

Planning Assessment Officer Report

Mount Doran Battery Energy Storage System (BESS) |
PA2403103 | Elaine-Blue Bridge Road, Elaine



Planning Assessment Officer Report
Energy Assessment

© The State of Victoria Department of Transport and Planning 2025

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.



Department
of Transport
and Planning

OFFICIAL



Contents

Executive Summary	2
Proposal	3
Application Process	3
Proposal	3
Subject Site and Surrounds	5
Referrals and Notice	10
Assessment	14
Zoning and Overlays	16
Particular Provisions	17
Requirements under other legislation	27
Recommendation	29
Attachment 1: Location of noise sensitive receivers	0

Executive Summary



Key Information		Details	
Application No:		PA2403103	
Received:		16 August 2024	
Statutory Days:		161 days	
BP3 Measure:		No	
Applicant:		Iberdrola Australia Development Pty Ltd c/- WSP	
Planning Scheme:		Moorabool	
Land Address:		Elaine-Blue Bridge Road, Elaine, VIC, 3334	
Proposal:		Use and development of the land for a utility installation (battery energy storage system and powerline) and the removal of 0.059 hectares (ha) of native vegetation.	
Capacity:		200MW (enough to power up to 69,000 homes)	
Development Value:		\$270 million	
Why is the Minister responsible?		In accordance with the schedule to Clause 72.01-1, the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a utility installation used to transmit or distribute electricity and store electricity if the installed capacity is 1 megawatt or greater.	
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 35.07	Farming Zone (FZ)	Clause 35.07-1 - Use of the land for a utility installation. Clause 35.07-4 – Construct or carry out works associated with a use in section 2 of Clause 35.07-1 and earthworks which change the rate of flow or the discharge point of water across a property boundary.
Particular Provisions:	Clause 52.17	Native Vegetation	Clause 52.17-1 – To remove, destroy or lop native vegetation.
Cultural Heritage:	Cultural Heritage Management Plan (CHMP) is not required as the site is not located within an area of Aboriginal Cultural Heritage Sensitivity (CHS).		
Referral Authorities:	AusNet (s55 – determining) – No objection. WorkSafe (s55 – determining) - No objection subject to conditions.		
Public Notice:	Notice of the application was given under section 52 of the Act. 83 submissions (including 79 objections) received.		
Delegates List:	Approval to determine under delegation received on 2 July 2025.		



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Application lodgement	16 August 2024
Further information requested	8 September 2024
Further information received	19 December 2024
Decision Plans	Plans and elevations prepared by WSP, titled 'Mt Doran BESS' and dated 13 December 2024.
Other Supporting Assessment Documents	Planning Assessment Report prepared by WSP, Rev C and dated 6 August 2024. Landscape and Visual Impact Assessment prepared by Hemisphere Design, Rev 3 and dated 14 November 2024. Noise Impact Assessment prepared by WSP, Rev 4, dated 18 December 2024. Preliminary Groundwater and Surface Water Assessment, Rev D, dated 3 December 2024. Traffic Impact Assessment prepared by WSP, Rev B and dated 25 July 2024. Bushfire Risk Assessment prepared by Terralogic, Rev 'Final', dated 31 July 2024. Ecological Impact Assessment prepared by WSP, Rev B dated 3 October 2024. Cultural Heritage Due Diligence Assessment, prepared by WSP and dated 30 July 2024.

2. The subject of this report is the decision plans and elevations (as described above).

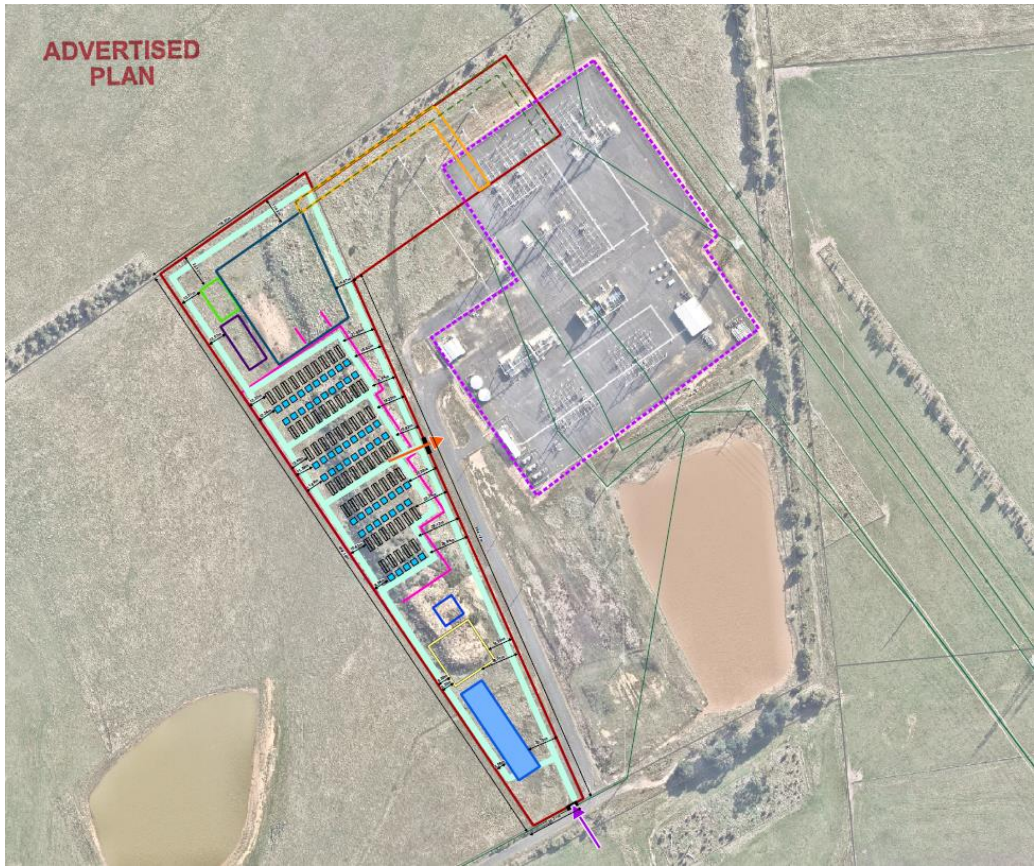
Proposal

3. The application seeks the use and development of the land for a utility installation (200MW battery energy storage system (BESS) and a 200kV powerline) and the removal of 0.059ha of native vegetation.

4. Specific details of the application include:

- 200MW/400MWh BESS and transformer units, arranged in horizontal rows with a height of 2.9m
- High voltage (HV) substation
- Control room and HV switch station
- Operations and maintenance warehouse of 2.9m in height
- Noise protection walls around the northern, eastern and southern sides of the BESS units and within the substation, to a height of 8.0m
- Internal access roads
- 6.1m tall water tanks
- Potential sediment and water basin area
- Main and emergency access gates
- Parking area
- 220kV transmission connection into the existing Elaine Terminal Station (with two different connection options)
- 2.93m chain mesh security fencing

5. The applicant has provided the following concept plans of the proposal:



- Legend**
- Approx. distance from site boundary
 - Noise protection wall
 - Cadastre
 - BESS
 - Control Room and HV Switchroom
 - HV Substation
 - MV Tx
 - O&M Warehouse
 - Parking Area/Offices
 - Potential Sediment Water Basin Area
 - Water Tanks
 - Transmission corridor option 1
 - Transmission corridor option 2
 - Elaine substation
 - Project Area
 - Powerlines
 - Emergency Access Gate
 - Main Access Gate
 - Internal Roads



