverters are operating at its optimum efficiency without causing overdue stress on the inverters as a result of over sizing. This careful selection will prevent inverter from failing within its lifespan.

The Project will use central inverters, with the modules per string depending on the chosen module size. To prevent any possibility of DC reverse current flowing into any one parallel string damaging the modules, all strings are configured to have the same number of modules in series or at least having matched open circuit voltage within 5% per string.

Installation of mounting system will be based on CEC approved mounting structure installation manual which refers to AS1170 standard. This will ensure the mounting system is structurally adequate for the wind conditions on site.

The DC return cable for each string will be laid parallel to the series connected module leads. This prevent any big cable loops attracting surge current from environment discharge where high enough surge current can damage diodes within the modules rendering the whole module with zero power output. To prevent any voltage rise issue resulting in inverter shutting down, the current carrying capacity of conductors used in the installation is sized based on 1% voltage loss.

Batteries will be included as an optional feature to shape load for demand management and reduce stress on the network by providing ancillary services.

Connection

The Project will connect to the Stanhope-Shepparton 66kV line 5km away on the intersection of Turnbull Rd and Midland highway (Figure 5). The project will include a 22/66kV on-site substation and use a 66kV line to run onto Turnbull Rd which is owned by Council. A preliminary connection enquiry was lodged with PowerCor confirming the connection path.

The path will follow existing easements on Turnbull Rd that has a 22kV powerline (Figure 6 and Figure 7) to the Midland Highway to connect to the 66kV powerline (Figure 5).

In addition to providing generation at a high demand point in the network, the plant is able to provide network voltage and frequency support 24/7 through the SMA Q at night feature.

A detailed Network Connection Design Construction Plan will be submitted to Council prior to construction commencing after Powercor and the project finalise the detailed design stage. Council approval will be sought to use Turnbull Rd for the connection path. The detailed plan will highlight the exact route and location of poles and wires to be used.

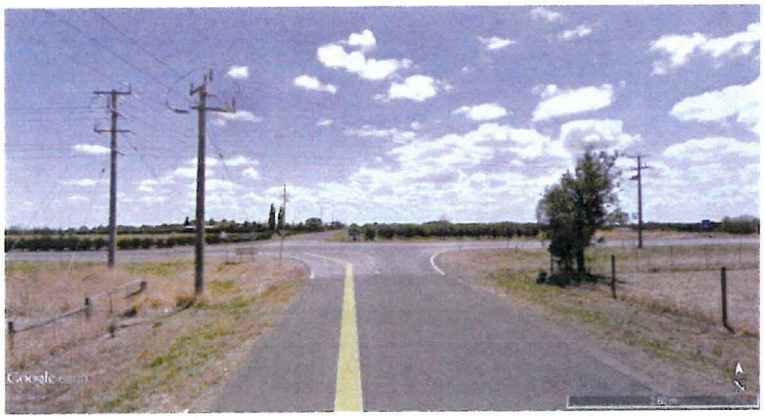


Figure 5 Turnbull Rd Midland Highway Intersection (due north)

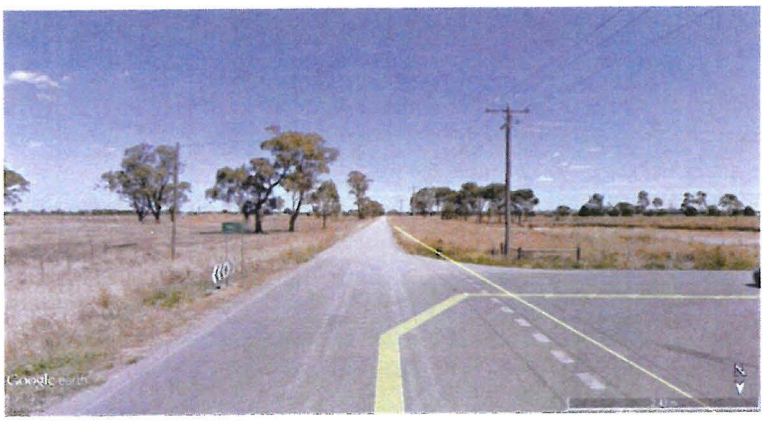


Figure 6 Turnbull Rd Ferguson Rd Intersection (due south)



Figure 7 Turnbull Rd Ferguson Rd Intersection (due north)

Associated Building and Works

The associated building and works for the type of project is minimal and will be required during construction and operations. It includes:

- 1 main gate;
- At least 1 extra fire track gates on the property;
- Fire tracks;
- Site office with amenities (if required);
- Laydown area;
- Car park;

The site office will have rain water tanks to collect and store water for usage.

Resourcing and Servicing

The site currently has no services connected. Services are required for construction and operation and available as listed below:

- Water –Goulburn Murray Water
- Electricity – PowerCor
- Telecommunications - Telstra

Rain water tanks will be installed collecting water from the site office. The site will also have water rights from the nearby channel which is to be negotiated with the landlord. This should provide access to 1-2 ML of water per year for use in construction and/or operation.

The site is remote from a sewerage mains. It is expected to be serviced by a Septic or Bio-cycle system. Full details of the resourcing plan will be provided to council prior to construction commencing.

Traffic and Site Access

The main entrance to the site is via Turnbull Raod which is a dual lane Council owned dirt road at least 7m wide. The road has clear site from the main gate of over 200m on either side and may be upgraded with sacrificial gravel surface during construction to reduce dust from construction traffic. The entrance will be a gravel surface at least 7-10 meter wide in accordance Council specifcations.

No state roads will be directly impacted by the construction or operations of the Project. Entry and exit from the main gate has a have clear view and is safe.

Vehicle traffic will depend on the phase of the Project. Estimates are listed below based on experience with similar projects. A return trip in and out of the gate is counted as 2 movements of traffic per day. The main gate will be used as the main entry.

- Stage 1 of construction (based on 50FTE employees)
  - Less than 12 minimal heavy vehicle movements on site per day.
  - A shuttle bus will be used to transport the majority of employees to and from site during operational hours;

- Without the shuttle bus there will be 66 light vehicles trips per day

- Stage 2 of Construction (based on 150 FTE maximum staff on site)
  - At least 1100 semi trailer truck movements each with a 40 foot container over 3 months which is approximately 9 heavy vehicles per day
  - A shuttle bus to be used for 75% of employees with 12 bus movements per day
  - Remainder of staff to create approximately 38 light vehicles entering and leaving per day and an additional trip per day totalling 133 light vehicles per day
- Operations (based on 6-8 FTE staff)
  - At least 30 vehicle trips are expected per day.

The Project will work with Council to ensure safe entry and exit to the site and minimal impact on the local area and landlord. A deatiled Transport Management Plan (TMP) will be submitted to Council as part of the Construction Plan prior to construction starting. The TMP will include all details of shutte bus routes and pick ups (if used) and parking for workers.

Environmental Impact

The Project site is agricultural hay farming and grazing land that has no rare flora, fauna or cultural heritage as shown in the Planning Report in Appendix 4. The Project will have an overall positive impact as it is a solar farm that will offset over 121,847 tonnes of carbon emissions a year.

Vegetation

There are no rare or native vegetation on site. Some gum trees that have been planted by the owners will be cleared (Figure 8) but these will be more than offset by the 121,847 tonnes carbon emissions savings pa. The Project will conduct ongoing management under the Flora and Fauna Management Plan during construction and operations.



Figure 8 Tree Clearing

Wildlife

The site is on agricultural land with no presence of rare wildlife as shown in Appendix 4. The Project will conduct ongoing management under the Flora and Fauna Management Plan.

Flood and Drainage

The site has a LSIO – "Subject to inundation" overlay which is on the north eastern end of the property that is not used for the solar farm development. The landlord has a residence on that part of the land and will continue to live and farm that part of the property. A detailed Soil, Water and Flood Management Plan will be provided as part of the EMP prior to construction to manage drainage and the risk of flood management during construction and operations. Stormwater and drainage details will be finalised prior to construction starting and forms part of the detailed technical design and layout of the site to be provided to Council pre-construction. These require a detailed geotechnical survey and site survey of the site which is completed after permitting.

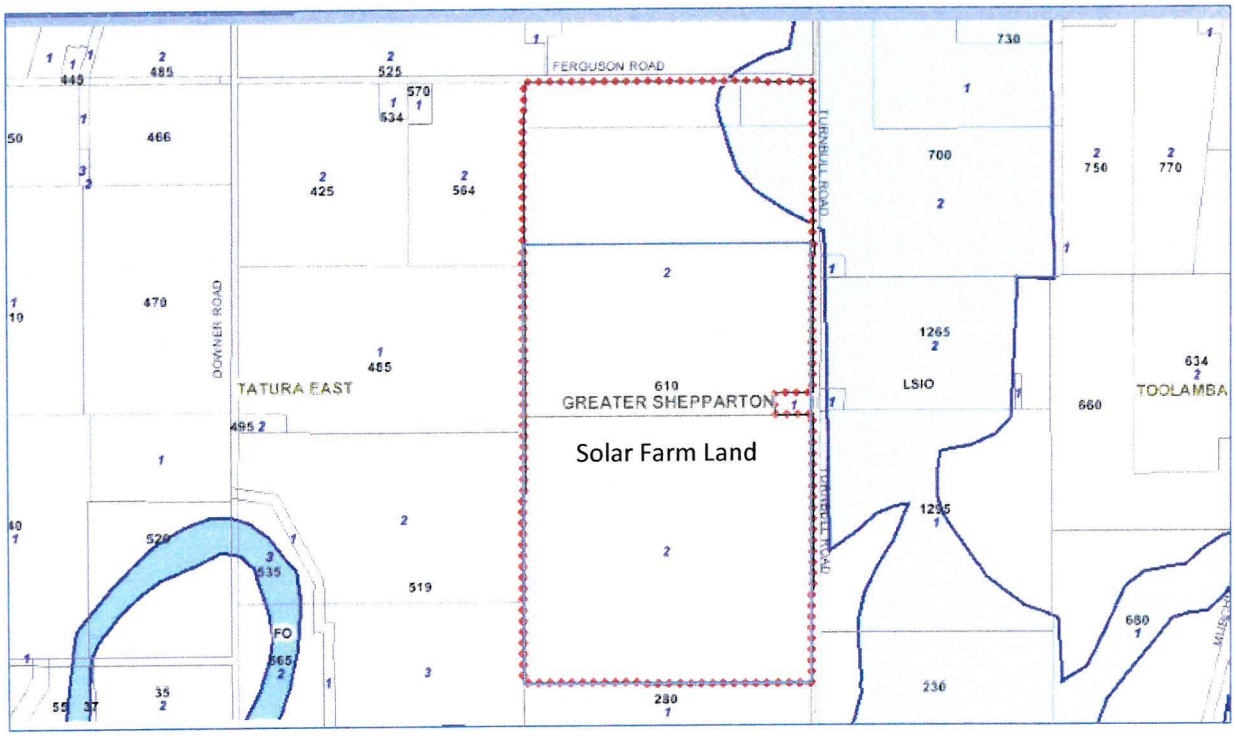


Figure 9 Flood Overlay[6]

[6] http://services.land.vic.gov.au/maps/pmo.jsp

Visual

The site aesthetics will be improved with fencing and native vegetation trees screening the site so it is not visible from the main road, landlord and neighbours. The closest neighbours are on Turnbull Rd and will not be able to see the solar farm from their house as it is surrounded by trees screening the site.

Glare

The primary function of PV panels is to absorb sunlight rather than reflect it. The technical process in manufacturing PV panels includes an anti-reflection, hydrophobic layers that minimises potential for sunlight reflection. Essentially sunlight reflection would be visible as either 'sun glint' or 'glare'. CASA have approved projects close to the airport reporting that more glare is expected from the local waterways and the sun itself.

The Shepparton Airport is 7km to the east of the site and will not be impacted by the solar farm. A few airports around the world have solar installations located on their premises. Among those in Australia that have installed large arrays are Adelaide Airport, Alice Springs Airport, Newman Airport (WA), and Ballarat Airport. Internationally, solar arrays have been installed at or near airports in Singapore's Changi Airport, London's Gatwick Airport, California's San Jose Airport, Germany's Dusseldorf Airport, the US's Denver International Airport, Nellis Air Force Base in Nevada, and Ontario's Thunder Bay Airport, to name a few. [7]

CleanGen has written confirmation from CASA[8] on 27th May 2016 stating the following:

> *'CASA has assessed a number of solar farm sites around Australia in close proximity to regulated airports (Certified or Registered), and none have created glare that in our opinion would, or have been reported to, cause concern to pilots. This has been measured using the SANDIA Laboratory modelling tool developed in the USA in conjunction with the FAA (Federal Aviation Administration). Because modern solar panels are designed to absorb light and not reflect it, the level of reflection has proven to not be an issue to date.'*

Night Time Lighting

Lighting will be installed for night time illumination around the operation and maintenance facilities, car park and onsite Substation. Lighting would be low level and directional within the site to minimise the potential for light spill onto adjoining areas. In addition to the standard level of lighting required for normal security and safety, lighting may also be required for scheduled or emergency maintenance around the operations and maintenance buildings, substation and PV panel areas.

[7] http://www.solarchoice.net.au/blog/solar-panels-near-airports-glare-issue/
[8] Email from Matthew Windebank, Matthew.Windebank@casa.gov.au, Aerodrome Engineer, Airspace and Aerodrome Regulation

Existing Lighting

There are a small number of lighting sources in the vicinity of the Project that include residential lighting. Lights from vehicles travelling along the local roads provide dynamic and temporary sources of light.

Lighting Impact

The categories of potential view locations that would be impacted by night time lighting include residents and motorists travelling of local council road, Turnbull Road.

Project lighting is more likely to be noticeable from exterior areas surrounding residences rather than from within residences where at night time room lights tend to reflect and mirror internal views in windows, or curtains and blinds tend to be drawn.

Night time lighting associated with the Project is unlikely to have a significant visual impact on the majority of motorists travelling along local roads; the duration of visibility would tend to be very short and partially screened by site screening, some landform elements and vegetation along some sections of local road corridors.

Light spill will not impact on traffic.

Battery

The solar farm proposal is including a minimum of 0.5 ha of land to be used for battery storage as optional (refer to Schedule 1). There are a range of battery systems and one will be chosen prior to finalising technical plans. Battery is currently requires government grants and the cost is continuously reducing. The battery will be used for a number of functions such as demand management, solar load profiling and grid stability. Some images of battery systems are included below. Any system chosen will comply with all the relevant Australian standards and project EMPs including noise, visual and water management which will be submitted to Council for approval prior to construction commencing.



Figure 11 Example of Battery Storage unit

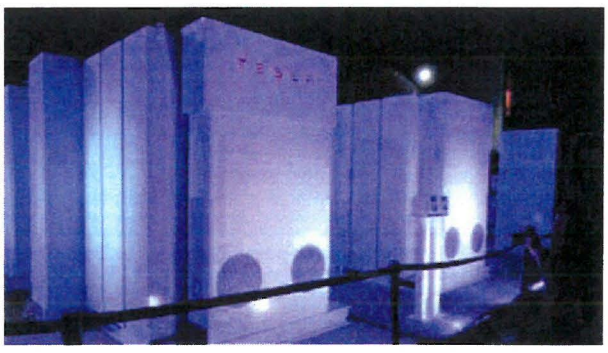


Figure 10 A Tesla grid battery storage unit



Figure 12 A solar farm with battery storage

Height

The maximum height of all the panels, trackers and overhead powerlines would be no more than 6 meters high. The key components and the respective heights are tabled below. CASA approval is not required for structures with a height less than 65m.

Table 1 Key Component Heights

Equipment	Height
Solar PV panels with Trackers	3m
Central Inverters	2.6m
Site Office	3-4m
Powerlines	6m
Battery	2-3m

Panels will be installed at least 60cm above ground level for a fixed tilt system (Figure 13) and 50cm above ground level using trackers (Figure 14). This project will use a tracking system.

Ground coverage and weed management will be addressed in a Landscape and Weed Management Plan to be submitted to council prior to construction commencing.

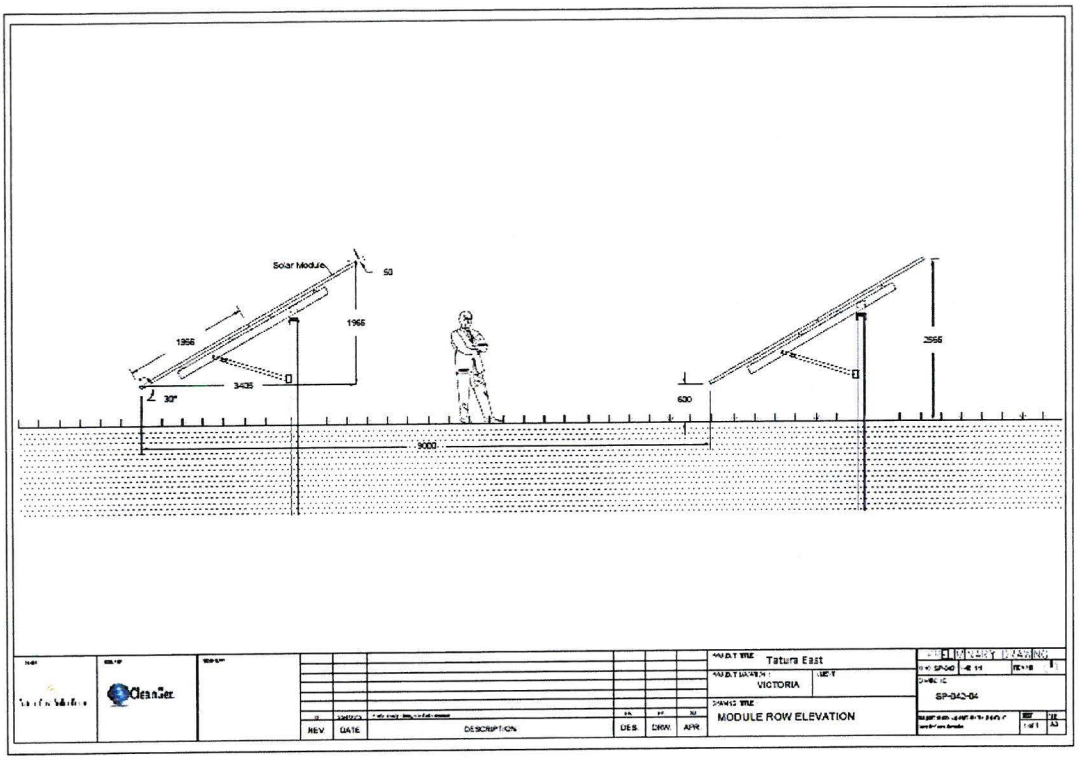


Figure 13 Height of Fixed Tilt System

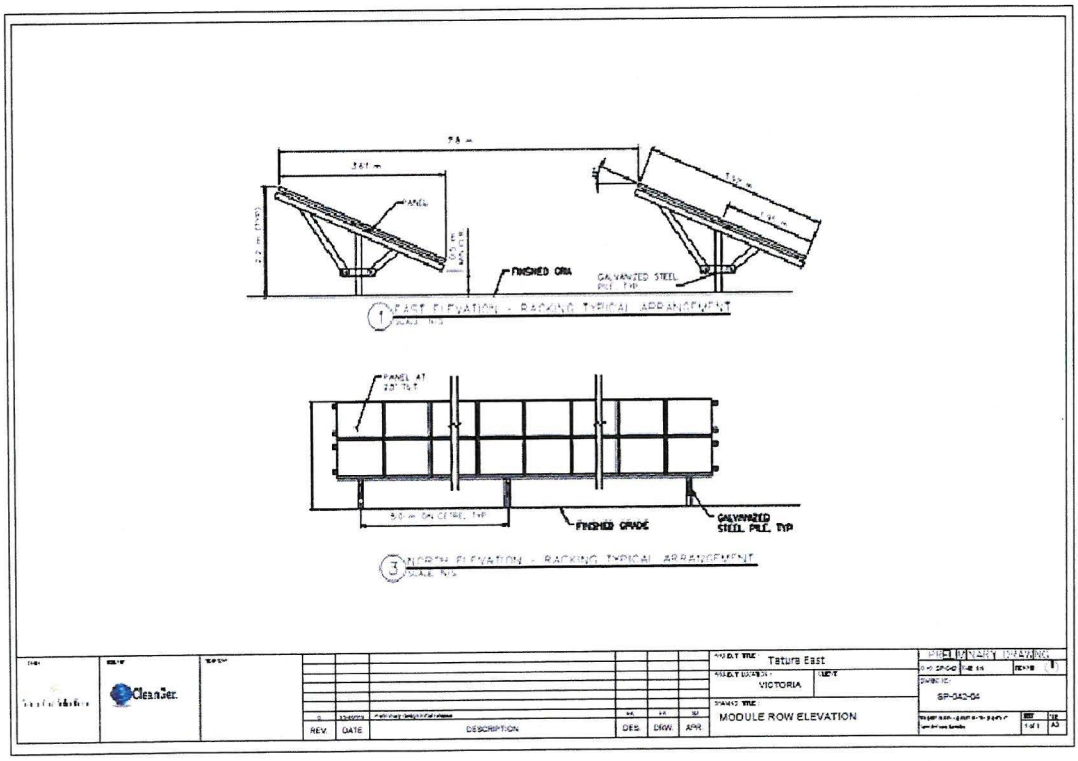


Figure 14 Tracker System

Neighbours

The site is on farming land surrounded by dense gum trees within a rural farming community. The Project will have minimal visual impact on the neighbours as it will be fenced and screened with 3-4 meter native vegetaion hedges so that it is not visible from the road (refer to Schedule 2 for 3D images).

The closest neighbours and distances away are tabled in

Figure 15 and **Table 2**. N1, N2 and N3 are on Turnbull Road closest to the solar farm and will not be able to see the Project with the screening.

Table 2 Neighbouring Properties

Neighbour	Address	Distance away	Visible
N Landlord	610 Ferguson Rd	>0.2km	No – site fenced and screened
N1	1280 Turnbull Rd	>0.1km	No – site fenced and screened
N2	1245 Turnbull Rd	>0.1km	No – site fenced and screened
N3	1275 Turnbull Rd	>0.1km	No – site fenced and screened
N4	1265 Turnbull Rd	>0.3km	No – site fenced and screened
N5	1295 Turnbull Rd	>0.3km	No – site fenced and screened
N6	280 Waugh Rd	>0.15km	No – site fenced and screened
N7	230 Waugh Rd	>0.45km	No – site fenced and screened



Figure 15: Neighbouring properties

Neighbour 1 at 1280 Turnbull Rd will have panels installed on the north, west and southern side of its property boundaries. The site will be fenced and with 3-5 rows of indigenous hedging at least 3 m high. The setback from the fence is 10m. The hedges and setback will reduce visibility of the panels as shown in the 3d image below. Other neighbours will see fencing and hedges. Refer to 3D images in Schedule 2 for visual impact to neighbours on Turnbull Rd and Waugh Rd.

Bush Fire

The site is in a designated bush fire zone according to the State Department of Environmental Land, Water and Planning (Appendix 4b). The Project will lower the risk of bushfires with clearing, ongoing maintenance and monitoring of the site and its assets. The Project will use real time data monitoring and security cameras to pick up fires which will trigger notification to the local CFA as part of the Fire Management Plan. The site is on flat wheat farming land with two access gates and fire tracks for fire management.

The EMP to be submitted prior to construction commencing will include a Fire Management Plan to address the management of potential fires during construction, operations and decommissioning.

Cultural Heritage

The desktop searches conducted (tabled below) show no native title and no cultural heritage issues on the Project site which is a freehold agricultural land.

Name of Database	Date of Search	Type of Search	Results
Australian Heritage database http://www.environment.gov.au/heritage/ahdb/	3 June 2016	Project Site	No places listed
Victorian Department of Planning and Community Development – Aboriginal Affairs Victoria and Cultural Heritage http://services.land.vic.gov.au/maps	2 June 2016	Project Site	No places listed
National Native Title Tribunal Search http://www.nntt.gov.au/Applications-And-Determinations/search-applications/Pages/Search.aspx	3 June 2016	Project Site Greater Shepparton	None Found
Department of Sustainability, Environment, Water, Population and Communities (SEWPC) Protected Matters (EPBC Act) Database http://www.environment.gov.au/webgis-framework/apps/pmst/pmst.jsf	3 June 2016	Project Site	None found

EPBC

The EPBC Report (refer to Appendix 3) shows the following.

1.	World Heritage Properties	None
2.	National Heritage Places	None
3.	Wetlands of International Importance	6
4.	Great Barrier Reef Marine Park	None
5.	Commonwealth Marine Area	None
6.	Listed Threathened Ecological Communities	4
7.	Listed Threatened Species	15
8.	Listed Mirgratory Species	10

There are 6 Wetlands of international importance listed with 2 over 50km upstream from the site 4 over 300km upstream from the site. The Project will have no impact on the listed wetalnds.

The threatened species are listed as 'likely to occur in the area'. Since the Project site is flat hay production land with some grazing land that has been laser graded, there is no risk of rare habitat on the site. Further, the State planning reports in Appendix 4 show no state significant environmental overalys. No EPBC referral is required.

Materials and Processes

The Project will start construction at least three months from Financial Close (bankable stage). Construction will include site clearing, land preparation, footings, installation of solar modules, trackers, positioning of junction boxes, inverters, transformers, connecting of required cabling and construction of substation and distribution line.

Solar modules are crystalline cells made of silicon and are non-hazardous. Most other equipment is metal and/or steel requiring installation.

Managing Environmental Risks

The Project is currently in the planning stage. Once the DA is issued, key contracts will be tendered to the market. Final design details will be known on final contracts. A full Environmental Management Plan (EMP) and sub plans will be provided to council for approval prior to construction commencing.

The EMP will provide contingent requirements for ongoing environmental response planning to key issues. This approach allows planning and management techniques to be mindful of worst case scenarios and representative impacts as response strategies are developed.

The EMP will cover, the three key phases and EMP goals are:

- Construction - Minimising pollution, waste generation and other potential environmental impacts during construction stages of the project

- Operations - Minimising potential environmental impacts during operational stages, managing site interface issues, and good neighbour relations.

- Decommissioning - Removal of site facilities. Minimising legacy issues and arrangements for make-good with any project decommissioning.

The EMP sub plans include:

- Construction Plan;
- Soil, Water and Flood Management Plan;
- Dust Management Plan;
- Noise, Vibration Management Plan;
- Landscaping and Weed Management Plan;
- Fire Management Plan;
- Waste Management and Reuse Management Plan;
- Resources and Service Management Plan;
- Traffic Management Plan;
- Flora and Fauna Management Plan;
- Indigenous and Non-Indigenous Cultural Heritage Management Plan;
- Hazardous Materials Management Plan; and
- Decommissioning Plan.

Landscaping and Weed Management

The solar farm will have a detailed landscaping and weed management plan as a sub plan to the EMP that will be submitted to Council for approval prior construction starts. The sub plan will include:

- Cleared site with weed management for the area ;
- Chemical (pesticides) and/or mechanical (grazing);
- Vegetation plan for hedging and other plants;
- Frequency of maintenance and watering (where required);
- Impact on restoration of site; and
- Impact with aim to minimise impact on surrounding area.

The area will include all the solar farm site including:

- Under and around panels;
- Fence around the perimeter;
- Screening;
- Fire creaks; and
- Fence.

Part of the site operations would be to ensure the site landscaping is maintained on a regular basis.

Noise and Vibration

The Project will have solar PV modules with single axis trackers that produce no noise. If the battery option is used, it will produce some noise but within the State Planning Guidelines.

Audible noise and vibration will be present during construction and decommissioning. The EPC contractor will be required to formulate an EMP which will include a sub plan of noise and vibration management during construction, operations and decommissioning in line with the State Planning Guidelines.

Noise and vibration will be kept to acceptable limits during construction. The risk of noise and vibration during operations is low. A detailed Noise and Vibration Management Plan will be submitted to council prior to construction commencing and maintained during operations.

The battery storage system (optional) will make some noise during operations. Noise is made by the internal fans in the cooling of the system. The noise levels range up to 80 dB at 1 meter with a theoretical attenuation of -6dB for every doubling of the distance from the containers as shown in Table 3.

The battery will have a minimum 250m setback from any property which will produce approximately 32dB (Table 3). This complies with the Victorian wind farm guidelines that follow the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise that imposes a noise limit of 40 decibels (or no more than 5 dB higher than pre-existing background noise levels, whichever is greater). The impact of the noise demonstrated is consistent with a quiet rural area producing 30dB (Table 4).

Table 3 Battery Noise Levels

Sound level (dB)	80	74	68	62	56	50	44	38	32	26	20	14	8	2
Distance from containers (m)	1	2	4	8	16	32	64	128	256	512	1024	2048	4096	8192

Table 4 Noise level impact[9]

Noise Source	Decibel level	Decibel Effect
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 hour exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 feet.	60	Half as loud as 70 dB. Fairly quiet.
Quiet suburb, conversation at home. Large electrical transformers at 100 feet.	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	**40**	One-eighth as loud as 70 dB.
Quiet rural area.	**30**	One-sixteenth as loud as 70 dB. Very Quiet.

[9] http://www.industrialnoisecontrol.com/comparative-noise-examples.htm

Whisper, rustling leaves	20	
Breathing	10	Barely audible

The data presented above is based on a typical battery system sized up to 20MW. Each battery system may differ in sounds levels and the Noise Management Plan will be presented prior to construction starting to ensure that noise management is met during construction and operations.

Smell

The Project involves the installation and operation of solar panels which require non-hazardous material. The risk of smell is extremely low to none. The EMP will manage any potential smell (should it occur) under the sub plan of Hazardous Materials Management Plan and others.

