



SPECIAL MEETING OF COUNCIL MINUTES

Monday 4 February 2019
6:00pm

Council Chamber
Room 1 Community Hub
48 Burns Street
Maryborough

MEMBERSHIP

Administrator Noel Harvey
Administrator Karen Douglas
Administrator Hugh Delahunty

To be confirmed at the Ordinary Council Meeting
scheduled for 26 February 2019

CONFIRMED MINUTES

1. COMMENCEMENT OF MEETING AND WELCOME

The meeting commenced at 6.00pm

The Chair, Administrator Noel Harvey read the Council Prayer and acknowledgement statement:

Council Prayer

Almighty God, we ask you to be present in this Council.

Direct and guide our deliberations.

We ask you to grant us wisdom and sensitivity as we deal with the business of our Shire.

May each decision that we make advance the wellbeing of all our residents.

This we pray. Amen.

Acknowledgement of Country

I acknowledge the Traditional Owners of the land on which we are meeting. I pay my respects to their Elders, past and present, and the Elders from other communities who may be here today.

PRESENT

Administrator Noel Harvey
Administrator Karen Douglas
Administrator Hugh Delahunty

IN ATTENDANCE

Chief Executive Officer, Lucy Roffey
General Manager Infrastructure, Assets and Planning, Rebecca Stockfeld
General Manager Community Wellbeing, Brenton West
Manager Governance Property and Risk, Megan Kruger

2. APOLOGIES

Nil

3. LEAVE OF ABSENCE

General Manager Corporate Performance, Paul Brumby

4. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

5. OFFICER REPORTS

5.1 PLANNING PERMIT APPLICATION 094/18 FOR THE USE AND DEVELOPMENT OF A RENEWABLE ENERGY FACILITY (90 MW SOLAR FARM), AND CREATION OF AN ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1, AND ASSOCIATED WORKS AT 3348 PYRENEES HIGHWAY, CARISBROOK; 3080 PYRENEES HIGHWAY, MOOLORT; AND 160 BALD HILL ROAD, CARISBROOK

The purpose of this report was to consider the planning permit application (PA094/18) proposing the use and development of a renewable energy facility (90 MW solar farm), and creation of an access to a road in a Road Zone Category 1, and associated works at 3348 Pyrenees Highway, Carisbrook; 3080 Pyrenees Highway, Moolort; and 160 Bald Hill Road, Carisbrook received by Council.

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Council Resolution

That Council consider the planning permit application PA094/18, objections received and all matters required to be considered for the Use and Development of a Renewable Energy Facility (solar farm), access to Pyrenees Highway (RD1Z) and associated works at 3348 Pyrenees Highway, Carisbrook: 3080 Pyrenees Highway, Moolort; and 160 Bald Hill Road, Carisbrook (Crown Allotments 13A, 13B, 13C, 14A, 14A1, 14B, 14B1, Section 4, Lots 1, 3, 5, 6 & 7 on TP098420N) and determine to issue a Notice of Decision to Grant a Planning Permit subject to the following conditions:--

1. Amended Plans Required

Before the developments starts, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- a) A 30 metres minimum separation between the edge of the solar arrays and the edge of the four ecologically constrained areas identified in the Flora and Fauna Assessment report (Biosis, 2018) and the edge of the native vegetation buffers along the south and west boundaries of the facility.*
- b) A 10 metres wide fuel-reduced area around the perimeter of the site which is to contain a perimeter road complying with the CFA access requirements. This fuel-reduced area may be constructed within the 30 metres buffer areas described in (a) above, but the perimeter road must not itself be closer than 15 metres from the edge of these areas.*
- c) The location of the static water supply tanks required for fire suppression purposes.*
- d) Detailed planning drawings of the development including floor and elevation plans of all proposed buildings, access roads and parking areas.*

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

2. Layout not altered

The use and development of the land for a solar energy facility as shown on the endorsed plans must not be altered or modified except with the prior written consent of the Responsible Authority.

3. Decommissioning Plan

The following requirements must be met when the solar energy facility permanently ceases operation:

- a) Within three months of the solar energy facility use ending, a decommissioning management plan prepared by a suitably qualified person must be submitted to the satisfaction of the responsible authority. When approved, the plan will be endorsed and will form part of the permit. The plan must include but is not limited to:*

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- i. *identification of structures to be removed, including but not limited to all solar panels, substation, buildings if they are not useful for ongoing use) and electrical infrastructure;*
 - ii. *details of how the land will be rehabilitated to allow it to be used for agricultural purposes (or proposed alternative use).*
- b) *Within 12 months of the endorsement of the decommissioning management plan, the decommissioning must be completed to satisfaction of the responsible authority*

4. Access

- a) *Primary vehicular access to and from the property must be provided from the Pyrenees Highway. Only this access must be used during the construction phase of the development.*
- b) *Secondary vehicle access via Bald Hill Road is permitted for ongoing use and development subject to upgrading the road from the Pyrenees Highway to the proposed access point to meet the Rural Access 1 (RA1) standard as defined in Councils Road Management Plan (RMP). In addition a vehicular crossover/driveway in accordance with IDM standard drawing 255 must be installed. All work must be undertaken to the satisfaction of the Responsible Authority and prior to the commencement of development of the site.*
- c) *The applicant/owner must make further application for and have approved a driveway crossing permit for crossover/driveway works. All works constructed or carried out must be in accordance with the approved plan/permit.*
- d) *Once constructed the crossover must be thereafter maintained by the landowner to the satisfaction of the Responsible Authority.*
- e) *Any disused crossovers are to be removed and replaced with table drain and the nature strip levelled to the satisfaction of the Responsible Authority.*

5. Water Supply

- a) *The location of water access points and the quantity of water supply is to be established through a comprehensive risk management process that considers the credible on site hazards. In the event of a fire (either Structural Fire or Bushfire), sufficient water is to be available and accessible to fire appliances to ensure that fire suppression activities are not hindered in any way. Water access points are to be clearly identifiable and unobstructed to ensure efficient access.*
- b) *Static water storage tank installations are to comply with AS 2419.1 and the following additional conditions:*
 - i. *The static water storage tanks shall be of not less than 45,000 litres effective capacity and must be above ground and constructed of concrete or steel. The location and number of tanks should be determined as part*

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of the site's risk management process and in consultation with a CFA Delegated Officer.

- ii. The static storage tanks shall be capable of being completely refilled automatically or manually within 24 hours.*
- iii. The static storage tanks shall be fitted with a hard suction point and connections and adapters which meet the requirements of the CFA.*
- iv. Access to the hard suction points shall also meet the requirements of the CFA.*
- v. An external water level indicator is to be provided to the tank and be visible from the hardstand area.*
- vi. Signage identifying the static water storage tank as being available for fire-fighting purposes shall be fixed to each tank to the satisfaction of the CFA.*
- vii. Signage indicating the direction to the static water tank(s) shall be provided at the front entrance to the site to the satisfaction of a CFA Delegated Officer.*

6. Loading and Unloading

- a. The loading and unloading of vehicles and the delivery of goods to and from the site must at all times be undertaken entirely within the boundaries of the site and be so conducted as to cause minimum interference with other traffic to the satisfaction of the Responsible Authority.*
- b. The surface of loading areas and access roads must be constructed and maintained to the satisfaction of the Responsible Authority to prevent dust and drainage run-off causing a loss of amenity to the site or broader area. All such surfaces and roads to be constructed to an all-weather standard to ensure all-weather use and access.*

7. Car parking

- a. Prior to the commencement of use, areas on the subject land must be set aside for parked vehicles, crossovers, driveway and access lanes as shown on endorsed plans and/or approved engineering plans must be:
 - i. Constructed to the satisfaction of the Responsible Authority;*
 - ii. Properly formed to such levels that they may be used in accordance with the plans;*
 - iii. Surfaced with an all-weather standard to the satisfaction of the Responsible Authority;*
 - iv. Drained and maintained to the satisfaction of the Responsible Authority.**

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- v. *Parking spaces, access lanes and driveways must be kept available for these purposes at all times.*
- vi. *All parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.*

8. Drainage

- a. *All storm water must be accommodated and treated within the subject land.*
- b. *All storm water and surface water drainage from the proposed buildings, hard standing areas, driveways and yards must be designed to be contained within the site and designed for storm water quality and quantity to comply with the Best Practice Environmental Management Guidelines for Urban Storm water (CSIRO) 1999 to the satisfaction of the Responsible Authority.*
- c. *The legal point of discharge of storm water is to be to the north of the site to the existing culvert under the Maryborough Castlemaine Rail line.*
- d. *A Stormwater Management Strategy detailing all proposed storm water quality works within the subject land must be submitted to and approved by the Responsible Authority prior to the commencement of any drainage works on site.*

9. Waste Disposal

- a. *The treatment of waste and litter from the operation of the site is to be undertaken in accordance with the endorsed Environmental Management Plan.*
- b. *No stockpiling of waste or litter is to occur on the site, all waste is to be disposed off site to the satisfaction of the Responsible Authority.*
- c. *All waste pick-up vehicles/trucks to be covered with secure covers, which are used to prevent dust or spillage of waste on departure from the site.*

10. Amenity

The amenity of the area must not be detrimentally affected by the use or development through the:

- *Appearance of any buildings, works or materials*
- *Emission of noise, smell, waste water and waste products.*
- *Presence of vermin*
- *Discharge of polluted water or run off onto the site and or watercourses within or outside of the boundaries of land*
- *Reflection, Glint or Glare from the solar panels*

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11. Site Lighting

No external floodlighting shall be installed without the permission of the Responsible Authority

Where external lighting is provided (including security lighting) it must be fitted with suitable baffles and located so as to prevent the emission of direct light onto adjoining properties or roadways to the satisfaction of the Responsible Authority.

12. Glare

Prior to the screen plating being established and to the satisfaction of the Responsible Authority, the solar farm must only operate within the following parameters:

- a. Operation of a single axis tracking system with a maximum rotation of 60 degrees and a resting angle of 60 degrees.*
- b. Backtracking procedures to operate within normal parameters to maintain low angles of incidence relative to the sun.*
- c. Avoid 'resting' PV modules at 0 degrees, horizontal to the ground, notably during early morning due to potential increase in glare as identified in the modeling.*

13. Noise

The use and development must comply with relevant Environment Protection Authority noise guidelines including the EPA Publication 1411 Noise from Industry in Regional Victoria, 2011 for the operational phase and EPA Publication 1254, Noise Control Guidelines, 2011 for the construction phase

14. Electromagnetic Interference

The use and development must comply with any exposure limits set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA)

15. Asset Protection

At any time the permit holder must ensure that the operation and condition of Council assets are not damaged by the new construction works. If the Responsible Authority deems Council assets have been detrimentally affected or damaged by development construction access, then the assets will be required to be repaired and reinstated by the permit holder to the satisfaction of the Responsible Authority.

16. Sediment Control

The applicant / owner shall restrict sediment discharges from the construction site in accordance with Construction Techniques for Sediment Pollution Control (EPA1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).

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17. Civil Construction Requirements

Before the development starts, detailed 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 information submitted must show any relevant 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;*
- b) details of how the drainage design allows for the continuation of existing overland flow paths across the land and ensures the prevention of erosion of the land;*
- c) carparking areas, circulation lanes and access shall be designed and 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);'*
- d) details of how lighting within the site is designed, baffled and located to effectively illuminate all pertinent public areas without spilling onto the road reserve or adjoining land, to the satisfaction of the responsible authority*
- e) details on how noise emitted from the land during the operation of the facility will not exceed the recommended levels set out in EPA Publication 1411 Noise from Industry in Regional Victoria, 2011 as amended and replaced;*
- f) details of the boundary fencing of the land.*

Before the operation of the solar energy facility 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 unless alternative approval provided, in writing, by the Manager Infrastructure:

18. Landscape Plan

Before the development starts, three copies of a landscape plan consistent with the Landscape Plan submitted with the application 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 must include:

- a) a survey of all existing vegetation and natural features showing plants (greater than 1200mm diameter) to be removed;*
- b) a schedule of the trees and shrubs proposed to be planted in association with the landscape screening buffers along the south and west boundaries of the site, including the location, number and size at maturity of all plants. The planting is to be consistent with the details described in the Landscape & Visual Assessment report (Xurban 2018).*
- c) a maintenance and monitoring program to ensure the ongoing health of the landscaping, including weed management and the replacement of dead or diseased plants.*

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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.

19. Landscape to be planted and maintained

Before the commencement of the development, the landscaping works, comprising the landscape screening buffers as described in the Landscape & Visual Assessment report (Xurban 2018), shown on the endorsed Landscape Plans must be carried out and completed to the satisfaction of the Responsible Authority.

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

20. Temporary and permanent fencing

Before the development starts:

- a) *the four ecologically constrained areas identified on the endorsed plans are to be enclosed by permanent fences which are to be setback a minimum of 15 metres from the edges of these areas. These habitat protection areas shall be maintained as no access areas.*
- b) *temporary protection fences consisting of star pickets and flagging or similar to the satisfaction of the responsible authority must be erected at a minimum distance of 15 metres from the edges of native vegetation buffer areas proposed along the south and west boundaries of the site. Except with the written consent of the Responsible Authority, the following activities are prohibited within the area contained within these fenced areas:*
 - i. *Vehicular or pedestrian access*
 - ii. *Trenching or soil excavation*
 - iii. *Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*
 - iv. *Entry and exit pits for underground services*
 - v. *Any other actions or activities that may result in adverse impacts to retained native vegetation.*

The temporary protection fences must remain in place until all works and development are completed to the satisfaction of the Responsible Authority.

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21. Construction Management

Prior to commencement of works, a Construction Management Plan to the satisfaction of the responsible authority must be prepared, submitted to 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 on site, both during and after the construction phase;*
- c) locations of any construction waste and the method of disposal, equipment, machinery and/or earth storage/stockpiling during construction;*
- d) existing conditions survey of public roads that may be used in connection with the construction of the facility*
- e) where access to the site for construction vehicle traffic will occur;*
- f) tree protection zones;*
- g) the location of trenching works, boring, and pits associated with the provision of services;*
- h) the location of any temporary buildings or yards;.*
- i) details of any treatment required for the portion of Bald Hill Road adjacent to the subject site to minimise dust during the construction phase*
- j) heavy vehicle movements*
- k) construction times*
- l) details of a site contact/site manager*
- m) details of how the construction phase will comply with EPA Publication 1254, Noise Control Guidelines, 2011 as amended and replaced.*
- n) Details of how the construction phase will comply with the requirements of the CFA.*

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

22. General Amenity – Environmental Management Plan

Before the use commences, an Environmental Management Plan must be prepared, approved and implemented to the satisfaction of the responsible authority. The Environmental Management Plan must include:

- a) overall environmental objectives for the operation of the solar energy facility and techniques for their achievement;*

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- b) *day-to-day management requirements for the use of the solar energy facility and proposed agricultural use of the land;*
- c) *procedures to ensure no significant adverse environmental impacts occur as a result of the use;*
- d) *identification of possible risks of operational failure and response measures to be implemented;*
- e) *A pest animal and plant management plan.*
- f) *a program for recording and reporting environmental incidents or non-compliances with this permit and for responding to complaints during operation of the solar energy facility.*

The use must at all times be conducted in accordance with the Environmental Management Plan to the satisfaction of the Responsible Authority.

23. Fire and Emergency Management

Before the development starts, plans must be prepared to the satisfaction of the responsible authority and the Country Fire Authority and must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form a part of the permit. The plans 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.*

24. Goulburn-Murray Water Requirements

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

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.

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 (including Goulburn Murray Water open channels), drainage lines, dams or bores.

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25. VicRoads Requirements

The access crossover to the Pyrenees Highway shall be constructed generally in accordance with Beveridge Williams proposal: Project ref 1800070, Stage No. TR, Drawing No. 011, Rev P0.

A Construction Traffic Management Plan (CTMP) must be provided for VicRoads review and approval prior to construction commencing. The CTMP must address, in particular, heavy vehicle haulage routes, possible pavement deterioration due to construction traffic and the identification and remediation of any damage. Once approved, the CTMP will become an endorsed document within the Planning Permit.

26. Expiry of Permit

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*
- c) The use does not start within two years after completion of the development; or*
- d) The use is discontinued for a period of two years.*

The Responsible Authority may extend the commencement date if a request is made in writing by the owner or the occupier of the land to which the permit applies before the permit expires or within 6 months afterwards.

The Responsible Authority may extend the time within which the development is to be completed if the development has commenced and a request in writing is made by the owner or the occupier of the land to which it applies within 12 months after the permit expires.

General Notes

- (a) **VicRoads Note:** Prior to any works commencing within the Pyrenees Highway road reserve, the applicant must enter into a works agreement with VicRoads, confirming design plans and works approvals processes, including the determination of fees and the level of VicRoads' service obligations – contact western.mail@roads.vic.gov.au*

Need to transfer licences for unmade Government roads: *The licence for the two unmade government roads (Crown Land) within the subject land will need to be transferred to the applicant. Please note that further consents may be required in respect of any proposal to build infrastructure on the land comprised within these roads.*

Moved Administrator Hugh Delahunty
Seconded Administrator Karen Douglas

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5.2 PLANNING PERMIT APPLICATION 131/18 FOR THE DEVELOPMENT OF A TELECOMMUNICATIONS TOWER AT 160 BALD HILL ROAD, CARISBROOK

The purpose of this report was to consider planning permit application 131/18 for the development of a telecommunications tower at 160 Bald Hill Road, Carisbrook received by Council.

Council Resolution

That Council consider the planning permit application PA 131/18, objections received and all matters required to be considered for the Development of a Telecommunications Facility at 160 Bald Hill Road, Carisbrook (Lot 7/ TP098420N) and determine to issue a Notice of Decision to Grant a Planning Permit subject to the following conditions:--

1. Amended Plans Required

Before the use or development permitted by this permit commences, amended plans 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 generally in accordance with the plans submitted with the application but modified to show:

- (a) A site plan, drawn to scale and dimensioned to identify the title boundaries of the lot; existing infrastructure including surrounding roads, railway alignment, services and internal roads; respective setbacks from the northern and western title boundaries of the lot to the location of the proposed telecommunications tower only.*

2. Layout not altered

The use and development of the land for a Telecommunications Facility as shown on the endorsed plans must not be altered or modified except with the prior written consent of the Responsible Authority.

3. Deferred commencement

The use and development hereby permitted by this permit must not commence unless and until the associated planning application D094/18 for a Renewable Energy Facility (Solar Farm) is:

- (a) Approved by the Responsible Authority or VCAT; and*
- (b) A permit is issued for that use and development.*

4. Decommissioning Plan

The following requirements must be met when the Telecommunications Facility permanently ceases operation:

- (a) Within three months of the Telecommunications Facility use ending, a decommissioning management plan prepared by a suitably qualified person must*

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be submitted to the satisfaction of the responsible authority. When approved, the plan will be endorsed and will form part of the permit. The plan must include but is not limited to:

- i. Identification of structures to be removed, including but not limited to The concrete tower, buildings (if they are not useful for ongoing use) and electrical infrastructure;*
 - ii. Details of how the land will be rehabilitated to allow it to be used for agricultural purposes (or proposed alternative use).*
- (b) Within 12 months of the endorsement of the decommissioning management plan, the decommissioning must be completed to satisfaction of the responsible authority*

5. Loading and Unloading

- (a) The loading and unloading of vehicles and the delivery of goods to and from the site must at all times be undertaken entirely within the boundaries of the site and be conducted so as to minimise interference with other traffic to the satisfaction of the Responsible Authority.*
- (b) The surface of loading areas and access roads must be constructed and maintained to the satisfaction of the Responsible Authority to prevent dust and drainage run-off causing a loss of amenity to the site or broader area. All such surfaces and roads to be constructed to an all-weather standard to ensure all-weather use and access.*

6. Amenity

The amenity of the area must not be detrimentally affected by the use or development through the:

- Appearance of any buildings, works or materials*
- Emission of noise, smell, waste water and waste products.*
- Presence of vermin*
- Discharge of polluted water or run off onto the site and or watercourses within or outside of the boundaries of land*

7. Site Lighting

No external floodlighting shall be installed without the permission of the Responsible Authority

Where external lighting is provided (including security lighting) it must be fitted with suitable baffles and located so as to prevent the emission of direct light onto adjoining properties or roadways to the satisfaction of the Responsible Authority.

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8. Noise

The use and development must comply with relevant Environment Protection Authority noise guidelines including the EPA Publication 1411 Noise from Industry in Regional Victoria, 2011 for the operational phase and EPA Publication 1254, Noise Control Guidelines, 2011 for the construction phase.

9. Electromagnetic Interference

The use and development must comply with any exposure limits set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

10. Radio Emissions

The use and development must be designed and installed so that the maximum human exposure levels to radio frequency emissions comply with Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz, ARPANSA, May 2002.

11. Asset Protection

At any time the permit holder must ensure that the operation and condition of Council assets are not damaged by the new construction works. If the Responsible Authority deems Council assets have been detrimentally affected or damaged by development construction access, then the assets will be required to be repaired and reinstated by the permit holder to the satisfaction of the Responsible Authority.

12. Sediment Control

The applicant / owner shall restrict sediment discharges from the construction site in accordance with Construction Techniques for Sediment Pollution Control (EPA1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).

13. Civil Construction Requirements

Before the development starts, detailed 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 information submitted must show any relevant 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;*
- b) details of how the drainage design allows for the continuation of existing overland flow paths across the land and ensures the prevention of erosion of the land;*
- c) car parking areas, circulation lanes and access shall be designed and 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);'*

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- d) *details of how lighting within the site is designed, baffled and located to effectively illuminate all pertinent public areas without spilling onto the road reserve or adjoining land, to the satisfaction of the responsible authority*
- e) *details on how noise emitted from the land during the operation of the facility will not exceed the recommended levels set out in EPA Publication 1411 Noise from Industry in Regional Victoria, 2011 as amended and replaced;*
- f) *details of the boundary fencing of the land.*

Before the operation of the Telecommunications Facility 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 unless alternative approval provided, in writing, by the responsible authority.

14. Construction Management

Prior to commencement of works, a Construction Management Plan to the satisfaction of the responsible authority must be prepared, submitted to 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 on site, both during and after the construction phase;*
- c) *locations of any construction waste and the method of disposal, equipment, machinery and/or earth storage/stockpiling during construction;*
- d) *existing conditions survey of public roads that may be used in connection with the construction of the facility*
- e) *where access to the site for construction vehicle traffic will occur;*
- f) *tree protection zones;*
- g) *the location of trenching works, boring, and pits associated with the provision of services;*
- h) *the location of any temporary buildings or yards;*
- i) *details of any treatment required for the portion of Bald Hill Road adjacent to the subject site to minimise dust during the construction phase*
- j) *heavy vehicle movements*
- k) *construction times*
- l) *details of a site contact/site manager*
- m) *details of how the construction phase will comply with EPA Publication 1254, Noise Control Guidelines, 2011 as amended and replaced.*

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- n) *Details of how the construction phase will comply with the requirements of the CFA.*

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

15. General Amenity – Environmental Management Plan

Before the use commences, an Environmental Management Plan must be prepared, approved and implemented to the satisfaction of the Responsible Authority. The Environmental Management Plan must include:

- a) *Overall environmental objectives for the operation of the Telecommunications Facility and techniques for their achievement;*
- b) *Day-to-day management requirements for the use of the Telecommunications Facility and proposed agricultural use of the land;*
- c) *Procedures to ensure no significant adverse environmental impacts occur as a result of the use;*
- d) *Identification of possible risks of operational failure and response measures to be implemented;*
- e) *A pest animal and plant management plan.*
- f) *A program for recording and reporting environmental incidents or non-compliances with this permit and for responding to complaints during operation of the Telecommunications Facility.*

The use must at all times be conducted in accordance with the Environmental Management Plan to the satisfaction of the Responsible Authority.

16. Fire and Emergency Management

Before the development starts, plans must be prepared to the satisfaction of the Responsible Authority and the Country Fire Authority and must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form a part of the permit. The plans 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.*

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17. Goulburn – Murray Water Requirements

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

18. VicRoads Requirements for access considered under D094/18

This development is dependent upon the access considered under permit D094/18. In accordance with the VicRoads conditions provided for that permit, a Construction Traffic Management Plan (CTMP) must be provided for VicRoads review and approval prior to construction commencing. The CTMP must address, in particular, heavy vehicle haulage routes, possible pavement deterioration due to construction traffic and the identification and remediation of any damage. Once approved, the CTMP will become an endorsed document within the Planning Permit.

19. Expiry of Permit

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*
- c) The use does not start within two years after completion of the development; or*
- d) The use is discontinued for a period of two years.*

The Responsible Authority may extend the commencement date if a request is made in writing by the owner or the occupier of the land to which the permit applies before the permit expires or within 6 months afterwards.

The Responsible Authority may extend the time within which the development is to be completed if the development has commenced and a request in writing is made by the owner or the occupier of the land to which it applies within 12 months after the permit expires.


Moved Administrator Karen Douglas
Seconded Administrator Hugh Delahunty

CARRIED

CONFIRMED MINUTES

6. MEETING CLOSURE

The Chair, Administrator Noel Harvey declared the meeting closed at 6:35 pm



To be confirmed at the Ordinary Council Meeting
held on 26 February 2019.
Chair, Administrator Noel Harvey