



**The following are example planning permit conditions for Solar Energy Facilities assessed under Clause 53.13 'Renewable energy facilities (excluding wind energy facilities)'. The examples outlined in this document are general, and should be used as a guide. Conditions can be customised by the responsible authority to reflect local planning and project specific circumstances.**

**For more information about the Solar Energy Facilities Design and Development Guideline please visit:**

**[www.planning.vic.gov.au/policy-and-strategy/solar-energy-facilities-design-and-development-guidelines](http://www.planning.vic.gov.au/policy-and-strategy/solar-energy-facilities-design-and-development-guidelines)**

### DEVELOPMENT PLANS

1. Before development starts, amended development plans must be submitted to, approved and endorsed by the responsible authority. When endorsed, the plans will form part of this permit.  
  
The plans must be fully dimensioned and drawn to a scale. The plans must be generally in accordance with the application plans titled [*insert title*], numbered [*insert number*], dated [*insert date*], prepared by [*insert name*], but modified to show:
  - a. the location, model, specifications, materials and finishes of the solar panels
  - b. the location, elevation, materials and finishes of any ancillary buildings or works, which must be sighted and designed to minimise visual impact
  - c. the colours and finishes of all buildings and works (including solar panels and supporting infrastructure), which must be non-reflective to minimise visual impact
  - d. electricity cabling being located underground
  - e. the location and design of any proposed business identification signage
  - f. the location and nature of any native vegetation that is permitted for removal and all native vegetation to be retained within 100m of works
  - g. Any staging of the permitted development
2. The use and development must be generally in accordance with the endorsed development plans. Any plan or document endorsed in accordance with a condition of this permit must not be altered or modified without the written consent of the responsible authority.

### STAGING

3. The use and development may be completed in stages in accordance with the endorsed development plans. The corresponding obligations arising under this permit may be completed in stages.

### LANDSCAPING PLAN

4. Before development starts, a Landscaping Plan must be submitted to, approved and endorsed by the responsible authority. The plan must be fully dimensioned and drawn to a scale. When endorsed, the plan will form part of this permit.

The Landscaping Plan must include:

- a. details (type, location and species) of vegetation buffers to provide screening of the solar panels from surrounding roads and from longer range views from elevated locations. The buffers must be a minimum width of seven metres and a minimum height of three metres
  - b. details (type, location and species) of landscaping to screen buildings and structures (other than the solar panels) from surrounding roads
  - c. details of how the land under the solar panels maintains ground cover at a reasonable level and the management of ground cover in the fire season
  - d. timing of planting, which must be before development starts
  - e. height of plants at maturity
  - f. maintenance program, including weed management and the replacement of dead or diseased plants
5. The endorsed Landscaping Plan must be implemented to the satisfaction of the responsible authority.

### NOISE

6. Noise from the renewable energy facility must comply with the relevant recommended noise levels for noise sensitive areas in accordance with the *EPA Publication 1411: Noise from Industry in Regional Victoria*.

### TRAFFIC MANAGEMENT PLAN

#### Vehicle access points

7. Vehicle access points must be designed and located to the following standards, to the satisfaction of the relevant road management authority (or authorities):
  - a. truck movements to and from the land must be able to be accommodated on sealed roadways where available
  - b. to the extent practicable, access points must be able to accommodate turning movements without vehicles encroaching onto the incorrect side of the road
  - c. safe sight distances must be provided
  - d. potential through traffic conflicts must be avoided

#### Traffic Management Plan

8. Before development starts, a Traffic Management Plan must be submitted to, approved and endorsed by [specify]. When endorsed, the plan will form part of this permit.

The Traffic Management Plan must:

- a. be prepared by a suitably qualified and experienced independent civil or traffic engineer

- b. specify measures to be taken to manage traffic impacts associated with the construction of the renewable energy facility
  - c. designate appropriate construction and transport vehicle routes to the site.
  - d. include a program to inspect, maintain and (where required) repair public roads used by construction traffic
  - e. be approved by the relevant road management authority (or authorities) prior to submission to [specify]
  - f. address potential environmental and social impacts of associated with traffic generated by construction of the renewable energy facility. This must include coordination between construction traffic and school bus travel, demonstrating consultation with Public Transport Victoria on this matter, including hours that construction traffic will use public roads
  - g. *[insert other requirements as relevant]*
9. The endorsed Traffic Management Plan must be implemented to the satisfaction of [specify].
10. The endorsed Traffic Management Plan must not be altered or modified without the written consent of [specify]. Any proposed alteration or modification to the endorsed Traffic Management Plan must be prepared in consultation with the relevant road management authority (or authorities) prior to submission to the [specify] for endorsement.

### ENVIRONMENTAL MANAGEMENT

#### Construction Management Plan

11. Before development starts, an Environment Management Plan must be submitted to, approved and endorsed by the responsible authority. The plan must be prepared in consultation with DELWP. When endorsed, the plan will form part of this permit.

The Environmental Management Plan must:

- a. describe measures to minimise any amenity and environmental impacts of the construction, operation and decommissioning of the facility.
  - b. be generally in accordance with *[insert details of plan submitted with application]*
  - c. Include organisational responsibilities, and procedures for staff training and communication
  - d. *[insert other requirements as relevant]*
12. The endorsed Environmental Management Plan must be implemented to the satisfaction of the responsible authority.

