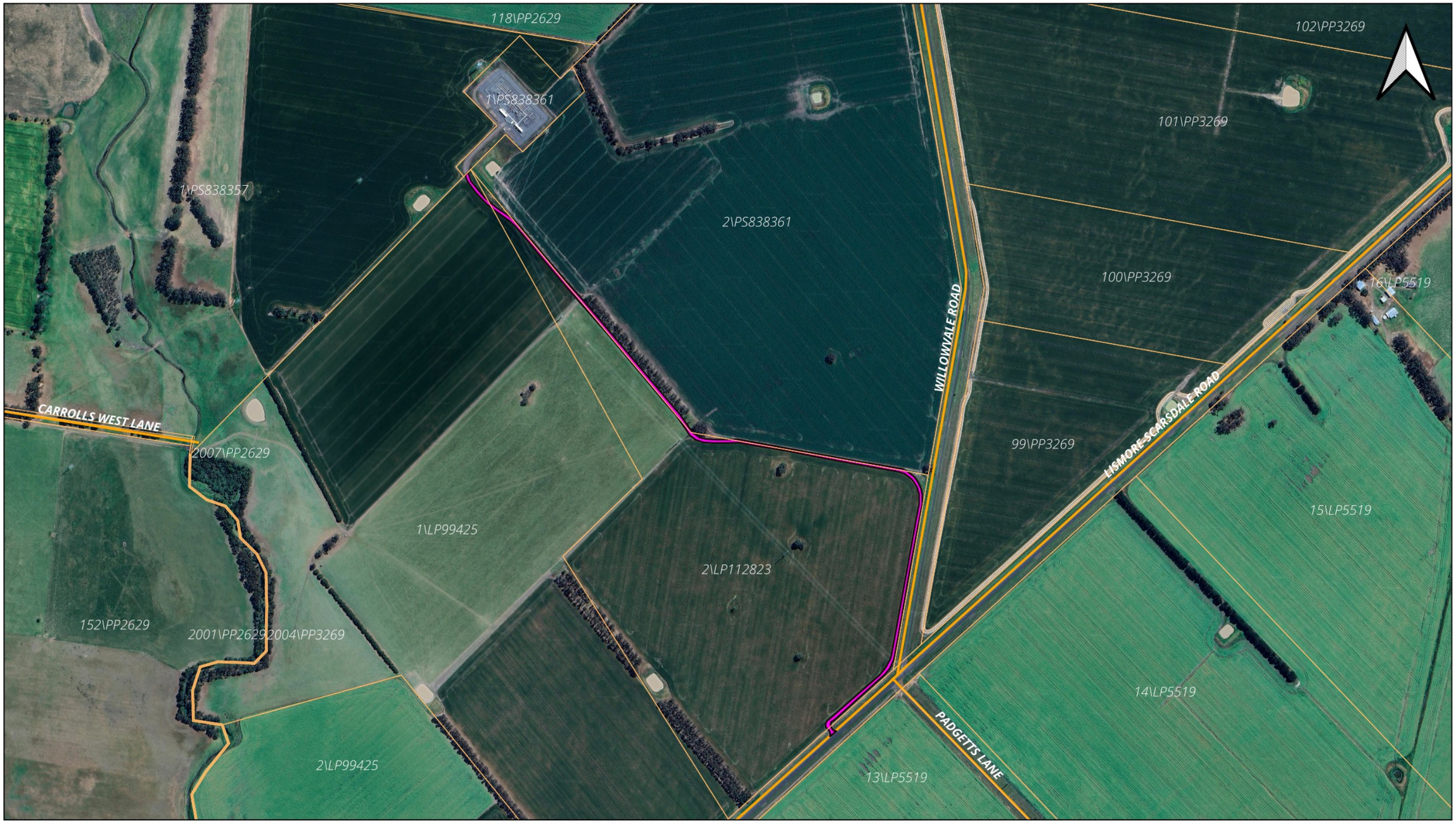
DO NOT SCALE



REV	DATE	BY	DESCRIPTION	CHK	APD
A	07.2026		ISSUED FOR REVIEW	PH	PL

DRAWING STATUS: PRELIMINARY ISSUE

Existing Access road from Lismore-Scarsdale Road to Switchyard gate.
Roads
Cadastre

SQUADRON ENERGY

PROJECT: BERRYBANK TERMINAL STATION EXTENSION

TITLE: EXISTING ACCESS

SCALE @ A3:	CHECKED:	APPROVED:
N.T.S.	PH	PL
PROJECT No:	DRAWN:	DATE:
BBTS	REF	JULY 2026

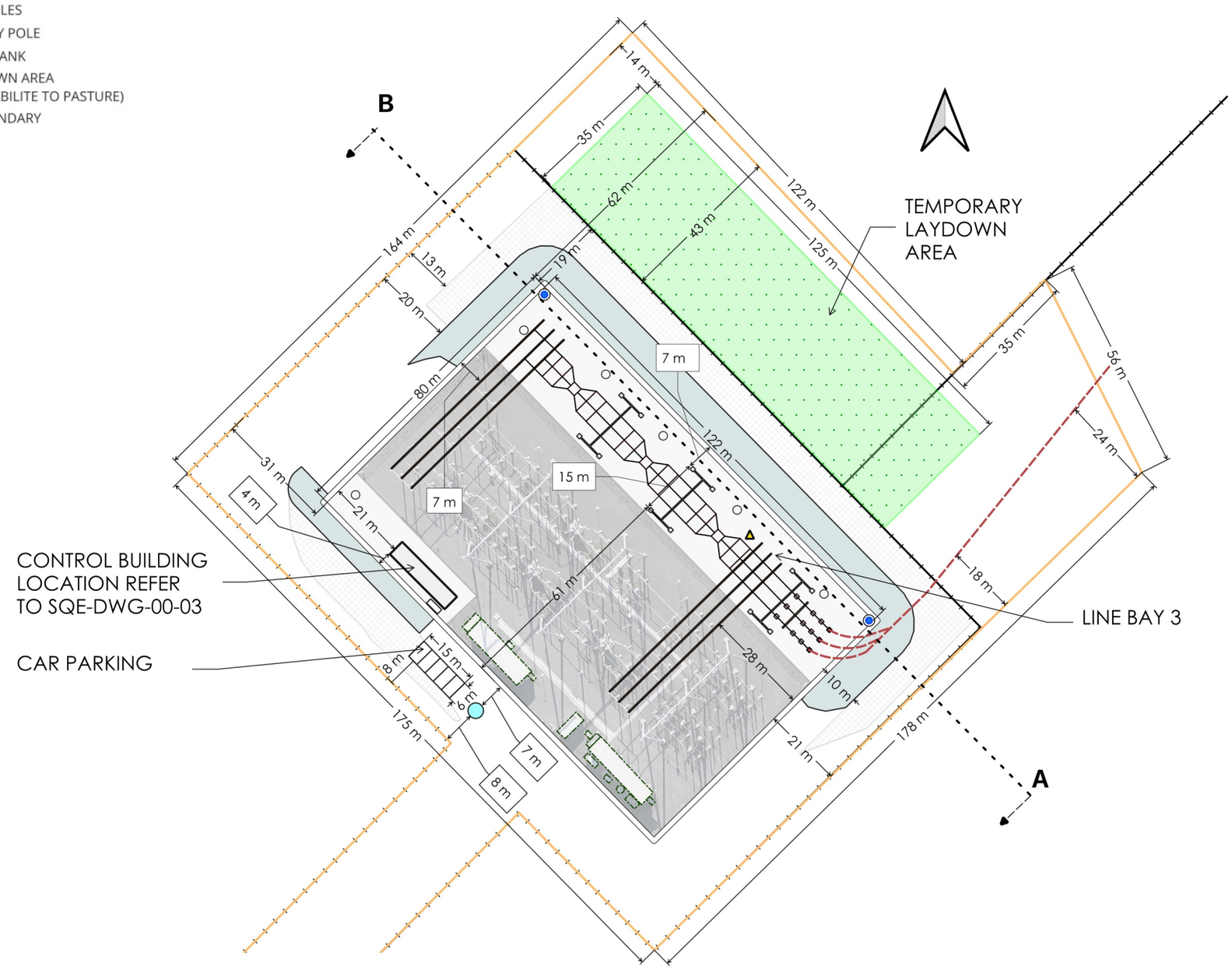
DRAWING No: SQE-DWG-00-01 REV: A

© SQUADRON ENERGY SERVICES PTY LTD 2025. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED, ALTERED, STORED, PUBLISHED OR DISTRIBUTED WITHOUT PRIOR PERMISSION IN WRITING FROM SQUADRON ENERGY SERVICES PTY LTD.

DO NOT SCALE

Legend

- WF 220 KV ALIGNMENT
- EXTENDED FARM FENCE
- EXTENDED SECURITY FENCE
- EXTENDED BLUE METAL APRON
- EXTENDED ACCESS TRACK & APZ BUFFER
- PROPOSED CONTROL BUILDING
- PROPOSED LIGHTNING MAST
- PROPOSED LIGHTPOLES
- PROPOSED SECURITY POLE
- PROPOSED WATER TANK
- TEMPORARY LAYDOWN AREA (AS REQUIRED REHABILITE TO PASTURE)
- SITE & PARCEL BOUNDARY



REV	DATE	BY	DESCRIPTION	CHK	APD
B	09.2026	CS	ISSUED FOR REVIEW	PH	PL

DRAWING STATUS: PRELIMINARY ISSUE

FOR SECTION A-B REFER TO SQE-DWG-00-05-1

SQUADRON ENERGY

PROJECT: BERRYBANK TERMINAL STATION EXTENSION

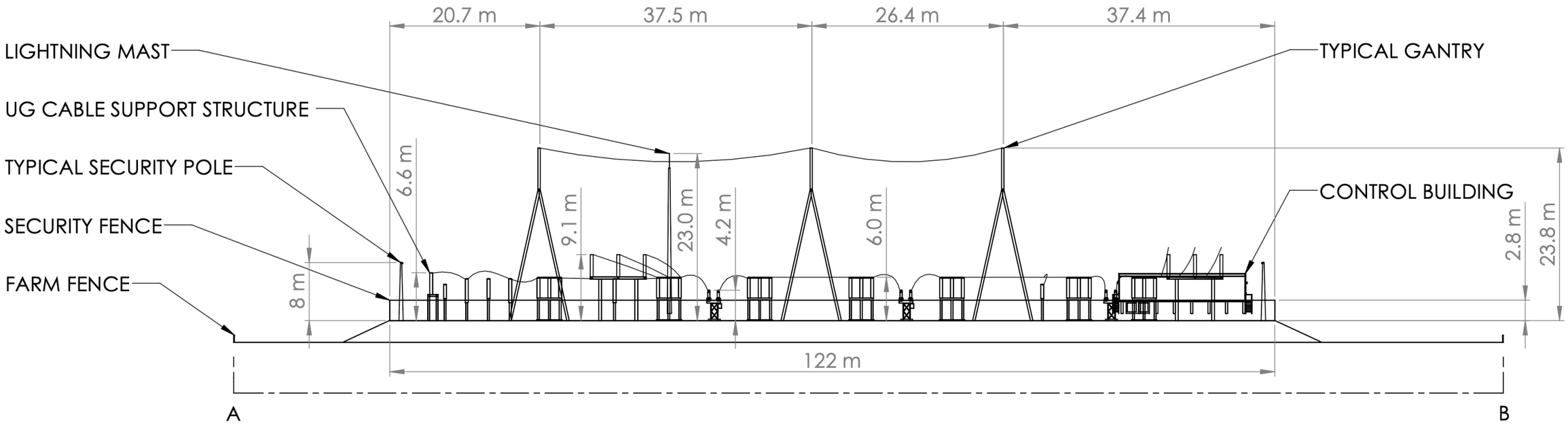
TITLE: PLAN VIEW

SCALE @ A3:	CHECKED:	APPROVED:
N.T.S.	PH	PL
PROJECT No:	DRAWN:	DATE:
BBTS	REF	SEPT 2026

DRAWING No: SQE-DWG-00-05 REV: B

© SQUADRON ENERGY SERVICES PTY LTD 2025. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED, ALTERED, STORED, PUBLISHED OR DISTRIBUTED WITHOUT PRIOR PERMISSION IN WRITING FROM SQUADRON ENERGY SERVICES PTY LTD.

DO NOT SCALE



NOTE:
1. THIS DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY AND THIS INFORMATION SHOULD NOT BE RELIED UPON FOR DESIGN OR CONSTRUCTION.

REV	DATE	BY	DESCRIPTION	CHK	APD
B	09.2026	CS	ISSUED FOR REVIEW	PH	PL

DRAWING STATUS: PRELIMINARY ISSUE

FOR PLAN A-B REFER TO SQE-DWG-00-05

SQUADRON ENERGY

PROJECT: BERRYBANK TERMINAL STATION EXTENSION

TITLE: ELEVATION VIEW

SCALE @ A3:	CHECKED:	APPROVED:
N.T.S.	PH	PL
PROJECT No:	DRAWN:	DATE:
BBTS	REF	SEPT 2026

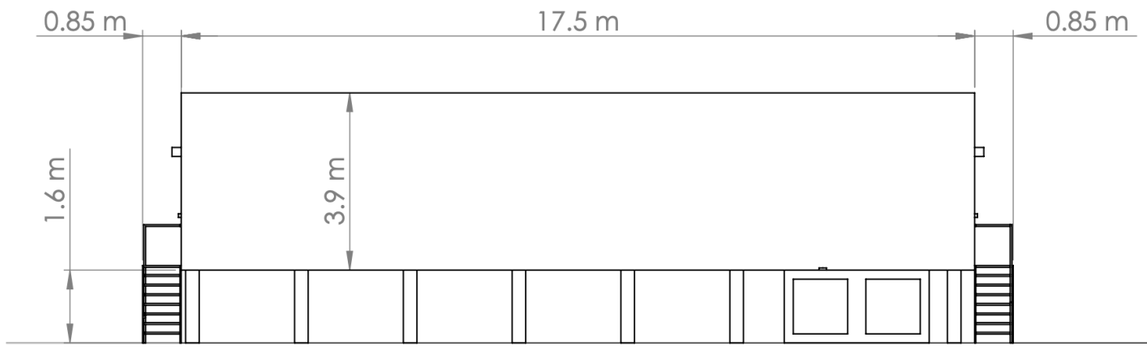
DRAWING No: SQE-DWG-00-05-1

REV: B

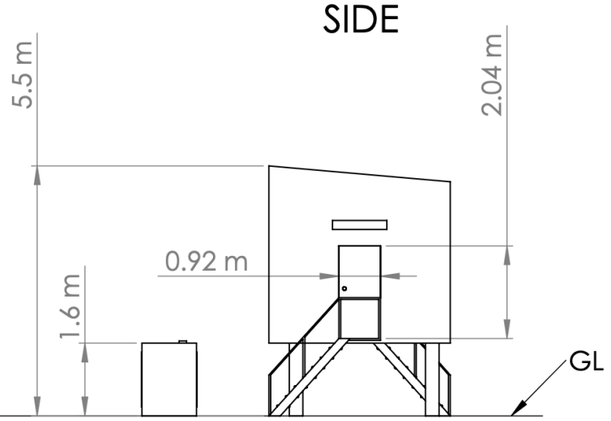
© SQUADRON ENERGY SERVICES PTY LTD 2025. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED, ALTERED, STORED, PUBLISHED OR DISTRIBUTED WITHOUT PRIOR PERMISSION IN WRITING FROM SQUADRON ENERGY SERVICES PTY LTD.

DO NOT SCALE

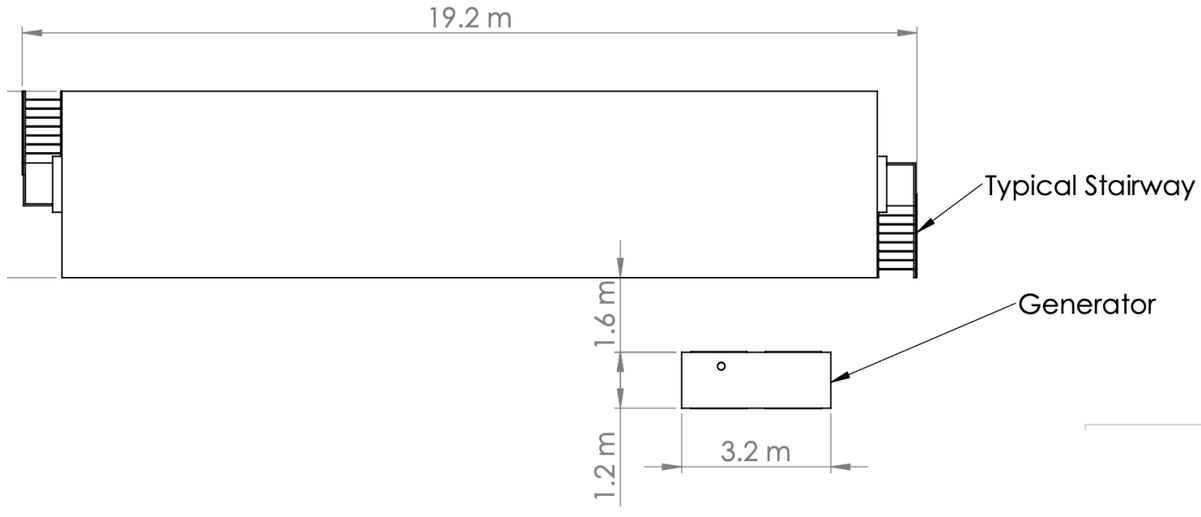
FRONT

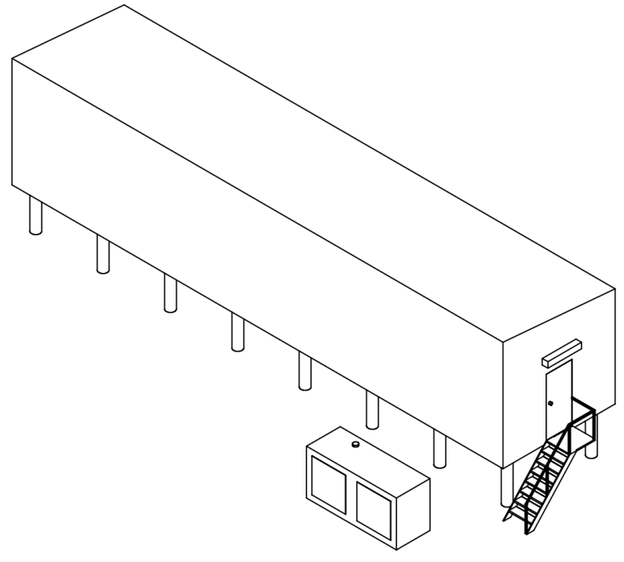


SIDE



TOP





REV	DATE	BY	DESCRIPTION	CHK	APD
A	07.2026		ISSUED FOR REVIEW	PH	PL

DRAWING STATUS: PRELIMINARY ISSUE

SQUADRON ENERGY

PROJECT: BERRYBANK TERMINAL STATION EXTENSION

TITLE: PROPOSED CONTROL BUILDING

SCALE @ A3:	CHECKED:	APPROVED:
N.T.S.	PH	PL
PROJECT No:	DRAWN:	DATE:
BBTS	REF	JULY 2026

DRAWING No: SQE-DWG-00-03 REV: A

© SQUADRON ENERGY SERVICES PTY LTD 2025. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED, ALTERED, STORED, PUBLISHED OR DISTRIBUTED WITHOUT PRIOR PERMISSION IN WRITING FROM SQUADRON ENERGY SERVICES PTY LTD.

DO NOT SCALE



REV	DATE	BY	DESCRIPTION	CHK	APD
B	09.2026	CS	ISSUED FOR REVIEW	PH	PL

DRAWING STATUS: PRELIMINARY ISSUE

Legend
- Farm Fence
- Proposed areas of non native vegetation and crop removal
- Development footprint

SQUADRON ENERGY

PROJECT: BERRYBANK TERMINAL STATION EXTENSION

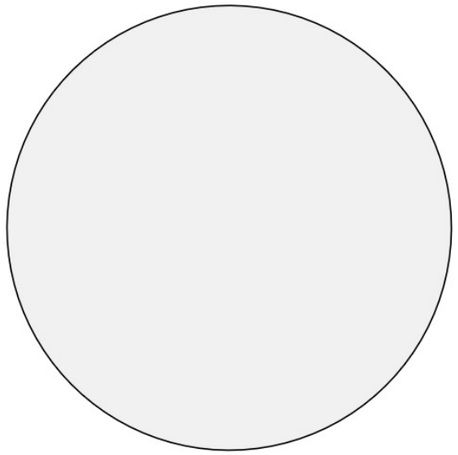
TITLE: NON-NATIVE VEGETATION REMOVAL (NTS)

SCALE @ A3:	CHECKED:	APPROVED:
N.T.S.	PH	PL
PROJECT No:	DRAWN:	DATE:
BBTS	REF	SEPT 2026

DRAWING No: SQE-DWG-00-04 REV: A

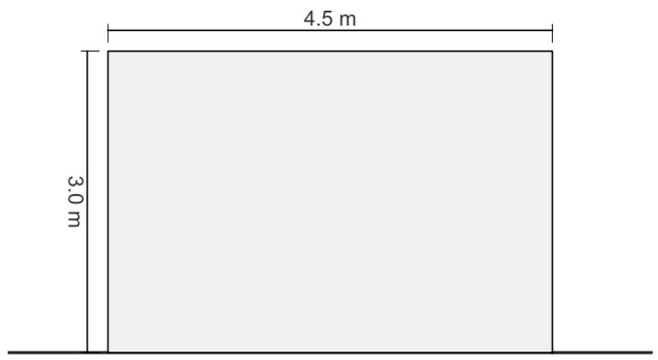
© SQUADRON ENERGY SERVICES PTY LTD 2025. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED, ALTERED, STORED, PUBLISHED OR DISTRIBUTED WITHOUT PRIOR PERMISSION IN WRITING FROM SQUADRON ENERGY SERVICES PTY LTD.

DO NOT SCALE



PLAN VIEW





FRONT ELEVATION



SIDE ELEVATION

REV	DATE	BY	DESCRIPTION	CHK	APD
A	07.2026		ISSUED FOR REVIEW	PH	PL

DRAWING STATUS: PRELIMINARY ISSUE

SQUADRON ENERGY

PROJECT: BERRYBANK TERMINAL STATION EXTENSION

TITLE: PROPOSED WATER TANK

SCALE @ A3:	CHECKED:	APPROVED:
N.T.S.	PH	PL
PROJECT No:	DRAWN:	DATE:
BBTS	REF	JULY 2026

DRAWING No: SQE-DWG-00-02

REV: A

© SQUADRON ENERGY SERVICES PTY LTD 2025. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED, ALTERED, STORED, PUBLISHED OR DISTRIBUTED WITHOUT PRIOR PERMISSION IN WRITING FROM SQUADRON ENERGY SERVICES PTY LTD.

Appendix B

Title Searches and Plans

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 06/08/2026 11:00:43 AM

Status	Registered	Dealing Number	AV860237P
Date and Time Lodged	15/07/2022 02:42:40 PM		

Lodger Details

Lodger Code	18416Q
Name	YANNER MANN DOBSON LAW
Address	
Lodger Box	
Phone	
Email	
Reference	220060

Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
9005/071	Y	THAT PART OF LOT 1 ON LP99425 MARKED ON THE PLAN
9049/753	Y	THAT PART OF LOT 2 ON LP112823 MARKEI AND E-5 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	RD MARQUAND NOMINEES PTY LTD
ACN	129990352
Address	
Street Number From	720
Street Name 1	CALVERTS
Street Type 1	ROAD
Locality	MOUNT BUTE
State	VIC

Reference :220060
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Electronic Instrument Statement

PostCode	3324

Receiving Party(s)

Name	IC & GR MARQUAND NOMINEES PTY LTD
ACN	130011817
Address	
Street Number From	720
Street Name 1	CALVERTS
Street Type 1	ROAD
Locality	MOUNT BUTE
State	VIC
PostCode	3324

Consideration
$AUD 100000

Additional Details
SPEAR Reference : S163079C
Dominant Land : 12353/878 THAT PART OF LOT 2 ON PS838357 MARKED A ON THE PLAN
Easement Description : A right of carriageway to permit the Grantee and its contractors, employees and invitees full and
free right and liberty to enter on and go pass and repass at all times in motor vehicles, other vehicles or on foot over the servient land or any part of the servient land and for these purposes to:
(a) gain unrestricted access to and egress from the Dominant Land with or without vehicles; and
(b) construct and maintain the Access Roads on the Servient Land:
(c) relocate fences on the Servient Land;
(d) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(e) do all such other things as may be necessary or desirable for the proper and safe ingress to and egress from the Dominant Land,
where, for the purposes of this Creation of Easement:
Access Roads means any vehicular and other access roads, tracks or driveways on the Land

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	RD MARQUAND NOMINEES PTY LTD
Signer Name	JANINE MARGARET MONTGOMERY
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	LAW PRACTICE
Execution Date	30 JUNE 2022

Reference :220060
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	IC & GR MARQUAND NOMINEES PTY LTD
Signer Name	JANINE MARGARET MONTGOMERY
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	LAW PRACTICE
Execution Date	30 JUNE 2022

File Notes:
AMENDMENT - CREATION OF EASEMENT TO BENEFIT WHOLE OF TITLE V.12353 F.878

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :220060
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 06/08/2026 10:43:38 AM

Status	Registered	Dealing Number	AX449892G
Date and Time Lodged	15/11/2023 10:24:57 AM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 BJJD

Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
3985/951	Y	E-1 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	BJJD AGRICULTURAL PTY LTD
ACN	648423938
Address	
Street Number From	12
Street Name 1	ANDERSON
Street Type 1	STREET
Street Suffix 1	WEST
Locality	BALLARAT CENTRAL
State	VIC
PostCode	3350

Department of Transport and Planning

Electronic Instrument Statement

Receiving Party(s)

Name	LUMEA PTY LTD
ACN	648423938
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

Consideration
$AUD 7500

Additional Details
SPEAR Reference : S212174E
Dominant Land : 12442/187
Easement Description : 1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables, supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) replace/ repair fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2. Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.
3. In consideration of the granting of the Easement, the Grantee agrees and covenants with the Grantor that the use of the Servient Land is subject to and conditional on the Grantee other than opening to permit passage to and from the Servient Land, keeping the gates closed at all times.

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BJJD AGRICULTURAL PTY LTD
Signer Name	SHAUN DAVID MOLONEY
Signer Organisation	SLM LAWYERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 NOVEMBER 2023

Reference :MJGM:120801250 BJJD
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 NOVEMBER 2023

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :MJGM:120801250 BJJD
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 06/08/2026 10:43:37 AM

Status	Registered	Dealing Number	AX530761V
Date and Time Lodged	07/12/2023 02:44:07 PM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 Ander

Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
8499/820	Y	E-1 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Given Name(s)	RHONDA MARGARET
Family Name	ANDERSON
Address	
Street Number From	639
Street Name 1	BERRYBANK-WALLINDUC
Street Type 1	ROAD
Locality	WALLINDUC
State	VIC
PostCode	3351

Reference :MJGM:120801250 Ander
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Given Name(s)	RONALD JOHN
Family Name	ANDERSON
Address	
Street Number From	639
Street Name 1	BERRYBANK-WALLINDUC
Street Type 1	ROAD
Locality	WALLINDUC
State	VIC
PostCode	3351

Receiving Party(s)

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

Consideration
$AUD 300000

Additional Details
SPEAR Reference : S212171T
Dominant Land : 12442/187
Easement Description : 1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables, supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) elocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Gables.
2. On and from the date the Electrical Substation remains commercially operational beyond the 25th anniversary of the date it commences commercial operation, the Grantee will pay the Grantor the Further Easement Fee yearly in advance. The Further Easement Fee is to be pro-rated for the year in which the decommissioning of the Electrical Substation occurs.
3. Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables;
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of tile relevant electricity distribution or transmission company or other owner of such system;
(c) Electrical Substation means a structure, including equipment housed within that structure, used for the purpose of gathering, converting, storing, transferring and otherwise enabling the conveyance of electricity produced by the Wind Farm to the Power Grid;
(d) Further Easement Fee means $12,000 (exclusive of GST) per annum for every year the Electronical Substation remains commercial operational beyond 25 years from the date it commences commercial operation until such time that it is decommissioned;

Reference :MJGM:120801250 Ander
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Electronic Instrument Statement

(e) Power Grid means the system for receiving generated electricity and delivering it to ultimate customers;
(f) Wind Farm means the wind turbine structures, Electronical Substation, cables and any other improvement to be constructed, or as constructed as part of tile "Berrybank Wind Farm Projocr for tile purposes of harnessing wind to generate electricity for supply to the Power Grid and includes any other improvement within the "Berrybank Wind Farm Project" used for any ancillary purpose.

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	RONALD JOHN ANDERSON RHONDA MARGARET ANDERSON
Signer Name	MEG CATHERINE GILBERT
Signer Organisation	NEVETTS LAWYERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	22 NOVEMBER 2023

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	06 NOVEMBER 2023

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :MJGM:120801250 Ander
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 06/08/2026 10:43:34 AM

Status	Registered	Dealing Number	AX750228M
Date and Time Lodged	21/02/2024 08:46:28 AM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:102801250 RD Ma

Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
9005/071	Y	E-1 MARKED ON THE PLAN
9049/753	Y	E-2 MARKED ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	RD MARQUAND NOMINEES PTY LTD
ACN	129990352
Address	
Street Number From	720
Street Name 1	CALVERTS
Street Type 1	ROAD
Locality	MOUNT BUTE
State	VIC
PostCode	3324

Reference :MJGM:102801250 RD Ma
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Receiving Party(s)

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

Consideration
$AUD 200000

Additional Details
SPEAR Reference : S212176V
Dominant Land : 12442/187
Easement Description : 1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables, supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) relocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2. Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	RD MARQUAND NOMINEES PTY LTD
Signer Name	GEORGIA ELIZE BRIODY YANNER
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 JANUARY 2024

Reference :MJGM:102801250 RD Ma
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	07 DECEMBER 2023

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :MJGM:102801250 RD Ma
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 06/08/2026 10:43:35 AM

Status	Registered	Dealing Number	AY101666A
Date and Time Lodged	14/06/2024 03:21:43 PM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 Marqu

Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
12442/188	Y	THE LAND MARKED E-3 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	IC & GR MARQUAND NOMINEES PTY LTD
ACN	130011817
Address	
Street Number From	720
Street Name 1	CALVERTS
Street Type 1	ROAD
Locality	MOUNT BUTE
State	VIC
PostCode	3324

Receiving Party(s)

Reference :MJGM:120801250 Marqu
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

Consideration
$AUD 40000

Additional Details
SPEAR Reference : S160402E
Dominant Land : 12442/187
Easement Description : 1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables, supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) relocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2 Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.
3. In consideration of the granting of the Easement, the Grantee agrees and covenants with the Grantor that the use of the Servient Land is subject to and conditional on the Grantee:
(a) installing double gates and a cattle grid at each entry point on the Servient Land used by the Grantee; and
(b) other than opening to permit passage to and from the Servient Land, keeping the gates dosed at all times.

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	IC & GR MARQUAND NOMINEES PTY LTD
Signer Name	GEORGIA ELIZE BRIODY YANNER
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	12 JUNE 2024

Reference :MJGM:120801250 Marqu
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	12 JUNE 2024

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :MJGM:120801250 Marqu
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 06/08/2026 10:43:33 AM

Status	Registered	Dealing Number	AY706956S
Date and Time Lodged	16/12/2024 10:12:44 AM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 Nowra

Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
11853/462	Y	E-1 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	NOWRA HOLDINGS PTY LTD
ACN	635974480
Address	
Street Number From	12
Street Name 1	ANDERSON
Street Type 1	STREET
Street Suffix 1	WEST
Locality	BALLARAT CENTRAL
State	VIC
PostCode	3350

Reference :MJGM:120801250 Nowra
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Receiving Party(s)

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

Consideration
$AUD 150000

Additional Details
SPEAR Reference : S212177S
Dominant Land : 12442/187
Easement Description : Easement Purpose: Transmission of electricity through overhead powerlines
1. An easement to transmit electricity along the Cables and associated Electrical Plan and for these purposes to:
(a) erect, operate maintain; repair, renew replace, remove and use Cables supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) relocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2. Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.
3. In consideration of the granting of the Easement, the Grantee agrees and covenants with the Grantor that the use of the Servient Land is subject to and conditional on the Grantee:
(a) installing double gates and a cattle grid at each entry point on the Servient Land used by the Grantee; and
(b) other than opening to permit passage to and from the Servient Land, keeping the gates dosed at all times.

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Reference :MJGM:120801250 Nowra
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

VICTORIA State Government

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	NOWRA HOLDINGS PTY LTD
Signer Name	JOSHUA SIMON CURTIS
Signer Organisation	NEVETTS LAWYERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 DECEMBER 2024

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 DECEMBER 2024

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :MJGM:120801250 Nowra
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 06/08/2026 10:43:32 AM

Status	Registered	Dealing Number	AZ317165L
Date and Time Lodged	27/06/2025 11:15:38 AM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 Shady

Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
6001/132	Y	THE LAND MARKED E-1 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	SHADY PROPERTIES PTY LTD
ACN	613243708
Address	
Street Number From	120
Street Name 1	120 SMITHS
Street Type 1	ROAD
Locality	BRADVALE
State	VIC
PostCode	3361

Receiving Party(s)

Reference :MJGM:120801250 Shady
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

Consideration
$AUD 4000

Additional Details
SPEAR Reference : S212181M
Dominant Land : 12442/187
Easement Description : Easement Purpose: Transmission of electricity through overhead powerlines
1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables and associated Electrical Plant over the Servient Land;
(b) dear vegetation from the Servient Land;
(c) relocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2. Where, for the purposes of this Creation of Easement
(a) Cables means elecbical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.
3. In consideration of the granting of the Easement, the Grantee agrees and covenants with the Grantor that the use of the Servient Land is subject to and conditional on the Grantee:
(a) installing double gates and a cattle grid at each entry point to the Servient Land used by the Grantee; and
(b) other than opening to permit passage to and from the Servient Land, keeping the gates closed at all times.