Electromagnetic Interference

EMF exposure limits are governed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). The strength of the magnetic field is expressed in units of Tesla (T) or microtesla (μT) or Gauss (G) or milligauss (mG), where 1 mG = 0.1 μT .

The recommended magnetic field exposure limit for members of the public are:

- Public (24 hour exposure) is 0.1 millitesla (1,000 milligauss (mG))
- Occupational exposure (whole working day) is 0.5 millitesla (5,000 mG

According to US research, solar panels provide very low EMFs, almost indistinguishable to ETLs. Power lines (transmission and distribution) carry very high voltages. It is the current and not the voltage that is associated with the strength of the magnetic field. Therefore, proximity to high voltage lines will not necessarily give a high reading unless those lines are also carrying a large current. Typical values of magnetic fields measured near power lines and substations are listed in the table below.

Table 5 EMF Values

Source[10]	Location of measurement	Range of measurements (mG)
Distribution Line	directly underneath	2 – 30
Distribution Line	10m away	0.5 – 10
Substation	at substation fence	1 – 8
Transmission line	directly underneath	10 – 200
Transmission line	at edge of easement	2-50

[10] http://www.arpansa.gov.au/radiationprotection/Factsheets/is_magFields.cfm

The effect of EMF reduces exponentially with distance. According to ARPANSA there is no evidence to prove any adverse health risk from EMF, except electrical shock.

The proposed site is surrounded by nearby transmission and distribution lines.

The power line will be a similar voltage than existing lines (66kV) and should not increase the EMF already at the location which is within the recommended limits.

The EMF from the Project is well within Australian limits with no risk to the site and its surrounding area. EMF levels will be managed under the EMP.

Treatment of Waste

The EPC contractor and contracted operator will formulate a Waste Management and Reuse sub plan under the EMP which will be produced prior to construction commencing. The plan will include details of the battery storage system selected and ongoing waste management where applicable.

It is anticipated that all waste will be moved to the local transfer station.

Environment Protection Authority

The Project does not have a significant negative environmental impact, it has a positive impact by offsetting emissions. It does not produce any noise, environmental waste or pollutes the air or water. All construction and operational activities will be performed in accordance with relevant standards and any potential impact will be managed under an EMP to be submitted to Council prior to work commencing. A Works Approval or License is not required under the EPA.

Construction Planning

The Project intention is that the EPC Contractor will be responsible for the full delivery of the plant.

Construction Plan

The Project should take an estimated 12 months to construct with a view to maximise local employment wherever possible. Key stages of construction are listed below:

- Stage 1: 3 months – Site work
  - Pre-construction approvals with EMP
  - Order equipment
  - Land clearing
  - Site preparation and services connection
  - Fencing
  - Planting of trees
  - Site office
  - Car park
  - Laydown area

- Stage 2: 7-18 months - Construction
  - Delivery of PV modules, frames, electrical conduits and balance of equipment
  - Footings
  - Fixing of modules
  - Positioning of junction boxes, inverters, transformers
  - Connecting of required cabling
  - Construction of substation
  - Construction of distribution line

- Stage 3: 2 month Commissioning and operations
  - Grid connection and commissioning of plant
  - Completion certificate

Construction activities will take place during normal working daylight hours (7am to 6pm) Monday to Friday and to 1pm on Saturday. Work outside of these hours will only occur in instances where:

- There is no noise disturbance to nearby neighbours/buildings;
- Delivery of materials is required outside of normal hours for safety reasons as requested by police or other authorities; or
- There is a need for emergency work to avoid loss of lives and/or equipment.

It is anticipated that there will be 200 FTE workers on site during construction. Workers will be housed off-site, in the Tatura and/or Shepparton area. Buses will be arranged where possible to reduce traffic where possible.

Operational Plan

The Project is expected to operate for a minimum of 30 years. Solar farms generally require minimal regular maintenance. The majority of operations will be automated.

Ongoing work will include landscaping, maintenance and security. The intention is to employ a full-time site manager and a FTE workforce of up to 5 people. On site facilities will include a site office with amenities, car park and laydown area.

Operation and maintenance of the system would involve replacement of modules, repair of inverters, trackers and other supporting equipment, which would be expected to occur on a limited basis at certain points during the system's life cycle. Requirements for cleaning of modules would be around twice per year, but will depend on demand and weather conditions.

Since ongoing work is minimal, the associated traffic during operations will involve light vehicles.

Decommissioning

The intention is to run the facility over a long-term and look at replacing plant to extend the life for a further 25-30 years. In the event the plant is decommissioned, there are significant implications.

Decommissioning activities will include the dismantling of the solar modules and removal of all associated materials and infrastructure. The land must be restored to the 'make good' condition eg. Replacing removed fences, and removing any concrete.

Traffic over the decommissioning period will be similar to the construction period. The EMP will include a Decommissioning sub plan which will provide to Council prior to construction starting. This will ensure that restoration options are managing on an ongoing basis during construction and operations.

Conclusion of Assessment

The proposed Project meets the relevant provisions of Section 52.42 Renewable Energy Facility of the Victorian Planning Provisions and Section 47 of the Planning and Environment Act 1987 and are sufficient grounds to warrant approval on this basis in addition to the following benefits:

- The solar farm will produce clean energy totaling 104,143 MWh in year 1, offsetting 121,847 tonnes of carbon emissions pa;
- It will diversify income and increase revenue to ancillary services such as food, lodging and tourism for the local area;
- It will open up access to power supply for local industry in Tatura removing expansion constraints;
- It will created new jobs – approximately 210 during construction and 5 during operation over the life of the plant;
- It meets the intent of the Greater Shepparton City Council Economic Development Plan 2014;
- The proposal is consistent with the relevant codes of the planning scheme; and
- The nature of the proposal will not negatively impact the character and amenity of the site and the adjoining land uses.

Overall, the proposal Project will have a positive impact in the local economy and community. It is recommended that the Greater Shepparton City Council, as Assessment Manager, favourably consider the application, and impose reasonable and relevant conditions on the development approval.

Schedule 1 – Preliminary Site Layout and Plan

Schedule 2 –Visual Images



	Proposed site boundary
	Proposed Solar Plant location
	Grid connection route
	Existing 66kV line
	Indigenous vegetation tree screening

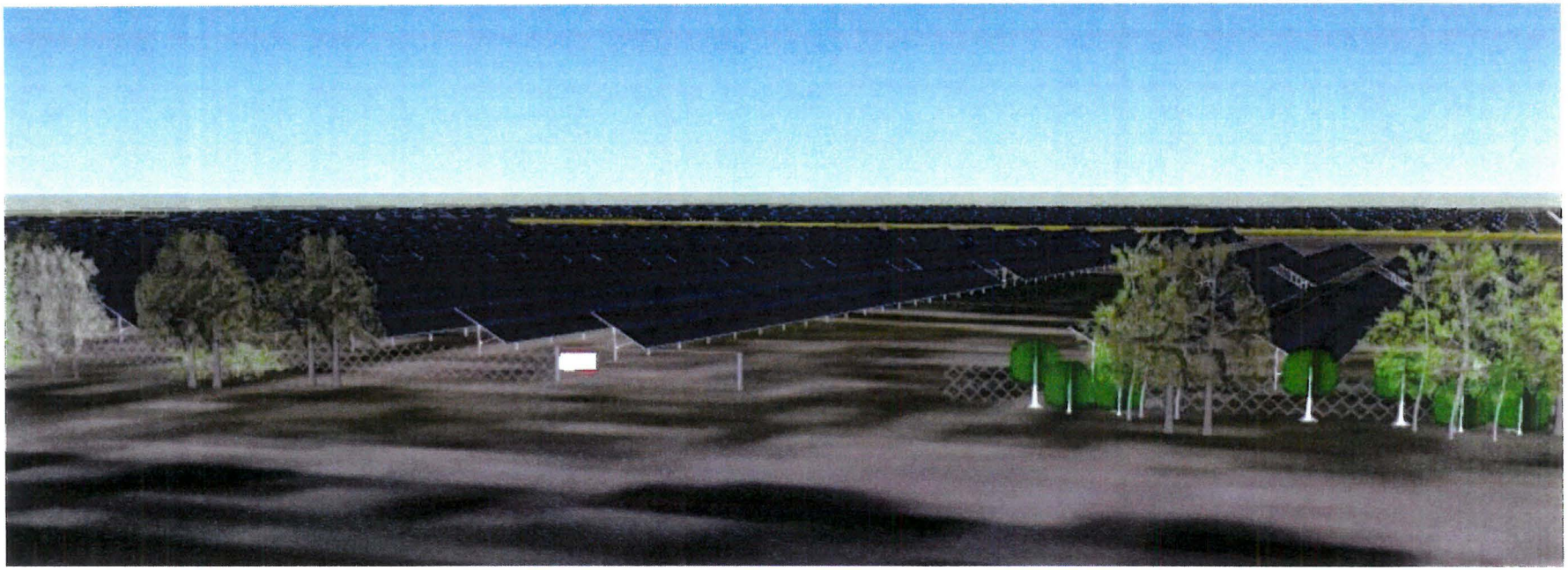
CleanGen

Tatura East Solar Farm

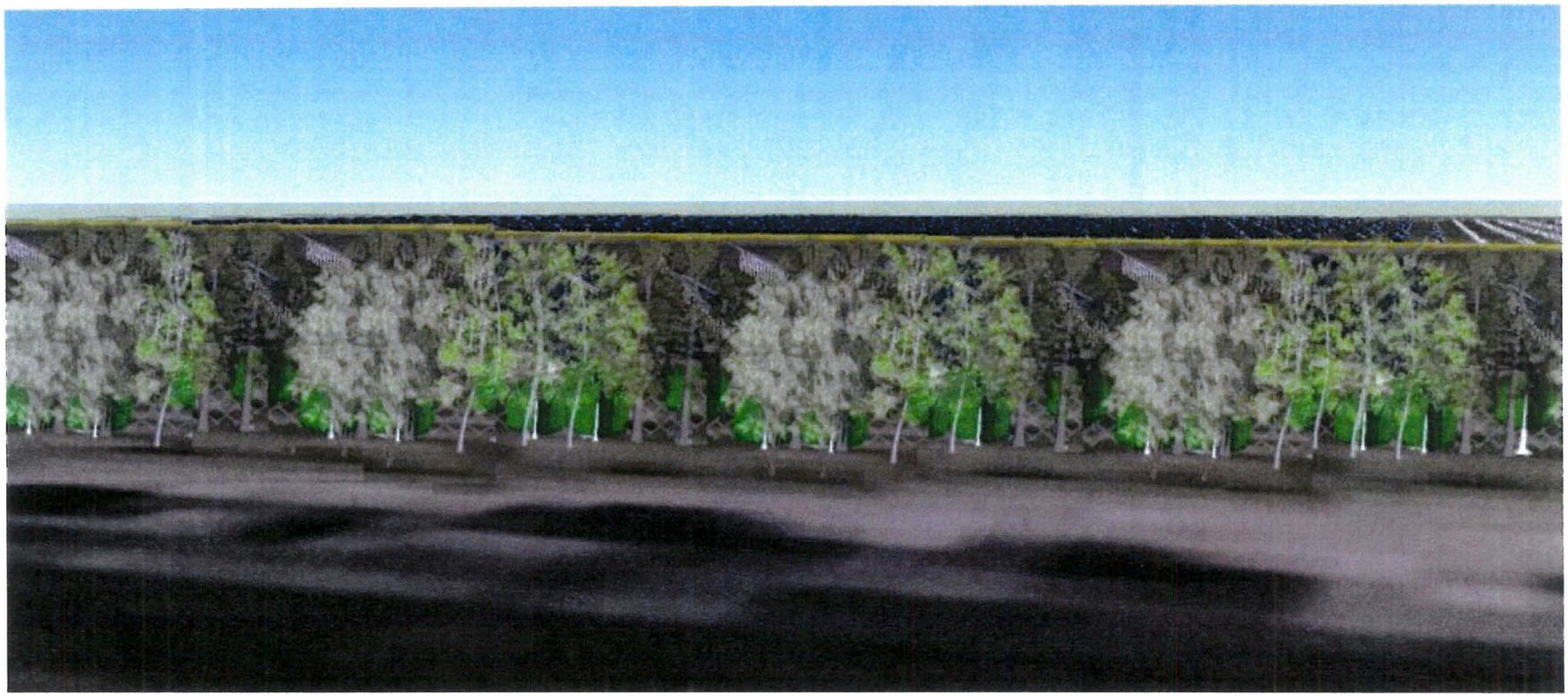
1280 Turnbull Road – Overhead view
23/5/2017

Site Details: 610 Ferguson Rd
Tatura East 3616
Lat: 36°26'58.27"S
Long: 145°18'38.28"E

Visual from Turnbull Rd Gate – 3D



Visual from Turnbull Rd – 3D



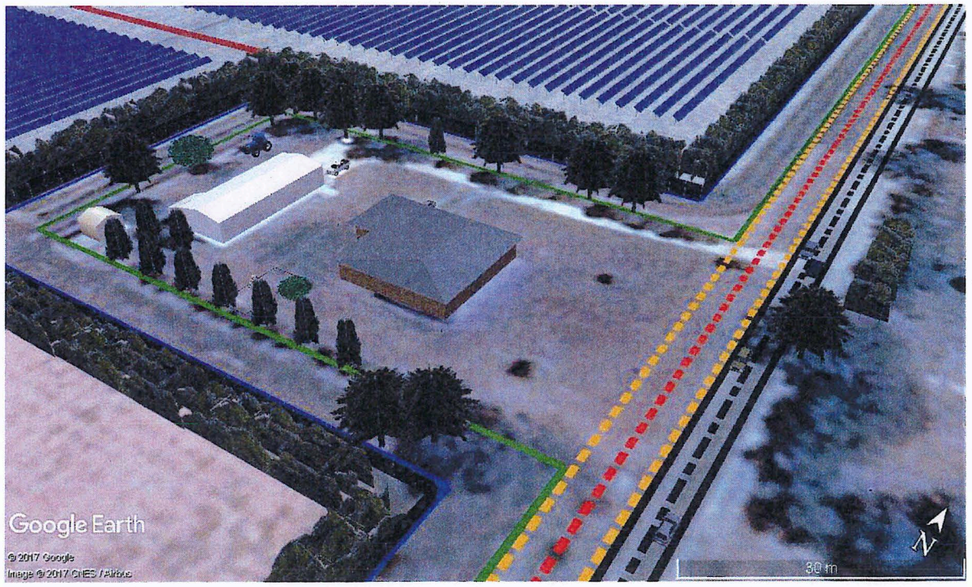
Appendix 1 – Land Title

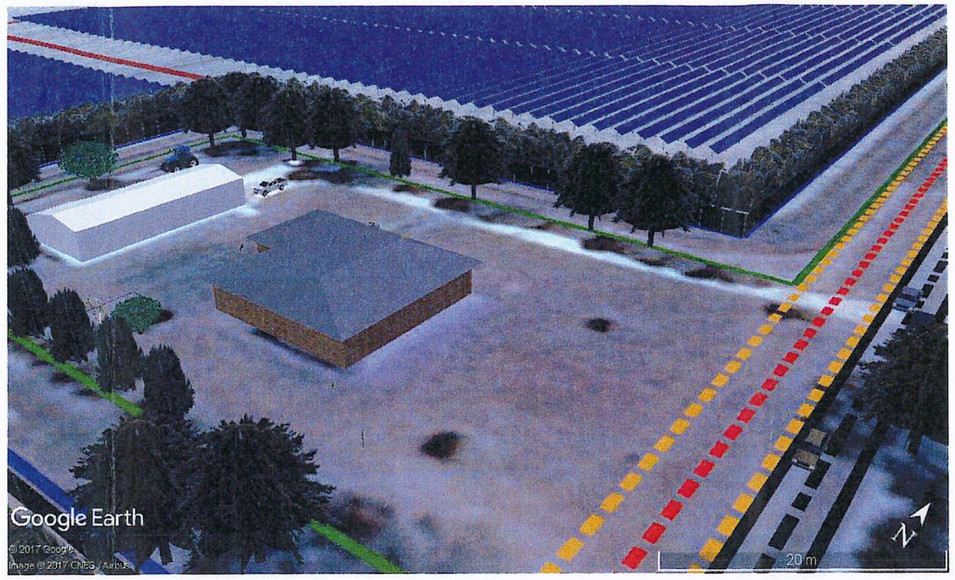
Appendix 2 - Landowner Consent

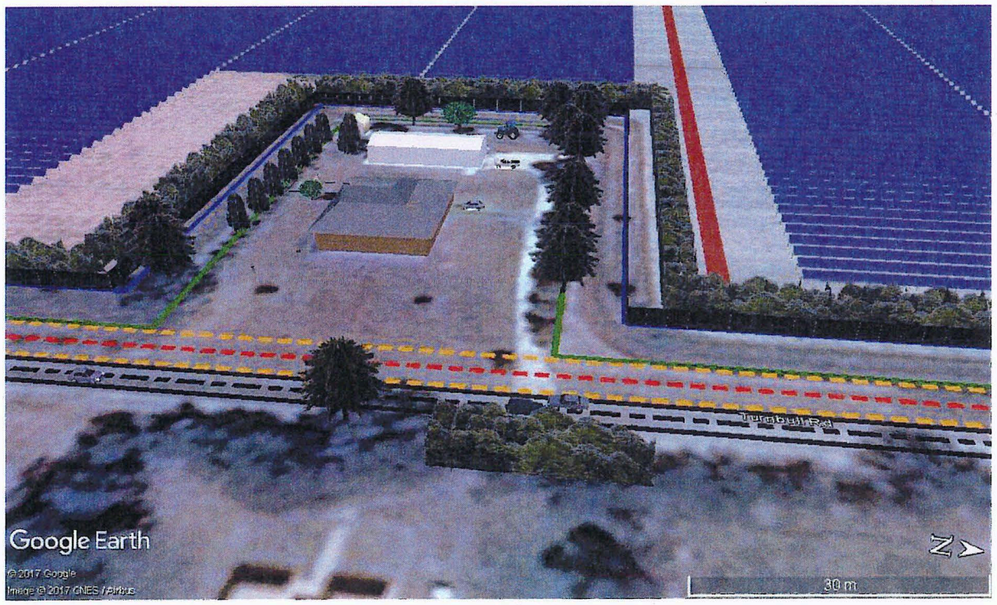
Appendix 3 – EPBC Report

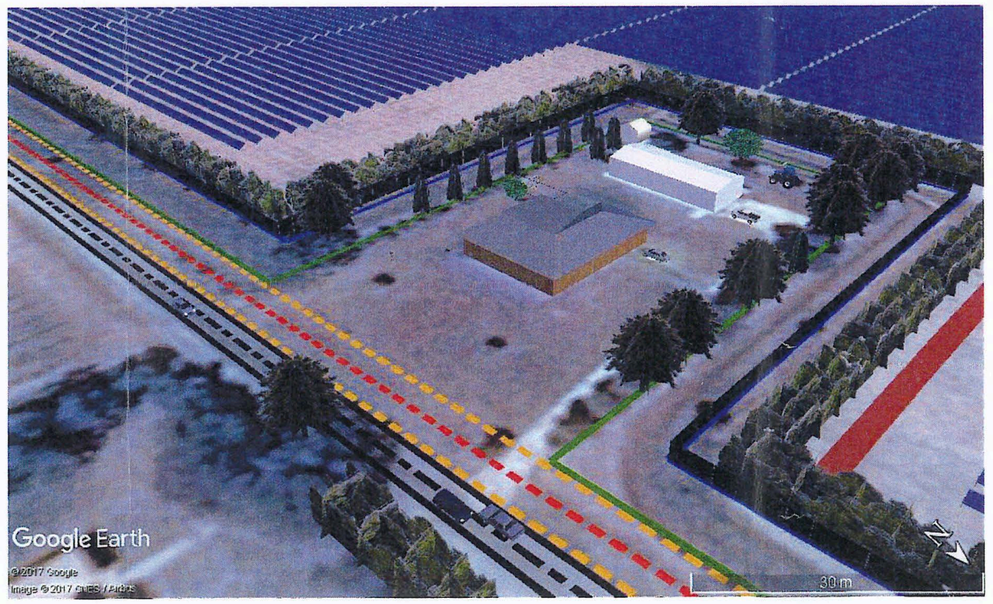
Appendix 4 – State Planning Report

Appendix 5 – Council Application









Solar Plant

Location:
36°26'58.27"S, 145°18'38.28"E

Legend:

Hedge	
Solar panels - tracker row	
Boundary	
Fence	
Overhead power line OHL	
Substation	
Internal paths	
GMW Easement	

Notes:

- 162,900 Solar panels multictystalline 325 Wp each (52,943 kWp)

- 30 modules connected in series forming one string totalling 5430 strings

- 18 Central inverters, 2.5 MW each, 45,180 kW total AC capacity

- Inverters inside prefabricated containers housing inverter, transformer and 33 kV switchgear

- Single Axis Trackers hold 60 modules in portrait with +/-60 degree tilt, 4.5 m distance from row center to center (pitch).
- SAT rows North South oriented, 2715 individual rows.

- Total area inside boundary line 97.9 ha, 4,260 m (perimeter). File downloaded from http://services.land.vic.gov.au/SpatialDatamart/

- Total Ocupied área: 88.5 ha
- Total fenced area 90.6 ha, 3,900 m (perimeter)

- Laydown & storage área: 7000 m2
- Space for future stationary batteries: 5000m2
- O&M building: 96 m2
- Substation: 240 m2
- Inverter station: 36 m2 each
- Guard building: 16 m2
- Parking: 360 m2
- Setback boundary - fence: 10 m
- Setback boundary - ocupied área: 25 m

- Evacuation voltage 66 kV, OHL length 4.8 Km

Rev.	Date	Remarks
0	17/05/17	First release
1	01/06/17	Reshaped based on Spatial Datamart Victoria map
2	06/06/17	GMW Easement shown

3RD angle projection	ALL DIMENSIONS "mm"	CleanGen Cleangen Projects Pty Ltd	**Tatura East Solar Park**	Date: May 2017	Designed by SA
				DWG SIZE **A3**	Power project Capacity (AC): 45 MW 610 Ferguson Rd, Tatura East
			3D images (aerial view)	SCALE: 1:10000	Victoria, Australia
					REV. No. 2
					Sheet: 1 of 1

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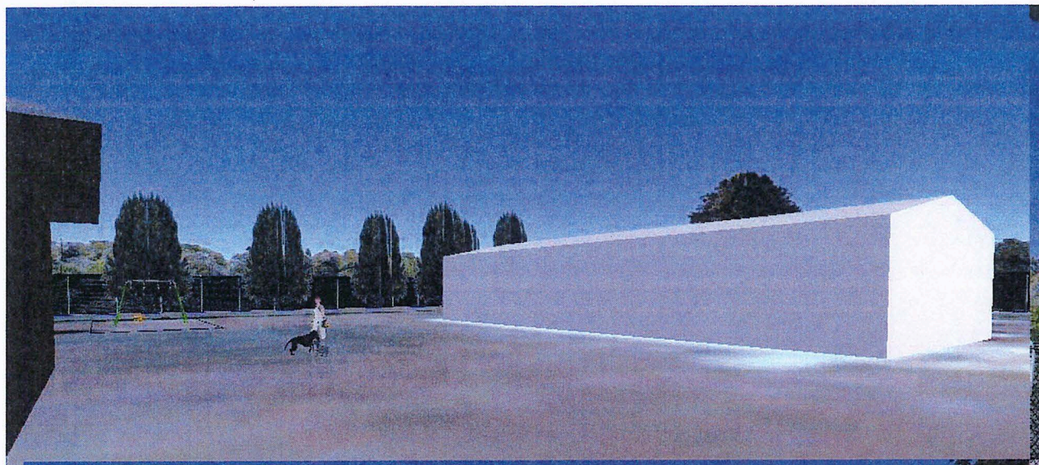



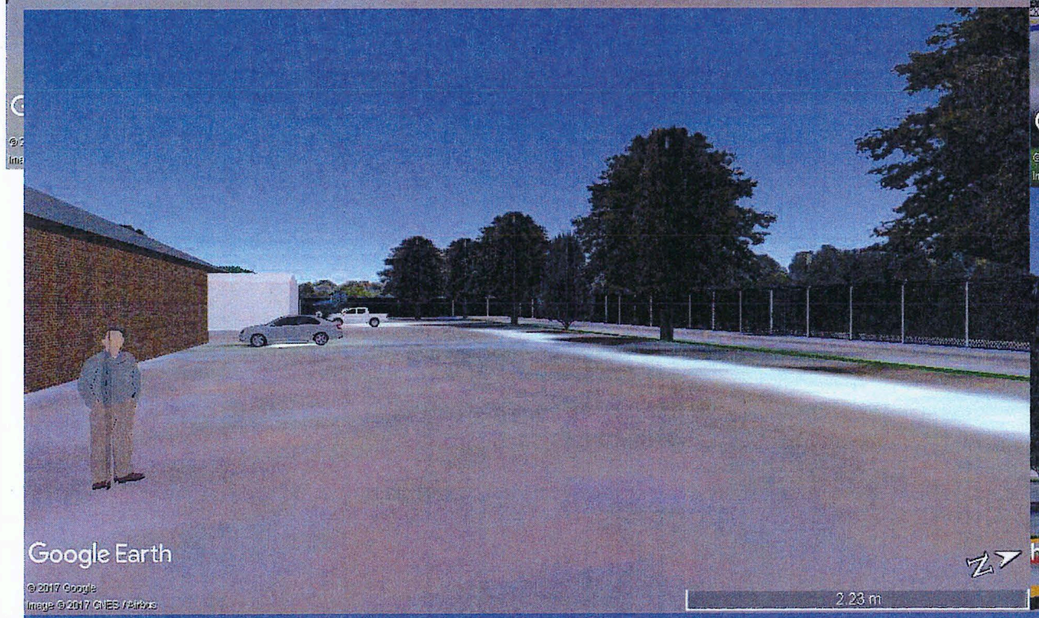



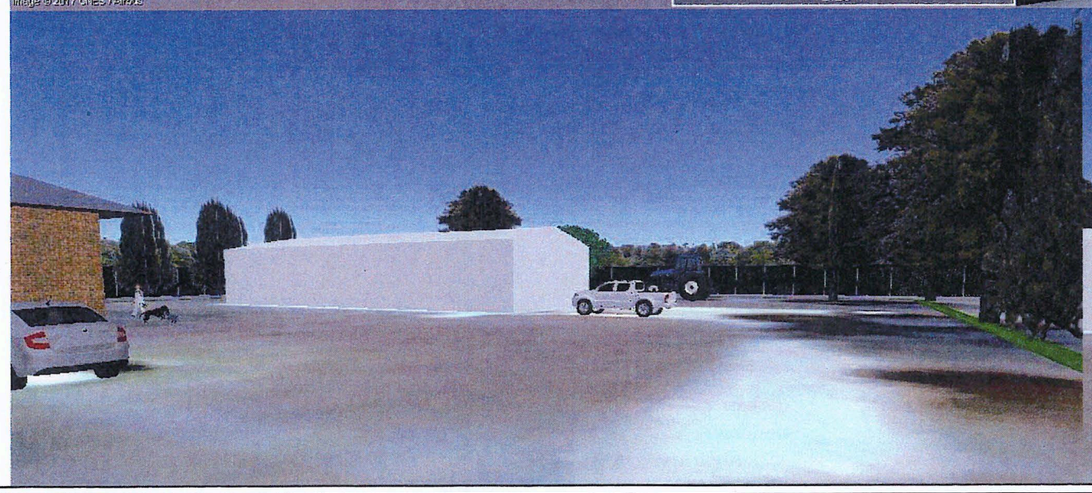

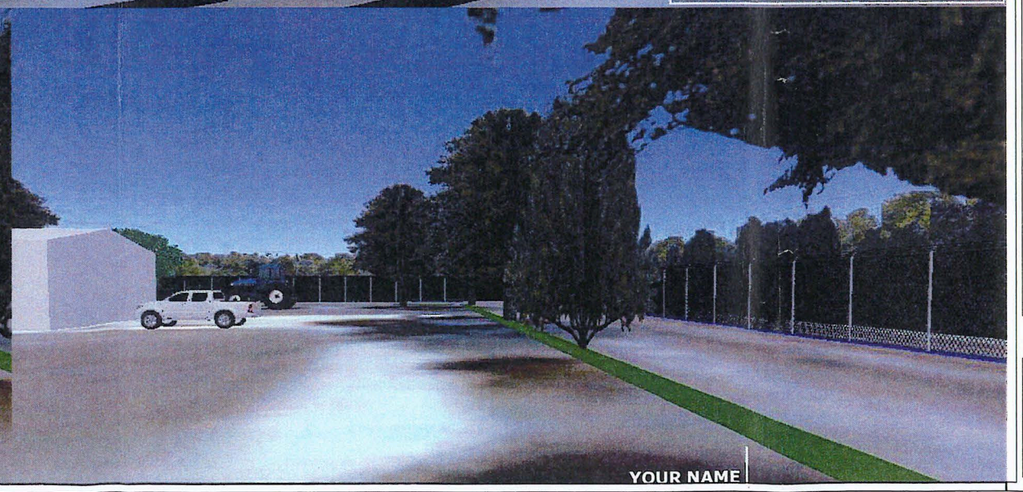

Solar Plant

Location:
36°26'58.27"S, 145°18'38.28"E

Legend:

	Hedge
	Solar panels - tracker row
	Boundary
	Fence
	Overhead power line OHL
	Substation
	Internal paths
	GMW Easement

Notes:

- 162,900 Solar panels multictystalline 325 Wp each (52,943 kWp)

- 30 modules connected in series forming one string totalling 5430 strings

- 18 Central inverters, 2.5 MW each, 45,180 kW total AC capacity

- Inverters inside prefabricated containers housing inverter, transformer and 33 kV switchgear

- Single Axis Trackers hold 60 modules in portrait with +/-60 degree tilt, 4.5 m distance from row center to center (pitch).
- SAT rows North South oriented, 2715 individual rows.

