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27 May 2024

Michael Juttner

Manager, Development Approvals and Design, Renewables
Department of Transport and Planning
Level 8, 8 Nicholson Street
East Melbourne VIC 3002

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Dear Michael,

Re: Amendment to Planning Permit PA2302247 – 225 Elaine-Blue Bridge Road, Elaine

Cogency Australia Pty Ltd on behalf of Akaysha Energy Pty Ltd has prepared this amendment request under section 72 of the Planning and Environment Act 1987 to the planning permit granted by the Minister of Planning for the Battery Energy Storage System (BESS) at 225 Elaine-Blue Bridge Road, Elaine (PA2302247).

The permit granted on the 17th of November 2023 was for a BESS with a capacity of 200 MW / 800 MWh. The proposed amendment seeks to increase the capacity of the Elaine BESS to 311 MW / 1244 MWh, which will be achieved with the same footprint, utilising different battery technology. The amendment to the proposal is accompanied by updated technical assessments, where impacts are expected to change. The details of this amendment were discussed with DTP at a pre-application meeting held on 9 May 2024.

Please find enclosed with this application the following documents:

- Updated Planning Report, Cogency Australia (14 May 2024)
- Updated Concept Layout Plan and Elevations, Cogency Australia/Akaysha Energy 20 February 2024)
- Updated Transport Impact Assessment – onemilegrid (12 March 2024)
- Updated Landscape and Visual Impact Assessment – Orbit Solutions (21 February 2024)
- Updated Stormwater Management - Dalton Consulting Engineers (26 March 2024)
- Updated Noise Impact Assessment – SLR Consulting (13 May 2024)
- Updated Fire Hazard and Risk Assessment – NJM Designs (21 December 2024)
- Fire Hazard Summary of Design and Assessment Changes – NJM Designs (12 January 2024)

The Flora and Fauna report by Nature Advisory (May 2023) has not been updated as there are no changes to the footprint of the proposal and therefore no changes to the biodiversity impacts.

This amendment, through the increased capacity of the BESS, will continue to provide significant benefits to the local community and the state including:

- Assisting in Australia's energy transition through the provision of much-needed energy storage.
- Supporting the further roll out of renewable energy generation.
- Contributing to Victoria's ambitious Renewable Energy Target of 65% by 2030 and 95% by 2035 and the energy storage targets of at least 2.6 GW by 2030 and 6.3 GW by 2035.
- Co locating energy projects next to an existing terminal station and close to an existing wind farm.
- A \$400 - \$500 Million project investment, resulting in the provision of 140 jobs during construction and 3 in operation.

In addition to increasing the size of the BESS, this application also includes the amendment of condition 13 of PA2302247. We are requesting that the condition be amended to remove the basic right turn treatment on Midland Highway and add a requirement for advanced warning signage at the proposed site access as part of the construction traffic management strategy. This is requested as a result of an updated Transport Impact



Assessment which found the proposal did not trigger the need for such an upgrade according to VicRoads guidelines.

We trust that all the information provided is sufficient. Should you have any further questions, please do not hesitate to contact me by email or at 0420 526 398.

Kind Regards,



Dinan McMahon
Planner

Cogency Australia

+61420 526 398

dinan@cogencyaustralia.com.au

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Apply to amend a planning permit (Section 72 amendment)



Department of Transport and Planning

Before you start

- You will need these documents to submit this application:
 - A full, current copy of title information for each individual parcel of land forming the subject site.
 - A plan of existing conditions.
 - Plans showing the layout and details of the proposal.
 - Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
 - If required, a description of the likely effect of the proposal.
 - If applicable, a current Metropolitan planning Levy certificate.
 - Written description of the changes.
 - Plans that clearly highlight the details of the changes.
 - Any relevant background documents.
- Fees will apply for this application - [find out about fees for planning applications](#). You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.
- This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?	Organisation
Organisation name	Akaysha Energy
Business phone number	+61 437 136 149
Email	tim.hoban@akayshaenergy.com.au
Address type	

