MELTON PLANNING SCHEME

MELTON RENEWABLE ENERGY HUB (MREH)

77–347 HOLDEN ROAD AND 67 & 77 VICTORIA ROAD, PLUMPTON

INCORPORATED DOCUMENT

APRIL 2021

This document is an incorporated document in the Melton Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

MELTON PLANNING SCHEME

1. INTRODUCTION

This document is an Incorporated Document in the Schedules to Clause 45.12 (Specific Controls Overlay) and Clause 72.04 (Documents Incorporated in this Planning Scheme) of the Melton Planning Scheme (the scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in Clause 3 of this document may be used and developed in accordance with the specific controls and conditions contained in Clauses 4 and 5 of this document.

The provisions of this document prevail over any contrary or inconsistent provision in the planning scheme.

This Incorporated Document includes Incorporated Plans endorsed under the Incorporated Document.

2. PURPOSE

The purpose of this document is to allow the use and development of the land identified in Clause 3 of this document for the Melton Renewable Energy Hub (MREH) generally in accordance with the plans approved in Clause 4 of this document and subject to the conditions at Clause 5 of this document.

3. LAND DESCRIPTION

This document applies to the land at 77 – 347 Holden Road, Plumpton (Lot 1 TP901066H), 67 Victoria Road, Plumpton (Lot 1 TP78358D), and 77 Victoria Road, Plumpton (Lot 1 (Part) PS711917E), and identified generally at Figure 1 below.

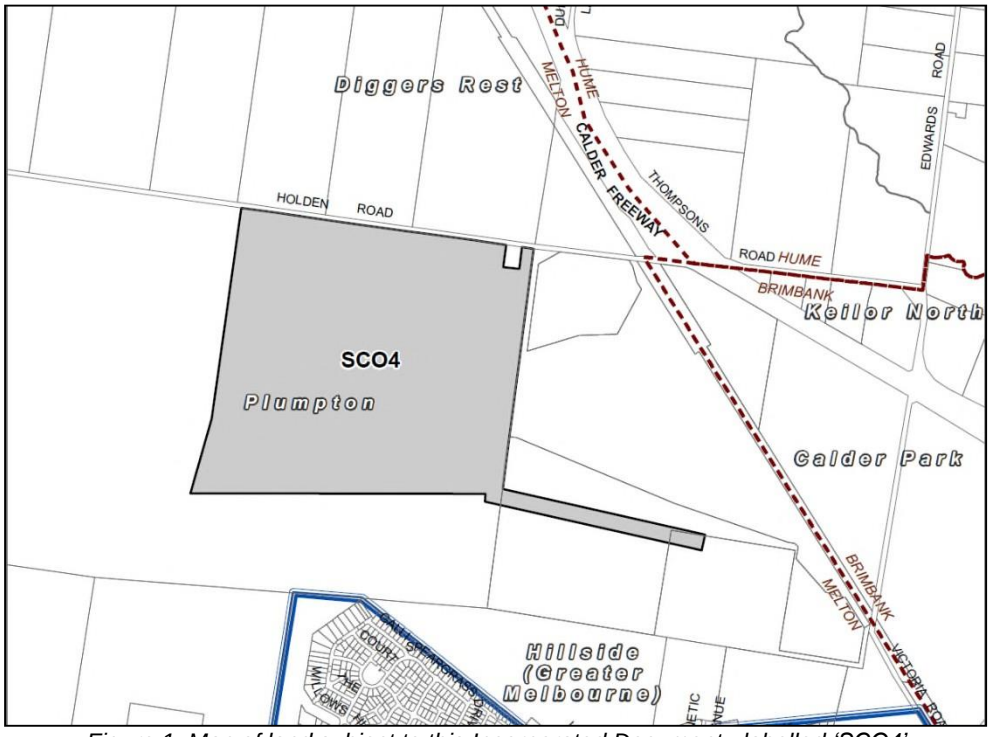

Figure 1. Map of land subject to this Incorporated Document - labelled 'SCO4'

4. CONTROL

Despite any provision to the contrary or any inconsistent provision in the scheme, no planning permit is required for, and no planning provision in the scheme operates to prohibit, restrict or regulate the use and development of the land for the purposes of the development permitted by this document.

