

**FULHAM**  
SOLAR FARM



**Spence**  
Consulting  
Group

# Community Consultation Report

## Fulham Solar Farm

Prepared for Fulham Farm Pty Ltd on behalf of Fulham Farm Solar Trust

[spence-consulting.com](http://spence-consulting.com)





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Report Revision		
0.1 (Draft)	28 September 2021	For internal review
1.0 (Final)	30 September 2021	Final for submission
Report Preparation		
Report Prepared By:	Cameron Spence, cameron@spence-consulting.com	

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## Executive Summary and Recommendations

The Fulham Solar Farm is a proposed solar farm of 80 megawatts (enough to power around 25,000 homes) with battery storage of approximately 80 megawatts per hour to be located on 400 acres of farmland adjacent to the north west corner of the Hopkins Road and McLarens Road intersection, Fulham (within the Wellington Shire). The total project cost is estimated to be \$120m (excluding batteries).

The Fulham Solar Farm project was originally developed as a joint venture between Solis Renewable Energy Pty Ltd (Solis RE), Marathon Electrical Pty Ltd and WK & MA Ferguson Pty Ltd, along with the Perry Bridge Solar Farm and the Gippsland Renewable Energy Park. Octopus Australia and the Clean Energy Finance Corporation (CEFC) purchased the rights to develop the project during 2021, with all parties working closely together to bring the projects to financial close.

During the planning for the Fulham Solar Farm, the project proponents have undertaken ongoing engagement and consultation with the local community and key stakeholders including Wellington Shire Council and GEO Group / Fulham Correctional Centre to inform the projects plans.

To support the ongoing community and stakeholder engagement undertaken by the proponents over the past 12 months, a formal period of community consultation was completed between 13 September 2021 and 28 September 2021 by independent consultants Spence Consulting Group. This consultation process was undertaken to support and inform the planning permit application to the Department of Environment, Land, Water and Planning (DELWP).

A thorough consultation and communication plan was developed for the project and executed in accordance with DELWP's 'Community Engagement and Benefit Sharing in Renewable Energy Development, A Guide for Renewable Energy Developers' and utilising the International Association for Public Participation's (IAP2) Public Participation Spectrum.

Due to the impacts of COVID-19 over the previous 12 months, the consultation and engagement process has been tailored to conform with the requirements of the Victorian government across the period. Where possible, face-to-face consultation has been undertaken, and where restrictions have not allowed, alternative methods of communication have been utilised including local media, a letterbox drop of nearby residents, online meetings and displaying project details via community noticeboards.

Feedback received through the communication and consultation process undertaken to date indicates broad community support for the project, with no formal objections submitted through the process.

This report details the processes undertaken and feedback received on the proposed facility.

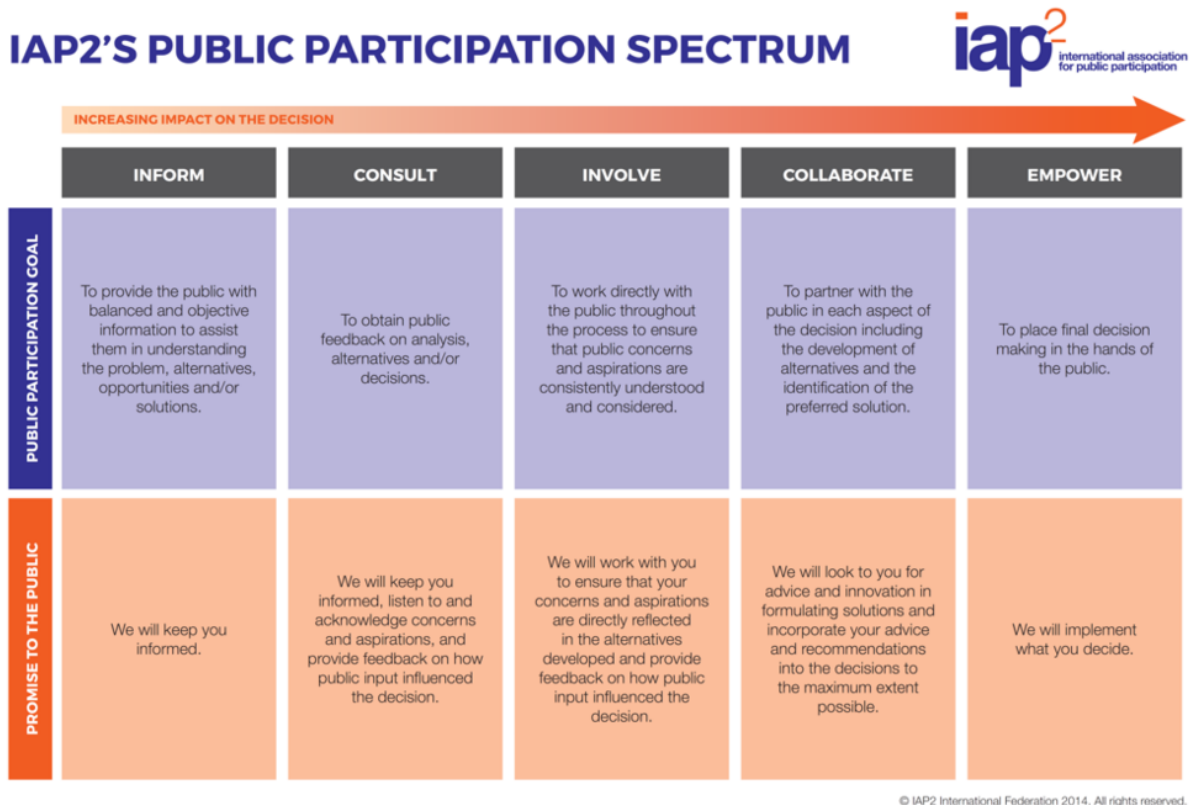




# Process for Community Consultation

The community consultation process was undertaken in accordance with DELWP’s ‘Community Engagement and Benefit Sharing in Renewable Energy Development, A Guide for Renewable Energy Developers’ and utilising the International Association for Public Participation’s (IAP2) Public Participation Spectrum.