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Owner details

The owner is the applicant	No
Is the owner a person or organisation?	Person

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First name Brian
Last name Dunne
Mobile
Work phone
Organisation
Job title
Email hdunne7@bigpond.com
Address type

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Preferred Contact

First name Dinan
Last name McMahon
Mobile +61 420 526 398
Work phone
Organisation Cogency Australia
Job title Planner
Email dinan@cogencyaustralia.com.au
Address type

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site? Yes
Enter the pre-application number N/A

Land details

Planning scheme Moorabool

Location

Location type Street address

Street address

Unit type

Level number

Site or building name

Street number 225

Street name Elaine-Blue Bridge Road

Suburb Elaine

Postcode 3334

State VIC

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Amendment details

Is this application related to a completed application already lodged in Permits Online? Yes

Related application PA2302247

Related application type Application for planning permit (including VicSmart)

Application name PA2302247 225 ELAINE-BLUE BRIDGE ROAD ELAINE VIC 3334-APPLICATION FOR PLANNING PERMIT

This application seeks to amend: Current conditions of the permit
Plans endorsed under the permit
Other documents endorsed under the permit

Describe the details of proposed changes The proposed amendment seeks to increase the capacity of the Elaine BESS to 311 MW / 1244 MWh, which will be achieved with the same footprint, utilising different battery technology.

Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
Enter the estimated cost of the proposed amended development	Failed to convert value: 50000000000
Cost of the permitted development	Failed to convert value: 50000000000
Cost difference	\$0.00
What is the current land use?	Agriculture
Have the conditions of the land changed since the time of the original application?	No
Does this application look to change or extend the use of this land?	No
Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No
Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)?	No

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Supporting documents

The following supporting documents must be submitted with this application, preferably in PDF or Word format.

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used).
- Written description of the changes.
- Plans that clearly highlight the details of the changes.
- Any relevant background documents.

Supporting documents	2226 Ammendment Cover Letter - 20240527.pdf 2226 - Planning Permit Amendment Application Report Elaine BESS 20240527.pdf 2226 - Concept Layout Plan and Elevations - 20022024.pdf 640.30616-R02-v1.2-20240513.pdf 8022 FHRA 11.pdf 8022. Elaine Changes Summary.pdf V22049 225 Elaine-Blue Ridge Rd (LVIA)_A - 20230223.pdf 23147mar2624_SWMS_RevF.pdf 220916TIA001E-F-All.pdf
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3D digital model

A 3D digital model will assist to clearly communicate your application's intentions and enhance the review process. We encourage and recommend submitting a 3D digital model as part of your application.

- **Mandatory** formats: **FBX, OBJ, 3DM**; Optional supplementary formats: RVT, IFC
- Triangle count under five million per development.
- Unit scale in metric.
- The maximum file size is 250 MB.
- Please refer to the [technical guidance for submission](#) to check your model meets all specifications. We will request a re-submission of the 3D digital model if the specifications are not met.
- If you are unable to submit your 3D digital model, contact visualisation@delwp.vic.gov.au for assistance.

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3D digital model

Fees and payment

[View planning and subdivision fees](#)

Fee

Fee type	Applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)
Class	16
Fee amount	\$1415.10
Fee description	Amendment to a class 19 permit *

The total amount is calculated as the highest fee plus 50% of the remainder of the fees.

Total amount to pay	\$1415.10
Payment method	EFT

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BSB 033-875

Account and reference number 170076001

EFT confirmation I confirm that the fee has been paid via EFT

Submit

Applicant declaration I declare that I am or represent the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application

Privacy statement

The Department of Transport and Planning (DTP) is committed to protecting personal information provided by you in accordance with the principles of the Victoria privacy laws. The information you provide will be used for the following purposes:

- correspond with you about your application
- if necessary, notify affected parties who may wish to inspect your proposal so that they can respond
- if necessary, forward your application to a referral authority.

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded
- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

If all requested information is not received, DTP may be unable to process your request.

You may access the information you have provided to DTP by contacting [Development approvals](#)

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