Site Description

6. The site is located within the Moorabool Shire Council with an address of Elaine-Blue Ridge Road in Elaine.
7. The site is formally known as Lot 1 and 2 on Plan of Subdivision 630660R, Vol 11504, Fol 705. The proposed BESS is located on Lot 1 and the proposed 200kV powerline connection is proposed on Lot 2 which contains the existing Elaine Terminal Station.
8. Lot 2 (Elaine Terminal Station) contains two easements across the eastern corner of the lot, both in favour of SEC of Victoria for the purpose of the transmission of electricity (200kV powerlines).
9. The site is irregular in shape with an area of approximately 3.57ha.
10. The site has a frontage to an unnamed local road to the south.
11. The most direct road access to the site is via the Midland Highway, located approximately 1.7km to the west, then turning off onto Murphys Road and then onto the unnamed road.
12. The site is generally flat at its frontage to the unnamed road, however, contains a large mound of fill material in the centre.
13. The site has mostly been cleared of native vegetation for agricultural purposes and surrounding utility infrastructure. However, it contains some small patches of Plains Grassy Woodland EVC55, of which 0.059ha is proposed for removal. Refer to Figure 2.
14. The site is otherwise undeveloped and comprises pastoral land which has historically been used for grazing.
15. The site is located within the Farming Zone (FZ) and the Design and Development Overlay Schedule 2 (DDO2 – Visual amenity and building design).
16. The site is located within a Bushfire Prone Area (BPA).



Figure 1: Aerial overview of the subject site and surrounds. 220kV transmission line is shown in green.

18. There are no dwellings within 1km of the subject site and the dwellings surrounding the site are scattered amongst the farms that predominate the area. The greatest concentration of dwellings is a small subdivision (circled in red in Figure 3 below) located just over 1km to the east, east of the Ballarat to Geelong railway line.
19. In addition to the existing Elaine Terminal Station and 220kV transmission line, there are a number of other existing and approved energy facilities located with the vicinity of the site (refer to Figure 3), including:
 - Lal Lal Wind Farm, located to the south (purple in Figure 3) – approved and operating
 - Elaine Solar Farm, located to the north, south and west (aqua in Figure 3) – approved but not constructed
 - Akaysha BESS, located to the immediate west (pink in Figure 3) – approved but not constructed
20. The nearest small town is Elaine, approximately 4.7km south of the site (just south of the mapped area in Figure 3).
21. A site inspection of the subject site and surrounds was undertaken on 8 May 2025. Images of the site and surrounds are shown in Figures 4 to 6.

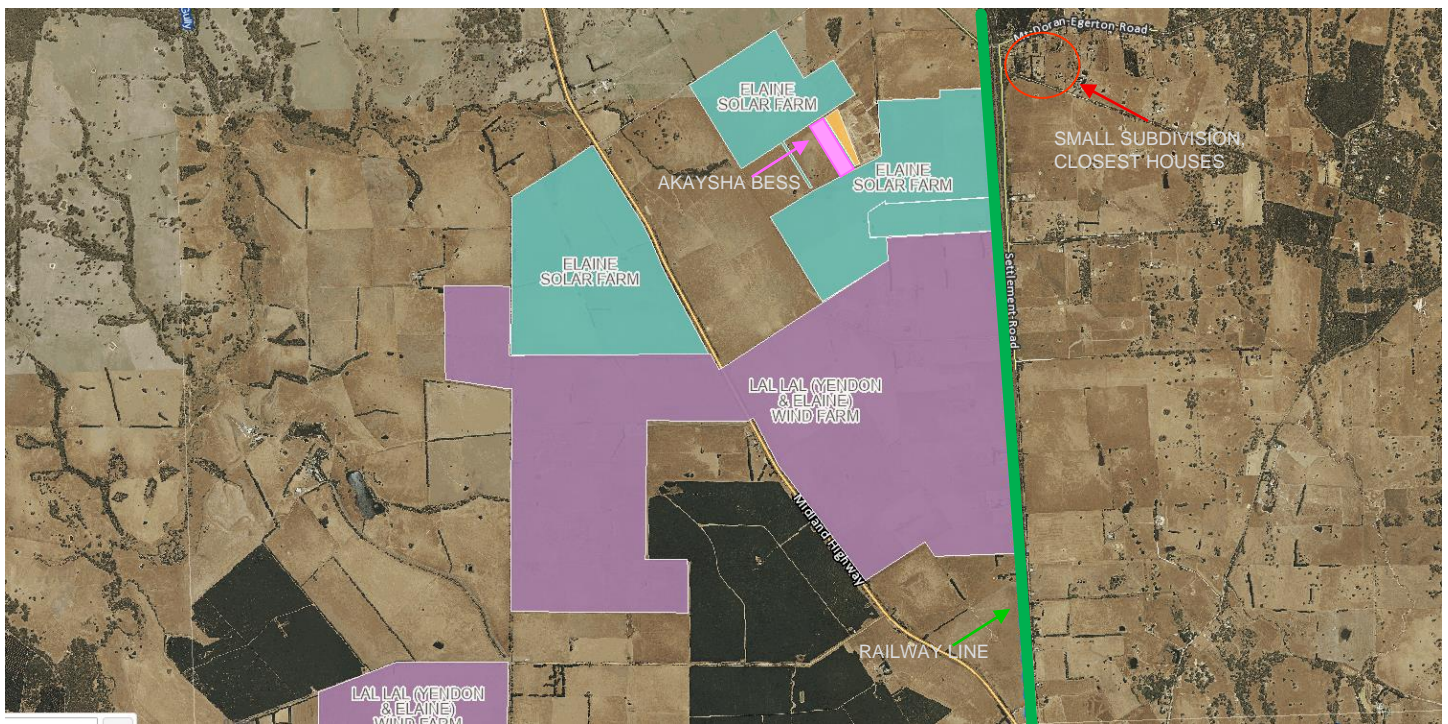


Figure 3: Map showing subject site (orange) and surrounding energy projects.



Figure 4: View towards the site taken from the unnamed road. Mound visible at the centre of the site. Photo taken 8 May 2025.



Figure 5: View towards Elaine Terminal Station. Photo taken 8 May 2025.



Figure 6: View south from the unnamed road. Lal Lal Wind Farm turbines visible in the background. Photo taken 8 May 2025



Referrals (section 55)

22. The application was referred to the following groups under section 55 of the *Planning and Environment Act 1987* (P&E Act):

Type	Clause	Organisation	Response received
Section 55 Referral – Determining	66.02-4 (Major electricity line or easement)	AusNet	9 September 2024 No objection, no conditions.
Section 55 Referral – Determining	66.02-7 (Industry, utility or warehouse)	WorkSafe	26 September 2024 No objection, subject to conditions requiring: <ul style="list-style-type: none"> • A Fire Management Plan that includes consideration of the surrounding approved BESS facilities • An Emergency Response Plan, developed in collaboration with the neighbouring BESS facilities. These conditions have been included on the permit.

Notice (section 52)

23. Notice of the application was given pursuant to section 52 of the P&E Act between 7 March and 10 April 2025 by letter and/or email to:

- Section 52(1)(a) of the Act:
 - Owners and occupiers of adjoining land
- Section 52(1)(b) of the Act:
 - Moorabool Shire Council
- Section 52(1)(d) of the Act:
 - Owners and occupiers of land with 2.4km of the subject site
 - Country Fire Authority (CFA)
 - Energy Safe Victoria (ESV)
 - Environment Protection Authority (EPA)
 - Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC)
 - Head, Transport for Victoria
 - Corangamite Catchment Management Authority (CMA)

24. Notice was given in the Moorabool News on 7 March 2025.

25. 83 submissions (including 79 objections) were received at the time of writing this assessment.