- Total area inside boundary line 97.9 ha, 4,260 m (perimeter). File downloaded from http://services.land.vic.gov.au/SpatialDatamart/

- Total Ocupied área: 88.5 ha
- Total fenced area 90.6 ha, 3.900 m (perimeter)

- Laydown & storage área: 7000 m2
- Space for future stationary batteries: 5000m2
- O&M building: 96 m2
- Substation: 240 m2
- Inverter station: 36 m2 each
- Guard building: 16 m2
- Parking: 360 m2
- Setback boundary - fence: 10 m
- Setback boundary - ocupied área: 25 m

- Evacuation voltage 66 kV, OHL length 4.8 Km

Rev.	Date	Remarks
0	17/05/17	First release
1	01/06/17	Reshaped based on Spatial Datamart Victoria map
2	06/06/17	GMW Easement shown

3RD angle projection

ALL DIMENSIONS "mm"

CleanGen Cleangen Projects Pty Ltd

Tatura East Solar Park

3D images (ground level view)

Date: May 2017 | Designed by SA

DWG SIZE **A3** | SCALE: 1:10000

Power project Capacity (AC): 45 MW
610 Ferguson Rd, Tatura East
Victoria, Australia

REV. No. 2

Sheet: 1 of 1

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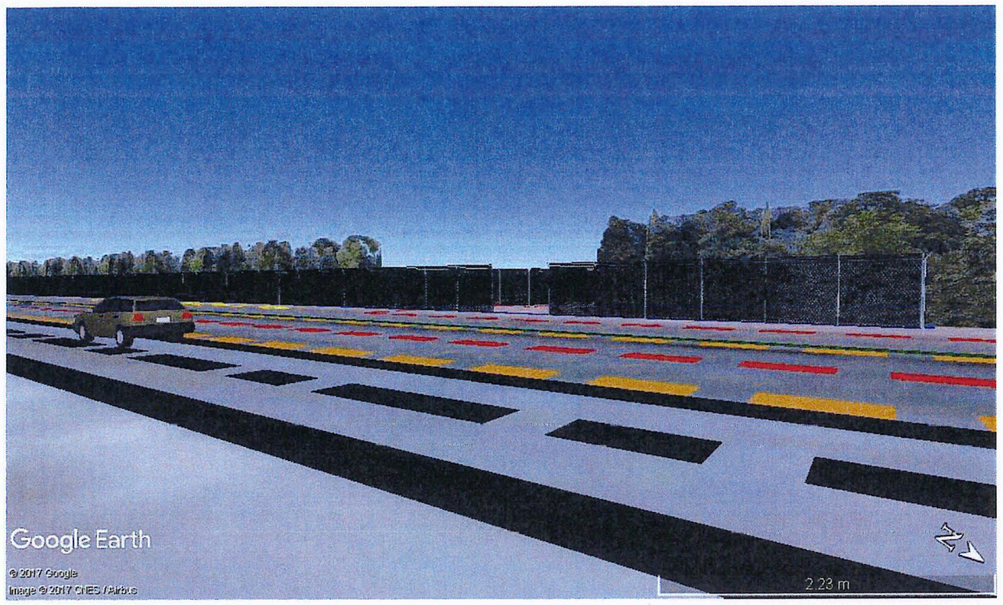
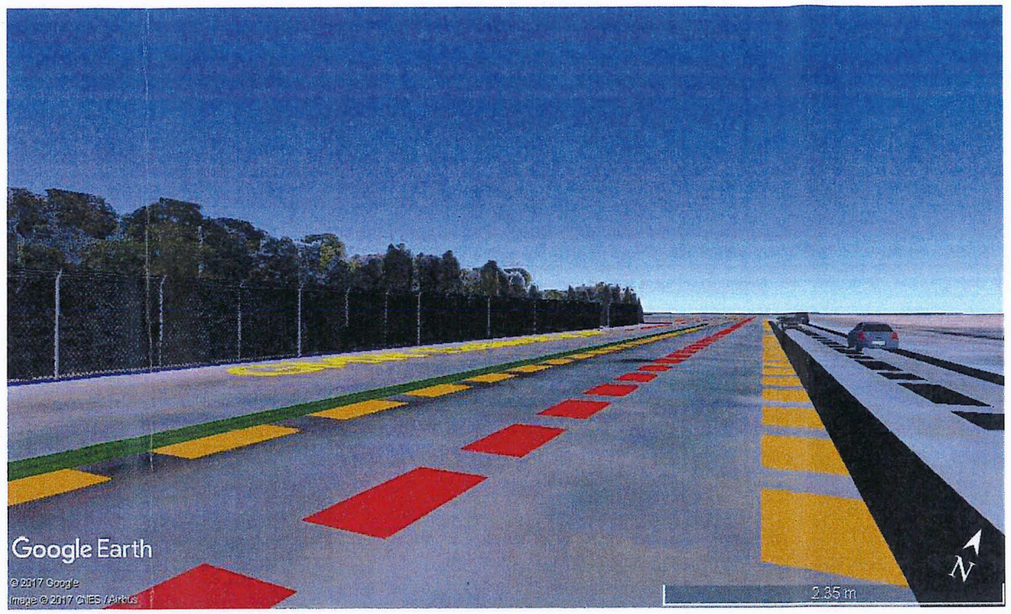
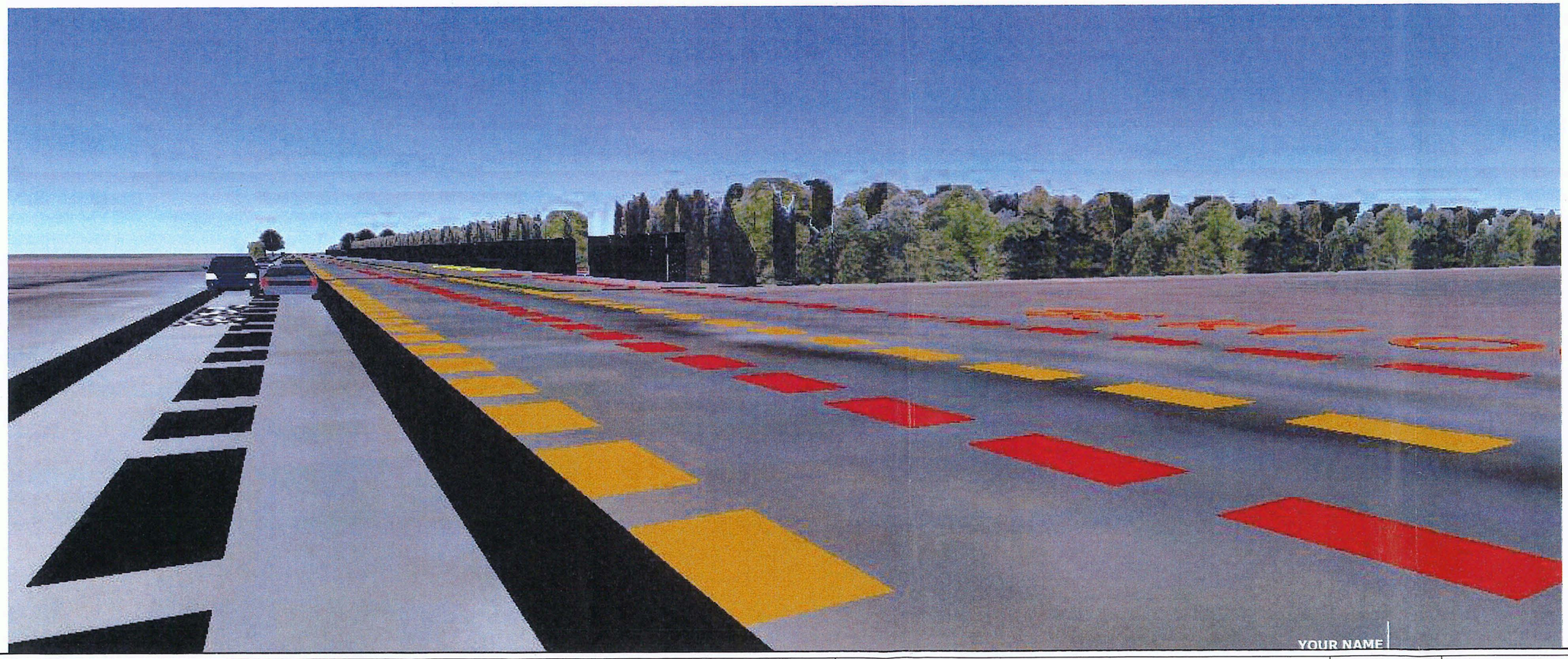




Solar plant view from the road



Solar Plant

Location:
36°26'58.27"S, 145°18'38.28"E

Legend:

	Hedge
	Solar panels - tracker row
	Boundary
	Fence
	Overhead power line OHL
	Substation
	Internal paths
	CMW Easement

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1	01/06/17	Reshaped based on Spatial Datamart Victoria map
2	06/06/17	GMW Easement shown

3RD angle projection

ALL DIMENSIONS "mm"

CleanGen Cleangen Projects Pty Ltd

Tatura East Solar Park

3D images (ground level view)

Date: May 2017 | Designed by SA

DWG SIZE **A3**

Power project Capacity (AC): 45 MW
610 Ferguson Rd, Tatura East

REV. No. 2

SCALE: 1:10000

Victoria, Australia

Sheet: 1 of 1

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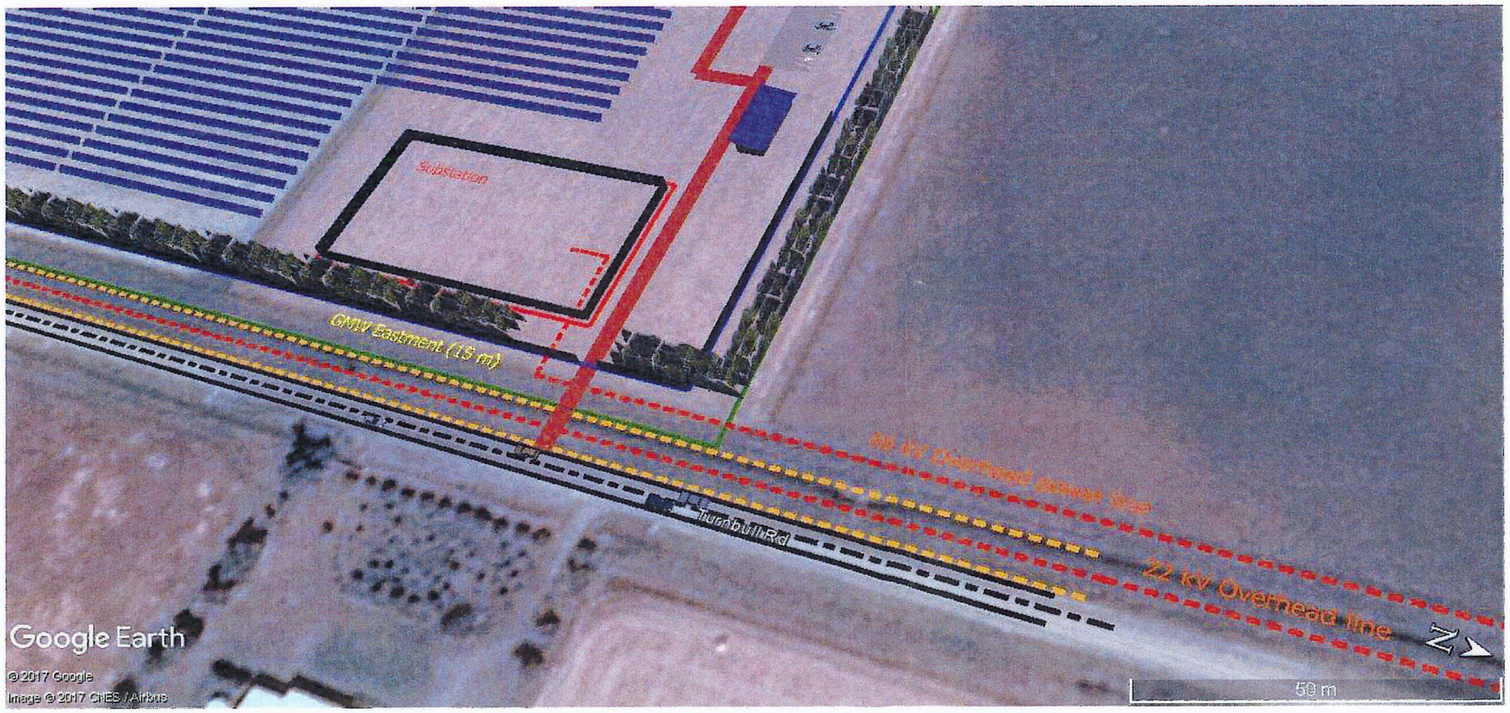

Solar Plant

Location:
36°26'58.27"S, 145°18'38.28"E

Legend:

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3RD angle projection	ALL DIMENSIONS "mm"	CleanGen Cleangen Projects Pty Ltd	**Tatura East Solar Park**	Date: May 2017	Designed by SA
				DWG SIZE **A3**	Power project Capacity (AC): 45 MW 610 Ferguson Rd, Tatura East
			3D images	SCALE: 1:10000	Victoria, Australia
					REV. No. 2
					Sheet: 1 of 1

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Australian Government
Department of the Environment

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

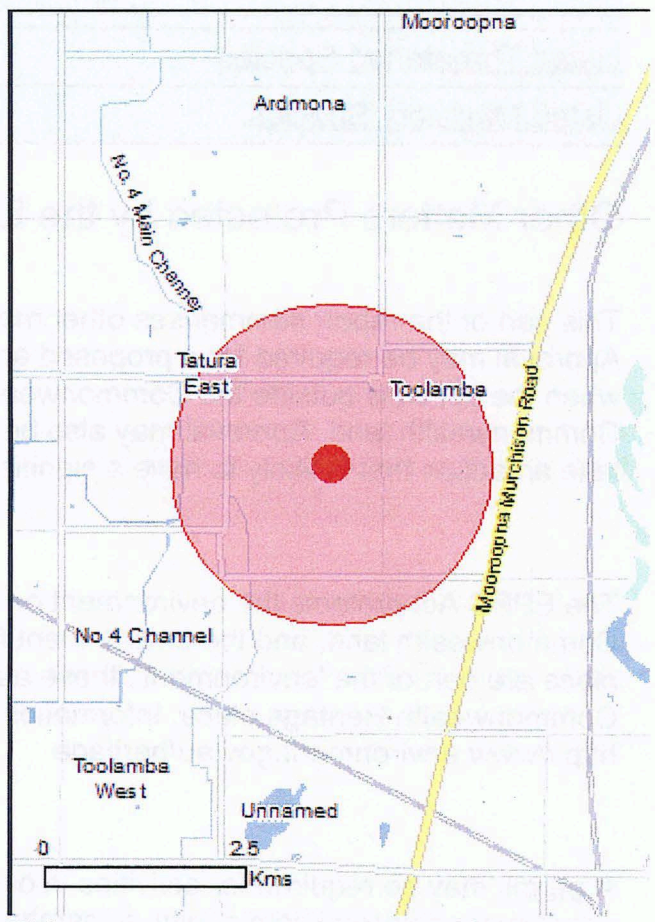
Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 07/06/16 13:45:02

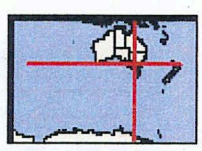
Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

Coordinates
Buffer: 2.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	6
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	15
Listed Migratory Species:	10

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	13
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	29
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name	Proximity
Banrock station wetland complex	500 - 600km upstream
Gunbower forest	50 - 100km upstream
Hattah-kulkyne lakes	300 - 400km upstream
Nsw central murray state forests	50 - 100km upstream
Riverland	400 - 500km upstream
The coorong, and lakes alexandrina and albert wetland	400 - 500km upstream

Listed Threatened Ecological Communities		[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.		
Name	Status	Type of Presence
Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions	Endangered	Community may occur within area
Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Community likely to occur within area
Natural Grasslands of the Murray Valley Plains	Critically Endangered	Community may occur within area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour may occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Pedionomus torquatus Plains-wanderer [906]	Critically Endangered	Species or species habitat likely to occur within area
Polytelis swainsonii Superb Parrot [738]	Vulnerable	Species or species habitat may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area

Name	Status	Type of Presence
Fish		
Galaxias rostratus Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow [84745]	Critically Endangered	Species or species habitat may occur within area
Maccullochella peelii Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area
Frogs		
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
Mammals		
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Plants		
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat may occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
Reptiles		
Delma impar Striped Legless Lizard [1649]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Migratory Wetlands Species		
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat may occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
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Name	Threatened	Type of Presence
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

Extra Information

Invasive Species [Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Passer montanus Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Sagittaria platyphylla Delta Arrowhead, Arrowhead, Slender Arrowhead [68483]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur

Name	Status	Type of Presence within area
Solanum elaeagnifolium Silver Nightshade, Silver-leaved Nightshade, White Horse Nettle, Silver-leaf Nightshade, Tomato Weed, White Nightshade, Bull-nettle, Prairie-berry, Satansbos, Silver-leaf Bitter-apple, Silverleaf-nettle, Trompillo [12323]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

26 November 2015

610 Ferguson Rd
Tatura East, Victoria, 3616

Shepparton City Council
Planning
90 Welsford St
Shepparton Vic 3632

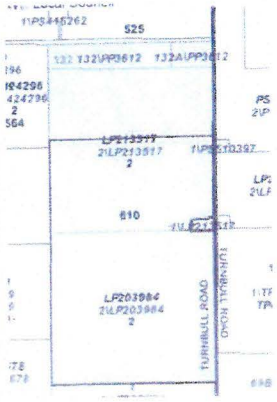
Dear Sir/Madam

Authorisation of Planning Application – Tatura East Solar Farm

Please be advised that we, Antonio, Angelina and Michael Lombardozzi, are the registered owners of 610 Ferguson Rd Tatura East, Victoria, 3616. We hereby authorise the application of a planning application by Cleangen Projects Pty Ltd to develop, construct and operate a solar farm on our property on 250 acres as shown on the map below on lots:

- Lot2/213517P Volume 9847 Folio 591 (part of)
- Lot2/203984M Volume 09686 Folio 598



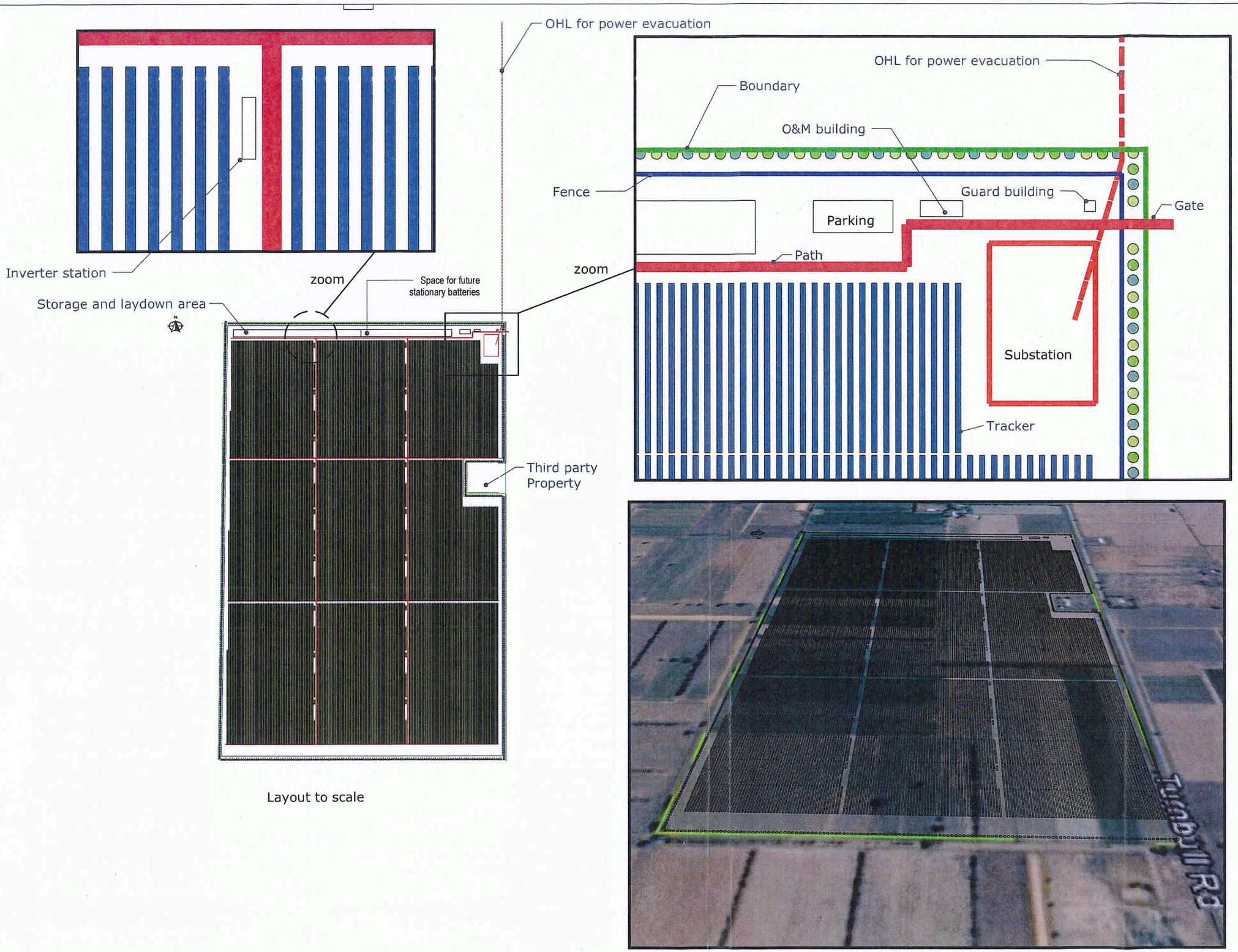


Your's Sincerely

A. Lombardozzi
Antonio Lombardozzi

A. Lombardozzi
Angelina Lombardozzi

M. Lombardozzi
Michael Lombardozzi



Layout to scale

Solar Plant

Location:
36°26'58.27"S, 145°18'38.28"E

Legend:

	Hedge
	Solar panels - tracker row
	Boundary
	Fence
	Overhead power line OHL
	Substation
	Internal paths
	not used
	not used
	Building

Notes:

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Rev.	Date	Remarks
0	17/05/17	First release

3RD angle projection

ALL DIMENSIONS "mm"

CleanGen Cleangen Projects Pty Ltd

Tatura East Solar Park

Key map

Date: May 2017 | Designed by SA

DWG SIZE **A3**

Power project Capacity (AC): 44 MW
610 Ferguson Rd, Tatura East
Victoria, Australia

SCALE: 1:10000

REV. No. 0

Sheet: 1 of 1

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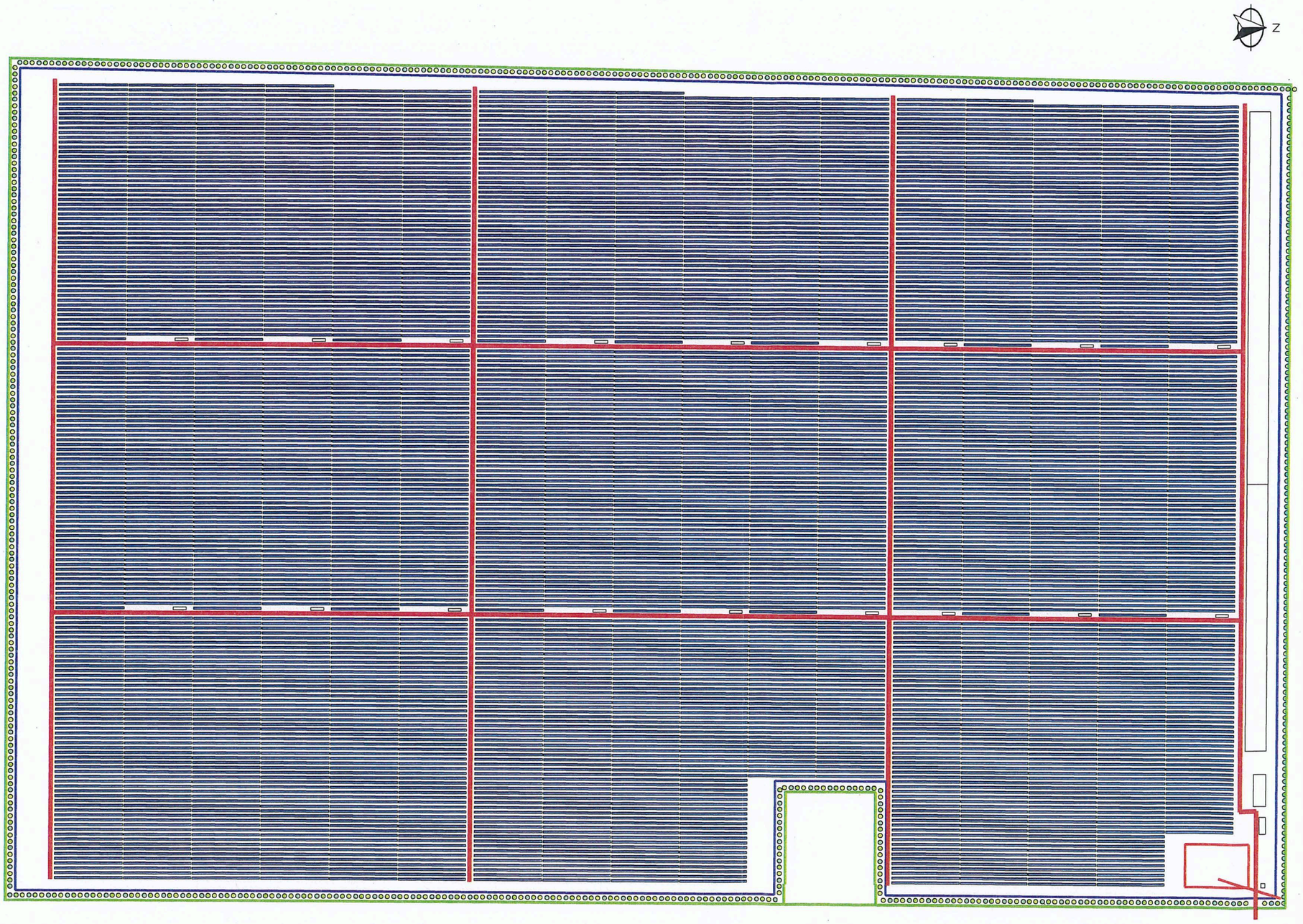

Solar Plant

Location:
36°26'58.27"S, 145°18'38.28"E

Legend:

	Hedge
	Solar panels - tracker row
	Boundary
	Fence
	Overhead power line OHL
	Substation
	Internal paths
	not used
	not used
	Building

Notes:

- 161,460 Solar panels multictystalline 325 Wp each (52,474 kWp)

- 30 modules connected in series forming one string totalling 5382 strings

- 18 Central inverters, 2.5 MW each, 45,180 kW total AC capacity

- Inverters inside prefabricated containers housing inverter, transformer and 33 kV switchgear

- Single Axis Trackers hold 60 modules in portrait with +/-60 degree tilt, 4.5 m distance from row center to center (pitch).
- SAT rows North South oriented, 2691 individual rows.

