

PLANNING PERMIT

Permit No.:	PA2604238
Planning scheme:	Greater Dandenong
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	66-88 and 168-222 Clarke Road, Springvale South VIC 3172. As shown on the plans approved under condition 3 of this permit.

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
Clause 35.04-1	Use of land for utility installation.
Clause 35.04-5	Buildings and works associated with a section 2 use of clause 35.04-1. Earthworks which change the rate of flow or the discharge point of water across a property boundary. Building which is setback 100 metres (m) from a Transport Zone 2 and 20 m from any other road.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents associated with this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

2. This permit will operate from the issued date of this permit.

Development Plans

3. Before the use and development starts, amended plans must be approved and endorsed by the responsible authority. The development plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the advertised application plans prepared by Volta Energy Group, titled 'Springvale Energy Hub – Stage 1 & 2', Rev 4, dated 23 March 2026 but modified to include:
 - a. Detailed, fully dimensioned location / site layout, floor, elevation and other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings and works,

Date of issue: 13 August 2026 **Signature for the responsible authority:**



Form 4

including the battery units, operations and maintenance facility, transformers, cabling, grid connection, access tracks, lighting poles, fencing, car parking areas and laydown areas.

- b. Sections and details of all proposed buildings, footings and foundations at a depth that will not breach the landfill cap.
- c. The colours and finishes of all buildings and works.
- d. The north arrow pointing in the correct orientation.
- e. Car parking spaces dimensioned in accordance with the design standards of clause 52.06-9.
- f. Any noise mitigation measures required to achieve compliance with EPA Publication 1826.5.
- g. Details of any external lighting and associated infrastructure proposed, including position, height and baffles/shields. All external lighting must be located behind the perimeter security fence.
- h. All recommendations of the Landfill Suitability Assessment required by condition 7 of this permit.
- i. Any changes required to comply with any other conditions of this permit.
- j. Any staging of the permitted development (if applicable).

Written consent to modify endorsed plans

- 4. The use and development as shown on the endorsed plans must not be altered or modified (unless the Greater Dandenong Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Staging

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

Landscaping Plan

- 6. Before the development starts, a landscaping plan must be approved and endorsed by the responsible authority. The landscaping plan must be fully dimensioned and drawn to scale and include:
 - a. Landscaping buffers or other treatments along the northeast and southwest elevations of the facility, to reduce the visual impact of the facility when viewed from Spring Valley Park and the Spring Road Reserve.
 - b. Details (including type, location, species and height at maturity) of all vegetation buffers.
 - c. A schedule for the implementation of landscaping works.
 - d. A maintenance and monitoring program to ensure the ongoing health of landscaping and the replacement of dead or diseased plants.
 - e. Provide a survey plan including botanical names of all trees and vegetation to be retained and removed.
 - f. Measures to be taken if there is insufficient depth of soil above the landfill cap and/or waste (whether insufficiency is discovered before, during or after planting).
 - g. Any changes required to comply with any other condition of this permit.

Landfill Suitability Assessment

- 7. Before the approval of development plans in accordance with condition 3 of this permit, a Landfill Suitability Assessment report prepared by a suitably qualified and experienced specialist must be

Date of issue: 13 August 2026 **Signature for the responsible authority:**



Form 4

submitted to the satisfaction of the responsible authority. The assessment must assess the final design of the facility, as shown on the plans submitted for approval under condition 3 of this permit and the proposed construction methodology, including any excavation, piling, trenching, drainage or other ground disturbance. The assessment must include, but not be limited to:

- a. A landfill cap integrity assessment identifying the existing landfill cap and demonstrating how the design and construction of the facility will maintain the integrity and function of the cap. The assessment must specify measures to avoid, minimise and, where necessary, reinstate or otherwise appropriately manage any disturbance;
- b. A geotechnical assessment addressing settlement, stability and construction on landfill matters, including any recommended construction or management measures;
- c. A contamination and leachate assessment addressing the potential for the development and construction works to disturb contaminated landfill material or alter existing leachate pathways and identifying measures required to appropriately manage these risks; and,
- d. A landfill gas risk assessment addressing the potential for landfill gas generation, migration, accumulation and ingress associated with the use and development and demonstrating that the design and construction of the facility will appropriately manage risks to human health, safety and the surrounding environment. The assessment must identify any required changes to landfill gas protection, monitoring, ventilation or management measures.