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	SHADY PROPERTIES PTY LTD
Signer Name	BRETT BRYANT
Signer Organisation	CINQUE OAKLEY BRYANT LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	27 JUNE 2025

Reference :MJGM:120801250 Shady
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	27 JUNE 2025

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :MJGM:120801250 Shady
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09005 FOLIO 071

Security no : 124137324864W
Produced 06/08/2026 10:11 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 099425.
PARENT TITLE Volume 08983 Folio 944
Created by instrument LP099425 02/01/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RD MARQUAND NOMINEES PTY LTD of 765 CALVERTS ROAD MT BUTE VIC 3324
AF954898H 08/07/2008

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP099425 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: LISMORE-PITFIELD ROAD MOUNT BUTE VIC 3324

ADMINISTRATIVE NOTICES

NIL

eCT Control 18416Q YANNER MANN DOBSON LAW
Effective from 01/03/2024

DOCUMENT END

Delivered by LANDATA®, timestamp 06/08/2026 10:11 Page 1 of 3

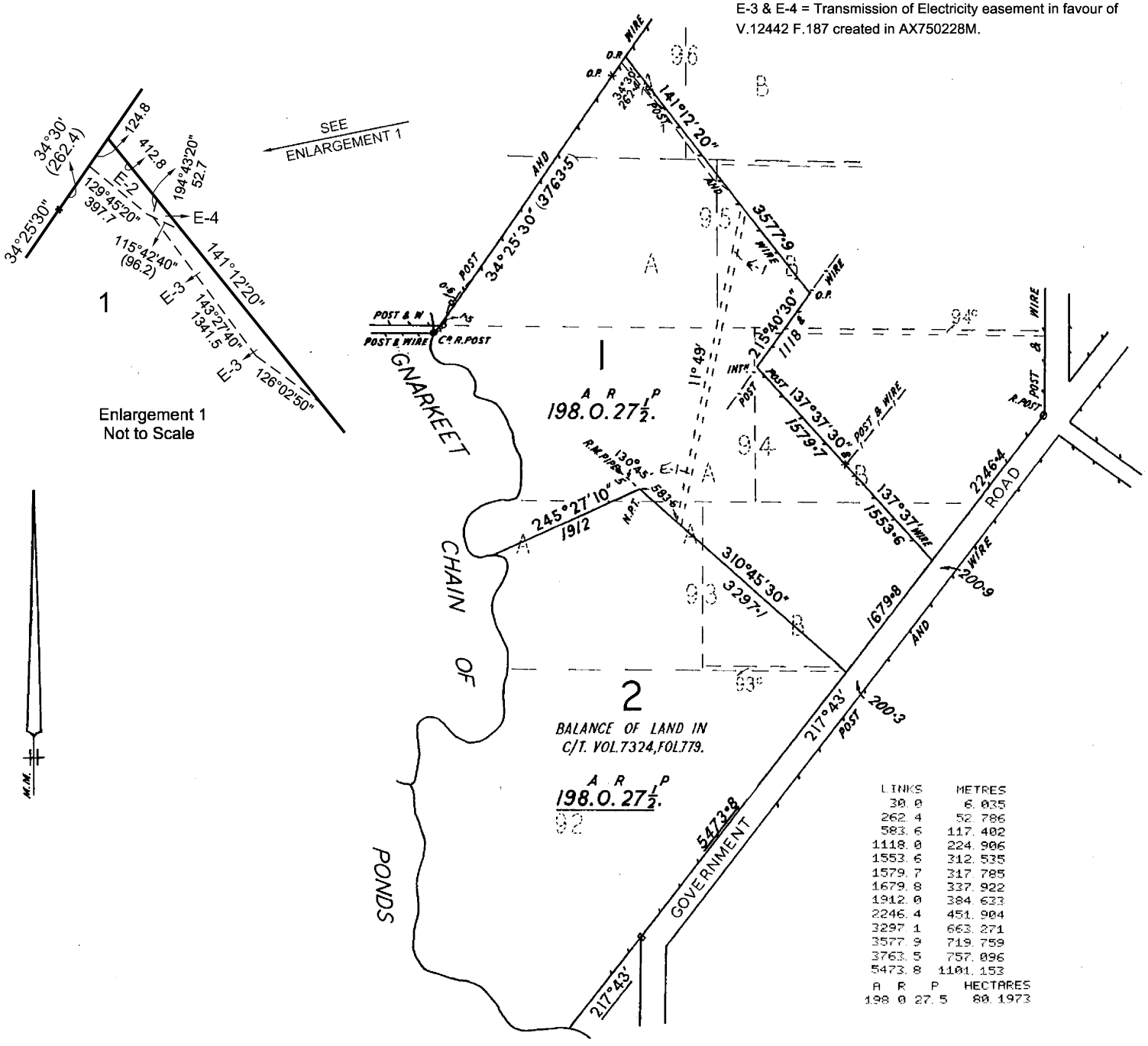
LP 99425
EDITION 3
APPROVED 24/10/73

PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 92 & 93c, SUBDIVISION A OF
CROWN ALLOTMENTS 93 & 94,
PART OF CROWN ALLOTMENT 94c,
PART OF SUBDIVISIONS A & B OF CROWN ALLOTMENTS 95 & 96
& PART OF SUBDIVISION B OF CROWN ALLOTMENTS 93 & 94
PARISH OF NARINGHIL SOUTH
COUNTY OF GRENVILLE

APPROPRIATIONS
THE LAND COLORED BLUE IS 30 LINKS WIDE AND IS SET APART FOR ELECTRICITY SUPPLY PURPOSES.
NOTES: ROAD WIDTHS ARE NOT TO SCALE. FOR DATUM & R.M's SEE COPY OF FIELD NOTES. DIMENSIONS UNDERLINED ARE DEDUCED OR TAKEN FROM C/T. VOL. 7324, FOL. 779.

LINKS 1000 500 0 1000 2000
METRES 200 100 0 200 400

COLOUR CONVERSION
E-1 = BLUE
E-2 & E-4 = Carriageway easement in favour of V.12353 F.878 created in AV860237P.
E-3 & E-4 = Transmission of Electricity easement in favour of V.12442 F.187 created in AX750228M.



LINKS	METRES
30.0	6.035
262.4	52.786
583.6	117.402
1118.0	224.906
1553.6	312.535
1579.7	317.785
1679.8	337.922
1912.0	384.633
2246.4	451.904
3297.1	663.271
3577.9	719.759
3763.5	757.096
5473.8	1101.153
A R P	HECTARES
198 0 27.5	80.1973

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

Delivered by LANDATA®, timestamp 06/08/2026 10:11 Page 2 of 3

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 8983 F. 944

FOR TITLE REFERENCES TO LOTS SEE PARCELS INDEX

LODGED BY ARCHER & GALVIN

DEALING No. ..... DATE 27 / 7 / 73

DECLARED BY HARRY ROONEY

ON 13 / 6 / 73

COUNCIL SHIRE OF GRENVILLE

DATE OF CONSENT 17 / 7 / 73

PLAN MAY BE LODGED ... / ... / ...

PLAN APPROVED. DATE 24 / 10 / 73 TIME 2:50 a.m. p.m.

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF ELECTRICITY SUPPLY 30 LINKS WIDE.

LP 99425
BACK OF SHEET ...1...

Delivered by LANDATA®, timestamp 06/08/2026 10:11 Page 3 of 3

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP099425

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 1	E-2	CREATION OF EASEMENT	AV860237P	15/07/22	2	E.T.H
LOT 1	E-3 & E-4	CREATION OF EASEMENT	AX750228M	21/02/24	3	S.S

Delivered by LANDATA®, timestamp 06/08/2026 10:11 Page 1 of 1

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

OFFICE OF TITLES P.Siv. VICTORIA

AF954898H
08/07/2008 $115.90 45NM

Lodged by:
Name: Pearce Webster Dugdales
Phone: (03) 9614 5122
Address: 4/379 Collins Street
MELBOURNE VIC 3000
Ref: AHW:VC:272557
Customer Code: 1375W

MADE AVAILABLE / CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*
Certificate of Title Volume 9005 Folio 071 and Certificate of Title Volume 9049 Folio 753

Estate and Interest: *(e.g. "all my estate in fee simple")*
all its estate and interest in fee simple

Consideration:
Entitled in equity

Transferor: *(full name)*
D. C. & E. A. Marquand Nominees Pty Ltd ACN 005 481 345

Transferee: *(full name and address including postcode)*
RD Marquand Nominees Pty Ltd ACN 129 990 352 of 765 Calverts Road, Mt Bute VIC 3324

Directing Party: *(full name)*

Dated: 12 MAY 2008

Execution and attestation :

EXECUTED by D.C. & E.A. MARQUAND NOMINEES PTY LTD by being signed by those persons who are authorised to sign for the company:)

X .....

Director IAN CHARLES MARQUAND
Full name
Usual address 720 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

X E.A. Marquand
Director/Secretary
Full name ELIZABETH ANNE MARQUAND
Usual address 765 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

EXECUTED by RD Marquand Nominees Pty Ltd by being signed by those persons who are authorised to sign for the company:)

X .....

Director
Full name IAN CHARLES MARQUAND
Usual address 720 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

X R Marquand
Director/Secretary
Full name ROSS DAVID MARQUAND
Usual address 765 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

Approval No: 10850610A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

Original Land Transfer
Exempt Section 56
Doc ID 2342650, 18 Jun 2008
SRO Victoria Duty, PSE1

T1

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09049 FOLIO 753

Security no : 124137325084H
Produced 06/08/2026 10:15 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 112823.
PARENT TITLE Volume 08315 Folio 342
Created by instrument LP112823 08/10/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RD MARQUAND NOMINEES PTY LTD of 765 CALVERTS ROAD MT BUTE VIC 3324
AF954898H 08/07/2008

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP112823 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: LISMORE-PITFIELD ROAD MOUNT BUTE VIC 3324

ADMINISTRATIVE NOTICES

NIL

eCT Control 18416Q YANNER MANN DOBSON LAW
Effective from 01/03/2024

DOCUMENT END

Delivered by LANDATA®, timestamp 06/08/2026 10:15 Page 1 of 4

112823

LP112823
EDITION 3
APPROVED 12/8/74

PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 95c, 96c.
PART OF SUBDIVISIONS A & B OF CROWN
ALLOTMENTS 95, & 96,
PART OF SUBDIVISION B OF CROWN
ALLOTMENTS 93 & 94,
AND PART OF CROWN ALLOTMENT 94c, 97, 97A, & 98.
PARISH OF NARINGHIL SOUTH
COUNTY OF GRENVILLE

80 0 100 200 300 400 500 600 700 800

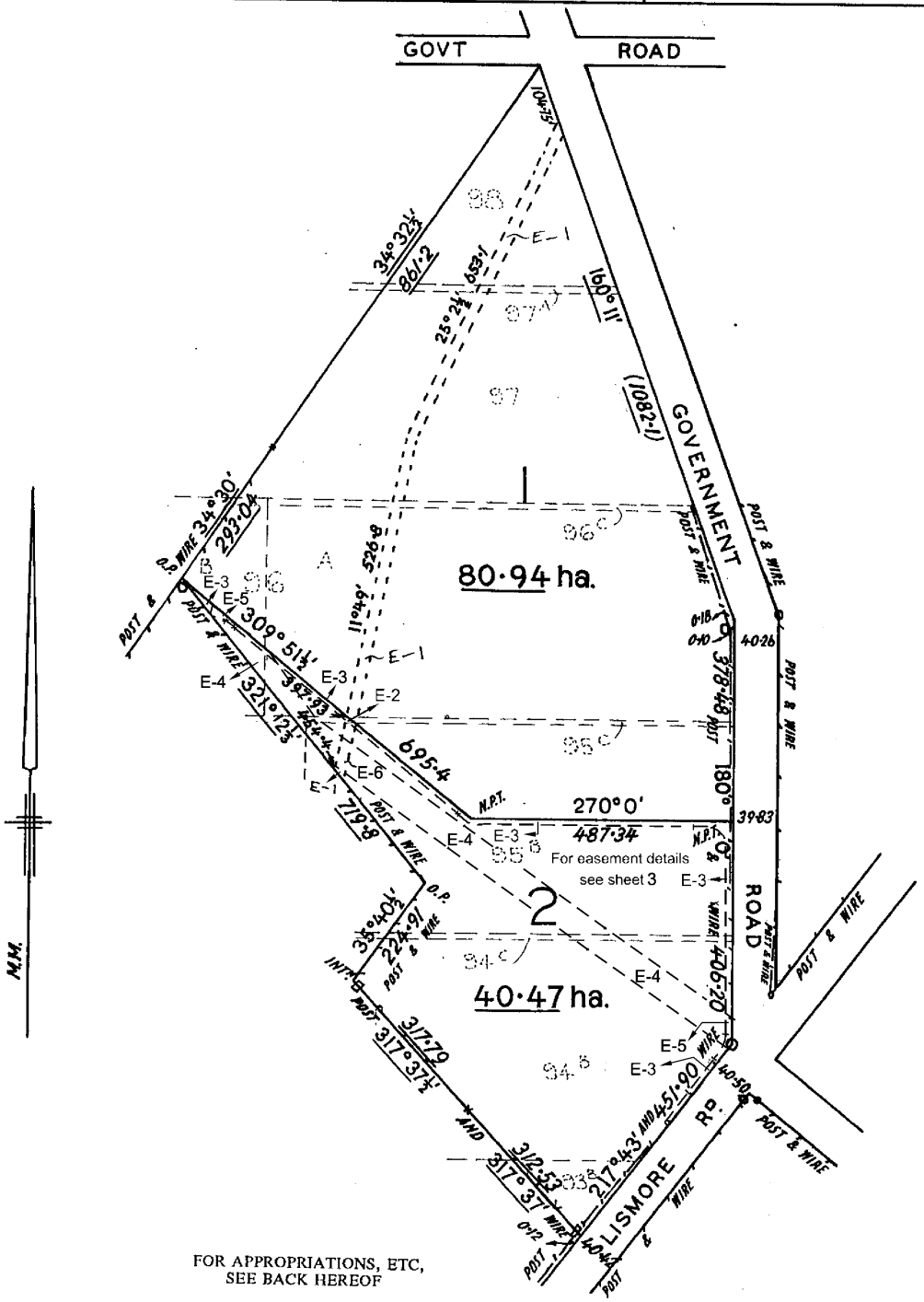
LENGTHS ARE IN METRES.

THE LAND E-1, E-2 & E-6 *IS APPROPRIATED AS AN EASEMENT FOR PURPOSES OF ELECTRICITY SUPPLY & IS 6m. WIDE.*

NOTES:
ROAD WIDTHS ARE NOT TO SCALE.
DIMENSIONS UNDERLINED ARE TAKEN OR DEDUCED FROM C.T. VOL.8315, FOL.342, & SURVEYS FOR L.Pts. 27110 & 99425 BY ME.
FOR DATUM & REFERENCE MARKS SEE COPY OF FIELD NOTES.

E-2, E-3 & E-5 = Carriageway in favour of V.12353 F.878 created in AV860237P

E-4, E-5 & E-6 = Transmission of Electricity in favour of V.12442 F.187 created in AX750228M



FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

Delivered by LANDATA®, timestamp 06/08/2026 10:15 Page 2 of 4

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 8315 F. 342

~~FOR TITLE REFERENCES TO LOTS~~
~~SEE PARCELS INDEX~~

LP 112823
BACK OF SHEET 1

LODGED BY HARWOOD & PINCOTT

DEALING No. ..... DATE 28 / 6 / 74

DECLARED BY H. ROONEY

ON 17 / 5 / 74

COUNCIL SHIRE OF GRENVILLE

DATE OF CONSENT 6 / 6 / 74

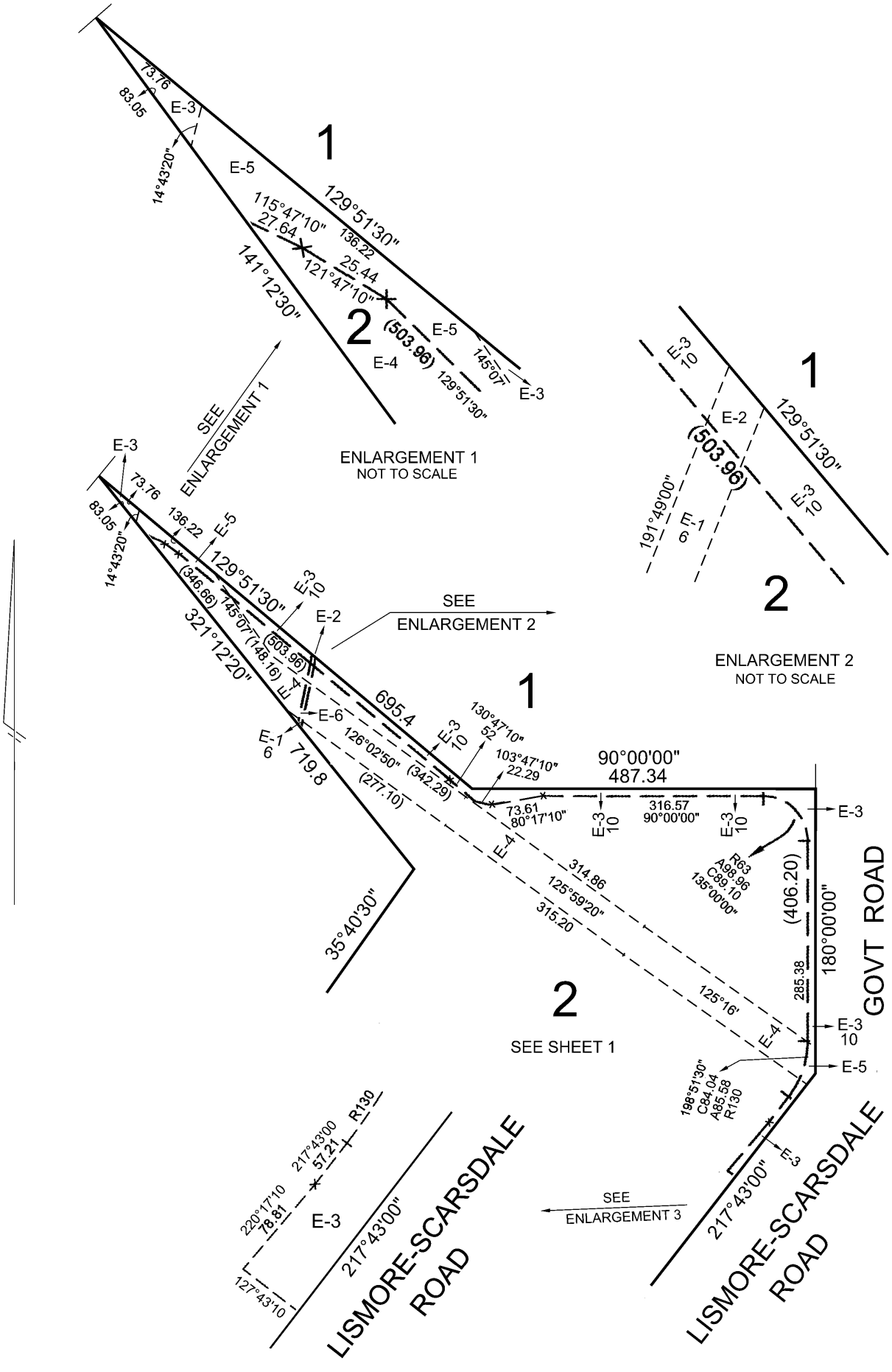
PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 12 / 8 / 74 TIME 9:00 a.m. ~~p.m.~~

THE LAND E-1, E-2 & E-6
APPROPRIATED OR SET APART
FOR EASEMENTS OF SUPPLY
OF ELECTRICITY.

Delivered by LANDATA®, timestamp 06/08/2026 10:15 Page 3 of 4

LP112823



LENGTHS ARE IN METRES	SCALE ——	DEALING / FILE No:	SHEET 3
		GOVERNMENT GAZETTE No:	

Delivered by LANDATA®, timestamp 06/08/2026 10:15 Page 4 of 4

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP112823

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 2	E-2 & E-3	CREATION OF EASEMENT	AV860237P	15/07/22	2	E.T.H
LOT 2	E-4, E-5 & E-6	CREATION OF EASEMENT	AX750228M	21/02/24	3	S.S

Delivered by LANDATA®, timestamp 06/08/2026 10:15 Page 1 of 1

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

OFFICE OF TITLES P.Siv. VICTORIA

AF954898H
08/07/2008 $115.90 45NM

Lodged by:
Name: Pearce Webster Dugdales
Phone: (03) 9614 5122
Address: 4/379 Collins Street
MELBOURNE VIC 3000
Ref: AHW:VC:272557
Customer Code: 1375W

MADE AVAILABLE / CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*
Certificate of Title Volume 9005 Folio 071 and Certificate of Title Volume 9049 Folio 753

Estate and Interest: *(e.g. "all my estate in fee simple")*
all its estate and interest in fee simple

Consideration:
Entitled in equity

Transferor: *(full name)*
D. C. & E. A. Marquand Nominees Pty Ltd ACN 005 481 345

Transferee: *(full name and address including postcode)*
RD Marquand Nominees Pty Ltd ACN 129 990 352 of 765 Calverts Road, Mt Bute VIC 3324

Directing Party: *(full name)*

Dated: 12 MAY 2008

Execution and attestation :

EXECUTED by D.C. & E.A. MARQUAND NOMINEES PTY LTD by being signed by those persons who are authorised to sign for the company:)

X .....

Director IAN CHARLES MARQUAND
Full name
Usual address 720 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

X E.A. Marquand
Director/Secretary
Full name ELIZABETH ANNE MARQUAND
Usual address 765 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

EXECUTED by RD Marquand Nominees Pty Ltd by being signed by those persons who are authorised to sign for the company:)

X .....

Director
Full name IAN CHARLES MARQUAND
Usual address 720 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

X R Marquand
Director/Secretary
Full name ROSS DAVID MARQUAND
Usual address 765 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

Approval No: 10850610A

ORDER TO REGISTER
Please register and issue title to

T1

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

STAMP DUTY USE ONLY

Original Land Transfer
Exempt Section 56
Doc ID 2342650, 18 Jun 2008
SRO Victoria Duty, PSE1

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12442 FOLIO 187

Security no : 124137324989L
Produced 06/08/2026 10:13 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 838361T.
PARENT TITLE Volume 12353 Folio 878
Created by instrument PS838361T 06/12/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LUMEA PTY LTD of LEVEL 1 180 THOMAS STREET SYDNEY NSW 2000
AW615765Y 08/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS838361T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 39 WILLOWVALE ROAD MOUNT BUTE VIC 3324

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 08/03/2023

DOCUMENT END

Delivered by LANDATA®, timestamp 06/08/2026 10:13 Page 1 of 3

PLAN OF SUBDIVISION

EDITION 7

PS 838361T

LOCATION OF LAND

PARISH: NARINGHIL SOUTH

CROWN ALLOTMENT: 96[C],95[C](PT),97(PT),97[A](PT) & 98(PT)
SUBDIVISION B (PT) OF CA 95 (PT)
SUBDIVISION A (PT) & B (PT) OF CA 96 (PT)

PARISH: GALLA

CROWN ALLOTMENT: 119 (PART)

TITLE REFERENCE: Vol.12353 Fol.878

LAST PLAN REFERENCE: LOT 2 ON PS838357J

POSTAL ADDRESS: 169 WILLOWVALE ROAD
(at time of subdivision) MOUNT BUTE VIC 3324

MGA CO-ORDINATES: E: 715 750 ZONE:54
(of approx centre of land in plan) N: 5 803 950

Council Name: Golden Plains Shire Council

Council Reference Number: S-1358
Planning Permit Reference: P20-171
SPEAR Reference Number: S157194V

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 07/08/2020

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Peter O'Brien for Golden Plains Shire Council on 21/05/2021

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON

NOTATIONS

DEPTH LIMITATION: 15.24 APPLIES TO CROWN ALLOTMENT 119 PARISH OF GALLA

SURVEY:
This plan is partially based on survey.

STAGING:
This is not a staged subdivision.

AREA OF LAND SUBDIVIDED - 83.22ha
BOUNDARIES SHOWN THUS 12.34 ARE NOT SUBJECT TO SURVEY

NOTATIONS

TANGENT POINTS ARE SHOWN THUS:

An appurtenant easement for the purpose of transmission of electricity has been created in favour of Lot 1 on this plan by AX449892G.

An appurtenant easement for the purpose of transmission of electricity has been created in favour of Lot 1 on this plan by AX530761V

An appurtenant easement for the purpose of transmission of electricity has been created in favour of Lot 1 on this plan by AX750228M.

An appurtenant easement for the purpose of transmission of electricity through overhead powerlines has been created in favour of Lot 1 on this plan by AY706956S.

An appurtenant easement for the purpose of transmission of electricity through overhead powerlines has been created in favour of Lot 1 on this plan by AZ317165L.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY SUPPLY	6	LP112823	LOTS ON LP112823
A-3	CARRIAGEWAY	SEE DIAG	TRANSFER INSTRUMENT No. AV860237P	LOT 2 ON PS838357J
A-4	CARRIAGEWAY	SEE DIAG	TRANSFER INSTRUMENT No. AV860237P	LOT 2 ON PS838357J
E-2	POWERLINE	SEE DIAG	PS838357J - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-3	ELECTRICITY SUPPLY POWERLINE	6 6	LP112823 PS838357J - SEC 88 ELECTRICITY INDUSTRY ACT 2000	LOTS ON LP112823 POWERCOR AUSTRALIA LTD
E-4	TRANSMISSION OF ELECTRICITY	SEE DIAG	AY101666A	LOT 1 ON THIS PLAN

BERRYBANK WIND FARM
2 LOTS

LICENSED SURVEYOR: JOHN CARMICHAEL

Lyssna Group Pty Ltd
ABN 18 616 811 191
Tel: +61 3 9516 6899
PO Box 1098, South Melbourne 3205
Suite 3, 102 Dodds Street
Southbank VIC 3006 Australia
LyssnaGroup.com

DATE: 03/05/21 REFERENCE: AA0139
DRAWING: SU03AF DRAWN BY: JC

ORIGINAL SHEET SIZE: A3
SHEET 1 OF 2

Digitally signed by: John Rhodes Carmichael, Licensed Surveyor,
Surveyor's Plan Version (F),
05/05/2021, SPEAR Ref: S157194V

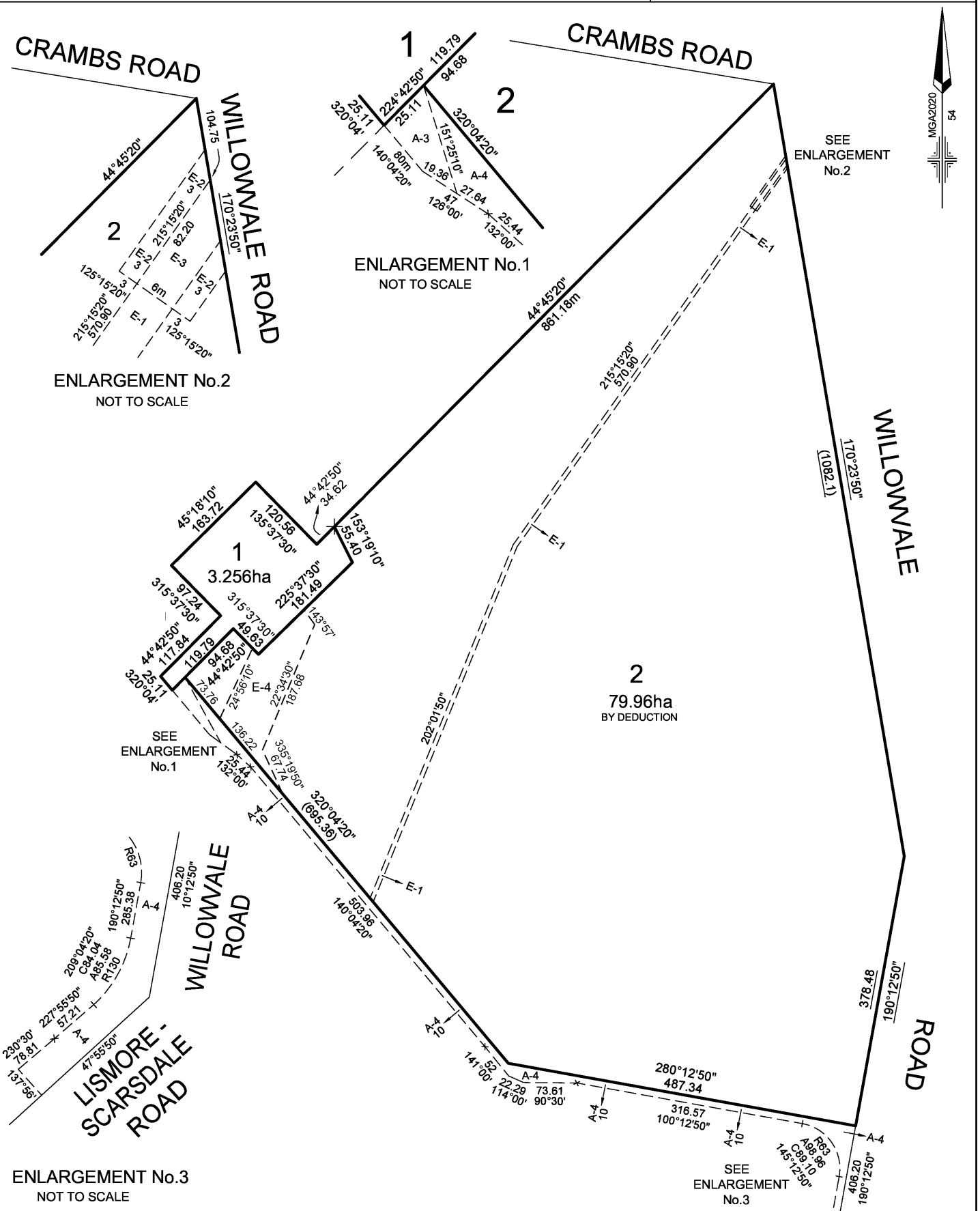
PLAN REGISTERED
TIME: 2:36PM DATE:6/12/22
E.Thai
Assistant Registrar of Titles

Amended by: SCOTT DAVID JUKES, Licensed Surveyor 24/11/2022.

Delivered by LANDATA®, timestamp 06/08/2026 10:13 Page 2 of 3

PLAN OF SUBDIVISION

PS 838361T



BERRYBANK WIND FARM	LICENSED SURVEYOR: JOHN CARMICHAEL	SCALE 1:5000	0 50 100 150 200 LENGTHS ARE IN METRES
Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com	DATE: 03/05/21 REFERENCE: AA0139 DRAWING: SU03AF DRAWN BY: JC		ORIGINAL SHEET SIZE: A3 SHEET 2
	Digitally signed by: John Rhodes Carmichael, Licensed Surveyor, Surveyor's Plan Version (F), 05/05/2021, SPEAR Ref: S157194V		Digitally signed by: Golden Plains Shire Council, 21/05/2021, SPEAR Ref: S157194V

Amended by: SCOTT DAVID JUKES, Licensed Surveyor 24/11/2022.

Delivered by LANDATA®, timestamp 06/08/2026 10:13 Page 3 of 3

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS838361T

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 1		APPURTENANT EASEMENTS NOTATION ADDED	AX449892G	15/11/23	2	S.S
LOT 1		APPURTENANT EASEMENTS NOTATION ADDED	AX530761V	07/12/23	3	YZ
LOT 1		APPURTENANT EASEMENTS NOTATION ADDED	AX750228M	21/02/24	4	S.S
LOT 2	E-4	CREATION OF EASEMENT	AY101666A	14/06/24	5	RZ
LOT 1		APPURTENANT EASEMENT NOTATION ADDED	AY706956S	16/12/24	6	RZ
LOT 1	-	APPURTENANT EASEMENT NOTATION ADDED	AZ317165L	27/06/25	7	S.S

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 06/08/2026 10:13:30 AM

Status	Registered	Dealing Number	AW615765Y
Date and Time Lodged	08/03/2023 02:12:04 PM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference
12442/187

Transferor(s)

Name	IC & GR MARQUAND NOMINEES PTY LTD
ACN	130011817

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 165000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	LEVEL
Floor Number	1
Street Number	180

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Street Name	THOMAS
Street Type	STREET
Locality	SYDNEY
State	NSW
Postcode	2000

Duty Transaction ID
5637725

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	IC & GR MARQUAND NOMINEES PTY LTD
Signer Name	HARRISON LESLIE WALLER
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	LAW PRACTICE
Execution Date	08 MARCH 2023

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LUMEA PTY LTD
Signer Name	MICHAEL JOSEPH GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 MARCH 2023

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

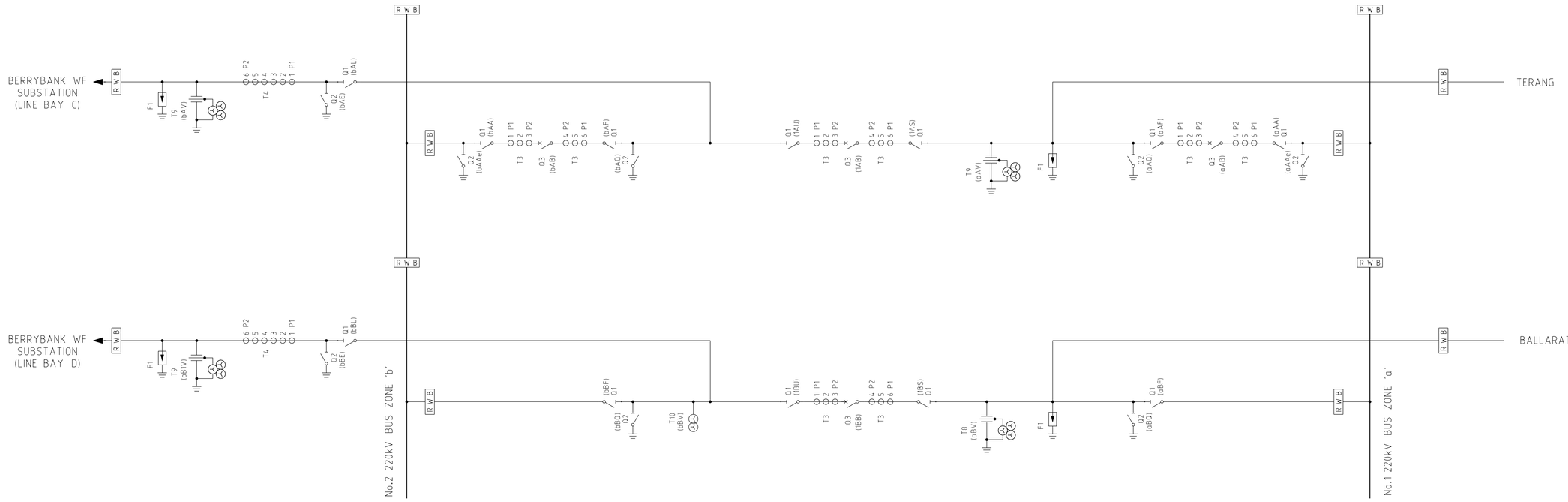
Statement End.

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

VICTORIA State Government

Appendix D

TNSP Existing and Ultimate Potential Terminal Station Plans



NOTES:
1. DEVICE NUMBERING IS AS PER TRANSGRIDS NUMBERING SYSTEM

AMENDMENT	DNRRM	13-09-2022

STAGE 2 WORKS - WORK AS EXECUTED

REV	REVISION DETAILS	DRAWN	DRG CHK	DESIGNED	DES CHK	APPROVED	DATE
1	AS BUILT	RR	IW	AS	NM	MN	30.06.22
0	ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MO	07.05.21
B	ISSEUD FOR 80% REVIEW	MOC	IW	AS	NM	MO	12.03.21
A	ISSUED FOR REVIEW	MOC	IW	AS	NM	MO	29.01.21

Downer

Transgrid

BBS100102 GENERAL ARRANGEMENT

REFERENCE DRAWINGS

DRAWN	DNRCR	
REVIEWED	DNRRM	13-09-2022
VERIFIED	DNRRM	13-09-2022
APPROVED	DNRRM	13-09-2022

WORK AS EXECUTED
APPROVAL STATUS

SCALE

© Transgrid

BERRYBANK 220kV SWITCHING STATION
SINGLE LINE DIAGRAM
220kV SWITCHYARD

SINGLE LINE DIAGRAM

A1 | BBS100001 | 01

PREFIX NUMBER SHEET AMDT

INDEX CLASS'N 10-02

COPIED FROM | SUPERSEDES | SUPERSEDED BY

PLOT ISSUE DATE 8/28/2024 4:33:40 AM

566x801mm

SOURCE DESIGN FILE: \\transgpw12ics01\ICS_pdf_work_dir\676\32378_1\BBS-100001_01.dgn

This drawing is copyright and is the property of TransGrid. No part of this work may be copied or provided directly or amended, stored on a retrieval system or transmitted in any form or by any means without the prior permission in writing of TransGrid.

