Planning and Environment
Interim Regulations 2026

Form 4 Regulation 22

PLANNING PERMIT

Permit No.:	PA2604197
Planning scheme:	Corangamite
Responsible authority:	Minister for Planning
Address of the land:	89 Cobden-Scotts Creek Road, Cobden (Lot 2 on Title Plan 863659L)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
35.07-1	Use of the land for a utility installation.
35.07-4	Construct a building or construct or carry out works associated with a use in section 2 of clause 35.07-1.
52.29-2	Create or alter access to a road in a Transport Zone 2 (Land Adjacent to the Principal Road Network)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents associated with this permit

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

Commencement

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

Development plans

3. Before the use and development starts, amended development plans must be approved and endorsed by the responsible authority. The development plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the application plans, prepared by SLR Australia Pty Ltd, titled 'Cobden BESS' and dated between 10/07/2026 and 17/07/2026, but modified to include:

    a. Detailed, fully dimensioned location / site layout, floor, elevation and other typical detail plans (including the specifications, model, dimensions and materials) of all proposed buildings and works, including:

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i. operations and maintenance facility, terminal station, car parking, substation, lightning masts, electrical cabling, including underground cabling, internal access tracks, site access points, including emergency / secondary site access points.

ii. detailed, fully dimensioned layout of the Battery Energy Storage Systems (BESS), including internal separation setbacks and battery models, to demonstrate compliance with *CFA's Guidelines and Model Requirements for Renewable Energy Facilities CFA 2025* (the CFA Guidelines).

b. The location and areas of all native vegetation on-site within 30 metres of any buildings and works, including tree protection zones of native trees calculated in accordance with *Australian Standard 4970 Protection of Trees on Development Sites*.

c. The colours and finishes for all buildings and works, which must be non-reflective and of natural/muted tones to minimise visual impact.

d. Any noise mitigation measures for the facility to be shown on the plans.

e. Any changes required to comply with:

i. Head, Transport for Victoria's conditions 29-32, inclusive

ii. EPA Publication 1826.54

iii. WorkSafe's conditions 34-35, inclusive

iv. Country Fire Authority conditions 36-38, inclusive

v. Any other condition of this permit.

Written consent to modify endorsed plans

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

Landscaping Plan

5. Before the development starts, a landscaping plan must be approved, and endorsed by the responsible authority. The landscaping plan must be fully dimensioned and drawn to scale and must include:

a. Landscaping or other treatments to reduce the visual impact of the facility.

b. Details (including type, location, species and height at maturity) of all vegetation buffers.

c. A schedule for the implementation of landscaping works.

d. A maintenance and monitoring program to ensure the ongoing health of landscaping and the replacement of dead or diseased plants.

e. Any changes required to comply with any other condition of this permit.

Construction Environmental Management Plan (CEMP)

6. Before the development starts, a Construction Environmental Management Plan (CEMP) must be approved and endorsed by the responsible authority.

The CEMP must:

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a. Include measures to avoid and minimise amenity and environmental impacts during construction of the facility.

b. Include procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).

c. Include procedures to manage mud and debris on the surrounding road network which may occur during construction.

d. Include procedures to remove temporary works, plant equipment, buildings and staging area, and reinstate the affected parts of the land, when construction is complete.

e. Include a construction timetable, including typical daily start and end times.

f. Include details of the person(s) responsible for implementation and compliance of each of the CEMP requirements including details of a site contact/ site manager.

g. Include measures to protect native vegetation proposed to be retained during construction works, These measures must:

    i. Include the erection of native vegetation protection fencing around all native vegetation to be retained within 30 metres of works (including tree protection zone), to the satisfaction of the responsible authority.

    ii. Comply with Australian Standard 4970 Protection of Trees on Development Sites.

h. Be prepared in consultation with Corangamite Shire Council, to the satisfaction of the responsible authority.

11. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed CEMP.

Operational Environmental Management Plan

12. Before the use starts, or as otherwise agreed to in writing by the responsible authority, an Operational Environmental Management Plan (OEMP) must be approved and endorsed by the responsible authority.

    The OEMP must:

    a. Include measures to avoid and minimise amenity and environmental impacts during the operation of the energy facility.

    b. Include design measures and / or procedures to manage dust, odour, light spill, mud, flood, surface water quality and stormwater run-off.

    c. Include response measures to environmental incidents, including a program for recording and reporting environmental incidents.

    d. Include organisational responsibilities, and procedures for staff training and communication.

Drainage and Stormwater Management Plan

13. Before the development starts, a Drainage and Stormwater Management Plan (DSWMP) must be approved and endorsed by the responsible authority. .

14. The DSWMP must:

    a. Include details (and computations) of how the works on the land are to be drained including drains conveying stormwater to the legal point of discharge.

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b. Include details of how the drainage design affects the continuation of existing overland flow paths and flood patterns across the land.

c. Assess impacts on on-site infiltration and surface water quality, including adjacent land and waterways, specifically the site's south-eastern designated waterway.

d. Include details about how polluted or contaminated runoff is to be managed.

e. Be approved by Corangamite Shire Council prior to submission to the responsible authority.

Light Spill Management

15. All lighting installed and operated at the site must comply with *Australian Standard 4282 Control of the obtrusive effects of outdoor lighting*.

Predictive Noise Assessment

16. Before the endorsement of development plans in accordance with condition 3 of this permit, a Predictive Noise Assessment must be submitted to the responsible authority and must:

    a. Model the final design layout and all electrical components of the facility and assess this against EPA Publication 1826.5.

    b. Demonstrate compliance of the proposal with EPA Publication 1826.5.

    c. Include details of any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.5.

17. The Predictive Noise Assessment submitted under condition 16 must be made available to the public upon request.

Complaint Investigation and Response Plan

18. Before development starts, a Complaint Investigation and Response Plan (CIRP) must be submitted to, approved and endorsed by the responsible authority.

    The CIRP must:

    a. Respond to all aspects of the construction and operation of the facility.

    b. Be prepared in accordance with Australian Standard 10002 Guidelines for complaint management in organisations.

    c. Include a process to investigate and resolve complaints (different processes may be required for different types of complaints).

Complaints Register

19. Before the development starts, a Complaints Register must be established which records:

    a. The complainant's name and address and any other contact details provided by the complainant.

    b. A receipt number for each complaint, which must be communicated to the complainant.

    c. The time and date of the incident, and operational conditions at the time of the incident.

    d. A description of the complainant's concerns.

    e. The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.

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20. All complaints received must be recorded in the Complaints Register.
21. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority on each anniversary of the date of this permit and at other times upon request.

Emergency services

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

Decommissioning

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

    The DMP must include, as a minimum:

    a. Identification of infrastructure, equipment, buildings, structures and signs to be removed, and details of how these will be removed.
    b. Details of how the site will be rehabilitated to meet the requirements of condition 25.
    c. A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the responsible authority prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement. The DTMP must specify measures to manage traffic impacts associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the responsible authority.
    d. A requirement that all decommissioning works identified in the DMP be completed to the satisfaction of the responsible authority as soon as practicable, but no later than 24 months after the DMP is endorsed, or such other period approved by the responsible authority.

Notification of works commencing

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

Head, Transport for Victoria Conditions (determining referral authority)

28. Before the commencement of works (or at such other time agreed to in writing by the Head, Transport for Victoria and the Responsible Authority), crossover and associated works approved under this permit must be constructed generally in accordance with DTP guideline Drawing GD4010 to the satisfaction of the Head, Transport for Victoria and the Responsible Authority.

    At all times, the crossover/s and associated accessway/s must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety, to the satisfaction of and at no cost to the Head, transport for Victoria and the Responsible Authority.

29. Before the development starts, a Traffic Management Plan (TMP) must be prepared to the satisfaction of the Head, Transport for Victoria, and the Minister for Planning. When approved, the TMP will be endorsed by the Minister for Planning and the Head, Transport for Victoria. The TMP must be complied with and at no cost to the Head, Transport for Victoria, unless varied by the written consent of the Head, Transport for Victoria.

    The TMP must include:

    a. The number and type of anticipated vehicle movements and the time of day when public roads will be used.

    b. The nominated routes for construction and operational traffic accessing and departing the site.

    c. An existing conditions survey of public roads that may be used in connection with the utility installation (for access, pre-construction, or construction purposes), including details of the suitability, design, condition, and construction standard of the relevant public roads.

    d. The designation of all vehicle access points to the site from surrounding roads. Vehicle access points must be designed and located to ensure safe sight distances, turning movements, and avoid potential through traffic conflicts.

    e. The designation of appropriate pre-construction, and transport vehicle routes to and from the to the site.

    f. Engineering plans demonstrating whether, and if so how, truck movements to and from the site can be accommodated on sealed roadways and turned without encroaching onto the incorrect side of the road.

    g. Measures to be undertaken to record traffic volumes on the nominated road network during the construction of the project.

    h. Recommendations regarding the need for road and intersection upgrades to accommodate any additional traffic or site access requirements (whether temporary or ongoing).

    i. Proposed measures to ensure workers enter and exit the project site from the designated site entrances.

    j. Proposed measures to ensure construction vehicles are easily identifiable.

    k. The designation of mitigation measures, including operating hours and speed limits for trucks on routes accessing the project site which provide for appropriate safety measures around school bus routes and school bus times where relevant, and provide for resident safety,

    l. Proposed measures to manage traffic impacts associated with the ongoing operation of the project on the traffic volumes and flows on surrounding roads.