26. The following (summarised) issues were raised in the objections:

- Bushfire risk
- Lithium-ion fire hazard
- Fire run-off will pollute surrounding properties and groundwater and become a risk to human health
- Uncertain emergency management measures
- Insurance costs
- Native vegetation should be protected
- Lack of environmental risk assessment
- Does not meet the purpose of the Farming Zone (FZ)
- The project does not serve the interest of the public



- Cumulative impact of the project and other energy projects in the region
- Various references to VCAT decisions, including:
 - Binney v Macedon Ranges SC [2023] VCAT 1189 (Tribunal affirmed the decision of the Council and determined not to issue a planning permit for a dwelling on a 22ha lot in the FZ)
 - McCormick v Golden Plains SC [2023] VCAT 1295 (the Tribunal affirmed Council's decision and determined not to issue a permit for a dwelling on a 15ha lot in the FZ)
 - McLennan v Greater Bendigo CC [2021] VCAT 1050 (DTP officers were unable to find this decision)
- Lack of appropriate community consultation
- Alteration of the areas character
- Impact on agricultural land
- Noise
- Property values

27. An officer assessment relating to matters of bushfire risk, suitability of the use in the FZ, agricultural impacts, noise, native vegetation and ecology and biodiversity impacts is detailed in the assessment section of this report. A response to some of the other matters raised in the objections is provided in the table below:

Objector Concern	DTP Officer response
Property values	The consideration of property values and land devaluation is not included within the decision guidelines of the Scheme and cannot be considered within the assessment and determination of the project.
Lack of community consultation	<p>As outlined in this report, public notice of the application was given in a locally circulated newspaper and to all properties within 2.4km of the site, in accordance with the requirements of s52 of the P&E Act.</p> <p>Additionally, it is understood that Iberdrola undertook further consultation with the community outside of the planning application process, including meetings with key authorities, a community drop-in session, letterbox and fact sheet drops to properties within 2.5km of the site, and by posting information on their website.</p>
Insurance costs	<p>DTP is aware of concerns from landowners about the impact of energy projects on their public liability insurance. However, the consideration of insurance costs is not included within the decision guidelines of the Scheme and has not been considered as part of this assessment.</p> <p>It is noted that the Insurance Council of Australia issued a statement on 14 May 2024 saying:</p> <p><i>Current information indicates that insurers generally do not have specific concerns related to a property hosting transmission lines or neighbouring energy infrastructure. At the time of writing, the Insurance Council is not aware of any instances where Insurance Council members have been unable to provide insurance or have increased premiums as a result of a farm (or a neighbouring property) hosting energy infrastructure.</i></p>
Reference to the VCAT decisions listed above	<p>DTP considers that these decisions are not particularly relevant to the project, given they relate to applications for new dwellings in the FZ and in other municipalities. However, an assessment of the project's suitability in the FZ and its impacts on agricultural land is detailed below.</p> <p>It is noted that DTP officers were unable to find a copy of McLennan v Greater Bendigo CC [2021] VCAT 1050. It is assumed that either this was incorrectly referenced in the objection or the decision was not publicly released by VCAT.</p>

28. The table below provides a summary of the agency submissions received:



Submitter	Date received	Summary of submission	DTP officer response
Moorabool Shire Council	25 March 2025 (1 st submission)	<p>Council's first submission raised the following matters:</p> <ul style="list-style-type: none">• Requested that the recommendations of the Traffic Engineering Assessment (including the widening of the Murphys Road/Midland Highway intersection and leveling and grading of Murphys Road and the Unnamed Road during the construction phase) be included as conditions of the planning permit.• Requested further clarifications on the Landscape and Visual Impact Assessment.• Advised that there is a 'pump-out' style septic tank on Lot 1 that has not been finalised and that a Council Officer will need to conduct a final inspection of the tank before it can be approved and used.	<p>On 15 May 2025, the proponent responded to Council's queries outlining that:</p> <ul style="list-style-type: none">• The project may be able to utilise construction transport methods that do not require road upgrades. This will not be confirmed until the detailed design phase. They requested that the conditions of the permit should include a requirement for a Traffic Management Plan (TMP) which would include any specific requirements for road upgrades.• The project is not expected to result in visual impacts from dwellings.• There is no documented evidence to suggest that a pump-out septic system has been installed on site. Iberdrola believes this is likely to be an outdated record. <p>The proposed permit conditions include a requirement for a TMP to be prepared in consultation with Council. Any required roadworks can be included as a requirement of the TMP.</p> <p>The permit conditions will also require the preparation of final plans and elevations for endorsement, including confirmation of non-reflective materials.</p>



	30 May 2025 (2 nd submission)	<p>On 30 May 2025, Council provided a second submission which outlined a number of further questions about the BESS relating to:</p> <ul style="list-style-type: none"> • Strategic context • Public notification • Whether the design of the buildings will be non-reflective • Decommissioning and rehabilitation of the land after the use ceases • Whether a cut and fill plan has been provided to show the earthworks • Whether Council's Rural Land Use Strategy (2024) has been considered • The predictive noise assessment, including how the proposed mitigation measures (reduced fan speeds) will be enforced. 	<p>DTP officers and the proponent wrote to the Council on 10 June and 11 June respectively and provided answers to their questions.</p> <p>The conditions of the permit require the preparation of final plans and elevations for endorsement, including details of any proposed cut and fill and confirmation of non-reflective materials.</p> <p>Conditions of the permit will also require the preparation of a decommissioning management plan once the facility ceases operation.</p> <p>An assessment of the project against the Rural Land Use Strategy and the EPA Noise Protocol is provided in the below sections of this report.</p>
EPA	6 March 2025	No objection, subject to the inclusion of a note on any permit issued, informing the proponent of their obligations under the <i>Environment Protection Act 2017</i> including the General Environmental Duty (GED).	This note has been included on the permit.
Corangamite CMA	28 February 2025 and 22 April 2024	<p>In their first submission, the CMA requested additional flood impact assessment information. This information was provided to the CMA on 14 April 2025.</p> <p>On 22 April, the CMA confirmed that they do not object to the application, subject to conditions requiring an amended Flood Assessment to be submitted prior to the commencement of the development.</p>	This condition has been included on the permit.
CFA	21 March 2025	<p>No objection, subject to conditions requiring:</p> <ul style="list-style-type: none"> • Risk Management Plan • Emergency Plan • Fire Management Plan 	CFA's conditions have been included on the permit.

29. It is noted the Deputy Mayor of Moorabool Shire Council objected to the application on 7 April 2025. On 9 April 2025 the Deputy Major wrote to DTP officers confirming that his objection should be considered as an individual and not as the official position of the Council.



Key Considerations

30. The planning scheme contains policies and controls that guide the assessment of utility installations, including BESS projects. These are found in the state and local planning policies, the relevant zone and overlays, and other relevant provisions. The assessment below addresses the relevant sections of the planning scheme while having regard to the matters which must be considered in accordance with Section 60 of the P&E Act.
31. The following are deemed the key considerations in assessing the acceptability of the proposal:
- General strategic policy context and planning controls
 - Whether the proposal responds to the vision and strategic directions of the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF)
 - Suitability of the land use in the FZ, and impacts on agricultural land
 - Visual impact and consideration of the DDO2
 - Amenity impacts in terms of noise, light spill and glint and glare
 - Biodiversity and native vegetation impacts
 - Vehicle access, road and traffic considerations

Strategic Direction and Land Use

32. Overall, the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) of the Moorabool Planning Scheme encourage the facilitation of energy storage projects, on balance with the protection of the environment and agricultural land. Refer to the more detailed assessment below.
33. The project is supported by Plan for Victoria (2025), which seeks to ensure that 'Regional Victorian communities will attract and benefit from investment in renewable energy – wind, solar and battery storage – projects.'
34. Additionally, the Renewable Energy Action Plan and Victoria's Climate Change Strategy both outline the importance of battery storage projects in Victoria's renewable energy transition.