ITEM	IDENTIFICATION	DESCRIPTION	CONTRACT	CONTRACT ITEM	MANUFACTURER	PRIMARY DRAWINGS	SECONDARY DRAWINGS	REMARKS	STAGE 1 - QTY	STAGE 2 - QTY P0021471
1	F1	SURGE ARRESTOR 216kV FREE ISSUED			TRIDELTA	SPE-859974.00			9	3
2	Q1	DISCONNECTOR 245kV 3150A 40kA/1s FREE ISSUED			EMSPEC	SPE-859952.00			9	3
3	Q2	EARTH SWITCH 245kV 40kA/1s COMES WITH ITEM 2 FREE ISSUED			EMSPEC	SPE-859950.00/SPE-859951.00		(R) SPE-859950.00, (L) SPE-859951.00	6	2
4	Q3	CIRCUIT BREAKER DEAD TANK 245kV 3150A 40kA/1s FREE ISSUED			MITSUBISHI ELECTRIC	SPE-860045			3	1
	T3	CURRENT TRANSFORMER 6 CORE COMES WITH ITEM 4								
	1	3000-2000/1A 0.06PX1100R5 ON 2000/1 (BUSBAR/BAY PROTECTION)								
	2	3000-2000/1A 0.06PX1100R5 ON 2000/1 (BUSBAR/BAY PROTECTION)								
	3	3000-2000-1600/1A 0.2FS10, 5VA ON 400/1, 15VA ON 1000/1 AND ABOVE (METERING)								
	4	3000-2000-1600/1A 0.2FS10, 5VA ON 400/1, 15VA ON 1000/1 AND ABOVE (METERING)								
	5	3000-2000/1A 0.06PX1100R5 ON 2000/1 (BUSBAR/BAY PROTECTION)								
	6	3000-2000/1A 0.06PX1100R5 ON 2000/1 (BUSBAR/BAY PROTECTION)								
5	T4	CURRENT TRANSFORMER 6 CORES SINGLE PHASE 245kV, 2500A, 50kA, 1s FREE ISSUED			KONCAR	SPE-859197.00			3	3
	1	2000/1000/1 0.06PX750R3 ON 1000/1								
	2	2000/1000/1 0.06PX750R3 ON 1000/1								
	3	2000/1000/1 0.06PX750R3 ON 1000/1								
	4	2000/1000/1 0.06PX750R3 ON 1000/1								
	5	2400/1200/800/200/1 0.5FS10 5VA ON 200/1, 0.5FS10 10VA ON 400/1, 0.2FS10 10VA ON 600/1 & 0.2FS 10 10VA ON 800/1 AND ABOVE (METERING)								
	6	2400/1200/800/200/1 0.5FS10 5VA ON 200/1, 0.5FS10 10VA ON 400/1, 0.2FS10 10VA ON 600/1 & 0.2FS 10 10VA ON 800/1 AND ABOVE (METERING)								
6	T8	VOLTAGE TRANSFORMER CAPACITIVE 245kV SINGLE PHASE FREE ISSUED			ARTECHE	SPE-859024.00		CVTs WITHOUT QoS MONITORING	3	
	1	220kV/sqrt3/110V/sqrt3 0.2M3P 25VA								
	2	220kV/sqrt3/110V/sqrt3 0.2M3P 25VA								
7	T9	VOLTAGE TRANSFORMER CAPACITIVE 245kV SINGLE PHASE WITH POWER QUALITY SENSOR FREE ISSUED			ARTECHE	SPE-859025.00		CVTs WITH QoS MONITORING	6	3
	1	220kV/sqrt3/110V/sqrt3 0.2M3P 25VA								
	2	220kV/sqrt3/110V/sqrt3 0.2M3P 25VA								
8	T10	POWER VOLTAGE TRANSFORMER 245kV 50kVA SINGLE PHASE FREE ISSUED			ARTECHE	4286561/405003542-B			3	
9	-	INSULATOR POST STATION 245kV 1050kV 15kN FREE ISSUED			SUZHOU	SPE-859321.00		* QTY EXCLUDES 9 OFF EXISTING INSULATORS TO BE REUSED	120	21*
10	-	INSULATOR POST STATION 245kV 1050kV 6kN			SUZHOU	SPE-859118.00			4	
11	-	INSULATOR LONG ROD 160kN ASSEMBLY FREE ISSUED			PFISTERER	SPE-859271			6	6

This drawing is copyright and is the property of TransGrid. No part of this work may be copied, reproduced, altered or amended, stored in a retrieval system or transmitted in any form or by any means without the prior permission in writing of TransGrid.

AMENDMENT: DNRRM 13-09-2022

STAGE 2 WORKS - WORK AS EXECUTED

REV	REVISION DETAILS	DRAWN	DRG CHK	DESIGNED	DES CHK	APPROVED	DATE
2	AS BUILT	RR	IW	AS	NM	MN	30.06.22
1	RE-ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MO	30.06.21
0	ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MO	07.05.21
B	ISSUED FOR 80% REVIEW	MOC	IW	AS	NM	MO	12.03.21
A	ISSUED FOR REVIEW	MOC	IW	AS	NM	MO	29.01.21

Downer

Transgrid

BBW100001 SINGLE LINE DIAGRAM

REFERENCE DRAWINGS

DRAWN	DNRRM	
REVIEWED	DNRRM	13-09-2022
VERIFIED	DNRRM	13-09-2022
APPROVED	DNRRM	13-09-2022

WORK AS EXECUTED
APPROVAL STATUS

SCALE

©Transgrid

BERRYBANK 220kV SWITCHING STATION
MATERIAL LIST
220kV SWITCHYARD
ITEM 1-100
EQUIPMENT SCHEDULE

A2 | BBS100010/1 | 01

PREFIX NUMBER SHEET | AMDT

400x566

PLOT ISSUE DATE 8/28/2024 4:35:32 AM

COPIED FROM

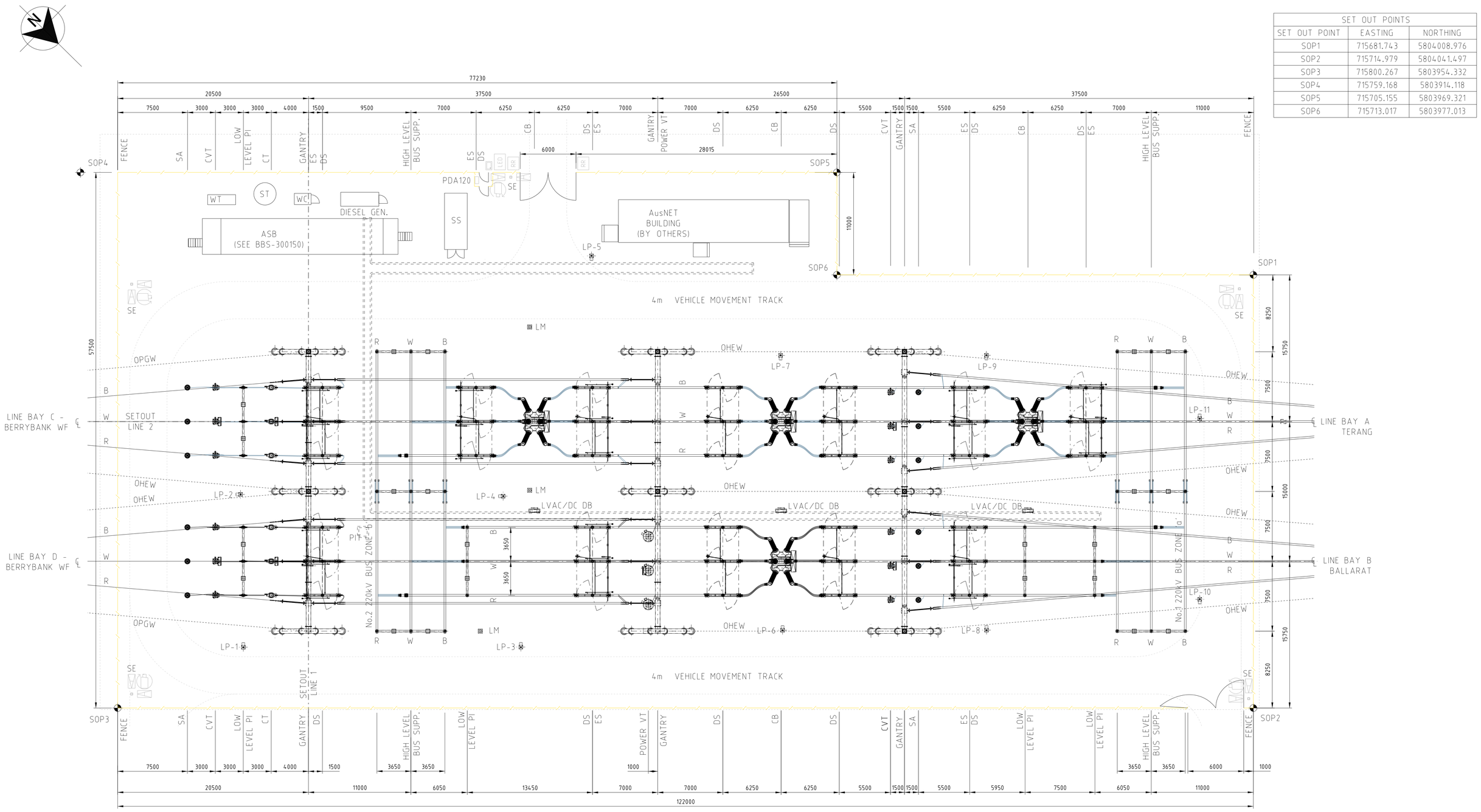
SUPERSEDES

SUPERSEDED BY

INDEX CLASS'N 27-08

SOURCE DESIGN FILE: \\transgpw12ics01\iCS_pdf_work_dir\676\32378_2\BBS-100010-1_01.DGN

SET OUT POINTS		
SET OUT POINT	EASTING	NORTHING
SOP1	715681.743	5804008.976
SOP2	715714.979	5804041.497
SOP3	715800.267	5803954.332
SOP4	715759.168	5803914.118
SOP5	715705.155	5803969.321
SOP6	715713.017	5803977.013



NOTES:

1. THE FOLLOWING MINIMUM CLEARANCES SHALL BE MAINTAINED:
   - 220kV PHASE TO EARTH = 2100
   - 220kV PHASE TO PHASE = 2415
   - 220kV GROUND SAFETY CLEARANCE = 2440mm
   - 220kV SECTION SAFETY CLEARANCE = 4665mm
   - 220kV HORIZONTAL SAFETY CLEARANCE = 4125mm
   - 220kV VERTICAL SAFETY CLEARANCE = 3565mm
2. HIGH AND LOW LEVEL BUSBAR SHALL BE 200x12 AND 160x10mm ALUMINUM RESPECTIVELY.
3. ALL LIGHT POLE SHALL BE 4m HIGH.
4. FINAL TRENCH LOCATION AS PER AUSNET BUILDING DESIGN RECOMMENDATION.
5. LIGHTNING RODS OF LENGTH 2m TO BE INSTALLED ON TOP OF LIGHTNING MASTS

LEGEND:

ASB	AUX. SERVICES BUILDING
SS	STORAGE SHED
ST	SEPTIC TANK
WC	WATER CLOSET
WT	WATER TANK
OHEW	OVERHEAD EARTH WIRE
LM	LIGHTNING MAST
LP	LIGHT POLE
SE	SECURITY EQUIPMENT

SCALE 1:200

AMENDMENT:	DNRRM	13-09-2022

STAGE 2 WORKS - WORK AS EXECUTED

REV	REVISION DETAILS	DRAWN	DRG CHK	DESIGNED	DES CHK	APPROVED	DATE
1	AS BUILT	RR	IW	AS	NM	MN	30.06.22
0	ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MD	07.05.21
B	ISSUED FOR 80% REVIEW	MOC	IW	AS	NM	MD	12.03.21
A	ISSUED FOR REVIEW	MOC	IW	AS	NM	MD	29.01.21

Downer

Transgrid

REFERENCE DRAWINGS	
BBS100001	SINGLE LINE DIAGRAM
BBS100103	ULTIMATE LAYOUT
BBS100201	PLAN AND ELEVATION LINE BAY'A'
BBS100202	PLAN AND ELEVATION LINE BAY'B'
BBS100203	PLAN AND ELEVATION LINE BAY'C'
BBS100204	PLAN AND ELEVATION LINE BAY'D'
BBS100205	HIGH LEVEL BUSBAR
BBS100301	CONDUIT LAYOUT
BBS100401	EARTHING LAYOUT
BBS100505	AUXILIARY SERVICES - SECURITY

DRAWN	DNRRM	
REVIEWED	DNRRM	13-09-2022
VERIFIED	DNRRM	13-09-2022
APPROVED	DNRRM	13-09-2022

WORK AS EXECUTED
APPROVAL STATUS

SCALE 1:200

© Transgrid

BERRYBANK 220kV SWITCHING STATION
220kV INSTALLATION
220kV SWITCHYARD

GENERAL ARRANGEMENT

A1	PREFIX	NUMBER	SHEET	AMDT
	BBS	100102	01	

INDEX CLASS'N 06-09

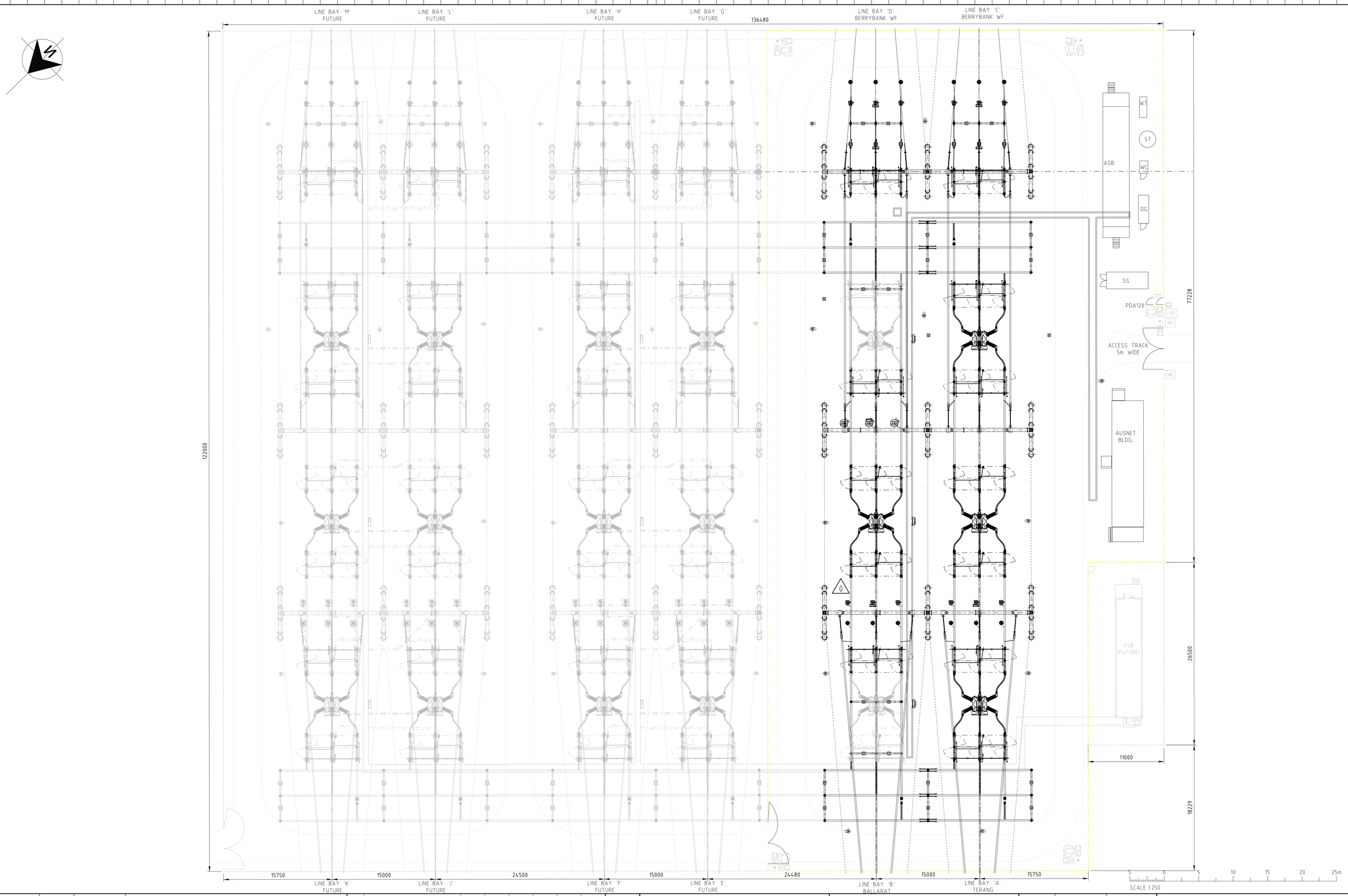
This drawing is copyright and is the property of TransGrid. No part of the work may be copied directly or indirectly, nor disclosed, stored in a retrieval system or transmitted in any form or by any means without the prior permission in writing of TransGrid.

566x801mm

PLOT ISSUE DATE 11/24/2024 10:01:19 PM

COPIED FROM | SUPERSEDES | SUPERSEDED BY

SOURCE DESIGN FILE: \\transgpw12ics01\iCS_pdf_work_dir\676\32378_3\BBS-100102_01.DGN



This drawing is copyright and is the property of Transgrid. No part of this work may be copied from, altered or amended, stored on a retrieval system or transmitted in any form or by any means without the prior permission in writing of Transgrid.

AMENDMENT	DNRRM	13-09-2022

STAGE 2 WORKS - WORK AS EXECUTED

REV	REVISION DETAILS	DRAWN	DRG CHK	DESIGNED	DES CHK	APPROVED	DATE
1	AS BUILT	RR	IW	AS	NM	MN	30.06.22
0	ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MD	07.05.21
A	ISSUED FOR 80% REVIEW	MOC	IW	AS	NM	MD	12.03.21

Downer

Transgrid

BBS100102 GENERAL ARRANGEMENT

REFERENCE DRAWINGS

DRAWN	DNRRM	
REVIEWED	DNRRM	13-09-2022
VERIFIED	DNRRM	13-09-2022
APPROVED	DNRRM	13-09-2022

WORK AS EXECUTED

APPROVAL STATUS

SCALE 1:250

© Transgrid

BERRYBANK 220kV SWITCHING STATION
220KV INSTALLATION
220kV SWITCHYARD
ULTIMATE
GENERAL ARRANGEMENT

A1	PREFIX	NUMBER	SHEET	AMDT
		BBS100103		01

INDEX CLASS'N 06-09

566x801mm

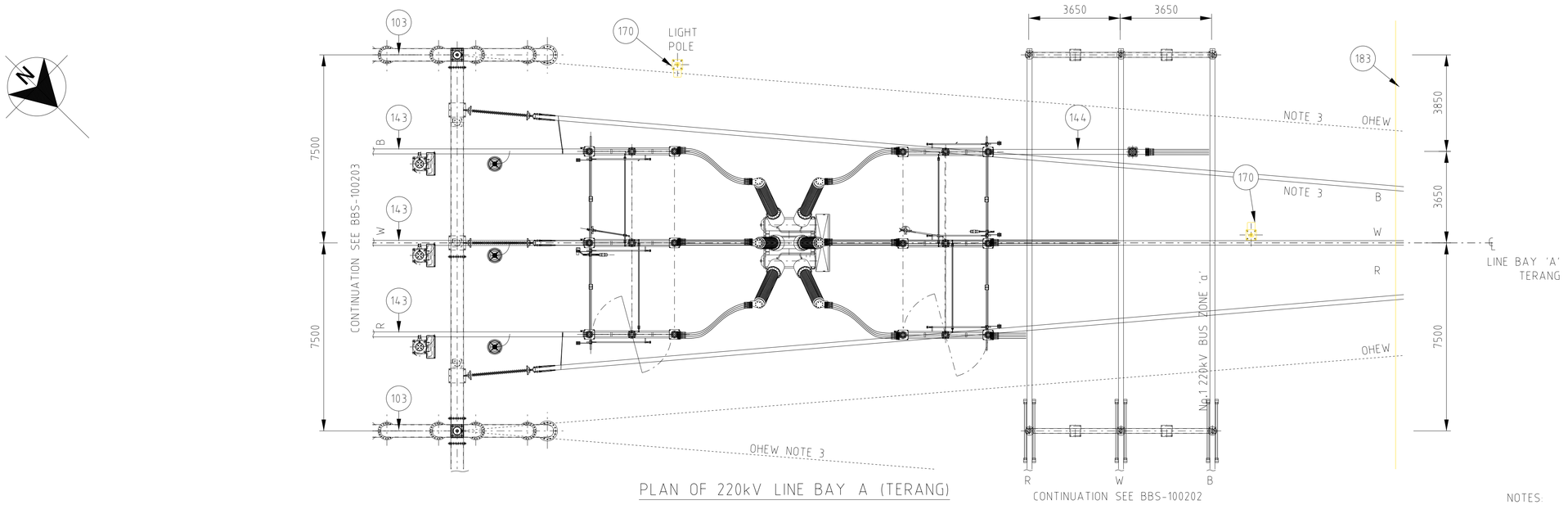
PLOT ISSUE DATE 8/28/2024 4:32:24 AM

SOURCE DESIGN FILE: \\transgpw12ics01\iCS_pdf_work_dir\676\32378_4\BBS-100103_01.DGN

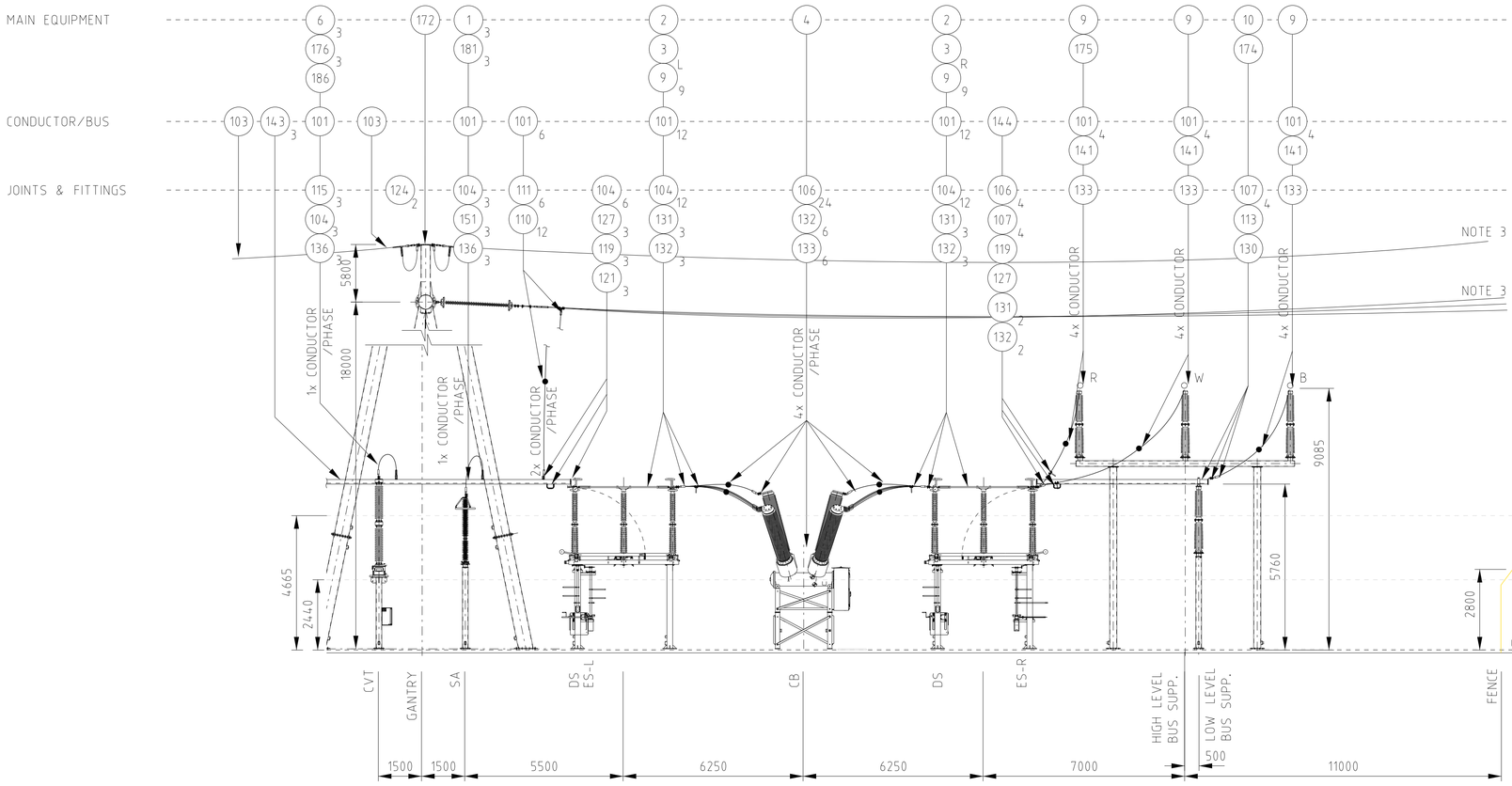
COPIED FROM

SUPERSEDES

SUPERSEDED BY



PLAN OF 220kV LINE BAY A (TERANG)



ELEVATION OF 220kV LINE BAY A (TERANG)

NOTES:

1. THE FOLLOWING MINIMUM CLEARANCES SHALL BE MAINTAINED:
   - 220kV PHASE TO EARTH = 2100
   - 220kV PHASE TO PHASE = 2415
   - 220kV GROUND SAFETY CLEARANCE = 2440mm
   - 220kV SECTION SAFETY CLEARANCE = 4665mm
   - 220kV HORIZONTAL SAFETY CLEARANCE = 4125mm
   - 220kV VERTICAL SAFETY CLEARANCE = 3565mm
2. HIGH AND LOW LEVEL BUSBAR SHALL BE 200x12mm AND 160x10mm RESPECTIVELY.
3. OUTGOING LINE CONDUCTORS, OVERHEAD EARTHWIRES, STRING INSULATORS AND ASSOCIATED FITTINGS SUPPLIED AND INSTALLED BY OTHERS.
4. INSULATORS AND DISCONNECTORS SUPPLIED SEPARATELY, TO BE ASSEMBLED ON SITE.
5. OPERATING POINTS ARE AS PER EARTH MAT LOCATIONS. REFER TO DRAWING BBS100401

LEGEND:

CB	CIRCUIT BREAKER
CVT	CAPACITOR VOLTAGE TRANSFORMER
DS	DISCONNECTOR SWITCH
ES	EARTHING SWITCH
CSL	CONCRETE SURFACE LEVEL 100mm NOMINAL (EXCLUDING 40mm GROUT)
FSL	FINISHED SURFACE LVEL
OHEW	OVERHEAD EARTH WIRE
SA	SURGE ARRESTER

2 1 0 2 4 6 8 10m

SCALE 1:100

This drawing is copyright and is the property of TransGrid. No part of this work may be reproduced, stored or copied in any form or by any means without the prior permission in writing of TransGrid.

AMENDMENT:		

TransGrid

BBS100102 GENERAL ARRANGEMENT
BBS100203 PLAN AND ELEVATION LINE BAY'C'
BBS100501 MATERIAL LIST

REFERENCE DRAWINGS

DRAWN	DNRRM	
REVIEWED	DNRRM	06-11-2020
VERIFIED	DNRRM	06-11-2020
APPROVED	DNRRM	06-11-2020

APPROVED
APPROVAL STATUS

SCALE 1:100

©TransGrid

BERRYBANK 220kV SWITCHING STATION
220KV INSTALLATION
220kV SWITCHYARD
LINE BAY 'A'
PLAN AND ELEVATION

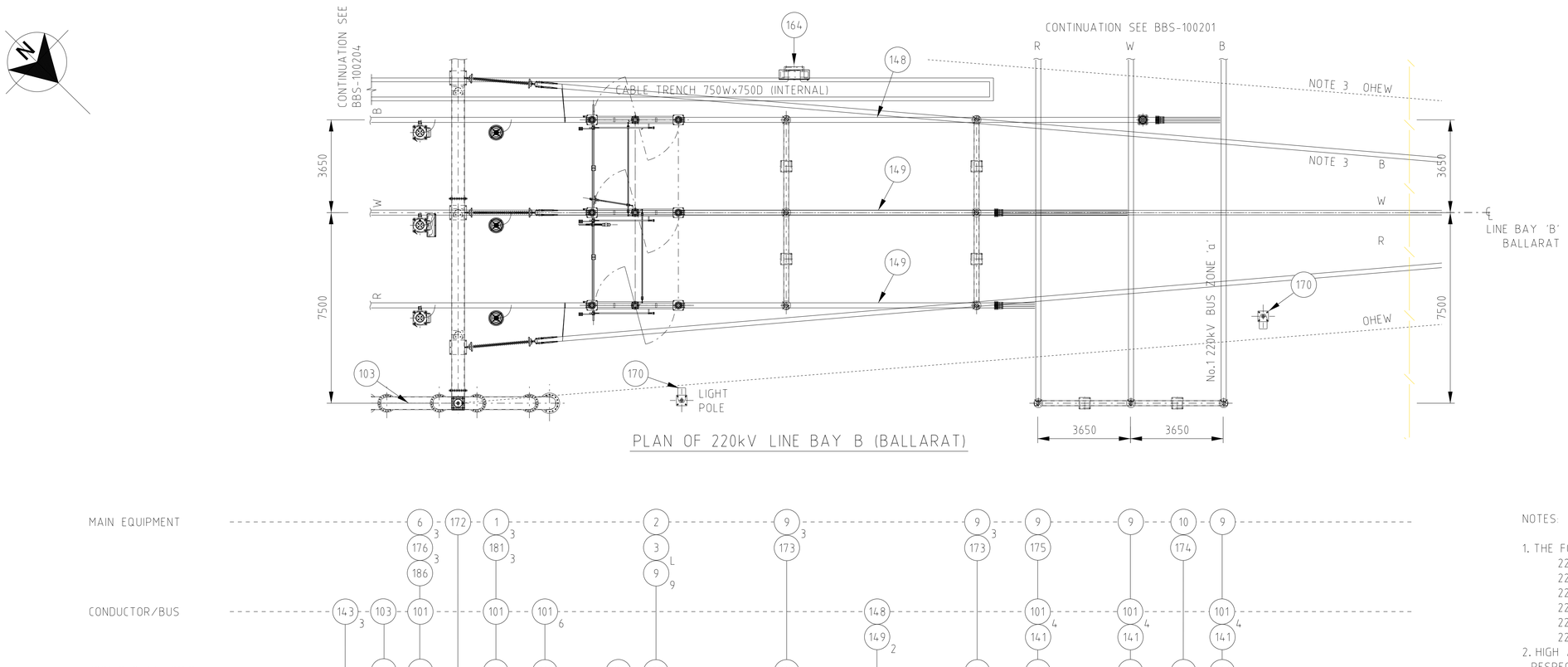
A1	BBS100201	00
	PREFIX NUMBER SHEET	AMDT

566x801mm

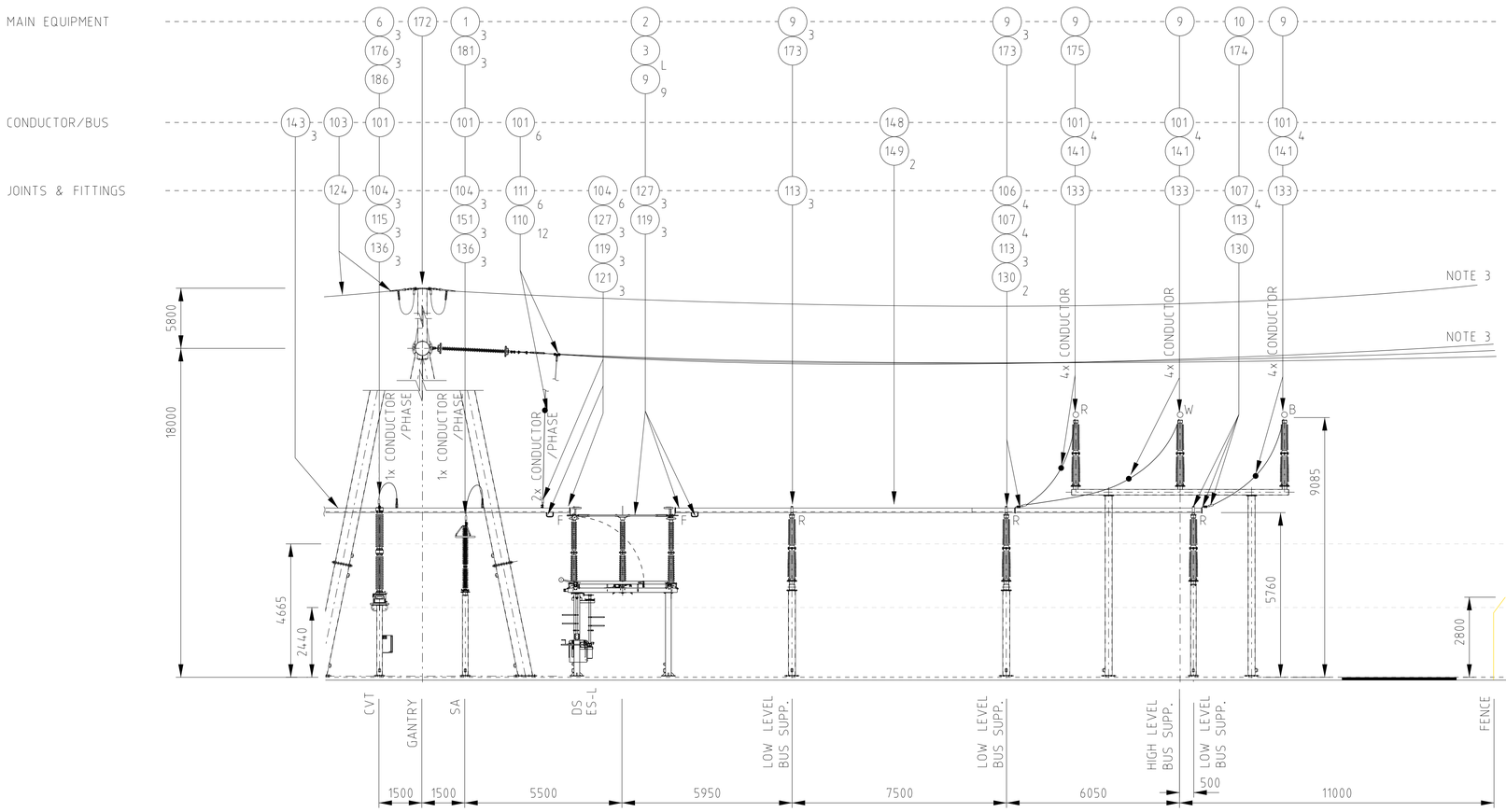
PLOT ISSUE DATE 22/01/2021 3:07:31 PM

SOURCE DESIGN FILE: \\vsw08323\ics_share$\6\28745_54\BBS-100201_00.DGN

COPIED FROM | SUPERSEDES | SUPERSEDED BY | INDEX CLASS'N 06-09



PLAN OF 220kV LINE BAY B (BALLARAT)



ELEVATION OF 220kV LINE BAY B (BALLARAT)

NOTES:

1. THE FOLLOWING MINIMUM CLEARANCES SHALL BE MAINTAINED:
   - 220kV PHASE TO EARTH = 2100
   - 220kV PHASE TO PHASE = 2415
   - 220kV GROUND SAFETY CLEARANCE = 2440mm
   - 220kV SECTION SAFETY CLEARANCE = 4665mm
   - 220kV HORIZONTAL SAFETY CLEARANCE = 4125mm
   - 220kV VERTICAL SAFETY CLEARANCE = 3565mm
2. HIGH AND LOW LEVEL BUSBAR SHALL BE 200x12mm AND 160x10mm RESPECTIVELY.
3. OUTGOING LINE CONDUCTORS, OVERHEAD EARTHWIRES, STRING INSULATORS AND ASSOCIATED FITTINGS SUPPLIED AND INSTALLED BY OTHERS.
4. INSULATORS AND DISCONNECTORS SUPPLIED SEPARATELY, TO BE ASSEMBLED ON SITE.
5. OPERATING POINTS ARE AS PER EARTH MAT LOCATIONS. REFER TO DRAWING BBS100401

LEGEND:

CB	CIRCUIT BREAKER
CVT	CAPACITOR VOLTAGE TRANSFORMER
DS	DISCONNECTOR SWITCH
ES	EARTHING SWITCH
CSL	CONCRETE SURFACE LEVEL 100mm NOMINAL (EXCLUDING 40mm GROUT)
FSL	FINISHED SURFACE LVEL
OHEW	OVERHEAD EARTH WIRE
SA	SURGE ARRESTER
F	FIXED BUSBAR SUPPORT
R	ROLLER BUSBAR SUPPORT
E	BUSBAR EXPANSION SUPPORT

2 1 0 2 4 6 8 10m
SCALE 1:100

This drawing is copyright and is the property of Transgrid. No part of this work may be reproduced, stored or transmitted in any form, or by any means without the prior permission in writing of Transgrid.