- Total area inside boundary line 94.5 ha, 3,980 m (perimeter)
- Total Ocupied área: 87.5 ha
- Total fenced area 90.6 ha, 3.900 m (perimeter)

- Laydown & storage área: 7000 m2
- Space for future stationary batteries: 5000m2
- O&M building: 96 m2
- Substation: 240 m2
- Inverter station: 36 m2 each
- Guard building: 16 m2
- Parking: 360 m2
- Setback boundary - fence: 10 m
- Setback boundary - ocupied área: 25 m

- Evacuation voltage 66 kV, OHL length 4.8 Km

Rev.	Date	Remarks
0	17/05/17	First release

3RD angle projection

ALL DIMENSIONS "mm"

CleanGen Cleangen Projects Pty Ltd

Tatura East Solar Park

Spatial Layout

Date: May 2017 | Designed by SA

DWG SIZE **A3**

Power project Capacity (AC): 44 MW
610 Ferguson Rd, Tatura East

REV. No. 0

SCALE: 1:4000

Victoria, Australia

Sheet: 1 of 1

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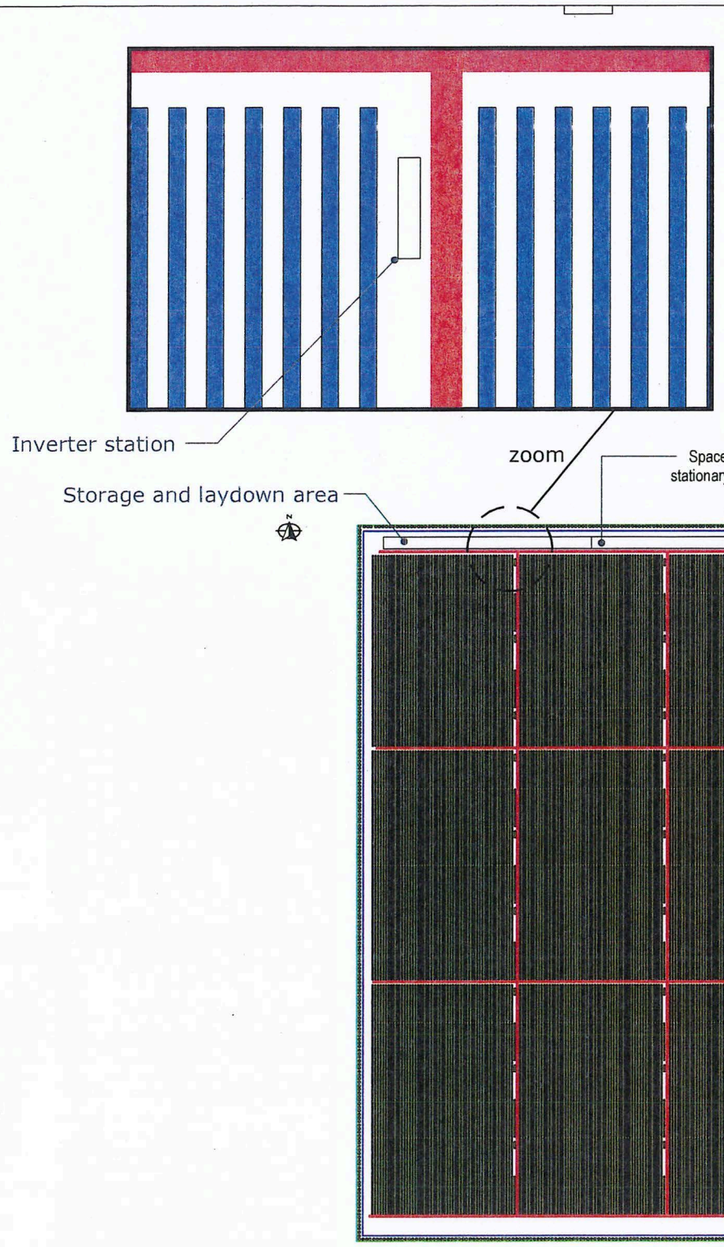
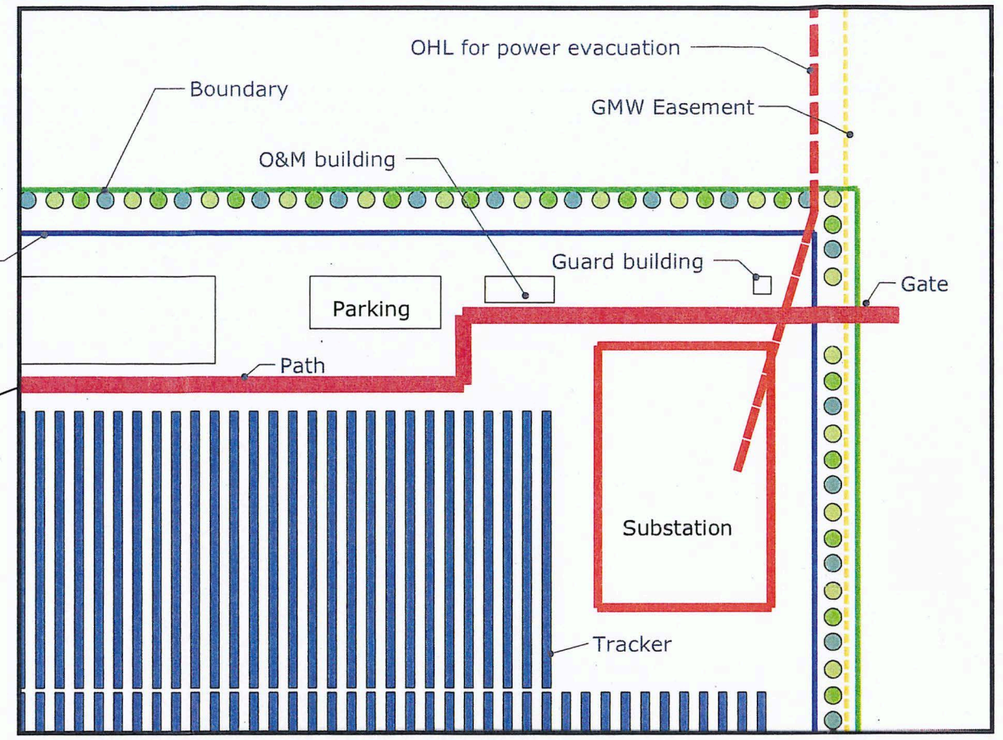
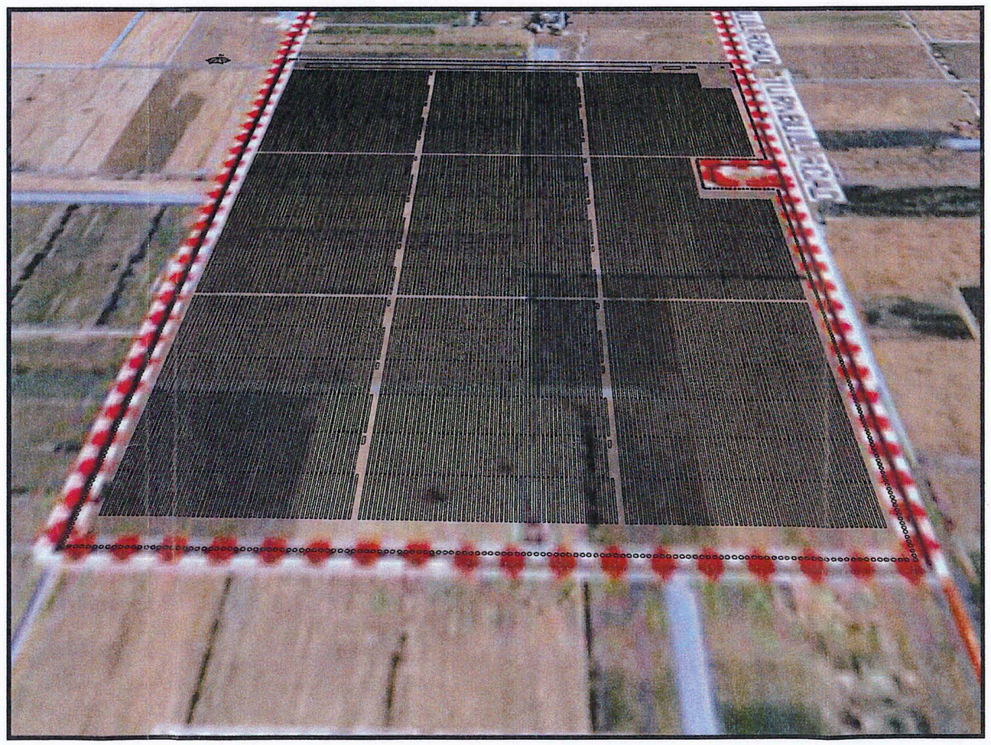


Layout to scale





Solar Plant

Location:
36°26'58.27"S, 145°18'38.28"E

Legend:

	Hedge
	Solar panels - tracker row
	Boundary
	Fence
	Overhead power line OHL
	Substation
	Internal paths
	GMW Easement

Notes:

- 162,900 Solar panels multictystalline 325 Wp each (52,943 kWp)

- 30 modules connected in series forming one string totalling 5430 strings

- 18 Central inverters, 2.5 MW each, 45,180 kW total AC capacity

- Inverters inside prefabricated containers housing inverter, transformer and 33 kV switchgear

- Single Axis Trackers hold 60 modules in portrait with +/-60 degree tilt, 4.5 m distance from row center to center (pitch).
- SAT rows North South oriented, 2715 individual rows.

- Total area inside boundary line 97.9 ha, 4,260 m (perimeter). File downloaded from http://services.land.vic.gov.au/SpatialDatamart/

- Total Ocupied área: 88.5 ha
- Total fenced area 90.6 ha, 3.900 m (perimeter)

- Laydown & storage área: 7000 m2
- Space for future stationary batteries: 5000m2
- O&M building: 96 m2
- Substation: 240 m2
- Inverter station: 36 m2 each
- Guard building: 16 m2
- Parking: 360 m2
- Setback boundary - fence: 10 m
- Setback boundary - ocupied área: 25 m

- Evacuation voltage 66 kV, OHL length 4.8 Km

Rev.	Date	Remarks
0	17/05/17	First release
1	01/06/17	Reshaped based on Spatial Datamart Victoria map
2	06/06/17	GMW Easement shown

3RD angle projection

ALL DIMENSIONS "mm"

CleanGen Cleangen Projects Pty Ltd

Tatura East Solar Park

Key map

Date: May 2017 | Designed by SA

DWG SIZE **A3**

Power project Capacity (AC): 45 MW
610 Ferguson Rd, Tatura East

REV. No. 2

SCALE: 1:10000

Victoria, Australia

Sheet: 1 of 1

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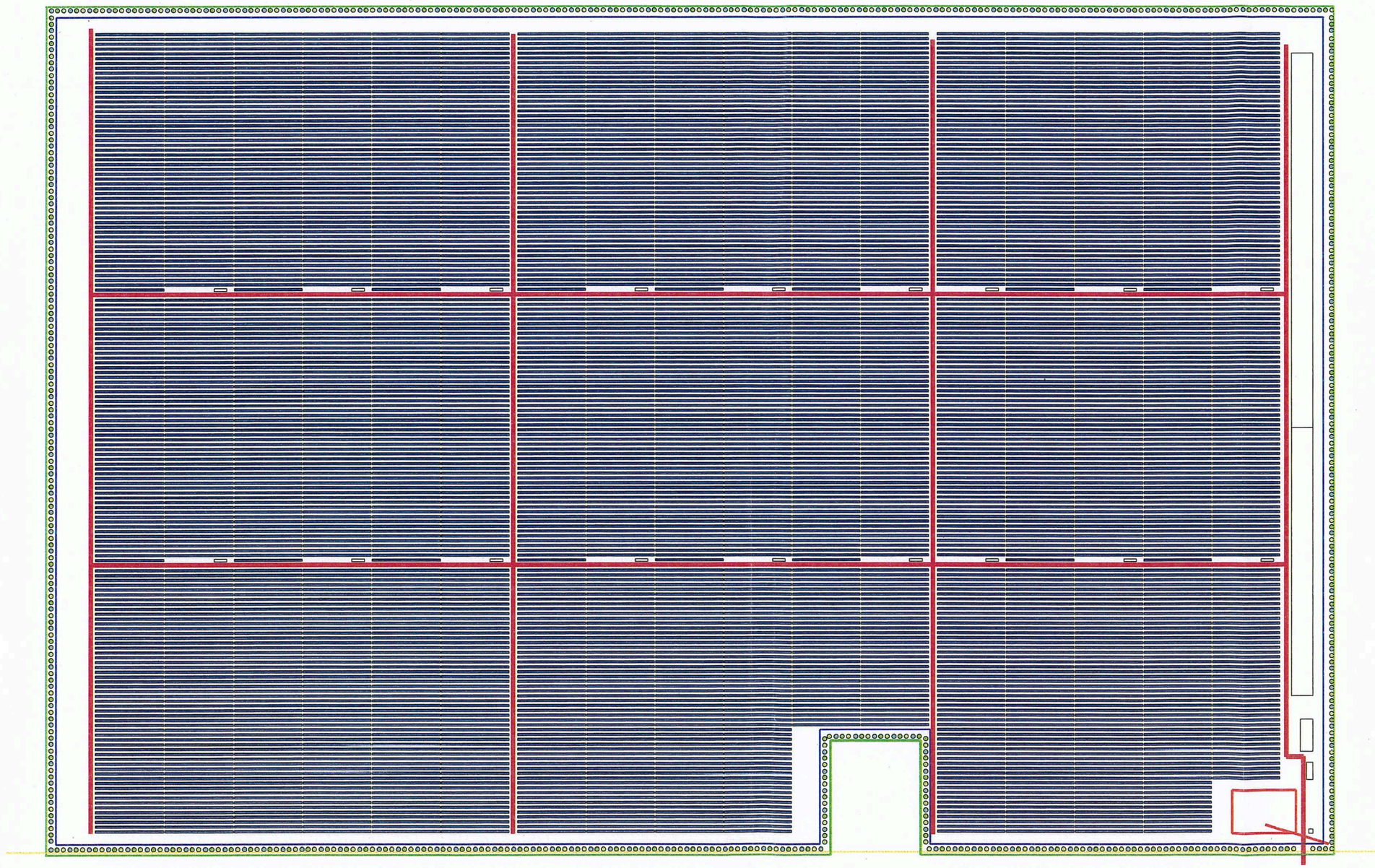

Solar Plant

Location:
36°26'58.27"S, 145°18'38.28"E

	Hedge
	Solar panels - tracker row
	Boundary
	Fence
	Overhead power line OHL
	Substation
	Internal paths
	GMW Easement

Notes:

- 162,900 Solar panels multictystalline 325 Wp each (52,943 kWp)

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Rev.	Date	Remarks
0	17/05/17	First release
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2	06/06/17	GMW Easement shown

3RD angle projection

ALL DIMENSIONS "mm"

CleanGen Cleangen Projects Pty Ltd

Tatura East Solar Park

Spatial Layout

Date: May 2017 | Designed by SA

DWG SIZE **A3**

Power project Capacity (AC): 45 MW
610 Ferguson Rd, Tatura East
Victoria, Australia

REV. No. 2

SCALE: 1:4000

Sheet: 1 of 1

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Register Search Statement - Volume 9686 Folio 598

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09686 FOLIO 598 Security no : 124066449559W
Produced 08/06/2017 09:24 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 203984M.
PARENT TITLE Volume 03180 Folio 893

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANTONIO LOMBARDOZZI
ANGELINA LOMBARDOZZI both of TURNBULL ROAD TOOLAMBA 3614
R380822C 11/06/1991

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE R394814R
COMMONWEALTH BANK OF AUSTRALIA

LEASE as to part AF522022P 10/12/2007
Expiry Date 30/07/2206
GOULBURN-MURRAY RURAL WATER CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP203984M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 610 FERGUSON ROAD TATURA EAST VIC 3616

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 22/10/2016

DOCUMENT END

Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
Delivered at 08/06/2017, for Order Number 44588965. Your reference: 610 Ferguson Road Tatura - TM Planning.

Delivered by LANDATA®. Land Victoria timestamp 08/06/2017 09:26 Page 1 of 2
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COMMONWEALTH BANK OF AUSTRALIA
CBA CODE 00210

Code 210

VICTORIA **TRANSFER OF LAND**

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land (Note 5)

CERTIFICATE OF TITLE VOLUME 9686 FOLIO 598

STAMP DUTY VICTORIA
0401C#1 S#1 T#03-MV1 00033142 05/06/91
R#224862 D#44 $7,300.00

Consideration (Note 6)

$185,000.00 (ONE HUNDRED AND EIGHTY FIVE THOUSAND DOLLARS)

STAMPING 10 EXAMINED

Transferor (Note 7)

JOHN JOSEPH PEACOULAKIS and MARIE TERESA PEACOULAKIS

Transferee (Note 8)

ANTONIO LOMBARDOZZI and ANGELINA LOMBARDOZZI
both of Turnbull Road, Toolamba.
As joint tenants.

Date 23 day of MAY 1991.

Execution & Attestation (Note 9)

SIGNED by the Transferors in the presence of:- J J Peacoulakis
M. T. Peacoulakis
W Anderson

SIGNED by the Transferees in the presence of:- A. Lombardozzi
C Lombardozzi

Comptroller of Stamps Use Only
DUDE 44
7300
STATUS V
TYPE
VALUE $ 185000
ASSESSOR WD

T1 Office Use Only

OFFICE OF TITLES VICTORIA
17 JUN 1991

A memorandum of the within instrument has been entered in the Register Book.

OFFICE OF TITLES M.L.P. VICTORIA

REGISTRATION
NOTC

Approval No. T1/1

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NOTES

1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than
   (a) transfers by direction
   (b) transfers creating or reserving easements
   (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
   (d) transfers of mortgages charges or leases or leasehold estates
   (e) transfers of other than the full interest of the transferor
   for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.

   Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

   All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) on the nature of the consideration.
   In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. $ ..... which includes the amount owing under mortgage No. .....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

Harston, Partridge & Co. Pty. Ltd., Printers, Melbourne Telephone 428 1541 1/70

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RECEIVED 21 AUG 2007 MAILROOM

OFFICE OF TITLES S.H. VICTORIA

AF522022P
10/12/2007 $142 66

LEASE

Section 66(1) Transfer of Land Act 1958

Privacy
The information under this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

Lodged by:
Name: Goulburn-Murray Rural Water Authority
Phone: (03) 5833 5564
Address: 40 Casey Street, Tatura 3616
Ref: 2002/1904/1: 1967355
Customer Code: 0043E

The Lessor leases to the Authority the land for the term and consideration (rental) specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

Land: *All those pieces of land shown hatched on the plans annexed hereto and being part of the land in Lot 2 on Plan of Subdivision 203984M being Part Crown Allotment 73 Parish of Toolamba described in Certificate of Title Volume 9686 Folio 598; Part Lot 2 on Plan of Subdivision 213517P being Part Crown Allotment 102 Parish of Toolamba, described in Certificate of Title Volume 9847 Folio 591; Part Lot 1 on Plan of Subdivision 144369 being Crown Allotment 120 Parish of Toolamba described in Certificate of Title Volume 9539 Folio 344; Part of Crown Allotments 132 and 132A Parish of Toolamba described in Certificate of Title Volume 7033 Folio 426.*

BC part

Lessor: Antonio Lombardozzi and Angelina Lombardozzi
(A.B.N. 92 816 077 878)

Lessee: *Goulburn-Murray Rural Water ~~Authority~~* Corporation BC
40 Casey Street TATURA 3616 (A.B.N. 46 761 336 846)

Term: *200 years*

Commencement date: *The* 31 *day of* July 2006

Rental: *One dollar ($1.00) if and when demanded*

Covenants: *As set out in the annexure sheets attached.*

Date: 21 September 2007

Signed by the lessors in the presence of :

A. Lombardozzi

A Lombardozzi

M. Lombardozzi
(witness)

The Common Seal of the Goulburn-Murray Rural Water ~~Authority~~ Corporation BC was hereto affixed in the presence of:

GOULBURN-MURRAY RURAL WATER CORPORATION THE COMMON SEAL OF

Director
Russell John Cooper
40 Casey Street
TATURA 3616

Corporate Secretary
Brian Marshall Carr
40 Casey Street
TATURA 3616

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ANNEXURE PAGE

Transfer of Land Act 1958

AF522022P

10/12/2007 $142 66

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This is page 2 of the *Lease* dated 21-Sept-07 between Antonio Lombardozzi and Angelina Lombardozzi and Goulburn-Murray Rural Water Authority

Signatures of the parties

A. Lombardozzi

A Lombardozzi

Panel Heading

COVENANTS FORMING PART OF THE LEASE (Continued)

1. **Definitions**

1.1 In this lease unless the context otherwise indicates the following terms and phrases have the following meanings:-
"Authority" means the Goulburn-Murray Rural Water Authority, its successors, whether pursuant to the *Water Act 1989* or the *Water Industry Act 1994* or any other Act and its permitted assigns.
"Committee" means an Association incorporated under the *Associations Incorporations Act 1981* for the purposes of acting as a committee to a Community Drainage Agreement in accordance with Section 244 of the *Water Act 1989*.
"community surface water management system" means a drainage system, whether or not constructed by the Authority, which is designed to provide a drainage service to a group of rural landowners including the Lessor.
"dividing fence" means a fence situated longitudinally along the boundaries of the land save where a boundary also constitutes a boundary of the Lessor's Title.
"drainage works" means an earthen or piped drain or channel together with all beaching, structures, syphons, inlets, outlets, fittings, pipes and any other ancillary works used in connection with or incidental thereto.
"GST" means GST within the meaning of the *"A New Tax System (Goods & Services Tax) Act 1999"*.
"land" means the land described on the face of this lease.
"Lessor" means the named Lessor and his personal representatives transferees and assigns.
"System" means the Community Surface Water Management System known as **Ardmona 7/11P CSWMS** and owned and administered by the Authority

1.2 The singular includes the plural and vice versa.

1.3 A word denoting any gender includes all genders.

1.4 A reference to a person includes a reference to a firm, corporation or other corporate body and vice versa.

1.5 If a party consists of more than one person this lease binds them jointly and each of them severally.

1.6 A reference to a statute shall include any statutes amending, consolidating or replacing same and shall also include any regulations made under such statutes as those regulations are in force from time to time.

1.7 All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this lease.

2. The Authority COVENANTS with the Lessor:-

2.1 **Use Land**
To use the land as part of a Community Surface Water Management System and for that purpose to construct, operate and maintain drainage works.

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ANNEXURE PAGE

Transfer of Land Act 1958

AF522022P

10/12/2007 $142 66

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This is page 3 of the *Lease* dated 21 Sept 07 between Antonio Lombardozzi and Angelina Lombardozzi and Goulburn-Murray Rural Water Authority

Signatures of the parties

A. Lombardozzi

A Lombardozzi

Panel Heading

COVENANTS FORMING PART OF THE LEASE (continued)

2.2 **Remove earthworks and structures**

The Authority shall, within a period of twelve months of the expiration or sooner determination of the term hereby created, if required by the Lessor, at the expense of the Authority, leave the land as nearly as possible in the same condition as it was on the commencement date of the Lease.

2.3 **Erect and maintain fences**

To erect a stockproof dividing fence and at its own cost maintain, and when appropriate replace such dividing fence. The Authority may also erect, maintain, replace or abandon such other fences as it thinks fit. All such fences shall be constructed to the standards from time to time adopted by the Authority for construction of fences.

2.4 **Comply with Statutes**

At all times at the Authority's cost in all respects to comply with all statutes and in particular the *Catchment and Land Management Act 1994, Water Act 1989* and *Environmental Protection Act 1970.*

2.5 **Not to sublet**

Not to assign, sublet, mortgage, charge or part with the possession of the land or any part thereof without the consent in writing of the Lessor first had and obtained and the provisions of section 144(1) of the *Property Law Act 1958* are excluded from this lease PROVIDED HOWEVER the Lessor must not unreasonably withhold its consent to an assignment or sub-lease if the proposed assignee or sub-tenant is:-

- a Council within the meaning of the *Local Government Act 1989*;
- an Authority under the *Water Act 1989*;
- a licensee under the *Water Industry Act 1994*;
- a public statutory authority;
- the Crown;
- any subsidiary body within the meaning of section 127(1) *Water Act 1989*;
- any other body (whether public or private enterprise) which takes over the function of operating and maintaining a community surface water management system and to which the Authority proposes to assign most of its community surface water management system leases; and
  to the Committee of a Community Drainage Agreement where such assignment or sub-lease is in accordance with Clause 5.2.

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ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1

AF522022P

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This is page 4 of the *Lease* dated 21 Sept 07 between Antonio Lombardozzi and Angelina Lombardozzi and Goulburn-Murray Rural Water Authority

Signatures of the parties

A. Lombardozzi

A Lombardozzi

Panel Heading

COVENANTS FORMING PART OF THE LEASE (continued)

2.6 **Indemnity**
To indemnify the Lessor against all or any liability for loss, damage, expense, injury or death (altogether called "the loss") sustained, incurred or suffered by any person which is caused or brought about as a result of the use or occupation of the land by the Authority except where the loss was due to the negligence or default of the Lessor, it employees, agents or contractors provided however where such loss, damage or expense is due to a flow of water from the drainage works this indemnity shall not apply and the provisions of section 157 *Water Act 1989* shall apply instead.

2.7 **Keep in repair**
To at all times maintain and keep in good repair and condition (in accordance with the timeframes set out in Customer Services Agreement as from time to time in place for relevant Irrigations District or Area) the drainage works erected on the land so as to provide, as far as possible, the design standard service level to be met.

2.8 **To pay costs**
To pay the Lessor's Legal Practitioner's reasonable costs of and incidental to the perusal and execution of this lease and obtaining any consent to this lease and any variation of this lease as required by the Authority together with the stamp duty, registration or any other out-of-pocket expenses payable in respect thereof and any such costs and expenses incurred by the Lessor arising out of any default by the Authority in compliance with the covenants of this lease.

3. The Lessor COVENANTS with the Authority:-

3.1 **Quiet enjoyment**
That the Authority performing and observing the covenants herein contained may peacefully and quietly hold and enjoy the land during the term without any interruption or disturbance by the Lessor or by any person claiming through him.

3.2 **Indemnity**
To indemnify the Authority against all or any liability for loss, damage, expense, injury or death (altogether called "the loss") sustained, incurred or suffered by the Authority or any person claiming under the Authority which is caused or brought about by any occupation or use of the land (whether with the permission of the Authority or not) by the Lessor, its employees, agents or contractors except where the loss was due to the negligence or default of the Authority or any person claiming under the Authority.

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ANNEXURE PAGE

Transfer of Land Act 1958

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This is page 5 of the ***Lease*** dated 21 Sept 07 between Antonio Lombardozzi and Angelina Lombardozzi and Goulburn-Murray Rural Water Authority

Signatures of the parties

A. Lombardozzi

A Lombardozzi

Panel Heading

COVENANTS FORMING PART OF THE LEASE (continued)

4. IT IS HEREBY MUTUALLY AGREED:-

4.1 **Breach of Covenants**

That if the Authority shall fail or neglect to perform or observe any covenants or conditions herein and on its part to be observed and performed (and such failure or neglect continues for a period of sixty (60) days after service of notice to remedy the default) then it shall be lawful for the Lessor or the Lessor's Agent or any person authorised by the Lessor at any time thereafter (notwithstanding the waiver or non-existence of any previous default) to enter upon the land only for the purposes of remedying the breach or default by the Authority and all costs and expense incurred by the lessor shall be a debt due by the Authority to the Lessor and be paid on demand. The entry pursuant to this clause by the Lessor shall not constitute a forfeiture of this lease.

4.2 **Service of Notice**

Where this lease provides for notice to be given to a person or party then, unless the lease provides otherwise, the notice must be in writing and may be given-

(a) by delivering it personally to the person to whom it is to be given;
(b) by pre-paid post, addressed to the person to whom it is to be given at that person's last known address;
(c) by facsimile to the facsimile number of the addressee; or
(d) by any other method of electronic service or communication approved at law.

4.3 A notice or other communication is deemed served:

(a) if delivered, upon delivery;
(b) if posted, on the expiration of 2 business days after the day of posting;
(c) (i) if sent by facsimile prior to 5.00 pm on a business day - that day;
(ii) if sent by facsimile after 5.00 pm - at 9.00 am on the next business day at the place where it is received;
(d) if sent by any other method of electronic service or communication - at the time the notice or communication is communicated to the person concerned.

4.4 **Interest**

The Authority shall pay interest at the rate for the time being fixed under section 2 of the *Penalty Interest Rates Act 1983* on any moneys due to the Lessor but unpaid for thirty (30) days, such interest to be computed from the due date for payment of the moneys in respect of which the interest is chargeable.

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ANNEXURE PAGE

Transfer of Land Act 1958

AF522022P

10/12/2007 $142 66

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This is page 6 of the *Lease* dated 21 Sept 07 between
Antonio Lombardozzi and Angelina Lombardozzi and Goulburn-Murray Rural Water Authority

Signatures of the parties

A. Lombardozzi

A Lombardozzi

Panel Heading

COVENANTS FORMING PART OF THE LEASE (continued)

4.5 **Severance**
If any provision of this lease is held void or unenforceable by any Arbitrator, Court or Tribunal, then to the extent possible at law, that provision shall be struck out and the balance of this lease shall continue to apply.

4.6 **Waiver**
No consent or waiver by a party to this lease of any breach by the other party to this lease shall amount to a waiver of the relevant party's rights arising under this lease.

4.7 **Dispute resolution - Mediation**
If a dispute arises under this lease a party may give the other party a notice of the dispute. Upon the giving of a notice of dispute the following procedures and provisions shall apply:-

a. the parties must jointly agree to appoint a Mediator within 14 days of the notice of dispute;
b. if the parties are unable to agree as to the appointment of a Mediator either party may within fourteen days thereafter request the President of the Victorian Chapter of the Institute of Arbitrators and Mediators Australia to appoint a Mediator;
c. the parties must comply with the Mediator's instructions;
d. the fees and expenses of the Victorian Chapter of the Institute of Arbitrators and Mediators Australia (or its successors) and the Mediator are to be paid equally by the parties;
e. the parties must bear their own costs of the mediation;
f. if the dispute is settled the parties must sign terms of agreement which are binding on the parties;
g. if the dispute is not resolved within 30 days of the appointment of the Mediator (or any longer period agreed by the parties in writing), or if the Mediator is of the opinion that the mediation is likely to be unsuccessful or if the parties advise the Mediator that the mediation will be unsuccessful, then the mediation shall cease;
h. the mediation is confidential and statements made by the Mediator and the parties or discussions between the participants of the mediation before, after or during the mediation, cannot be used in any legal proceedings or in any determination pursuant to clause 4.8 of this lease;
i. the Mediator is not bound by the rules of natural justice and may discuss the dispute with a party in the absence of any other party; and
j. the Mediator may otherwise determine the procedure.

4.8 **Dispute resolution - determination by expert**
If the dispute is unable to be settled pursuant to clause 4.7 the parties shall, within 14 days of the cessation of the mediation proceedings, jointly appoint a person with experience or expertise in the area of the dispute to act as an expert and determine the dispute. If the parties are unable to agree as to the appointment of such a person either party may within a further fourteen days thereafter request the President of the Victorian Chapter of the Institute of Arbitrators and Mediators Australia ors its successors to appoint a person to act as an expert.

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

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ANNEXURE PAGE

Transfer of Land Act 1958

AF522022P

10/12/2007 $142 66

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is used for
publicly searchable registers and
indexes in the Victorian Land Registry.

This is page 7 of the *Lease* dated 21 Sept 07 between Antonio Lombardozzi and Angelina Lombardozzi and Goulburn-Murray Rural Water Authority

Signatures of the parties

A. Lombardozzi

A Lombardozzi

Panel Heading

COVENANTS FORMING PART OF THE LEASE

4.9 In determining the dispute the expert shall:-

a. consider any written submissions made by the parties within such time as allowed by the expert;
b. determine the dispute as an expert and not as an arbitrator;
c. as soon as possible after receiving the written submissions, determine the dispute and give a written copy of such determination to each party; and
d. otherwise determine the procedure.

4.10 a. The fees and expenses of the Victorian Chapter of the Institute of Arbitrators and Mediators Australia (or its successors) and the expert shall be borne equally by the parties; and
b. the expert's determination shall be final and binding upon the parties.

4.11 **Victorian laws apply**
This lease shall be governed by the law relating to the State of Victoria.

4.12 **No right of re-entry by Lessor**
A breach of, or a failure to perform or observe any of the covenants or conditions of this lease by the Authority shall not entitle, either at law or equity, the Lessor to re-enter the land and terminate this lease.

4.13 **Drainage charges**
The Lessor acknowledges that the Authority may levy the Lessor charges, rates and tariffs in respect of the drainage works insofar as such works benefit lands owned by the Lessor not subject to this lease.

4.14 **Covenants implied by Transfer of Land Act**
All the covenants implied by section 67 of the *Transfer of Land Act 1958* are hereby negatived and do not apply to this lease.

5. Assignment of Lease

5.1 **Acknowledgements by the Authority**
The Authority acknowledges that -

a. The landowners may enter into a Community Drainage Agreement in accordance with the *Water Act 1989* to take over the System if all (100%) of the landowners agree;
b. Unless all (100%) of the landowners so agree, the Committee may have difficulty in acquiring rights of access for drainage purposes in accordance with the *Water Act 1989* or levying charges for services against the landowners; and
c. It is not necessary for the Authority to obtain the consent of all (100%) of the landowners to assign or sub-let this lease in accordance with clause 2.5 to a body other than a Committee if that body so determines.

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ANNEXURE PAGE

Transfer of Land Act 1958

AF522022P
10/12/2007 $142 66
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indexes in the Victorian Land Registry.

This is page 8 of the *Lease* dated 21 Sept 07 between Antonio Lombardozzi and Angelina Lombardozzi and Goulburn-Murray Rural Water Authority

Signatures of the parties

5.2 **Assignment to Committee**

If all (100%) of the landowners have –

a. executed a Community Drainage Agreement in accordance with section 244 of the *Water Act 1989* and which Agreement purports to take over the assets, responsibilities and liabilities of the System; and

b. appointed the Committee as the committee of the Community Drainage Agreement -

then, subject to the provisions of clause 5.3, the Authority shall, in accordance with clause 2.5, assign this lease to the Committee.

5.3 **Pre-Requisites to Assignment**

The Authority shall not assign this lease pursuant to clause 5.2 unless it -

a. is satisfied that all the landowners have entered into the Community Drainage Agreement;

b. is agreed with the Committee in respect to transfer of the assets, responsibilities and liabilities of the System to the Committee; and

c. assigns to the Committee all other leases it holds as lessee in respect to the System.

5.4 **Definition of Landowners**

For the purposes of this clause 5, "landowners" means the persons the Authority levies a charge or imposes a fee under a tariff in respect to the System, whether or not those persons have leased land to the Authority for the purposes of the System.

Delivered by LANDATA®. Land Victoria timestamp 08/06/2017 09:26 Page 9 of 14

ANNEXURE PAGE

Transfer of Land Act 1958

A1

AF522022P

10/12/2007 $142 66

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publicly searchable registers and
indexes in the Victorian Land Registry.

This is page 9 of the *Lease* dated 21 Sept 07 between Antonio Lombardozzi and Angelina Lombardozzi and Goulburn-Murray Rural Water Authority

Signatures of the parties

A. Lombardozzi

A Lombardozzi

Panel Heading

COVENANTS FORMING PART OF THE LEASE

ORDER TO REGISTER

To the Registrar of Titles

Please register this Lease and upon completion return Certificates of Title Volume 9686 Folio 598, Volume 9847 Folio 591, ~~Volume 9539 Folio 344~~ and Volume 7033 Folio 426 to Commonwealth Bank of Australia

.....TO THE REGISTRAR OF TITLES 21Q
Please register this dealing and return
Certificate of Title to the Commonwealth Bank
FOR THE COMMONWEALTH BANK OF AUSTRALIA
Per.....

CONSENT

Commonwealth Bank of Australia being the registered proprietor of Mortgage Nos. R394814R and J014496 HEREBY consents to the within Lease.

SIGNED, SEALED and DELIVERED in Victoria
for and on behalf of COMMONWEALTH BANK
of AUSTRALIA by its Attorney
SIMONA HILL
under Power dated 11 December 2000 a certified
copy of which is filed in Permanent Order Book
No. 277 at Page 016 who certifies that ~~he~~/she is
A CONVEYANCING OFFICER
Victoria of COMMONWEALTH BANK OF AUSTRALIA
in the presence of

Approval No: 520964A

A1

OFFICE OF TITLES VICTORIA

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Delivered by LANDATA®. Land Victoria timestamp 08/06/2017 09:26 Page 10 of 14

AF522022P
10/12/2007 $142 66

ORDER TO REGISTER

To the Registrar of Titles

Please register this Lease and upon completion return Certificate of Title Volume 9539 Folio 344 to Morrison & Sawers Lawyers, Shepparton

Morrison & Sawers Lawyers

Morrison & Sawers
Lawyers
28 Welsford Street
Shepparton Victoria 3630
DX 63033 SHEPPARTON VIC

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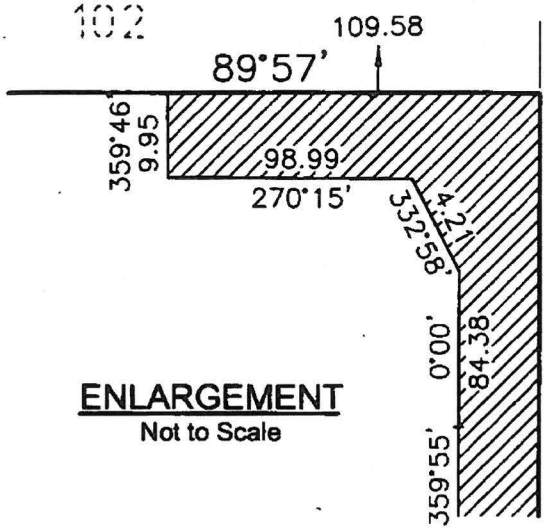
GOULBURN-MURRAY RURAL WATER AUTHORITY

LAND OCCUPIED FOR COMMUNITY SURFACE DRAIN No. ARDMONA 7/11P

G-MW SERVICE IDENTIFICATION No. 312746
PART LOT No. 2
PLAN OF SUBDIVISION LP 203984M
PART OF CROWN ALLOTMENT 73
PARISH OF TOOLAMBA

CORR NO: 2002/1904/1
FIELDNOTE REF: 16887
SURVEY NO. 4650
BEARING DATUM - APPROX. TRUE NORTH
C/T VOL 9686 FOL 598



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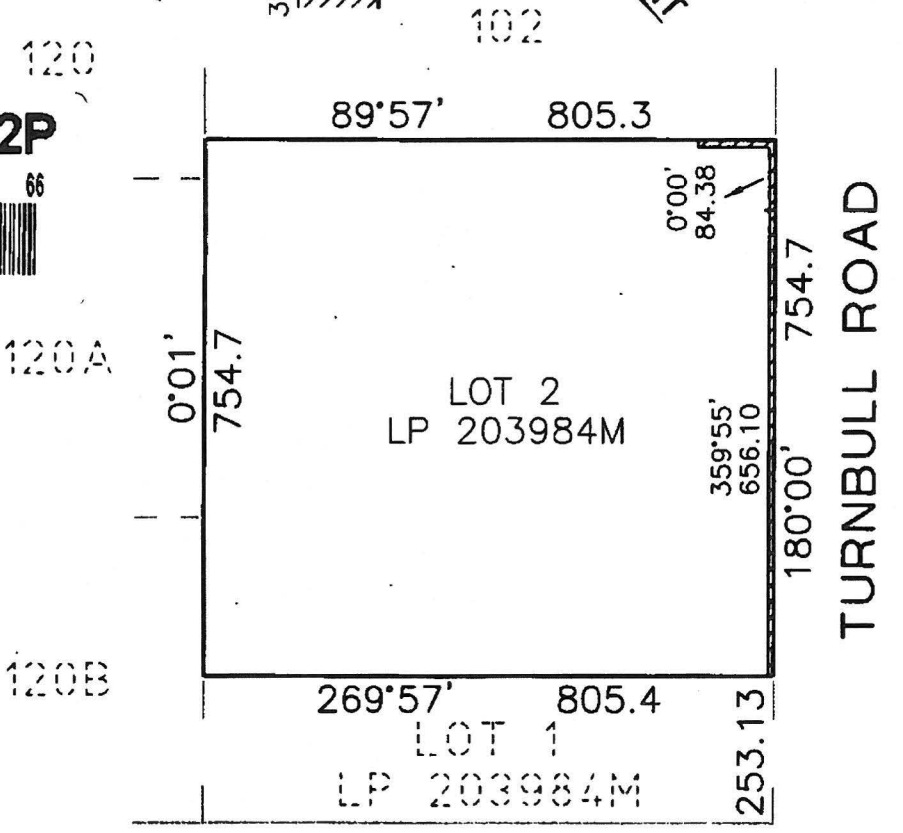
AF522022P
10/12/2007 $142 66





WAUGH ROAD

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LENGTHS ARE IN METRES

CAUTION
CADASTRAL BOUNDARIES HAVE NOT BEEN SURVEYED AND TITLE HAS BEEN ADJUSTED TO FIT FENCES WHERE APPROPRIATE.

GOULBURN-MURRAY WATER

AB

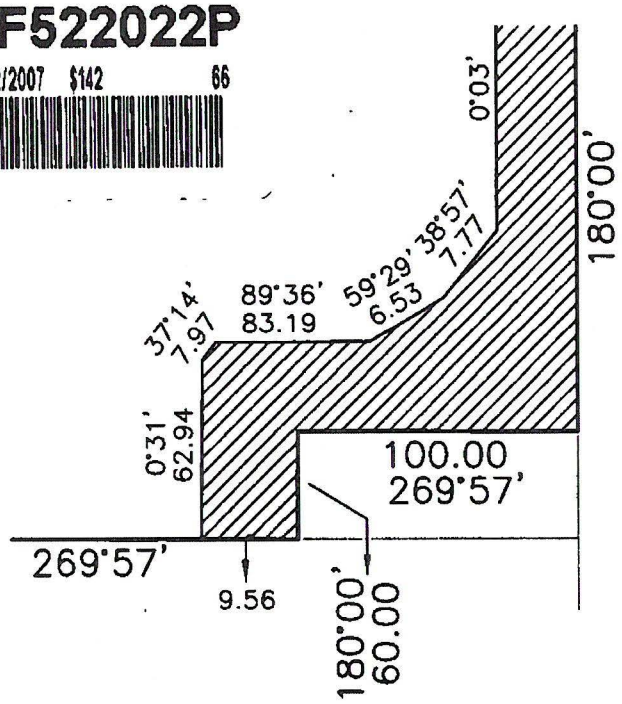
GOULBURN-MURRAY RURAL WATER AUTHORITY

LAND OCCUPIED FOR COMMUNITY SURFACE DRAIN No. ARDMONA 7/11P

G-MW SERVICE IDENTIFICATION No. 312746
PART LOT No. 2
PLAN OF SUBDIVISION LP 213517P
PART OF CROWN ALLOTMENT 102
PARISH OF TOOLAMBA

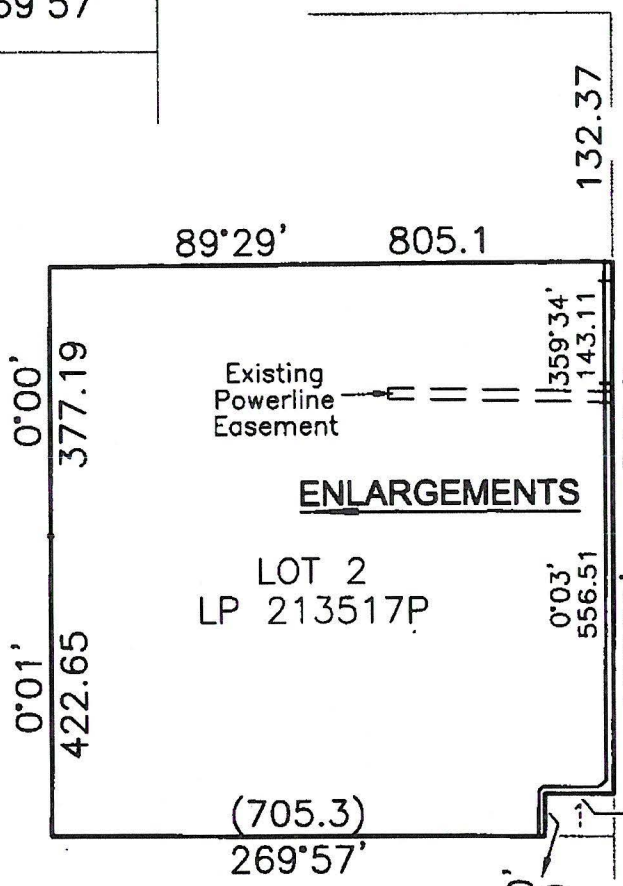
CORR NO. 2002/1904/1
FIELDNOTE REF: 16887
SURVEY NO. 4650
BEARING DATUM - APPROX. TRUE NORTH
C/T VOL 9847 FOL 591

AF522022P
10/12/2007 $142 66



FERGUSON ROAD





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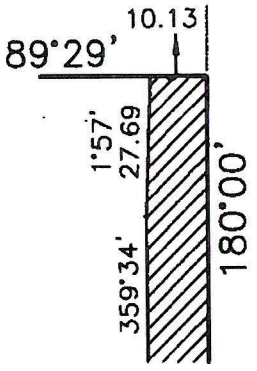
Not to Scale



CAUTION
CADASTRAL BOUNDARIES HAVE NOT BEEN SURVEYED AND TITLE HAS BEEN ADJUSTED TO FIT FENCES WHERE APPROPRIATE

SCALE 1:10000
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LENGTHS ARE IN METRES

GOULBURN-MURRAY WATER

AB

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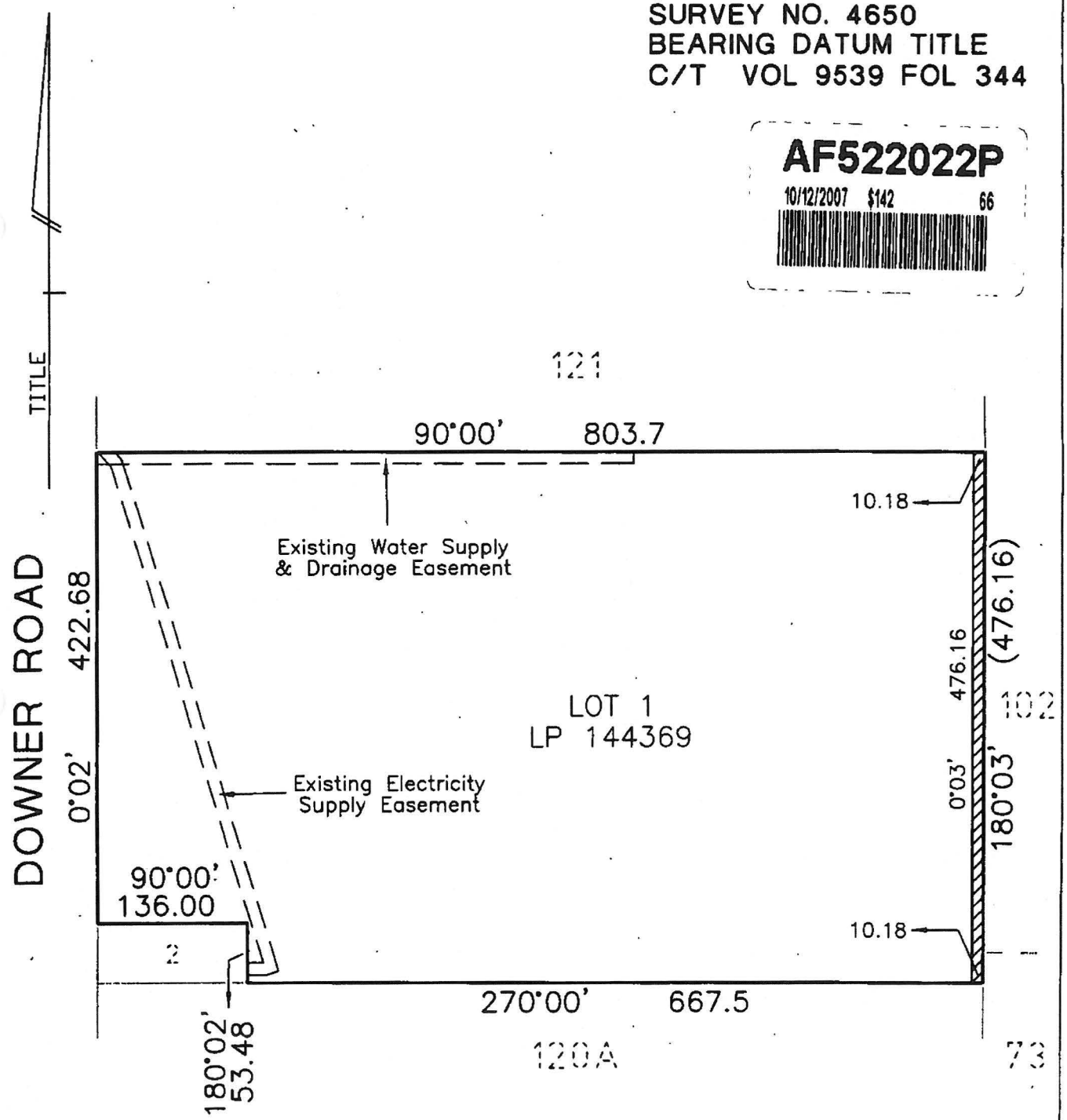
GOULBURN-MURRAY RURAL WATER AUTHORITY

LAND OCCUPIED FOR COMMUNITY SURFACE DRAIN No. ARDMONA 7/11P

G-MW SERVICE IDENTIFICATION No. 312746
PART LOT No. 1
PLAN OF SUBDIVISION LP 144369
PART OF CROWN ALLOTMENT 120
PARISH OF TOOLAMBA

CORR NO. 2002/1904/1
FIELDNOTE REF: 16887
SURVEY NO. 4650
BEARING DATUM TITLE
C/T VOL 9539 FOL 344

AF522022P
10/12/2007 $142 66



CAUTION
CADASTRAL BOUNDARIES HAVE NOT BEEN SURVEYED AND TITLE HAS BEEN ADJUSTED TO FIT FENCES WHERE APPROPRIATE.

SCALE 1:5000
50 0 50 100 200
LENGTHS ARE IN METRES

GOULBURN-MURRAY WATER

AB

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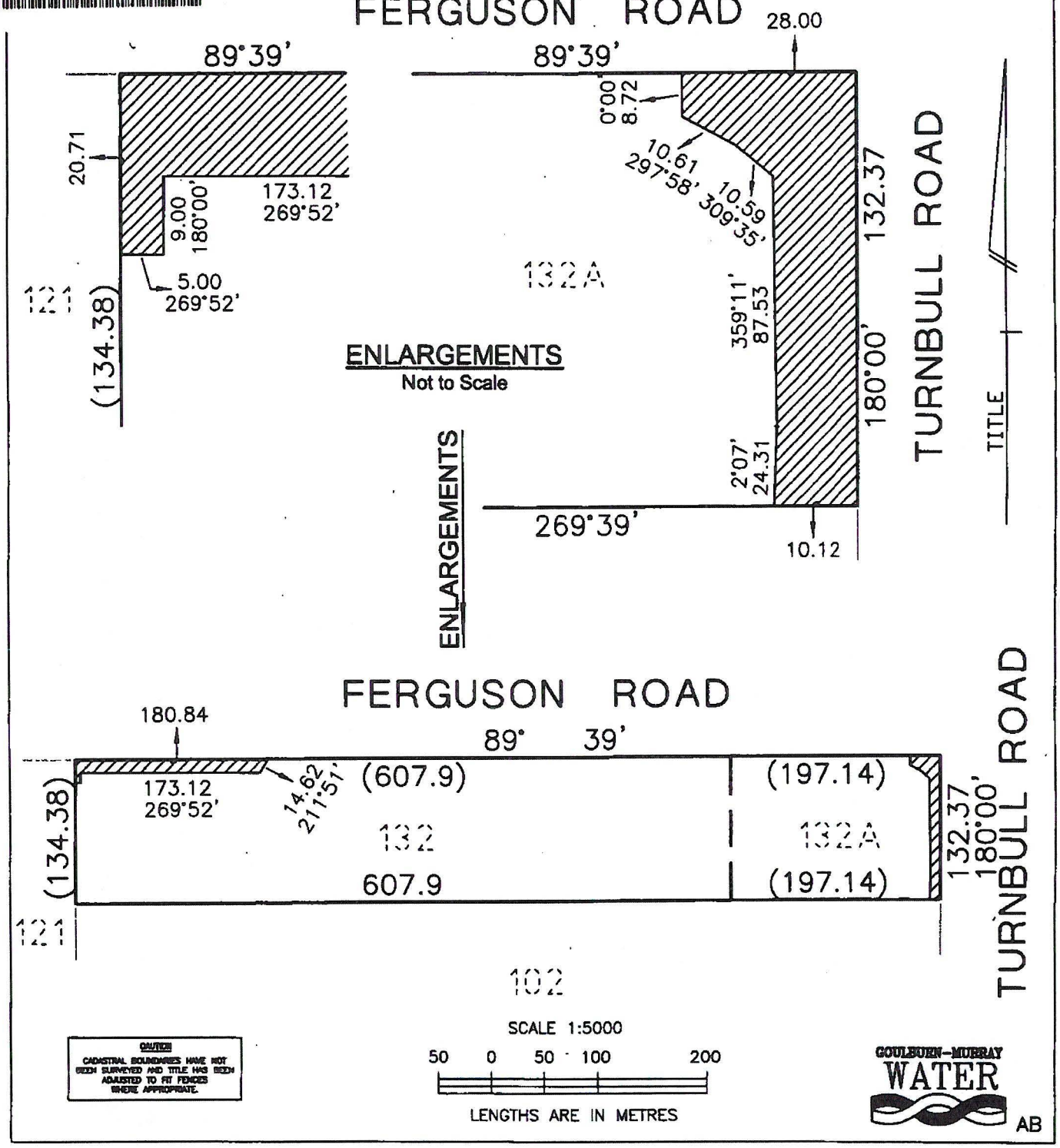
GOULBURN-MURRAY RURAL WATER AUTHORITY

LAND OCCUPIED FOR COMMUNITY SURFACE DRAIN No. ARDMONA 7/11P

G-MW SERVICE IDENTIFICATION No. 312746
TITLE PLAN TP 540429G (PART)
PART OF CROWN ALLOTMENT 132 & 132A
PARISH OF TOOLAMBA

CORR NO. 2002/1904/1
FIELDNOTE REF: 16887
SURVEY NO. 4650
BEARING DATUM TITLE
C/T VOL 7033 FOL 426

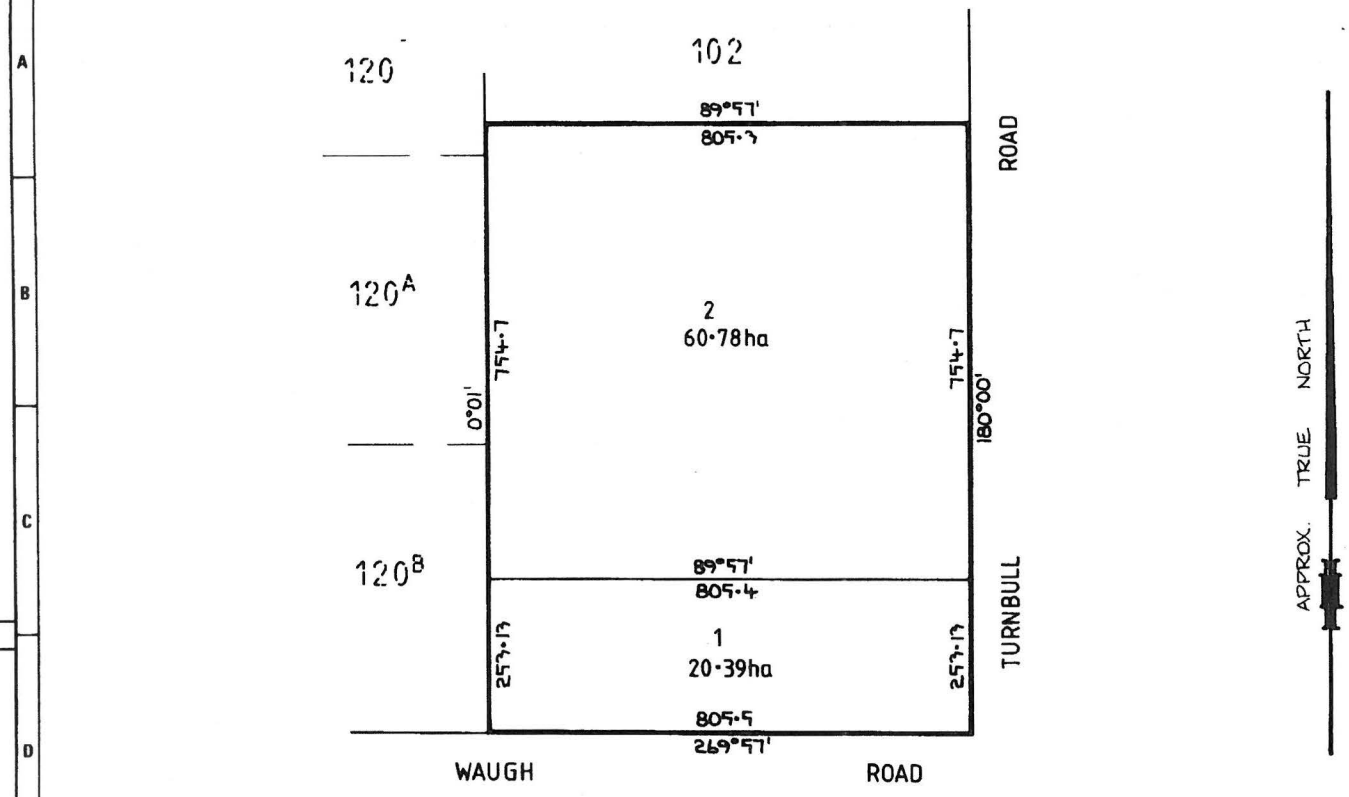
AF522022P
10/12/2007 $142 66



CAUTION
CADASTRAL BOUNDARIES HAVE NOT BEEN SURVEYED AND TITLE HAS BEEN ADJUSTED TO FIT FENCES WHERE APPROPRIATE.

GOULBURN-MURRAY WATER

AB



OFFICE USE ONLY

LP203984 M

EDITION 1

2 PARISH/~~TOWNSHIP/CHART~~

NOTATIONS

LAND SUBJECT TO EASEMENT

NIL.

LAND APPROPRIATED OR SET APART

NIL.

OTHER NOTATIONS

THIS PLAN ACCORDS WITH CERTIFICATE OF TITLE VOL. 7180 FOL. 893 AND IS NOT BASED ON SURVEY.

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:

IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: C/T. VOL. 7180 FOL. 893.

LAST PLAN REF:

PLAN OF SUBDIVISION

COUNTY RODNEY

PARISH TOOLAMBA

CROWN ALLOTMENT 73

NUMBER OF SHEETS IN PLAN : 1

NUMBER OF THIS SHEET : 1

SCALE

80 0 80 160 240 320

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:8000 SHEET SIZE A3

OFFICE USE ONLY

LP203984M

VICTORIA

CERTIFICATION BY SURVEYOR

203984M

AMENDMENTS

CARR McNAMARA & MUIR PTY LTD
consulting engineers and surveyors
108 WYNDHAM STREET, SHEPPARTON, VIC, 3630. PO BOX 1628 TEL. (058) 21 1633

SURVEYORS REF. 6413

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY COUNCIL REF.

CERTIFICATE A

THIS PLAN ACCORDS WITH A PLAN

- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B

THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY

- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

OFFICE USE ONLY

PLAN APPROVED

AT

ON 30·JUN·86

(ASSISTANT) REGISTRAR OF TITLES

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED

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Register Search Statement - Volume 9847 Folio 591

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09847 FOLIO 591 Security no : 124066449561U
Produced 08/06/2017 09:24 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 213517P.
PARENT TITLE Volume 07033 Folio 426
Created by instrument LP213517P 25/11/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANTONIO LOMBARDOZZI
ANGELINA LOMBARDOZZI both of TURNBULL ROAD TATURA 3616

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE J014496
COMMONWEALTH TRADING BANK OF AUSTRALIA

LEASE as to part AF522022P 10/12/2007
Expiry Date 30/07/2206
GOULBURN-MURRAY RURAL WATER CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP213517P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 610 FERGUSON ROAD TATURA EAST VIC 3616

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 22/10/2016

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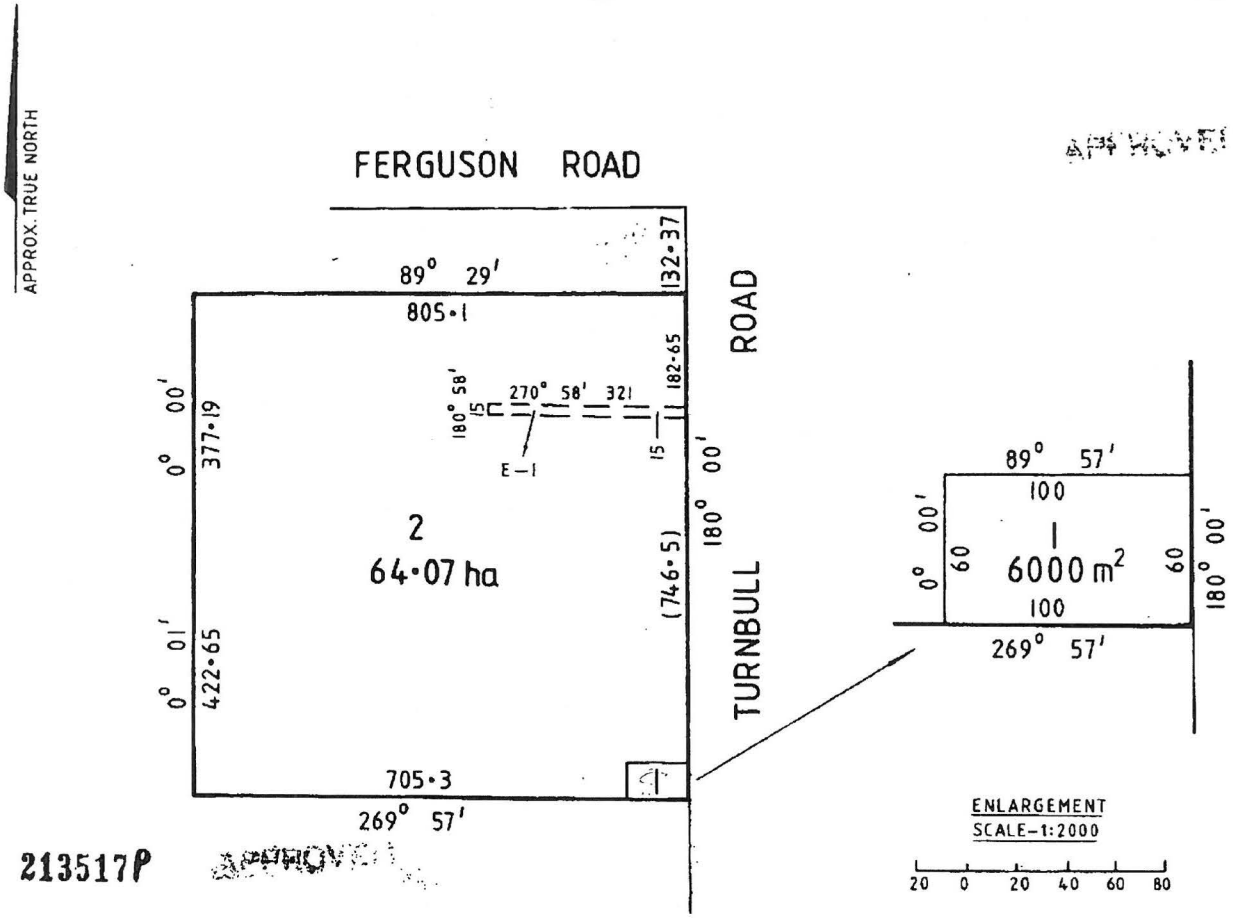
Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
Delivered at 08/06/2017, for Order Number 44588965. Your reference: 610 Ferguson Road Tatura - TM Planning.



OFFICE USE ONLY

LP 213517 P

EDITION 2

PARISH/~~TOWNSHIP~~/~~CHART~~

APPURTENANT EASEMENTS

EASEMENTS FOR WATER SUPPLY PURPOSES APPURTENANT TO LOT ONE HAVE BEEN CREATED BY INSTRUMENT NOs. X 673108H AND X673109E

NOTATIONS

LAND SUBJECT TO EASEMENT

NIL.

LAND APPROPRIATED OR SET APART

E-1 USE OF THE STATE ELECTRICITY COMMISSION OF VICTORIA FOR POWER LINE PURPOSES PURSUANT TO SECTION 103B OF THE STATE ELECTRICITY COMMISSION ACT 1958.

OTHER NOTATIONS

THIS PLAN ACCORDS WITH CERTIFICATE OF TITLE VOL. 7033 FOL. 426 AND IS NOT BASED ON SURVEY.

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:

IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: C/T. VOL. 7033 FOL. 426

LAST PLAN REF:

PLAN OF SUBDIVISION

COUNTY MOIRA

PARISH TOOLAMBA LITHO SH. 2

CROWN ALLOTMENT 102

NUMBER OF SHEETS IN PLAN :1

NUMBER OF THIS SHEET :1

SCALE

80 0 80 160 240 320

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:8000 SHEET SIZE A3

OFFICE USE ONLY

LP 213517 P

VICTORIA

CERTIFICATION BY SURVEYOR

AMENDMENTS

FISHER CLEELAND TURNER & DWYER P/L
27 WELSFORD STREET SHEPPARTON 3630
P.O. BOX 741
TELEPHONE (058) 214966

SURVEYORS REF. SS4042-1

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY COUNCIL REF.

CERTIFICATE A

THIS PLAN ACCORDS WITH A PLAN

- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B

THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY

- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

OFFICE USE ONLY

PLAN APPROVED

AT

ON 25. 11. 88

APPROVED

(ASSISTANT) REGISTRAR OF TITLES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
■ DELETE WORDS NOT APPLICABLE

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP213517

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 1	NIL	APURTENANT EASEMENT NOTATION	X673108H X673109E			2	DEM

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Department of Transport, Planning and Local Infrastructure
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 07033 FOLIO 426

Security no : 124054879293X
Produced 20/04/2015 09:07 pm

LAND DESCRIPTION

Crown Allotments 132 and 132A Parish of Toolamba.
PARENT TITLES :
Volume 06317 Folio 303 Volume 06349 Folio 758 Volume 06881 Folio 110
Created by instrument 2091340 04/08/1947

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANTONIO LOMBARDOZZI
ANGELINA LOMBARDOZZI both of 29 PYKE STREET TATURA 3616
J014495 05/06/1980

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE J014496
COMMONWEALTH TRADING BANK OF AUSTRALIA

LEASE as to part AF522022P 10/12/2007
Expiry Date 30/07/2206
GOULBURN-MURRAY RURAL WATER CORPORATION

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP540429G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

Planning Property Report

from www.dtpli.vic.gov.au/planning on 04 June 2016 02:41 PM

Address: 610 FERGUSON ROAD TATURA EAST 3616

Lot and Plan Number: Lot 2 LP203984

This property has a total of 4 parcels.

For full parcel details get the free Basic Property report at Property Reports

Local Government (Council): GREATER SHEPPARTON **Council Property Number:** 173481

Directory Reference: VicRoads 32 F9

See next page for planning information

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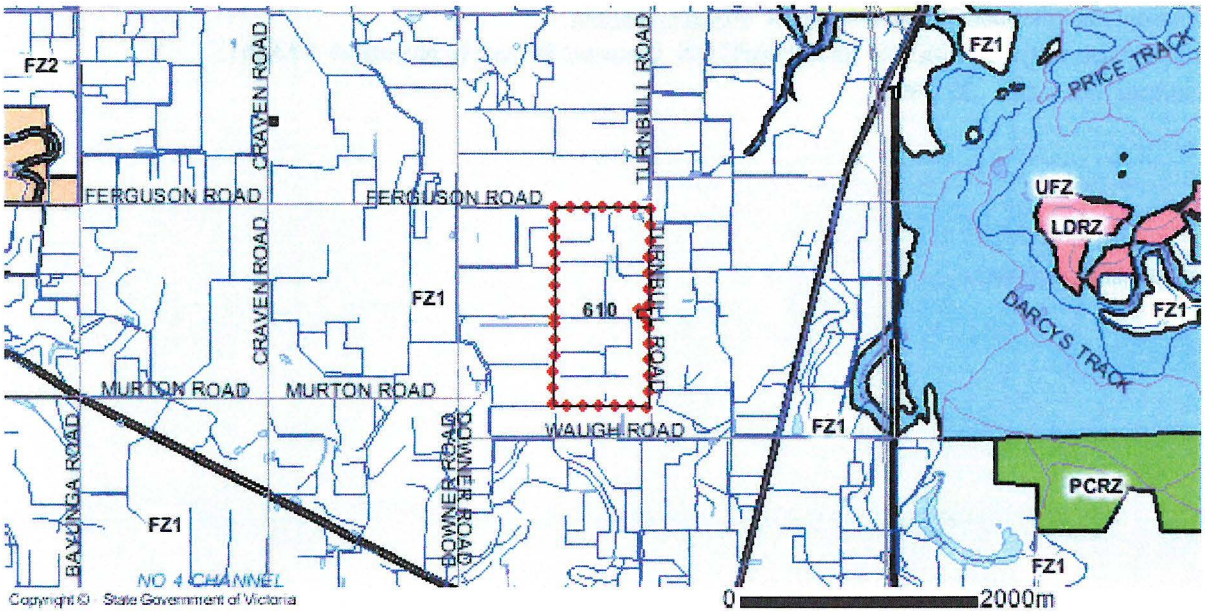
Planning Zone

FARMING ZONE - SCHEDULE 1 (FZ1)

SCHEDULE TO THE FARMING ZONE - SCHEDULE 1



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

- ACZ - Activity Centre
- B1Z - Commercial 1
- B2Z - Commercial 1
- B3Z - Commercial 2
- B4Z - Commercial 2
- B5Z - Commercial 1
- C1Z - Commercial 1
- C2Z - Commercial 2
- CA - Commonwealth Land
- CCZ - Capital City
- CDZ - Comprehensive Development
- DZ - Dockland
- ERZ - Environmental Rural
- FZ - Farming
- GRZ - General Residential
- GWAZ - Green Wedge A
- GWZ - Green Wedge
- IN1Z - Industrial 1
- IN2Z - Industrial 2
- IN3Z - Industrial 3
- LDRZ - Low Density Residential
- MUZ - Mixed Use
- NRZ - Neighbourhood Residential
- PCRZ - Public Conservation & Resource
- PDZ - Priority Development
- PPRZ - Public Park & Recreation
- PUZ1 - Public Use - Service & Utility
- PUZ2 - Public Use - Education
- PUZ3 - Public Use - Health Community
- PUZ4 - Public Use - Transport
- PUZ5 - Public Use - Cemetery/Crematorium
- PUZ6 - Public Use - Local Government
- PUZ7 - Public Use - Other Public Use
- PZ - Port
- R1Z - General Residential
- R2Z - General Residential
- R3Z - General Residential
- RAZ - Rural Activity
- RCZ - Rural Conservation
- RDZ1 - Road - Category 1
- RDZ2 - Road - Category 2
- RGZ - Residential Growth
- RLZ - Rural Living
- RUZ - Rural
- SUZ - Special Use
- TZ - Township
- UFZ - Urban Floodway
- UGZ - Urban Growth
- Urban Growth Boundary

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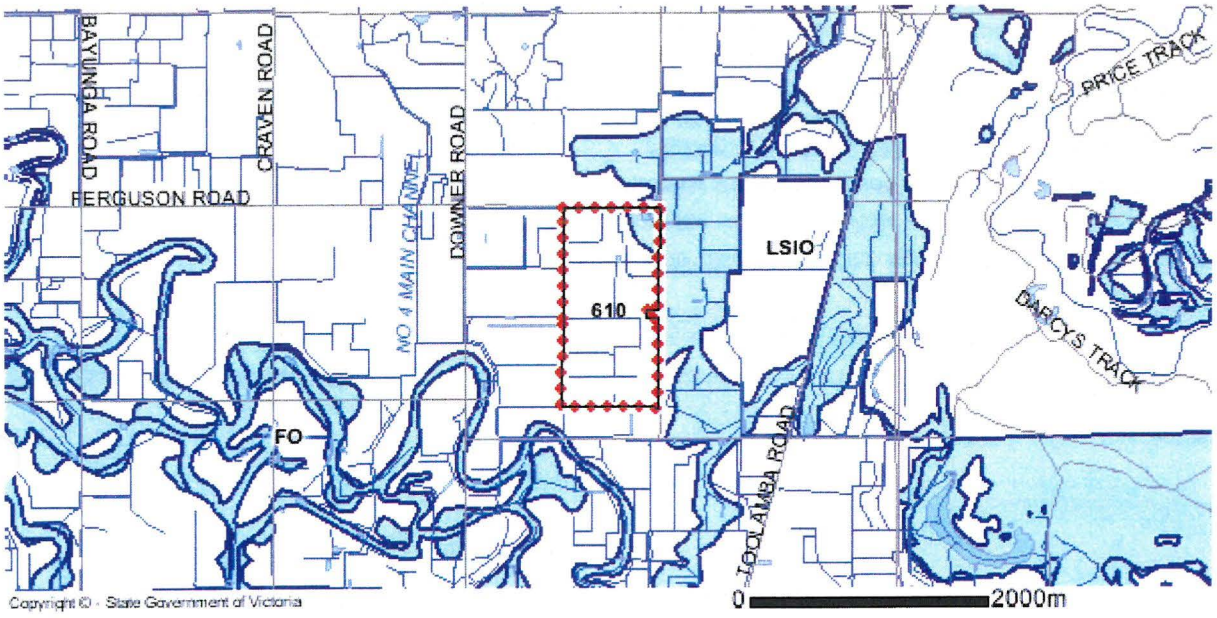
Planning Overlay

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



Overlays Legend

- AEO - Airport Environs
- BMO - Bushfire Management (also WMO)
- CLPO - City Link Project
- DCPO - Development Contributions Plan
- DDO - Design & Development
- DDOPT - Design & Development Part
- DPO - Development Plan
- EAO - Environmental Audit
- EMO - Erosion Management
- ESO - Environmental Significance
- FO - Floodway
- HO - Heritage
- IPO - Incorporated Plan
- LSIO - Land Subject to Inundation
- MAEO1 - Melbourne Airport Environs 1
- MAEO2 - Melbourne Airport Environs 2
- NCO - Neighbourhood Character
- PO - Parking
- PAO - Public Acquisition
- RO - Restructure
- RCO - Road Closure
- SBO - Special Building
- SLO - Significant Landscape
- SMO - Salinity Management
- SRO - State Resource
- VPO - Vegetation Protection

Note: due to overlaps some colours on the maps may not match those in the legend.

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Further Planning Information

Planning scheme data last updated on 2 June 2016.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online

For other information about planning in Victoria visit www.delwp.vic.gov.au/planning

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10.01 INTEGRATED DECISION MAKING

28/03/2018
VC145

Society has various needs and expectations such as land for settlement, protection of the environment, economic well-being, various social needs, proper management of resources and infrastructure. Planning aims to meet these by addressing aspects of economic, environmental and social well-being affected by land use and development.

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.

Consistent with the objectives of local government under the *Local Government Act 1989*, municipal planning authorities are required to identify the potential for regional impacts in their decision-making and co-ordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.

11.07 REGIONAL VICTORIA

31/03/2017
VC134

11.07-1 Regional planning

31/03/2017
VC134

Objective

To develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable.

Strategies

Identify and assess the spatial and land use planning implications of a region's strategic directions in Regional Strategic Plans.

Ensure regions and their settlements are planned in accordance with any relevant regional growth plan.

Apply the following principles to settlement planning in Victoria's regions, including the peri-urban areas:

A network of integrated and prosperous regional settlements

Support a network of integrated and prosperous regional settlements by:

- Strengthening networks of settlements by maintaining and improving transport links, digital connectivity, spatial patterns of service delivery, and promoting commercial relationships and community activities.
- Directing growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner.
- Ensuring there is a sufficient supply of appropriately located residential, commercial, and industrial land across a region to meet the needs identified at regional level.
- Developing strategies for regional cities that reflect growth opportunities and priorities, including the identification of urban renewal and infill opportunities to optimise infrastructure investment and surplus government land.

Environmental health and productivity

Maintain and provide for the enhancement of environmental health and productivity of rural and peri-urban landscapes by:

- Managing the impacts of settlement growth and development to deliver positive land-use and natural resource management outcomes.
- Avoiding development impacts on land that contains high biodiversity values, landscape amenity, water conservation values, food production and energy production capacity, extractable resources and minerals, cultural heritage and recreation values, assets and recognised uses.

Regional Victoria's competitive advantages

Maintain and enhance regional Victoria's competitive advantages by:

- Ensuring that the capacity of major infrastructure (including highways, railways, airports, ports, communications networks and energy generation and distribution systems) is not affected adversely by urban development in adjacent areas.
- Focusing major government and private sector investments in regional cities and centres on major transport corridors, particularly railway lines, in order to maximise the access and mobility of communities.
- Providing adequate and competitive land supply, including urban regeneration, redevelopment and greenfield sites, to meet future housing and urban needs and to ensure effective utilisation of land.
- Strengthening settlements by ensuring that retail, office-based employment, community facilities and services are concentrated in central locations.

Climate change, natural hazards and community safety

Respond to the impacts of climate change and natural hazards and promote community safety by:

- Siting and designing new dwellings, subdivisions and other development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards, such as bushfire and flood.
- Developing adaptation response strategies for existing settlements in hazardous and high risk areas to accommodate change over time.
- Encouraging reduced energy and water consumption through environmentally sustainable subdivision and building design.
- Encouraging a form and density of settlements that support sustainable transport to reduce greenhouse gas emissions.

Distinct and diverse regional settlements

Support the growth and development of distinctive and diverse regional settlements by:

- Encouraging high-quality urban and architectural design which respects the heritage, character and identity of each settlement.
- Ensuring development respects and enhances the scenic amenity, landscape features and view corridors of each settlement.
- Limiting urban sprawl and directing growth into existing settlements, promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Ensuring that the potential of land that may be required for future urban expansion is not compromised.
- Creating opportunities to enhance open space networks within and between settlements.

Liveable settlements and healthy communities

Promote liveable regional settlements and healthy communities by:

- Responding to changing community needs and facilitating timely provision of, and access to, social infrastructure and services.
- Encouraging the development of compact urban areas which are based around existing or planned activity centres to maximise accessibility to facilities and services.

- Improving the availability of a diverse range of affordable accommodation, including social housing, in regional cities and locations with good access to transport, commercial facilities and community services.
- Supporting innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
- *Gippsland Regional Growth Plan* (Victorian Government, 2014).
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).
- *Hume Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.07-2 Peri-urban areas

31/03/2017
VC134

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities in the area. These settlements include Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne and Kyneton and other towns identified by Regional Growth Plans as having potential for growth including Wonthaggi, Kilmore, Broadford, Seymour and Ballan.

Strengthen and enhance the character, identity attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Site and design new development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards such as bushfire and flooding.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Ensure development is linked to the timely and viable provision of physical and social infrastructure and employment.

Improve connections to regional and metropolitan transport services.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
- *Gippsland Regional Growth Plan* (Victorian Government, 2014).
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).
- *Hume Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).
- *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017).

11.12 HUME

31/03/2017
VC134

For the purpose of this Clause, the 'Hume region' comprises the municipal areas of Alpine, Benalla, Greater Shepparton, Indigo, Mansfield, Mitchell, Moira, Murrindindi, Strathbogie, Towong, Wangaratta and Wodonga, covered in the *Hume Regional Growth Plan* (Victorian Government, 2014).

Policy guidelines

In considering the policy objectives and strategies for the Hume region, planning must consider as relevant, the *Hume Regional Growth Plan* (Victorian Government, 2014).

11.12-1 A diversified economy

31/03/2017
VC134

Objective

To develop a more diverse regional economy while managing and enhancing key regional economic assets.

Strategies

Plan for a more diverse and sustainable regional economy by supporting existing economic activity and encouraging appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.

Support tourism activities, including nature-based tourism, that take advantage of environmental and cultural heritage assets and the rural environment without compromising their future.

Support opportunities for nature-based tourism throughout the region, including those arising from the restoration of the Winton Wetlands and other wetlands of national and regional value such as the Barmah Forest and the lower Ovens River.

Support large commercial tourism uses in urban locations or rural areas of lower agricultural value and away from areas identified as strategic agricultural land.

Facilitate rural tourism activities that support agricultural enterprises such as cellar door and farm gate sales and accommodation in appropriate locations.

Avoid encroachment from rural residential settlement and other land uses that are non-complementary to agriculture in areas identified as strategic agricultural land and direct proposals for settlement to existing centres and townships.

Support agricultural production through the protection and enhancement of infrastructure and strategic resources such as water and agricultural land, including areas of strategic agricultural land.

Support clustering of intensive rural industries and agricultural production to take advantage of locational opportunities, including access to key infrastructure such as transport, power, water, information and communications technology, and separation from sensitive land uses.

Create renewable energy hubs that support co-location of industries to maximise resource use efficiency and minimise waste generation.

Plan for rural areas by considering the location of earth resources, the potential for their future extraction and how to minimise impacts on sensitive uses and the environment.

Support the availability of construction materials locally and consider measures to facilitate and manage their extraction.

Maintain and develop buffers around mining and quarrying activities to manage potential land use conflicts.

11.12-2 Environmental assets

31/03/2017
VC134

Objective

To protect environmental and heritage assets, and maximise the regional benefit from them, while managing exposure to natural hazards and planning for the potential impacts of climate change.

Strategies

Conserve water and manage waterways and storages as key environmental, social and economic assets to the region.

Protect the Murray River corridor as a key environmental (scenic, biodiversity, riverine), cultural and economic asset.

11.12-3 Planning for growth

31/03/2017
VC134

Objective

To focus growth and development to maximise the strengths of existing settlements.

Strategies

Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta and Wodonga, and in Benalla.

Facilitate and strengthen the economic role of Seymour, while supporting population growth.

Support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.

Maintain and enhance the distinctive and valued characteristics of settlements in the region, including townships associated with early settlement and the gold rush.

Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Shepparton, Wangaratta, Wodonga, Benalla and Seymour.

11.12-4 Infrastructure

31/03/2017
VC134

Objective

To improve people and freight movements and plan strategically for future infrastructure needs.

Strategies

Plan for freight connectivity to the network that is flexible and adaptable to changes in the mix of commodities and freight logistic operations.

Support improved east-west transport links including those into Gippsland.

Support the region's network of tracks and trails and activities that complement and extend their use.

Support the development of freight and logistics precincts in strategic locations along key regional freight corridors.

Provide for appropriate settlement buffers around sewerage treatment areas, solid waste management and resource recovery facilities and industrial areas to minimise potential impacts on the environment such as noise and odour.

Avoid locating water treatment plants close to development nodes.

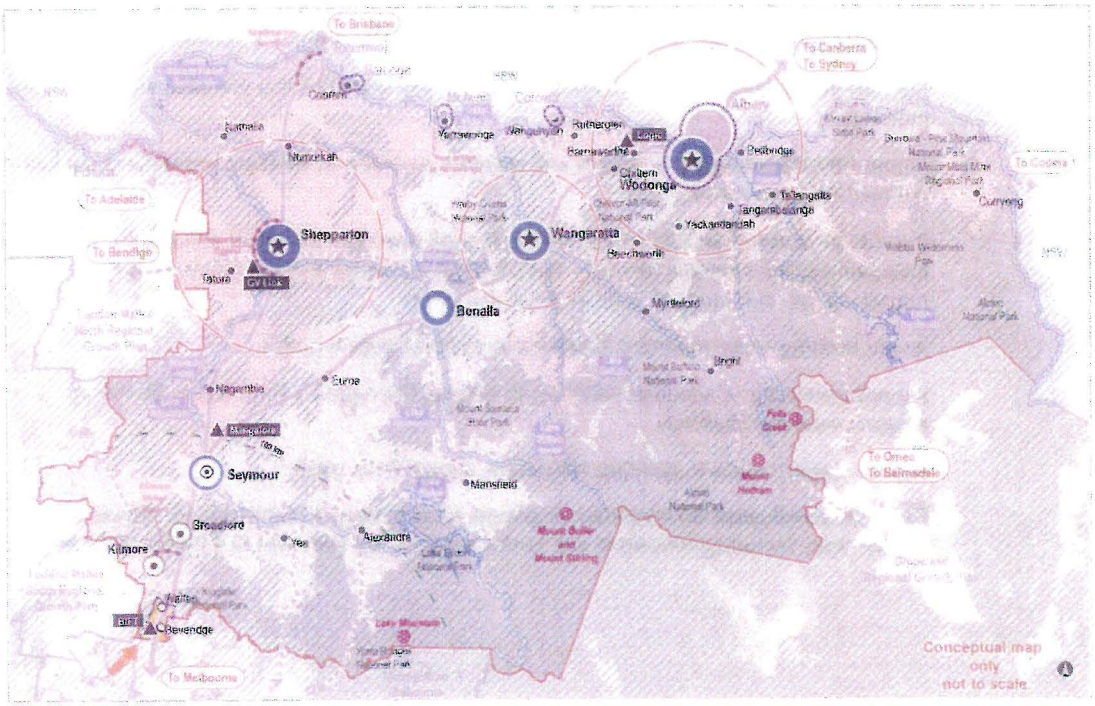
Support provision of adequate facilities to manage the region's solid waste, including resource recovery facilities.

Support opportunities to generate renewable energy from waste.

Facilitate coordinated development of growth areas to ensure required land, infrastructure and services, including education and health services, are provided in a timely manner.

11.12-5 Hume Regional Growth Plan

31/03/2017
VC134



SETTLEMENT NETWORK

- Major growth location
- Medium to high growth location
- Significant change location
- Designated identified growth centre in Plan Melbourne[1]
- Locations identified as 'Regional Cities' in a statewide context

[1]Plan Melbourne (Chapter 6 – State of Cities) identifies Broadford, Kilmore and Seymour as peri-urban towns with potential to attract housing and population growth out of Melbourne

OTHER KEY URBAN SETTLEMENTS

- Cross-border settlements
- Support growth in these urban locations, and lifestyle opportunities
- Towns and areas in the Hume Region within Melbourne's Urban Growth Boundary
- Settlements external to the region

URBAN GROWTH AND HINTERLAND INFLUENCE

- Hinterland influence
- Areas within 100 km of central Melbourne

CONNECTIVITY

- National transport corridor (road and rail)
- Other major transport link
- Improved future transport link
- Freight and logistics precinct
- Melbourne metropolitan growth into the Hume Region

ECONOMIC DEVELOPMENT

- Strategic agricultural land

ENVIRONMENT

- Alpine resort
- Areas containing high value terrestrial habitat
- Public land
- Key water and tourism assets
- Murray River corridor

12.01 BIODIVERSITY

28/03/2018
VC145

12.01-1 Protection of biodiversity

16/01/2018
VC142

Objective

To assist the protection and conservation of Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Use strategic planning as the primary planning tool for the protection and conservation of Victoria's biodiversity, particularly those areas identified as important.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity.

Planning should:

- Avoid and minimise impacts of land use and development on important areas of biodiversity, including consideration of:
  - Cumultative impacts.
  - Fragmentation of habitat.
  - The spread of pest plants, animals and pathogens into natural ecosystems.
- Consider impacts of any change in land-use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention), and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).
- Assist in the identification, protection and management of important areas of biodiversity.
- Assist in the re-establishment of links between important areas of biodiversity.

Policy guidelines

Planning must consider as relevant:

- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017).
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017).
- Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the *Catchment and Land Protection Act 1994*).
- Statewide biodiversity information maintained by the Department of Environment, Land, Water and Planning.

12.01-2 Native vegetation management

12/12/2017
VC138

Objective

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

When making decisions about proposals that involve, or will lead to, the removal, desctruction or lopping of native vegetation, apply the three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land Water and Planning, 2017):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Planning must consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017).
- *Assesor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning).
- Statewide biodiversity information maintained by the Department of Environment, Land, Water and Planning.

13.02 FLOODPLAINS

28/03/2018
VC145

13.02-1 Floodplain management

16/01/2018
VC142

Objective

To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Strategies

Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in planning scheme maps. Land affected by flooding is land inundate by the 1 in 100 year flood event or as determined by the floodplain management authority.

Avoid intensifying the impacts of flooding through inappropriately located uses and developments.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate developments and uses which involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) must not be located on floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Waters of Victoria).*
- Regional catchment strategies and special area plans approved by the Minister for Environment and Climate Change.
- Any floodplain management manual of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.
- *Victoria Floodplain Management Strategy* (Department of Environment, Land, Water and Planning 2016).

14.01 AGRICULTURE

28/03/2018
VC145

14.01-1 Protection of agricultural land

31/03/2017
VC134

Objective

To protect productive farmland which is of strategic significance in the local or regional context.

Strategies

Ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use.

Prevent inappropriately dispersed urban activities in rural areas.

Limit new housing development in rural areas, including:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Consult with the Department of Economic Development, Jobs, Transport and Resources and utilise available information to identify areas of productive agricultural land.

Take into consideration regional, state and local, issues and characteristics in the assessment of agricultural quality and productivity.

Permanent removal of productive agricultural land from the State's agricultural base must not be undertaken without consideration of its economic importance for the agricultural production and processing sectors.

In considering a proposal to subdivide or develop agricultural land, the following factors must be considered:

- The desirability and impacts of removing the land from primary production, given its agricultural productivity.
- The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.
- The compatibility between the proposed or likely development and the existing uses of the surrounding land.
- Assessment of the land capability.

Subdivision of productive agricultural land should not detract from the long-term productive capacity of the land.

Where inappropriate subdivisions exist on productive agricultural land, priority should be given by planning authorities to their re-structure.

In assessing rural development proposals, planning and responsible authorities must balance the potential off-site effects of rural land use proposals (such as degradation of soil or water quality and land salinisation) which might affect productive agricultural land against the benefits of the proposals.

Planning for rural land use should consider:

- land capability; and
- the potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.

14.01-2 Sustainable agricultural land use

29/10/2015
VC101

Objective

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Encourage sustainable agricultural and associated rural land use and support and assist the development of innovative approaches to sustainable practices.

Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing and assist genuine farming enterprises to adjust flexibly to market changes.

Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Policy guidelines

Planning must consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995), in considering proposals for use and development of beef cattle feedlots.
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009), in considering proposals for use and development of broiler farms.
- *Code of Practice: Piggeries* (Health Commission of Victoria and Department of Food and Agriculture, 1992), in considering proposals for use and development of piggeries.
- *Apiary Code of Practice* (May 2011) and any relevant scientific reports, in considering proposals for apiculture.
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, September 2005), in considering proposals for land based aquaculture facilities.

14.01-3 Forestry and timber production

29/10/2015
VC101

Objective

To facilitate the establishment, management and harvesting of plantations, and harvesting of timber from native forests.

Strategies

Promote the establishment of softwood and hardwood plantations on predominantly cleared land as well as other areas subject to or contributing to land and water degradation.

Identify areas which may be suitably used and developed for plantation timber production.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) is to be conducted in accordance with the *Code of Practice for Timber Production* (Department of Environment and Primary Industries, 2014).

Ensuring Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

14.02 WATER

28/03/2018
VC145

14.02-1 Catchment planning and management

16/01/2018
VC142

Objective

To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.

Strategies

Protect water catchments and water supply facilities to ensure the continued availability of clean, high-quality drinking water.

Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.

Retain natural drainage corridors with vegetated buffer zones at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.

Undertake measures to minimise the quantity and retard the flow of stormwater runoff from developed areas.

Encourage measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.

Ensure that works at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.

Ensure land use and development proposals minimise nutrient contributions to waterways and water bodies and the potential for the development of algal blooms.

Require the use of appropriate measures to restrict sediment discharges from construction sites.

Ensure planning is coordinated with the activities of catchment management authorities.

Policy guidelines

Planning must consider as relevant:

- *State Environment Protection Policy (Waters of Victoria).*
- Any relevant regional river health program, river and wetland restoration plans or waterway and wetland management works programs approved by a catchment management authority.
- *Murray River Regional Environmental Plan No 2 (REP2) of New South Wales,* for adjoining land.
- Any regional catchment strategies approved under the *Catchment and Land Protection Act 1994* and any associated implementation plan or strategy including any regional river health and wetland strategies.
- Any special areas or management plans under the *Heritage Rivers Act (1992).*
- Any Action Statements and management plans prepared under the *Flora and Fauna Guarantee Act 1988.*
- Any special area plans approved under the *Catchment and Land Protection Act 1994.*
- *Guidelines for planning permit applications in open, potable water supply catchment areas* (Department of Sustainability and Environment, 2012)

14.02-2 Water quality

29/10/2015
VC101

Objective

To protect water quality.

Strategies

Protect reservoirs, water mains and local storage facilities from potential contamination.

Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.

Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.

Policy guidelines

Planning must consider as relevant:

- Mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources of proposed land use or development.
- *Victorian Nutrient Management Strategy* (Government of Victoria, 1995).
- *Construction Techniques for Sediment Pollution Control* (Environmental Protection Authority, 1991).
- *Environmental Guidelines for Major Construction Sites* (Environmental Protection Authority, 1996 - Publication 480).
- *Doing it Right on Subdivisions: Temporary Environment Protection Measures for Subdivision Construction Sites* (Environmental Protection Authority, 2004 - Publication 960).
- *Guidelines for planning permit applications in open, potable water supply catchments* (Department of Sustainability and Environment, 2012)

14.02-3 Water conservation

20/09/2010
VC71

Objective

To ensure that water resources are managed in a sustainable way.

Strategies

Encourage the use of alternative water sources such as rainwater tanks, stormwater and recycled water by governments, developers and households.

Ensure the development of new urban areas and green spaces takes advantage of any opportunities for effluent recycling.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

19.01 RENEWABLE ENERGY

28/03/2018
VC145

19.01-1 Provision of renewable energy

21/11/2017
VC141

Objective

To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Strategies

Facilitate renewable energy development in appropriate locations.

Protect energy infrastructure against competing and incompatible uses.

Develop appropriate infrastructure to meet community demand for energy services and setting aside suitable land for future energy infrastructure.

In considering proposals for renewable energy, consideration should be given to the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.

In planning for wind energy facilities, recognise that economically viable wind energy facilities are dependent on locations with consistently strong winds over the year.

Policy guidelines

Planning must consider as relevant:

- *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (Department of Environment, Land, Water and Planning, November 2017).

21.05 ENVIRONMENT

15/03/2018
C199

21.05-1 Natural Environment and Biodiversity

15/03/2018
C199

Key biodiversity issues in Greater Shepparton are associated with native vegetation and with the myriad of river, floodplain and wetland systems.

The natural landscape of the municipality and wider region has been modified significantly as a result of pastoral activities and more recently through extensive irrigation activities. As a result, areas of remnant native vegetation are now primarily limited to waterways, road reserves and corridors. These corridors (as well as native vegetation stands on private property) provide important habitat links for flora and fauna and for the fostering of biodiversity.

The development of vast areas for irrigated agricultural activities has resulted in high water tables and salinity which have affected the productivity of the land, local bio-systems and in some instances the ultimate viability of some agricultural enterprises.

The *Goulburn Broken Catchment Management Strategy* provides the blueprint for integrated natural resource management across the municipality (and the wider region) and in part forms the regional component of the state's Biodiversity Strategy. In essence, the strategy seeks to maintain and enhance biodiversity of native flora and fauna communities and protect the region's natural resource base through the management of key threats.

The Regional Rural Land Use Strategy (RRLUS - 2008) notes that:

- Native vegetation is required to be preserved to maintain biodiversity and manage water tables.
- Floodplains and flood events are required to flush waterways and enhance water quality.
- Fauna is required to maintain biodiversity and manage pest plants and animals.

The RRLUS also notes that presently, the application of environmental controls in the region varies with a limited use of available overlays, specifically to manage significant vegetation, landscape and habitat. The application of appropriate zones, overlays and consideration of Biodiversity Action Planning processes being completed by Catchment Management Authorities are acknowledged as critical to decision making.

The RRLUS identifies land of high conservation value south and west of Murchison and around the Dookie Hills. Further strategic work will be undertaken to determine the appropriate zone or overlay to achieve the conservations outcomes envisioned in the strategy.

Objectives - Natural Environment & Biodiversity

- To maintain and enhance biodiversity of native flora and fauna communities.
- To protect and manage the natural resources of water, air and land.
- To identify natural landscape features which are to be protected and managed.
- To ensure planning for residential and rural residential growth provides for biodiversity protection and enhancement measures.

Strategies - Natural Environment & Biodiversity

- Protect remnant areas of native vegetation, streamlines, wetlands and other environmentally sensitive features.
- Ensure appropriate identification of native vegetation on land to be developed or subdivided.
- Ensure that residential and rural residential developments, and Precinct Structure Plans, address the following biodiversity protection and enhancement measures:

- Site and design development, including service infrastructure, roads and subdivision boundaries, in a manner that minimises the need to remove remnant native vegetation;
- Site and design stormwater disposal and flood mitigation infrastructure to provide for waterway habitat enhancement; and
- Enhance biodiversity values by requiring native vegetation in landscape treatments, in particular within floodways and reserves that link to rivers.

21.05-2 Floodplain and Drainage Management

19/09/2013
C121

The catchments of the various rivers and streams within the municipality include areas of flood prone land, where flooding has historically caused substantial damage to the natural and built environment. Floods are naturally occurring events and the inherent functions of the floodplains to convey and store floodwater should be recognised and preserved to minimise the deterioration of environmental values, the long term flood risk to floodplain production, assets and communities.

Flooding imposes substantial costs on individuals and the community. While significant costs are incurred by direct damage to public and private property, indirect costs to the community such as loss of productivity, displacement of residents, closure of roads, trauma and ill health are also significant. Notwithstanding these significant impacts, natural flooding of floodplains and their associated wetlands provide essential breeding habitats for bird and aquatic species, and promotes the health of rivers and floodplains.

Sound floodplain management is the means by which the economic, social and environmental risks associated with floodplain use and development can be minimised. This level of management is provided by six "local floodplain development plans (LFDP)" incorporated into the scheme at Clause 81.

Objectives - Floodplain and Drainage Management

- To recognise the constraints of the floodplain on the use and development of land.

Strategies - Floodplain Management

- Discourage development and subdivision on land subject to flooding.
- Ensure that all new development maintains the free passage and temporary storage of floodwater, minimises flood damage is compatible with flood hazard and local drainage conditions, and minimises soil erosion, sedimentation and silting.
- Prevent tree removal to minimise loss of riparian vegetation as a result of development on the floodplain.

21.05-3 Best Practice Land Management

19/09/2013
C121

Decades of open pasture farming and irrigated agriculture has also changed the natural hydrological balance. Drainage management attempts to reduce the direct costs in terms of loss of stock and damage to property, and the indirect costs of reduced productivity, road rebuilding, and inconvenience. The key issue relating to drainage management is the provision of efficient drainage of land without causing other environmental impacts.

Land use and development should be based on land capability and suitability and be mindful of potential impact of external factors such as reconfiguration of irrigation delivery and drainage infrastructure arising from irrigation water reforms. As such, Council encourages the preparation of whole farm plans to assist farming enterprises to reduce downstream impacts of nutrients on water quality, protection of natural ecosystems, reduce water logging and salinity and sustain viable farming enterprises.

It is noted that Council joined the *Cities for Climate Protection Program* in 2000 and has committed to evaluate and set targets for greenhouse gas emissions for council and

community activities, promote energy efficient subdivision and house design, promote municipal domestic wastewater management and provide corresponding incentives and programs. Council is evaluating and planning for appropriate water saving measures relating to its own water use.

Objectives - Best Practice Land Management

- To provide a supply of high quality water for urban and agricultural use.
- To minimise the degree of salinity through an integrated regional surface water management program.
- To reduce greenhouse gas emissions.
- To direct development according to identified land capability and suitability.
- To recognise the threat posed to surface water and groundwater quality by non-reticulated domestic wastewater systems.

Strategies - Best Practice Land Management

- Promote energy efficient and sustainable built form and development.
- Ensure all new developments have adequate reticulated services or effluent disposal systems to protect watercourses and water quality.
- Support innovative methods of effluent disposal such as composting.
- Encourage the development of surface water management systems with run-off into natural systems or into reuse storage for irrigation
- Encourage ecologically sustainable development principles and technologies.
- Assist carbon emission reduction.
- Promote the use of appropriate water saving measures.

21.05-4 Cultural Heritage

03/10/2013
C110

Clause 15.03 of the State Planning Policy Framework (SPPF) identifies the need for cultural heritage policy to guide decisions on development and demolition of all places affected by heritage controls.

The Council aims to ensure that places of pre settlement and post settlement cultural heritage significance within the municipality are preserved for future generations. These places of natural and cultural heritage significance include buildings, collections, streetscapes, remnants of settlements, places of Aboriginal cultural heritage significance, significant landscapes and natural features.

Places of cultural heritage significance are highly valued by the community. The continued conservation, protection and maintenance of these places of cultural heritage significance are important to the Council.

The Council acknowledges the traditional custodians of the land which now comprises Greater Shepparton, whose descendants have a long ancestral history in the area. A number of places of cultural heritage significance have been recognised. However more detailed investigation is needed to ascertain the importance of these places.

Greater Shepparton has a rich and varied built cultural heritage reflecting its origins as a pastoral area during the mid-19th century. The Goulburn Valley is one of the more successful settlement areas following the Land Selection Acts. This is reflected in the development of Shepparton, Tatura and Mooroopna during the late 19th century and into the 20th century. This growth was consolidated by Closer Settlement policies, linked with the establishment of irrigation in the region. There is a strong 20th century inheritance of built cultural heritage fabric, a consequence of the success of horticultural enterprises and post war migration, as well as the development of Shepparton as an important regional centre.

21.06 ECONOMIC DEVELOPMENT

03/03/2016
C162

The City of Greater Shepparton services a significantly wider region than that located within the municipal boundaries and has experienced strong growth over the past fifteen years. The local economy is diverse, and includes a range of activities including agriculture, food processing, manufacturing, retail, education, health/community services, transport and warehousing.

21.06-1 Agriculture

19/09/2013
C121

Irrigated primary production and the processing of that product underpin the municipality and the Region's economy. The level of production is nationally important and the region is responsible for significant parts of the nation's milk production, deciduous canned fruit production, stone fruit crop and tomato processing production.

The region's workforce is heavily dependent on the agricultural sector with many people directly involved in agricultural production on farms, and an estimated similar number involved directly and indirectly in the processing and transport of that product. In both irrigation and dryland production the drivers of future successful agribusinesses, regardless of the scale of enterprise, are likely to be:

- Continuing current trends for significantly increased scale of production which is achieved by expanding the land area of production and/or by increasing the intensity of the production system.
- A shift to individual management of their own business risks such as consolidation into contiguous properties to manage all their own water supply.
- Agribusinesses that seek to minimize the number of neighbours.
- Agribusinesses that expand into land that is priced competitively because it is used for agriculture rather than having inflated land values because it has been subdivided for hobby farms.

It is increasingly evident that prospective agricultural investment is jeopardized, deterred, or completely lost by land uses and developments that have the potential to compromise the scale and location of such investment. In particular, agricultural investment is far less likely where land is already fragmented in ownership with housing dispersed throughout.

A Regional Rural Land Use Strategy 2008 (RRLUS) has been adopted by Moira Shire Council, the City of Greater Shepparton and the Shire of Campaspe. This strategy identifies new categories of farming areas in the municipalities and recommends different subdivision and minimum lot size provisions for dwellings for each category. The categories are as follows.

Growth areas being areas for growth and expansion of existing farm businesses and for new investment. Growth areas include those areas that have been retained in larger properties and provide the opportunity for large scale, stand alone new agricultural development as well as for consolidation of existing farm properties wishing to grow. The RRLUS seeks to discourage the establishment of new dwellings and where possible encourage farm tenements and property boundaries to consolidate and enlarge in line with the trends in agriculture associated with productivity and viability. The minimum subdivision size in these areas has been set at 40ha and a dwelling needs a planning permit on all land less than 60ha in area.

Consolidation areas being areas that support existing farm businesses to operate and expand. Consolidation areas typically include land with good soils and include many of the former closer settlement areas, but their lot sizes are no longer reflective of current farm sizes. Consolidation areas are considered to provide opportunities for development of growing agricultural enterprises that can, over time, expand and consolidate through a process of property restructure. In this regard 'consolidation' includes the consolidation of

land or the consolidation of farming enterprises through acquisition of non-contiguous land to increase farm size. The development of additional dwellings threatens expanding agricultural enterprises and accordingly, new dwellings within these areas are discouraged. The use of re-subdivision and excisions within consolidation areas will be considered in recognition that the excision of a dwelling from a farm can provide businesses an opportunity to consolidate property holdings based on the value of land for agriculture. The minimum subdivision size in these areas has been set at 40ha and a dwelling needs a planning permit on all land less than 60ha in area.

Niche areas being those areas with productive potential based on existing lot configuration and opportunities for smaller scale and specialized agriculture. Niche areas include those rural areas with productive potential due to soil type, property size or water access. The opportunity for properties within these areas to expand in response to general market trends is limited however due to land value and existing development as most lots are smaller with dwellings. Niche areas are productive farming areas and not rural living areas. Niche areas may involve activities such as spraying and frost fans etc. New dwellings within the niche area can be considered where associated with farm business activity. Given the existing size and lot configuration, it is envisaged that subdivision would rarely be required. The minimum subdivision size in these areas has been set at 40ha and a dwelling needs a planning permit on all land less than 40ha in area.

The RRLUS also discusses the conflict which arises when the expectations of the farmer and the rural lifestyle resident differ. It is acknowledged that direction is required to ensure that unplanned rural living is not displacing agriculture or preventing flexibility for farm businesses. In particular, existing minimum lot requirements that allow 'as of right' dwellings within the Farming Zone have been reviewed.

Important principles that have been applied in the rural areas are:

- The minimum subdivision size is to be less or equal to the minimum dwelling size in order to avoid expectations and perceptions that there will be an automatic entitlement to erect a dwelling on all newly created lots in the Farming Zone.
- Small lot subdivisions should not create any additional entitlements for a dwelling nor should they create an opportunity for a dwelling without a planning permit.

Objectives - Agriculture

To ensure that agriculture is and remains the major economic driver in the region.

To facilitate growth of existing farm businesses.

To facilitate growth of new agricultural investment.

To provide for small scale, specialized agriculture.

Strategies - Agriculture

- Identify 'growth', 'consolidation' and 'niche' areas in the Farming Zone.
- Encourage growth and expansion of existing farm businesses and new investment in 'growth' and 'consolidation' areas.
- Encourage opportunities for smaller scale, specialized agriculture in 'niche' areas.
- Discourage land uses and development in the Farming Zone, Schedule 1 that would compromise the future agricultural use of the land, including farm related tourism.
- Encourage tourism in the Farming Zone, Schedule 2 that is carefully managed to prevent conflict and impact on agricultural operations.
- Encourage value adding and new enterprises for agricultural production.
- Encourage the preparation of Whole Farm Plans for on farm earthworks.

- Discourage non-agricultural uses on rural land other than rural based industry.
- Discourage non-agricultural development in rural areas except where development is dependent on a rural location, and cannot be accommodated within existing industrial or business zoned land.
- Discourage non-agricultural development along major roads in rural areas especially at the fringe of existing urban areas when it may contribute to ribbon development.
- Buildings for non-agricultural purposes in rural areas should be set back a minimum of 100 metres from any road, be constructed in muted coloured 'colorbond' materials or similar and screened from any road by dense tree and shrub planting.
- Signs for industrial and commercial development in rural areas will be strictly limited in size and number.

21.06-2 Subdivision in Rural Areas

19/09/2013
C121

Farm holdings in rural areas are becoming larger. Rural dwelling lot excisions continue to pose a threat to the long term viability of the agricultural sector by reducing the size of farms and by causing friction between the expectations of farmers and residents.

The planning scheme provides for a range of subdivision sizes based on the outcomes of the RRLUS. Subdivision of rural land at a density greater than these minimums, especially for personal and financial reasons; or to create lots for "rural lifestyle" purposes, could jeopardise the economic future of the region.

The only circumstance in which Council will contemplate a small lot subdivision is if it leads to the consolidation of rural landholdings so as to promote the viability of agriculture. This is an increasingly important issue in the municipality since the deregulation of the dairy industry. Council wishes to facilitate farm consolidation so as to assist with (among other things) the rationalisation of a sustainable dairy industry. It is acknowledged that in some circumstances, small lot subdivision can assist the process of consolidation as it enables the farming land to be priced at its agricultural value rather than have it distorted by its housing value. While small lot subdivisions are discouraged in the municipality, they will be considered on a case by case basis if the outcome is farm consolidation.

The RRLUS identified new categories of Farming Zone and has included objectives and policies for each with respect to rural subdivision.

Objectives - Subdivision in Rural Areas

To limit the further fragmentation of rural land by subdivision.

To ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.

To encourage the consolidation of rural lots.

To provide for the incremental growth of farming enterprises.

To discourage "small lot" subdivision unless the balance lot is at least the minimum lot size and is of a size sufficient to support a viable agricultural enterprise.

To ensure that small lot subdivisions do not prejudice surrounding agricultural activities.

To ensure that small lots have access to adequate infrastructure including access to all weather roads.

To prevent small lot subdivision to meet personal and financial circumstances or to create lots for 'rural lifestyle' purposes.

To prevent the creation of irregular shaped lots.

35.07 FARMING ZONE

16/01/2018
VC142

Shown on the planning scheme map as **FZ** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

35.07-1 Table of uses

16/01/2018
VC142

Section 1 – Permit not required

Use	Condition
Agriculture (other than Animal keeping, Apiculture, Intensive animal husbandry, Racing dog training, Rice growing and Timber production)	
Animal keeping (other than Animal boarding)	Must be no more than 5 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Cattle feedlot	Must meet the requirements of Clause 52.26. The total number of cattle to be housed in the cattle feedlot must be 1000 or less. The site must be located outside a special water supply catchment under the Catchment and Land Protection Act 1994. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.07-2.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. Must meet the requirements of Clause 35.07-2.
Home based business **Informal outdoor recreation**	
Primary produce sales	Must not be within 100 metres of a dwelling in

Use	Condition
	separate ownership. The area used for the display and sale of primary produce must not exceed 50 square metres.
Racing dog training	Must be no more than 5 animals.
Railway	
Rural industry (other than Abattoir and Sawmill)	Must not have a gross floor area more than 200 square metres. Must not be within 100 metres of a dwelling in separate ownership. Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10. The land must be at least the following distances from land (not a road) which is in a residential zone or Rural Living Zone: ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 30 metres, for a purpose not listed in the table to Clause 52.10.
Rural store	Must be used in conjunction with Agriculture. Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres. Must be the only Rural store on the lot.
Timber production	Must meet the requirements of Clause 52.18. The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares. The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area. The plantation must not be within 100 metres of: ▪ Any dwelling in separate ownership. ▪ Any land zoned for residential, commercial or industrial use. ▪ Any site specified on a permit which is in force which permits a dwelling to be constructed. The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.
Tramway	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Abattoir **Animal boarding**	
Broiler farm	Must meet the requirements of Clause 52.31.

Use	Condition
Camping and caravan park	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Cattle feedlot – if the Section 1 condition is not met	Must meet the requirements of Clause 52.26. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Cemetery	
Crematorium	
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	
Emergency services facility	
Freeway service centre	Must meet the requirements of Clause 52.30.
Group accommodation	
Host farm	
Industry (other than Rural industry)	
Intensive animal husbandry (other than Broiler farm and Cattle feedlot)	
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Market	
Place of assembly (other than Amusement parlour, Night club, Carnival and Circus)	
Primary school	
Racing dog keeping – if the Section 1 condition to Animal keeping is not met	Must meet the requirements of Clause 52.40.
Racing dog training – if the Section 1 condition is not met	
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 52.42.
Residential hotel	
Restaurant	
Rice growing	
Sawmill	
Secondary school	
Timber production – if the Section 1 condition is not met	Must meet the requirements of Clause 52.18.
Trade supplies	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Rural store)	
Wind energy facility	Must meet the requirements of Clause 52.32.

Use	Condition
Winery	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Accommodation (other than Bed and breakfast, Camping and caravan park, Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential hotel)
Amusement parlour
Brothel
Child care centre
Cinema based entertainment facility
Education centre (other than Primary school and Secondary school)
Nightclub
Office
Retail premises (other than Market, Landscape gardening supplies, Manufacturing sales, Primary produce sales, Restaurant and Trade supplies)

35.07-2 Use of land for a dwelling

19/01/2006
VC37

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

35.07-3 Subdivision

05/09/2013
VC103

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

35.07-4 Buildings and works

05/09/2013
VC103

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.07-1. This does not apply to:
  - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
  - An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
  - An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 200 square metres. Any area specified must be more than 200 square metres. The building must not be used to keep, board, breed or train animals.
  - A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
  - The setback from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1 specified in a schedule to this zone or, if no setback is specified, 50 metres.
  - The setback from any other road or boundary specified in a schedule to this zone.
  - The setback from a dwelling not in the same ownership specified in a schedule to this zone.
  - 100 metres from a waterway, wetlands or designated flood plain.

35.07-5 Application requirements for dwellings

19/01/2006
VC37

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

35.07-6 Decision guidelines

05/09/2013
VC103

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.

Dwelling issues

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.

35.07-7 Advertising signs

19/01/2006
VC37

Advertising sign requirements are at Clause 52.05. This zone is in Category 4.

Notes:

Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

19/09/2013
C121

SCHEDULE 1 TO THE FARMING ZONE

Shown on the planning scheme map as **FZ1.**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	Land as delineated FZ1 on the planning scheme maps	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares).	Land as delineated FZ1 on the planning scheme maps	60 hectares
Maximum area for which no permit is required to use land for timber production (hectares).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	All land	100 square metres
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	100 square metres
Minimum setback from a road (metres).	A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1	100 metres
	A Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	All land	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land except for that which an approval or an exemption has been made or granted under the 'Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010' incorporated at Clause 81. All the land with the exception of Lot 3 PS331755 identified as a component of the Goulburn Valley Freight Logistics Centre at Mooroopna and which is

Permit requirement for earthworks	Land
	subject to the prior preparation of a Flood Management Plan approved by the relevant Floodplain Management Authority and the Responsible Authority. That required for the construction of the Goulburn Valley Highway – Shepparton Bypass and associated works, subject to prior preparation of a Flood Management Plan which is approved by the relevant Floodplain Management Authority and the Responsible Authority.
Earthworks which increase the discharge of saline groundwater.	All land except for that which an approval or an exemption has been made or granted under the 'Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010' incorporated at Clause 81 All the land with the exception of Lot 3 PS331755 identified as a component of the Goulburn Valley Freight Logistics Centre at Mooroopna and which is subject to the prior preparation of a Flood Management Plan approved by the relevant Floodplain Management Authority and the Responsible Authority That required for the construction of the Goulburn Valley Highway – Shepparton Bypass and associated works, subject to the approval of the Responsible Authority.

44.03 FLOODWAY OVERLAY

16/01/2018
VC142

Shown on the planning scheme map as **FO** or **RFO** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.

To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

44.03-1 Buildings and works

16/01/2018
VC142

A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, inlcuding a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp.
- A dependant person's unit.

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.
- To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
  - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
  - The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- To post and wire and post and rail fencing.

44.03-2 Subdivision

19/01/2006
VC37

A permit is required to subdivide land. A permit may only be granted to subdivide land if the following apply:

- The subdivision does not create any new lots, which are entirely within this overlay. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management authority, is to be transferred to an authority for a public purpose.
- The subdivision is the resubdivision of existing lots and the number of lots is not increased, unless a local floodplain development plan incorporated into this scheme specifically provides otherwise.

44.03-3 Application requirements

21/09/2009
VC60

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

Flood risk report

If a local floodplain development plan for the area has not been incorporated into this scheme, an application must be accompanied by a flood risk report to the satisfaction of the responsible authority, which must consider the following, where applicable:

- The State Planning Policy Framework and the Local Planning Policy Framework.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
  - The flood warning time available.
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

44.03-4 Exemption from notice and review

19/01/2006
VC37

An application under this overlay is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

44.03-5 Referral of applications

19/01/2006
VC37

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority the proposal

satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

44.03-6 Decision guidelines

21/09/2009
VC60

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.
- The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

25/08/2011
C138

SCHEDULE TO THE FLOODWAY OVERLAY

Shown on the planning scheme map as **FO**

1.0 Permit requirement

25/08/2011
C138

A permit is not required to construct or carry out the following buildings or works:

- a single or multiple industrial, retail or office building extension where the combined ground floor area of the extension since 29th July 1999 is not greater than 100 m2;
- a single or multiple dwelling extension where the combined ground floor area of the extension since 29th July 1999 is not greater than 20 m²;
- an upper storey extension to an existing building within the existing building footprint;
- a pergola, veranda, decking, garage, carport or domestic shed adjacent to an existing dwelling;
- an in-ground swimming pool with open style security fencing adjacent to an existing dwelling;
- a pump shed;
- a wooden or metal paling fence or cyclone mesh fence in a residential, business or industrial zone (not including a brick, masonry, or concrete wall);
- an agricultural shed (other than one used for industrial, retail or office purposes) for the storage of farm machinery, farm vehicles and workshop associated with a rural use in a farming zone with a floor area not more than 100 m2;
- a sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), pathways and trails constructed at general natural surface elevation, playground, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue, works associated with an apiary or underground infrastructure;
- an outdoor advertising sign/structure;
- a mast, antenna, lighting or telecommunications tower;
- an accessway constructed at general natural surface elevations;
- roadworks carried out by a public authority;
- earthworks/dam in accordance with the Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010 at Clause 81 and approved by the responsible authority and the floodplain management authority; and
- earthworks/flood mitigation works in association with the Goulburn Valley Freight Logistics Centre provided such works are in accordance with a Flood Management Plan approved by the responsible authority and the floodplain management authority.

2.0 Decision Guidelines – Greater Shepparton Local Floodplain Development Plans

25/08/2011
C138

In addition to the Decision Guidelines in Clause 44.03-5, before deciding on an application, the responsible authority must consider the following relevant local floodplain development plans, which has been incorporated at Clause 81 of this scheme, as indicated on the attached map:

- Precinct of Lower Goulburn (2006);
- Precinct of Goulburn River (2006);
- Precinct of Broken River (2006);
- Precinct of Broken Creek (2006);

- Precinct of Honeysuckle Creek and Seven Creeks (2006); and
- Precinct of Mosquito Creek (2006).

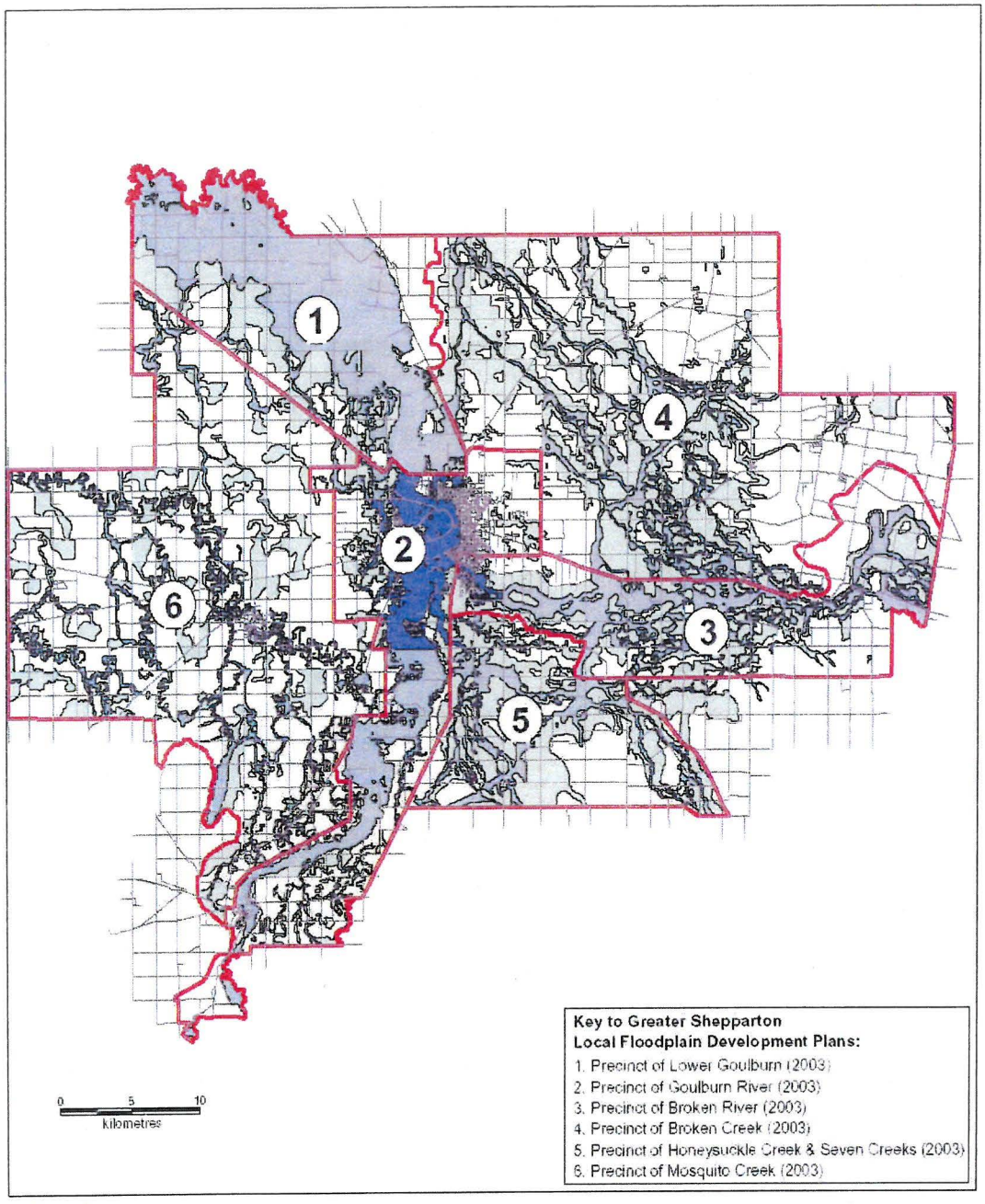
The Responsible Authority must also consider the 'Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010' incorporated at Clause 81.

3.0 Referral of applications

16/02/2006
C63

An application is not required to be referred to the relevant floodplain management authority pursuant to Section 55 of the *Planning and Environment Act 1987* if the application is in accordance with a local floodplain development plan which has been incorporated at Clause 81 of this scheme.

Greater Shepparton Local Floodplain Development Plans



Key to Greater Shepparton Local Floodplain Development Plans:

1. Precinct of Lower Goulburn (2003)
2. Precinct of Goulburn River (2003)
3. Precinct of Broken River (2003)
4. Precinct of Broken Creek (2003)
5. Precinct of Honeysuckle Creek & Seven Creeks (2003)
6. Precinct of Mosquito Creek (2003)

LEGEND

- Roads
- Precinct Boundary
- LSIO region
- FO region
- UFZ region

PREPARED BY: PLANNING DATA AND MAPPING TEAM
DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT

The above Greater Shepparton Local Floodplain Development Plans are incorporated documents at Clause 81 of the Greater Shepparton Planning Scheme which contain flood information and specific development requirements.

These maps showing FO, LSIO & UFZ areas are indicative only and not to be used as a substitute over the planning scheme maps.

Victoria
The Place To Be

FLOODWAY OVERLAY - SCHEDULE

PAGE 2 OF 2

44.04 LAND SUBJECT TO INUNDATION OVERLAY

16/01/2018
VC142

Shown on the planning scheme map as **LSIO** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.

To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

44.04-1 Buildings and works

16/01/2018
VC142

A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp.
- A dependent person's unit.

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.
- To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
  - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
  - The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- To post and wire and post and rail fencing.

44.04-2 Subdivision

19/01/2006
VC37

A permit is required to subdivide land.

44.04-3 Application requirements

19/01/2006
VC37

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

44.04-4 Exemption from notice and review

19/01/2006
VC37

An application under this overlay is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

44.04-5 Referral of applications

19/01/2006
VC37

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

44.04-6 Decision guidelines

21/09/2009
VC60

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
  - The flood warning time available.
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement. for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.
Other requirements may also apply. These can be found at Particular Provisions.

11/02/2016
C179

SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO**.

1.0 Permit requirement

11/02/2016
C179

A permit is not required to construct or carry out the following buildings or works:

- a single dwelling on an allotment within General Residential Zones, Neighbourhood Residential Zones, Residential Growth Zones where the floor level is at least 300 mm above the 100-year ARI flood level, or a higher level set by the responsible authority;
- a replacement dwelling where the floor level is at least 300 mm above the 100-year ARI flood level, or a higher level set by the responsible authority;
- a single or multiple dwelling extension where:
  - the combined ground floor area of the extension since 29th July 1999 is not greater than 20 m^2; or
  - the owner can demonstrate to the satisfaction of the responsible authority that the floor height of the proposed dwelling extension/s is at least 300 millimetres above the 100-year ARI flood at the date of enquiry.
- an upper storey extension to an existing building within the existing building footprint;
- a pergola, verandah, decking, garage, carport, domestic shed, spa or swimming pool adjacent to an existing dwelling; including the extension to any of the aforementioned;
- an agricultural shed (other than one used for industrial, retail or office purposes) for the storage of farm machinery, farm vehicles and workshop associated with a rural use in a farming zone with a floor area not more than 130 m2;
- a new industrial, retail, or office building within any industrial or business zone of Mooroopna, Shepparton and Tatura where the floor level is at least 300 millimetres above the 100-year ARI flood level, or a higher level set by the responsible authority;
- an extension to an existing industrial, retail or office building provided that the total ground floor area of the building is less than 130 m^2;
- a fence in a residential, business or industrial zone;
- open type fencing (not including solid fences such as wooden or metal paling fences, cyclone mesh fences or brick, stone or concrete wall);
- an outdoor advertising sign/structure;
- a pump shed;
- a hay shed with open sides;
- a sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), pathways and trails constructed at general natural surface elevation, playground, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue, works associated with an apiary or underground infrastructure;
- a mast, antenna, lighting or telecommunications tower;
- an accessway constructed at general natural surface elevations;
- roadworks carried out by a public authority;

- earthworks/dam in accordance with the *Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010* at Clause 81 and approved by the responsible authority and the floodplain management authority; and
- earthworks/flood mitigation works in association with the Goulburn Valley Freight Logistics Centre provided such works are in accordance with a Flood Management Plan approved by the responsible authority and the floodplain management authority.

2.0 Decision Guidelines – Greater Shepparton Local Floodplain Development Plans

25/08/2011
C138

In addition to the Decision Guidelines in Clause 44.03-5, before deciding on an application, the responsible authority must consider the following relevant local floodplain development plans, which has been incorporated at Clause 81 of this scheme, as indicated on the attached map:

- Precinct of Lower Goulburn (2006);
- Precinct of Goulburn River (2006);
- Precinct of Broken River (2006);
- Precinct of Broken Creek (2006);
- Precinct of Honeysuckle Creek and Seven Creeks (2006); and
- Precinct of Mosquito Creek (2006).

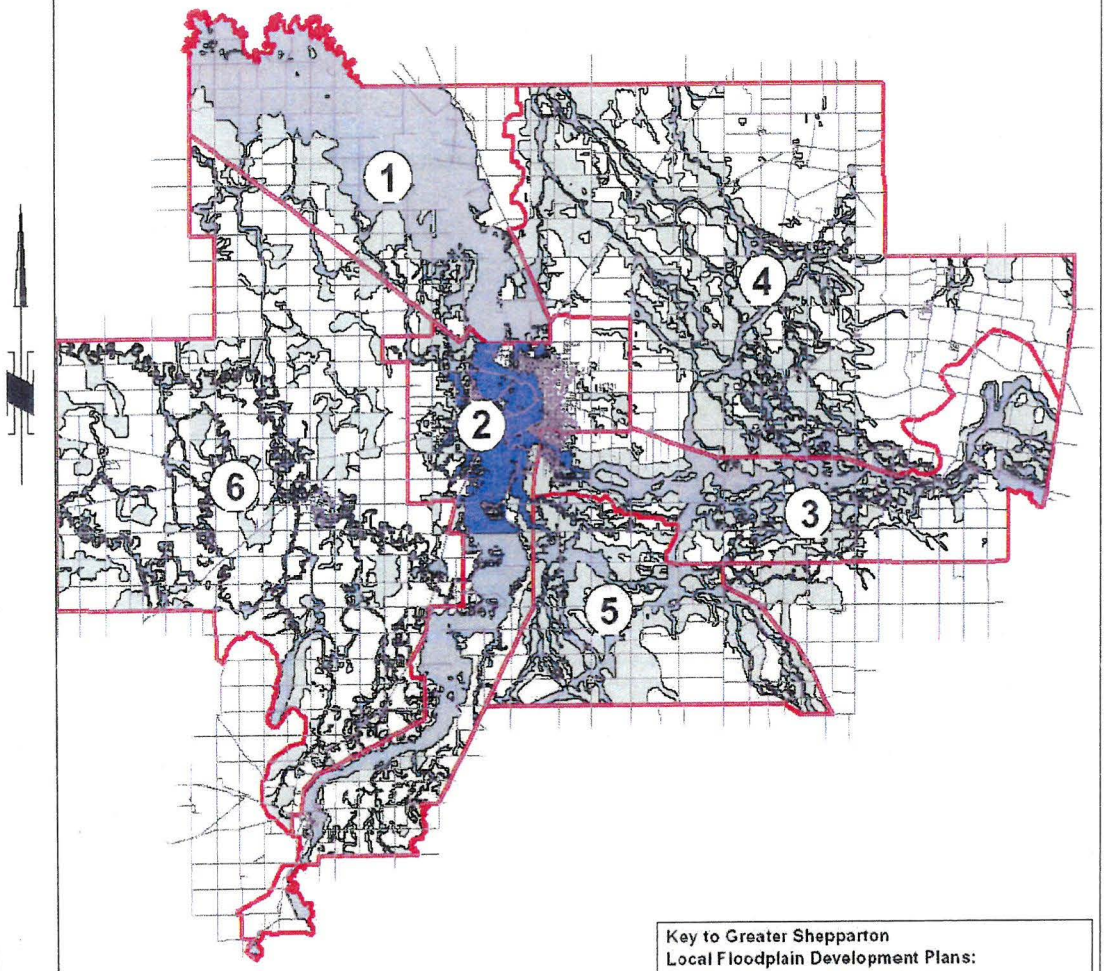
The Responsible Authority must also consider the '*Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010*' incorporated at Clause 81.

3.0 Referral of applications

16/02/2006
C63

An application is not required to be referred to the relevant floodplain management authority pursuant to Section 55 of the *Planning and Environment Act 1987* if the application is in accordance with a local floodplain development plan which has been incorporated at Clause 81 of this scheme.

Greater Shepparton Local Floodplain Development Plans



Key to Greater Shepparton Local Floodplain Development Plans:

1. Precinct of Lower Goulburn (2003)
2. Precinct of Goulburn River (2003)
3. Precinct of Broken River (2003)
4. Precinct of Broken Creek (2003)
5. Precinct of Honeysuckle Creek & Seven Creeks (2003)
6. Precinct of Mosquito Creek (2003)

LEGEND

- Roads
- Precinct Boundary
- LSIO region
- FO region
- UFZ region

PREPARED BY: PLANNING DATA AND MAPPING TEAM
DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT

The above Greater Shepparton Local Floodplain Development Plans are incorporated documents at Clause 81 of the Greater Shepparton Planning Scheme which contain flood information and specific development requirements.

These maps showing FO, LSIO & UFZ areas are indicative only and not to be used as a substitute over the planning scheme maps.

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LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE

PAGE 2 OF 2

52.17 NATIVE VEGETATION

02/04/2015
VC124

Purpose

To ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity. This is achieved through the following approach:

- Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
- Minimise impacts on Victoria's biodiversity from the removal of native vegetation.
- Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.

To manage native vegetation to minimise land and water degradation.

To manage native vegetation near buildings to reduce the threat to life and property from bushfire.

52.17-1 Native vegetation precinct plans

15/09/2008
VC49

This clause does not apply if a Native vegetation precinct plan corresponding to the land is incorporated into this scheme.

52.17-2 Permit requirement

20/12/2013
VC105

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.
- To an area specified in the schedule to this clause.

Class of application

An application to remove, destroy or lop native vegetation must be classified as one of the following risk-based pathways: low, moderate or high, as defined in the *Permitted clearing of native vegetation Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013). The application requirements and decision guidelines included in this clause must be applied in accordance with the classified pathway.

52.17-3 Application requirements

20/12/2013
VC105

All applications to remove, destroy or lop native vegetation must comply with the General application requirements.

An application in the moderate or high risk-based pathway must also comply with the moderate and high risk-based pathway application requirements.

General application requirements

All applications to remove, destroy or lop native vegetation must be accompanied by the following information, as appropriate:

- The location of the native vegetation to be removed.
- A description of the native vegetation to be removed, including the area of the patch of native vegetation and/or the number of any scattered trees to be removed.
- Maps or plans containing information set out in the *Permitted clearing of native vegetation – Biodiversity assessment guidelines*, (Department of Environment and Primary Industries, September 2013)
- Recent dated photographs of the native vegetation to be removed.
- Topographic information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion.
- A copy of any property vegetation plan that applies to the site.
- Where the removal, destruction or lopping of vegetation is to create defendable space, a statement explaining why removal, destruction or lopping of native vegetation is required having regard to other available bushfire risk mitigation measures. This does not apply to the creation of defendable space in conjunction with an application under the Bushfire Management Overlay.
- Details of any other native vegetation that was permitted to be removed on the same property with the same ownership in the five year period before the application for a permit to remove native vegetation is lodged.
- The strategic biodiversity score of the native vegetation to be removed.
- The offset requirement if the native vegetation is permitted to be removed.

Moderate and high risk-based pathway application requirements

An application included in the moderate and high risk-based pathway must also be accompanied by the following information, as appropriate:

- A habitat hectare assessment of the native vegetation to be removed.
- A statement outlining what steps have been taken to minimise the impacts of the removal of native vegetation on biodiversity.
- An assessment of whether the proposed removal of native vegetation will have a significant impact on Victoria's biodiversity, with specific regard to the proportional impact on habitat for any rare or threatened species.
- An offset strategy that details how a compliant offset will be secured to offset the biodiversity impacts of the removal of native vegetation.

52.17-4 Property vegetation plans

16/03/2006
VC38

Any permit granted to remove, destroy or lop native vegetation in accordance with a property vegetation plan:

- May include conditions which reflect relevant restrictions or obligations contained in that plan.
- Must include the following condition:

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

- the development or any stage of it does not start within ten years of the date of this permit.
- the development or any stage of it is not completed within ten years of the date of this permit."

52.17-5 Decision guidelines

20/12/2013
VC105

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Biodiversity considerations

For all applications

- The contribution that native vegetation to be removed makes to Victoria's biodiversity. This is determined by:
  - The extent and condition of the native vegetation.
  - The biodiversity value of the native vegetation, including whether the native vegetation is important habitat for rare or threatened species.
- Whether the removal of native vegetation is defined as being in the low, moderate or high risk-based pathway, as defined in the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013) and apply the decision guidelines accordingly.

For an application considered under the moderate risk-based pathway

- Whether reasonable steps have been taken to minimise the impacts of the removal of native vegetation on biodiversity.
- That an offset that meets the offset requirements for the native vegetation that is to be removed as defined in the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013) has been identified.

For an application considered under the high risk-based pathway

- Whether reasonable steps have been taken to minimise the impacts of the removal of native vegetation on biodiversity.
- Whether the native vegetation to be removed makes a significant contribution to Victoria's biodiversity.
- That an offset that meets the offset requirements for the native vegetation that is to be removed as defined in the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013) has been identified.

Other matters

The responsible authority must also consider the following issues, as appropriate:

- The need to remove, destroy or lop native vegetation to create defendable space to reduce the risk of bushfire to life and property, having regard to the other available bushfire risk mitigation measures.

- The role of native vegetation in:
  - Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway and in special water supply catchment areas listed in the *Catchment and Land Protection Act 1994*.
  - Preventing land degradation, including soil erosion, salination, acidity, instability, and water logging, particularly:
    - Where ground slopes are more than 20 per cent.
    - On land which is subject to soil erosion or slippage.
    - In harsh environments, such as coastal or alpine area.
  - Preventing adverse effects on groundwater quality on land:
    - Where groundwater recharge to saline waterbodies occurs.
    - That is in proximity to a discharge area.
    - Which is a known recharge area.
- In the case of timber production, the benefits of including a condition requiring operations to be carried out in accordance with any relevant code of practice under Part 5 of the *Conservation, Forests and Land Act 1987*.
- Managing native vegetation to preserve identified landscape values.
- The conservation of native vegetation protected under the *Aboriginal Heritage Act 2006*.

52.17-6 Offset requirements

20/12/2013
VC105

The biodiversity impacts of the removal of native vegetation are required to be offset, in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013). The conditions on the permit for the removal of native vegetation must specify this offset requirement. The offset requirements must take account of:

- The location of the native vegetation to be removed.
- The condition and extent of native vegetation to be removed.
- The strategic biodiversity score of the native vegetation to be removed.
- Whether the native vegetation to be removed is important habitat for rare or threatened species, and the proportional impact of the removal on those species' habitat.

52.17-7 Table of exemptions

02/04/2015
VC124

No permit is required to remove, destroy or lop native vegetation to the minimum extent necessary if any of the following apply:	
Crown Land	▪ To manage Crown land. The works must be: • by or on behalf, or with the written permission of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*); and • on Crown land managed by or on behalf of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*). ▪ The vegetation is to be removed, destroyed or lopped on Crown land and by a person acting under and in accordance with an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010*.
Dead vegetation	▪ The native vegetation is dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
Emergency works	▪ The native vegetation presents an immediate risk of personal injury or damage to property and only that part of vegetation which presents the immediate risk is removed, destroyed or lopped. ▪ By or on behalf of a public authority or municipal council to create an emergency access or to enable emergency works.
Existing and approved buildings	▪ To enable the: • Construction of a building approved by a planning permit granted under this planning scheme or by building permit granted under *Building Act 1993*, before 15 September 2008. • Use and maintenance of a building constructed or approved by a planning permit granted under this planning scheme or by building permit granted under *Building Act 1993*, before 15 September 2008. This exemption does not apply to: • Enable the operation or maintenance of a fence. • Native vegetation located more than 10 metres from a building.
Existing buildings and works in the Farming Zone and Rural Activity Zone	▪ To enable the use or maintenance of a building or works used for Agricultural production, including a dam, utility service, bore, horticultural trellising and accessway, in the Farming Zone or the Rural Activity Zone. This exemption does not apply to: • The use or maintenance of a Dwelling. • The operation or maintenance of a fence. • Native vegetation located more than 10 metres from a building or works.

No permit is required to remove, destroy or lop native vegetation to the minimum extent necessary if any of the following apply:	
Fences	▪ To enable the: ▪ Construction of a fence on a boundary between properties in different ownership; or ▪ Operation or maintenance of an existing fence. The combined maximum width of clearing permitted either side of the fence under this exemption is 4 metres.
Fire protection	▪ For fire fighting measures, periodic fuel reduction burning, or the making of a fuel break or fire fighting access track up to 6 metres wide. ▪ For the making of a fuelbreak by or on behalf of a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*). The maximum width of a fuelbreak must not exceed 40 metres. ▪ The native vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection. ▪ In accordance with a fire prevention notice under: ▪ Section 65 of the *Forests Act 1958*. ▪ Section 41 of the *Country Fire Authority Act 1958*. ▪ Section 8 of the *Local Government Act 1989*. ▪ To keep the whole or any part of any native vegetation clear of an electric line in accordance with a code of practice prepared under Part 8 of the *Electricity Safety Act 1998*. ▪ In accordance with any code of practice prepared in accordance with Part 8 of the *Electricity Safety Act 1998* in order to minimise the risk of bushfire ignition in the proximity of electricity lines. ▪ To reduce fuel loads on roadsides to minimise the risk to life and property from bushfire of an existing public road managed by the relevant responsible road authority (as defined by the *Road Management Act 2004*) in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*). *Note: Further permit exemptions for bushfire protection can be found at Clause 52.48.*
Geothermal energy exploration and extraction	▪ To enable the carrying out of geothermal energy exploration or extraction in accordance with the *Geothermal Energy Resources Act 2005*.
Grasses	▪ For mowing or slashing of grass for maintenance only. Under this exemption the grass must be: ▪ Located within a lawn, garden or other planted area; or ▪ Maintained at a height of at least 100 millimetres above ground level.

No permit is required to remove, destroy or lop native vegetation to the minimum extent necessary if any of the following apply:	
Grazing	▪ For grazing by domestic stock. This exemption allows grazing on unused roads specified under Section 400 of the *Land Act 1958*.
Greenhouse gas sequestration	▪ To enable the carrying out of greenhouse gas sequestration in accordance with the *Greenhouse Gas Geological Sequestration Act 2008*.
Greenhouse gas sequestration exploration	▪ To enable the carrying out of greenhouse gas sequestration exploration in accordance with the *Greenhouse Gas Geological Sequestration Act 2008*.
Harvesting for timber production – naturally established native vegetation	▪ To enable the carrying out of timber harvesting operations and associated activities which are: • Undertaken on public land under a licence issued by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*) under section 52 of the Forests Act 1958; or • Authorised in accordance with Part 5 of the *Sustainable Forests (Timber) Act 2004*.
Land management notices	▪ To comply with land management notice issued under the *Catchment and Land Protection Act 1994*.
Land use conditions	▪ To comply with a land use condition served under the *Catchment and Land Protection Act 1994*.
Lopping and pruning for maintenance	▪ Pruning or lopping for maintenance only and no more than 1/3 of the foliage is removed from any individual plant. This exemption does not apply to: • Pruning or lopping of the trunk of a tree or shrub. • Native vegetation within a road or railway reservation.
Mineral exploration	▪ To enable the carrying out of Mineral exploration.
Mineral extraction	▪ To enable the carrying out of Mineral extraction in accordance with a work plan approved under the *Mineral Resources (Sustainable Development) Act 1990* and authorised by a work authority granted under that Act.

No permit is required to remove, destroy or lop native vegetation to the minimum extent necessary if any of the following apply:	
New buildings and works in the Farming Zone and Rural Activity Zone	To enable the construction of a building or works used for Agricultural production, including a dam, utility service, bore and accessway, in the Farming Zone or the Rural Activity Zone. The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 1 hectare of native vegetation which does not include a tree. • 15 native trees if each tree has a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. • 5 native trees if each tree has a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply: • To the construction or operation of a pivot irrigation system or horticultural trellising.
New dwellings in the Farming Zone and Rural Activity Zone	To enable the construction of a Dwelling, in the Farming Zone or the Rural Activity Zone. The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period is must not exceed any of the following: • 300 square metres of native vegetation which does not include a tree. • 5 native trees if each tree has a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. • 1 native tree if the tree has a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply. • To the construction of a tennis court, horse ménage or swimming pool.
Personal use	Native vegetation removal by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use includes wood used for firewood, the construction of fences and buildings on the same land, and hobbies such as craft. This exemption does not apply to: • Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. • Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.

No permit is required to remove, destroy or lop native vegetation to the minimum extent necessary if any of the following apply:	
Pest animal burrows	▪ To enable the removal of pest animal burrows in the Farming Zone or the Rural Activity Zone. Unless in accordance with the written agreement of an officer of the Department responsible for administering the *Flora and Fauna Guarantee Act 1998*, the maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 1 hectare of native vegetation which does not include a tree. • 15 native trees if each tree has a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.
Planted vegetation	▪ The native vegetation has been planted or grown as a result of direct seeding for Crop raising, Extensive animal husbandry, aesthetic or amenity purposes, including: agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), shelter belts, woodlots, street trees, gardens or the like. This exemption does not apply if public funding was provided to assist in planting or managing the native vegetation and the terms of the funding did not anticipate removal or harvesting of the vegetation.
Railways	▪ To maintain the safe and efficient function of an existing railway or railway access road, in accordance with the written agreement of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*).
Regrowth	▪ For regrowth which has naturally established or regenerated on land lawfully cleared of naturally established native vegetation and is: • Less than 10 years old; or • Bracken (*Pteridium esculentum*); or • Less than ten years old at the time of a Property Vegetation Plan being signed by the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*), and is shown on that Plan as being 'certified regrowth', and is on land that is to be used or maintained for cultivation or pasture during the term of that Plan; or • Within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation. This exemption does not apply to land on which native vegetation has been cleared or otherwise destroyed or damaged as a result of flood, fire or other natural disaster.
Road safety	▪ To maintain the safe and efficient function of an existing road managed by a public authority or municipal council in accordance with the written agreement of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*).

No permit is required to remove, destroy or lop native vegetation to the minimum extent necessary if any of the following apply:	
Stone exploration	▪ To enable the carrying out of the Stone exploration. The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: ▪ 1 hectare of native vegetation which does not include a tree. ▪ 15 native trees if each tree has a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. ▪ 5 native trees if each tree has a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply to costeaning and bulk sampling activities.
Stone extraction	▪ To enable the carrying out of Stone extraction in accordance with a work plan approved under the *Mineral Resources (Sustainable Development) Act 1990* and authorised by a work authority granted under that Act.
Site area	▪ The native vegetation is on land which, together with all contiguous land in one ownership, has an area of less than 0.4 hectare. ▪ This exemption does not apply to native vegetation within a road reservation.
Stock movements on roads	▪ As a result of moving stock along a road. ▪ This exemption does not apply to grazing as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.
Surveying	▪ To establish sight-lines for the measurement of land by surveyors in the exercise of their profession, and if using hand-held tools.
Utility installations	▪ To maintain a Minor utility installation. ▪ To maintain a Utility installation in accordance with a code(s) of practice approved by Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*), incorporated into this scheme and listed in the Schedule to this Clause. ▪ To enable the construction of a Utility installation in accordance with a code(s) of practice approved by Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*), incorporated into this scheme and listed in the Schedule to this Clause.

No permit is required to remove, destroy or lop native vegetation to the minimum extent necessary if any of the following apply:	
Vehicle access from public roads	▪ To enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road, subject to authorisation from the relevant public land manager. This exemption only applies to properties which share a common boundary with the road reserve. The maximum total width of native vegetation permitted to be removed, destroyed or lopped under this exemption is 6 metres. This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation.
Weeds	▪ To enable the removal or destruction of a weed listed in the schedule to this clause. The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 1 hectare of native vegetation which does not include a tree. • 15 native trees if each tree has a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.

52.42 RENEWABLE ENERGY FACILITY (OTHER THAN WIND ENERGY FACILITY AND GEOTHERMAL ENERGY EXTRACTION)

21/09/2009
VC60

Purpose

To facilitate the establishment and expansion of renewable energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

52.42-1 Scope

21/09/2009
VC60

This clause applies to land used and developed or proposed to be used and developed for a renewable energy facility.

52.42-2 Application requirements

21/09/2009
VC60

An application must be accompanied by the following information, as appropriate:

- A site and context analysis, including:
  - A site plan, photographs or other techniques to accurately describe the site and the surrounding area.
  - A location plan showing the full site area, local electricity grid, access roads to the site and direction and distance to nearby accommodation, hospital or education centre.
- A design response, including:
  - Detailed plans of the proposed development including, the layout and height of the facility and associated building and works, materials, reflectivity, colour, lighting, landscaping, the electricity distribution starting point (where the electricity will enter the distribution system), access roads and parking areas.
  - Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.
  - The extent of vegetation removal and a rehabilitation plan for the site.
  - Written report and assessment, including:
    - An explanation of how the proposed design derives from and responds to the site analysis.
    - A description of the proposal, including the types of process to be utilised, materials to be stored and the treatment of waste.
    - Whether a Works Approval or Licence is required from the Environment Protection Authority.
    - the potential amenity impacts such as noise, glint, light spill, emissions to air, land or water, vibration, smell and electromagnetic interference.
    - the effect of traffic to be generated on roads.
    - the impact upon Aboriginal or non-Aboriginal cultural heritage.
    - the impact of the proposal on any species listed under the *Flora and Fauna Guarantee Act 1988* or *Environment Protection and Biodiversity Conservation Act 1999*.

- A statement of why the site is suitable for a renewable energy facility including, a calculation of the greenhouse benefits.
- An environmental management plan including, a construction management plan, any rehabilitation and monitoring.

52.42-3 Decision guidelines

21/09/2009
VC60

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposal on the surrounding area in terms of noise, glint, light spill, vibration, smell and electromagnetic interference
- The impact of the proposal on significant views, including visual corridors and sightlines.
- The impact of the proposal on the natural environment and natural systems.
- Whether the proposal will require traffic management measures.

65.01 APPROVAL OF AN APPLICATION OR PLAN

28/03/2018
VC145

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

This clause does not apply to a VicSmart application.