Municipal Planning Strategy

35. An assessment against the vision and relevant strategic directions of the MPS of the scheme is provided in the table below:

Clause	Description	Assessment
02.01	Context	The MPS acknowledges the Council's distinctive rural landscapes, environmental assets and agricultural production.
02.02	Vision	
02.03-2	Environment and Landscape Values	The Council's vision seeks to embrace the natural environment and create an inspiring place for people live and work by: <ul style="list-style-type: none"> • <i>Minimising environmental impact</i> • <i>Stimulating economic development</i> • <i>Improving social outcomes</i>
02.03-3	Environmental Risks and Amenity	
02.03-9	Infrastructure	Additionally, the strategic directions of the MPS seek to: <ul style="list-style-type: none"> • <i>Facilitate land use and development that is compatible with the Shire's natural environment, native vegetation and places of environmental significance.</i> • <i>Minimise risk of bushfire damage.</i> • <i>Minimise flood risk.</i> • <i>Protect good quality agricultural land.</i>

- *Ensure development respects the existing character, landscape setting and amenity of the local area.*
- *Strengthen the local economy to improve local employment opportunities, meet the needs of residents and reduce escape expenditure.*

The proposed BESS will provide for a \$270M project within the municipality, creating jobs both during construction and operation. As discussed in the biodiversity section of this report, the proponent has avoided and minimised their impact on the environment. Conditions of the recommendation will require offsetting of the removed native vegetation and further assessment and mitigation of flooding impacts. Consultation with the CFA, including their recommended conditions will ensure that the risk of fire on the site is appropriately managed. The use is discretionary in the FZ, however, is considered appropriate as a BESS given the strategic location of the site directly next to the Elaine Terminal Station.

Planning Policy Framework

36. An assessment of the project against the relevant objectives and strategies of the PPF is provided in the table below:

Clause	Description	Assessment
Clause 12	Environment and Landscape Values	
12.01-1S	Protection of biodiversity	Clause 12 focuses on the protection of ecological systems, native vegetation, biodiversity, and identified environments or landscapes.
12.01-1L	Biodiversity	
12.01-2S	Native vegetation management	Where possible, the project has avoided impacts to ecological values, including by retaining all vegetation outside of the BESS footprint. It is noted that the small size of the site does not allow for a huge amount of flexibility in the siting of the BESS. The Ecological Impact Assessment submitted with the application outlines that no threatened flora or fauna communities are present on the site or will be impacted by the project. Refer to the Native Vegetation section of the report below for a more detailed discussion of these matters.
Clause 13	Environmental Risks and Amenity	
13.02-1S	Bushfire planning	The facility has been developed in accordance with the <i>CFA's Guidelines and Model Requirements for Renewable Energy Facilities CFA 2023</i> (the CFA Guidelines) to appropriately respond to bushfire risks. Refer to the Bushfire section of the report for additional information.
13.02-1L	Bushfire planning	
13.05-1S	Noise management	With the use of acoustic sound barriers around the BESS (8m in height) noise levels are predicted to comply with EPA Publication 1826.4. Refer to Noise section of the report for additional information.
13.07-1S	Land use compatibility	As discussed further on in this assessment, the proposed use of the site as a BESS is considered acceptable with appropriate mitigations in place, on balance with the storage
13.07-1L	Land use compatibility in	



	Moorabool	of renewable energy. The site is well-located being directly next door to the existing terminal station.
Clause 14 Natural resource management		
14.01-1S	Protection of agricultural land	<p>The Rural Land Use Strategy (2024) identifies that the site is in a Class 3 and Class 4 agricultural land classification area, refer to Figure 7 below.</p> <p>Given the size of the site, it is acknowledged that the development of the facility will make agricultural uses unviable on the site.</p> <p>However, the development will not impact agricultural activities on surrounding land.</p> <p>Additionally, conditions have been included in the recommendation requiring the rehabilitation of the site back to its prior condition after the facility ceases operations, to ensure that the land remains suitable for agricultural use into the future.</p> <p>Refer to the below sections of the report below for additional discussion.</p>
Clause 17 Economic Development		
17.01-1S	Diversified economy	The proposed BESS meets the objectives of Clause 17 by creating jobs during the construction and operation of the facility.
17.01-1R	Diversified economy – Central Highlands	
Clause 19 Infrastructure		
19.01-1S	Energy supply	<p>The proposal is consistent with the relevant PPF which supports the development of energy supply infrastructure, and the renewable energy led transition to a low-carbon economy with reduced greenhouse gas emissions.</p> <p>The proposed BESS will assist the delivery of power during peak times to the network to meet community demand for energy needs.</p>
19.02-1S	Renewable energy	

Zoning and Overlays

Farming Zone (FZ)

37. Clause 35.07 (Farming Zone (FZ)) seeks to provide for the use of land for agricultural purposes, and for non-agricultural uses that do not adversely affect the use of the land for agriculture, encourages the retention of productive agricultural land and promotes the retention of rural employment to support rural communities.
38. The project triggers a planning permit in the FZ under the following provisions:
- Clause 35.07-1: Use of the land for a utility installation.
 - Clause 35.07-4:
 - Construct or carry out works associated with a use in section 2 of Clause 35.07-1; and,
 - Earthworks which change the rate of flow or the discharge point of water across a property boundary.
39. The decision guidelines of the FZ require the consideration of (amongst other things):
- **General issues:** The MPS, PPF, the ability of the land to accommodate the use and development, whether the use is compatible with adjoining and nearby land uses and whether it makes use of existing infrastructure.

- **Agricultural issues:** The effect of the use and development agricultural production and nearby agricultural uses, soil quality, and removal of agricultural land.
- **Environmental issues:** Impacts on the natural physical features of the area, flora and fauna impacts, and effluent disposal.
- **Design and Siting issues:** Minimising impacts on agricultural land, the impacts of the siting, design, height, bulk, colours and materials to be used, and traffic management.

40. Having regard to the relevant decision guidelines at Clause 35.07-6, the proposed use and development is an appropriate outcome in the FZ as follows:

- The site is situated adjacent to the existing Elaine Terminal Station allowing a direct connection from the site into the existing electricity network. This minimises impacts outside of the site boundary and on existing agricultural uses and makes use of existing infrastructure.
- The proposal has considered agricultural land use in the surrounding area, within the site and in the future. It will not impede agricultural production of surrounding farms as a BESS is a relatively low-impact use. Further, the surrounding sites have either been developed (or are approved for the development) of other energy/utility installation uses as described above. Further discussion of agricultural impacts is provided in the below sections of the report.
- The proposed use and development of the site 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 built form of the BESS and ancillary infrastructure are appropriate for the site. It is acknowledged that the 8m height of the noise walls is substantial. However, they are considered acceptable in this instance as the site is located adjacent to the existing terminal station which contains infrastructure to heights exceeding 8m. Further, the closest dwellings to the facility are located over 1km away, and as demonstrated in the visual impact section of this report, will not be subject to significant views of the facility.
- The project will have modest impacts on native vegetation, however this is considered on-balance with the size of the facility, particularly given the constrained size of the site. Biodiversity impacts are discussed in further detail in the below sections of the report.
- The traffic impacts of the construction and use of the facility are discussed further in the relevant section of this report.

Design and Development Overlay – Schedule 2 (DDO2)

41. Schedule 2 of the DDO specifies that a planning permit is not required to construct a building or construct or carry out works where all external walls and roof areas are clad with non-reflective materials. The proponent has committed to selecting non-reflective materials when selecting the final components of the facility. Therefore, a permit is not triggered in the DDO. Conditions have been included on the permit requiring the final details of the selected materials and finishes to be shown on the plans, demonstrating that they will be non-reflective.