AMENDMENT:	DNRRM	13-09-2022

STAGE 2 WORKS - WORK AS EXECUTED

REV	REVISION DETAILS	DRAWN	DRG CHK	DESIGNED	DES CHK	APPROVED	DATE
1	AS BUILT	RR	IW	AS	NM	MN	30.06.22
0	ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MO	07.05.21
A	ISSUED FOR 80% REVIEW	MOC	IW	AS	NM	MO	12.03.21

Downer

Transgrid

REFERENCE DRAWINGS
BBS100102 GENERAL ARRANGEMENT
BBS100204 PLAN AND ELEVATION LINE BAY 'D'
BBS100501 MATERIAL LIST

DRAWN	DNRRM	
REVIEWED	DNRRM	13-09-2022
VERIFIED	DNRRM	13-09-2022
APPROVED	DNRRM	13-09-2022

WORK AS EXECUTED
APPROVAL STATUS

SCALE 1:100

© Transgrid

BERRYBANK 220kV SWITCHING STATION
220kV INSTALLATION
220kV SWITCHYARD
LINE BAY 'B'
PLAN AND ELEVATION

A1	PREFIX	NUMBER	SHEET	AMDT
		BBS100202		01

INDEX CLASS'N 06-09

566x801mm

PLOT ISSUE DATE 8/28/2024 4:35:07 AM

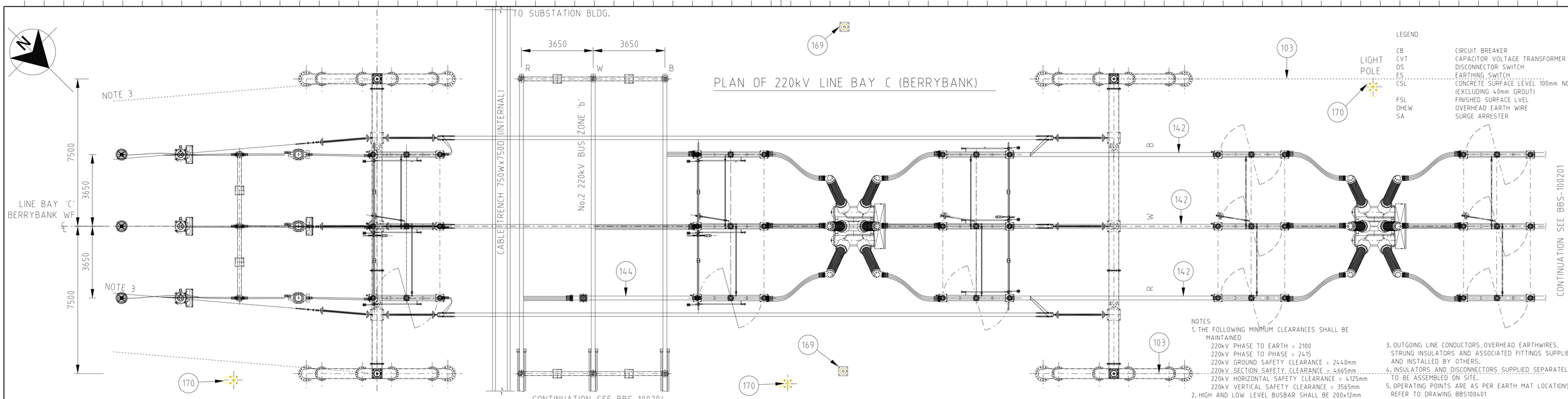
SOURCE DESIGN FILE: \\transgpw12ics01\ICS_pdf_work_dir\676\32378_5\BBS-100202_01.DGN

COPIED FROM

SUPERSEDES

SUPERSEDED BY

PLAN OF 220kV LINE BAY C (BERRYBANK)



LEGEND

CB	CIRCUIT BREAKER
CVT	CAPACITOR VOLTAGE TRANSFORMER
DS	DISCONNECTOR SWITCH
ES	EARTHING SWITCH
CSL	CONCRETE SURFACE LEVEL 100mm NOM. (EXCLUDING 40mm GROUT)
FSL	FINISHED SURFACE LVEL
OHEW	OVERHEAD EARTH WIRE
SA	SURGE ARRESTER

LIGHT POLE

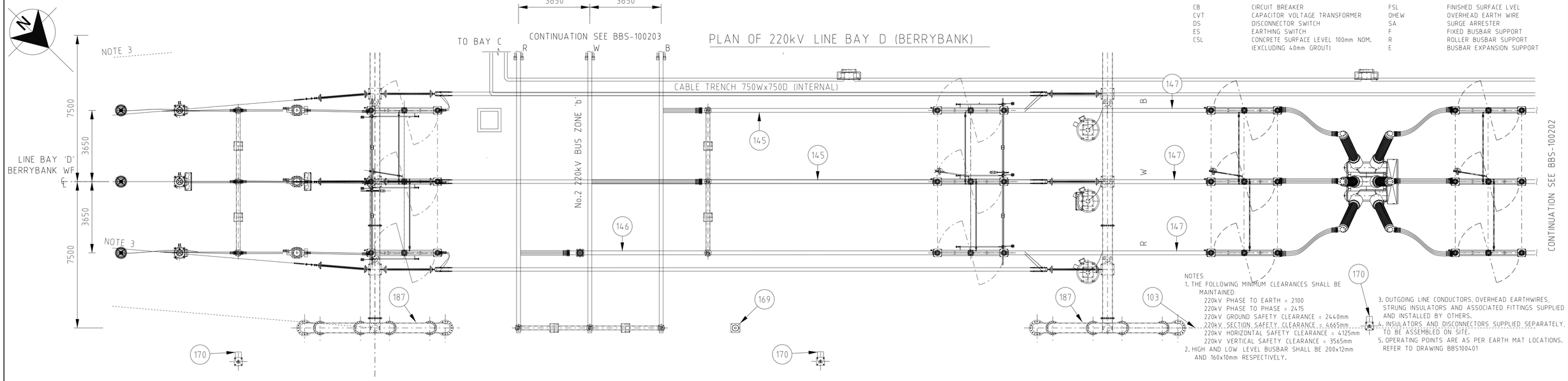
NOTES

1. THE FOLLOWING MINIMUM CLEARANCES SHALL BE MAINTAINED
   - 220kV PHASE TO EARTH = 2100
   - 220kV PHASE TO PHASE = 2415
   - 220kV GROUND SAFETY CLEARANCE = 2440mm
   - 220kV SECTION SAFETY CLEARANCE = 4665mm
   - 220kV HORIZONTAL SAFETY CLEARANCE = 4125mm
   - 220kV VERTICAL SAFETY CLEARANCE = 3565mm
2. HIGH AND LOW LEVEL BUSBAR SHALL BE 200x12mm AND 160x10mm RESPECTIVELY.
3. OUTGOING LINE CONDUCTORS, OVERHEAD EARTHWIRES, STRUNG INSULATORS AND ASSOCIATED FITTINGS SUPPLIED AND INSTALLED BY OTHERS.
4. INSULATORS AND DISCONNECTORS SUPPLIED SEPARATELY, TO BE ASSEMBLED ON SITE.
5. OPERATING POINTS ARE AS PER EARTH MAT LOCATIONS. REFER TO DRAWING BBS100401

MAIN EQUIPMENT

| | | |

PLAN OF 220kV LINE BAY D (BERRYBANK)



LEGEND:

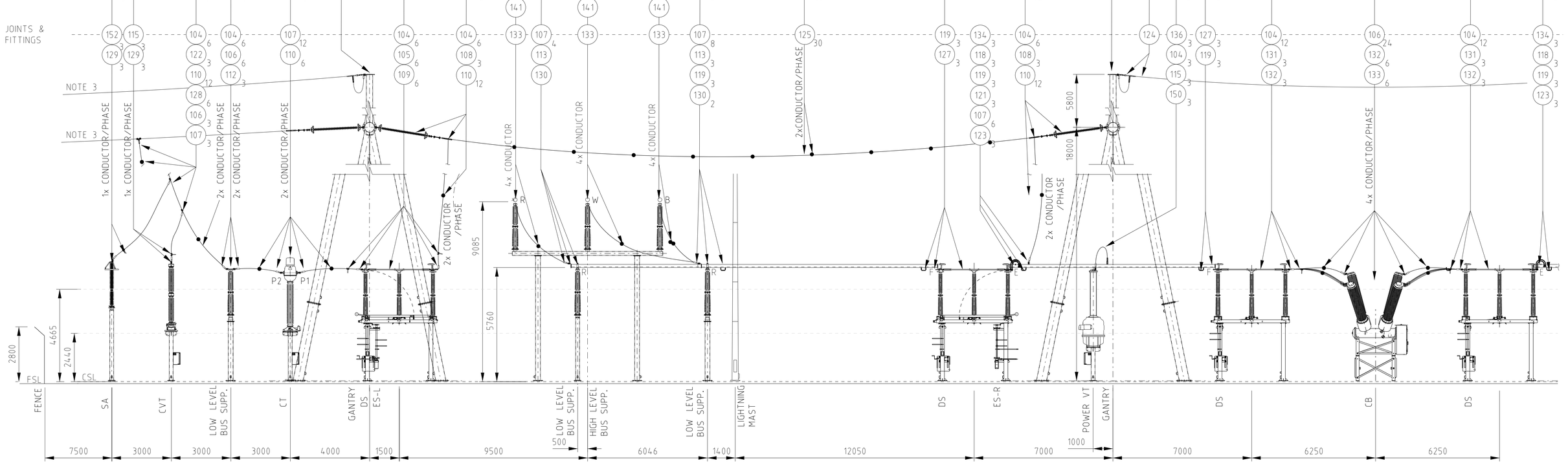
CB	CIRCUIT BREAKER	FSL	FINISHED SURFACE LVEL
CVT	CAPACITOR VOLTAGE TRANSFORMER	OHEW	OVERHEAD EARTH WIRE
DS	DISCONNECTOR SWITCH	SA	SURGE ARRESTER
ES	EARTHING SWITCH	F	FIXED BUSBAR SUPPORT
CSL	CONCRETE SURFACE LEVEL 100mm NOM. (EXCLUDING 40mm GROUT)	R	ROLLER BUSBAR SUPPORT
		E	BUSBAR EXPANSION SUPPORT

NOTES
1. THE FOLLOWING MINIMUM CLEARANCES SHALL BE MAINTAINED
   - 220kV PHASE TO EARTH = 2100
   - 220kV PHASE TO PHASE = 2415
   - 220kV GROUND SAFETY CLEARANCE = 2440mm
   - 220kV SECTION SAFETY CLEARANCE = 4665mm
   - 220kV HORIZONTAL SAFETY CLEARANCE = 4125mm
   - 220kV VERTICAL SAFETY CLEARANCE = 3565mm
2. HIGH AND LOW LEVEL BUSBAR SHALL BE 200x12mm AND 160x10mm RESPECTIVELY.
3. OUTGOING LINE CONDUCTORS, OVERHEAD EARTHWIRES, STRUNG INSULATORS AND ASSOCIATED FITTINGS SUPPLIED AND INSTALLED BY OTHERS.
4. INSULATORS AND DISCONNECTORS SUPPLIED SEPARATELY, TO BE ASSEMBLED ON SITE.
5. OPERATING POINTS ARE AS PER EARTH MAT LOCATIONS, REFER TO DRAWING BBS100401

MAIN EQUIPMENT

CONDUCTOR /BUS

JOINTS & FITTINGS



ELEVATION OF 220kV LINE BAY D (BERRYBANK)

SCALE 1:100

AMENDMENT		
	DNRRM	13-09-2022

STAGE 2 WORKS - WORK AS EXECUTED

REV	REVISION DETAILS	DRAWN	DRG CHK	DESIGNED	DES CHK	APPROVED	DATE
1	AS BUILT	RR	IW	AS	NM	MN	30.06.22
0	ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MD	07.05.21
A	ISSUED FOR 80% REVIEW	MOC	IW	AS	NM	MD	12.03.21

Downer

Transgrid

BBS100102 GENERAL ARRANGEMENT
BBS100204 PLAN AND ELEVATION LINE BAY D
BBS100512 BUSBAR DETAIL
BBS100501 MATERIAL LIST

REFERENCE DRAWINGS

DRAWN	DNRRM	
REVIEWED	DNRRM	13-09-2022
VERIFIED	DNRRM	13-09-2022
APPROVED	DNRRM	13-09-2022

WORK AS EXECUTED
APPROVAL STATUS

SCALE 1:100

© Transgrid

BERRYBANK 220kV SWITCHING STATION
220KV INSTALLATION
220kV SWITCHYARD
LOW LEVEL BUSBAR
PLAN AND ELEVATION

A1	BBS100204	01
	PREFIX NUMBER	SHEET AMDT

INDEX CLASS'N 06-09

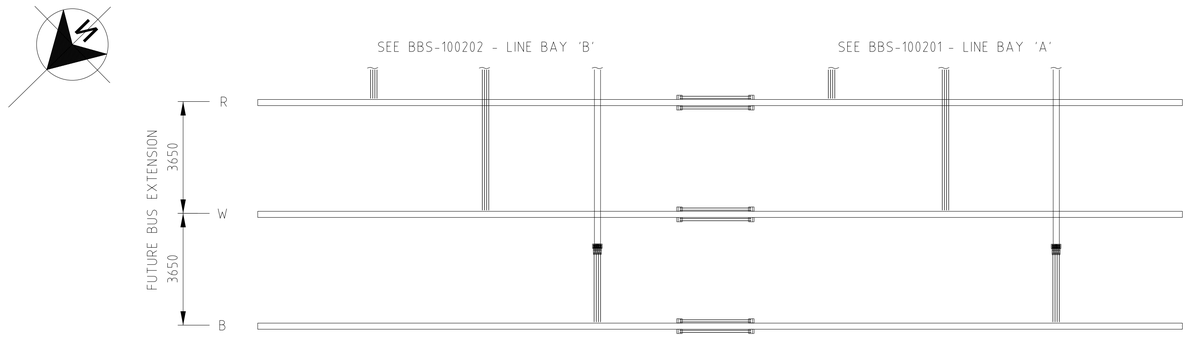
This drawing is copyright and is the property of Transgrid. No part of it may be used, copied or reproduced in any form or stored in a retrieval system or transmitted in any form, or by any means without the prior permission in writing of Transgrid.

566x801mm

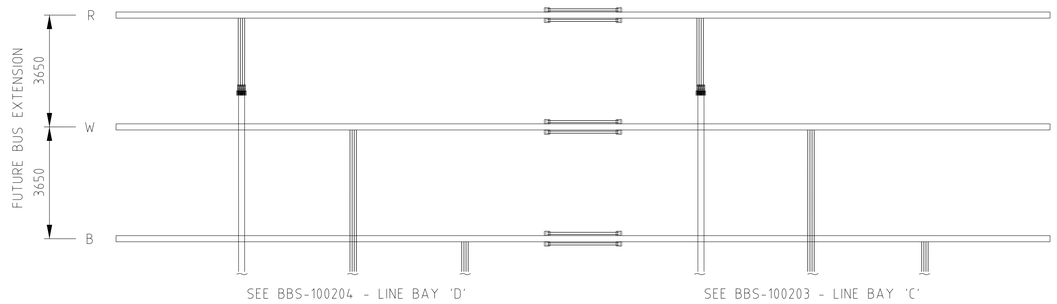
PLOT ISSUE DATE 8/28/2024 4:33:49 AM

COPIED FROM | SUPERSEDES | SUPERSEDED BY

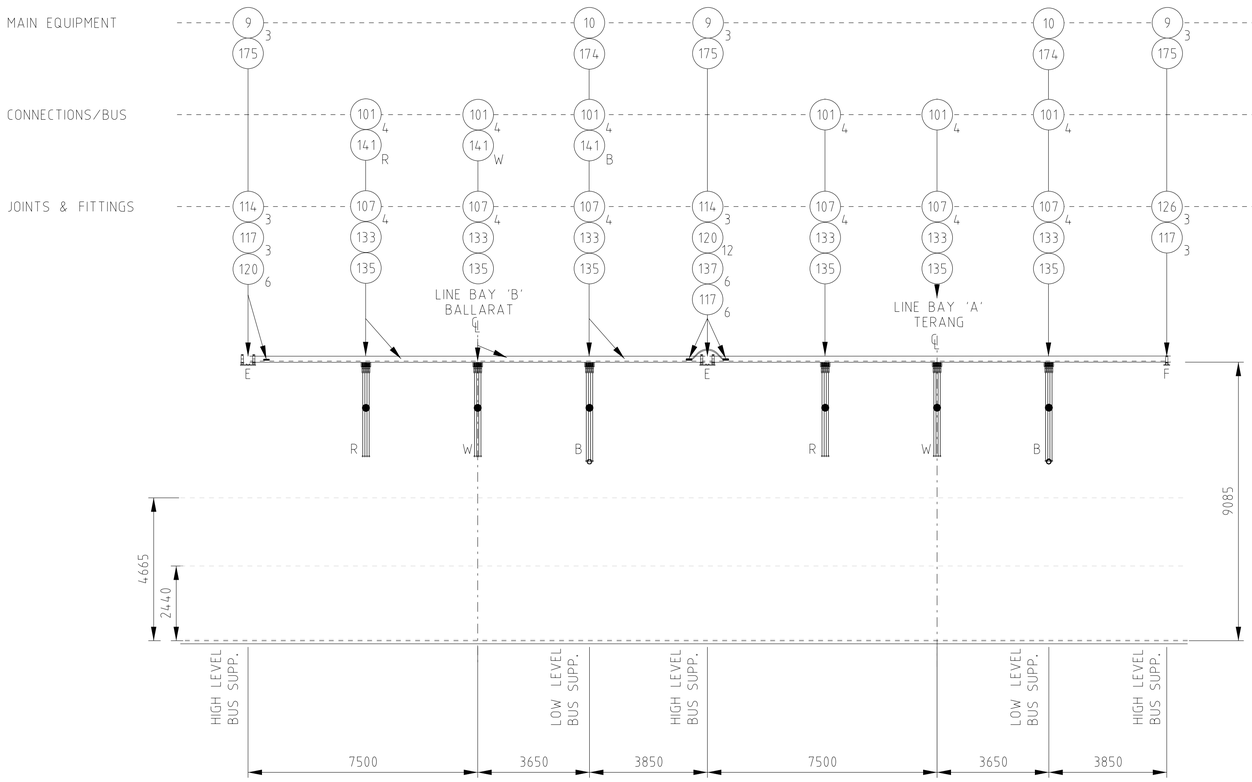
SOURCE DESIGN FILE: \\transgpw12ics01\iCS_pdf_work_dir\676\32378_6\BBS-100204_01.DGN



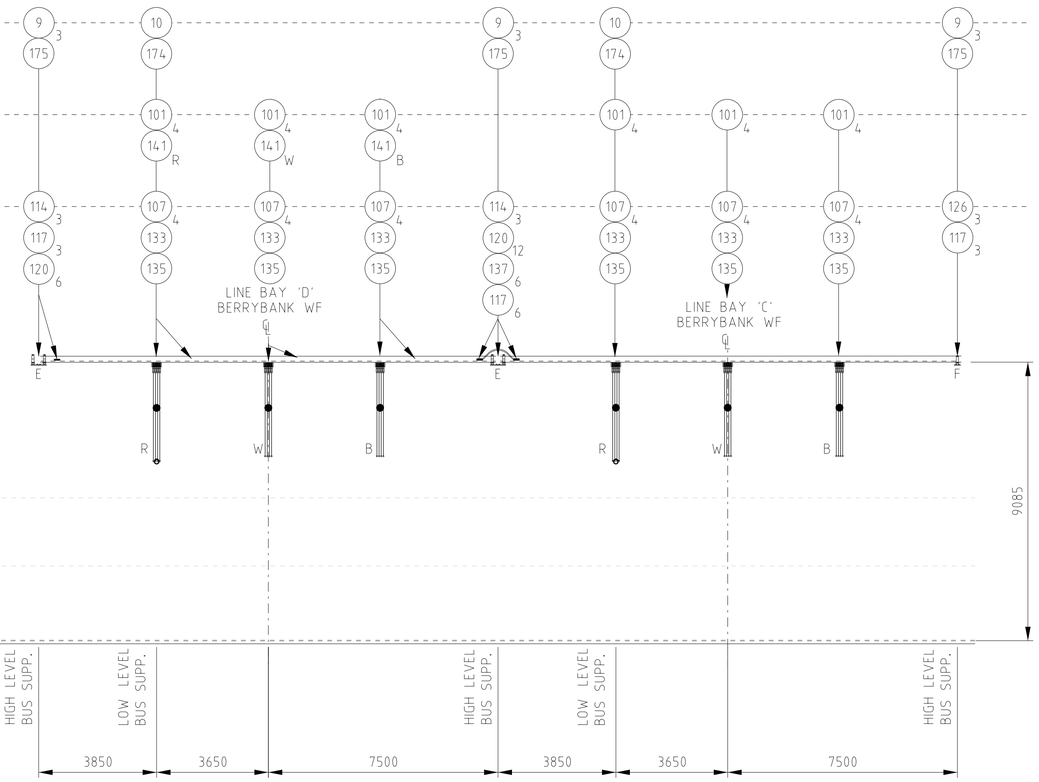
PLAN No.1 220kV BUS ZONE 'a'



PLAN No.2 220kV BUS ZONE 'b'



ELEVATION No.1 220kV BUS ZONE 'a'



ELEVATION No.2 220kV BUS ZONE 'b'

NOTES:

1. THE FOLLOWING MINIMUM CLEARANCES SHALL BE MAINTAINED:
   - 220kV PHASE TO EARTH = 2100
   - 220kV PHASE TO PHASE = 2415
   - 220kV GROUND SAFETY CLEARANCE = 2440mm
   - 220kV SECTION SAFETY CLEARANCE = 4665mm
   - 220kV HORIZONTAL SAFETY CLEARANCE = 4125mm
   - 220kV VERTICAL SAFETY CLEARANCE = 3565mm
2. HIGH AND LOW LEVEL BUSBAR SHALL BE 200x12mm AND 160x10mm RESPECTIVELY.
3. OUTGOING LINE CONDUCTORS, OVERHEAD EARTHWIRES, STRING INSULATORS AND ASSOCIATED FITTINGS SUPPLIED AND INSTALLED BY OTHERS.

LEGEND:

CB	CIRCUIT BREAKER
CVT	CAPACITOR VOLTAGE TRANSFORMER
DS	DISCONNECTOR SWITCH
ES	EARTHING SWITCH
CSL	CONCRETE SURFACE LEVEL 100mm NOMINAL (EXCLUDING 40mm GROUT)
FSL	FINISHED SURFACE LVEL
OHEW	OVERHEAD EARTH WIRE
SA	SURGE ARRESTER
F	FIXED BUSBAR SUPPORT
R	ROLLER BUSBAR SUPPORT
E	BUSBAR EXPANSION SUPPORT

2 1 0 2 4 6 8 10m
SCALE 1:100

AMENDMENT:	DNRRM	13-09-2022

STAGE 2 WORKS - WORK AS EXECUTED

REV	REVISION DETAILS	DRAWN	DRG CHK	DESIGNED	DES CHK	APPROVED	DATE
2	AS BUILT	RR	IW	AS	NM	MN	30.06.22
1	RE-ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MD	30.06.21
0	ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MD	07.05.21
A	ISSUED FOR 80% REVIEW	MOC	IW	AS	NM	MD	12.03.21

Downer

Transgrid

BBS100102 GENERAL ARRANGEMENT
BBS100501 MATERIAL LIST
BBS100510 BUSBAR DETAIL - BUS ZONE a/b

REFERENCE DRAWINGS

DRAWN	DNRRM	
REVIEWED	DNRRM	13-09-2022
VERIFIED	DNRRM	13-09-2022
APPROVED	DNRRM	13-09-2022

WORK AS EXECUTED
APPROVAL STATUS

SCALE 1:100

© Transgrid

BERRYBANK 220kV SWITCHING STATION
220kV INSTALLATION
220kV SWITCHYARD
HIGH LEVEL BUSBAR
PLAN AND ELEVATION

A1 | BBS100205 | 01
PREFIX | NUMBER | SHEET | AMDT

INDEX CLASS'N 06-09

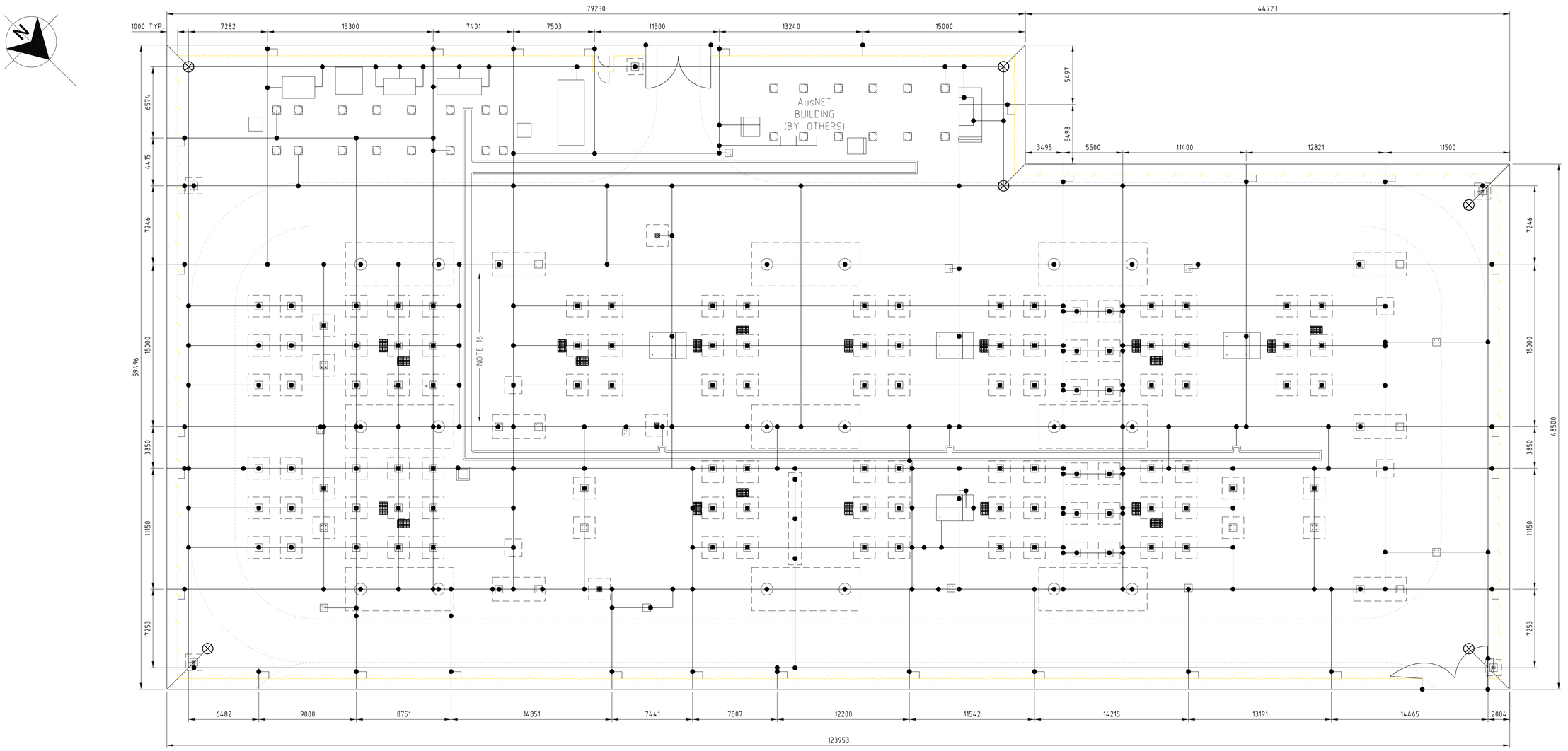
This drawing is copyright and is the property of TransGrid. No part of the work may be copied, reproduced or stored in a retrieval system or transmitted in any form or by any means without the prior permission in writing of TransGrid.

566x801mm

PLOT ISSUE DATE 8/28/2024 4:33:23 AM

COPIED FROM | SUPERSEDES | SUPERSEDED BY

SOURCE DESIGN FILE: \\transgpw12ics01\iCS_pdf_work_dir\676\32378_7\BBS-100205_01.DGN



NOTES:

1. THE EARTH GRID SHALL BE INSTALLED AS PER THE REQUIREMENTS OF TRANSGRID STANDARD STD-147230_01.
2. THE MAIN EARTH GRID SHALL BE CONSTRUCTED USING ANNEALED COPPER STRIP OR BAR OF ALLOY TYPE DESIGNATION C11000 TO AS-1566.
3. JOINTS TO COPPER EARTHING STRIP SHALL BE EITHER BRAZED OR WELDED USING THE "CADWELD" PROCESS.
4. THE EARTHING RISER SHALL BE ATTACHED TO SUPPORT STRUCTURES AT 500 MM INTERVALS.
5. FOR STRUCTURE/PLANT EARTHING DETAILS REFER TO DRAWINGS BBS100402-405.
6. FOR CURRENT TRANSFORMERS, COUPLING CAPACITORS AND VOLTAGE TRANSFORMERS THE STRUCTURE SHALL ALSO BE CONNECTED TO AN EARTHING TERMINAL TO DRAWING STD-140528.
7. SECONDARY MARSHALLING BOXES FOR VOLTAGE TRANSFORMERS AND CURRENT TRANSFORMERS SHALL BE CONNECTED TO THE EARTH GRID.
8. EARTH MATS TO DRAWING STD-140527 SHALL BE POSITIONED NEAR THE OPERATING HANDLE OR OPERATING MECHANISM CUBICLE OF DISCONNECTORS AND EARTHING SWITCHES.
9. WHERE A TRANSMISSION LINE OVERHEAD EARTHWIRE TERMINATES AT A STEEL STRUCTURE WITHIN A SUBSTATION IT SHALL BE BONDED TO THE STRUCTURE AS SHOWN ON DRAWING TL-140079.
10. THE FENCE SHALL BE BONDED TO THE MAIN EARTH GRID WHERE IT PASSES UNDER THE FENCE. SEE DRAWINGS STD-140529, STD-140550 AND STD-140551.
11. NOT USED.
12. SURGE ARRESTER EARTHING SHALL BE DONE AS PER STD-806539 BY 40x2.5mm COPPER STRIP.
13. ALL GATES SHALL BE EARTHED THROUGH A FLEXIBLE COPPER BRAID OF 40 x 2.5mm CROSS SECTION CONNECTION TO THE EARTH GRID BY 40x2.5mm COPPER STRIP. REFER TO STD-140529.
14. EARTHGRID TO BE INSTALLED AT A NOMINAL DEPTH OF 500mm BELOW THE FINISHED EARTHWORKS LEVEL.

14a. EARTH GRID DEPTH MAY BE LESS THAN 500mm IN SOME LOCATIONS.

15. THE RISER LOCATIONS FOR AUSNET BUILDING IS INDICATIVE ONLY. THIS IS TO BE CONFIRMED WITH AUSNET BUILDING DRAWINGS.
16. THE EARTH GRID CONDUCTOR SHALL ENTER THE TRENCH THROUGH CONDUIT OR ALONG THE TRENCH WALL TO THE CONTROL AND AUSNET BUILDING.
17. EARTH TAILS SHALL BE TAKEN ALONG THE SLAB WALL AND SURFACE AND CONNECT TO EQUIPMENT STRUCTURES.
18. ALL EARTH RODS SHALL BE ENCAPSULATED IN EARTH ROD PROTECTION BOX AS PER DRAWING STD-140548.
19. THE EARTH GRID CONDUCTORS TO ALL MAJOR STRUCTURES SHALL GO OVER THE FOOTINGS AND FIXED TO SURFACE OF FOOTINGS TO FORM A CONTINUOUS CONDUCTOR PATH. THIS INCLUDES POWER TRANSFORMERS, CIRCUIT BREAKERS, DISCONNECTORS, CTs, VTs, SAs, BUS SUPPORTS, LIGHTNING MASTS AND GANTRIES. THIS IS NOT NECESSARY FOR MINOR STRUCTURES INCLUDING BUILDINGS, DIESEL GENERATOR, LVAC/DC DBs, STORAGE SHED, WATER CLOSET, WATER TANK, LIGHT POLES, SECURITY POLES, FENCES AND GATES.
20. MAIN EARTH GRID : 40 x 2.5mm COPPER STRIP
    MINOR EARTH GRID RISERS : 40 x 2.5mm COPPER STRIP
    MAJOR EARTH GRID RISERS : 40 x 5.0mm COPPER STRIP
21. STEEL REINFORCEMENT FOR CIRCUIT BREAKER FOOTING INSTALLED AS PART OF STAGE 2 SHALL BE BONDED TO EARTH GRID.
22. SURFACE MITIGATION IS REQUIRED AROUND SUBSTATION FENCE FOR TOUCH VOLTAGE CONSIDERATIONS.

STAGING:

LEGEND:

- MAIN EARTH GRID AND MINOR EARTH GRID RISERS
- EARTH STAKE - 15mm DIA. 2.4m LONG AS PER STD-146911
- EARTH GRID CONNECTION (CADWELD)
- EARTH MAT AS PER STD-140527
- LIGHTNING MAST

4 2 0 4 8 12 16 20m
SCALE 1:200

This drawing is copyright and is the property of TransGrid. No part of it may be used for any purpose not agreed to in writing, copied, stored in a retrieval system or transmitted in any form or by any means without the prior permission in writing of TransGrid.

