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Town Planners

Town Planning & Urban Context Report

**Clause 53.22 – Utility Installation
(Battery Energy Storage System –
BESS)**

**66-88 & 168-222 Clarke Road,
Springvale South**

Date of Report February 2026

Prepared by **Contour Consultants Aust Pty Ltd**

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Contents

1	Introduction.....	3
2	Subject Site and Surrounding Area	6
	2.1 Subject Site	6
	2.2 Site Planning History.....	8
	2.3 Surrounding Area.....	9
3	Proposal.....	10
	3.1 Proposal.....	10
4	Greater Dandenong Planning Scheme.....	11
	4.1 Planning Policy Framework.....	11
	4.2 Local Planning Policy Framework.....	15
	4.3 Zones.....	19
	4.4 Overlays	20
	4.5 Particular Provisions.....	20
	4.6 General Provisions.....	21
5	Planning Assessment.....	22
	5.1 Preamble	22
	5.2 Clause 53.22 (Significant Economic Development).....	22
	5.3 Land Use Considerations.....	24
	5.4 Built Form Considerations.....	25
	5.5 Environmental Considerations	25
	5.6 Amenity Considerations.....	26
	5.7 Vehicle Access and Car Parking Considerations.....	27
	5.8 Bushfire Management Considerations.....	27
6	Conclusion	29

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1 Introduction

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This report has been prepared to accompany a planning permit application for Utility Installation (Battery Energy Storage System – BESS) on the land at 66-88 & 168-222 Clarke Road, Springvale South.

The Utility Installation covers potentially two BESS Stages, referred to as:

- Springvale Energy Hub Stage 1 (115MW, 230MWh)
- Springvale Energy Hub Stage 2 (115MW, 460MWh)

The BESS is a modular system which converts power for storage in rechargeable lithium-ion battery packs. The power is then released to the grid when demand is high.

The proposal includes (but not limited to), across both Stages:

- 48 BESS units for Stage 1 and 96 BESS units for Stage 2.
- Utilising United Energy's 66kV switching station and easement.
- 2 x 66/33kV Power Transformers.
- Control and switchgear rooms
- Landscaping, security fencing and vehicle access.

An overview of the proposal is provided below:

Master Plan

- Stages 1 & 2 are the first stages of a Clean Energy Hub Masterplan, representing an opportunity to participate in a unique Australian energy precinct
- Stage 1 and 2 will be delivered as a single program of works with Financial Close and construction Notice to Proceed anticipated for Q4 2026

Stage 1

- This Stage has secured a 15-year Capacity Investment Scheme (CIS) Agreement with the Federal Government, providing long-term revenue security.
- The Project was expected to reach Financial Close by Q3 2025, with a 5.3.4AB letter was secured April 2025 and contract negotiations well-advanced.
- Given updated planning requirements under Amendment VC279 and associated timeframes, the Project must now select a new technology solution as the Tesla Megapack 2XL (previous solution) will be discontinued in 2025.

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1 Introduction

- The Project will now be run in parallel with Stage 2 using consistent technology and BoP contractor, with 5.3.9 (Alteration to Generator) letter targeted for Q3 2026.

Stage 2

- This Stage has completed Concept Design phase with grid connection studies well underway.
- United Energy Design Offer for network connection has been received.
- The Project will be assessed for CIS eligibility when the next tender is released.

It is noted that the proponent had commenced works on site for the proposal prior to gazettal of Planning Scheme Amendment VC279 on 21 August 2025, noting that prior to the Amendment being gazetted, the proposed use and development was exempt from requiring planning approval.

The proposal for utility installation is eligible to be submitted under the provisions of Clause 53.22 (Significant Economic Development) of the Planning Scheme.

The purpose of Clause 53.22 is:

- *To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.*
- *To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.*

Having regard to the Greater Dandenong Planning Scheme, the subject site is located in the Green Wedge Zone and affected by an Environmental Audit Overlay.

This report addresses the provisions of Clause 53.22 of the Planning Scheme and the applicable provisions of the Greater Dandenong Planning Scheme, including the Planning Policy Framework and the relevant Green Wedge Zone provisions.

The application is accompanied by:

- Title particulars.
- Development plans prepared by Volta.
- Acoustic Design Advice prepared by Resonate.

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1 Introduction

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- Traffic Management Plan prepared by Traffix Group.
 - Ecological Letter of Advice prepared by Duffy & Simon Lawyers.
 - Risk Management Plan and Fire Safety Study Report prepared by Eagle Engineers.
 - Post Closure Landfill Audit prepared by Tonkin + Taylor.
 - Post Closure Stormwater Management Plan prepared by Tonkin + Taylor.
 - Ecological BPBC Act Assessment prepared by Ecocentric.

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2 Subject Site and Surrounding Area

2.1 Subject Site

The site is located in the street block bound by Clarke Road, Rowan Road, Westall Road and Spring Road (Refer Figure 2.1 below) and is made up on 24 parcels of land and has a total land area of approximately 47 hectares.

The proposal features across eight titles across the two property addresses in 66-88 Clarke Road and 168-222 Clarke Road and formally described as follows:

- Volume 10141 Folio 667 being Lot 11 on Plan of Subdivision 321823N;
- Volume 10141 Folio 668 being Lot 12 on Plan of Subdivision 321823N;
- Volume 10141 Folio 669 being Lot 13 on Plan of Subdivision 321823N;
- Volume 10141 Folio 670 being Lot 14 on Plan of Subdivision 321823N;
- Volume 10198 Folio 273 being Lot 10 on Plan of Subdivision 321823N;
- Volume 7127 Folio 314 being Lot 1 on TP536864L;
- Volume 10198 Folio 271 being Lot 9 on Plan of Subdivision 321823N; and
- Volume 8111 Folio 775 being Lot 1 on TP220941G

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2

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2 Subject Site and Surrounding Area

Figure 2.1
Cadastral Plan



The site is currently vacant and was previously used as a sand quarry before being transformed into a landfill. The site ceased receiving landfill waste in 1992, and the land has since been rehabilitated in accordance with the requirements of the EPA. Construction of a specifically engineered landfill cap was completed in 2018.

Vehicle access to the site is currently via two separate access points from along Clarke Road and Rowan Road.

Any vegetation on site is primarily limited to the perimeter of the site boundary.

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2 Subject Site and Surrounding Area

2.2 Site Planning History

The site is subject to Planning Permit No. PLN18/0688 which allows “*use and development of the land (set out in the schedule) for a renewable energy facility (solar energy facility)*”.

Planning Permit No. PLN18/0688 was issued by the Council at the direction of the Victorian Civil and Administrative Tribunal (the “Tribunal”) on 9 September 2021.

In terms of the physical impacts, environmental audit overlay considerations and bushfire management considerations of the proposed solar farm, the Tribunal stated the following:

- *We find that the positioning of the solar panels on the elevated plateau, combined with landscaping on the outer batters of the Land, will result in minimal or no potential for noise, glint, light spill, vibration, smell or electromagnetic interference.*
- *We are satisfied that the controls and oversight imposed by the EPA in relation to the ongoing operation of the landfill gas extraction system will appropriately address any concerns in relation to impacts on landfill gas extraction that may arise from the construction and operation of the solar farm.*
- *We are satisfied that the extensive set of conditions required by the Country Fire Authority adequately address fire management on the Land.*

All other relevant considerations were successfully addressed, including vehicle access, waste management and stormwater management.

The permit was most recently extended on 8 July 2025, such that development must be commenced by 9 September 2027.

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2 Subject Site and Surrounding Area

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Figure 2.2
Aerial Photograph of the Subject Site

Source: Landchecker.com.au –dated 12/05/25



2.3 Surrounding Area

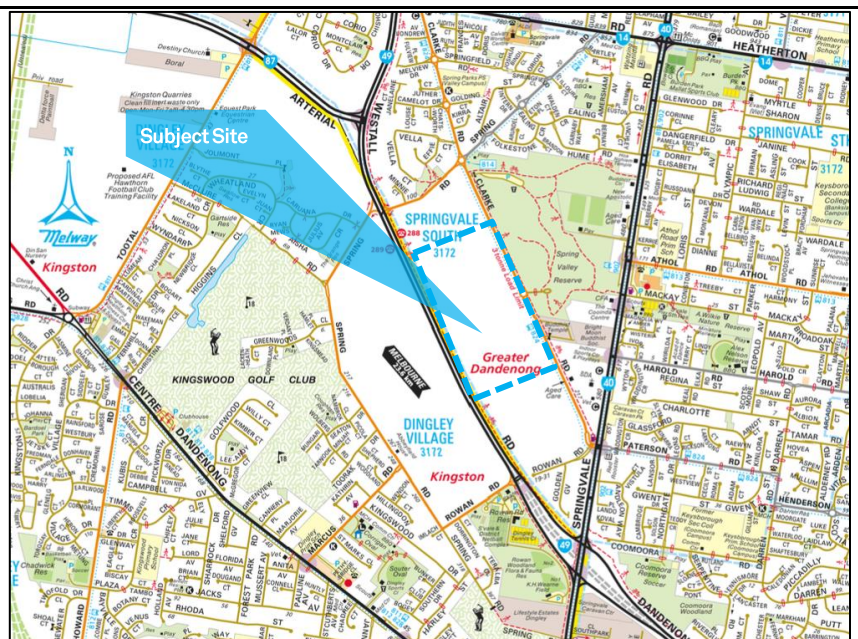
Strategically, the site is located outside of the urban growth boundary and in green wedge land.

The site forms the middle section of a network of former landfill sites, with one located on the opposite side of Westall Road, to the west, and another on the opposite side of Clarke Road, to the north-east. These two former landfill sites are now used as parkland.

To the north is low-scale residential land. To the south-east, there is an aged care facility and non-residential uses including truck storage, place of worship, motor repairs and service station.

Figure 2.3
Aerial Photograph

Source: Landchecker



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3 Proposal

3.1 Proposal

The development involves the construction of hardstand, access, security fences and the installation of the BESS and associated infrastructure.

The proposed development includes:

- 48 BESS units for Stage 1 and 96 BESS units for Stage 2.
- Utilising United Energy 66kV switching station.
- 2 x Control rooms and 2 x switchgear rooms with an indicative maximum building height of 5m.
- 66/33kV Power Transformer.
- Vehicle access is provided via an access point from along Clarke Road and from along Rowman Road.
- Fire protection measures including (as set out in the accompanying Risk Management Plan and Fire Safety Study):
 - *Installation of a static water supply tank.*
 - *Fire breaks.*
 - *Fire safety systems.*
 - *Vehicle access tracks, including overtaking bays.*
 - *Ongoing maintenance programs.*
- Civil and drainage infrastructure as reflected in the accompanying Post Closure Stormwater Management Plan.
- Aboveground and underground cabling, including associated trenching.
- Security perimeter fencing.

Completion of construction contracting has been targeted for Q4 2026.

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4 Greater Dandenong Planning Scheme

4.1 Planning Policy Framework

The Site is located within the municipality of Greater Dandenong.

The following clauses of the Planning Policy Framework are relevant to the proposal:

- Clause 11 Settlement
- Clause 11.01-1S Settlement
- Clause 11.01-1R Green Wedges –Metropolitan Melbourne
- Clause 11.02-1S Development Capacity
- Clause 12.01-1S Protection of Biodiversity
- Clause 13 Environmental Risks and Amenity
- Clause 13.02-1S Bushfire Planning
- Clause 13.04-1S Contaminated and Potentially Contaminated Land
- Clause 13.05-1S Noise Management
- Clause 13.07-1S Land Use Compatibility
- Clause 15.01-1S Urban Design
- Clause 15.01-1R Urban Design –Metropolitan Melbourne
- Clause 15.01-2S Building Design
- Clause 17.01-1S Diversified Economy
- Clause 17.01-1R Diversified Economy –Metropolitan Melbourne
- Clause 19.01-1S Energy Supply

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4 Greater Dandenong Planning Scheme

Clauses 11 and 11.01-1S – Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Amongst other things, planning is to contribute towards ‘sustainable environments’, ‘climate change adaptation and mitigation’ and ‘prevention of land, water, air and noise pollution’.

Clause 11 also seeks to ‘facilitate environmentally resilient settlements’ by ‘contributing to net zero greenhouse gas emissions through renewable energy infrastructure...’ and ‘supporting metropolitan and regional climate change adaptation and mitigation measures’.

Clauses 11.01-1R – Green Wedges – Metropolitan Melbourne

The objective of Clause 11.01-1R is “to protect the green wedges of Metropolitan Melbourne from inappropriate development”.

As it relates to this proposal, Clause 11.01-1R seeks to:

- *Support development in the green wedge that provides for environmental, economic and social benefits.*
- *Provide opportunities for renewable energy generation.*

Clause 11.02-1S – Development Capacity

The objective of Clause 11.02-1S is “to ensure sufficient development opportunities are available to meet forecast demand and the needs of current and future Victorians for commercial, retail, recreational, institutional and other community needs”.

As it relates to this proposal, Clause 11.02-1S seeks to:

- *Planning for urban growth should consider service limitations and the costs of providing infrastructure.*

Clause 12.01-1S – Protection of Biodiversity

The objective of Clause 12.01-1S is:

- *To protect and enhance Victoria’s biodiversity.*

Clause 13 – Environmental Risks and Amenity

Clause 13 states that “*planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach*”.

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Clause 13.02-1S – Bushfire Planning

Clause 13.02-1S applies to land that is within a designated bushfire prone area. Its objective is:

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

This policy requires the preparation of a bushfire hazard identification and assessment.

Clause 13.04-1S – Contaminated and Potentially Contaminated Land

The objective of Clause 13.04-1S is:

- *To ensure that contaminated and potentially contaminated land is used and developed safely.*

Clause 13.05-1S – Noise Management

The objective of Clause 13.05-1S is:

- *To assist the management of noise effects on sensitive land uses.*

Clause 13.07-1S – Land Use Compatibility

The objective of Clause 13.07-1S is:

- *To protect community amenity, human health and safety whilst facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

Clause 15.01-1S – Urban Design

The objective of Clause 15.01-1S is:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contributes to a sense of place and cultural identity.*

Clause 15.01-1R – Urban Design – Metropolitan Melbourne

The objective of Clause 15.01-1R is:

- *To create a distinctive and liveable city with quality design and amenity.*

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Clause 15.01-2S - Building Design

The objective of Clause 15.01-2S is:

- *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*

Clause 17.01-1S – Diversified Economy

The objective of Clause 17.01-1S is:

- *To strengthen and diversify the economy.*

Clause 19.01-1S – Energy Supply

The objective of Clause 19.01-1S is:

- To facilitate appropriate development of energy supply infrastructure.

The strategies which underpin this objective are to:

- *Support the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy.*
- *Develop appropriate infrastructure to meet community demand for energy services.*
- *Ensure energy generation, storage, transmission and distribution infrastructure and projects are resilient to the impacts of climate change.*
- *Facilitate the production and distribution of zero emission gases and fuels.*
- *Support energy infrastructure projects in locations that take advantage of existing and planned resources and infrastructure networks.*
- *Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes.*
- *Facilitate renewable energy generation and storage to meet on-site energy needs.*

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4 Greater Dandenong Planning Scheme

4.2 Local Planning Policy Framework

The following clauses of the **Municipal Strategic Statement** are relevant to the proposal:

- Clause 21.02-1 Overview
- Clause 21.02-2 Regional Context
- Clause 21.03-1 Vision
- Clause 21.03-3 Strategic Framework Map
- Clause 21.04-4 Green Wedge

Clause 21.02-2 – Overview

Council's local policy at Clause 21.02-2 identifies the municipality's capacity in providing employment and extensive landscapes.

Clause 21.02-2 – Regional Context

Council's local policy at Clause 21.02-2 identifies the municipality's significance in the region in providing employment, its capacity in providing a range of infrastructure and its rural landscapes.

Clause 21.03-1 – Vision

Council's local policy at Clause 21.03-1 sets out the municipality's vision:

- *A nationally and internationally competitive city; a pre-eminent industrial centre for Melbourne's south-east with a significant high-tech/knowledge industrial component; a centre for government, multi-national investment and employment; vibrant commercial and retail sector and a state of the art inter-modal transport interchange for south eastern Victoria.*
- *A municipality where central Dandenong functions as the sustainable economic heart of the City for retail, commercial and residential development complemented by a number of activity, where a range of high quality, appropriate, well-designed affordable high to medium density housing exists in harmony with a thriving retail and commercial sector and where sustainable modes of transport are highly accessible resulting in significantly less journeys by car.*
- *A municipality where, housing diversity and choice is promoted in its various attractive neighbourhoods.*
- *A city renowned for its inclusiveness and admired for its cosmopolitan and multicultural lifestyle; a city where a range of arts activities are promoted and different cultures are celebrated as much as tradition and history are celebrated.*

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4 Greater Dandenong Planning Scheme

- *A city whose green wedge provides a green, spacious relief from the surrounding urban development and supports a range of activities including agriculture, water treatment, recreation, education, and rural living that are carefully located and designed to respect the important environmental, cultural heritage, water management, landscape, and amenity values and functions of the region.*
- *A healthy community that embraces a sense of pride and belonging and works together to achieve an economically, socially and environmentally sustainable future.*
- *A well balanced satisfied community, which has easy and equitable access to services important to people's everyday life.*

Clause 21.03-3 – Strategic Framework Map

Council's Strategic Framework Map identifies the site to be located in green wedge land.

Clause 21.04-4 – Green Wedge

Relevant to the proposal, an objective of Clause 21.04-4 is "to ensure new land uses and development do not adversely impact on existing land uses or compromise the establishment of preferred land uses in the Green Wedge".

The following clauses of the **Local Planning Policy Framework** apply to this application:

- Clause 22.01 Chain of Parks
- Clause 22.02 Green Wedge

Clause 22.01 – Chain of Parks

This policy applies to land identified in the Sandelt Open Space Project Development Plan (Melbourne Parks and Waterways 1994)- Refer Figure 4.1 (below)

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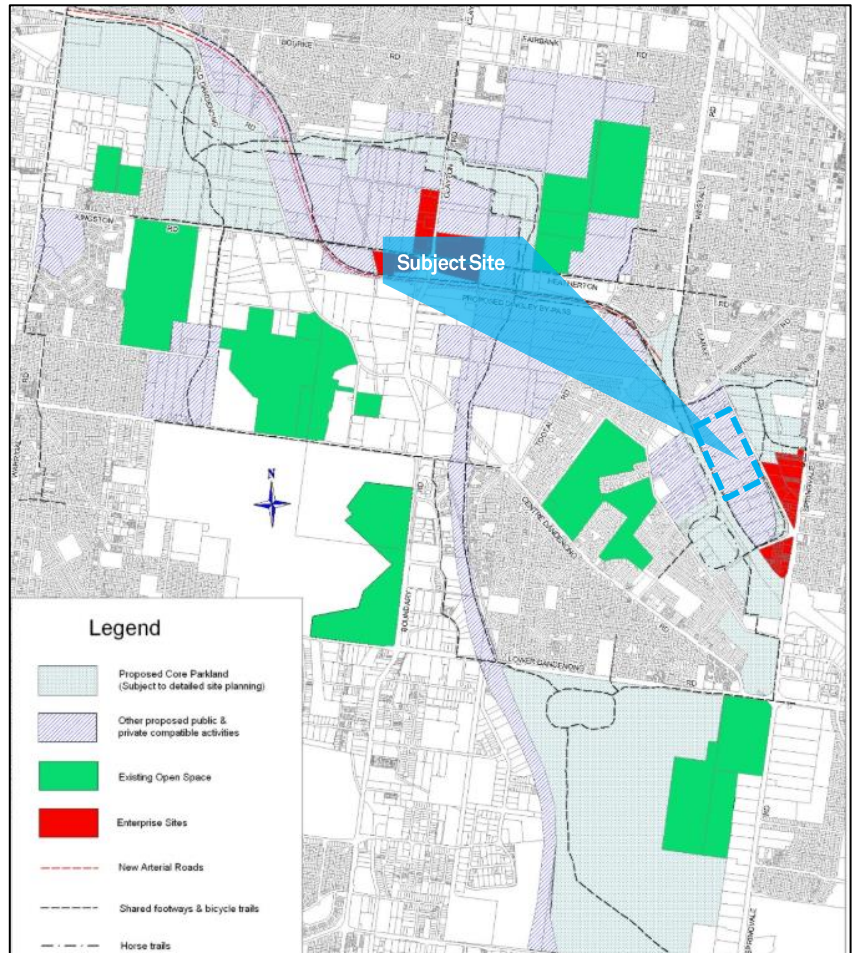
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4 Greater Dandenong Planning Scheme

Figure 4.1
Map 1 – Clause 22.01 Policy Area

Source: Clause 22.01 of the Greater Dandenong Planning Scheme – Chain of Parks

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The subject site is identified for ‘other proposed public & private compatible activities’.

The aspirations of Clause 22.01 have already been considered by the Tribunal in its decision to direct the Council to issue Planning Permit No. PLN18/0688. Refer to Section 5 of this report.

Clause 22.02 – Green Wedge

Clause 22.02 was introduced to the Planning Scheme by way of Amendment C143 and implements the adopted Green Wedge Management Plan for the Greater Dandenong Green Wedge.

Pursuant to Clause 22.02-3, it is a policy that all use and development proposals in the Green Wedge, as identified in Map 1: Green Wedge Precincts must:

- *Demonstrate how the proposal responds to the Green wedge vision as detailed in Clause 22.02-1.*
- *Demonstrates how the proposal responds to the Precinct objective and preferred land use for each precinct as detailed in Table 1 of this policy.*

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4 Greater Dandenong Planning Scheme

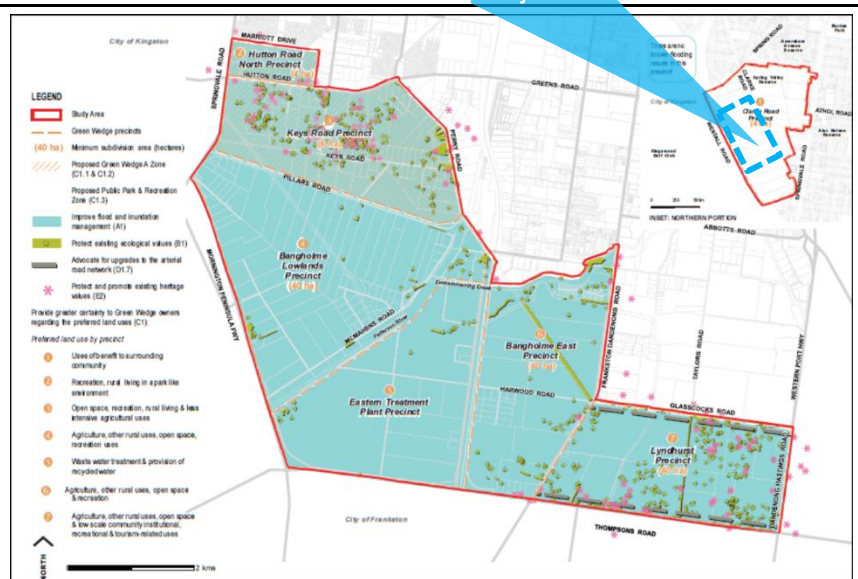
- Respond to the Siting and Design Guidelines for buildings and works as detailed in the Greater Dandenong Green Wedge Management Plan (Revised, January 2017).
- Show how the development will apply appropriate floodplain management measures where relevant.
- Respond to any increased intrusion of through traffic on to local roads within the Green Wedge.

The policy designates the site within a Sub Precinct 1 (Clarke Road). The precinct objectives are:

- To encourage the use of land for activities that are of net community benefit (sic).
- To encourage land uses which are consistent with the ongoing management and monitoring of the former landfill site, and which do not unreasonably affect the amenity of adjoining residents and users of the parkland.

Figure 4.2
Map 1 – Green Wedge Precincts

Source: Clause 22.02 of the Greater Dandenong Planning Scheme – Green Wedge



The preferred land uses in the precinct are:

- Uses consistent with the purpose of the Green Wedge Zone and compatible with nearby public open space and residential uses and provide for a net community benefit, including but not limited to, solar farm and other infrastructure, open space and recreation.

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4 Greater Dandenong Planning Scheme

4.3 Zones

The land is included in the Green Wedge Zone.

The purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

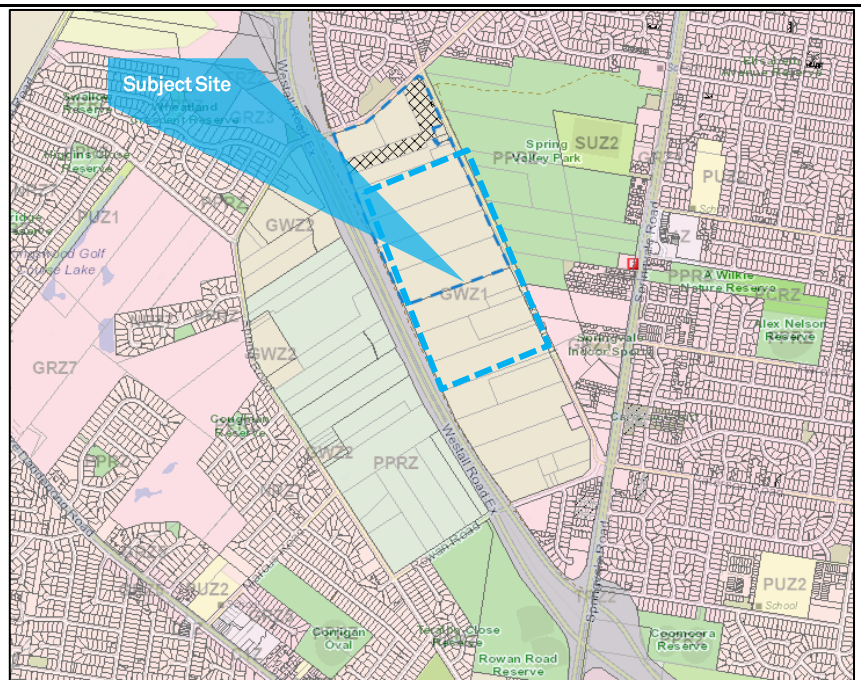
A planning permit is required to use land for Utility Installation, and to construct buildings and works associated with the use. A planning permit is also required for earthworks which change the rate of flow.

An assessment of the decision guidelines associated with the GWZ is provided in Section 5.3 and 5.4 of this report.

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Figure 4.3
Green Wedge Zone

Source: VicPlan



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4 Greater Dandenong Planning Scheme

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4.4 Overlays

The land is also affected by an Environmental Audit Overlay.

The application is accompanied by a Post-Closure Landfill Audit prepared by Tonkin + Taylor. A conclusion is provided in Section 5.5 of this report.

4.5 Particular Provisions

The following particular provisions apply to this application:

- Clause 52.06 Car Parking
- Clause 53.22 Significant Economic Development

Clause 52.06 – Car Parking

Clause 52.06 applies to a new use.

Pursuant to Clause 52.06-6:

- *Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.*

The proposal includes an area for the required amount of car parking.

Clause 53.22 – Significant Economic Development

The purpose of Clause 53.22 is:

- *To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.*
- *To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.*

Pursuant to Clause 53.22-1:

- The provisions of this clause prevail over any inconsistent provision in this planning scheme.
- *This clause applies to an application under any provision of this planning scheme if all the following are met:*
 - *The applicant submits written confirmation that the application is an application to which this clause applies.*

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4 Greater Dandenong Planning Scheme

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- *The conditions corresponding to a category in Table 1 are met.*

Use of the land for Utility Installation is a use listed in Clause 53.22.

Pursuant to Clause 53.22-4:

- *An application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.*

4.6 General Provisions

The following general provisions have been considered:

- Clause 65.01 Approval of an Application or Plan

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5 Planning Assessment

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5.1 Preamble

This application is submitted pursuant to Clause 53.22 (Significant Economic Development) of the Planning Scheme for utility installation.

The provisions of Clause 53.22 of the Planning Scheme prevail over any inconsistent provision in the Greater Dandenong Planning Scheme.

Having regard to the provisions of the Greater Dandenong Planning Scheme, a planning permit is required for:

- Use of the land for the purpose of a Utility Installation in the Green Wedge Zone;
- The construction of buildings and works in the Green Wedge Zone; and
- Earthworks that will change the rate of flow.

Having regard to the applicable and relevant provisions of the Greater Dandenong Planning Scheme, the following considerations apply:

- Whether the proposed use and development responds to the purpose of Clause 53.22.
- The capability of the land to accommodate the proposed use and development having regard to: State and local planning policies, the Green Wedge Zone and with adjoining land uses.
- The proposed buildings and works having regard to: State and local planning policies and the Green Wedge Zone.
- The potential for any environmental impacts having regard to: State and local planning policies and the Green Wedge Zone.
- The potential to cause any material detriment to the surrounding land use and development having regard to: State and local planning policies and the Green Wedge Zone.

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5.2 Clause 53.22 (Significant Economic Development)



The proposed use of the land for utility installation is listed in Clause 53.22.

Furthermore, the proposal will store excess energy and will play a vital role in stabilising the energy network consistent with the purpose of Clause 53.22 “to provide a significant contribution to Victoria’s economy and provide substantial public benefit, including jobs for Victoria.

The site has undergone significant works and approvals to facilitate development on the land. Our client has also committed to the following Social License Obligations under the Capacity Investment Scheme requirements:

- *Shared Community Benefits (Springvale Hub Community Benefit Fund and Chisholm Institute of TAFE scholarship program).*

5 Planning Assessment

-
- *Commitments to local employment.*
 - *Commitments to local content.*
 - *Commitments to First Nations (Subcontracted First Nations participation, Workforce First Nations participation and First Nations Training and capacity building).*

As noted in the accompanying Information Memorandum:

- *The gas associated with the former land fill site has been extracted and fully remediated with a bespoke cap design. The site's landfill rehabilitation plan was approved by EPA Victoria in late 2015.*
- *Progress has obtained a legal opinion that the Project has not triggered requirement for approvals under the EPBC Act. There were no listed threatened species, ecological communities or migratory species identified during ecological surveys undertaken. An independent ecology report is being finalised to confirm that EPBC approval requirements are not triggered.*
- *Native Title has been extinguished over the freehold site. The Site is not situated within an area of cultural heritage sensitivity as the activity area is likely to have been subject to previous significant ground disturbance. There was therefore no requirement under the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018 for a Cultural Heritage Management Plan to be prepared for the planning permit application.*
- *Stage 1 has been awarded revenue support under the Commonwealth Government's Capacity Investment Scheme.*

The development progress of the site and proposal is outlined below:

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Figure 5.1
Development Progress

Source: Project Sky Information Memorandum prepared by ICA Partners & Progress Power

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	Stage 1	Stage 2
<i>Land secured</i>	Y	Y
<i>Stakeholder and community engagement</i>	Y	Y
<i>Primary environmental approvals</i>	Y	Y
<i>Grid connection studies</i>	Y	Q4 2025
<i>CIS Agreement secured</i>	Y	To be assessed for next CIS Tender
<i>Early works</i>	Y	Q3 2026
<i>5.3.4A Received</i>	Y, 5.3.9 Q3 2026	Q3 2026
<i>Offer to connect Received</i>	Y	Q3 2026
<i>Procurement finalised</i>	Q4 2026	Q4 2026
<i>Financial Close / Notice to Proceed</i>	Q4 2026	Q4 2026

5.3 Land Use Considerations

Having regard to the applicable policy within Clause 19 and the decision guidelines at Clause 35.04, the proposed use and development is an appropriate outcome as follows:

- The site is located adjacent to an existing 66kV sub-transmission network which provides relief to the area without requiring significant modification to the grid. A strategy of Clause 19.01-1S is to “support energy infrastructure projects in location that take advantage of existing and planned resources and infrastructure networks”.
- State Planning Policy acknowledges the need for such infrastructure to support areas. Strategies of Clause 19.01-1S also seek to “develop appropriate infrastructure to meet community demands for energy service”.
- The proposal has considered potential fire hazards and incorporates the fire safety design recommendations in accordance with CFA guidelines, including perimeter access roads, two site access points and fire water supply.
- The site is situated on an appropriate land parcel. The land was a former land fill and that has a Planning Permit for, amongst other things, use of the land for renewal energy (solar farm). It considers the potential to cause material detriment to the surrounding uses and the rural landscape considerations of the green wedge zone. These considerations are discussed in Section 5.4 below.

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5.4 Built Form Considerations

The proposed built form responds to the applicable policy within Clause 15 and the decision guidelines of Clause 35.04 as follows:

- The proposed infrastructure is located centrally and adjacent to a major arterial road. The nearest residential properties are located approximately 280 metres to the east.
- The proposed infrastructure has a low vertical profile, and visual intrusion is mitigated by distance from public viewpoints.
- The proposed design and layout protects the interface between the private and public realm through its location in area of the site that is mitigated by distance and dual access road network that will support safety of transportation.
- The proposed design has been assessed against the Environmental Protection Regulations and Noise Protocol and is committed to adopting a suitable transformer and reducing fan speeds associated with the battery containers. This will ensure the amenity of surrounding residencies is maintained in accordance with the relevant regulations.
- The proposed design is compact and configurable to ensure site-specific adaptability whilst ensuring the scalability is respectful having regard the site context and surrounds.

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5.5 Environmental Considerations

Environmental Audit Overlay

The application is accompanied by a Post-Closure Landfill Audit prepared by Tonkin + Taylor and provides the following conclusions:

- *A detailed review of the monitoring data collected by T+T over the 2020-2023 monitoring period (reported over 2021 – 2024) has been conducted by the Auditor.*
- *The monitoring program was confirmed to have been implemented in general accordance with the monitoring plan and Auditor recommendations, with only minor discrepancies which are not considered likely to negatively impact on the overall interpretation of the data. Where the Auditor has made recommendations, these are detailed in Table 10.1.*
- *The Auditor also recommends timely commencement of the next audit to enable review of data collected in 2024 and review of the monitoring program for collection of future data.*
- *Based on the current generally low risks identified with the site (albeit with high LFG concentrations in the surrounding subsurface soils and high ammonia concentrations in the down-hydraulic gradient groundwater), it is recommended that the next audit be completed in 2026/27. Other prioritised recommendations relating to the management of the site are provided in Section 10.*

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Stormwater Management

The site has a post closure stormwater management plan that was prepared in December 2022 by Tonkin + Taylor.

The report documents the design concept for the final stormwater management system for the site, along with the monitoring requirements to be maintained once rehabilitation of the site has been completed.

In conclusion:

- *This PC-SWMP is to be reviewed annually (minimum) and as often as is required based on changing site conditions. During the review, the adequacy of the stormwater management system will be reviewed in light of regulatory requirements and the results of ongoing monitoring and inspections.*
- *A monitoring data assessment will be conducted and utilised by CRS to identify areas of the monitoring programme that require modification to facilitate greater protection of the onsite and offsite environments. Indicators will include trends identified in the monitoring data and compliance against the Environmental Licence conditions, PAN or the Landfill BPEM.*
- *A review of the SWMP will also be carried out based on Auditor recommendations (relating to either the SWMP or the AMP), significant changes to the site or to significant changes to stormwater management at the site.*
- *Following the review, revisions to this PC-SWMP may be required. Following amendment, the revised PC-SWMP should be submitted to the site Environmental Auditor for review and then incorporated as part of the overall aftercare management plan*

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5.6 Amenity Considerations

Noise

The proposed BESS is not expected to result in unreasonable impacts due to noise while operating at full capacity.

The application is supported by acoustic advice prepared by Resonate, dated 5 September 2025 and has been conducted in accordance with the Environmental Protection Regulations and supporting Environment Protection Authority (EPA) Victoria Noise Protocol to assess potential noise impact on nearby residential dwellings.

In conclusion:

- An environmental noise assessment for the proposed Springvale Energy Hub site has been conducted.
- The predicted noise level from Springvale Energy Hub was assessed in general accordance with the Environment Protection Regulations

5 Planning Assessment

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and Noise Protocol. As per Noise Protocol the assessment has considered residential dwellings only.

- Noise monitoring was conducted between 16 – 23 April 2025 to determine the background noise level at relevant areas and establish noise limits at each receiver as per the rural and urban method. The measurement results demonstrated that measured background levels were higher than Zone Levels at NSAs so adjustments from background noise levels were applied to applicable noise limits. Predicted noise levels from the proposed BESS, including Stages 1 and 2, comply with the Noise Protocol limits during all time periods, provided a transformer with an overall sound power level no greater than 92 dB(A) is selected to account for the applied tonality penalty, and the battery containers operate at 90% fan speed during the Day and Evening, and 40% fan speed during the Night.

Light Spill

It is considered that the proposal will not cause unreasonable off-site amenity impacts from lighting. A condition has been included on the permit that requires light to not cause unreasonable offsite impacts in accordance with the Australian Standard.

Rural Landscape

As noted above, the proposal is located on a site that supports the development of infrastructure which is reflected in the current planning permit for the site. It is also located in an area that is mitigated by distance.

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5.7 Vehicle Access and Car Parking Considerations

The application is accompanied by a Traffic Management Plan prepared by Traffix Group. The purpose of this document is to outline the risk assessment of the project (related to traffic management) and to present the Traffic Guidance Schemes to warn traffic and guide it around, through or past the worksite.

It is otherwise noted that the proposal has sought to utilise the vehicle access arrangements, including the secondary vehicle access point from Rowan Road as required by the CFA, forming part of Planning Permit No. PLN18/0688.

5.8 Bushfire Management Considerations

The application is accompanied by a Risk Management Plan and Fire Safety Study prepared by Eagles Engineers which provides the following findings and recommendations:

- *Installation of a static water supply tank spread across the BESS area that complies with the CFA Guidelines and AS2419.1:2005 Fire Hydrant Installations (AS2419.1) based on a feed hydrant design.*

5 Planning Assessment

-
- *Provide fire breaks around the BESS, substation, and operations and maintenance areas.*
 - *Installation of fire safety systems within the BESS enclosures based on the manufacturer's specifications and results of the UL9540A test.*
 - *Provision of access tracks, including overtaking bays.*
 - *Ongoing maintenance programs for the project's life, in accordance with relevant Standards or manufacturer specifications.*

The risk assessment outcome indicates that the project can be conducted in this landscape without increasing the risk of fire to surrounding communities, farming assets, and other infrastructure.

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6 Conclusion

In conclusion, the proposal:

- is located in an appropriate location having regard to the existing infrastructure on site and it's setback from nearby residential properties.
- is recognised as a significant land use and development that will contribute to Victoria's economy and provide substantial public benefit pursuant to Clause 53.22 of the Planning Scheme.
- has well advanced as evidenced in the accompanying documentation supporting this application.
- responds to previous requirements of the site in terms of the environmental audit conditions, vehicle access, stormwater drainage and potential to cause adverse amenity implications.
- incorporates bushfire management considerations.
- will not cause material detriment to the surrounding land use and development through noise and light spill. More specifically, the proposal has been tested by a qualified acoustic engineer which has concluded that the facility will comply with the Noise Protocol limits during all time periods.

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