This Incorporated Document allows the use and development of the Melton Renewable Energy Hub, including solar energy facility, utility installations (battery energy storage system, switchyard, transmission line), and associated buildings and works and native vegetation removal, generally in accordance with Clause 5 of this document.

The 'Incorporated Plans' include any matter identified in Clause 5 as an Incorporated Plan and includes the following plans, modified to include changes required by the conditions at Clause 5 of this document:

- Development Plans by Spiire, project titled Melton Renewable Energy Hub, Revision 15, dated 15/03/2021, drawings titled:
    - OPPORTUNITIES AND CONSTRAINTS
    - CONCEPT PLAN – SOLAR AND BATTERY DETAILS
    - CONCEPT PLAN – SWITCH YARD DETAIL PLAN
    - CONCEPT PLAN – PATH NETWORK
    - ELEVATIONS
    - CROSS SECTIONS – AA, BB, CC, DD, EE, FF
- BESS CROSS SECTION, prepared by Spiire, dated 28/09/2020, drawing no. 307282UDID05.
- Native Vegetation Removal Plan by ECOLINK Consulting, titled 'Figure 1: Results of the current assessment', P/N 1721, March 2020.

and including any amendment of the plans that may be approved from time to time under the conditions of this document.

5. CONDITIONS

The use and development permitted by this Incorporated Document must be undertaken in accordance with the following conditions:

Note: Any reference to 'the facility' in the below conditions means the entire 'MREH', as shown on the Incorporated Plans, including the solar energy facility, battery energy storage system, switchyard, powerline, and all associated buildings and works.

Development Plans

1. Before the development commences (including the removal of native vegetation), amended plans to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning. When approved, the plans will be endorsed and will then form part of the incorporated plans for this document. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans listed at Clause 4, but modified to show:

a) Detailed location/site layout, floor, elevation and/or other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings, structures and works;
b) The colours and finishes of all buildings and works, which must be non-reflective, and matched where possible to colours present within the surrounding landscape to minimise visual impact;
c) Setbacks dimensioned of buildings and works from the facility and title boundaries, existing 500kv powerline (and associated easement) adjacent the site, gas line easement to the west of the facility, and all areas of cultural heritage sensitivity on the subject lots;
d) Electricity cabling routes (including underground cables);
e) 'Emergency Egress' points relocated to avoid areas of native vegetation and cultural heritage sensitivity;
f) The location and areas of all native vegetation on site that is to be removed (consistent with the Native Vegetation Removal Plan by ECOLINK Consulting, titled 'Figure 1: Results of the current assessment', P/N 1721, March 2020);
g) The location and areas of all native vegetation on site that is to be retained; this must include all patches of vegetation, scattered trees and associated tree protection zones;
h) Detailed plans and elevations of the overhead power line and other grid connection works;
i) Any staging of the use and development;
j) Landscaping, in accordance with the Landscape Plan required by condition 3;
k) Any noise mitigation measures required for the facility to comply with condition 14, fully dimensioned in plan and elevation;
l) Any design changes required by the risk and emergency management design features and facilities specified at conditions 30-56 inclusive;
m) Any development or design feature required to comply with any condition of this Incorporated Document.

2. The use and development as shown on the incorporated plans must not be modified or altered without the prior written consent of the Minister for Planning.

Landscaping

3. Before development starts, a Landscaping Plan must be submitted to the satisfaction of, and endorsed by, the Minister for Planning. When endorsed, the plan will form part of the incorporated plans for this document.