AMENDMENT:	DNRRM	13-09-2022

STAGE 2 WORKS - WORK AS EXECUTED

REV	REVISION DETAILS	DRAWN	DRG CHK	DESIGNED	DES CHK	APPROVED	DATE
2	AS BUILT	RR	IW	AS	NM	MN	18.08.22
1	RE-ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MO	30.06.21
0	ISSUED FOR CONSTRUCTION	MOC	IW	AS	NM	MO	07.05.21
A	ISSUED FOR 80% REVIEW	MOC	IW	AS	NM	MO	12.03.21

Downer

Transgrid

BBS100402 EARTHING LAYOUT SHT. 1
BBS100403 EARTHING LAYOUT SHT. 2
BBS100404 EARTHING LAYOUT SHT. 3
BBS100405 EARTHING LAYOUT SHT. 4

REFERENCE DRAWINGS

DRAWN	DNRRM	
REVIEWED	DNRRM	13-09-2022
VERIFIED	DNRRM	13-09-2022
APPROVED	DNRRM	13-09-2022

WORK AS EXECUTED
APPROVAL STATUS

SCALE 1:200

©Transgrid

BERRYBANK 220kV SWITCHING STATION
EARTHING - LAYOUT
220kV SWITCHYARD
MAIN EARTH GRID
LAYOUT

A1	BBS100401	01
	PREFIX NUMBER SHEET	AMDT

INDEX CLASS'N 08-01

566x801mm

PLOT ISSUE DATE 8/28/2024 4:32:47 AM

COPIED FROM | SUPERSEDES | SUPERSEDED BY

SOURCE DESIGN FILE: \\transgpw12ics01\iCS_pdf_work_dir\676\32378_12\BBS-100401_01.DGN

Briefing Note

To	Laura Jeffrey
E	laura.jeffery@squadronenergy.com
Cc	Oliver McCarthy
E	oli.mccarthy@squadronenergy.com
From	Rebecca Sutherland
Date	6 July 2026
Subject	**Berrybank Terminal Station Augmentation – ecological due diligence assessment**

Purpose

The purpose of this briefing note is to outline the findings of the ecological due diligence assessment undertaken by Umwelt Australia Pty Ltd. (Umwelt) of the Berrybank Terminal Station (BBTS) augmentation (the Project), as proposed by Moreton Hill Wind Farm Nominees Pty Ltd (MHWF Nominees).

The scope of the ecological due diligence assessment (hereafter, this Assessment) included the identification of ecological values relevant to the Project and the potential impacts the Project may have upon those values to inform and support the planning permit application under the Golden Plains Planning Scheme for the Project.

Key Findings and Further Assessment Requirement

- The area assessed for this assessment (hereafter the assessment area) is a highly modified environment that does not support any patches of native vegetation, scattered trees, threatened ecological communities or potential habitat for threatened species. No such values are likely to be impacted by the Project.
- No referral is required under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act); no referral is required under the *Environment Effects Act 1978* (EE Act) (considering only biodiversity criteria); and no permit to take is required under the *Flora and Fauna Guarantee Act 1988* (FFG Act).
- Planning approval **is not** required for native vegetation removal as no native vegetation (that constitutes a patch under The Guidelines) was present on site.
- Planning approval **is** required for removal of any vegetation within the Environmental Significance Overlay (ESO2) despite the quality of the vegetation present being low, although exemptions are likely to apply.
- No further ecological assessment is required to be undertaken for the Project.

This briefing note and any attachments are confidential and are intended to provide information for use in discussions between Umwelt and the named recipient(s) only.
P 1300 793 267 E info@umwelt.com.au W umwelt.com.au NSW | ACT | WA | QLD | VIC | SA Umwelt (Australia) Pty Ltd ABN 18 059 519 041

Recommended Next Steps

- Submit this briefing note, along with a planning permit application for the Project under the Golden Plains Planning Scheme.
- Ahead of construction of the Project, prepare construction environmental management documentation (such as a construction environmental management plan (CEMP)) outlining mitigation measures to control noxious weed and pest animal species and to prevent an increase in the population of the weed species as a result of the construction of the Project.
- Ahead of operation of the Project, incorporate the Project into the existing operational environmental management documentation for the BBTS.

1.0 Introduction

Umwelt was engaged by MHWF Nominees to conduct an ecological due diligence assessment of the proposed Berrybank Terminal Station (BBTS) augmentation (the Project) to facilitate the connection of the Moreton Hill Wind Farm (MHWF) to the National Electricity Market (NEM).

The objectives of this assessment were to:

- determine ecological values likely to be impacted by the Project, as well as associated permit and approval requirements,
- recommend strategies to avoid and mitigate further impacts to ecological values where relevant, and
- determine the requirement for further assessment (if required) and provide recommended next steps.

1.1 Project Description

The Project is located at the existing BBTS site, at 39 Willowvale Road, Mount Bute, approximately 12 km north-east of Lismore and 24 km south-east of Skipton, within the Golden Plains Shire Local Government Area (LGA). The BBTS is located within the boundary of the land parcel established for development of the existing BBTS (Lot 1 on Plan PS838361).

The Project involves undertaking modifications to the existing BBTS to facilitate the connection of the MHWF to the NEM, including the construction of an additional line bay and control building on an extended hardstand, extension of the perimeter access track and asset protection zone (APZ), the laying of approximately 100 m of underground 220 kV cable, and the establishment of a temporary construction laydown area located the north-east of the proposed new line bay. All Project works would be contained within the indicative development footprint, which is in-turn located within of the existing BBTS site (see - indicative development footprint highlighted in *purple*).

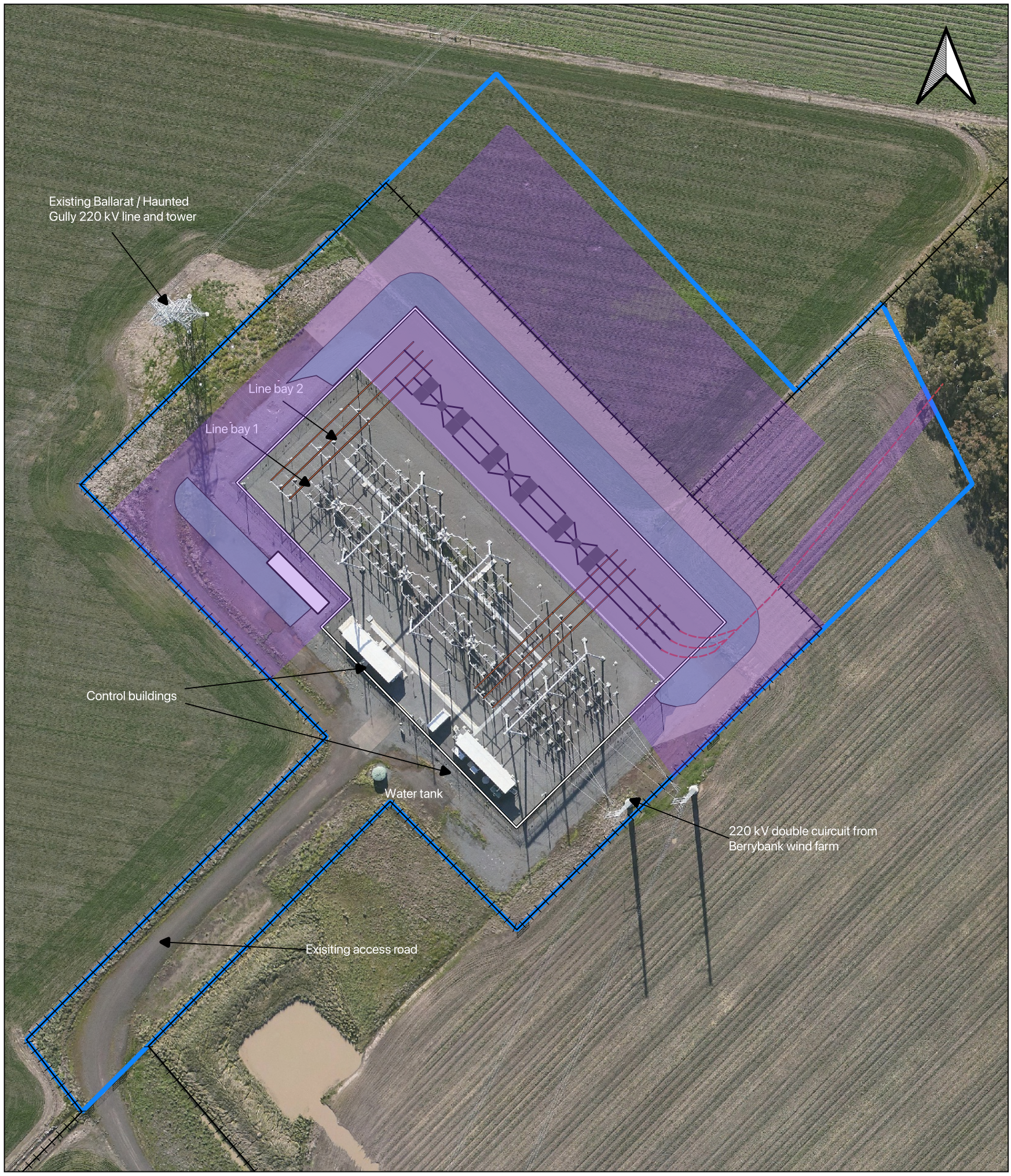
1.2 Ecological Setting and Land Use Planning Particulars

Located within the Victorian Volcanic Plain Bioregion, Ecological Vegetation Class (EVC) modelling indicates that the BBTS site is likely to have supported EVC132: Plains Grassland prior to clearance, with no native vegetation modelled to occur at the site currently. Several threatened species records

occur in the landscape surrounding the BBTS site including Spiny Rice-flower (*Pimelea spinescens* subsp. *spinescens*), Small Milkwort (*Comesperma polygaloides*), Striped Legless Lizard (*Delma impar*), Fat-tailed Dunnart (*Sminthopsis crassicaudata*), and several avifauna, though notably there are no threatened species records within 900 m of the BBTS itself.

The north-western portion of the Project site is subject to Clause 42.01 - Environmental Significance Overlay (Schedule 2 – Watercourse Protection) (ESO2) of the Golden Plains Planning Scheme (the Planning Scheme).

Figure 1 - Proposed switchyard extension



Legend

- WF 220 kV alignment
- Extended Farm Fence
- Extended Security fence
- Extended Access track & APZ buffer
- Proposed Control building
- Line Bay Componants
- 220kV Busbar
- Extended hardstand area
- Extended Blue Metal Apron
- 220kV Riser Points
- Site boundary & parcel

0 50 100 m

Company: MHWF Nominees Pty Ltd				SQUADRON ENERGY
Title: Berrybank Terminal Station - Proposed extension				
Date: 28/05/2026	Projection: GDA 2020	Dwg No: BBTS-002	Rev: A	Ver: 1
Drawn By: REF	Checked By: PL	Sheet: 1 OF 1	Proj Code: MHWF	Size: A3

1.0 Method

An initial desktop review was undertaken ahead of the site assessment to determine ecological values relevant to the assessment area. This review included review of modelled EVCs and threatened species records occurring in the vicinity of the BBTS site.

A site-based general vegetation and habitat assessment of the indicative development footprint was undertaken by a Vegetation Quality Assessment (VQA)-accredited Umwelt ecologist on 3 June 2026 to determine the nature and extent of the vegetation and habitat present, including:

- mapping native vegetation observed in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA (Vic), 2025) (the Guidelines) including patches of native vegetation, large canopy trees and scattered trees,
- undertaking Habitat Hectare assessment for any patches of native vegetation recorded in accordance with the Vegetation Quality Assessment Manual v1.3 (DSE (Vic), 2004),
- assessing the presence of threatened ecological communities in accordance with the listing advice for those communities,
- recording the nature and extent of potential habitat for threatened flora and fauna, along with any incidental threatened species observations, and
- recording characteristic floral taxa observed.

Ecological values (where present) were assumed to be impacted by the Project where they were intersected by the indicative development footprint.

2.0 Results

2.1 Ecological Values Within the BBTS Site

The indicative development footprint is a highly modified environment that **does not** support any patches of native vegetation, scattered trees, threatened ecological communities or potential habitat for threatened species.

Adjacent to the existing terminal station, the indicative development footprint is dominated by perennial exotic grasses, principally Couch (**Cynodon dactylon*) and Cocksfoot (**Dactylis glomerata*), 40% cover), with a variety of exotic forbs including Capeweed (**Arctotheca calendula*), Spear Thistle (**Cirsium vulgare*) and Soursob (**Oxalis pes caprae*) – with the latter two being listed noxious weeds under the *Catchment and Land Protection Act 1994* (CaLP Act). Scattered ruderal native flora species were observed in low densities, including Wallaby Grass (*Rytidosperma* spp.), Windmill Grass (*Chloris truncata*), native rush species (*Juncus* spp.), and Jersey Cud-weed (*Laphangium luteoalbum*), representing less than 5% of the perennial vegetation cover present and less than 1 % cover overall. Extensive ground disturbance and compaction was observed throughout this area including extensive areas of gravel sheeting. This disturbance is likely to be associated with the construction of the existing terminal station (**Photo 3.1**).

To the north-east of the indicative development footprint is cropland. This area was recently sown at the time of assessment and so was predominantly characterised by bare ground. This area is subject to continual sowing and harvesting disturbance.

Neither area is considered to constitute any threatened ecological community (TEC). Most notably, the vegetation present lacks the dominant cover of native tussock grasses that characterise both the Natural Temperate Grassland of the Victorian Volcanic Plain TEC, and the Western (Basalt) Plains Grassland Community TEC (as listed under the EPBC Act and FFG Act respectively).

Neither area is considered to constitute potential habitat for threatened species with extensive and ongoing disturbance and dominance by exotic perennial flora species appearing to constrain recruitment of native ground layer flora beyond particularly ruderal species, as mentioned above. Further, the structurally simplified vegetation of the ground layer is also lacking habitat features such as soil cracks, defined native tussock structure, and basalt floaters, and is unlikely to form habitat for any threatened fauna species.



Photo 2.1 Photo of the indicative development footprint showing an area adjacent to the terminal station dominated by exotic vegetation (left), and an area of recently sown cropland (right) dominated by bare ground

2.2 Project Impacts and Legislative/Policy Obligations

As the indicative development footprint does not intersect with any patches of native vegetation, scattered trees, threatened ecological communities or potential habitat for threatened species, none of these ecological values are expected to be impacted as a result of the proposed works.

Project impacts are expected to be limited to the removal of areas dominated by exotic grasses and crops within the indicative development footprint.

Legislative and policy implications are summarised in below.

Table 2.1 Legislative and policy implications associated with Project impacts

Legislation/ policy	Implications
Commonwealth	
EPBC Act	**No referral required under the EPBC Act:** Where a project is likely to have a significant impact upon Matters of National Environmental Significance (MNES), it is required to be referred to the Commonwealth Minister for the Environment via the National Environmental Protection Agency (NEPA) for a decision on whether the project requires further assessment under the EPBC Act. As the Project is not likely to have a significant impact upon any MNES, a referral under the EPBC Act is not required.
State	
EE Act	**No referral under the EE Act is required (considering biodiversity criteria only)**: Where a project triggers one individual or at least two combination referral criteria specified in the Ministerial guidelines for assessment of environmental effects under the EE Act (DTP (Vic), 2023), a project is required to be referred to the Victorian Minister for Planning via the Department of Transport and Planning (DTP) for a decision on whether an Environment Effects Statement (EES) is required. With the Project having negligible impact to ecological values, no biodiversity-related referral criteria have been triggered by Project impacts and therefore a referral under the EE Act is not required (based on biodiversity criteria only).
FFG Act	**No permit to take under the FFG Act is required**: Under the Act, a permit to take is required to remove threatened flora, threatened flora communities and other protected flora (namely, Orchids) from Crown land. As no threatened flora listed under the FFG Act, and no protected flora listed under the FFG Act will be removed, a permit to take under the FFG Act is not required.
Planning and Environment Act 1987 (P&E Act)	**Planning approval for native vegetation removal is not required:** The P&E Act regulates the use and development of land in Victoria, including planning approval for vegetation including native vegetation removal. The Project is not considered to require planning approval for native vegetation removal as no native vegetation assessable under the Guidelines is to be removed, destroyed or lopped, and therefore no associated permit requirement is triggered under Clause 52.17 of the Planning Scheme. **Planning approval for any vegetation removal within the ESO2 is required:** The Environmental Significance Overlay that covers part of the Project Area requires a permit for the removal of any vegetation, regardless of whether it is classified as native vegetation. A conservative approach is therefore proposed to include this as a permit trigger within the Project's permit application despite the vegetation present having potential to apply under exemptions. The areas of exotic vegetation and crops within the ESO2 (as described in **Section 2.1**) that are proposed to be removed are likely to be exempted under Schedule 2 to Clause 42.01 of the Planning Scheme, with the 'fire protection', 'noxious weeds', and 'planted vegetation' exemptions having potential to apply to the vegetation recorded within the indicative development footprint.
The Guidelines	**Assessment under the Guidelines, and native vegetation offsets not required:** The Guidelines guide how impacts on biodiversity should be considered, including whether a permit should be granted when assessing a planning permit application. As no native vegetation assessable under the Guidelines (i.e. patches of native vegetation and scattered trees) will be impacted by the proposed works, assessment under the Guidelines and native vegetation offsets are not required.
CaLP Act	**Environmental management required during construction and operation of the Project:** The CaLP Act defines requirements to avoid land degradation, conserve soil, protect water resources, and eradicate and prevent the spread and establishment of noxious weed and pest animal species. Mitigation measures to control noxious weed and pest animal species and to prevent an increase in the population of the species as a result of the Project will be required to be incorporated into environmental management documentation (e.g. a Construction Environmental Management Plan (CEMP) for the Project).
Wildlife Act 1975 (Wildlife Act).	The Wildlife Act establishes procedures to protect and conserve Victoria's wildlife. Although the risk of displacing/disrupting wildlife associated with the proposed works is negligible, should the relocation of wildlife be required by the Project, any persons engaged by the Project to relocate or otherwise handle wildlife will need to hold the appropriate authorisation under the Wildlife Act.

3.0 Conclusion

An ecological due diligence assessment of the Project was completed, including site assessment undertaken on 3 June 2026. The Project is considered to have negligible impact upon ecological values.

Key findings, determination of further assessment requirement, and recommended next steps are presented on **page 1** of this briefing note.

4.0 References

DEECA (Vic). (2025). *Guidelines for the removal, destruction or lopping of native vegetation (version 1.1)*. East Melbourne: Department of Energy, Environment and Climate Action (Victorian Government)

DSE (Vic). (2004). *Vegetation quality assessment manual – guidelines for applying the habitat hectares scoring method (version 1.3)*. East Melbourne: Department of Sustainability and Environment (Victorian Government)

DTP (Vic). (2023). *Ministerial guidelines for assessment of environmental effects under the Environment Effects Act 1978*. Melbourne: Deartment of Transport and Planning (Victorian Government)

umwelt

P 1300 793 267 E info@umwelt.com.au W umwelt.com.au

NSW | ACT | WA | QLD | VIC | SA ABN 18 059 519 041

Appendix G

Bushfire Risk Assessment

Bushfire Risk Assessment

Berrybank Terminal Station

AGILUS

www.agilus.com.au

Agilus Ref: 2026-0683

CONTENTS

Contents 2
1 Introduction 4
1.1 Assessment 4
1.2 Proposed development 7
1.3 Site description 7
2 Bushfire risk in Southeast Australia 10
3 Bushfire Hazard Landsape Assessment 12
3.1 Introduction 12
3.2 Existing bushfire risk 12
4 Terminal Station design 16
5 Clause 13.02 Assessment 17
5.1 Introduction 17
5.2 Strategy response 17
6 Bushfire safety considerations 25
7 Bushfire risk management measures 28
8 Conclusion 30

Version No.	Description of changes	Date	Author	Reviewed by
V1.0	Report prepared following provision of information from the Client.	03/07/2026	Mark Potter	Mark Potter
V1.1	Minor updates following client feedback	21/07/2026	Mitch Baade	Mark Potter
V2	Updated to include detailed assessment against Planning Scheme.	06/08/2026	Mark Potter	Mark Potter

Report Disclaimer:

MTJA Pty Ltd, trading as Agilus has prepared this Report based on an agreed scope of work and acts in all professional matters as an advisor to the Client and exercises all reasonable skill and care in the provision of its professional services.

Reports are commissioned by and prepared for the exclusive use of the Client. They are subject to and issued in accordance with the agreement between the Client and Agilus. Agilus is not responsible and will not be liable to any other person or organisation for or in relation to any matter dealt within this Report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Report (including without limitation matters arising from any negligent act or omission of Agilus or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Report). Other parties should not rely upon the Report or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

Reports prepared by Agilus cannot be copied or reproduced in whole or part for any purpose without the prior written agreement of Agilus.

Where site inspections, testing, engagement or fieldwork have taken place, the Report is based on the information made available by the Client or their nominees during the visit, visual observations and any subsequent discussions. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this Report, it is assumed that the information provided to Agilus is both complete and accurate.

There is no suggestion in this Report that it provides any guarantee against loss where you have failed to obtain insurance. To protect your property and anyone else's property for that matter you will need to engage an insurance broker or insurer to determine if you can obtain or maintain appropriate and adequate insurance against loss due to fire, any bushfire, fire safety work, including but not limited to planned burning, back burning and/or fire suppression management or use of recommended Australian recommended fire suppression materials, on any property or building. The true measure of protection is to obtain and maintain an insurance policy.

IMPORTANT NOTICE: A failure to maintain the property and/or building to any recommended standard may compromise an insurance policy if currently covering any of your assets or those of any third party that may be consequentially affected due to such failure. If not insured, and if you are seeking insurance, this Report may not influence the decision of any insurer not to offer cover.

Contact:

Mark Potter
0439 289 234
mark@agilus.com.au

1 INTRODUCTION

1.1 ASSESSMENT

This Bushfire Risk Assessment (BRA) has been prepared to support the regulatory approval process for the proposed extension to Berrybank Terminal Station (the Project). A stand-alone Bushfire Risk Assessment is not typically required for Terminal Station developments as bushfire resilience is generally addressed through engineering design standards and network operator requirements. However, a high-level assessment has been requested to ensure there are no bushfire risk issues that require additional consideration.

The design of the Project is guided by various standards both Australian and international and facility operator guidance. This will be implemented for this project and is based on the consideration of managing bushfire risk.

This BRA has considered the landscape and local bushfire risk and the potential for bushfire impact on the site along with an analysis of the typical vegetation that exists in the surrounding area.

The site is located to the northeast of the Lismore township and is adjacent to the existing Berrybank Terminal Station. The surrounding landscape consists of land use for agricultural purposes including stock grazing and cropping. The Project is accessed from Lismore – Scarsdale Road via a dedicated driveway leading to the existing Terminal Station.

The site and surrounding landscape is shown in Figure 1 with the Project shown Figure 2.



Figure 1 – Site and surrounding landscape



Figure 2 - Site details

1.2 PROPOSED DEVELOPMENT

The Berrybank Terminal Station (BBTS) is an existing 220 kV switchyard located on a 3.18 ha parcel of land within the Golden Plains Shire. The terminal station facilitates the connection of renewable energy generation to the national electricity network through the existing Ballarat-Terang 220 kV transmission line and is located within the South West Renewable Energy Zone. The site is owned by Lumea Pty Ltd and contains the existing switchyard, line bay equipment, control and amenities buildings, storage shed, diesel generator, security and perimeter fencing, lighting and lightning masts, water tank and fire services, gravel hardstand, gravel apron and access track.

The proposal involves constructing an additional 220 kV line bay to connect the Moreton Hill Wind Farm to the electricity network. The extension will include current and voltage measurement equipment, switches, gantries, busbars, circuit breakers and surge arrestors, together with extensions or modifications to associated fencing, lighting, fire services, gravel hardstand and access infrastructure. The works will increase the developed switchyard footprint from approximately 1.4 ha to 1.8 ha while remaining within the existing land parcel. Access and car parking will continue to use the established terminal station arrangements, and the existing gravel apron and asset protection area will be extended around the new works.

From a bushfire risk perspective, the site is generally flat and cleared and is surrounded predominantly by cropped agricultural land. The expanded switchyard will remain within the existing managed terminal station environment, where gravel hardstand, low-fuel surfaces and maintained separation from surrounding vegetation reduce the potential for direct flame contact and radiant heat exposure. The extension of the gravel apron and asset protection area will further separate the proposed electrical equipment from surrounding grass and crop fuels. The final design should retain suitable emergency access, extend the existing vegetation and fuel-management arrangements to the new infrastructure, and confirm that the existing water supply and fire-service provisions remain adequate for the enlarged terminal station footprint.

1.3 SITE DESCRIPTION

Assessment consideration	Berrybank Terminal Station assessment
Existing use and siting of buildings and works on and near the land	The site contains the existing Berrybank Terminal Station, comprising a 220 kV switchyard and associated line-bay equipment, gantries, busbars, circuit breakers, control and amenities buildings, storage facilities, diesel generator, water tank and fire services, security fencing, gravel hardstand, gravel apron and access track. The proposed works involve an additional 220 kV line bay and associated infrastructure to facilitate the connection of the Moreton Hill Wind Farm. The works will increase the developed switchyard footprint from approximately 1.4 ha to 1.8 ha but will remain within the existing 3.18 ha terminal station property. The surrounding land is predominantly used for

	broadacre cropping and grazing, with isolated rural buildings and scattered trees.
Access to firefighting water supplies	The existing terminal station includes a dedicated water tank and associated fire-service infrastructure. The endorsed Bushfire Management Plan requires a non-combustible static water supply with an effective capacity of at least 22,500 litres, located between 10 m and 30 m from the substation and switchyard. It also requires a CFA-compatible hard-suction point positioned within 4 m of an all-weather hardstand capable of supporting a 15-tonne firefighting vehicle. The capacity, location, fittings and accessibility of the existing water supply should be verified against the proposed expanded footprint. If the existing arrangements do not provide suitable coverage or access for the extension, they should be upgraded as part of the works. Several agricultural dams are also present in the surrounding landscape; however, these should not be relied upon as the primary firefighting water supply unless access and availability are formally secured.
Access and egress arrangements	Access to the terminal station is provided from Lismore-Scarsdale Road by the existing dedicated access track. The proposal will continue to use the established access and car-parking arrangements, with the internal gravel hardstand and access infrastructure extended where required to service the additional line bay. In accordance with the endorsed Bushfire Management Plan, the accessway should provide a minimum trafficable width of 3.5 m, vertical clearance of at least 4 m, all-weather construction and a load capacity suitable for a 15-tonne emergency vehicle. Access gates and security arrangements should enable emergency-service entry, while internal access and hardstand areas should permit firefighting vehicles to approach, operate and leave without being obstructed by parked vehicles or new infrastructure. Emergency procedures should provide for early departure during elevated bushfire conditions and should not rely on personnel evacuating through an approaching fire front.
Topography on and in the surrounding area	The terminal station and immediately surrounding agricultural land are predominantly flat to gently undulating. There are no significant slopes immediately adjoining the proposed extension that are expected to materially increase flame length, rate of spread or radiant-heat exposure. The relatively subdued topography supports emergency access and vegetation management; however, rapid grassfire spread remains possible under strong winds and elevated fire-danger conditions.

Vegetation on and in the surrounding area	Vegetation within and surrounding the site is predominantly grassland when classified in accordance with AS 3959, comprising grazed pasture, cropped paddocks and seasonal grass or stubble fuels. Scattered trees and small groups of trees occur in the broader agricultural landscape and may contribute to localised ember production. The existing terminal station is largely surfaced with gravel and other low-fuel materials. The proposed gravel apron and asset protection area are to be extended around the new works. Grass within the site should continue to be maintained at a low height, with a minimum 10 m mineral firebreak around the switchyard infrastructure and an area extending at least 30 m from the switchyard kept free of scrub and planted trees, consistent with the endorsed Bushfire Management Plan.

2 BUSHFIRE RISK IN SOUTHEAST AUSTRALIA

Southeast Australia, particularly regions of Victoria, New South Wales, and parts of South Australia and Tasmania, experiences significant bushfire risk, especially during the summer months. Several factors contribute to elevated fire dangers in this region:

Weather conditions

Elevated bushfire danger is often associated with specific weather conditions and wind patterns that can contribute to the rapid spread and intensification of fires. Some of the key weather conditions and wind directions that increase bushfire risk include:

Hot and Dry Weather: High temperatures combined with low humidity levels result in dry vegetation, which is more susceptible to ignition. During periods of hot and dry weather, fires can start more easily and spread rapidly.

Strong Winds: Strong winds can significantly increase the rate at which fires spread. Wind can carry embers long distances, causing spot fires ahead of the main fire front and making containment efforts more challenging. Wind-driven fires can quickly change direction and intensity, posing a greater threat to communities and firefighters.

Wind Direction: The direction from which the wind is blowing can have a significant impact on fire behaviour and spread. In some cases, certain wind directions can funnel fires into narrow corridors, increasing the speed and intensity of the bushfire.

Wind Changes: Sudden changes in wind direction or speed can create unpredictable fire behaviour and make firefighting efforts more difficult. Wind shifts can cause fires to change direction rapidly, threatening areas that were previously considered safe. This issue is more prevalent in bushfires in grassland areas where sudden wind changes can cause an immediate change in direction.

Drought Conditions: Prolonged periods of drought lead to drier vegetation and soil moisture levels, increasing the overall flammability of the landscape. During drought conditions, fires can ignite more easily and spread more rapidly, posing a greater risk to communities and ecosystems.

Vegetation

The predominant vegetation in southeast Australia includes eucalypt forests, scrublands, and grasslands. Eucalypt forests, in particular, contain highly flammable oils in their leaves, which can easily ignite and spread fires. Dry grasslands and scrublands also provide ample fuel for fires to propagate.

Slope

Steep slopes and rugged terrain are common in many parts of southeast Australia. Slopes increase the speed at which fires can spread, as flames can travel more quickly uphill due to preheating of fuel and the influence of wind. Additionally, fires burning downhill can create their own wind patterns, further accelerating their spread.

History of Fire (planned and unplanned) Activity

Many areas in southeast Australia have a history of recurrent bushfires and planned burning, which, if not carried out regularly, can lead to the accumulation of dry vegetation and debris. This accumulated fuel increases the intensity and severity of fires when they occur and makes firefighting efforts more challenging.

During periods of elevated fire danger, authorities often issue warnings and implement fire bans to mitigate the risk. Community preparedness, including fuel reduction efforts, maintaining defendable space around properties, and having a bushfire survival plan in place, are crucial for minimising the impact of bushfires in southeast Australia.

3 BUSHFIRE HAZARD LANDSAPE ASSESSMENT

3.1 INTRODUCTION

The Bushfire Hazard Landscape Assessment (BHLA) is prepared to provide an overview of the bushfire hazard within 150 metres of the site. This assessment considers the relevant bushfire history, planned burning history, future fuel management programs proposed, types of vegetation, landscape features that may slow or stop bushfire spread and other factors.

The BHLA assessment has considered the hazards within one and 20 kilometres from the subject site.

3.2 EXISTING BUSHFIRE RISK

The bushfire risk in this location is dominated by the typical southeastern Australia weather patterns that includes the north westerly wind influence followed by the south westerly wind change. This weather pattern is typical of elevated fire danger conditions. Historical bushfire activity in southwestern Victoria normally involves this type of weather behaviour.

Historical bushfire activity in the surrounding landscape is considered limited according to Victorian State Government data. Major grassfires occurred in 1977 to the east and west of the Project site, with several smaller bushfires recorded in more recent years.

The vegetation in the surrounding landscape when assessed against AS 3959 is dominated by the grassland classification. This will result in low intensity bushfires when compared to forested areas however it is acknowledged that under elevated wind conditions, bushfires in grass fuels will travel much quicker when compared to forested areas.

The Project site is located within a Bushfire Prone Area (BPA). The closest Bushfire Management Overlay (BMO) is located to the north of the site and is associated with a Plantation. This is approximately 2.5 kilometres away. The allocation of the BPA indicates that the landscape can be prone to bushfires, and the consideration of bushfire impact should be considered. It should be noted that the majority of Victoria apart from the developed areas of townships is within the BPA.

This location sits between two weather stations with Sheoaks to the east and Westmere to the west. The Westmere weather station is closer and is approximately 47 kilometres to the west of the Project. The historical data indicates that the peak fire danger period in this area occurs between the months of December and March with the peak fire danger period being the month of January into February[1]. This is shown in Figure 3.

As outlined previously, the likely wind direction on elevated fire danger days will be associated with the north westerly direction followed by the south westerly change. This will result in two bushfire scenarios. Either a bushfire approaching from the northwest or southwest aspects. Both directions will see bushfires burning through primarily grassland fuels with isolated patches of trees

[1] Data sourced from the Westmere BoM weather station – February 2006 – March 2026.

contributing to the generation of embers allowing the bushfire to spot ahead of the main fire front. These are shown in Figures 4 and 5.

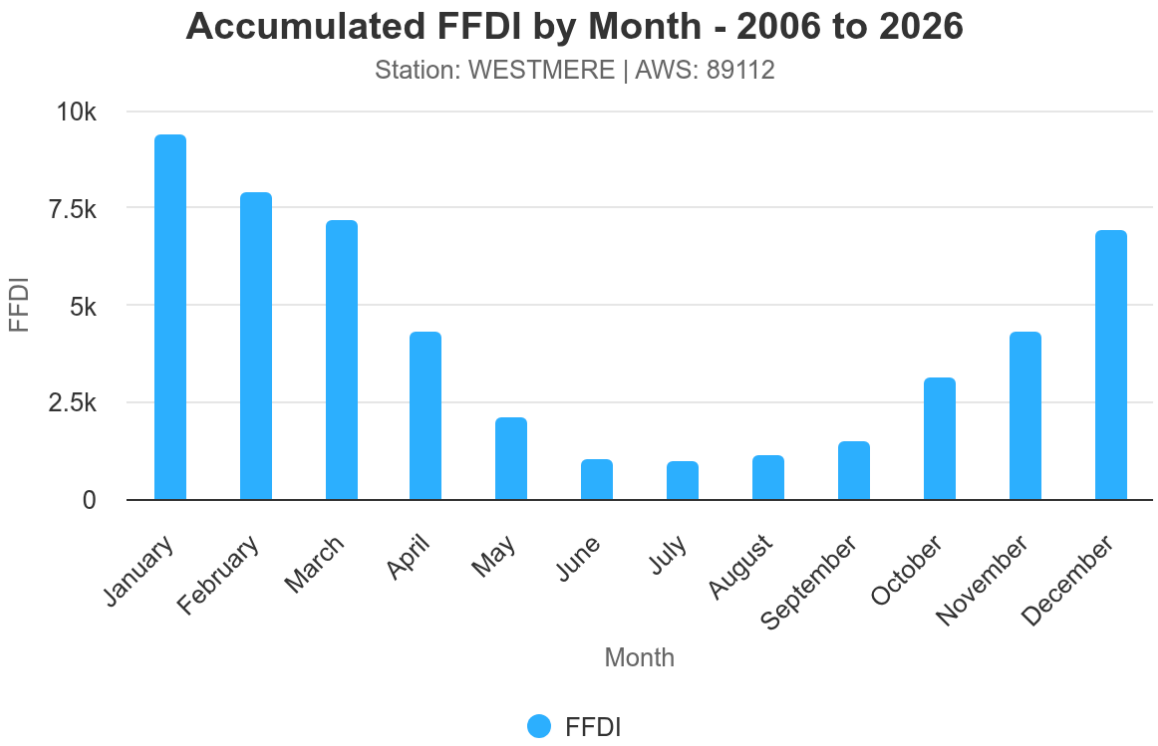


Figure 3 - Accumulated FFDI by month – Westmere

In accordance with the Technical Guide[2], the landscape has been determined to be Type 2. This indicates a landscape that can support bushfire activity, it does recognise that multiple egress options are available.