Based on assessment of the overall impact of the proposed solar farm, the process undertaken for the formal period of community consultation completed by Spence Consulting Group followed the first three steps of the IAP2 Public Participation Spectrum, Inform, Consult and Involve.



## Consultation and Communication Activities

In preparation for the planning permit application, a consultation and communication plan was developed to guide the process and ensure stakeholder feedback contributed to the ongoing development and planning of the proposed project.

A formal community consultation process was undertaken over a period of 2 weeks, commencing 13 September 2021, and concluding 28 September 2021. The process undertaken was modified to meet COVID-19 restrictions during the period. Spence Consulting Group and the project proponents completed additional stakeholder engagement prior to the formal period of consultation to inform the process to inform the project planning.

A summary of the key steps completed during the communication and consultation process is as follows:



Date	Activity	Reference
September 2020 to September 2021	Discussions with local neighbours to inform them of the project and planning process	
1 October 2020	Fulham Solar Farm website and social media channels (Facebook and LinkedIn) launched	
November 2020	Stakeholder phone introductions and follow-up email to key stakeholders to provide an overview of the proposed development	
21 November 2020	Email to identified stakeholders, highlighting project, inviting to view new website and subscribe via website for project updates.	
24 March 2021	Project briefing with GEO Group (Fulham Correction Centre) to provide an overview of the proposed process and capture and specific feedback, requirements of concerns for consideration in the project planning.	
10 June 2021	Meeting with Wellington Shire Council economic development to provide project overview	
10 June 2021	Press release distributed to Gippsland times (and all identified stakeholders) providing an overview of the project and the planning and consultation process. The article was <a href="#">published</a> by the Gippsland Times on 15 June 2021.	Appendix 1
30 June 2021	Pre-planning application meeting with DELWP to discuss process and provide project overview	
3 August 2021	Project briefing to Wellington Shire Council (Councillors and executive team)	
18 August	Project briefing, Office of the Minister for Energy, Environment and Climate Change (the Hon. Lily D'Ambrosio MP)	
13 September 2021	Email to all identified stakeholders alerting to formal commencement of community consultation process	
13 September 2021	Public advertisement of community consultation: <ul style="list-style-type: none"> <li>• Latrobe Valley Express (Tuesday 14 September)</li> <li>• Gippsland Times-Spectator (Wednesday 15 September)</li> </ul> <p>The advertisement directed interested parties on how to obtain additional details on the project.</p> <p>Distribution of Press Release to local media. Nb. The press release was featured in the Gippsland Times on 14 September 2021.</p>	Appendix 2
13 September 2021	<b>Commencement of formal period of community consultation</b>	Appendix 3
13 September 2021	Project plans, FAQs and site impact assessments published on Fulham Solar Farm website and details published via Facebook and LinkedIn.	
14 September 2021	Project plans physically on display at: <ol style="list-style-type: none"> <li>1. Gippsland Centre, Community Notice Board, 37 -39 Cunninghame St, Sale</li> <li>2. Rosedale IGA, 17 – 19 Prince Street, Rosedale</li> </ol> <p>Details provided included project FAQs, plans, the process for obtaining additional details and providing feedback.</p>	Appendix 4
14 - 20 September 2021	Letterbox drop to neighbours within 2km radius of the Solar Farm property, providing details of the consultation process and FAQs.	Appendix 5
23 September 2021	Meeting with GEO Group (Fulham Correctional Centre) to run through project assessments and impacts.	
24 September 2021	Meeting with the owner and family of 375 McLarens Road, Kilmany to provide details of the proposed plans and design.	
28 September 2021	<b>Completion of formal period of community consultation</b>	

Due to the COVID-19 pandemic and social distancing requirements in Victoria during the September 2021, limited face-to-face consultation was undertaken.



## Feedback Received

During the period 13 September 2021 to 28 September 2021, the Fulham Solar Farm website was visited by more than 130 unique visitors.

During this period, 4 responses were received from community members and community groups, a summary of which is outlined in the table below.

A response was provided by the proponents to all of the enquiries received and all contacts were added to the stakeholder database and will receive ongoing updates as the project progresses.

Name of Contact	Relationship to Project	Nature of contact	Response provided by proponent
██████████	Department of Defence (East Sale RAAF Base)	Refer Appendix 6 (letter received from Department of Defence)	Confirmed that potential impact identified (glint and glare) will be passed on to proponent to support ongoing project planning.
██████████	Gippsland Compact Change Network	Letter of support, refer Appendix 7	Acknowledgement of receipt of letter of support
██████████	Local resident (neighbour to North of proposed solar farm)	Concerns raised with lack of consultation. Questions regarding visual impact, solar farm property ownership and complaints handling register.	Additional details were provided detailing the screening that will be established along the property boundary to minimise visual impact (landscape plan). Details of property ownership provided. Offered to schedule a discussion to run through the project plans in detail (with proponent and planning consultants).
██████████	Leaseholder West Sale Airport	Concerned with potential issues and impacts on pilots regarding glint and glare from the solar farm.	Provided with a copy of the glint and glare assessment, commitment made to raise concern with proponent and expert consultants to ensure that all potential concerns and impacts are appropriately mitigated.

Note, all feedback received throughout the development of the Perry Bridge Solar Farm project is captured in the Perry Bridge Solar Farm Stakeholder database, refer Appendix 8.

## Conclusion

A thorough consultation and communication process was undertaken in accordance with DELWP's 'Community Engagement and Benefit Sharing in Renewable Energy Development, A Guide for Renewable Energy Developers' and utilising the International Association for Public Participation's (IAP2) Public Participation Spectrum, adapted to reflect government requirements because of the COVID-19 pandemic.