Construction Environmental Management Plan

8. Before the approval of development plans in accordance with condition 3 of this permit, a Construction Environmental Management Plan (CEMP) must be approved and endorsed by the responsible authority. The CEMP must include:
 - a. Measures to avoid and minimise amenity and environmental impacts during construction of the facility.
 - b. Procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).
 - c. Procedures to manage mud and debris on the surrounding road network which may occur during construction.
 - d. Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
 - e. A construction timetable, including typical daily start and end times.
 - f. Details of the person(s) responsible for implementation and compliance of each of the CEMP requirements including details of a site contact / site manager.
 - g. All recommendations outlined in the Landfill Suitability Assessment required by condition 7 of this permit.
9. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed CEMP.

Operational Environmental Management Plan

10. Before the use starts, or as otherwise agreed to in writing by the responsible authority, an Operational Environmental Management Plan (OEMP) must be approved and endorsed by the responsible authority. The OEMP must:
 - a. Include measures to avoid and minimise amenity and environmental impacts during the operation of the facility.

Form 4

- b. Include design measures and / or procedures to manage dust, odour, light spill, mud, flood, surface water quality and stormwater run-off.
- c. Include response measures to environmental incidents, including a program for recording and reporting environmental incidents.
- d. Include details of any proposed monitoring systems.
- e. Include organisational responsibilities, and procedures for staff training and communication.
- f. Include any recommendations outlined in the Landfill Suitability Assessment required by condition 7 of this permit.

Stormwater Management Plan

11. Before the development starts, a Stormwater Management Plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared in consultation with the Greater Dandenong City Council and Melbourne Water and must:
- a. Include details (and computations) of how the works on the land are to be drained including drains conveying stormwater to the legal point of discharge.
 - b. Include details of the proposed drainage network (including but not limited to channel and retarding basin dimensions, invert levels, volume, with water volume design calculation for proposed post-filling conditions and comparison with pre-filling conditions).
 - c. Include details of how the drainage design affects the continuation of existing overland flow paths and flood patterns across the land.
 - d. Assess impacts on on-site infiltration and surface water quality, including adjacent land and waterways, specifically the site's south-eastern designated waterway.
 - e. Include details about how polluted or contaminated runoff is to be managed.
 - f. Provide for adequate stormwater drainage infrastructure within the site to service the proposed use and development and to ensure the management and discharge of stormwater into the Greater Dandenong City Council's stormwater treatment infrastructure to a standard that is in accordance with the current Melbourne Water best practice standards.
 - g. Specify the volume of floodwater for pre-development and post-development design calculation and provision of adequate stormwater drainage infrastructure such as retarding basin or swales within site to service the proposed development.
 - h. Consider the impact of climate change.
 - i. Demonstrate that overland water that would ordinarily flow across (and within) the property is not displaced to the adjacent properties.
 - j. Compare the flood mapping of the existing conditions and the conditions after the proposed works being implemented.
 - k. Demonstrate that the buildings will be constructed above the applicable flood level for the land.
12. The SMP approved by condition 11 must be reviewed and updated annually. A copy of the updated SMP must be provided to the responsible authority and/or the Greater Dandenong City Council upon request.

Drainage

13. Provision must be made for the drainage of the proposed development including landscaped and paved areas, in consultation with Greater Dandenong City Council to the satisfaction of the responsible authority.

Form 4

14. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be undertaken in consultation with Greater Dandenong City Council to the satisfaction of the responsible authority.
15. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the Legal Point of Discharge approval letter. Approval of drainage plan including any retention system within the property boundary is required.