Determining the landscape type enables consideration of other treatments based on the level of risk. These treatments may include additional construction requirements, vegetation management or other solutions. Whilst the determination of a landscape risk level is part of this analysis, the determination of the need for additional treatments will be considered as part of further assessments within this Report.

[2] https://www.planning.vic.gov.au/__data/assets/pdf_file/0029/639506/Planning-Permit-Applications-in-a-BMO-or-BPA-Guidelines.pdf



Figure 4 - 1 kilometre landscape assessment

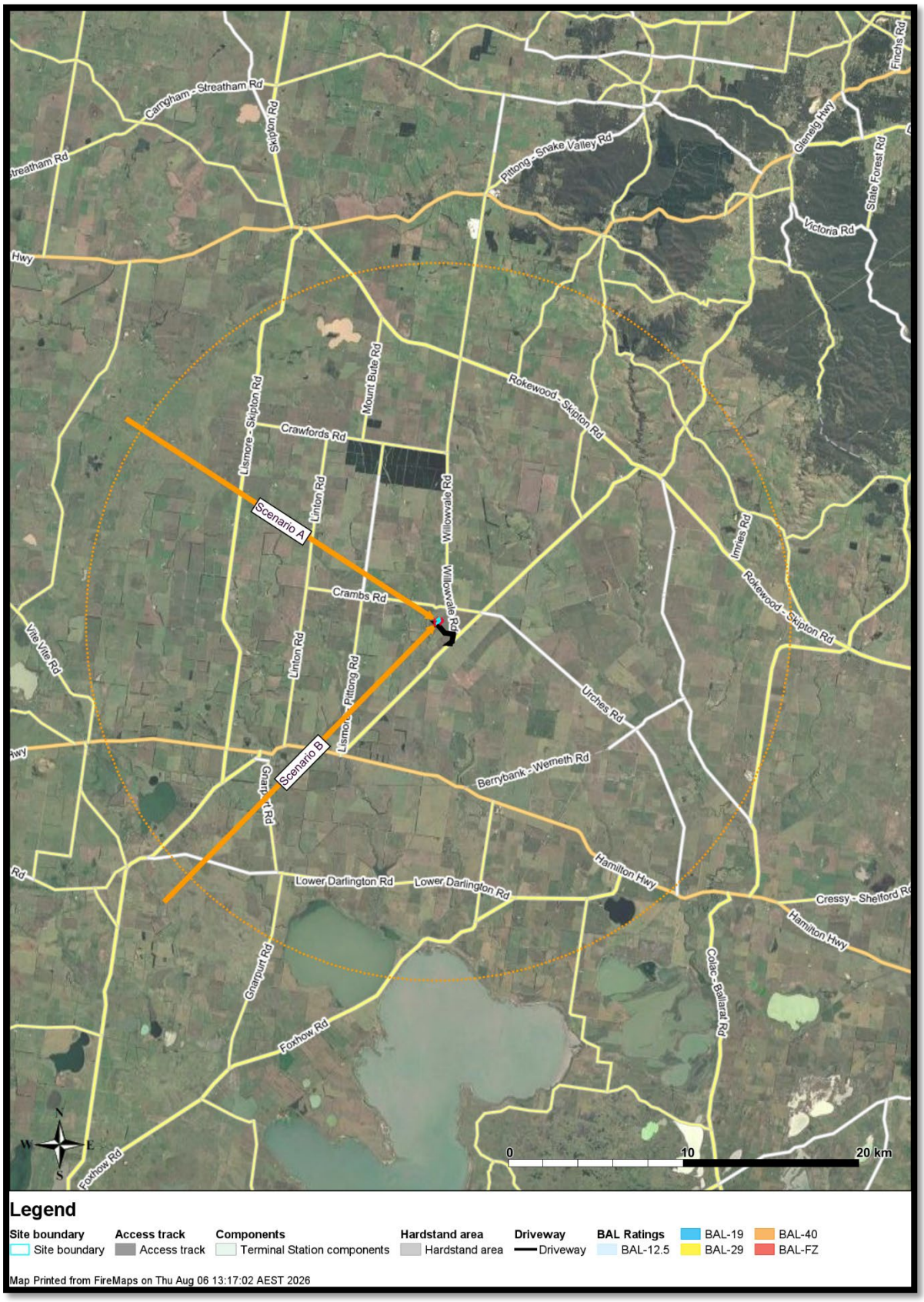


Figure 5 - 20km landscape assessment

4 TERMINAL STATION DESIGN

Bushfire risk is considered from the earliest stages of site selection and layout, with preference given to locations that minimise exposure to significant vegetation where practicable. The arrangement of switchyards, control buildings and other critical assets is designed to reduce the potential for fire spread both within the terminal station and from the surrounding landscape. This is achieved through the provision of defendable space, vegetation management, appropriate separation distances, fire-resistant construction materials, emergency access for firefighting appliances, and the protection of critical equipment from radiant heat, flame contact and ember attack. These measures are supported by asset management practices that maintain vegetation clearances and minimise combustible fuel loads throughout the operational life of the facility.

In Australia, bushfire considerations for terminal stations are addressed through a combination of Australian Standards, electricity industry guidance and network service provider requirements. *AS 2067 Substations and High Voltage Installations Exceeding 1 kV AC* establishes the principal design framework for high voltage installations, while individual network service providers, supplement these requirements with detailed engineering standards and asset management specifications. Depending on the location and risk profile of the facility, additional measures may include fire separation walls, oil containment systems, dedicated fire detection and suppression systems, reliable firefighting water supplies, and emergency response planning developed in consultation with the relevant fire authority. Collectively, these measures ensure that terminal stations are designed to remain resilient during bushfire events, reduce the likelihood of infrastructure damage and prolonged electricity outages, and support safe emergency response where intervention is required.

5 CLAUSE 13.02 ASSESSMENT

5.1 INTRODUCTION

Clause 13.02 of the Planning Scheme states:

This policy must be applied to all planning and decision-making under the Planning and Environment Act 1987 relating to land that is:

- *Within a designated bushfire prone area;*
- *Subject to a Bushfire Management Overlay; or*
- *Proposed to be used or developed in a way that may create a bushfire hazard.*

As the development is located within a designated bushfire-prone area, an assessment against Clause 13.02 is required to be completed.

5.2 STRATEGY RESPONSE

Table 1 - Clause 13.02 strategy assessment response

	Strategy	Response
	Give priority to the protection of human life by:	
1	Prioritising the protection of human life over all other policy considerations.	The assessment prioritises the protection of construction personnel, operational and maintenance personnel, emergency responders and people on adjoining land. The terminal station is understood to be normally unattended, with personnel present intermittently for construction, inspection and maintenance activities. The proposed extension will be subject to appropriate design standards, vegetation management, access, firefighting water supply and emergency management arrangements so that life safety is prioritised before the protection of infrastructure or continuity of electricity supply. Personnel should not remain at the terminal station to defend infrastructure where conditions are unsafe.
2	Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	The proposal does not involve population growth or a use that will introduce permanent or significant occupancy. It involves an extension to an established terminal station and must be located adjacent to the existing switchyard and transmission infrastructure. Within these operational constraints, the proposed works are located within an existing cleared and managed environment dominated by

	Strategy	Response
		gravel hardstand and other low-fuel surfaces. Access will continue to be provided by the existing driveway from Lismore-Scarsdale Road. Operational and emergency procedures should provide for early departure during elevated bushfire conditions and should not rely on personnel evacuating through an approaching fire front.
3	Reducing the vulnerability of communities to bushfire by considering bushfire risk in decision-making at all stages of the planning process.	Bushfire risk has been considered during the planning and preliminary design of the extension. This assessment considers the surrounding landscape, grass and crop fuels, topography, fire weather, potential fire-approach directions, radiant-heat exposure, access, firefighting water supply and the potential for the development to cause a fire. The recommended protection measures are to be incorporated into the final design, construction controls, updated Bushfire Management Plan and ongoing operation and maintenance of the terminal station.
	Identify bushfire hazard and undertake appropriate risk assessment by:	
1	Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.	The bushfire hazard has been assessed using the methodology and vegetation classifications contained in AS 3959, together with current bushfire-prone and Bushfire Management Overlay mapping, available fire-history information and historical weather data from the Westmere weather station. The assessment has considered the predominantly grassland and crop fuels, generally flat to gently undulating topography, elevated fire-weather conditions and the characteristic north-westerly winds followed by a south-westerly wind change. Radiant-heat exposure has been modelled under FDI 100 conditions.
2	Considering the best available information about bushfire hazard, including the bushfire prone area map.	Current mapping identifies the terminal station as being within a designated Bushfire Prone Area. The site is not affected by the Bushfire Management Overlay, with the nearest mapped BMO land located approximately 2.5 kilometres north of the site and associated with plantation vegetation. This differs from the endorsed 2019 Bushfire Management Plan, which stated that the site was not within a Bushfire Prone Area. Current mapping has been relied

	Strategy	Response
		upon for this assessment, and the mapping information in the endorsed BMP should be updated.
3	Applying the Bushfire Management Overlay to land where the extent of vegetation can create an extreme bushfire hazard.	The terminal station is not located within the Bushfire Management Overlay. The nearest BMO land is approximately 2.5 kilometres north of the site and is associated with plantation vegetation. Application or amendment of the BMO is not proposed as part of the terminal station extension. Notwithstanding this, the assessment considers the hazards associated with vegetation in the surrounding landscape, including grassland, crops, scattered trees and more distant plantation and forest vegetation.
4	Considering and assessing the bushfire hazard on the basis of: • Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of the site. • Local and neighbourhood conditions - meaning conditions in the area within approximately 5 kilometres of the site. • The site and conditions within 150 metres.	The assessment considers bushfire hazard at the broader landscape, local and site scales. The wider landscape is predominantly agricultural, comprising grazing land, cropping and scattered trees, with more substantial forest vegetation occurring further west around Skipton. Within the local area, the principal hazard is fast-moving grass or stubble fire under strong north-westerly winds or following a south-westerly wind change. Within and immediately adjoining the terminal station, vegetation is predominantly grassland and seasonal crop fuel across generally flat or gently undulating land. Existing gravel hardstand, the gravel apron and maintained low-fuel areas reduce direct flame and radiant-heat exposure to the switchyard.
5	Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.	The endorsed Bushfire Management Plan was prepared in consultation with the Country Fire Authority and the Corangamite Catchment Management Authority. It includes requirements relating to emergency access, static firefighting water supply, mineral firebreaks, vegetation management, construction fire controls, emergency-service familiarisation and operational preparedness. As the BMP predates the proposed extension and contains superseded mapping information, it should be updated in consultation with the responsible authority and CFA, as appropriate. The updated BMP should demonstrate that its protection

	Strategy	Response
		measures extend to the proposed infrastructure and remain consistent with current requirements.
6	Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.	This assessment has been prepared to accompany the planning permit application and addresses Clause 13.02-1S and the life-safety priority established by Clause 71.02-3. The assessment identifies the applicable bushfire hazard and recommends protection measures including maintenance of low-fuel areas, a minimum 10-metre mineral firebreak, a 30-metre area free of scrub and planted trees, compliant emergency access, an accessible static firefighting water supply, construction ignition controls and updated emergency management arrangements. These measures should be shown on the approved plans and incorporated into the updated BMP.
7	Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures have been satisfied, or bushfire protection measures can be adequately implemented.	The proposed extension is located within land controlled by the terminal station operator, allowing the identified protection measures to be implemented and maintained. Final design documentation should confirm the dimensions of the mineral firebreak and vegetation-clearance area, the standard and capacity of emergency access, and the capacity, location and fittings of the firefighting water supply. Subject to this confirmation and the update of the endorsed BMP, the bushfire protection measures can be adequately implemented for the life of the development.
	Plan to strengthen the resilience of settlements and communities through settlement growth, land use and development that prioritises the protection of human life by:	
1	Assessing the bushfire hazard at different spatial scales (landscape, local, neighbourhood, and site), the likely fire behaviour, bushfire risk, and the potential for local- and neighbourhood-scale destruction.	The bushfire hazard has been assessed at the broader landscape, local and site scales. The surrounding landscape is dominated by agricultural land, limiting the potential for a continuous forest fire run toward the terminal station but allowing rapid grass and stubble fire spread. Severe fire-weather conditions are commonly associated with north-westerly winds followed by a south-westerly change, creating credible fire-approach scenarios from the northwest and southwest. Scattered trees and more distant forest or plantation vegetation may contribute to ember attack. The limited occupancy of the terminal station and its

	Strategy	Response
		extensive cleared and gravelled areas reduce the potential consequences for human life.
2	Directing population growth and development to low-risk locations, being those where: • The risk from large bushfires in the wider landscape can be managed including the risk associated with higher levels of ember attack. • On completion, development will not be exposed to high levels of radiant heat, which is no more than 12.5 kilowatts/square metre for locations subject to strategic planning or the preparation of a planning scheme amendment. • There is reliable access to areas of land where human life can be better protected from the effects of bushfire. • Bushfire protection measures can be provided to manage the ongoing risk from bushfire.	The proposal is an extension to an existing utility installation and does not involve population growth or permanent occupation. Within the functional requirement to adjoin the existing switchyard, the extension has been located in a cleared and managed area capable of supporting appropriate bushfire protection measures. Radiant-heat modelling indicates that the proposed infrastructure will generally be exposed to no more than 12.5 kW/m² under the adopted FDI 100 conditions. Reliable access is available via the existing driveway to Lismore-Scarsdale Road. The gravel apron, mineral firebreak, vegetation management, firefighting water supply, construction controls and emergency arrangements can be extended or upgraded to manage the ongoing risk from bushfire.
3	Alternative low-risk locations for settlement growth have been assessed on regional, municipal, settlement, local, and neighbourhood levels to ensure the proposed location for growth prioritises human life.	The proposal is not a settlement-growth project and will not establish a new residential, commercial or community population. The additional line bay must connect to the existing Berrybank Terminal Station and associated transmission infrastructure; consequently, an alternative regional or municipal location would not achieve the project's operational purpose. Within the existing site, the proposed extension occupies the established cleared terminal station environment and expands the switchyard into an area where low-fuel surfaces, separation from

	Strategy	Response
		classified vegetation and emergency access can be maintained.
4	Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.	The proposal is not expected to increase bushfire risk to residents, adjoining properties or community infrastructure, provided the identified design and management measures are implemented. The extension will increase the developed switchyard footprint from approximately 1.4 ha to 1.8 ha, with the expanded area predominantly comprising non-combustible electrical equipment, gravel hardstand and managed low-fuel surfaces. Potential ignition sources associated with electrical equipment, hot work, vehicles and maintenance activities are to be controlled through design standards, operational procedures and restrictions during elevated fire-danger conditions.
4	Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.	The proposed works will be contained within the existing 3.18 ha terminal station property and will extend the existing gravel apron and asset protection area. The maintenance of a minimum 10-metre mineral firebreak, a 30-metre area free of scrub and planted trees, low grass heights, emergency access and firefighting water supply will limit the likelihood of a fire entering or leaving the terminal station. Updating the existing BMP and extending its requirements to the new infrastructure will provide an opportunity to improve the consistency and ongoing verification of bushfire protection across the entire terminal station.
5	Not preparing, adopting or approving a plan that will result in the introduction or intensification of development in an area that has, or will have on completion, a radiant heat exposure of more than 12.5 kilowatts/square metre in the event of a bushfire. In this strategy, 'plan' means a strategic plan, policy	The proposal is a planning permit application for an extension to an existing utility installation and is not a strategic plan, policy statement or amendment to the planning scheme for the purposes of this strategy. Nevertheless, radiant-heat modelling indicates that the proposed terminal station infrastructure will generally be exposed to no more than 12.5 kW/m² under the adopted FDI 100 conditions. The final design should confirm that routinely occupied or accessed areas are not located within areas of higher modelled exposure.

	Strategy	Response
	statement, and amendment to a planning scheme, including an amendment to the Planning Policy Framework, or a plan approved under a provision of the planning scheme.	
	Additional measures:	
1	Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire-affected areas that are important areas of biodiversity.	The proposal is located within an existing utility installation and makes use of land that is already substantially cleared and managed. The extension of the switchyard, gravel hardstand, gravel apron and asset protection area should be designed to avoid or minimise impacts on native vegetation and any environmental values associated with the Environmental Significance Overlay affecting part of the property. Bushfire protection measures should be located within land controlled by the proponent and should, where practicable, rely on existing cleared or disturbed areas. Any vegetation removal required for bushfire protection must be identified in the planning documentation and addressed through the applicable environmental approval process.
2	When assessing a planning permit application for a use or development that will result in people congregating in large numbers: • consider the risk of bushfire to people, property and community infrastructure; • require the implementation of appropriate bushfire protection measures to address the identified bushfire risk; and • ensure development can implement bushfire protection measures	The proposal will not result in people congregating in large numbers. The terminal station is expected to be normally unattended, with personnel present intermittently for construction, inspection and maintenance. Construction activities may temporarily increase the number of people on the site and the potential for ignition from vehicles, machinery and hot work. These risks should be managed through the construction environmental and emergency management arrangements, including monitoring Fire Danger Ratings and warnings, restrictions on hot work and other ignition-producing activities, firefighting equipment, maintained emergency access and procedures for early suspension of work and departure from the site. These measures can be implemented primarily within existing cleared and disturbed land.

	Strategy	Response
	without unacceptable biodiversity impacts.	

6 BUSHFIRE SAFETY CONSIDERATIONS

The Project is within an area that could be impacted by a bushfire or contribute to a bushfire ignition. Therefore, the consideration of bushfire safety through both an ignition prevention perspective and an asset protection perspective are critically important. As described in Section 3, the consideration of bushfire safety is contained within the design standards and operator policy and procedures.

In addition to the site-based design requirements, the management of the surrounding landscape can be assumed that it will continue in the same way. Agricultural activities through either stock grazing or cropping activities will generally see the bushfire risk maintained at a reduced level. It is unlikely for these areas to become overgrown and unmanaged.

Activities including hay and crop production will see the fuel levels increase until the start of summer when harvesting operations are normally activated. This results in a significant reduction in fuel loads throughout the surrounding landscape. These fuel levels generally don't increase again until rainfall is experienced, and this often does not occur until the start of Autumn. Agricultural land management is assumed to continue throughout the life of the Project and forms one of the assumptions of the assessment.

Assessment using the methodology contained within AS 3959 indicates the Project is exposed to a maximum of 12.5kW/m². Most of the development is exposed to less than 12.5 kW/m². The radiant heat impact on the project when exposed to FDI100 conditions is outlined in Figure 4. The results of this assessment is low due to the management of fuel within the site boundary an the grassland fuel classification in the surrounding area.

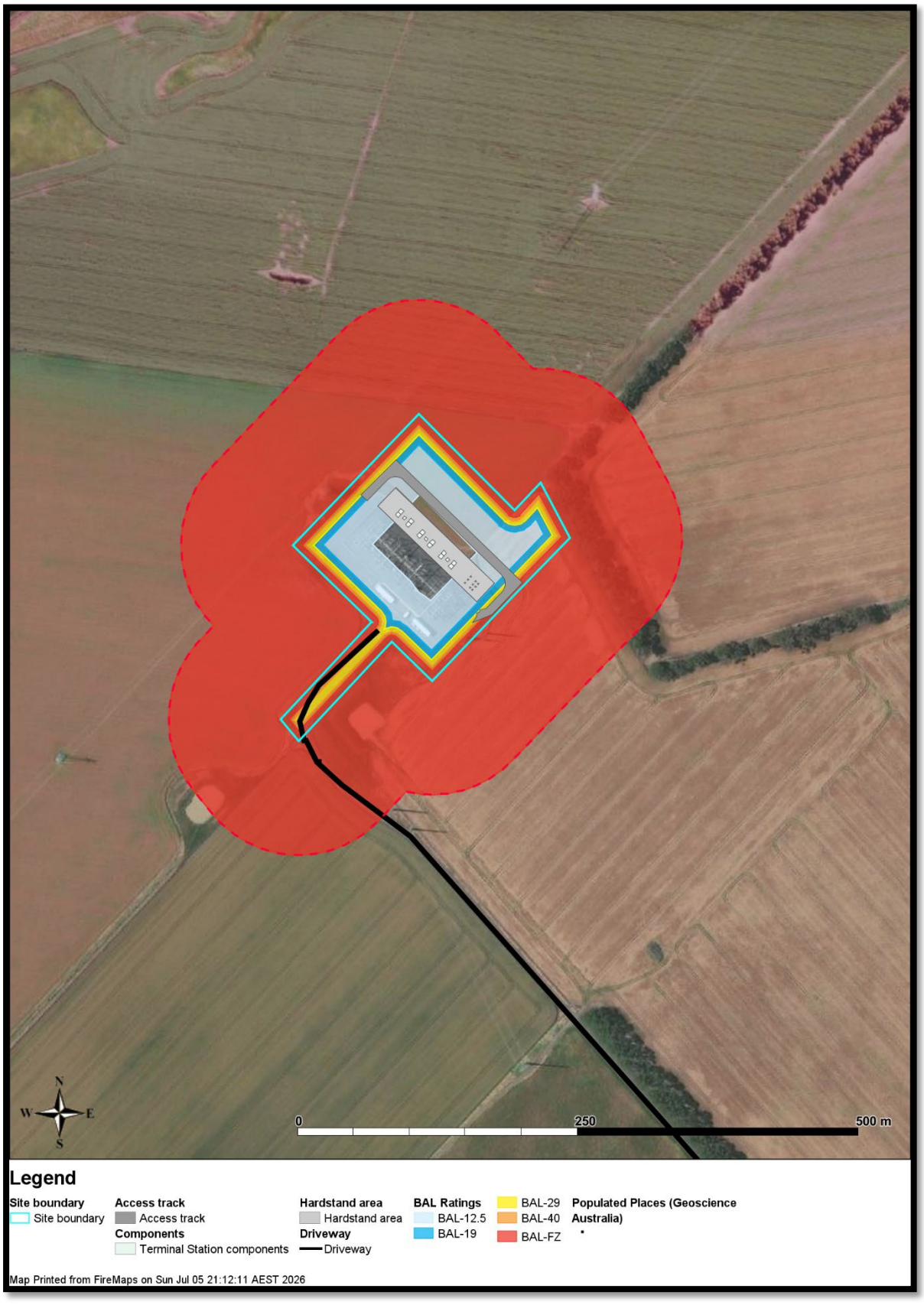


Figure 6 - BAL ratings when exposed to FDI100 weather conditions

To manage the risk of fires starting within the Project area, the following will be considered:

Table 2 - List of compliance documents (where applicable)

Document	Year	Applicability
AS 2067 – Substations and High Voltage Installations Exceeding 1 kV a.c.	2016	Primary design standard for terminal stations.
AS/NZS 3000 – Electrical Installations (Wiring Rules)	2018 (Amendment 2024 where adopted)	Low voltage electrical installations.
AS/NZS 3008.1.1 – Electrical Installations – Selection of Cables – Cables for Alternating Voltages up to and Including 0.6/1 kV	2017	Cable sizing and installation.
AS/NZS 3013 – Electrical Installations – Classification of the Fire and Mechanical Performance of Wiring Systems	2005 (plus amendments)	Fire-rated cable systems.
AS 62271 Series – High Voltage Switchgear and Controlgear	Various	High voltage switchgear design and testing.
AS 2419.1 – Fire Hydrant Installations – System Design, Installation and Commissioning	2021	Fire hydrant systems.
AS 1670.1 – Fire Detection, Warning, Control and Intercom Systems – System Design, Installation and Commissioning	2018	Fire detection systems.
AS 2118 Series – Automatic Fire Sprinkler Systems	Various	Building sprinkler protection where required.
AS 2441 – Installation of Fire Hose Reels	2005	Fire hose reel systems.
AS 2444 – Portable Fire Extinguishers and Fire Blankets – Selection and Location	2001 (with amendments)	Portable extinguishers.
AS 1851 – Routine Service of Fire Protection Systems and Equipment	2012	Inspection, testing and maintenance.

AS 4072.1 – Components for the Protection of Openings in Fire-Resistant Elements – Service Penetrations and Control Joints	2005	Fire stopping.
AS 1940 – The Storage and Handling of Flammable and Combustible Liquids	2017	Diesel fuel and other flammable liquids (where applicable).

In addition to the above the following legislation applies to the development and assists with the management of the bushfire risk:

- Electricity Safety Act 1998 (Vic)
- Electricity Safety (General) Regulations 2019
- ENA DOC 018 – Guideline for the Fire Protection of Electricity Substations
- Electricity Safety (Bushfire Mitigation) Regulations 2023
- Operator Design Guidelines and Standards.

7 BUSHFIRE RISK MANAGEMENT MEASURES

The following bushfire risk management measures will ensure the ongoing management of bushfire risk for the Project.

No.	Title	Discussion
1	**Compliance with Design Standards**	The Berrybank Terminal Station extension should be designed, constructed and maintained in accordance with the applicable Australian Standards, Energy Safe Victoria requirements, electricity industry guidance, network operator standards and relevant statutory obligations. Particular emphasis should be placed on *AS 2067 – Substations and High Voltage Installations Exceeding 1 kV a.c.*, which provides the primary framework for the design of high voltage substations and includes requirements relating to fire safety, equipment separation, emergency access and asset resilience.
2	**Vegetation Management**	Vegetation within the terminal station and within the site boundary should be managed to minimise the accumulation of combustible fuels. Grass should be regularly slashed, grazed or otherwise maintained to ensure low fuel loads are achieved throughout the year and that vegetation does not compromise emergency access or the operation of the infrastructure.
3	**Asset Protection Zone**	The existing cleared and managed area surrounding the terminal station should be maintained throughout the operational life of the facility. Future landscaping, storage areas or other infrastructure should not increase the

		available fuel load adjacent to switchyards, control buildings or other critical assets.
4	**Emergency Access**	Internal access roads, perimeter roads and access gates should be maintained to provide safe and reliable access for operational personnel and emergency services. Access routes should remain trafficable during the Fire Danger Period and security arrangements should allow emergency service access where required.
5	**Fire Protection Systems**	Fire protection systems incorporated into the terminal station should be designed, installed, commissioned and maintained in accordance with the relevant Australian Standards and network operator requirements. This may include fire hydrants, fire detection systems, portable fire extinguishers, fire separation walls, oil containment systems and any specialist suppression systems adopted as part of the detailed design.
6	**Operational Bushfire Preparedness**	The terminal station operator should implement operational procedures for periods of elevated bushfire risk. These procedures should include monitoring of Fire Danger Ratings, management of maintenance activities during Total Fire Ban days, emergency response arrangements, post-bushfire asset inspections and communication protocols with emergency services where required.
7	**Ongoing Fuel Management Review**	The surrounding agricultural land currently provides a relatively low and actively managed fuel environment. Should the surrounding land use change significantly in the future, or should unmanaged vegetation become established within the surrounding landscape, the bushfire risk should be reviewed to confirm that the assumptions adopted within this assessment remain valid.
8	**Emergency Management Planning**	The completed terminal station should be incorporated into the operator's Emergency Management System. This should include pre-incident planning, emergency contact arrangements, asset isolation procedures, bushfire response procedures and post-fire inspection protocols to ensure the continued resilience of the facility during and following bushfire events.

8 CONCLUSION

This Bushfire Risk Assessment has considered the bushfire risk associated with the proposed extension of the Berrybank Terminal Station, including the construction of an additional 220 kV line bay and associated expansion of the switchyard, gravel hardstand, asset protection area, fencing and supporting infrastructure. The assessment has considered the bushfire hazard at the landscape, local and site scales, together with relevant fire weather, historical fire activity, vegetation, topography, access, firefighting water supply, potential ignition sources and the requirements of Clause 13.02-1S of the Golden Plains Planning Scheme.

The terminal station is located within a designated Bushfire Prone Area but is not affected by the Bushfire Management Overlay. The surrounding landscape is predominantly used for cropping and grazing, with grassland, crop and stubble fuels representing the principal bushfire hazard. Under elevated fire-danger conditions, fires in these fuels may spread rapidly, particularly under north-westerly winds and following a south-westerly wind change. Scattered trees and more distant plantation or forest vegetation may also contribute to ember attack; however, the broader landscape does not provide a continuous forest fire path to the terminal station. The generally flat to gently undulating topography is not expected to materially increase fire behaviour immediately adjoining the proposed works.

The proposal does not involve population growth or permanent occupation. The terminal station is expected to remain normally unattended, with personnel present intermittently for construction, inspection and maintenance. The proposed extension must be located adjacent to the existing switchyard and transmission infrastructure; however, within this operational constraint, it is positioned in an established, cleared and managed environment containing extensive gravel and low-fuel surfaces. Radiant-heat modelling undertaken using the methodology contained in AS 3959 indicates that the proposed infrastructure will generally be exposed to no more than 12.5 kW/m² under the adopted FDI 100 conditions. This exposure can be further managed by extending the existing gravel apron and asset protection arrangements around the new infrastructure.

The assessment against Clause 13.02-1S demonstrates that the proposal can appropriately respond to the identified bushfire hazard and prioritise the protection of human life. This is subject to the final design confirming and incorporating the required bushfire protection measures, including the minimum 10 m mineral firebreak, the 30 m area free of scrub and planted trees, ongoing grass and fuel management, suitable all-weather emergency access, an accessible static firefighting water supply, construction ignition controls and operational procedures for periods of elevated bushfire risk. These measures must be capable of being implemented within land controlled by the terminal station operator and maintained for the operational life of the development.

The endorsed 2019 Bushfire Management Plan remains relevant to the terminal station but predates the proposed extension and contains information that is no longer current, including its statement that the site is not within a Bushfire Prone Area. The BMP should therefore be updated to incorporate the proposed infrastructure, current bushfire mapping, current ownership and operating arrangements, and the bushfire protection measures identified by this assessment. The updated BMP should also confirm the capacity and location of the existing firefighting water supply,

emergency vehicle access and hardstand arrangements, vegetation-management areas, construction controls and emergency-service familiarisation requirements. Any necessary consultation and endorsement should be completed through the applicable planning permit process.

Subject to the final design verification, implementation of the risk-management measures contained in this report, and update of the endorsed BMP, the proposed extension is not expected to result in an unacceptable increase in bushfire risk to personnel, emergency responders, adjoining land, property or community infrastructure. On this basis, the proposal is considered capable of achieving an appropriate response to Clause 13.02-1S and Clause 71.02-3 of the Golden Plains Planning Scheme, and no bushfire-related constraint has been identified that would preclude the development from proceeding.

MEMO

MARSHALL DAY Acoustics

Project:	Berrybank Terminal Station Extension	**Document No.:**	Mm 001 R01		
To:	Umwelt	**Date:**	24 September 2026		
Attention:	Caroline Funnell	**Project No.:**	20260462		
From:	Liam Kemp	**No. Pages:**	18	**Attachments:**	No
Subject:	Environmental noise assessment				

INTRODUCTION

The Berrybank Terminal Station (BTS) is an existing 220 kV switchyard constructed in 2020 to connect Berrybank Wind Farm to the national electricity network via the existing BATS-TRG 220 kV single-circuit transmission line.

The land on which BTS is located is known as volume 12442/Folio 187.

It is proposed to extend BTS to provide additional primary and auxiliary infrastructure (project).

This memo summarises an assessment of the project from an environmental noise perspective, including the regulatory requirements and maximum allowable noise levels for proposed equipment.

A glossary of terminology is provided in Appendix A.

PROJECT DESCRIPTION

Surrounding area and receivers

The project is located in a rural area. Five assessment receivers represent the nearest residential dwellings surrounding the site. These are summarised in Table 1.

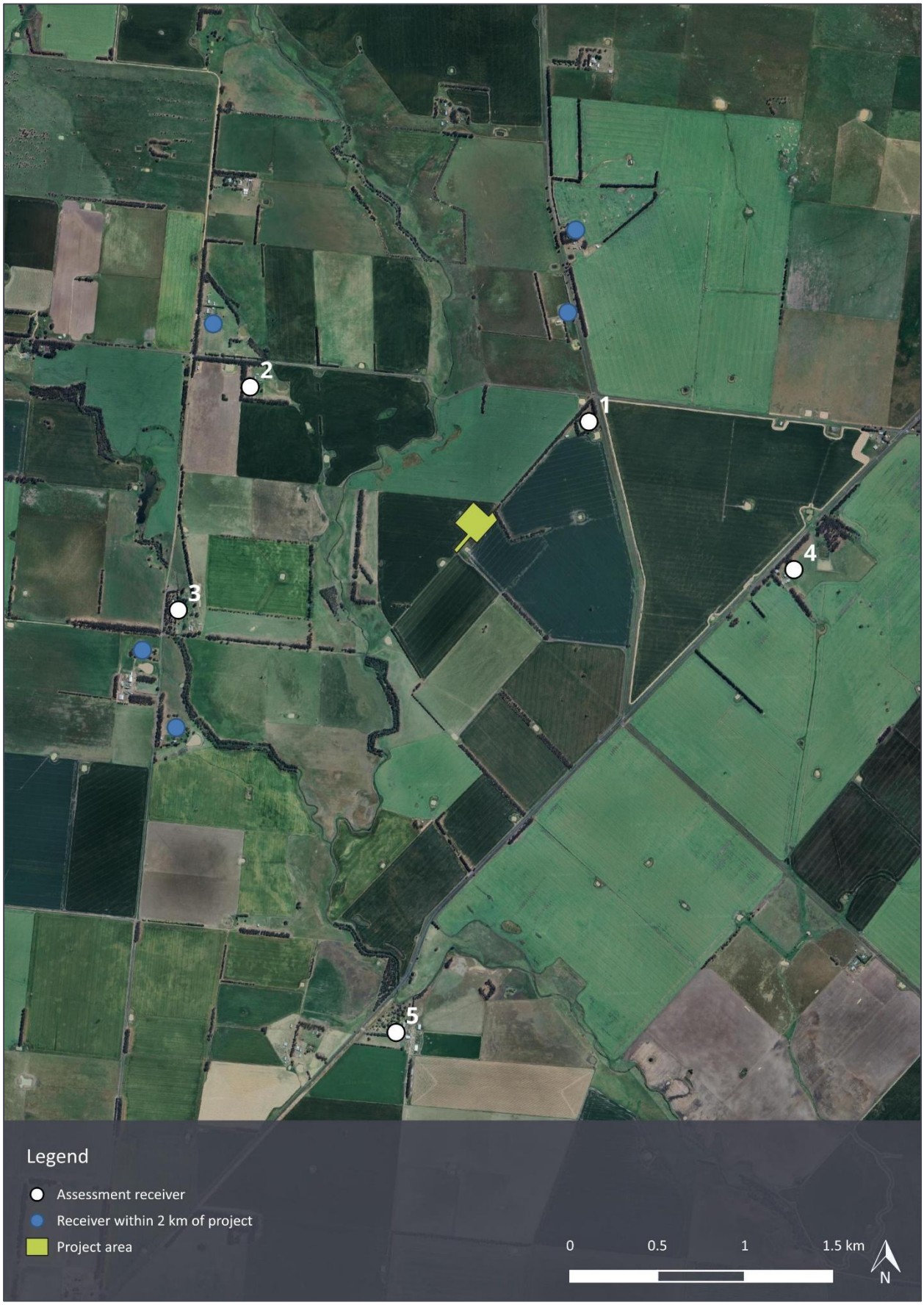
Table 1: Assessment receivers

Receiver number	Address	Distance to site, m
1	169 Willowvale Road	899
2	630 Crambs Road	1,487
3	796 Calverts Road	1,750
4	1022 Lismore Road	1,806
5	680 Lismore-Pitfield Road	2,934

The project and all assessment receivers are located within farming zones (FZ and FZ1). An intervening road zone (TRZ2) occurs between receivers 4 and 5 and the project.