Particular Provisions

Clause 52.06 (Car Parking)

42. Clause 52.06 (Car parking) seeks to ensure that an appropriate number of car parking spaces is provided to new uses.
43. Pursuant to Clause 52.06-6, car parking must be provided to the satisfaction of the responsible authority.
44. A large, designated car parking area (17m x 70m) has been provided in the front of the site with access from the unnamed road. This is considered suitable.



Clause 52.17 (Native Vegetation)

45. The application seeks approval for the removal of 0.059ha of native vegetation, comprised of Plains Grassy Woodland EVC 55.
46. Pursuant to Clause 52.17-1 of the Moorabool Planning Scheme, a permit is required to remove, destroy or lop native vegetation.
47. The purpose of Clause 52.17 is:
- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*
- 1. Avoid the removal, destruction or lopping of native vegetation.*
 - 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 - 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
48. As the site is located with Location 2, and the application proposes the removal of 0.059ha of native vegetation, the application falls under the Intermediate Assessment Pathway of the Guidelines and does not require a referral to the Secretary to DEECA.
49. The Ecological Impact Assessment submitted with the application contains the avoid and minimise statement for the project. The proponent has demonstrated that they have reasonably avoided and minimised impacts to native vegetation by:
- Avoiding a mapped wetland to the west of the project area;
 - Using existing access routes into the site; and,
 - Following weed management protocols.
50. Given the highly modified condition of the land, the low ecological values of the vegetation, and the constrained size of the site, it is considered that there are no other feasible (or reasonable) opportunities to avoid impacts to native vegetation. Therefore, the impacts are considered acceptable, subject to the inclusion of conditions on the permit requiring vegetation offsets.
51. With these conditions included on the permit, the application is considered to meet the decision guidelines of Clause 52.17 and the Guidelines.

Clause 53.22 (Significant Economic Development)

52. Clause 53.22 seeks:
- *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.*
53. This application is a Category 1 application at Clause 53.22-1. As such it is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

Other Matters

Agricultural Impacts

54. Clause 14.01-1S (Protection of agricultural land) seeks to protect the state's agricultural base by preserving productive farmland.
55. The Rural Land Use Strategy (2024) (RLUS) identifies that the site is in a Class 3 and Class 4 agricultural land classification area and in the Precinct Policy 3 Area (Mixed Rural & Broadacre Agriculture). It is noted that the outcomes of the RLUS have not yet been implemented into the Scheme. Refer to Figures 7 and 8 below.
56. In accordance with the RLUS:
- Class 3 land 'tends to be found in larger parcels and may be used for broadacre dryland cropping, or sometimes in smaller parcels where it may be used for perennial horticultural crops which do not require regular cultivation. Class 3 may also be considered as strategically significant land.' The RLUS identifies that Class 3 land is inherently capable for soil-based agriculture at moderate to high intensity.
 - Class 4 land 'is mostly used for grazing but is occasionally cropped but with significant management interventions to reduce risk of crop failure'. The RLUS identifies that Class 4 land is not inherently capable of intensive soil-based agriculture, without significant land management interventions.
57. Class 3 and 4 land is ranked in the middle of the five land class categories of the RLUS, with Class 1 being the highest and Class 5 being the lowest.
58. The Statement of Intent for the Policy 3 Area seeks (amongst other things):
- To support and encourage intensive soil based agriculture including cropping on land within Class 2 and Class 3;
 - To avoid the conversion of higher quality Class 2 and Class 3 agricultural land to non-soil based use or development;
 - To discourage non-agricultural uses that are unrelated to rural activities and direct towards existing urban areas; and,
 - To consider non-agricultural uses on a case by case basis ensuring proper planning principles are adhered to such as avoiding the loss of productive agricultural land and enhancing the environment.
59. While it is acknowledged that the site (and surrounds) is identified as strategically significant in the RLUS (being partly in a Class 3 area), the site is small in size and contains a large amount of fill material in its centre. Historically, the site has only been used for grazing (not intensive cropping).
60. Conditions of the recommendation will require the proponent to decommission the facility at the end of its life, remove all buildings and works and reinstate the site to its pre-developed condition so that it can continue to be used for agricultural purposes. This will include the preparation and approval of a Decommissioning Management Plan to the satisfaction of the Minister for Planning.
61. Further, the proposed non-agricultural land use has been strategically sited next to an existing terminal station to make use of existing transmission infrastructure. The RLUS acknowledges the Victorian Government's energy transition and the draft Victorian Transmission Plan (draft VTP). The draft VTP shows that the site is located within a Renewable Energy Zone (REZ).
62. Therefore, the proposed use is considered to be acceptable and in alignment with the relevant objectives of the RLUS.

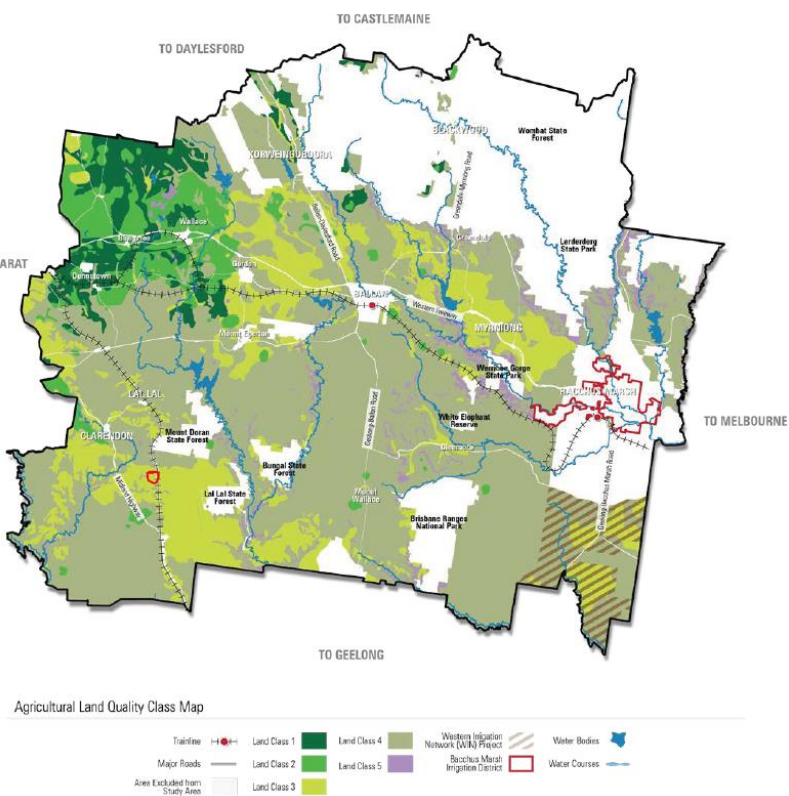


Figure 7: Excerpt from the Rural Land Use Strategy (2024) showing Agricultural Land Quality Classes. Approximate location of the subject site is circled in red.