Light Spill Management

16. All lighting installed and operated at the site must comply with Australian / New Zealand Standard 4282 Control of the obtrusive effects of outdoor lighting.

Noise

17. Before the endorsement of development plans in accordance with condition 3 of this permit, a Predictive Noise Assessment must be submitted to the responsible authority and must:
 - a. Model the final design layout and all electrical components of the facility and assess this against EPA Publication 1826.5.
 - b. Demonstrate compliance of the proposal with EPA Publication 1826.5.
 - c. Include details of any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.5.

Traffic Management Plan

18. Before the development starts, a Traffic Management Plan (TMP) must be prepared in consultation with the relevant road authority (or authorities), and be submitted to, approved and endorsed by the responsible authority. The TMP must:
 - a. Be prepared by a suitably qualified and experienced civil or traffic engineer.
 - b. Specify measures to be taken to manage traffic impacts associated with the construction and operation of the facility.
 - c. Specify designated transportation routes that will be used to access the site during construction of the facility, including the amount and type of vehicles required.
 - d. Include details of any proposed modifications or upgrades to existing roads that will be required before, during and after construction.
 - e. Include a program to inspect, maintain and (where required) repair public roads used by construction traffic.
 - f. Specify that the surrounding road network, including Clarke Road and the entry and exit of the BP Service Station on the corner of Clarke Road and Springvale Road will not be affected by closure, blockage or obstruction by vehicles or materials associated with the construction and operation of the facility.
 - g. Be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority.
19. The endorsed TMP must be implemented to the satisfaction of the responsible authority and relevant road management authority (or authorities).
20. Any proposed alteration or modification to the endorsed TMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement.

Form 4

21. Prior to works commencing, the roadworks identified in the approved TMP must be completed at no cost and to the satisfaction of the Head, Transport for Victoria and/or the relevant road authority/ies.

Fire Rescue Victoria Conditions (not a referral authority)

22. Unless otherwise agreed to in writing by FRV, the development must maintain a minimum 200 m separation distance between the BESS containers, substations, power conversion systems (PCS), transformers and any other equipment that may generate hazardous or toxic combustion products during a fire or thermal runaway event, and any residential dwelling or other sensitive land use, existing or with approval, as of 13 August 2026.
23. Before the approval of development plans in accordance with condition 3 of the permit, an updated Risk Management Plan and Fire Safety Study Report must be submitted to and approved by the responsible authority. The updated Risk Management Plan must be generally in accordance with the Risk Management Plan and Fire Safety Study (Revision D) prepared by Eagles Engineers and dated 7 February 2026 but updated to address all matters identified in FRV's Written Advice dated 13 October 2025, to the satisfaction of FRV.

WorkSafe Conditions (Determining referral authority)

24. Safety management plans and documents must be developed in line with the CFA Guidelines, conducted by a suitably competent person and to the satisfaction of the relevant fire authority's Dangerous Goods Unit, prior to commissioning and operation.
25. The Emergency Management Plan must include communication protocols with the fire authorities, as well as notification to neighbours and including nearby facilities with vulnerable populations.
26. The applicant must apply all recommendations so far as reasonably practicable, made in the Risk Management Plan and Fire Safety Study Report dated 2 July 2026, or subsequent revised reports upon final battery selection.
27. Any modelling and other assessments in the Risk Management Plan (RMP) and Fire Safety Study (FSS) Report must be revised when the new battery supplier is confirmed, prior to commissioning and operation.
28. The proponent must ensure a suitably competent person monitors the infrastructure for differential settlement, due to the site being built upon a retired landfill, and take all precautions to ensure ground movement does not compromise the BESS and its safety systems (and adopted control measures).

Melbourne Water Condition (not a referral authority)

29. All stormwater management, drainage works and flood protection/management measures must be constructed and completed in accordance with the approved Stormwater Management Plan (SMP) and any approved plans, to the satisfaction of Melbourne Water and the responsible authority.

