

RCOW Conditions

Prior to Commencement

1. Prior to the commencement of the use and development, further plans are required to the satisfaction of the Responsible Authority and any relevant Referral Authority. These must be submitted to and approved by the Responsible Authority. The plans must be drawn up and consider / include referral authority requirements, Council's internal referral authority requirements, the Solar Energy Facilities Design and Development Guidelines, the approved Cultural Heritage Management Plan and any other documents considered relevant. The plans required are:
 - a) Landscaping and Site Management/Maintenance Plan (CFA and Council requirement)
 - b) Site Access and Traffic Management Plan (VicRoads and Council requirement)
 - c) Risk and Emergency Management Plan (CFA requirement)
 - d) Construction and Decommissioning Management Plan (Council requirement)
 - e) Stormwater Management Plan (Council requirement)

The plans will be endorsed and form part of the permit.

General

2. The use and development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - d) presence of vermin
 - e) others as appropriate.
4. All buildings should use non-reflective external materials and muted colours to the satisfaction of the Responsible Authority.
5. The subject site must be kept neat and tidy at all times and its appearance must not in the opinion of the Responsible Authority adversely affect the amenity of the area.
6. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

Environmental Resources

Protection of Native Vegetation

7. Prior to works commencing a detailed Landscaping and Site Management / Maintenance Plan that provides for but not limited to:

- a) A survey including all trees and vegetation to be retained with Tree Protection Zones.
 - b) Plantings along boundaries, including trees, shrubs and ground covers.
 - c) A schedule to indicate number and size at maturity to ensure that the species selected, the spacing and maturity provided visual screening to the satisfaction of the Responsible Authority.
 - d) Minimum 5 metres in width.
 - e) Include details of ongoing maintenance for the life of the facility.
8. During construction works on the site, any remnant vegetation must be protected by an appropriate Tree Retention Zone (TRZ), free of digging, trenching, excavation, stockpiles, chemical or material mixing and storage, parking or any other disturbance, and marked with a physical barrier on site. The TRZ will have a radius from the tree of at least 12 DBH (diameter of the tree at breast height) (as per Australian Standards). By default, a tree will be considered lost and require an offset if one of the above activities occurs over more than 10% of the total area of the TRZ.
 9. If these exclusion zones are not put in place or construction works cannot be physically carried out without impacting these zones, these trees, whilst still retained must be counted as removed and an appropriate offset plan produced.
 10. Consideration should be given to trees in the road reserves and adjoining the site accesses and boundaries which may be impacted by improvements to access to the site and construction of the renewable energy facility. If any vegetation is removed, destroyed or lopped to provide access to any of the site or construction of the facility, or the appropriate TRZ is not adhered to as in condition 1, an amended Native Vegetation Removal Report must be submitted to the satisfaction of the responsible authority. This may change the assessment pathway that the application has been assessed against.
 11. Any dead, diseased or damaged plants must be replaced in accordance with the landscaping plan.

Engineering

General

12. Plans and specifications must be prepared at the permit holder's expense by a qualified engineer and approved by the Responsible Authority before construction begins. The Authority will only approve plans and specifications complying with the current edition of the Local Government Infrastructure Design Association's **Infrastructure Design Manual (IDM)**, and drawn in AutoCAD or equivalent.
13. The permit holder must complete full construction of all new access ways, parking areas, drainage, and related infrastructure. All works must conform to plans and specifications approved by the Responsible Authority.