An image showing the location of the project and receivers is provided as Figure 1 and a planning map is provided in Appendix B. The image includes all receivers identified by the client within 2km.

Figure 1: Project location and receivers



Site infrastructure

The existing primary site infrastructure includes line bays consisting of current and voltage measurement equipment, switches, gantries, bus bars, circuit breakers and surge arrestors. Auxiliary infrastructure includes security, amenities and lighting, as well as a diesel generator.

The proposed extension includes a single line bay with the same primary electrical infrastructure as the existing line bays and an additional diesel generator.

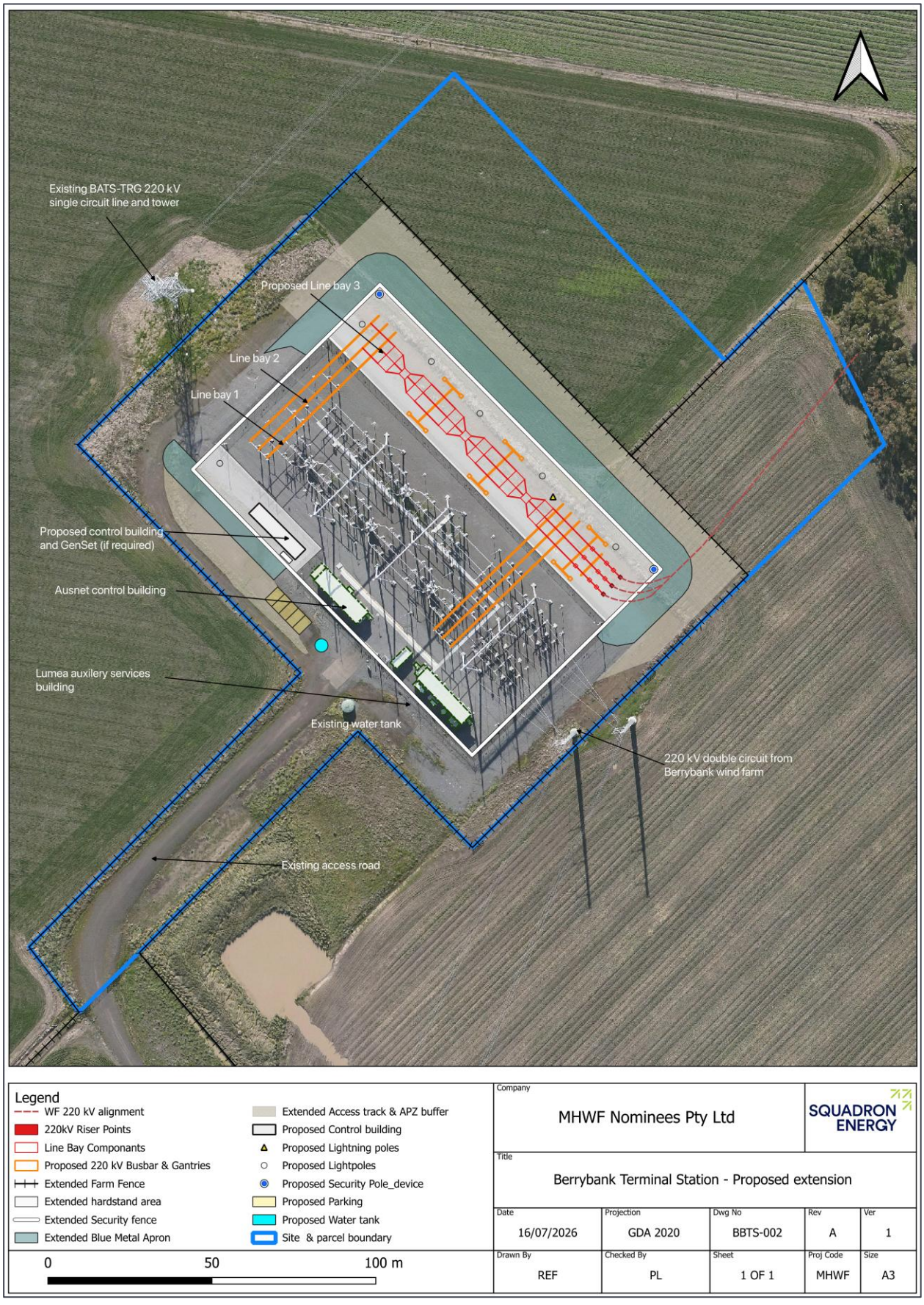
The key proposed noise generating equipment for the project are summarised in Table 2.

Table 2: Proposed equipment

Item	Quantity proposed	Quantity existing
Circuit breakers	3	4
Disconnectors and earth switches	7	12
Control building air-conditioning split system	4	2
Standby diesel generator	1	1

An image showing the proposed site is provided as Figure 2.

Figure 2: Existing and proposed infrastructure



GENERAL ENVIRONMENTAL DUTY

The EP Act includes the general environmental duty (GED) which requires that all measures to reduce the risk of harm, including from noise, are implemented so far as practicable.[1]

The GED applies to the lifetime of the project.

Examples of reasonably practicable measures that may be considered by the project team include:

- selection of low noise equipment
- regular inspections and maintenance to prevent unanticipated noise due to faulty equipment operation.

NOISE LIMITS

Mandatory noise limits apply to the operational noise from the project in accordance with the rural area method outlined in the Noise Protocol.[2]

The limits apply to an effective noise level (ENL), which is the 30-minute equivalent project noise level (L_{Aeq}) adjusted for specific characteristics if applicable. They apply to the operation of the whole site.

The Noise Protocol allows an increased noise limit for testing and maintenance of emergency equipment, such as stand-by generators.

The project noise limits are provided in Table 3.

Table 3: Project noise limits, dB ENL

Period	Day of week	Start time	End time	Noise limit	Emergency noise limit [a]
Day	Monday–Saturday	07:00	18:00	45	55
Evening	Monday–Saturday	18:00	22:00	39	44
	Sunday, Public holidays	07:00	22:00		
Night	Monday–Sunday	22:00	07:00	34	39

a Applies to testing and maintenance of emergency equipment only, such as standby generators.

The project is located within the broader Central Highlands Renewable Energy Zone (REZ). However, this does not materially change the regulatory requirements for noise that apply to the project.

Further detail on the noise limit derivation is provided in Table 10 of Appendix C2.

1 Victoria State Government, *Environment Protection Act 2017*, Act Number 51/2017 (EP Act)

2 Environment Protection Authority Victoria, *Publication 1826.*5 *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (Noise Protocol)

EQUIPMENT NOISE LEVELS

Normal operations

Overall A-weighted sound power levels for the proposed equipment have been provided to MDA by the client based on manufacturer information.

For the purposes of noise modelling, spectral data from 63 Hz – 4 kHz has been estimated by MDA based on the provided overall levels and measurements of similar equipment at other sites.

The noise data is summarised in Table 4. The data for circuit breakers and switches is given in terms of maximum sound power ($L_{W\ max}$) and the corresponding equivalent sound power ($L_{W\ eq}$) across a given period of time would be lower.

Table 4: Proposed equipment, sound power levels, dB L_W

	Octave band centre frequency, Hz							
Item	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**A**
Outdoor split system air-conditioning unit, $L_{W\ eq}$	68	71	69	64	60	55	49	66
Circuit breaker, 245 kV, 3150 A, 40 kA/1s, $L_{W\ max}$	97	106	111	111	115	112	107	118
Disconnector and earth switch, $L_{W\ max}$	79	88	93	93	97	94	89	100

Emergency scenario - standby generators

The sound power level of the proposed standby generators is provided in Table 5. It was calculated based on the manufacturer reported A-weighted sound pressure level at 7 m and the dimensions of the unit, including reference to spectra from similar equipment measured by MDA at other sites.

Table 5: Proposed standby generator, sound power levels, dB L_W

	Octave band centre frequency, Hz							
Item	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**A**
Diesel generator Deutz DPS-75, $L_{W\ eq}$	99	103	95	95	94	94	89	99

PREDICTED NOISE LEVELS

Normal operations

Normal operations are categorised into 2 scenarios which are described in Table 6.

Table 6: Normal operational scenarios

Scenario	Description
Typical daily operation	No switching equipment activity, including from circuit breakers. Continuous operation of air-conditioning.
Occasional maintenance or testing	This is anticipated to occur up to 3 times per year and is not likely to occur at the same time as the maintenance or testing of the remaining equipment at the site. Characterised by up to 7 individual circuit breaker events and 19 disconnector/earth switch events. This equates to one event per item of existing and proposed equipment. Continuous operation of air-conditioning.

The occasional maintenance or testing scenario is the worst-case scenario for noise generation and typical daily operations will generate significantly lower noise levels.

Noise levels at receivers during both scenarios have been predicted according to the method outlined in Appendix D.

The predicted noise levels during typical daily operations are below 10 dB at all receptors which is significantly below the noise limits during all time periods.

The dominant noise source during occasional maintenance or testing is circuit breaker and disconnector or earth switching events. Each of these is characterised by a single impulsive noise.

Each impulse event is assumed to last for 10 seconds when calculating the effective noise level across the 30-minute period in line with Noise Protocol requirements.

Predicted noise levels for the maintenance and testing scenario are presented and compared to the night period noise limit in Table 7. The night period noise limit is the most stringent and compliance with the night period noise limit indicates compliance with the day and evening noise limits.

Table 7: Predicted noise levels, worst-case scenario, dB ENL

Receiver	Predicted noise level	Noise limit, night	Predicted compliance?
1 - 169 Willowvale Road	30	34	Yes
2 - 630 Crambs Road	23	34	Yes
3 - 796 Calverts Road	21	34	Yes
4 - 1022 Lismore Road	20	34	Yes
5 - 680 Lismore-Pitfield Road	12	34	Yes

The predicted noise levels are below the noise limits at all assessment receivers. They include noise from existing and proposed equipment. The smallest margin is 4 dB.

The noise protocol requires either a + 2 or + 5 dB adjustment to be made to the effective noise level if the noise at the receiver is characterised as impulsive. The magnitude of the adjustment depends on the prominence of the impulsive characteristic at the receiver.

The predicted noise levels allow for an impulsiveness adjustment of + 2 dB to be applied without changing the compliance outcome. A + 2 dB adjustment is considered reasonable on the basis of the infrequent nature of the worst-case scenario, and since each circuit breaker would not be repeatedly activated throughout a 30-minute assessment period.

No adjustments for intermittency or tonality have been applied to the effective noise level based on review of the operational information and the predicted noise levels and the magnitude of the predicted levels.

Emergency scenario - standby generators

No limits apply during emergencies.

Provided they are used only in emergency situations, such as disruption to the normal power supply, the elevated noise limits provided in Table 3 apply only to the testing and maintenance of diesel generators on site.

Noise levels at receivers during the occasional maintenance or testing of standby generators have been predicted according to the method outlined in Appendix D. They are presented and compared to the evening period noise limit in Table 8 on the basis that the testing and maintenance can be scheduled so that it does not occur during the night period.

Table 8: Predicted noise levels, emergency equipment testing and maintenance, dB ENL

Receiver	Predicted noise level	Noise limit, evening	Predicted compliance?
1 - 169 Willowvale Road	27	44	Yes
2 - 630 Crambs Road	21	44	Yes
3 - 796 Calverts Road	19	44	Yes
4 - 1022 Lismore Road	18	44	Yes
5 - 680 Lismore-Pitfield Road	11	44	Yes

The predicted noise levels comply with the noise limit for testing and maintenance of emergency standby generators.

CONCLUSION

We have reviewed the proposed equipment to be installed at the existing Berrybank Terminal Station.

Predicted noise levels during the worst-case operating scenario correlate to testing and maintenance of circuit breakers and switches. These predicted noise levels are below the mandatory noise limits for the project. Typical daily operation will be significantly less noisy than these predicted levels.

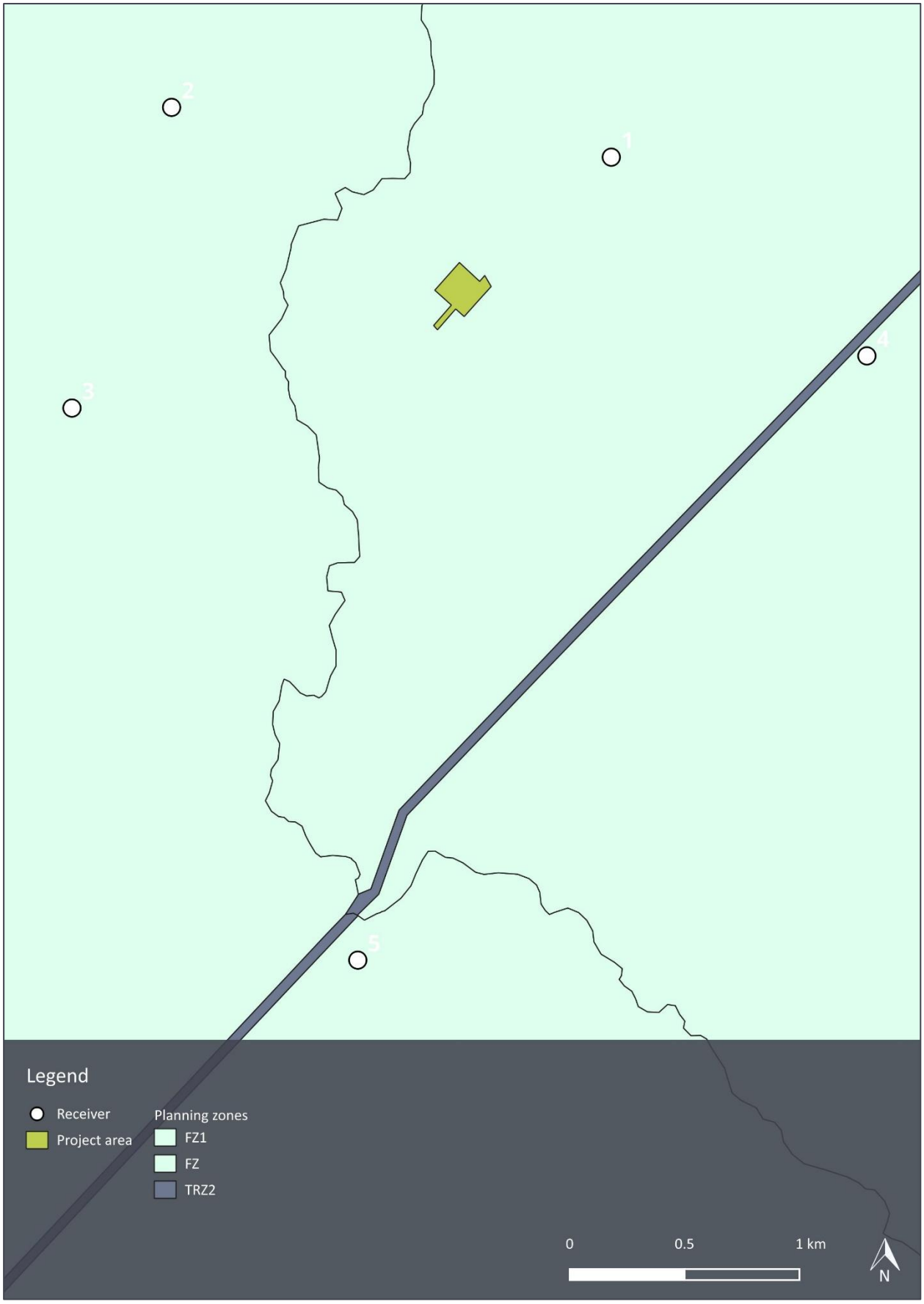
Standby generators are also predicted to comply with the mandatory noise limits for maintenance and testing of emergency equipment.

The over-arching requirements of the EP Act including the GED must continue to be considered by the project team throughout the project design and delivery and following construction.

APPENDIX A GLOSSARY OF ACOUSTIC TERMINOLOGY

A-weighting	A set of frequency-dependent sound level adjustments that are used to better represent how humans hear sounds. Humans are less sensitive to low and very high frequency sounds. Sound levels using an "A" frequency weighting are expressed as dB L_A. Alternative ways of expressing A-weighted decibels are dBA or dB(A).
dB	Decibel. The unit of sound level.
ENL	The effective noise level from commercial, industrial or trade premises determined in accordance EPA Publication 1826.5 *Noise limit and assessment protocol for the control of noise from commercial, industry and trade premises and entertainment venues*. This is the L_{Aeq} noise level over a 30-minute period, adjusted for the character of the noise. Adjustments are made for tonality, intermittency and impulsiveness.
Frequency	Sound occurs over a range of frequencies, extending from the very low (e.g. thunder) to the very high (e.g. mosquito buzz). Measured in units of Hertz (Hz). Humans typically hear sounds between 20 Hz and 20 kHz. High frequency acuity naturally reduces with age most adults can hear up to 15 kHz.
Hertz (Hz)	The unit of frequency, named after Heinrich Hertz. One hertz is one pressure cycle of sound per second. One thousand hertz – 1,000 cycles per second – is a kilohertz (kHz).
L_w	Sound power level. The calculated level of total sound power radiated by a sound source. Usually A-weighted i.e. L_{WA}.

APPENDIX B PLANNING MAP



APPENDIX C VICTORIAN POLICY

C1 Environment Protection Regulations 2021

The EP Act does not specify noise limit values or technical aspects of environmental noise but sets out legal requirements to comply with the described below.[3] Section 166 of the EP Act essentially places the onus of achieving compliance with noise limits on the commercial premises.

The EP Regulations are made under Section 465 of the EP Act and impose obligations in relation to environmental protection, including noise.[4] The EP Regulations state that a person who conducts a prediction, measurement, assessment, or analysis of noise within a noise sensitive area must do so in accordance with the Noise Protocol.[5] In particular, noise from commercial, industrial and trade (CIT) premises or entertainment venues or events is prescribed as unreasonable if it exceeds a noise limit or alternative criterion determined in accordance with the Noise Protocol.

Key matters addressed in the EP Regulations include:

- definition of CIT premises, which is essentially any premises that is not a residential premises, a road, or a railway. It is noted that noise from common building services equipment (such as shared condensing units and kitchen exhaust fans) is assessable
- definition of an indoor music entertainment venue
- definition of noise sensitive areas where the noise limits are assessed, which broadly include:
  - a residential building
  - temporary accommodation
  - hospital or corrective institution
  - retirement or residential village
  - a room for learning in a childcare centre, kindergarten, or school
  - a tourist establishment, campground, or caravan park.
- assessment time periods
- noise sources that must not be taken into account
- minimum noise limit values
- management of cumulative noise from multiple premises.

Part 5.3 of the EP Regulations specifically address noise.

Table 9 presents a summary of the relevant Divisions and EP Regulations from this section.

[3] Victoria State Government, *Environment Protection Act 2017*, Act Number 51/2017 (EP Act)

[4] Victoria State Government, *Environment Protection Regulations 2021* (EP Regulations)

[5] Environment Protection Authority Victoria, *Publication 1826.5 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (Noise Protocol)

Table 9: Summary of Part 5.3 - *Noise*

Section	Description
Division 1, Regulation 113	States that *a person who conducts a prediction, measurement, assessment, or analysis of noise within a noise sensitive area for the purposes of the Act or these Regulations, must conduct the prediction, measurement, assessment, or analysis in accordance with the Noise Protocol.*
Division 3	Applies to noise from CIT premises
Regulation 116	Defines the day, evening and night period as follows: • Day: 07:00–18:00, Monday–Saturday • Evening: 18:00–22:00, Monday–Saturday 07:00–22:00, Sunday, and Public Holidays • Night: 22:00 –07:00 the next day, Monday–Sunday.
Regulation 117	In this Division, when the level of noise emitted from CIT premises is assessed, the following sources of noise that could be expected at the proposed facility must not be taken into account: • voices • construction or demolition activity on building sites • intruder, emergency or safety alarms or sirens • equipment used in relation to an emergency • non-commercial vehicles (except for maintenance activities) • wind turbines at wind energy facilities • lawnmowing • livestock.
Regulation 118	Defines noise as being unreasonable if it exceeds the Noise Protocol limits or the alternative assessment criteria that apply at an alternative assessment location. Defines the lowest base noise limits as follows: Rural area: Day: 45 dB ENL Evening: 37 dB ENL Night: 32 dB ENL The noise limit for CIT premises for the night period must not exceed 55 dB ENL.
Regulation 119	If multiple existing or proposed premises emit noise that contributes to the effective noise level at a noise sensitive receiver, all reasonable steps must be taken by the premises' management to ensure the combined noise level does not exceed the noise limit.
Regulation 120	This regulation essentially identifies that tonal aspects of noise must be considered when considering unreasonable noise for Section 3(1)(a)(v) of the EP Act. The Noise Protocol provides a method of assessing tonal characteristics of noise from CIT premises, with additional guidance on low frequency noise available in EPA Publication 1996.[6]

[6] Environment Protection Authority Victoria, *Noise guidelines: Assessing low frequency noise – Publication 1996*, June 2021 (EPA Publication 1996)

Section	Description
Regulation 121	Noise emitted from CIT premises is prescribed to be aggravated noise if it exceeds the noise limits by more than 15 dB, or the following if lower: • 75 dB ENL during the day; • 70 dB ENL during the evening; or • 65 dB ENL during the night.

C2 Noise Protocol

The Noise Protocol sets noise limits that apply to CIT premises and entertainment venues within Victoria. Compliance with the noise limits is mandatory under the EP Act.

The EP Act defines a CIT premises as:

Any premises except the following –

(a) residential premises (other than common plant under the control of an owners corporation);

(b) a street or road, including every carriageway, footpath, reservation and traffic island on any street or road;

(c) a railway track used by rolling stock in connection with the provision of a freight service or passenger service—

(i) while travelling on a railway track or tramway track; or

(ii) while entering or exiting a siding, yard, depot, or workshop;

(d) a railway track used by rolling stock in connection with the provision of a passenger service, while in a siding, yard, depot, or workshop and is—

(i) powering up to commence to be used in connection with the provision of a passenger service; or

(ii) shutting down after being used in connection with the provision of a passenger service;

(e) the premises situated at Lower Esplanade, St Kilda and known as "Luna Park" and being the whole of the land more particularly described in Certificate of Title Volume 1204 Folio 109;

Based on the above the project is considered to be a CIT premises.

The Noise Protocol prescribes the method and measurement procedure used to determine applicable noise limits and assessment of compliance.

The EP Act requires that proposed CIT premises be designed to comply with Noise Protocol noise limits and that premises have an ongoing obligation to meet the noise limits.

A 'noise sensitive area' is defined in the EP Regulations as:

(a) that part of the land within the boundary of a parcel of land that is—

(i) within 10 metres of the outside of the external walls of any of the following buildings—

(A) a dwelling (including a residential care facility but not including a caretaker's house);

(B) a residential building;

(C) a noise sensitive residential use; or

(ii) within 10 metres of the outside of the external walls of any dormitory, ward, bedroom or living room of one or more of the following buildings—

(A) a caretaker's house;

(B) a hospital;

(C) a hotel;

(D) a residential hotel;

(E) a motel;

(F) a specialist disability accommodation;

(G) a corrective institution;

(H) a tourist establishment;

(I) a retirement village;

(J) a residential village; or

(iii) within 10 metres of the outside of the external walls of a classroom or any room in which learning occurs in the following buildings (during their operating hours)—

(A) a childcare centre;

(B) a kindergarten;

(C) a primary school;

(D) a secondary school; or

(b) subject to paragraph (c), in the case of a rural area only, that part of the land within the boundary of—

(i) a tourist establishment; or

(ii) a campground; or

(iii) a caravan park; or

(c) despite paragraph (b), in the case of a rural area only, where an outdoor entertainment event or outdoor entertainment venue is being operated, that part of the land within the boundary of the following are not noise sensitive areas for the purposes of that event or venue—

(i) a tourist establishment;

(ii) a campground;

(iii) a caravan park;

Noise limit derivation uses 2 separate methods:

- the rural method for receivers outside a major urban area or the Melbourne urban growth boundary
- the urban method for receivers within a major urban area or the Melbourne urban growth boundary

Once a noise limit is established, the noise level $L_{Aeq,\ 30\ min}$ due to the CIT premises is measured or predicted. If necessary, the $L_{Aeq,\ 30\ min}$ noise level is adjusted for noise character and duration to give the effective noise level ENL, which also applies over a 30-minute assessment period. If the ENL exceeds the noise limit, then remedial action is required.

The rural limit method is applicable for this project and the limits are summarised in Table 10.

Table 10: Noise limit derivation, rural method

Step	Description				Day	Evening	Night
Zone levels, dB	Generating zone:		Receiving zone:		46	41	36
	FZ Farming		FZ Farming				
Distance adjusted levels, dB	Distance from receiver to generating zone boundary:	n/a	Distance adjustment:	0 dB	46	41	36
Utilities	Clause 31 applies - Utility is in a Farming Zone, Rural Activity Zone or Green Wedge Zone				45	39	34
Background level assessment	Not applicable				-	-	-
High traffic noise method for proposed developments	Not applicable				-	-	-
Check against EP Regulations base limits & maximum night limits, dB ENL	EP Regulations maximum night limit				-	-	55
	EP Regulations base limits				45	37	32
NP Rural method limits, dB ENL	Effective Noise Level limit				45	39	34

APPENDIX D PREDICTION METHOD

The propagation of sound from the site to the nearest receivers has been calculated based on the method outlined in ISO 9613-2:2024.[7]

This method takes into account the distance between source and receiver, the type of ground and the effects of atmosphere on the attenuation and propagation of noise.

The calculations reflect meteorological conditions that enhance the propagation of noise from a source to a receiver.

Potential effects of shielding by terrain have not been included in the calculation and therefore the predicted levels may conservatively overestimate the noise level if land forms such as hills are located between the site and receivers.

[7] International Organisation for Standardisation, ISO 9613-2:2024 *Acoustics — Attenuation of sound during propagation outdoors Part 2: Engineering method for the prediction of sound pressure levels outdoors*, January 2024 (ISO 9613-2:2024)

Appendix I

Sensitive Receptor and Neighbour Visual Impact Assessment

Berrybank Terminal Station Extension

SQUADRON ENERGY

Sensitive Receptor and Neighbour Visual Impact Assessment

18 September 2026



Revision Control

Revision	Date	Issue	Author	Reviewed	Approved	Signature
A	18/09/2026	Final	REF	PL	LJ	

Confidentiality

This document contains proprietary and confidential information, which is provided on a commercial in confidence basis. It may not be reproduced or provided in any manner to any third party without the consent of Squadron Energy Pty Ltd.

© Copyright Squadron Energy 2026. This work and the information contained in it are the copyright of Squadron Energy Pty Ltd. No part of this document may be reprinted or reproduced without the consent of Squadron Energy Pty Ltd.

Disclaimer

Whilst every effort has been made to ensure the accuracy of this information, the publisher accepts no responsibility for any discrepancies and omissions that may be contained herein.

Contents

1 INTRODUCTION 3
1.1 Project Overview 3
1.2 Purpose and Scope 3
2 SENSITIVE RECEPTORS 4
2.1 Existing visibility of the terminal station 4
2.2 Public Viewing Locations 4
2.3 Residential Views at Neighbouring Dwellings 5
2.3.1 Dwelling No 3 5
2.3.2 Dwelling No 4 6
2.3.3 Dwelling No 5 8
2.3.4 Dwelling No 6 9
2.3.5 Dwelling No 8 10
2.3.6 Dwelling No 10 11
2.3.7 Dwelling No 13 12
2.3.8 Dwelling No 15 13
2.3.9 Dwelling No 16 14
3 CONCLUSION 15
APPENDIX A 16

Figure 1: Overview map showing dwellings and public roads within 2 km 3
Figure 2: Extent of shelter belts and screening vegetation within 2 km of the project 5
Figure 3: Dwelling 3 overview and nearby detail 6
Figure 4: View to terminal station from nearby Dwelling No 4 showing approximate location of BBTS 7
Figure 5: Dwelling 4 overview and nearby detail 7
Figure 6: Dwelling 5 overview and nearby detail 8
Figure 7: View from front gate of Dwelling No 6 showing location of terminal station 1700 m away 9
Figure 8: Dwelling 6 overview and nearby detail 9
Figure 9: Dwelling 8 overview and nearby detail 10
Figure 10: Dwelling 10 overview and nearby detail 11
Figure 11: Dwelling 13 overview and nearby detail 12
Figure 12: Dwelling 15 overview and nearby detail 13
Figure 13: Dwelling 16 overview and nearby detail 14

1 Introduction

1.1 Project Overview

This document assesses the sensitive visual receptors specifically in the vicinity of the Berrybank terminal station (BBTS) extension works. The extent of the upgrade of BBTS will include the addition of a new line bay adjacent to and on the northeast side of the existing line bays. The proposed infrastructure of the line bay has a maximum height of 23.8 m (gantries) and 122 m in length, including new security fencing.

1.2 Purpose and Scope

The purpose of this assessment is to identify all sensitive visual receptors (public roads and dwellings) within 2 km of the terminal station, and to assess the likely visual impact of the proposed extension works, having regard to distance, intervening topography and existing vegetation. Sensitive visual receptors are shown on the Sensitive Visual receptors Overview Map (Figure 1), with individual dwelling assessments presented in Section 3.

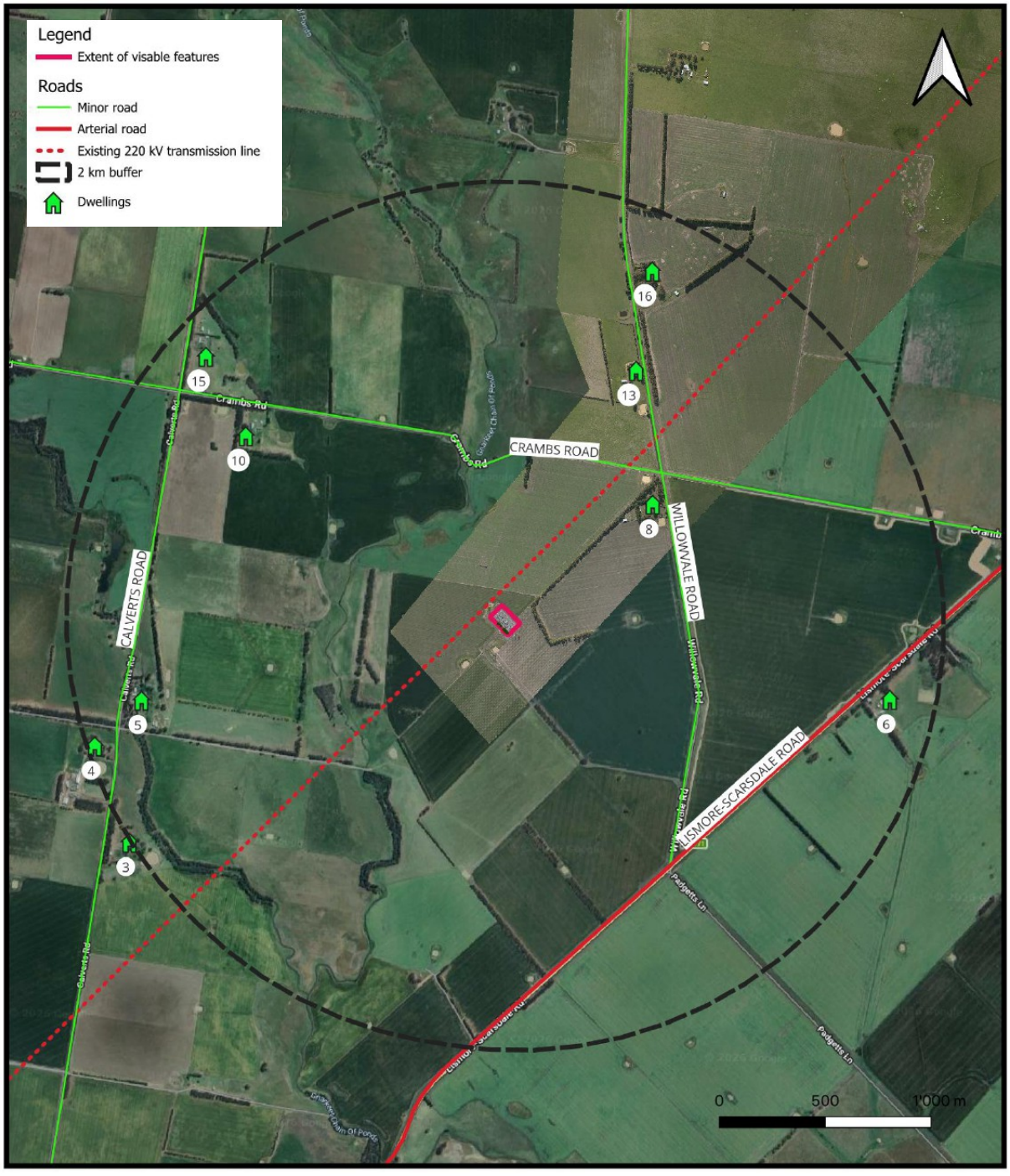


Figure 1: Overview map showing dwellings and public roads within 2 km

2 Sensitive Receptors

2.1 Existing visibility of the terminal station

The existing terminal station is visible only from distant and intermittent viewpoints along public roads. Views from dwellings within 2 km of the site are filtered by the shelter belt screening shown on Figure 2. The open lattice steel form of the structure further reduces its visibility with increasing distance.

The proposed line bay would increase the footprint area / east–west length of the terminal station by approximately 36%, with the additional infrastructure located in the north-east sector of the existing compound. When viewed from the east or west, the line bay would be seen in front of or behind the existing structure and would not materially increase the visible extent of the facility. When viewed from the north or south, the visible horizontal extent of the terminal station would increase by up to 15 m. Given the viewing distances of 0.7 – 1.6km from public roads and the intervening screening, the change in visual impact from these directions is considered minor.

2.2 Public Viewing Locations

There are no public viewing points / lookouts or recreation areas in the immediate vicinity of BBTS. Nearby public roads with potential for views towards BBTS are described as follows and shown in Figures 1 and 2.

Crambs Road – Approximately 700 m north of BBTS. A minor road servicing local farms is aligned east – west, providing limited distant side views to BBTS. At its nearest point there is little roadside tree screening.

Willowvale Road – At its closest point 830 m from BBTS. A minor road servicing local farms is aligned northwest – southeast, providing limited distant side views to BBTS. Willowvale Road has intermittent roadside screening trees which break up passing side views to BBTS.

Lismore Scarsdale Road – A regional road connection between Lismore and Pitfield, aligned northeast – southwest, at its closest point 1300 m from BBTS. In the vicinity of BBTS, limited views to BBTS are broken by regular roadside shelterbelts.

Calverts Road – Approximately 1600 m west of BBTS. A minor road servicing local farms is aligned north – south, providing limited distant side views to BBTS. In the vicinity of BBTS, limited views to BBTS are broken by regular roadside shelterbelts.