Based upon the consultation undertaken and feedback received, no objections were identified which at this time require amendment to the reports and plans prepared for submission of the planning permit application to DELWP.



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## Attachments

Attachment 1	Press release 10 June 2021
Attachment 2	Gippsland Times advertisement 14 September 2021
Attachment 3	Press release 13 September 2021
Attachment 4	Fulham Community Noticeboard
Attachment 5	Letter to neighbours (2km radius)
Attachment 6	Letter received from Department of Defence (15 September 2021)
Attachment 7	Letter of support, Gippsland Climate Change Network (19 September 2021)
Attachment 8	Perry Bridge Solar Farm Stakeholder Database







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## Planning commences for new solar farm in Fulham

**10 June 2021**

Gippsland's transition to renewable energy continues to gather momentum, with planning underway for a new solar farm in Fulham.

The Fulham Solar Farm is a joint venture (JV) between Solis Renewable Energy, Marathon Electrical and WK & MA Ferguson, and is their second project to commence the planning process, with the Perry Bridge Solar Farm recently receiving planning approval from the Victorian Government.

The Fulham project is a proposed solar farm of 80 megawatts (enough to power around 25,000 homes) with battery storage of up to 80 megawatt hours to be located on 400 acres of farmland adjacent to the northwest corner of the Hopkins Road and McLarens Road intersection, Fulham. The solar farm is planned to co-exist with existing grazing activities on the site.

Detailed site assessments and designs are currently underway, with a formal period of community consultation to be completed in the coming months, prior to submission of a planning application to the Department of Environment, Land, Water and Planning (DELWP).

"We are very excited by the ongoing progress and support for these projects" said Brett Singh, Director of Marathon Electrical, "we have had significant interest from the local community and industry regarding the projects and are well advanced in discussions with AusNet regarding connecting the projects to the grid".

To support the renewable energy projects across the region, the JV partners have joined with a number of other local organisations to launch the Australian Renewables Academy.

The Australian Renewables Academy (ARA) aims to create and embed a renewable energy skilled workforce in Gippsland, allowing local people to participate fully in and benefit from the renewable energy boom that is beginning in the region.

"We intend to create opportunities for all members of the Gippsland community through supported training and work readiness programs," said Singh. "The ARA will ensure that the economic and social benefits of the rapidly developing renewables sector are realised by the local community through the development of a well trained workforce, with transferable skills to make the most of the employment opportunities in the sector."

The Australian Renewables Academy will be based in Sale and over time will develop courses and connections with education providers that are relevant to industry and can be delivered Australia wide.

Additional details are available as follows:

[Fulham Solar Farm](#)  
[Australian Renewables Academy](#)



# Community Consultation Fulham Solar Farm

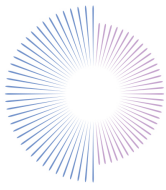
The Fulham Solar Farm is an 80 megawatt solar farm with battery storage of up to 80 megawatts per hour to be located on 400 acres of farmland adjacent to the NW corner of the Hopkins Road and McLarens Road intersection, Fulham 3851.

A planning application is currently being prepared for lodgement with the Department of Environment, Land, Water and Planning. To support the application, the community are invited to provide feedback on the proposed project by 28 September 2021.

Details of the project will be available from Monday, September 13, 2021, at:  
[www.fulhamsolar.com.au](http://www.fulhamsolar.com.au) and from Wednesday September 15 for public viewing at:

**Rosedale:** Rosedale IGA,  
17 - 19 Prince St, Rosedale

**Sale:** Gippsland Centre Community Notice  
Board, 37 -39 Cunninghame St, Sale



**FULHAM**  
SOLAR FARM

## **COMMUNITY INVITED TO PROVIDE FEEDBACK ON PROPOSED FULHAM SOLAR FARM**

13 September 2021

Development of the proposed Fulham Solar Farm continues to progress, with a period of formal community consultation currently underway to support the projects planning application.

The Fulham project is a proposed solar farm of 80 megawatts (enough to power around 25,000 homes) with battery storage of up to 80 megawatt hours to be located on 400 acres of farmland adjacent to the northwest corner of the Hopkins Road and McLarens Road intersection, Fulham. The solar farm is planned to co-exist with existing grazing activities on the site.

The project, which was established by Solis Renewable Energy (Solis RE) and prominent local businesses Marathon Electrical and WK & MA Ferguson, was recently acquired by Octopus Australia and the Clean Energy Finance Corporation.

The planning application for the Fulham Solar Farm project is currently being prepared for lodgement with the Department of Environment, Land, Water and Planning, with the aim for construction of the project to commence in the first half of 2022.

To support the planning application, the community are invited to provide feedback on the proposed project.

Details of the project will be available from Monday 13th September at [www.fulhamsolar.com.au](http://www.fulhamsolar.com.au), or for public viewing from Wednesday 15<sup>th</sup> September at:

Rosedale  
Sale

Rosedale IGA, 17 - 19 Prince St, Rosedale  
Gippsland Centre Community Notice Board, 37 - 39 Cunninghame St, Sale

Due to COVID-19 restrictions, the developers are unable to undertake face-to-face community engagement at this time. Community members seeking further details on the project are invited to schedule an online discussion with the project proponents by emailing [rob@spence-consulting.com](mailto:rob@spence-consulting.com) or by phone 0418 132 573.

**ENDS**

For media enquiries contact:

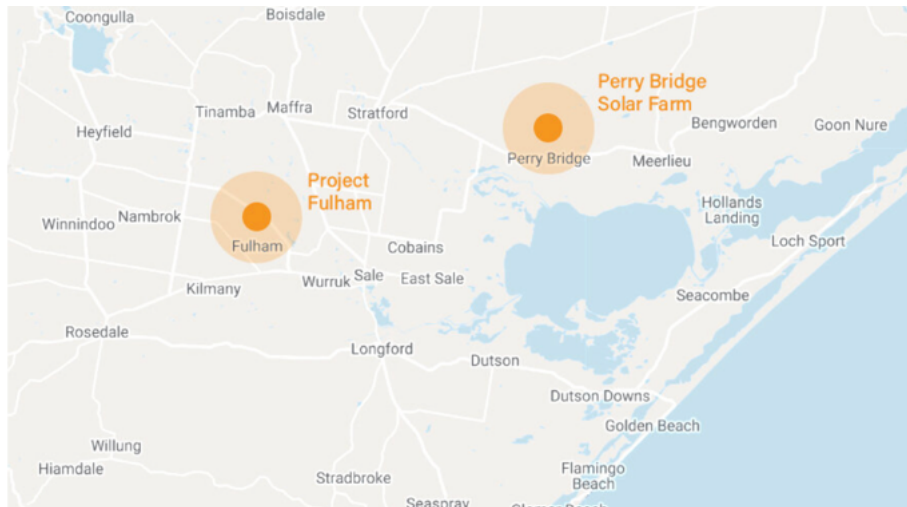
Nam Quach  
Octopus Investments

Phone: +61 (0)425 750 106

Email: [nam.quach@octopusinvestments.com](mailto:nam.quach@octopusinvestments.com)



## FULHAM SOLAR FARM



The Fulham project is a proposed solar farm of 80 megawatts (enough to power around 25,000 homes) with battery storage of up to 80 megawatt hours to be located on 400 acres of farmland adjacent to the northwest corner of the Hopkins Road and McLarens Road intersection, Fulham. The solar farm is planned to co-exist with existing grazing activities on the site.

The project, which was established by Solis Renewable Energy (Solis RE) and prominent local businesses Marathon Electrical and WK & MA Ferguson, was recently acquired by Octopus Australia and the Clean Energy Finance Corporation.

The planning application for the Fulham Solar Farm is currently being prepared for lodgement with the Department of Environment, Land, Water and Planning, with the aim for construction of the project to commence in the second half of 2022. The solar farm is proposed to be connected to the AusNet Services 22KV and 66kV network. The connection process has commenced with final approval expected in the first half of 2022.

The Planning Permit application requires a comprehensive assessment of the project and site including:

- Design documentation
- Cultural Heritage Assessment Report
- Agricultural Land Value Report
- Traffic Management Report
- Glint and Glare Impact Assessment Report
- Landscape Plan
- Flora and Fauna Report
- Bushfire Report
- Town Planning Report

These reports are used to establish if a site is appropriate for the construction and operation of a solar farm and inform design and development detail.

The application is expected to be finalised and lodged by Q4, 2021.

For full details, visit [www.fulhamsolar.com.au](http://www.fulhamsolar.com.au)

## FREQUENTLY ASKED QUESTIONS

### **When will the solar farm be operational?**

Subject to planning approval, construction of the project is expected to commence in the first half of 2022, with the solar farm fully operational in mid-2023.

### **Who is developing the solar farm?**

The project was established by Solis Renewable Energy (Solis RE) and prominent local businesses Marathon Electrical and WK & MA Ferguson. Octopus Australia and the Clean Energy Finance Corporation recently purchasing the rights to develop the project, who continue to work closely with the original project developers.

### **Who will own the land in the long-term?**

The land is locally owned and will remain locally owned throughout the life of the project, with a 35-year lease likely to be established.

### **Will there be employment opportunities for local people during construction and operation?**

During construction the intention is to maximise the utilisation of local businesses and people.

More than 100 trades people will be working on the project during the estimated 13-month construction phase. Local accommodation and meals will be required for any non-local staff.

2-3 local jobs are expected to be created during the operation of the solar farm.

### **Will local businesses be engaged in the construction and operations of the solar farm?**

Local businesses will be utilised in the construction of the solar farm. While some specialist technology will be sourced from outside of the region, we expect the bulk of the physical work to be completed by local businesses. A project based ICN Gateway page will be established to register the interest of local suppliers.

### **Can we purchase electricity from the solar farm?**

The solar farm will deliver power to the electricity grid; therefore, residents are unlikely to be able to procure electricity directly. A commercial Power Purchasing Agreement will be established, so local businesses may have the opportunity to become involved. For additional details, email [contact@fulhamsolar.com.au](mailto:contact@fulhamsolar.com.au).

### **Will the project deliver cheaper electricity prices?**

The establishment of renewable energy projects across the State is expected to create a more competitive energy market and slow the increase in energy costs. Within Gippsland, the Fulham project will strengthen the local energy network, particularly in the east of the region, reducing vulnerability and risk of outages.

### **What impact will the project have on the flora and fauna on the site?**

A detailed flora and fauna assessment has been undertaken as part of the planning process. The design will minimise the impact on native flora and fauna in line with recommendations from the flora and fauna assessment.

### **Will the construction of the solar farm cause traffic issues?**

A detailed traffic impact assessment has been undertaken as part of the planning process and is available for public viewing. A traffic management plan will be developed and approved by Wellington Shire and VicRoads prior



to construction commencing. While the impact expected is low, any significant changes to the current traffic flow will be communicated to the community.

**Will the construction create noise issues for neighbouring properties?**

The construction process will meet all obligations of the planning approval, such as hours of work. The impact is expected to be minimal. The project developers will provide regular and ongoing communication with neighbouring properties during the construction period.

**Will the solar farm create a fire hazard?**

A Bushfire Planning Assessment has been completed as part of the planning process and is available for public viewing. The Plan will be reviewed and approved by CFA, with any risk mitigation identified to be implemented. The project is not expected to create any increased risk of bushfire.

**Will the solar panels create glare?**

A glint and glare assessment has been completed as part of the planning process and is available for public viewing. The project is designed to minimise glint and glare, including through the provision of landscaping along the property boundaries.

**Could glare be a risk for aircraft utilising the RAAF base and West Sale Airport?**

The project developers have engaged with the East Sale RAAF base and West Sale Airport during the project planning and no concerns have been raised regarding glare or other issues.

**Will the solar farm have any impact on the Fulham Correctional Centre?**

The projects developers have commenced engagement with GEO Group, the operators of the Fulham Correctional Centre, and is ensuring that any specific requirements of the Correctional Centre (e.g. site security) are included in the design of the solar farm.

**Will the solar farm negatively impact the productivity of the land?**

An agricultural land value assessment has been completed as part of the planning process and is available for public viewing. The site will continue to be used for grazing of sheep.

**Will the project impact any areas of cultural significance?**

A cultural heritage assessment has been completed as part of the planning process and is available for public viewing. The project developers will continue to engage with the Gunaikurnai Land and Waters Aboriginal Corporation during the planning of the project.

**Will the solar farm have a negative visual impact for neighbours and the local region?**

The project has been designed to minimise the visual impact. Screening (vegetation) will be incorporated along the property boundary as part of the design. The site design including planned landscaping is available for public viewing.

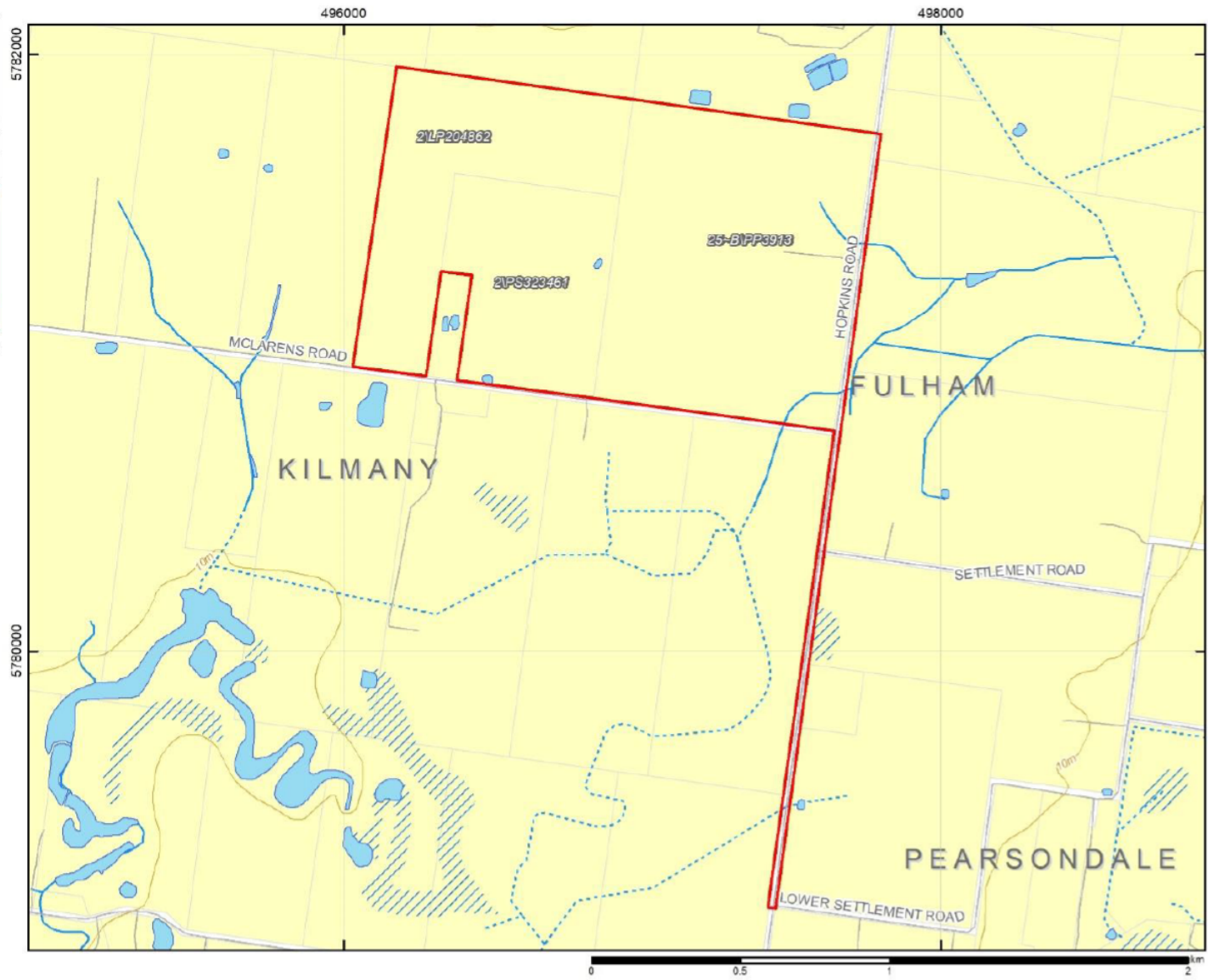
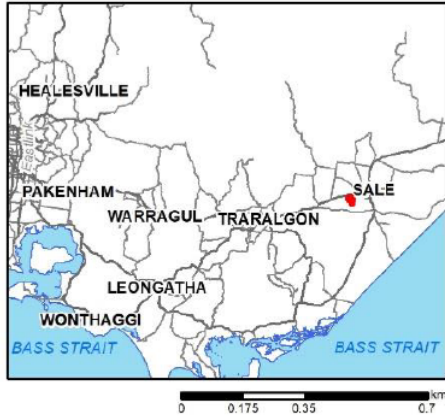
**How long will the solar farm operate for?**

The solar farm is expected to operate for a minimum of 35 years.