Traffic and Access

14. The existing conditions survey of Wangaratta-Kilfeera Road required in the Traffic Management Plan under VicRoads condition 50 (b) iii, must be extended to cover the entire eastern frontage of the subject site along that road.
15. Prior to and during construction, the applicant or owner must implement any measures identified in the Traffic Management sub-section of the TIAR to the satisfaction of Council. The cost of such works shall be fully met by the owner. Any changes proposed to works in this report must be referred to the Responsible Authority for approval prior to substitution.
16. Prior to the commencement of the use, the permit holder must satisfy the responsible authority that;
 - a) All vehicle crossings as shown on the endorsed plan have been constructed and sealed according to Infrastructure Design Manual standards. The final locations of the crossings are to be generally in accordance with the endorsed plans. A "Consent to Work within the Road Reserve" permit must be obtained prior to undertaking works.
 - b) All internal access roads have been constructed, formed and drained to provide all-weather access, avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority.
 - c) Sufficient parking for all normal levels of activity for the subject property has been provided within the property.
17. Deliveries to and from the site for all commercial vehicles, including waste collection, must only take place between 6am and 6pm Monday to Friday. No deliveries to or from the site, including waste collection, must take place on weekends or public holidays.
18. All loading and unloading of vehicles must always be undertaken within the site, unless otherwise agreed in writing by the Responsible Authority.
19. Following commencement of the use only allocated parking spaces may be used to park vehicles. No vehicle on the site is permitted to park outside of an allocated parking space on the site.
20. Any security gate, barrier or similar device controlling vehicle access to the premises must be located a minimum of six metres inside the property to allow vehicles to steer clear of the road pavement.

Drainage

21. Before any construction commences, a Stormwater Management Plan (**SWMP**) must be prepared by a qualified engineer and submitted to and approved by the Responsible Authority. When approved, the SWMP will be endorsed and will then form part of the permit. Drawings must be produced to scale with dimensions. The information submitted must address the matters listed in the Council's Infrastructure Design Manual and must include:

- a) details of how the developed site will be drained computations including maximum discharge rate, total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority
 - b) details of any open channels or underground pipes conveying stormwater to the legal point of discharge for the subject property
 - c) measures to enhance stormwater discharge quality from the site and protect downstream waterways including the expected discharge quality emanating from the development, and designs, computations and maintenance schedules of the treatment elements;
 - d) measures to control erosions and sediment and sediment laden water runoff, including the design details of structures.
 - e) measures taken to prevent solid or liquid contaminants from entering the external drainage network.
22. Prior to the commencement of the use the permit holder must satisfy the Responsible Authority that:
- a) The approved works do not cut off natural drainage from adjacent properties
 - b) There will not be any discharge of concentrated drainage into the adjoining road drains or culverts, unless otherwise agreed to in writing by the Responsible Authority.
 - c) All works have been constructed or carried out in accordance with the SWMP to the satisfaction of the Responsible Authority.
23. All wastewater must be disposed of and be contained within the curtilage of the site to the satisfaction of the Responsible Authority and must not be discharged directly or indirectly to an adjoining property, road or any water course or drain. Sufficient land must be set aside and kept available for the purposes of effluent disposal. Any new on-site wastewater system must be designed in accordance with Environment Protection Authority EPA Code of Practice - Onsite Wastewater Management 891.4 to the satisfaction of the Responsible Authority.

Construction

24. Before construction begins, a Site Management Plan must be submitted to and approved by the Responsible Authority, and effective measures consistent with the Plan must be taken to:
- a) Secure occupational health and safety; and
 - b) Locate any existing underground services; and
 - c) Implement effective traffic management and environmental controls; and
 - d) Establish and maintain safe construction vehicle access to the site; and
 - e) Maintain vehicle and machinery hygiene; and
 - f) Avoid the spread of soil-borne pathogens and weeds; and
 - g) Minimise erosion, sedimentation and contamination; and
 - h) Reduce the impact of noise, dust and other emissions; and
 - i) Prevent mud, dirt, sand, soil, clay or stones from entering the drainage system; and
 - j) Avoid having such materials deposited on public land by construction vehicles; and
 - k) Address the recommendations of an approved Cultural Heritage Management Plan; and

- l) Establish and maintain all recommended Tree Protection Zones.
25. No excavated or construction materials may be placed or stored outside the site area or on adjoining road reserves or nature strips, unless the materials are for construction works in these reserves required as part of this permit.
26. Prior to the commencement of the use, all areas, Council assets and underground services disturbed in the course of works must be restored to their original condition, to the satisfaction of the Responsible Authority and at the expense of the permit holder. The SMP must include photos/videos and other supporting evidence of the state of Council assets at the time of lodgment of the plan.