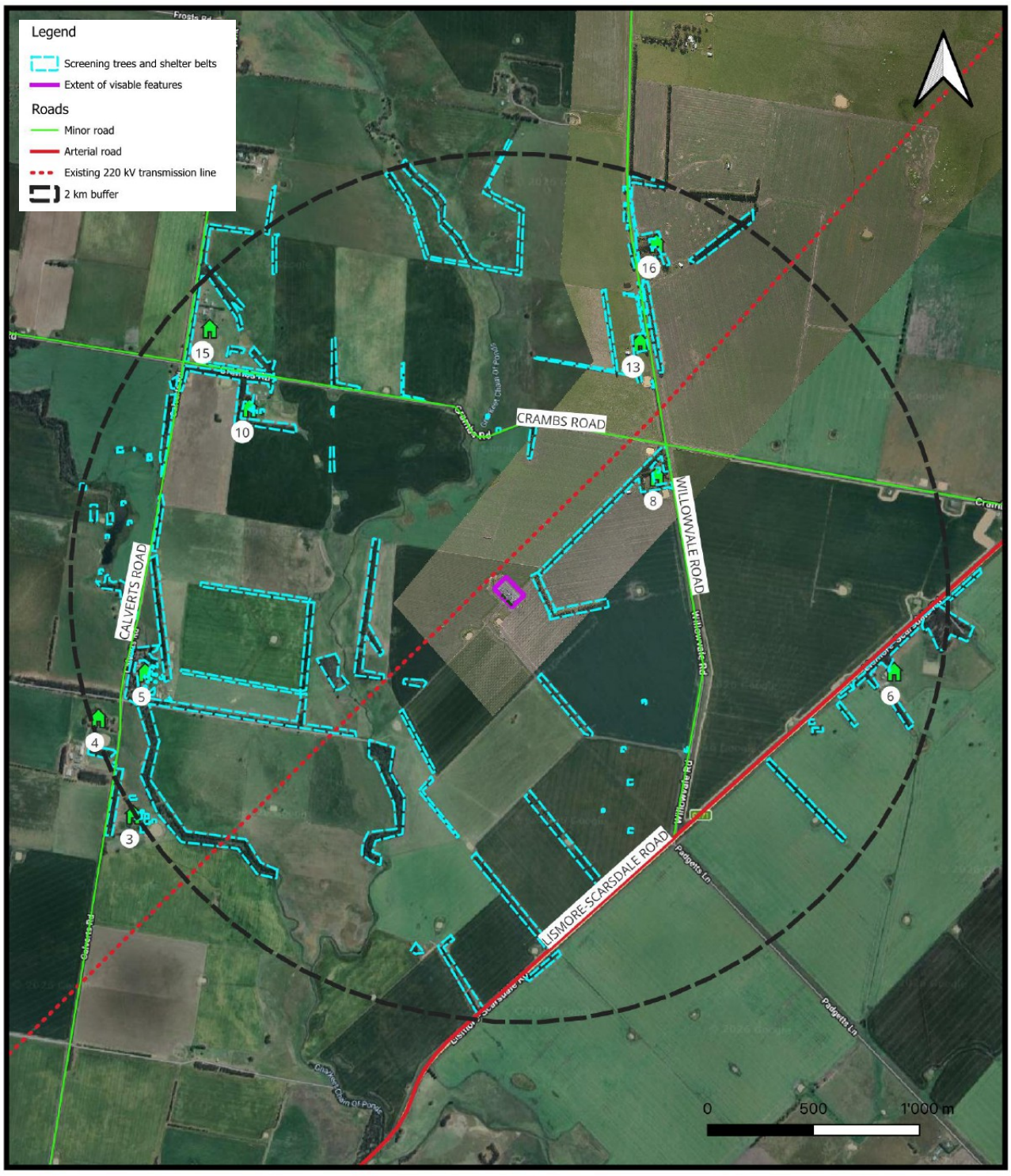


Figure 2: Extent of shelter belts and screening vegetation within 2 km of the project

2.3 Residential Views at Neighbouring Dwellings

Eight non-associated and one associated dwelling were identified within 2 km of the terminal station. Each is assessed below in terms of distance to visible terminal station features (gantries and busbars) and the effect of existing screening vegetation. Dwelling locations are shown on the Sensitive Visual receptors Overview Map (Figure 1) and individual assessment maps are provided below.

2.3.1 Dwelling No 3

Distance to terminal station visible features (gantries and busbars): 2070 m.

Screening trees in the vicinity of the dwelling will partially screen views toward the terminal station. Significant shelter belt screening 80 m from the dwelling will completely block views in the direction of the terminal station.

Addition of a new line bay will be behind the existing line bays and therefore will not add to theoretical viewable infrastructure.

Impact: Nil. No discernible visual impact.



Figure 3: Dwelling 3 overview and nearby detail

2.3.2 Dwelling No 4

Distance to terminal station visible features (gantries and busbars): 2030 m

Screening trees in the vicinity of the dwelling will screen views toward the terminal station. Significant shelter belt screening exists in the direction of the terminal station. Addition of a new line bay will be behind the existing line bays and therefore will not add to theoretical viewable infrastructure.

Impact: Nil. No discernible visual impact.



Figure 4: View to terminal station from nearby Dwelling No 4 showing approximate location of BBTS

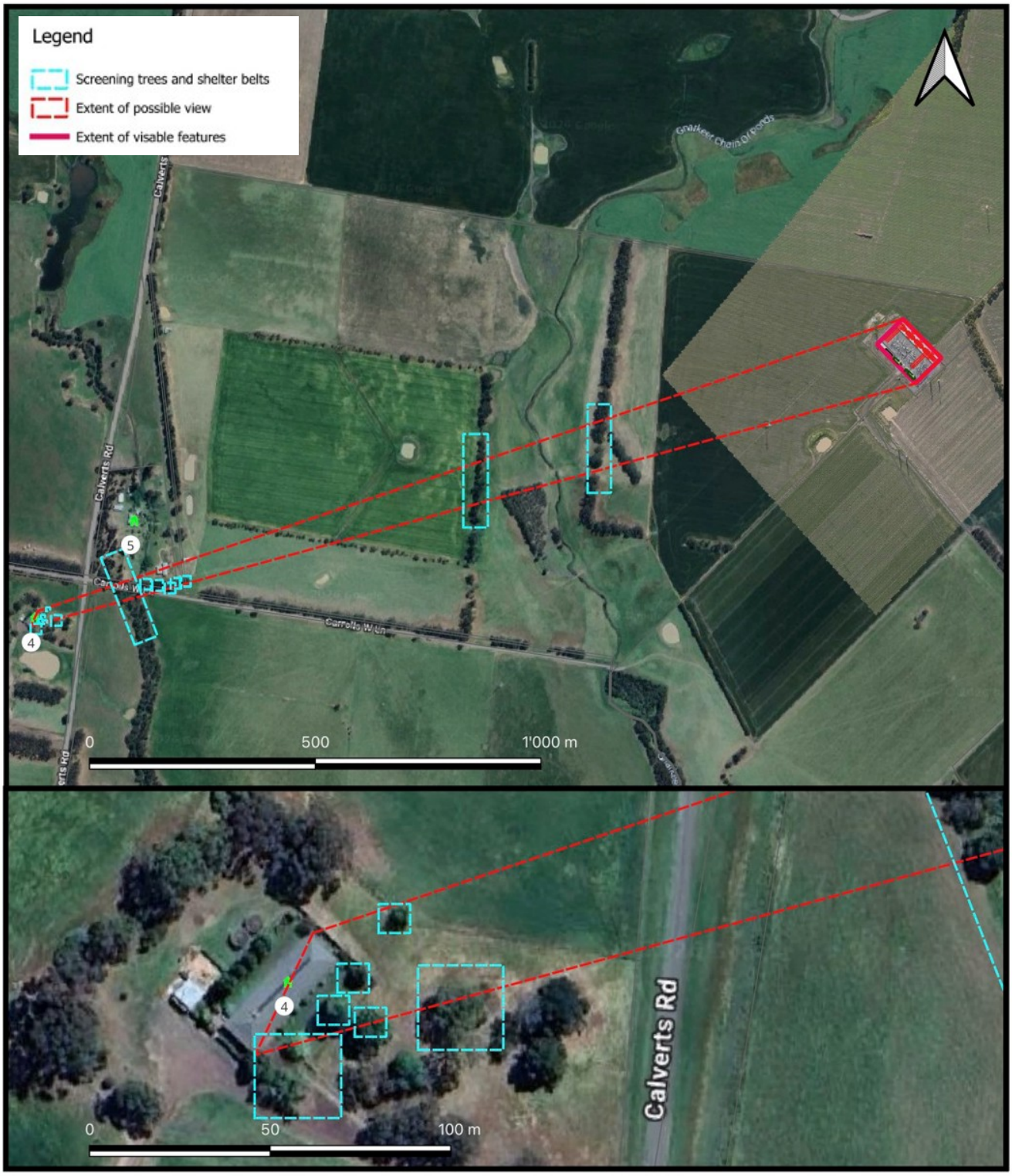


Figure 5: Dwelling 4 overview and nearby detail

2.3.3 Dwelling No 5

Distance to terminal station visible features (gantries and busbars): 1755 m

Screening trees in the vicinity of the dwelling will screen views toward the terminal station. Significant shelter belt screening trees will diffuse distant views in the direction of the terminal station. Addition of a new line bay will be behind the existing line bays and therefore will not add to theoretical viewable infrastructure.

Impact: Very low. No discernible visual impact.

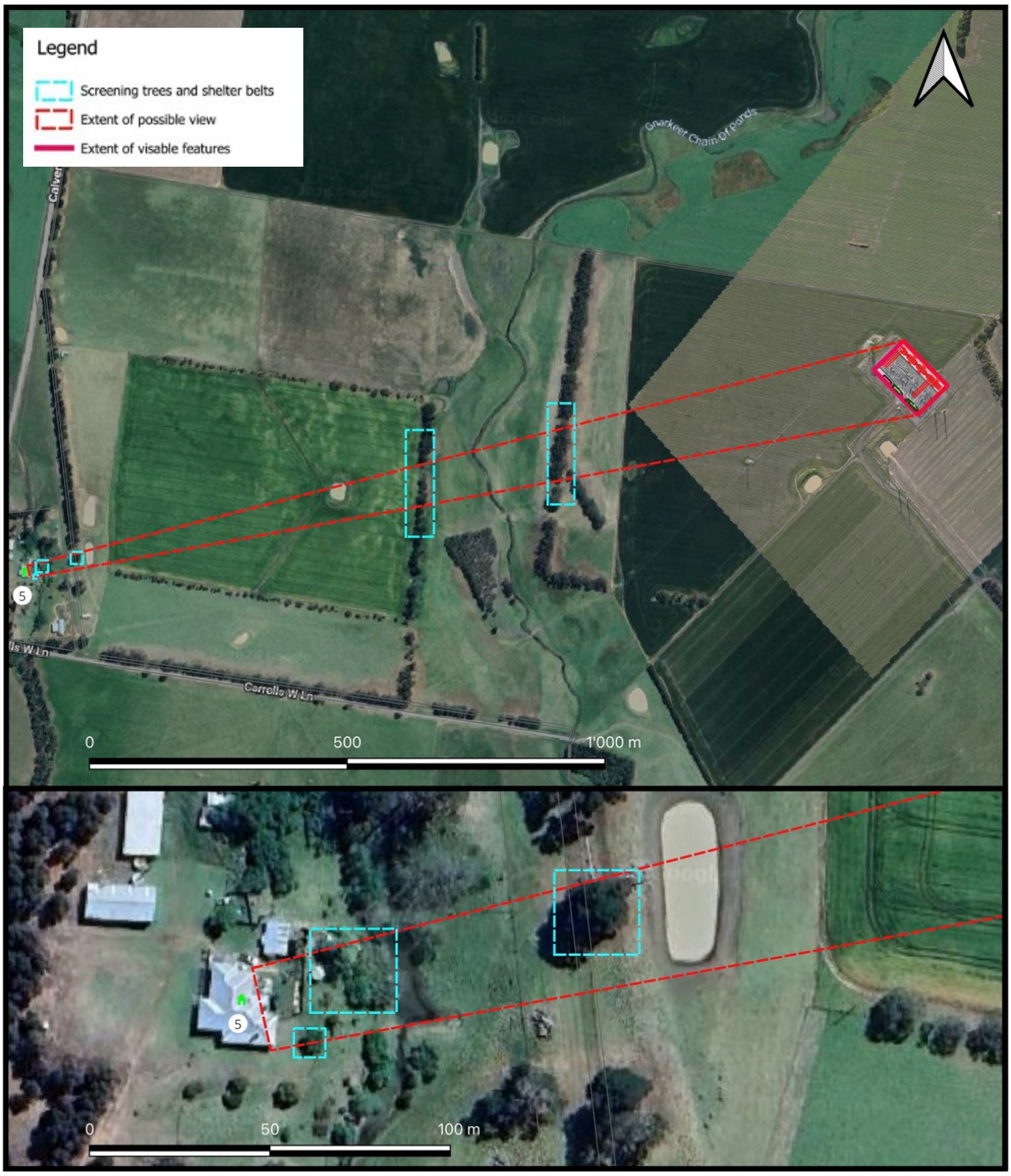


Figure 6: Dwelling 5 overview and nearby detail

2.3.4 Dwelling No 6

Distance to terminal station visible features (gantries and busbars): 1780 m

A mature stand of sugar gum shelter belt in the vicinity of the dwelling will screen views toward the terminal station. Distant shelter belt screening trees will diffuse distant views in the direction of the terminal station. Addition of a new line bay will be adjacent the existing line bays and theoretical viewable infrastructure will be increased.

Impact: Very low. No discernible visual impact.



Figure 7: View from front gate of Dwelling No 6 showing location of terminal station 1700 m away

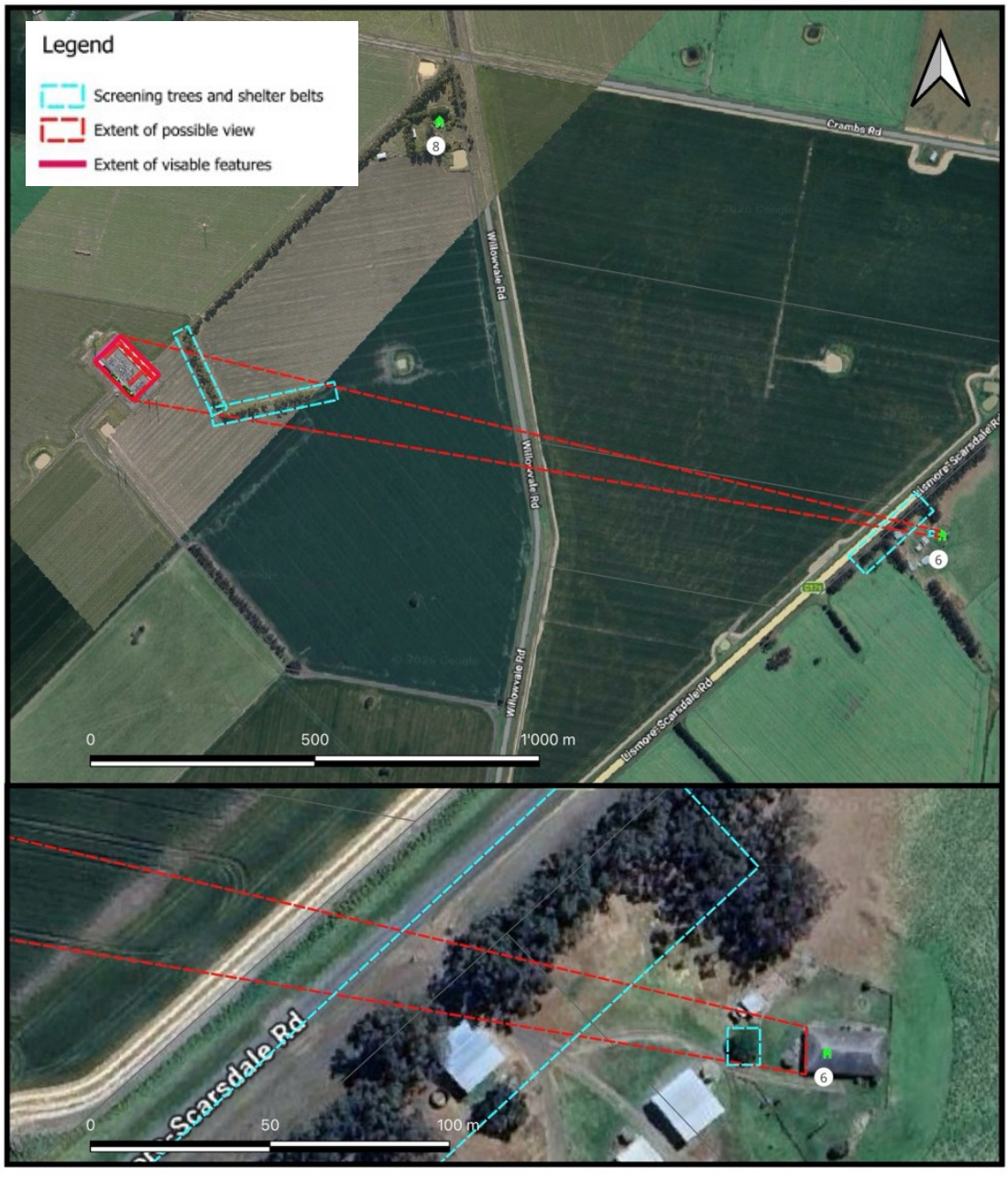


Figure 8: Dwelling 6 overview and nearby detail

2.3.5 Dwelling No 8

Distance to terminal station visible features (gantries and busbars): 850 m

Associated dwelling. Significant shelter belt screening immediately adjacent the dwelling will completely obscure views in the direction of the terminal station.

Impact: Nil. No discernible visual impact.



Figure 9: Dwelling 8 overview and nearby detail

2.3.6 Dwelling No 10

Distance to terminal station visible features (gantries and busbars): 1450 m

Tree screening immediately adjacent the dwelling will obscure most views in the direction of the terminal station. A significant shelter belt 130 m from the dwelling in the direction of the terminal station will completely obscure views to the terminal station.

Impact: Nil. No discernible visual impact.

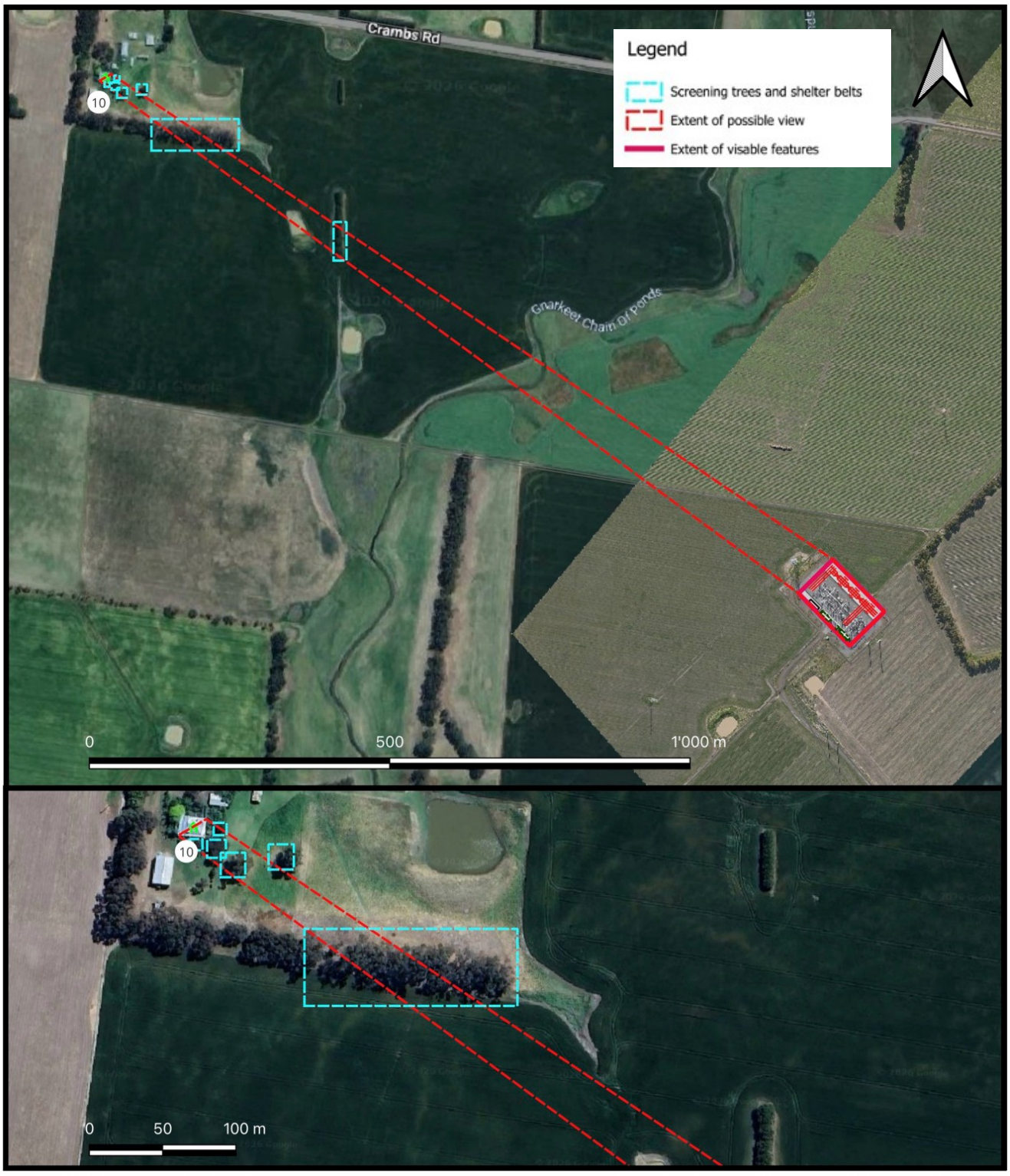


Figure 10: Dwelling 10 overview and nearby detail

2.3.7 Dwelling No 13

Distance to terminal station visible features (gantries and busbars): 1280 m

Significant shelter belt screening immediately adjacent the dwelling will completely obscure views in the direction of the terminal station.

Impact: Nil. No discernible visual impact.

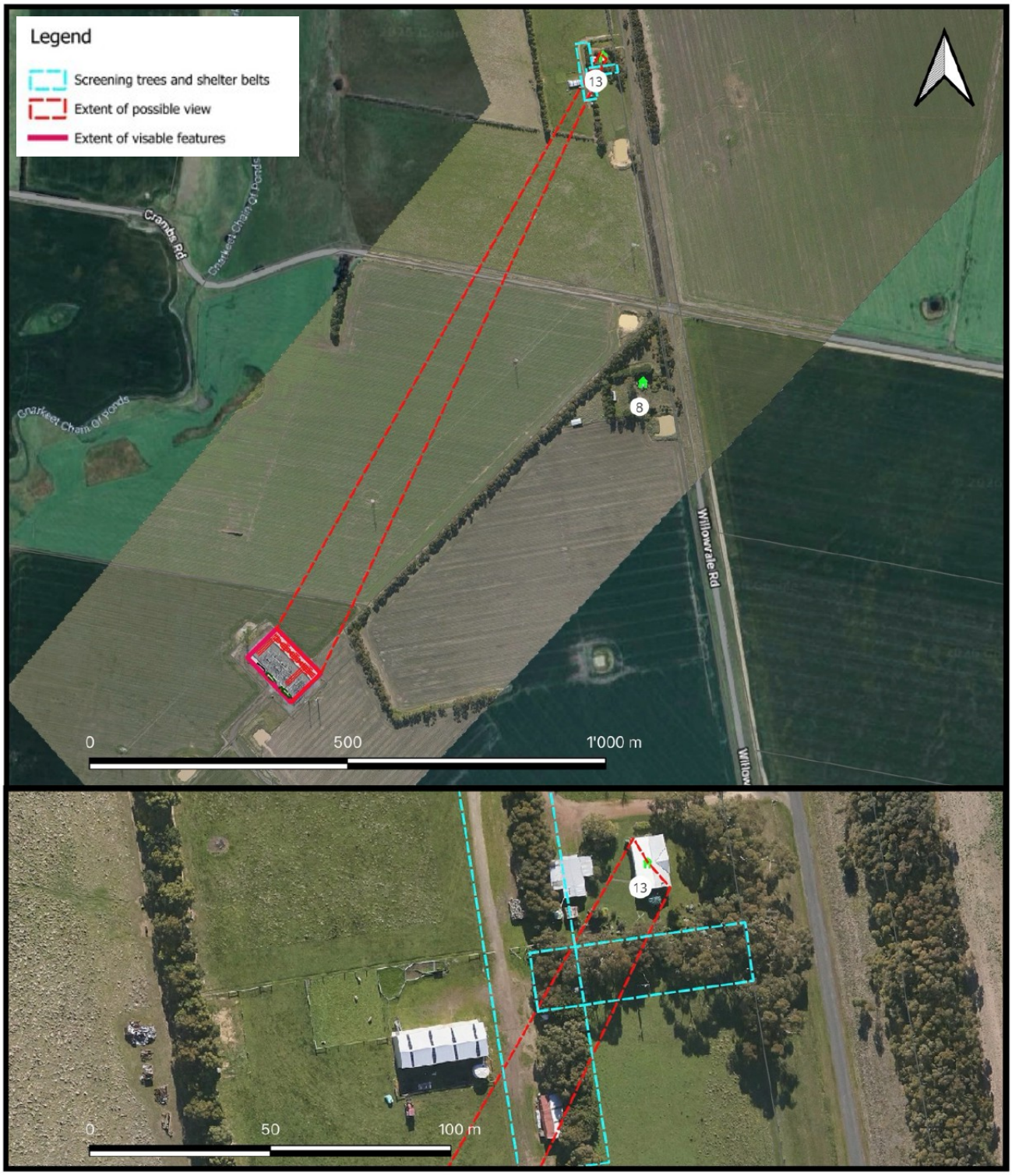


Figure 11: Dwelling 13 overview and nearby detail

2.3.8 Dwelling No 15

Distance to terminal station visible features (gantries and busbars): 1810 m

Trees immediately adjacent to the dwelling will partially obscure views toward the terminal station. Significant shelter belt screening between the dwelling and Crambs Road will completely obscure views in the direction of the terminal station.

Impact: Nil. No discernible visual impact.

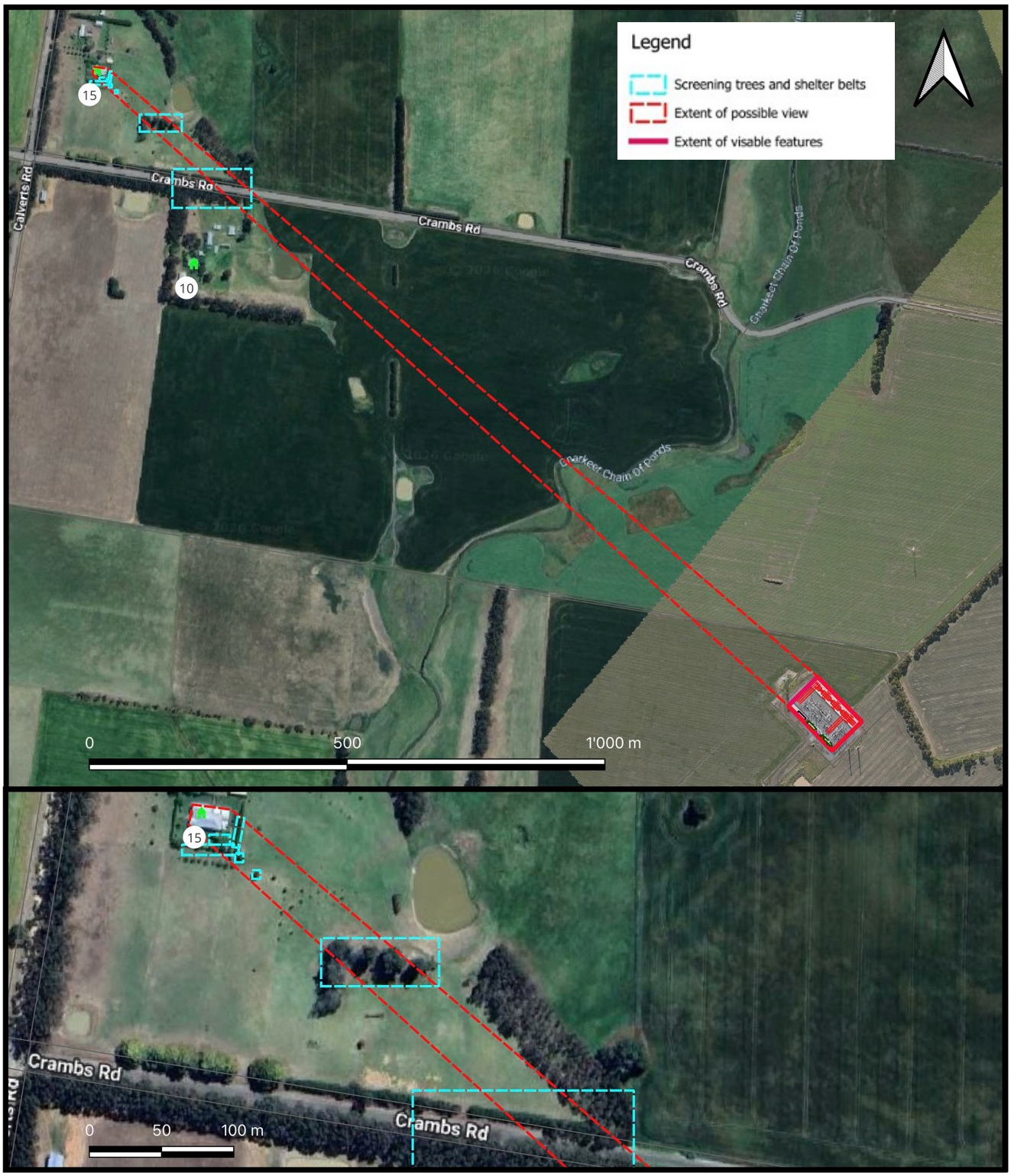


Figure 12: Dwelling 15 overview and nearby detail

2.3.9 Dwelling No 16

Distance to terminal station visible features (gantries and busbars): 1730 m

Significant shelter belt screening immediately adjacent the dwelling will completely obscure views in the direction of the terminal station.

Impact: Nil. No discernible visual impact.

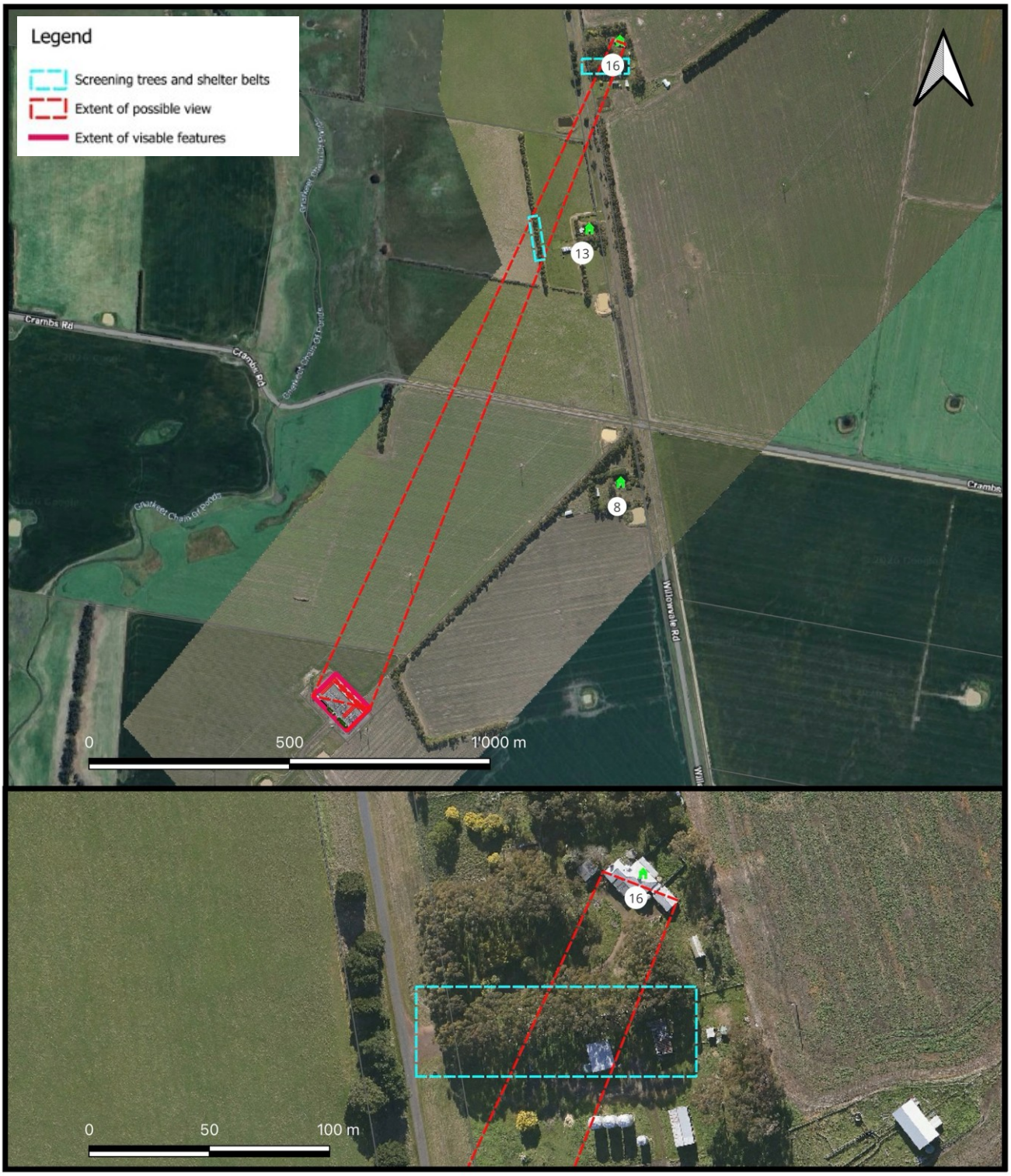


Figure 13: Dwelling 16 overview and nearby detail

3 Conclusion

This assessment has identified eight non-associated dwellings and one associated dwelling within 2 km of the Berrybank Terminal Station extension works, together with four public roads providing limited and generally screened distant views to the site. In all cases, existing or proposed screening vegetation – including mature shelter belts, roadside plantings and scattered trees – substantially breaks up or completely obscures views toward the terminal station from surrounding dwellings.

Since the existing terminal station currently presides in the landscape with potential views from the identified public and private viewpoints, the proposed new line bay will, in most cases, be located behind the existing line bays and be viewed as one together with the existing structure. As such, the upgrade will not significantly add to the theoretical viewable infrastructure of BBTS and therefore will not result in a material change to views from these receptors.

Where the new line bay may be visible as an extension to the side of the existing BBTS infrastructure (from Dwelling No 6), the increase in theoretical viewable infrastructure is not expected to result in a discernible change in visual impact, given the distance involved and the effectiveness of existing screening.

Squadron Energy is Australia's leading renewable energy company. Proudly Australian owned, our mission is to be a driving force in Australia's transition to a clean energy future by providing green power to our customers.

We develop, operate and own renewable energy assets in Australia, with 1.1 gigawatts (GW) of renewable energy in operation and a development pipeline of 20GW.

With proven experience and expertise across the project lifecycle, we work with local communities and our customers to lead the transition to Australia's clean energy future.

Squadron Energy acknowledges the Traditional Owners of Country throughout Australia. We pay our respects to Elders past , present, and emerging.

SQUADRON ENERGY

SQUADRONENERGY.COM