**How will the site be remediated at the closure of the solar farm?**

The lease agreement with the landowner requires the land to be returned to its previous usage at the end of the project life. The project owner will be required to remediate the land.





**Solar Energy Facility**  
**Hopkins Street, Fulham**  
 Location of the activity area  
 Shire of Wellington

- Activity area
- Road
- Channel/drain
- Built-up area
- 10m contour
- Rail
- Water area
- Property parcel
- Watercourse
- Subject to inundation

Project Code: HSFU_5133	Drawn by: Helen Nguyen-Mallen
GDA94 MGA Zone 55	Date: 26 August 2021
<b>ANDREW LONG + ASSOCIATES</b>	

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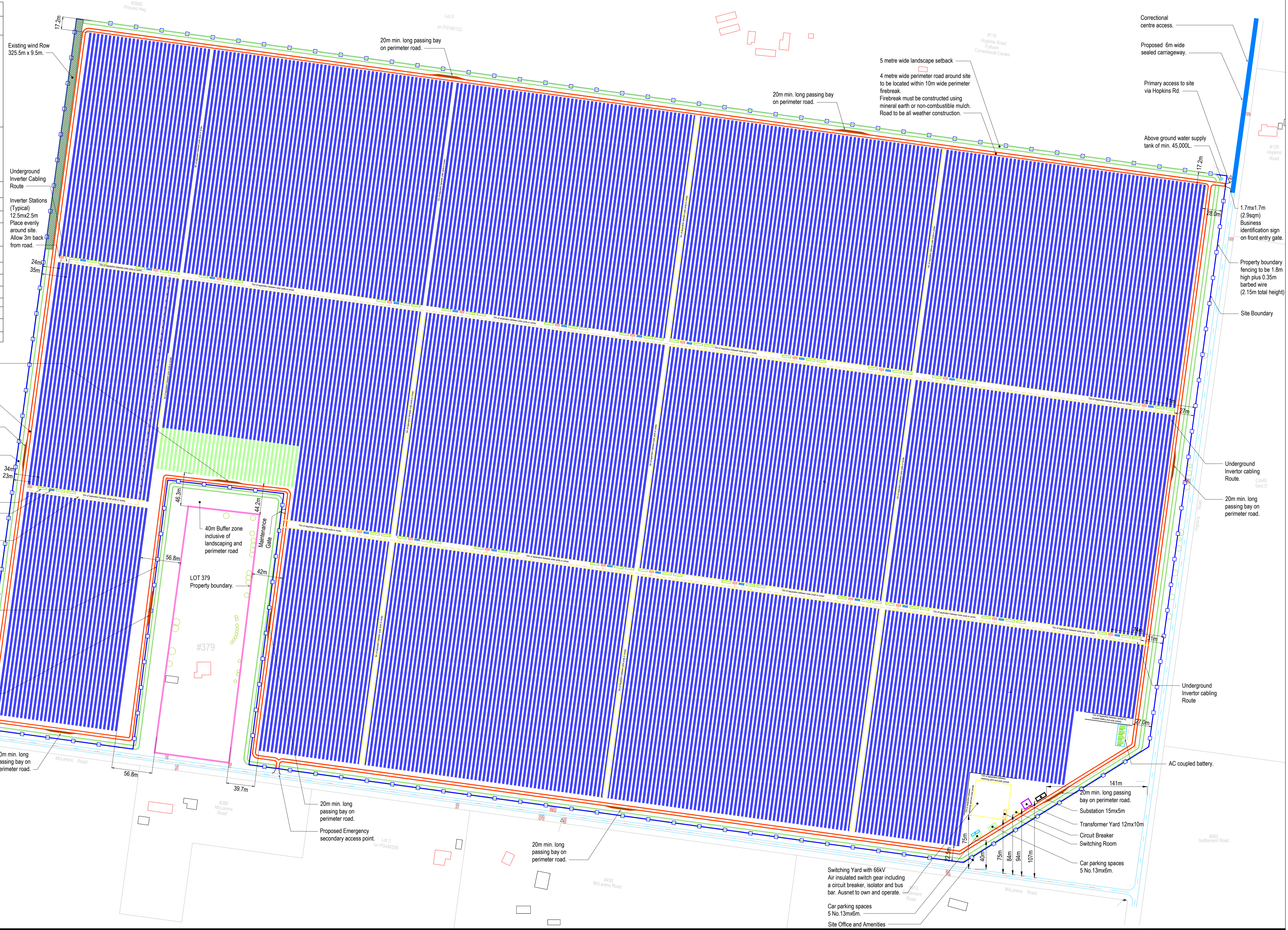
Solar Table			
Type	Colour	Quantity	Modules per table
	Dark Blue	2335	87
	Green	35	58

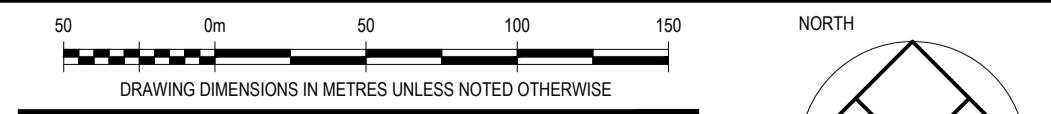
Array Information	
Dimensions	PV Modules 2.256mLx1.133mWx0.035m
Quantity	205,175

Legend	
	Perimeter fencing
	5m wide Perimeter landscaping
	4m wide Perimeter access road
	Inverter cabling
	Inverter and battery arrangement
	Dwelling
	Shed



ISS/AMT	DESCRIPTION	BY	APP	DATE
A	PRELIMINARY ISSUE	DD	-	27.08.21



PRELIMINARY  
NOT FOR CONSTRUCTION

po box 33298 melbourne vic 3004  
level 4, 3 brown crescent  
melbourne vic 3004  
picoconsulting.com.au  
asn 605 049 054  
abr 881 605 049 054  
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PROJECT: Fulham Solar Farm