Country Fire Authority

27. Risk and Emergency Management

- The undertaking of a comprehensive risk management process, as per CFA's Guidelines for Renewable Energy Installations 2018.
- The development of an Emergency Information Book, provided in an Emergency Information Container at site entrances, as per CFA's Guidelines for Renewable Energy Installations 2018.
- If applicable to the installation, adherence to *(DR) AS/NZS 5139-2017: Electrical installations – Safety of battery systems for use with power conversion equipment* for any battery installations, and CFA's Guidelines for Renewable Energy Installations 2018.
- If applicable to the installation, adherence to dangerous goods storage and handling requirements, as per the dangerous goods regulatory framework and any relevant Australian Standards.

28. Access

- A four (4) metre perimeter road should be constructed within the ten (10) metre perimeter Fire Break.
- Roads are to be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes.
- Constructed roads should be a minimum of four (4) metres in trafficable width with a four (4) metre vertical clearance for the width of the formed road surface.
- The average grade should be no more than 1 in 7 (14.4% or 8.1°) with a maximum of no more than 1 in 5 (20% or 11.3°) for no more than fifty (50) metres.
- Dips in the road should have no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle.
- Incorporate passing bays at least every 600 metres which must be at least 20 metres long and have a minimum trafficable width of 6 metres. Where roads are less than 600 metres long, at least one passing bay is to be incorporated.
- Road networks must enable responding emergency services to access all areas of the facility.
- Two but preferably more access points to the site, to ensure safe and efficient access to and egress from areas that may be impacted or involved in fire. The number of access points is to be informed through a risk management process.

29. Water Supply

On-site water supply is an important part of the fire suppression system which will assist in the safe, effective and timely fire suppression activities of responding brigades. Static water storage tank installations are to comply with AS 2419.1 and the following conditions:

- The static water storage tank shall be of not less than 45,000 litres effective capacity.
- The static water storage tank(s) must be an above-ground water tank constructed of concrete or steel. The location and number of tanks should be determined as part of the site's risk management process and in consultation with a CFA delegated officer.
- The static storage tanks shall be capable of being completely refilled automatically or manually within 24 hours.
- The hard-suction point shall be provided, with a 150mm full bore isolation valve equipped with a Storz connection, sized to comply with the required suction hydraulic performance. Adapters that may be required to match the connection are 125mm, 100mm, 90mm, 75mm, 65mm Storz tree adapters with a matching blank end cap to be provided. The hard-suction point shall be positioned within 4 metres to a hardstand area and provide clear access for fire personnel.
- An all-weather road access and hardstand shall be provided to the hard-suction point. The hardstand shall be maintained to a minimum of 15 tonne GVM, 8 metres long and 6 metres wide or to the satisfaction of the relevant fire authority.
- The road access and hardstand shall be kept clear at all times.
- The hard-suction point shall be protected from mechanical damage (i.e., bollards) where necessary.
- Where the access road has one entrance, a 10 metre radius-turning circle shall be provided at the tank.
- An external water level indicator is to be provided to the tank and be visible from the hardstand area.
- Signage shall be fixed to each tank.

30. Fuel/Vegetation Management

- Grass is to be maintained at below 100mm in height during the declared Fire Danger Period.
- A fire break area of ten (10) metres width is to be maintained around the perimeter of the facilities, electricity compounds and substations. This area is to be of non-combustible mulch or mineral earth.
 - The fire break area must commence from the boundary of the facility or from the
 - vegetation screening (landscape buffer) inside the property boundary.
 - The fire break must be constructed using either mineral earth or non-combustible
 - mulch such as crushed rock.
 - The fire break must be vegetation-free at all times.
 - No obstructions are to be within fire break area (e.g., no stored materials of any
 - kind).
- Adhere to restrictions and guidance during the Fire Danger Period, days of high fire danger and Total Fire Ban days (refer to www.cfa.vic.gov.au).
- All plant and heavy equipment is to carry at least a 9-litre water stored-pressure fire extinguisher with a minimum rating of 3A, or firefighting equipment as a minimum when on-site during the Fire Danger Period.

- There is to be no long grass or deep leaf litter in areas where plant and heavy equipment will be working.

31. Conditions Specific to Solar Installations

Solar facilities are to have a 6 metre separation between solar panel banks/rows. Where this cannot be achieved, advice is to be sought from CFA's State Infrastructure and Dangerous Goods Unit (sidgu@cfa.vic.gov.au).

Solar farm operators must provide specifications for safe operating conditions for temperature and the safety issues related to electricity generation, including isolation and shut-down procedures, if solar panels are involved in fire. This information must be provided within the content of the Emergency Information Book at the main entrance of the facility.

Solar arrays are to have grass or other vegetation maintained to 100mm under the array installation or mineral earth or non-combustible mulch such as stone.

Where practicable, solar energy installations can be sited on grazed paddocks. In this case, vegetation is to be managed as per the requirements of this guideline, or as informed through a risk management process.

32. Conditions Specific to Battery Installations

- Containers/infrastructure for battery installations are to be located so as to be directly accessible to emergency responders (e.g., provided with a suitable access road).
- Adequate ventilation of the battery container/storage area is to be provided where required under (DR) AS/NZS 5139-2017; the manufacturer's requirements and/or SDS for battery storage.
- Containers/infrastructure for battery installations are to be provided with appropriate spill containment/bunding that includes provision for fire water runoff.
- Battery installations that contain dangerous goods may have to comply with the requirements of the *Dangerous Goods Act 1985*; the *Dangerous Goods (Storage and Handling) Regulations 2012*; and relevant Australian Standards.
- Battery storage manufacturers must provide specifications for safe operating conditions for temperature and the effects on battery storage if involved in fire. This information must be provided within the content of the Emergency Information Book at the main entrance of the facility.
- Battery installations are to be kept free of extraneous materials and combustible materials of all kinds. Regular inspections and housekeeping is to be conducted to ensure materials do not accumulate.
- Battery installations are to be serviced/maintained as per the manufacturer's requirements.
- Containers/infrastructure for battery installations must be clear of vegetation for ten (10) metres on all sides, including grass. CFA requires non-combustible mulch such as stone or mineral earth within this ten (10) metre area.

North East Catchment Management Authority

33. Prior to the commencement of works, amended plans to the satisfaction of the Responsible Authority and the Authority must be submitted to and approved by the Responsible Authority and the 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. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- a) Defined locations of the proposed power stations with assessed 1% AEP flood level at each location.
 - b) Details of the proposed power stations – works dimension and design arrangement.
 - c) An earthworks plan defining the extent and volume of fill associated with the transformer and substation compound, noting that the Authority requires that the extent of filling be limited to the minimum extent necessary for the operational requirements of the facility.
 - d) Detailed arrangements for solar panel racking system, noting that the lowest point of the panels is to be a minimum of 1 m above ground level (as noted in Planning Report Section 3.1 but not shown in the plans currently submitted for endorsement).
 - e) Details of the proposed perimeter fence construction. Fencing shall be of an open style that would not obstruct the conveyance of flood water across the property, for example post and wire fencing or open pool style fencing. Breakaway or hinged panels allowing for passage of flows are to be provided where 1% AEP depth exceeds 0.3 m or high debris loads are expected.
34. Where filling is proposed on any part of the site below 1% AEP flood level (substation compound and access tracks), resulting in a loss of floodplain storage, then compensatory earthworks below 1% AEP flood level must be designed to compensate any loss of flood storage by a factor of 1.3 (the volume of cut below 1% AEP level shall exceed the volume of fill below 1% AEP level by 30%). Excavations to deliver this storage must:
- Ensure that existing overland flow paths and floodplain features are retained.
 - Be self-draining.
 - Be within the development site and adjacent to the area of fill placement.
 - Provide for the equivalent hydraulic capacity.
- Prior to the commencement of works, design plans and earthwork volume calculations demonstrating compliance with the above must be submitted to and approved by the Responsible Authority and the Authority. When approved, the calculations will be endorsed and will then form part of the permit. Earthworks carried out on site must accord with the calculations.
35. Upon completion of works, a certified survey plan must be provided to the Responsible Authority and the Authority. The survey plan must show as-constructed surface levels to Australian Height Datum (AHD), in areas where earthworks have been undertaken. The survey plan shall identify all fill and borrow areas and as constructed depths of cut and fill. Any variance from the endorsed plans must be clearly indicated. Computations must be provided to demonstrate the net cut and fill volumes within the site.
36. The finished floor level of the Control Room, Switch Room and Battery Room must be constructed no lower than RL 154.8 m AHD (based on the works location shown in the currently submitted General Layout Plan).
37. Power stations are to be installed on steel or concrete piers or stumps to achieve a finished floor level a minimum of 500 mm above 1% AEP level at the works location. The area beneath the power station shall be clear of any other obstructions, including base boards that may impede the flow of flood waters. The area under the power station shall be sloped so that stormwater does not pool beneath the sub floor and the area is free draining. The power station structures shall be designed to prevent dislodgement by floodwaters and potential damage to assets on the subject property or adjacent properties.

38. All electrical wiring, power outlets, switches and other flood sensitive electrical and mechanical equipment must, to the maximum extent possible, be located a minimum of 500 mm above 1% AEP level at the location of the works. Any electrical installation below this level must be suitable for continuous submergence in water.
39. Access tracks within and around the facility shall be raised no more than 100 mm above existing surface level and, where located within 100 m of the property boundary or crossing drainage lines, raised no more than 50 mm above existing surface level. Works shall be designed and constructed to avoid diversion of impedance of the flow of floodwater to the detriment of adjoining land.
40. Any chemicals, oil, fuel, grease, waste or other potential pollutants associated with the facility stored a minimum of 300 mm above 1% AEP level.
41. All access tracks, solar arrays and other infrastructure shall provide a minimum 15 m setback from the waterway running approximately parallel to the Wangaratta-Kilfeera Road in the eastern part of the site.

Goulburn Murray Water

42. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
43. No buildings or solar panels are to be constructed within 30 metres of any waterways measured from the inside top edge of the bank.
44. If applicable, all wastewater generated from the site office or other facilities on the site must be treated and disposed of using an EPA approved system, installed, operated and maintained in compliance with the relevant EPA Code of Practice and Certificate of Approval.
45. If applicable, the associated 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.
46. If applicable, the wastewater disposal area must be kept free of buildings, driveways and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away.

VicRoads

47. Access to the subject land must be in accordance with figure 3-1 of revised Traffic Impact Assessment Report (TIAR) dated 21st November 2019 and the following conditions:
 - a. Direct access to the subject land from Snow Road will only be permitted for maintenance activity at the substation.
 - b. Access for all other activities associated with construction and operation of the solar farm will only be permitted from Wangaratta-Kilfeera Road.
 - c. Prior to the development coming into use, the access from the Snow Road must be constructed and sealed in accordance with VicRoads standard drawing

SD2066 Typical Rural Driveway access to residential properties Type C to the satisfaction of and at no cost to the Roads Corporation.

- d. All redundant vehicle crossings from subject land to the Snow Road must be removed and the area reinstated to the satisfaction of and at no cost to the Roads Corporation prior to the commencement of any works on the subject land.
- e. The access from Snow Road must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (eg. by spilling gravel onto the roadway).

Traffic Management Plan

48. Before the commencement of any works on the subject land (or stages thereof) and before the engagement of any haulage contractors, a Traffic Management Plan (TMP) with reduced speed limit of 80 km/hr in lieu of proposed 60 km/hr at intersection of Wangaratta-Kilfeera Road and Snow Road is required. Additionally, in accordance with section 5.1.2 of the Traffic Impact Assessment Report (TIAR) an updated TIAR must be submitted to and approved by VicRoads and the Wangaratta Shire Council in its capacity as road authority under the Road Management Act 2004 for local and arterial (public) roads used to transport material to/from and within the vicinity of the solar energy facility.

The TMP must be prepared by a VicRoads pre-qualified consultant and shall identify the points of access to the subject land from the local road network during all phases of the development (e.g. the construction phase and on-going operations and maintenance etc).

The TMP and TIAR may be prepared and submitted in stages.

49. The TMP (for each applicable stage), without limiting the generality of the plan, must include:
- a. Prior to commencement of any works, an existing conditions survey of public roads (not including M roads) and associated road infrastructure that may be used in connection with the solar energy facility (for access, delivery of material, pre-construction or construction purposes etc), including details of the suitability of the proponent's use, design, condition and construction standard of the relevant public roads and bridges.
 - b. The existing conditions survey must be undertaken for the following locations:
 - (i) Hume Freeway off ramp at Snow Road interchange
 - (ii) Snow Road from 50 m west of Snow Road/Hume Freeway Off Ramp intersection to 50 m east of Wangaratta-Kilfeera Road intersection
 - (iii) Wangaratta-Kilfeera Road from Snow Road intersection to 50 m south of the intersection.
 - c. The designation of all vehicle access points to the site from Wangaratta-Kilfeera Road. Vehicle access points must be designed and located to ensure safe sight distances, turning movements, and avoid potential through traffic conflicts.
 - d. The designation and suitability assessment of appropriate pre-construction, construction and transport vehicle routes to and from the site. Any identified route(s) should avoid built up locations of towns, wherever practicable.
 - e. Engineering Plans and reporting demonstrating whether, and if so, how truck movements to and from the site can be safely accommodated within the road reserve. Mitigation measures are to be developed by the proponent and

agreed to by VicRoads and the Wangaratta Shire Council for all hazards including, but not limited to:

- (i) Oversize and overmass haulage;
 - (ii) Traffic management;
 - (iii) Removal of roadside vegetation;
 - (iv) Reduction in speed limits;
 - (v) Alteration to any road furniture or intersection;
 - (vi) Emergency management; and
 - (vii) Risk management.
- f. The timing of when the works are to be undertaken.
- g. A program of regular inspections to be carried out during the construction of the solar energy facility to identify maintenance works necessary as a result of construction traffic.
- h. Works required by the TMP must be completed expeditiously to the satisfaction of VicRoads and the Wangaratta Shire Council.
- i. A program to rehabilitate existing public roads and associated road infrastructure to a safe and usable condition to the greater standard of either the:

- Standard no less than what is required to support the proposed use; or
- The condition identified by the surveys required under the condition above.

During the following stages:

- The construction period;
- At the conclusion of the construction of the solar energy facility; or
- First two years during the operation of the solar energy facility.

50. The proponent is responsible for any damage caused to construction vehicles or other vehicles in the event that the safe and usable quality of any public road and associated infrastructure is degraded or compromised as a result of the development, and that VicRoads or the Wangaratta Shire Council will not accept liability for any such damage.
51. By no later than three (3) months after the date of completion of the solar energy facility, a post construction conditions survey of public roads (not including M roads) as identified by the approved TMP that have been used in connection with the solar energy facility (for access, preconstruction or construction purposes etc), must be submitted and approved by VicRoads and the Wangaratta Shire Council. The report shall include details of any dilapidation or damage to the roads and a program of rehabilitation in accordance with the requirements of the approved TMP.
52. The traffic management and road upgrade and maintenance works identified in the endorsed TMP must be carried out in accordance with the endorsed TMP to the satisfaction of VicRoads and the Wangaratta Shire Council.
53. The provision of a security bond (or other legal agreement as agreed in writing by VicRoads) prior to the commencement of works on the subject land equal to the reasonable estimated costs of the rehabilitation/replacement of any road infrastructure identified as being at risk by the TMP to the satisfaction of VicRoads and the Wangaratta Shire Council. A contract between the Developer and VicRoads must be prepared for the terms of use of the security bond (or other legal agreement) at no cost to, and to the written satisfaction of the Roads Corporation.

- a) All roadworks and road associated works, reporting, contracts and the provision of VicRoads road escort vehicles and personnel are to be at no cost to VicRoads or the Wangaratta Shire Council, including but not limited to all additional:
- b) Route survey work, together with all associated VicRoads bridge assessments for the over dimensional and overmass vehicles and their loads; and
- c) Traffic management resources and equipment such as variable message signs.

Functional layout plan(s)

54. Prior to the commencement of any construction (or stages thereof) on the subject land hereby approved by this planning permit:
 - a) Screening (both shade cloth and planting) along the subject land's property boundary that faces (directly and indirectly) toward the Snow road reserve property boundary and that it shall be no lower than two (2) metres in height.
 - b) The TMP and updated TIAR shall clearly identify where access to the subject land is to be located on Wangaratta-Kilfeera Road.
 - c) For vehicular access to the subject land from Wangaratta-Kilfeera Road:
 - (i) A Functional Layout Plan (FLP) must be submitted and approved by VicRoads. The FLP shall be drawn to scale undertaken by a VicRoads pre-qualified consultant, clearly dimensioned to show (but not limit to) the following:
 - The intersection of Snow Road and Wangaratta-Kilfeera Road.
 - A Basic Right (BAR) turn treatment at the intersection of Snow Road and Wangaratta-Kilfeera Road in accordance with Austroads (2017) Guide to Road Design Parts 4 (Figure A28).
 - Any proposed kerb and channel as required at the intersection of Snow Road and Wangaratta-Kilfeera Road.
 - d) The swept path analysis of the following vehicles at 10 km/hr (min) and with 15 metres (min) radii:
 - (i) Simultaneous 26 metre b-double trucks (one with 0.5 metre clearances on both sides of the vehicle) entering and exiting without overlapping each other or crossing into any opposing lanes; and
 - (ii) The largest oversized or over mass vehicle as identified in the TMP (without clearances).
 - e) All services, trees, line marking, signs, on-road lighting, other existing accesses and crossovers (on both sides of the arterial road) and other infrastructure (e.g. power poles etc) that are to remain in place or to be relocated or removed.
 - f) Upon VicRoads' approval of the FLP, a Road Safety Audit must be undertaken at the detailed design stage in accordance with VicRoads' Road Safety Audit Policy.
 - g) The audit findings and the consultant's responses to the findings must be provided to VicRoads for review and approval.
 - h) Any mitigating works arising out of the audit must be carried out by the applicant at no cost and to the Roads Corporations' satisfaction.
 - i) The following roadworks shall be completed to the satisfaction of and at no cost to VicRoads: i. The BAR turn treatment at intersection of Snow Road and Wangaratta-Kilfeera Road;
 - j) Any other works as required by VicRoads within the arterial road reserve.

Expiry

55. This permit will expire if one of the following circumstances applies:
 - a) The use or development is not commenced within two years of the date of this permit.

- b) The development is not completed within two years of the date of this permit
 - c) If the use is discontinued for a period of two years or more.
- The Responsible Authority may extend part (a) if a request is made in writing before the permit expires or within six months after expiry, or within twelve months if works have commenced.

Planning Note/s

- A building permit may be required for any buildings and works on site.
- A Works Within a Road Reserve may be required for any works on Council roads and reserves.

VicRoads Planning Notes

- The increase in discharge of any drainage onto the arterial road reserve from the subject land is not permitted unless approved in writing by VicRoads.
- • Separate 'detailed design' approval (fees and charges apply) and the specifications of these are required under the Road Management Act. For the purposes of this application the works will include provision of:
 - Construction of Snow Road access.
 - Basic right turn treatment
 - Any other works in the arterial road reserve.

Further information regarding VicRoads' consent to work within the road reserve can be found on the VicRoads Website:

<https://www.vicroads.vic.gov.au/business-and-industry/design-and-management/working-within-the-road-reserve>

Goulburn Murray Water Planning Notes

- GMW advises for the purposes of solar farm applications, solar panels are not treated as buildings. Where applicable, GMW will refer specially to either buildings or solar panels.
- Applications for a Waterway Determination can be made to Goulburn Murray Water's Diversion Operations on 1800 013 357.
- For works on waterways, it is recommended that applicant contact the relevant Catchment Management Authority as a licence may be required to undertake these works.
- The subject property is located within an area of Cultural Heritage Sensitivity. Should the activity associated with proposed development require a Cultural Heritage Management Plan (CHMP), planning permits, licences and work authorities cannot be issued unless a CHMP has been approved for the activity.