   The Landscaping Plan must be generally in accordance with the planting arrangements illustrated in the submitted Landscape Concept Plan, prepared by Spiire, Drawing No. 307282, Rev. I, dated 09/03/2021 and be amended to show:

   a) Facility layout (including fencing and firebreaks), consistent with the plans submitted for endorsement under condition 1;
   b) Details and location of planting (including species, density, height and spread at time of planting and maturity, and separation in both plan and elevation, consistent with the *Melbourne Airport Planting Guidelines*) required to achieve visual screening of the facility (excluding the transmission line) from dwellings to the south within the Hillside residential area;
   c) A timetable for implementation of landscape works;
   d) A maintenance and monitoring program to ensure the ongoing health of landscape works.

4. The landscaping works must be carried out and completed in accordance with the Landscaping Plan to the satisfaction of the Minister for Planning within the timeframe indicated in that plan.

5. Once the landscaping is carried out, it must be maintained in good health for the operational life of the facility, including the replacement of any dead or diseased plants to the satisfaction of the Minister for Planning.

6. Temporary stock-proof fencing must be provided around the landscaping if grazing is to occur during planting establishment, until the landscaping is sufficiently established to the satisfaction of the Minister for Planning.

Environmental Management Plan

7. Before development starts, including the removal of native vegetation, an Environmental Management Plan (EMP) must be submitted to, approved and endorsed by the Minister for Planning. Once endorsed, the EMP will form part of the incorporated plans for this document.

   The EMP must include:

   a) Measures to avoid and minimise amenity and environmental impacts during the operation of the facility;
   b) Measures to mitigate any consequential impacts on retained native vegetation, including any patches of Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP) and/or Growling Grass Frog habitat;
   c) Design measures and/or procedures to manage dust, odour, light spill, mud, flood, surface water quality and stormwater runoff;
   d) Procedures for weed management and control prior to construction and post construction that do not risk causing offsite soil contamination;
   e) Vehicle and equipment hygiene measures to prevent the spread of weeds and pathogens to, from and within the site;
   f) Fuel load management measures that are to be implemented including but not limited to vegetation management and possible grazing opportunities;
   g) Any other measures to address the requirements of the CFA's Guidelines for Renewable Energy Installations listed at conditions 30 to 56 inclusive;
   h) Measures to manage, monitor and review erosion and control sediment-laden runoff;
   i) Response measures to environmental incidents;
   j) A program for recording and reporting environmental incidents;
   k) The persons responsible for implementing the above measures, including procedures for staff training and communication; and
   l) A Kangaroo Management Plan to exclude kangaroos from the development site and avoid land-locking kangaroos, or ushering them towards urbanised areas of roads.

8. The recommendations of the endorsed EMP must be implemented to the satisfaction of the Minister for Planning.

Construction Environment Management Plan

9. The EMP must include a Construction Environment Management Plan (CEMP), which must include:

   a) Measures to avoid and minimise amenity and environmental impacts during the construction of the facility;

b) Procedures to ensure the construction of the facility will avoid impacts on retained native vegetation, including any patches of NTGVVP, Growling Grass Frog habitat and the Wedge-tailed Eagle nest identified in Plate 9 in the submitted Biodiversity Assessment (prepared by Ecolink, dated February 2021;
c) Procedures to manage construction noise and vibration in accordance with the requirements of the Noise Control Guidelines (EPA Publication 1254.1) and the Civil Construction, Building and Demolition Guide (EPA Publication 1834);
d) Erosion and sediment control measures to ensure that no polluted and/or sediment laden runoff or other stormwater is discharged directly or indirectly onto adjoining land or into drains, watercourses or wetlands;
e) Procedures to manage any dust emissions;
f) Vehicle and equipment hygiene measures to prevent the spread of weeds and pathogens to, from and within the site;
g) Locations of any construction waste storage and the method of storage and disposal;
h) appropriate stockpile and storage area management, including the directive that no stockpiles or storage of material are to be stored on the gas pipeline easement at any time;
i) The location of any temporary buildings or works and procedures to remove these and reinstate the affected parts of the land when construction is complete;
j) Measures to protect native vegetation being retained on site and in the vicinity of the subject land, including tree protection zones during and post construction. These measures must include:
    i. the erection of a native vegetation protection fence around all native vegetation to be retained on site and on any adjoining road reserves; and
    ii. the tree protection zones of all native trees to be retained, and this is to be marked on plan(s). All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites;
k) A construction timetable, including typical daily start and end times.
l) Road maintenance measures to be put in place for Holden Road to ensure its condition does not deteriorate during the construction phase of the project.
m) Procedures to manage mud and debris on the surrounding road network which may occur during construction.
n) Monitoring requirements for the rehabilitation/revegetation works and any vegetation/tree protection areas being retained on site; and
o) The persons responsible for implementing the above measures, including contact details of a site contact/site manager.

Drainage and Stormwater Management Plan

10. The EMP must include a Drainage and Stormwater Management Plan (DSMP), which must include:

    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 affects the continuation of existing overland flow paths and flood patterns across the land.
    c) Assessment of impacts on onsite infiltration and surface water quality, including adjacent land and nearby waterways.
    d) Details on how polluted or contaminated run off is to be managed.

Native Vegetation Management Plan

11. The EMP must include a Native Vegetation Management Plan to clearly describe how retained native vegetation will be managed for conservation and biodiversity enhancement into the future. The plan must be drawn to scale with dimensions, standard property identifiers and georeferences (such as VicGrid94 co-ordinates), that clearly shows:

    a) the location and identification of the land affected by this Incorporated Document, including standard parcel identifiers for freehold land;
    b) the location and area of all native vegetation that is to be removed (consistent with the Native Vegetation Removal Plan by ECOLINK Consulting, titled 'Figure 1: Results of the current assessment', P/N 1721, March 2020);
    c) all areas of native vegetation to be retained;
    d) the tree protection zones for each retained scattered native tree (dead or alive);
    e) the person/s responsible for implementing the Vegetation Management Plan;
    f) detailed measures to ensure the ongoing conservation of the existing biodiversity values of the retained native vegetation, including any patches of NTGVVP, Growling Grass Frog habitat, and scattered native trees (dead or alive), to retained. Measures must:
        i. allow for limb drop/branch fall and retention within the tree protection zones
        ii. clearly specify all actions and activities that may result in adverse impacts to retained native vegetation that must not occur within tree protection zones
        iii. any pruning required to be done to the canopy of any retained scattered tree (dead or alive) to make the tree safe to be retained must:
            - only be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996, and
            - ensure no more than 1/3 of the foliage of each individual plant is lopped or pruned, and
            - not include the tree trunk or limbs that contain hollows or nests.

Control of Lighting

12. All lighting installed and operated at the site must comply with *Australian Standard 4282 Control of the obtrusive effects of outdoor lighting,* Guideline E of the *National Airports Safeguarding Framework* (NASF) and Section 9.21 of CASA's *Manual of Standards for aerodromes.*

Operational Noise

13. The use of the land must at all times comply with the Environmental Protection Authority's *State Environment Protection Policy (Control of Noise from Commerce, Industry and trade) No. 1 (SEPP N-1)* standard (as documented in EPA publication 1412).

14. Prior to the endorsement of plans in accordance with condition 1, an updated Predictive Noise Assessment report must be provided that:

    a) Is modelled using the final design layout, and electrical components for the facility;
    b) demonstrates the facility will comply with the SEPP N-1 standard at all times, without relying on limiting the operating capacity of any part of the facility;
    c) provides detail of the mitigation measures that need to be implemented (e.g. noise walls) to achieve compliance with Environmental Protection Authority's *State Environment Protection Policy (Control of Noise from Commerce, Industry and trade) No. 1* (SEPP N-1, as documented in EPA publication 1412), if required.

The Predictive Noise Assessment must be to the satisfaction of the Minister for Planning and when endorsed shall form part of the incorporated plans for this document.

All measures relied on to achieve compliance with the SEPP N-1, as documented in EPA publication 1412 must be shown on the plans endorsed under condition 1, and implemented to the satisfaction of the Minister for Planning.

The Predictive Noise Assessment must be made available to the public.

15. Within 1 month of the commencement of the use, a Post-Construction Acoustic Assessment must be prepared by a suitably qualified acoustic engineer and must be submitted to the Minister for Planning and Melton City Council. The Acoustic Report must be made available to the public. The report must assess the compliance of the use with the SEPP N-1 Standard and, where necessary, make recommendations to limit the noise impacts in accordance with the SEPP N-1 Standard. If recommendations to limit the noise impacts are made, they must be implemented to the satisfaction of the Minister for Planning and Melton City Council.

16. Within 1 year of the commencement of the use, a Post-Construction Acoustic Assessment Report must be prepared by a suitably qualified acoustic engineer and must be submitted to the Minister for Planning and Melton City Council, demonstrating compliance with the SEPP N-1 Standard at all times. The Acoustic Report must be made available to the public. The report must assess the compliance of the use with the SEPP N-1 Standard and, where necessary, make recommendations to limit the noise impacts in accordance with the SEPP N-1 Standard. If recommendations to limit the noise impacts are made, they must be implemented to the satisfaction of the Minister for Planning and Melton City Council.

Traffic Management

Vehicle Access Points

17. Vehicle access points must be designed and located to the following standards, to the satisfaction of the relevant road management authority (or authorities):

    a) To the extent practicable, access points must be able to accommodate turning movements without vehicles encroaching onto the incorrect side of the road.
    b) Safe sight distances must be provided.
    c) Potential through traffic conflicts must be avoided.

Traffic Management Plan

18. Before development starts, a Traffic Management Plan (TMP) must be submitted to, approved and endorsed by the Minister for Planning. Once endorsed, the plan will form part of the incorporated plans for this document.

    The TMP must:

    a) Be prepared by a suitably qualified and experienced independent civil or traffic engineer.
    b) Specify measures to be taken to appropriately eliminate, reduce or mitigate road safety hazards and traffic impacts associated with the construction and operation of the facility, including measures to ensure (in relation to the BP Freeway Service Centre (outbound) on the Calder Freeway):
        i. Unimpeded and safe access for vehicles entering/exiting the service centre.

ii. Unimpeded ability to reach speed prior to merging onto the Calder Freeway.

c) Identify the scheduling of all construction works.
d) Designate appropriate construction vehicle routes to the site, taking into consideration the measures specified pursuant to condition 18b).
e) Designate vehicle access points to the site from surrounding roads.
f) Address coordination between construction traffic and school bus travel.
g) Be approved by the relevant road management authority (or authorities) prior to submission to the Minister for Planning.

19. The endorsed TMP must be implemented to the satisfaction of the Minister for Planning and relevant road management authority (or authorities).

20. Any proposed alteration or modification to the endorsed TMP must be approved by the relevant road management authority (or authorities) prior to submission to the Minister for Planning for endorsement.

Complaints

Complaint Investigation and Response Plan

21. Before development starts, including the removal of native vegetation, a Complaint Investigation and Response Plan (CIRP) must be submitted to, approved and endorsed by the Minister for Planning. Once endorsed, the CIRP will form part of the incorporated plans for this document.

    The CIRP must:

    a) Respond to all aspects of the construction and operation of the facility.
    b) Be prepared in accordance with Australian/New Zealand Standard AS/NZS 10002:2014 – Guidelines for Complaint Management in Organisations.
    c) Include a process to investigate and resolve complaints (different processes may be required for different types of complaints), including complaints from the Air Traffic Controller (ATC) at Melbourne Airport to ensure compliance with condition 65.

22. The endorsed CIRP must be implemented to the satisfaction of the Minister for Planning.

Publishing Information about Complaints Handling

23. Before development starts, including the removal of native vegetation, the following information must be made publicly available and readily accessible from the facility project website, or another publicly available resource to the satisfaction of the Minister for Planning:

    a) A copy of the endorsed CIRP.
    b) A toll-free telephone number and email contact for complaints and queries to the facility operator.

Complaints Register

24. Before development starts, including the removal of native vegetation, a Complaints Register must be established which records:

    a) The complainant's name and address (if provided).

b) A receipt number for each complaint, which must be communicated to the complainant.
c) The time and date of the incident, and operational conditions at the time of the incident.
d) A description of the complainant's concerns.
e) The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.

25. All complaints received must be recorded in the Complaints Register.

26. The complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the Minister for Planning on each anniversary of the date of this Incorporated Document and at other times on request.

Risk and Emergency Management

27. The operator of the facility must undertake a comprehensive risk management process, including the preparation of an Emergency Management Plan, for the facility in accordance with CFA's Guidelines for Renewable Energy Installations, to the satisfaction of CFA.

28. Prior to the commencement of operation of the facility, the operator must develop an Emergency Information Book, and provide this in an Emergency Information Container at site entrances, as per CFA's Guidelines for Renewable Energy Installations.

29. 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.

Access

30. A four (4) metre perimeter road should be constructed within the ten (10) metre perimeter Fire Break.

31. Roads are to be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes.

32. 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.

33. 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.

34. Dips in the road should have no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle.

35. 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.

36. Road networks must enable responding emergency services to access all areas of the facility.

37. Suitable access points to the site, to ensure safe and efficient access to and egress from areas that may be impacted or involved in fire.

Water Supply

38. The operator of the facility must provide static water supply commensurate to the risk as per the outcomes of the risk management process, to the satisfaction of CFA.

Fuel/Vegetation Management

39. Grass is to be maintained at below 100mm in height during the declared Fire Danger Period.

40. There must be a clearance of at least 2 metres between the lowest branches and ground level within the vegetation screening (landscape buffer) zone.

41. A fire break area of at least 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.

    a) The fire break area must commence from the boundary of the facility or from the vegetation screening (landscape buffer) inside the property boundary.
    b) The fire break must be constructed using either mineral earth or non-combustible mulch such as crushed rock.
    c) The fire break must be vegetation-free at all times.
    d) No obstructions are to be within fire break area (e.g., no stored materials of any kind).

42. The site operator must 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).

43. 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.

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

Solar Installations – Operation and Maintenance

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

46. 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 entrances to the facility.

47. Under solar array installations, only mineral earth; non-combustible mulch such as stone; or grass or other vegetation maintained to no more than 100mm are acceptable to CFA. This includes localised crops of root vegetables or other plants with low flammability, planted to ensure that no part of the plant extrudes from underneath panel banks.

48. The distance of visual screening vegetation from solar panel installations is to be determined through a risk management process that considers radiant heat from a bank of solar panels fully involved in fire as an ignition source.

Battery Installations

49. 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).

50. Adequate ventilation of the battery container/storage area is to be provided where required under AS/NZS 5139-2019; the manufacturer's requirements and/or Safety Data Sheet(s) for battery storage.

51. Containers/infrastructure for battery installations are to be provided with appropriate spill containment/oil tray.

52. 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.

53. 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.

54. 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.

55. Battery installations are to be serviced/maintained as per the manufacturer's requirements.

56. 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.

EPBC Act-listed Species

57. Before development commences (including the removal of native vegetation), approval under the EPBC Act must be obtained, and copies of any approvals provided to the Minister for Planning.

Native Vegetation Removal

58. Before works start, all persons undertaking the vegetation removal or works on site must be advised of all relevant conditions and associated statutory requirements or approvals.

59. Before works start, a native vegetation protection fence must be erected around the tree protection zone of all scattered trees to be retained. This fence must be erected at a radius of 12x the diameter at breast height (DBH) to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree. The protection fence must be constructed of star pickets, chain mesh or similar to the satisfaction of the Minister for Planning. The protection fence must remain in place until all works are completed to the satisfaction of the Minister for Planning.

    a) The following is prohibited within any tree or vegetation protection zone:
    b) Vehicular or pedestrian access.
    c) Trenching or soil excavation.
    d) Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
    e) Entry and exit pits for underground services.

f) Any other actions or activities that may result in adverse impacts to retained native vegetation.