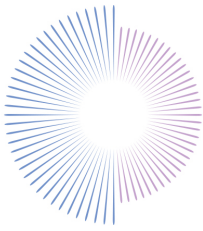
CLIENT: Fulham Solar Farm Pty Ltd

PROJECT No	DESIGNED	DRAWN	APPROVED	SCALE
31046	DD/JC	DD	-	1:2500@A1

DRAWING No: 31046TP003

TITLE: SCHEMATIC SITE INFRASTRUCTURE PLAN

ISSUE/AMT: A



**FULHAM**  
SOLAR FARM

13 September 2021

## **PROPOSED FULHAM SOLAR FARM**

Dear Neighbours,

Development of the proposed Fulham Solar Farm continues to progress, with a period of formal community consultation currently underway to support the projects planning application.

The Fulham project is a proposed solar farm of 80 megawatts (enough to power around 25,000 homes) with battery storage of up to 80 megawatt hours to be located on 400 acres of farmland adjacent to the northwest corner of the Hopkins Road and McLarens Road intersection, Fulham. The solar farm is planned to co-exist with existing grazing activities on the site.

The project, which was established by Solis Renewable Energy (Solis RE) and prominent local businesses Marathon Electrical and WK & MA Ferguson, was recently acquired by Octopus Australia and the Clean Energy Finance Corporation.

The planning application for the Fulham Solar Farm project is currently being prepared for lodgement with the Department of Environment, Land, Water and Planning, with the aim for construction of the project to commence in the first half of 2022.

To support the planning application, the community are invited to provide feedback on the proposed project. Details of the project will be available from Monday 13th September at [www.fulhamsolar.com.au](http://www.fulhamsolar.com.au), or for public viewing from Wednesday 15<sup>th</sup> September at:

Rosedale	Rosedale IGA, 17 - 19 Prince St, Rosedale
Sale	Gippsland Centre Community Notice Board, 37 - 39 Cunninghame St, Sale

Unfortunately, due to COVID-19 restrictions, we are unable to undertake face-to-face community engagement at this time, however if you would like further details on the project, we are happy to schedule an online discussion with the project partners.

To schedule a discussion or for any other details regarding the proposed project, please contact:

Rob Spence  
Phone 0418 132 573  
Email [rob@spence-consulting.com](mailto:rob@spence-consulting.com)

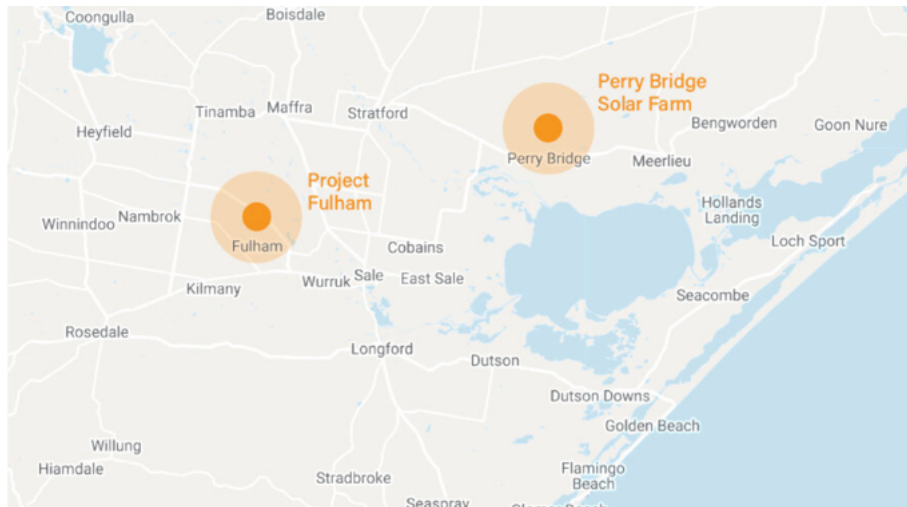
Regards

Cameron Spence  
Community Consultation Consultant  
Fulham Solar Farm

ATTACHED – Fulham Solar Farm Frequently Asked Questions



## FULHAM SOLAR FARM



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- Town Planning Report

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The application is expected to be finalised and lodged by Q4, 2021.

For full details, visit [www.fulhamsolar.com.au](http://www.fulhamsolar.com.au)

## FREQUENTLY ASKED QUESTIONS

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Subject to planning approval, construction of the project is expected to commence in the first half of 2022, with the solar farm fully operational in mid-2023.

### **Who is developing the solar farm?**

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### **Who will own the land in the long-term?**

The land is locally owned and will remain locally owned throughout the life of the project, with a 35-year lease likely to be established.

### **Will there be employment opportunities for local people during construction and operation?**

During construction the intention is to maximise the utilisation of local businesses and people.

More than 100 trades people will be working on the project during the estimated 13-month construction phase. Local accommodation and meals will be required for any non-local staff.

2-3 local jobs are expected to be created during the operation of the solar farm.

### **Will local businesses be engaged in the construction and operations of the solar farm?**

Local businesses will be utilised in the construction of the solar farm. While some specialist technology will be sourced from outside of the region, we expect the bulk of the physical work to be completed by local businesses. A project based ICN Gateway page will be established to register the interest of local suppliers.

### **Can we purchase electricity from the solar farm?**

The solar farm will deliver power to the electricity grid; therefore, residents are unlikely to be able to procure electricity directly. A commercial Power Purchasing Agreement will be established, so local businesses may have the opportunity to become involved. For additional details, email [contact@fulhamsolar.com.au](mailto:contact@fulhamsolar.com.au).

### **Will the project deliver cheaper electricity prices?**

The establishment of renewable energy projects across the State is expected to create a more competitive energy market and slow the increase in energy costs. Within Gippsland, the Fulham project will strengthen the local energy network, particularly in the east of the region, reducing vulnerability and risk of outages.

### **What impact will the project have on the flora and fauna on the site?**

A detailed flora and fauna assessment has been undertaken as part of the planning process. The design will minimise the impact on native flora and fauna in line with recommendations from the flora and fauna assessment.

### **Will the construction of the solar farm cause traffic issues?**

A detailed traffic impact assessment has been undertaken as part of the planning process and is available for public viewing. A traffic management plan will be developed and approved by Wellington Shire and VicRoads prior



to construction commencing. While the impact expected is low, any significant changes to the current traffic flow will be communicated to the community.

**Will the construction create noise issues for neighbouring properties?**

The construction process will meet all obligations of the planning approval, such as hours of work. The impact is expected to be minimal. The project developers will provide regular and ongoing communication with neighbouring properties during the construction period.

**Will the solar farm create a fire hazard?**

A Bushfire Planning Assessment has been completed as part of the planning process and is available for public viewing. The Plan will be reviewed and approved by CFA, with any risk mitigation identified to be implemented. The project is not expected to create any increased risk of bushfire.

**Will the solar panels create glare?**

A glint and glare assessment has been completed as part of the planning process and is available for public viewing. The project is designed to minimise glint and glare, including through the provision of landscaping along the property boundaries.

**Could glare be a risk for aircraft utilising the RAAF base and West Sale Airport?**

The project developers have engaged with the East Sale RAAF base and West Sale Airport during the project planning and no concerns have been raised regarding glare or other issues.

**Will the solar farm have any impact on the Fulham Correctional Centre?**

The projects developers have commenced engagement with GEO Group, the operators of the Fulham Correctional Centre, and is ensuring that any specific requirements of the Correctional Centre (e.g. site security) are included in the design of the solar farm.

**Will the solar farm negatively impact the productivity of the land?**

An agricultural land value assessment has been completed as part of the planning process and is available for public viewing. The site will continue to be used for grazing of sheep.

**Will the project impact any areas of cultural significance?**

A cultural heritage assessment has been completed as part of the planning process and is available for public viewing. The project developers will continue to engage with the Gunaikurnai Land and Waters Aboriginal Corporation during the planning of the project.

**Will the solar farm have a negative visual impact for neighbours and the local region?**

The project has been designed to minimise the visual impact. Screening (vegetation) will be incorporated along the property boundary as part of the design. The site design including planned landscaping is available for public viewing.

**How long will the solar farm operate for?**

The solar farm is expected to operate for a minimum of 35 years.

**How will the site be remediated at the closure of the solar farm?**

The lease agreement with the landowner requires the land to be returned to its previous usage at the end of the project life. The project owner will be required to remediate the land.



**Australian Government**  
**Department of Defence**

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**Cameron Spence**  
Spence Consulting Group  
[cameron@spence-consulting.com](mailto:cameron@spence-consulting.com)

Dear Cameron

**COMMUNITY INVITED TO PROVIDE FEEDBACK ON PROPOSED FULHAM SOLAR FARM**

The Department of Defence (Defence) would like to thank Spence Consulting Group for inviting Defence to provide comment on the proposed Fulham Solar Farm. Defence understands that the project is proposing to develop an 80MW solar farm with approximately 205,000 photovoltaic modules mounted on fixed structures on land situated at Hopkins Road and McLarens Road, Fulham. The subject site is approximately 15km south west of RAAF Base East Sale.

Defence is seeking to ensure that the long term viability of RAAF Base East Sale is not compromised by inappropriate development of surrounding land, as this has the potential to impact on Australia's Defence operations. On this basis Defence would like to make the following comments.

Glare from reflective surfaces can affect the visibility of pilots' during daylight hours. Therefore, Defence requests the solar panels be comprised of non-reflective materials. If the solar panels are found to cause a glare problem for pilots Defence would request that these surfaces be suitably modified to extinguish the glare.

Notwithstanding, Defence has no objection to the proposed Solar Farm.

Should you wish to discuss the content of this advice further, my point of contact is Adam Murray at [land.planning@defence.gov.au](mailto:land.planning@defence.gov.au)

Yours sincerely,

[Redacted signature]

[Redacted name and title]

15 September 2021

**Cameron Spence**  
Director  
Spence Consulting Group

19-09-2021

**RE: In Support of the Proposed Development of the Fulham Solar Farm**

The Gippsland Climate Network is a Gippsland wide not-for-profit and registered charity focused on connecting and collaborating with local communities, businesses, and government organisations around climate change awareness and solutions.

Our stated vision is that Gippsland is carbon neutral by 2040 with thriving communities, new industries, a resilient economy, healthy habitats, and sustainably managed resources.

The organisation believes that new energy developments such as yours are part of the new industries that will bring about that change and underpin the development of the Gippsland Renewable Energy Zone.

The Gippsland Climate Change Network has reviewed the proposal for an 80-megawatt solar farm with accompanying batteries and believe the proposal to be sound, technically correct and presented in accordance with all policies and procedures set out by the State and Local government.

The Latrobe region is undergoing a transition away from coal-based power and the development of renewable energy projects is necessary to help develop a transition pathway for those displaced by the change and to create new industries for the employment of future generations. Projects such as this one will provide such opportunities.

The project uses land which rates at the lower end of soil classification, and it is envisioned that grazing will still be possible inside the project reducing impact of loss of food production.

The projects inclusivity is also noted in particular the commitment to community consultation and engagement and in seeking local suppliers and trades as well as their commitment to continued local ownership of the land and its long-term rehabilitation.

Based on this analysis we endorse the proposal and its implementation strategy and encourage your approval of the project.

Regards