#### Construction Management Plan

13. The Environment Management Plan must include a Construction Environment Management Plan, which must include:
- a. procedures to manage noise emissions generally in accordance with the requirements of the *Noise Control Guidelines* (EPA Publication 1254) and the *Environmental Guidelines for major construction sites* (EPA Publication 480)

- b. erosion and sediment control measures to ensure that no polluted and/or sediment laden run-off is discharged directly or indirectly into drains or watercourses. Straw or hay must not be used for these measures
- c. procedures to manage dust emissions, including ensuring that any on-site blasting or crushing of rocks is appropriately located within the site to manage amenity impacts on surrounding properties
- d. procedures and measures to identify and protect native vegetation and fauna habitat to be retained during works
- e. vehicle and equipment hygiene measures to prevent the spread of weeds and pathogens to and from the site
- f. procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, and to rehabilitate construction zones with appropriate species (i.e. pasture), when construction is complete
- g. the persons responsible for implementing the above measures

### **Wildlife Management Plan**

14. The Environment Management Plan must include a Wildlife Management Plan, which must outline how the possible impact [specify animal/species] on the solar panels or any other infrastructure would be mitigated by use of non-lethal control methods.

### **Drainage and Stormwater Plan**

15. The Environment Management Plan must include a Drainage and Stormwater Plan, 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 allows for the continuation of existing overland flow paths across the land
  - c. assessment of impacts of the development on onsite infiltration and surface flow patterns and downstream environments, wetlands, and adjacent landholders

### **Glare, Glint Light Spill Management Plan**

16. The Environment Management Plan must include a Glare, Glint and Light Spill Management Plan, which must:
  - a. demonstrate how glare, glint and light spill from the facility, in particular the solar panels, will be managed to minimise impacts on the surrounding area
  - b. include details of how any lighting within the site is designed and located to effectively illuminate all pertinent public areas without spilling onto road reserves or adjoining land
  - c. require lighting to be connected to a time switch or other approved system to the satisfaction of the responsible authority

### NATIVE VEGETATION

17. Before any native vegetation is removed, all persons undertaking vegetation removal or works on site must be advised of all relevant permit conditions and associated statutory requirements or approvals.
18. Native vegetation removal must be generally in accordance the development plans endorsed under condition 1 of this permit.
19. The following activities are prohibited within the area of native vegetation to be retained [*reference to relevant document*], except with the written consent of the responsible authority:
  - a. vehicular or pedestrian access
  - b. trenching or soil excavations
  - c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
  - d. entry and exit pits for the provision of underground services
  - e. any other actions or activities that may result in adverse impacts to retained native vegetation

### EMERGENCY MANAGEMENT

#### Fire and Emergency Management Plan

20. Before development starts, a Fire and Emergency Management Plan must be submitted to, approved and endorsed by the responsible authority. The plan must be prepared in consultation with the Country Fire Authority, and must include:
  - a. a Fire Management Plan that incorporates measures to minimise the risk of fire breaking out on the site
  - b. a Bushfire Risk Assessment, incorporating water supply requirements
  - c. a Fuel Reduction and Maintenance Plan
  - d. an Emergency Management Plan which ensures adequate fire-fighting and emergency vehicle access around and within the site
  - e. any other risk management measures for the site

### COMPLAINTS

#### Complaint Investigation and Response Plan

21. Before development starts, a Complaint Investigation and Response Plan must be submitted and approved and endorsed by the responsible authority. When endorsed, the plan will form part of this permit.

The Complaint Investigation and Response Plan must:

- a. respond to all aspects of the construction and operation of the solar energy 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)
22. The endorsed Complaint Investigation and Response Plan must be implemented to the satisfaction of the responsible authority.

### **Publishing information about complaints handling**

23. Before development starts, the following information must be made publicly available and readily accessible from the solar energy facility project website, or another publicly available resource to the satisfaction of the responsible authority:
- a. a copy of the endorsed Complaints Investigation and Response Plan
  - b. a toll-free telephone number and email contact for complaints and queries to the facility operator

### **Complaints Register**

24. Before development starts, 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 the prevailing weather 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. A complete copy of the Complaints Register along with a reference map of complaint locations must be provided to the responsible authority on each anniversary of the date of this permit, and at other times on request.

### **REFERRAL AUTHORITY CONDITIONS**

27. [Include any additional conditions required by referral authorities. Ensure that other conditions do not repeat, and are consistent with, conditions required by a referral authority.]

### **DECOMMISSIONING**

28. Subject to condition 29, once the renewable energy facility permanently ceases operation, all infrastructure and structures must be removed, and the site must be rehabilitated to the condition it was in prior to the start of development, to allow it to be used for agricultural purposes (or any proposed alternative use).
29. Infrastructure to be removed includes, but is not limited to, all solar panels, supporting infrastructure including foundations, substation, buildings, access tracks and above and below ground electrical infrastructure.

30. If the landowner requests, items of infrastructure that are suitable for the ongoing agricultural use of the land (or any proposed alternative use) may be retained, subject to the approval of the responsible authority.
31. Within two months of the renewable energy facility permanently ceasing operation, a Decommissioning Management Plan prepared by a suitably qualified person must be submitted to, approved and endorsed by the responsible authority. When endorsed, the plan will form part of this permit.

The Decommissioning Management Plan must include, as a minimum:

  - a. identification of structures to be removed, and details of how infrastructure and structures will be removed
  - b. details of how the site will be rehabilitated to meet the requirements of condition 28
  - c. a requirement that all decommissioning works identified in the Decommissioning Management Plan be completed to satisfaction of the responsible authority as soon as practicable, but no later than 12 months after the Plan is endorsed, or such other period approved by the responsible authority.
  - d. *[insert other requirements as relevant]*
32. The endorsed Decommissioning Management Plan must be implemented to the satisfaction of the responsible authority.

### EXPIRY

33. This permit will expire if one of the following applies:
  - a. the development is not started within [three (3) years] of the date of this permit
  - b. the development is not completed within [six (6) years] of the date of this permit