Complaints Register

30. Before the development starts, a Complaints Register must be established which records:
- The complainant's name and address and any other contact details provided by the complainant.
 - A receipt number for each complaint, which must be communicated to the complainant.
 - The time and date of the incident, and operational conditions at the time of the incident.
 - A description of the complainant's concerns.
 - The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.
31. All complaints received, must be recorded in the Complaints Register.

Date of issue: 13 August 2026 **Signature for the responsible authority:**



Form 4

32. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority upon request.

Emergency Services

33. Before the development starts, the permit holder must provide spatial information data to Land Use Victoria via email vicmap@transport.vic.gov.au to be used to direct emergency services to and within the site. This information must be in the ESRI Shapefile or Geodatabase .gdb format, GDA94 or GDA2020 datum and include:
- a. The location and boundaries of the facility extents polygon(s)
 - b. All access entry points onto private property.
 - c. All internal roads.
 - d. The locations of site compound, substations, maintenance facilities.
34. If there are any subsequent changes to infrastructure location, internal roads or access points during construction, or after completion of construction, updated data must be provided to Land Use Victoria via email vicmap@transport.vic.gov.au within 30 days of the change, to enable details of any changes to the facility to be known to emergency services dispatchers.

Decommissioning

35. The responsible authority and Greater Dandenong City Council must be notified of the facility's closure date within one year of AEMO being notified of the closure date under the National Electricity Rules.
36. Once the facility permanently ceases operation, all buildings and works must be removed from the site, and the site or the relevant part of the site must be rehabilitated and reinstated to the general condition it was in prior to the commencement of development, unless otherwise agreed with the landowner, subject to the written consent of the responsible authority.
37. No less than one year before the facility's closure date, a Decommissioning Management Plan (DMP) prepared by a suitably qualified and experienced person must be submitted to, approved and endorsed by the responsible authority.

The DMP must include, as a minimum:

- a. Identification of infrastructure, equipment, buildings, structures and signs to be removed, and details of how these will be removed.
- b. Details of how the site will be rehabilitated to meet the requirements of condition 34.
- c. A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the responsible authority prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement. The DTMP must specify measures to manage traffic impacts associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the responsible authority.
- d. A requirement that all decommissioning works identified in the DMP be completed to the satisfaction of the responsible authority as soon as practicable, but no later than 24 months after the closure date, or such other period approved by the responsible authority.

Notification of works commencing

38. The Department of Transport and Planning (DTP) must be notified when works commence on site, via email energyandinfrastructure@transport.vic.gov.au.

Expiry

Date of issue: 13 August 2026 **Signature for the responsible authority:**



Form 4

39. This permit will expire if one of the following applies:

- a. The development is not started within 3 years of the date of this permit.
- b. The development is not completed within 6 years of the date of this permit.
- c. The use has not commenced within 3 years of the completion of the development.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.



Form 4

USEFUL INFORMATION (PERMIT NOTES):

The following information does not form part of this permit.

Noise:

- The use of the land must at all times comply with *EPA Publication 1826.5: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (EPA Publication 1826.5).

Roads:

- National Heavy Vehicle Register approval may be required.
- Contact roadsafety@cgd.vic.gov.au for a review of the Traffic Management Plan (TMP) prior to approval by the responsible authority.

Civil Works:

- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from the Council.
- Prior to works commencing the developer will need to obtain an Asset Protection Permit from the Council.

EPA:

- This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the *Environment Protection Act 2017* are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the *Environment Protection Regulations 2021*.
- The general environmental duty (GED) is a centrepiece of the *Environment Protection Act 2017*. It applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.



Form 4

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
 - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - ii. the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit or if no time is specified, within 3 years after the issue of the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within 5 years after the issue of the permit or in the case of a subdivision or consolidation, within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within 3 years after the issue of the permit; or
 - the use is discontinued for a period of 3 years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit or if no time is specified, within 3 years after the issue of the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within 5 years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within 3 years after the completion of the development; or
 - the use is discontinued for a period of 3 years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within 2 years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date of issue: 13 August 2026 Signature for the responsible authority:

