

# PLANNING PERMIT

Permit No.: PA1800330

Planning Scheme: Moyne

Responsible Authority: Minister of Planning

**ADDRESS OF THE LAND:**

Lot No. 2, Plan of Subdivision 218923A, Vol 08761,  
Fol 124

**THE PERMIT ALLOWS:**

Use and development of land for a utility installation  
(substation).

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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

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**Development plans**

1. Before the development starts, development plans must be prepared to the satisfaction of the responsible authority. When approved, the plans will be endorsed by the responsible authority and will then form part of this permit. The plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the development plans *Tarrone Terminal Station, Tarrone 500/132Kv Terminal Station (Dated 16.01.2018)* but modified to show:
  - a. Details of a native vegetation protection fence to be erected around the native vegetation to be retained immediately to the east of the substation. Details of the fence must comply with the requirements of Condition 4 and 5 of this permit.
  - b. Updated details of the other infrastructure on the site as at the date of this permit.All to the satisfaction of the responsible authority.
2. The use and development as shown on the endorsed plans must not be altered or modified without the written consent of the responsible authority.

**Materials**

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

### **Protection of native vegetation**

4. Before development commences, a native vegetation protection fence must be erected around the vegetation to be retained immediately to the east of the proposed substation (shown on the development plans referred to in Condition 1). The fence must be erected around the vegetation at a minimum distance of 5 metres . The fence must be constructed to the satisfaction of the responsible authority. The fence must remain in place until all development is complete.
5. Except with the written consent of the responsible authority within the area of native vegetation to be retained, the following is prohibited:
  - a. Vehicular or pedestrian access;
  - b. Trenching or soil excavation;
  - c. Storage or dumping of any soils. Material, equipment, vehicles, machinery or waste products;
  - d. Entry and exit pits for underground services, or
  - e. Any other actions or activities that may result in adverse impacts to retained native vegetation.

### **Noise**

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

### **Traffic management**

7. Before the development starts a traffic management plan must be prepared to the satisfaction of and endorsed by Moyne Shire. The traffic management plan must be complied with, unless varied by the written consent of Moyne Shire Council.
8. The traffic management plan must:
  - a. identify pre-construction, construction and transport vehicle routes to and from the substation site.
  - b. nominate the expected average daily vehicle movements on identified access routes to and from the substation site.
  - c. identify construction traffic management measures to be implemented on public roads during the construction of the substation.
  - d. Identify vehicle access points to the site.
  - e. Identify how truck / heavy vehicle movements to and from the site can be accommodated on sealed roads and how any encroachment onto the incorrect side of the road would be managed.
  - f. Identify loading zones.
  - g. Recommend the need to undertake any road intersection upgrades.
  - h. Require a pre-construction existing conditions survey be undertaken and provide details of the survey.
  - i. Recommend the need to undertake a program for rehabilitation of existing public roads identified in the existing conditions survey.
9. The traffic management and maintenance works identified in the endorsed traffic management plan must be carried out in accordance with the endorsed traffic management plan to the satisfaction of Moyne Shire Council.

### On-site landscaping plan

10. Before the development starts, an on-site landscaping plan must be prepared to the satisfaction of the responsible authority. The on-site landscaping plan must be fully dimensioned and drawn to scale. When approved, the plan will be endorsed by the responsible authority and will then form part of this permit.

The on-site landscaping plan must include:

- a. landscaping to screen the substation and associated buildings from public interfaces including Tarrone North Road and Riordans Road.
- b. details of plant species proposed to be used in the landscaping, including height and spread at maturity
- c. a timetable for implementation of all on-site landscaping works
- d. a maintenance and monitoring program to ensure the ongoing health of the landscaping.

The landscaping as shown on the endorsed on-site landscaping plan must be completed in accordance with the implementation timetable, and monitored to the satisfaction of the responsible authority.

### Decommissioning

11. When the use of the substation ceases, the following must be undertaken to the satisfaction of, and within such timeframe as may be specified by, the responsible authority:
- a. remove all above ground non-operational equipment;
  - b. remove and clean up any residual contamination;
  - c. rehabilitate all storage areas, construction areas, access tracks and other areas affected by the decommissioning of the substation;
  - d. submit a decommissioning traffic management plan to the responsible authority and, when approved by the Responsible Authority, implement that plan;
  - e. submit a post-decommissioning revegetation management plan, including a timetable of works, to the responsible authority and, when approved by the responsible authority, implement that plan.

### Expiry

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

Date issued: 12/2/2018

S. Menzies

Signature for the Minister

## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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

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### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

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### WHEN DOES A PERMIT BEGIN?

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A permit operates:

- \* from the date specified in the permit; or
  - \* if no date is specified, from -
    - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
    - (ii) the date on which it was issued, in any other case.
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### WHEN DOES A PERMIT EXPIRE?

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1. A permit for the development of land expires if –
    - \* the development or any stage of it does not start within the time specified in the permit; or
    - \* the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and a plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
    - \* the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
  2. A permit for the use of land expires if -
    - \* the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
    - \* the use is discontinued for a period of two years.
  3. A permit for the development and use of land expires if -
    - \* the development or any stage of it does not start within the time specified in the permit; or
    - \* the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
    - \* the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
    - \* the use is discontinued for a period of two years.
  4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision-
    - \* the use or development of any stage is to be taken to have started when the plan is certified; and
    - \* the permit expires if the plan is not certified within two years of the issue of the permit.
  5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.
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### WHAT ABOUT REVIEWS?

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