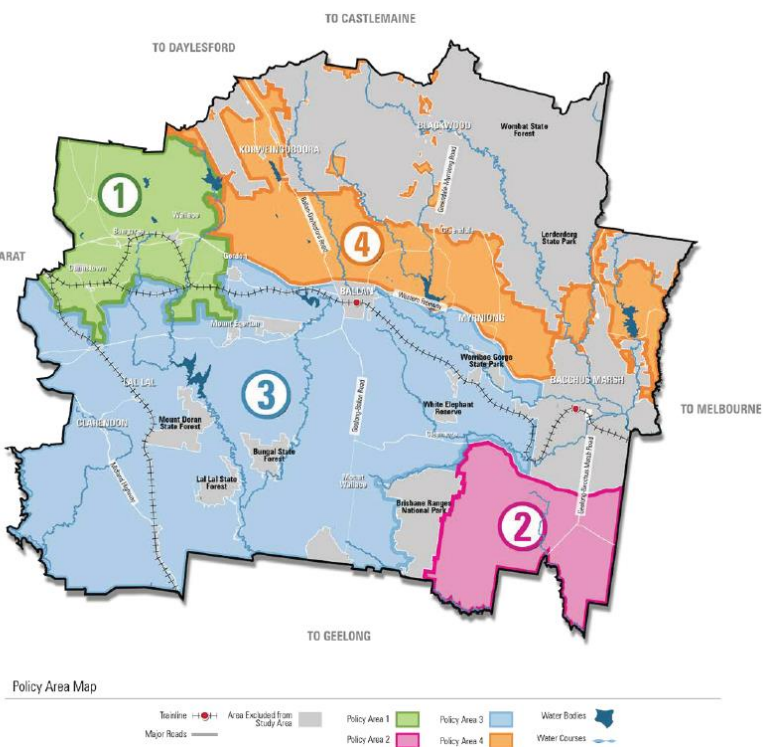


Figure 8: Excerpt from the Rural Land Use Strategy (2024) showing that the site is in Policy Area 3.



Bushfire Risk

63. The subject site is located within a Bushfire Prone Area (BPA).
64. Clause 13.02-1S (Bushfire Planning) requires all applications in a BPA to have consideration of bushfire risk, to strengthen the resilience of settlements and communities and prioritise the protection of human life.
65. The facility contains various bushfire mitigation features in its design, including primary and emergency access points, firewater tanks, vegetation management, fire detection systems with the BESS units and fire breaks.
66. The application is supported by a Fire Risk Assessment prepared by Terralogic. The assessment outlines the possible worst-case bushfire scenarios that could affect the site, being:
- An ember attack from a landscape scale fire occurring to the north east, south east or north west of the site.
 - Radiant heat and direct flame contact from a fast moving (but relatively lower intensity) grassfire that develops in the paddocks surrounding the site.
67. Notice of the application was given to the CFA who did not object to the application, subject to conditions being included on the permit, requiring:
- Risk Management Plan;
 - Provision of dedicated water supplies of no less than 432KL (30L for four hours);
 - Emergency Management Plan; and,
 - Fire Management Plan.
68. These conditions have been included in the recommendation. With these measures in place, it is considered that the project will be able to manage the risk of bushfire satisfactorily.
69. Planning officers note that the CFA's *Design Guidelines and Model Requirements for Renewable Energy Facilities* was recently updated in January 2025, after the application was received. The conditions of the permit will require compliance with the latest version of the guidelines.

Noise

70. Clause 13.05-1S (Noise management) requires the consideration of noise effects on sensitive land uses.
71. The *Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Publication 1826, Environment Protection Authority, May 2021) (the Noise Protocol) is a policy document listed at Clause 13.05-1S. The noise requirements of the *Environment Protection Regulations 2021* (the EP Regulations) are also included as a policy guideline at Clause 13.05-1S.
72. The application is supported by a Noise Impact Assessment prepared by WSP and dated December 2024. The noise impact assessment has been prepared in line with the Noise Protocol and the EP Regulations.

Operational Noise

73. The assessment identified 24 noise sensitive receivers in the vicinity of the site as shown in Figure 9 below and in the map at Attachment 1 to this report. The closest sensitive receiver is located at Elaine-Blue Bridge Road, approximately 1.2km southeast of the site.
74. As part of the assessment, the proponent has explored a number of noise mitigation measures, including:
- Adjusting the fan speeds of the BESS units
 - Installing noise barriers around the BESS units and ancillary plant to 8m in height
 - Using supplier-specific noise reduction kits (aka. Silencers)

- Doing off-site acoustic treatment at the affected sensitive receivers (e.g. façade and glazing upgrades)

75. Figure 7 shows the predicted noise levels at the sensitive receivers, when 8m noise barrier walls and fan speed limits are in place. The proposed fan speed limits are as follows:

- 100% speed during the day
- 70% speed in the evening
- 50% speed at night

76. With the use of the noise barriers and reduced fan speeds the assessment demonstrates that the facility will comply with the relevant noise limits during the day, evening and night periods.

NSA ID	ADDRESS	PROJECT NOISE LIMITS dBA Leq (30 MIN) ¹			PREDICTED PROJECT NOISE LEVEL dBA Leq (30MIN)			
		DAY	EVENING	NIGHT	100% FANS + 8M TALL BARRIER	70% FANS + 8M TALL BARRIER	60% FANS + 8M TALL BARRIER	50% FANS + 8M TALL BARRIER
1	544 Settlement Rd	39	33	28	35	32	29	27
2	16 Mt Doran-Egerton Rd	39	33	28	34	31	28	26
3	11 Betsons Rd	39	33	28	34	31	28	26
4	33 Betsons Rd	39	33	28	33	31	28	26
5	430 Settlement Rd	39	33	28	34	32	29	26
6	Elaine-Blue Bridge Rd	39	33	28	34	32	29	27
7	51 Betsons Rd	39	33	28	32	30	27	24
8	154 Murphys Rd	39	33	28	31	29	26	23
9	5876 Midland Hwy	39	33	28	30	28	25	23
10	146 Courts Rd	39	33	28	30	28	25	23
11	108 Courts Rd	39	33	28	30	28	25	23
12	54 Lewis Rd	39	33	28	30	28	25	22
13	5930 Midland Hwy	39	33	28	28	26	23	21
14	67 Pearsons Rd	39	33	28	28	26	23	20
15	340 Settlement Rd	39	33	28	28	27	24	21
16	Betsons Rd	39	33	28	27	25	22	20
17	5975 Midland Hwy	39	33	28	26	25	22	19
18	68 Horsehill Rd	39	33	28	26	24	21	19
19	5621 Midland Hwy	39	33	28	26	24	21	19
20	87 Fords Ln	39	33	28	24	23	20	17
21	100 Horsehill Rd	39	33	28	21	20	17	14
22	5328 Midland Hwy	39	33	28	18	17	14	11
23	78 Settlement Rd	39	33	28	17	16	13	11
24	440 Horsehill North Rd	39	33	28	15	14	11	9

Figure 9: Assessment of the facility's noise emissions. Source: Noise Impact Assessment, being part of the application documents.

Cumulative Operational Noise

77. The proponent's noise assessment has also considered the cumulative operational noise impacts associated with the other nearby energy facilities:

- Elaine Terminal Station, located immediately east of the site – constructed and operating.
- Elgin Elaine Solar Farm and BESS, located to the north, south and west (shown in aqua in Figure 3) – approved but not constructed.
- Akaysha BESS, located to the immediate west (pink in Figure 3) – approved but not constructed.

78. It is noted that the cumulative noise assessment does not consider the cumulative impacts of noise from the Lal Lal Wind Farm turbines, as noise from wind turbines is assessed and regulated under Division 5 (Wind turbine noise) of the EP Regulations, which is a separate assessment of methodologies to those of the Noise Protocol.

79. The predicted cumulative noise impacts are shown in Figure 8 below:

NSA ID	ADDRESS	CUMULATIVE NOISE LIMITS			PREDICTED / DOCUMENTED NOISE LEVEL - NIGHT PERIOD				
		dBA L _{EQ} (30 MIN)			dBA L _{EQ} (30 MIN)				
		DAY	EVENING	NIGHT	Elaine BESS + ETS ¹ (Akaysha)	Elaine Solar Farm + BESS (Elgin) ²	Mt Doran BESS (Iberdrola) ³	Cumulative Noise Level ⁴	Potential Exceedance above night limit
1	544 Settlement Rd	45	39	34	33	29	28	35	1
5	430 Settlement Rd	45	39	34	33	29	28	35	1
6	Elaine-Blue Bridge Rd	45	39	34	32	29	28	35	1
7	51 Betsons Rd	45	39	34	32	29	26	34	0
8	154 Murphys Rd	45	39	34	33	29	25	35	1
9	5876 Midland Hwy	45	39	34	31	30	25	34	0
10	146 Courts Rd	45	39	34	30	30	25	34	0

Figure 10: Predicted cumulative noise impacts. Source: Noise Impact Assessment.

80. It is predicted the cumulative noise impacts of the facilities will comply with the cumulative noise limits during the day and evening periods, with the chosen mitigation measures in place (noise barriers and fan speeds at 50%). However, there is a potential cumulative noise exceed of 1dB identified at four properties during the nighttime period:

- 544 Settlement Road - located 1.395m away
- 430 Settlement Road - located 1.298km away
- Elaine-Blue Bridge Road - located 1.231km away
- 154 Murphies Road – located 1.6km away

81. The proponent submits that:

- The assessment is a conservative assessment and assumes a worst-case scenario where all three facilities (Iberdrola, Elgin and Akaysha) are all constructed and simultaneously operational;
- Additional noise mitigation opportunities exist to further reduce noise impacts at affected properties, including:
 - The use of supplier-specific noise reduction kits (aka. Silencers) on the BESS units (both for this project and the Elgin and Ayasha projects);
 - Use of acoustic walls at the Akaysha BESS, noting that Akaysha's noise assessment currently does not include noise barriers as part of their mitigation; and,
 - Off-site acoustic treatment at the affected dwellings (e.g. façade and glazing upgrades)

82. Regulation 119 of the EP Regulations regulates cumulative noise and states that:

Cumulative Noise

1. If 2 or more commercial, industrial and trade premises (whether existing or proposed) emit, or are likely to emit, noise that contributes to the effective noise level, **a person in management or control of one or more of those premises must take all reasonable steps to ensure that the contribution from each of the premises, when combined, does not exceed the noise limit for the noise sensitive area.**

2. For the purposes of subregulation (1), what constitutes a **reasonable step must be determined in accordance with the Noise Protocol**. (emphasis added)

83. Regulation 119 does not place the obligation to comply with cumulative noise solely on the operator of this proposed facility (Iberdrola). Rather, it requires that the developers/operators of all the facilities surrounding and including the terminal station must take all reasonable steps to ensure cumulative noise does not exceed the noise limit. This obligation aligns with the General Environmental Duty (GED) under s25 of the *Environment Protection Act 2017* which provides that:

(1) A person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste must minimise those risks, so far as reasonably practicable.

84. Given the obligation by all BESS operators (Iberdrola, Akaysha and Elgin) to comply with the cumulative noise limits, the proponent's suggested cumulative noise mitigation measures (offsite mitigation, BESS silencers and noise walls at the Elgin/Akaysha facilities) are considered reasonable.

85. A condition has been included on the permit requiring the proponent to prepare an updated predictive noise assessment which models the final design and components of the facility against the Noise Protocol and regulation 119, demonstrating that cumulative noise limits have been met. DTP notes that the proponent has already commenced engagement with the other operators to this regard.

86. Additionally, DTP officers submit that the potentially exceeded receptors in relation to cumulative noise are located a significant distance from the site (1.2 – 1.6km away) and are nearby the Midland Highway and/or the Ballarat to Geelong Railway line. It is considered likely that the existing noise impacts of the highway and railway will reduce the perceived noise impacts of the proposed facility.

87. The EPA will be responsible for enforcing the project's compliance with the Noise Protocol in accordance with the EP Regulations. As such, operational noise conditions have not been included on the permit.

Hydrology

88. The construction of the proposed BESS requires the removal of the soil stockpiles in the centre of the site which currently inhibit the flow of stormwater across or onto the site. The proponent has outlined that the construction or improvement of swale drains may also be required.

89. Clause 13 (Environmental Risks and Amenity) and Clause 14 (Natural Resource Management) both seek the consideration of the hydrological impacts of the project. Additionally, a permit is triggered at Clause 35.07-4 for earthworks which change the rate of flow or the discharge point of water across a property boundary.

90. The application is supported by a Groundwater and Surface Water Assessment prepared by WSP which assesses the potential for the works to increase the discharge of saline groundwater or to change the discharge point of surface water across a property boundary. The application was also supported by a Flood Assessment prepared by SMEC.

91. The Groundwater and Surface Water Assessment found that the works are unlikely to result in an increase in the discharge of saline groundwater. The assessment notes that the water table on the site is expected to be within 5m of the ground surface. Should construction of the facility require the excavation of soils below the water table, then groundwater management will be required.

92. The Flood Assessment measured flood events for 1% and 10% annual exceedance probability (AEP) scenarios and found that a comprehensive survey of the drainage system across the site and the terminal station is required, including a topography survey of the swale or the site.

93. Notice of the application under s52 of the P&E Act was given to the Corangamite Catchment Management Authority (CMA) who outlined that further flood assessment was required to ensure that the sites drainage system will be able to mitigate flood impact risks.

94. As such, a condition has been included in the recommendation requiring an amended flood assessment and drainage strategy to be prepared in consultation with the CMA. The recommendations of the flood assessment will be shown on the endorsed plans.

Landscape and Visual Impact

95. Clause 12.05-2L (Landscapes in Moorabool) seeks to protect the landscape values of state parks and reserves, hilltops and ridgelines, and retain the visual dominance of native vegetation and bush landscapes.
96. The application is supported by a Landscape and Visual Impact Assessment (LVIA) prepared by Hemisphere Design Pty Ltd.
97. Due to the site's location next to the existing terminal station, on a minimally used unnamed road over 1km away from the closest dwellings, the visual impact of the facility is expected to be minimal.
98. The LVIA shows that the most impacted sensitive receptor is 154 Murphy's Road (located approximately 1.6m south of the site). Figure 11 shows a photomontage of the predicted visual impact, shown in the red circle. Due to the considerable distance between the site and the dwelling and the existing visual impact of the Lal Lal wind turbines, the impact to 154 Murphys Road is considered to be very low.
99. Overall, it is considered that the proposed facility will have a low and acceptable level of visual impact, on balance with the benefits of the provision of an energy storage facility.
100. Due to the low visual impact of the facility and the small size of the site, DTP officers do not believe that landscape screening is required and a landscape plan has not been included as a condition of the permit.



Figure 11: Photomontage of the proposed facility (red circle) viewed from 154 Murphy's Road (Source: Application documents).

Traffic and Transport

101. The PPF and the FZ both require the consideration of access and traffic impacts relating to the proposed use and development.
102. The application is supported by a Transport Impact Assessment (TIA) prepared by WSP which considers the traffic impacts of the proposed facility on local and state roads during construction and operation.
103. The site is proposed to be accessed from the Midland Highway, via Murphys Road and the unnamed road.
104. Murphys Road is a rural unsealed local road of approximately 7m in width. The unnamed road is an unsealed local road of approximately 6.0m in width.
105. The TIA estimates that up to 80 vehicle trips (160 movements) are expected per day during peak construction activities. The TIA demonstrates that the traffic generated during construction can be adequately accommodated by the existing road network.
106. The largest vehicle expected to be accessing the site will be a B-double measuring 26m in length. The TIA demonstrates that the Midland Highway/Murphys Road intersection and the unnamed road can adequately accommodate construction vehicle traffic movements up to the size of a B-double.
107. The TIA does suggest that there is an opportunity to widen the Midland Highway/Murphys Road intersection so that a vehicle is able to pass a right-turning truck during the construction stage of the works. DTP and the proponent

recognise that the construction of the facility may be able to occur without road upgrades at the intersection (as per the detailed traffic assessment that was done on the intersection as part of PA2302247-2 (Akasyha BESS)).

108. As such, conditions of the permit will require the preparation of a Traffic Management Plan (TMP) in consultation with Head, Transport for Victoria and Moorabool Shire Council. It is considered that the specific intersection upgrade works can be reviewed as part of the TMP, once the final components are chosen, the length of the trucks delivering the components are confirmed.
109. During the operation of the facility, only six vehicle movements are expected each week as the site is only expected to be operated by one employee on a periodic basis. Adequate space for the parking of vehicles during the operation of the facility is available in the parking area and internal access roads on site. As such, car parking provision is considered satisfactory.

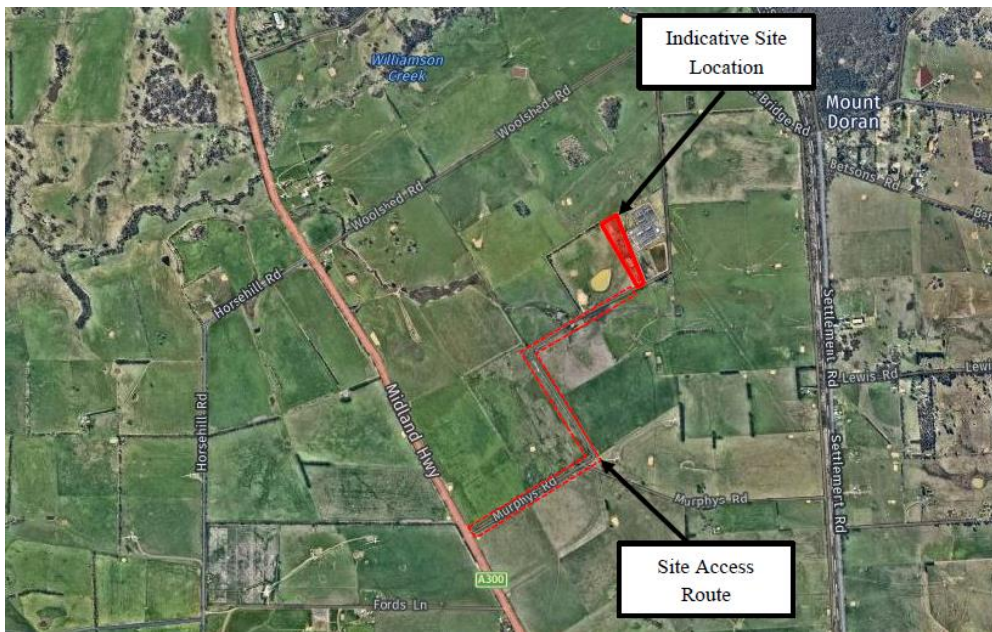


Figure 12: Access to the site from Midland Highway. Source: Traffic Impact Assessment.

Requirements under other legislation

110. The table below provides an overview of the project's key approval and assessment requirements under other Victorian and Commonwealth legislation:

Act	Discussion
Environment Effects Act 1978 (EE Act)	<p>The EE Act requires the preparation of an Environmental Effects Statement (EES) for activities considered to have, or to be capable of having, a significant effect on the environment. <i>The Ministerial Guidelines for Assessment of Environmental Effects under the Environment Effects Act 1978</i> (DTP 2023) outlines the criteria for referring a project to the Victorian Minister for Planning who will determine if an EES is required.</p> <p>The proponent, in their Ecological Impact Assessment, submits that the project is unlikely to trigger any of the referral criteria in the EE Act Guidelines. As such the proponent has not referred the project.</p>
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	<p>Under the EPBC Act, an action that has, will have, or is likely to have, a significant impact on matters of national environmental significance, including nationally or internationally important flora, fauna, ecological communities, and heritage places, must be referred to the Commonwealth Minister for Environment and Water.</p> <p>The Ecological Impact Assessment submitted with the application outlines that there are no EPBC Act listed species present on the site, nor are there any considered likely to be impacted by the works.</p> <p>Therefore, the proponent has not referred the project under the EPBC Act.</p>
Aboriginal Heritage Act 2006 (AH Act)	<p>The AH Act seeks to avoid adverse effects to Aboriginal cultural heritage values.</p> <p>As the site is not located within an area of Aboriginal Cultural Heritage Significance (CHS), a Cultural Heritage Management Plan (CHMP) is not required for the project. The Wathawurrung Traditional Owners Aboriginal Corporation were given notice of the application but did not provide a submission.</p>
Flora and Fauna Guarantee Act 1988 (FFG Act)	<p>Under the FFG Act, a permit is required to take, kill, injure, disturb or collect threatened species or protected flora species. There are permit exemptions under the FFG Act which apply to the non-commercial removal of protected flora from private land, unless there is 'critical habitat' that has been declared on the land.</p> <p>The Ecological Impact Assessment submitted with the application confirms that as the project is predominately on private land and does not contain and declared 'critical habitat', an FFG 'permit to take' is not required.</p>
Climate Change Act 2017 (CC Act)	<ol style="list-style-type: none"> The purpose of the CC Act includes (includes but is not limited to): <ul style="list-style-type: none"> <i>facilitate the consideration of climate change issues in specified areas of decision making of the Government of Victoria; and,</i> <i>set policy objectives and guiding principles to inform decision-making under this Act and the development of government policy in the State.</i> Section 20 of the CC Act states that: <p><i>The Government of Victoria will endeavour to ensure that any decision made by the Government and any policy, program or process developed or implemented by the Government appropriately takes account of climate change if it is relevant by having regard to the policy objectives and the guiding principles.</i></p> <p>The policy objectives of the CC Act include:</p> <ul style="list-style-type: none"> <i>to reduce the State's greenhouse gas emissions consistently with the long-term emissions reduction target and interim emissions reduction targets;</i> <i>to build the resilience of the State's infrastructure, built environment and</i>



- communities through effective adaptation and disaster preparedness action;*
- *to manage the State's natural resources, ecosystems and biodiversity to promote their resilience;*
 - *to promote and support the State's regions, industries and communities to adjust to the changes involved in the transition to a net zero greenhouse gas emissions economy, including capturing new opportunities and addressing any impacts arising from the need to reduce greenhouse gas emissions across the economy; and,*
 - *to support vulnerable communities and promote social justice and intergenerational equity (emphasis added).*

This assessment has considered the policy objectives and the guiding principles of the CC Act. The proposed facility is estimated to store up to 200MW of electricity, which will indirectly help achieve the emissions reduction targets in Part 2 of the CC Act by facilitating the storage of renewably generated electricity.

It is noted that the community were invited to be involved in the decision-making process via public notice under s52 of the P&E Act.



111. The proposal is consistent with the relevant planning policies of the Moorabool Planning Scheme and will contribute to the provision of energy storage infrastructure in Moorabool Shire.
112. The proposal is supported by the various referral agencies.
113. It is recommended that under delegation from the Minister for Planning, Planning Permit No. PA2403103 for the use and development of the land for a utility installation and the removal of 0.059 hectares of native vegetation at Elaine-Blue Bridge Road, Elaine be issued subject to conditions.
114. It is recommended that the following parties be notified of the decision in writing:
- Permit applicant
 - Moorabool Shire Council
 - Referral authorities:
 - WorkSafe
 - AusNet
 - CFA
 - Corangamite CMA
 - EPA
 - Objectors



Prepared by: [REDACTED]

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title:

Signed:

Phone:

Dated: 6 June 2025

Reviewed by: [REDACTED]

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☐ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title:

Signed:

Phone:

Dated: 12 June 2025

Approved by: [REDACTED]

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☐ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title:

Signed:

Phone:

Dated: 17 June 2025

Attachment 1: Location of noise sensitive receivers