60. The native vegetation permitted to be removed, destroyed or lopped under this Incorporated Document is 7.497 hectares of native vegetation, as shown on the Incorporated Plans.

61. To offset the removal of 7.497 hectares of native vegetation, a native vegetation offset must be secured in accordance with the Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP 2017). The following offsets must be secured:

a) A general offset of 1.744 general habitat units:
   i. located within the Port Phillip and Westernport Catchment Management Authority (CMA) or Melton City Council areas.
   ii. with a minimum strategic biodiversity value of at least 0.290.

62. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the Minister for Planning. This evidence is one or both of the following:

a) An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site; and/or
b) Credit extract(s) allocated to the Incorporated Document from the Native Vegetation Credit Register.

63. A copy of the offset evidence will be endorsed by the Minister for Planning to form part of the incorporated plans for this document.

64. Where the offset includes a first party offset(s), an annual offset site report must be provided to the Minister for Planning by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Glint & Glare Management – Melbourne Airport

65. Any glint or glare caused by the solar panels must at all times meet FAA requirements, or not detrimentally impact upon the operation of the Air Traffic Control Tower (ATCT) at Melbourne Airport. Should glint or glare be identified as an issue by the Air Traffic Controllers (ATC) at Melbourne Airport, measures to remedy the situation must be implemented within 24 hours of the ATC at Melbourne Airport notifying the operator of the facility about the issue. These measures may include the removal of specific solar panel rows, which are causing glare issues, if no other remediation can be implemented.

66. Prior to the commencement of development, the operator of the facility must provide a contact phone number to the operator of Melbourne Airport (via email to: airspaceprotection@melair.com.au), which can be contacted 24/7 allowing the operator of Melbourne Airport to notify the operator of the facility at any time should an issue arise with glint or glare during the life of the facility.

Decommissioning

67. Once the facility permanently ceases operation, the Minister for Planning and Council must be notified within three months.

68. Subject to condition 69, once the facility permanently ceases operation, all infrastructure, equipment, buildings, structures and works must be removed, and the site or the relevant part of the site must be rehabilitated and reinstated to the condition it was in prior to the commencement of development to allow it to be used for agricultural purposes (or any proposed alternative use). This includes, but is not limited to, all battery storage containers, inverters/transformer containers, control building, substation, switchyard, and above and below ground electrical infrastructure and equipment.

69. If the landowner requests, items of infrastructure or other works (such as access tracks or the control building) that are suitable for the ongoing agricultural use of the land (or proposed alternative use) may be retained, subject to the written consent of Minister for Planning.

70. Within three months of the facility permanently ceasing operation, a Decommissioning Management Plan (DMP) prepared by a suitably qualified and experienced person must be submitted to, approved and endorsed by the Minister for Planning. Once endorsed, the DMP will form part of the incorporated plans for this document.

    The DMP must include, as a minimum:

    a) Identification of infrastructure, equipment, buildings and structures to be removed, and details of how these will be removed.
    b) Details of how the site will be rehabilitated to meet the requirements of condition 68.
    c) A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the Minister for Planning prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the Minister for Planning for endorsement. The DTMP must specify measures to manage traffic impacts associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the Minister for Planning.
    d) A requirement that all decommissioning works identified in the DMP be completed to the satisfaction of the Minister for Planning as soon as practicable, but no later than 12 months after the DMP is endorsed, or such other period approved by the Minister for Planning.

71. The endorsed DMP must be implemented to the satisfaction of the Minister for Planning.

Expiry

72. Notwithstanding any other provisions of this document, this Incorporated Document will expire if one of the following circumstances applies:

    a) The development is not commenced within four years from the date of the gazettal of Amendment C225melt.
    b) The development is not completed within six years from the date of the gazettal of Amendment C225melt.
    c) The use of the facility is not commenced within six years from the date of the gazettal of Amendment C225melt.

    The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within six months afterwards.

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End of Document