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m. A program to maintain relevant arterial roads within agreed timeframes to the condition identified in the surveys carried out under the above condition or to the condition to which the roads have been upgraded, whichever is relevant.

n. Complaints management process and mitigation measures, as required.

30. Prior to the commencement of works (or unless otherwise approved in writing from the Head, Transport for Victoria) all works must be designed and completed to Australian Standards and in accordance with Austroads Guides, at no cost to, and to the satisfaction of the Head, Transport for Victoria:

    a) All relevant arterial road intersection and relevant road upgrades.

    b) Access to the site from Cobden-Port Campbell Road.

31. Prior to any works commencing within any arterial road reserve, the applicant must enter into a works agreement with the Head, Transport for Victoria, confirming design plans and works approvals processes, including the determination of fees and the level of the Head, Transport for Victoria service obligations. Contact: regionalexternalworks@transport.vic.gov.au.

Traffic Management Plan (TMP) to be prepared in consultation with Corangamite Shire Council

32. The Traffic Management Plan (TMP) required by condition 29 above must be prepared in consultation with Corangamite Shire Council.

WorkSafe Conditions (determining referral authority)

33. An Emergency Management Plan (EMP) must be developed in line with the CFA Guidelines, conducted by a suitably competent person and to the satisfaction of the relevant fire authority's Dangerous Goods Unit, prior to commissioning and operation. The EMP must include mitigation of bushfire risks, communication protocols with the relevant fire authority, as well as notification to neighbours.

34. The applicant must apply all recommendations so far as reasonably practicable, made in the Appendix I Hazard & Risk Assessment dated 12 May 2026, or subsequent updated reports.

Country Fire Authority (CFA) Conditions (not a referral authority)

35. Before plans are endorsed under condition 3, in consultation with CFA, a Risk Management Plan must be submitted to, approved and endorsed by the responsible authority. The Risk Management Plan must be prepared in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement), and:

    a. Describe the risks and hazards at the facility to and from the battery energy storage system and related infrastructure.

    b. Describe the risk controls for the facility, including:

        I. Dedicated fire water supplies for the battery energy storage system:

            a) Of a quantity no less than 288kL effective capacity (20/s for four hours), to the satisfaction of CFA.

            b) Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.

            c) Located reasonably adjacent to the battery energy storage system but in a position that is accessible without undue danger in an emergency, to the satisfaction of CFA.

            d) Commissioned prior to the arrival of the battery energy storage system enclosures/containers at the facility.

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II. A fire hydrant system for the battery energy storage system provided in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations, to the satisfaction of CFA.

III. The separation distance:

a) Of no less than 3m between battery containers/enclosures to adjacent battery containers/enclosures, to the side with the battery module access doors.

b) Of battery containers/enclosures and related battery infrastructure, buildings/structures, and vegetation based on radiant heat flux (output) as an ignition source.

IV. The management of on- and off-site hazards and risks at the facility, including:

a) All proposed battery energy storage system safety and protective systems.

b) For the storage of battery energy storage system enclosures/containers on-site, prior to their installation, for any length of time.

c) A copy or summary of the findings of WorkSafe and ESV's Arc Flash Self-Audit Tool (dated June 2022), including the proposed risk controls to manage arc flash risks for site personnel and emergency responders.

d) Where noise/acoustic barriers are proposed on three or more sides, include consequence modelling and assessment of toxic and flammable gas releases that takes into account the proposed position of acoustic barriers, to the satisfaction of CFA.

c. Provide an evidence-based determination of the effectiveness of the risk controls against the identified hazards, including justification for the omission of any safety and protective system/s.

d. Specify that planning for decommissioning of all or part of the facility will be in consultation with CFA.

e. Form the basis for the design of the facility.

36. Before plans are endorsed under condition 3, an Emergency Plan (EP) and Fire Management Plan (FMP) must be submitted to, approved and endorsed by the responsible authority. The EP and FMP must be prepared in consultation with CFA and be in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement).

37. Before the use commences, all fire protection measures shown on the endorsed plans (including separation distances, emergency vehicle access, firefighting water supply and equipment, and fire breaks) must be implemented. Fire protection measures must be maintained on a continuing basis for the life of the permit, to the satisfaction of the responsible authority.

Powercor (not a referral authority)

38. The applicant shall ensure that existing and proposed buildings and electrical installations on the land are compliant with the Victorian Service and Installation Rules (VSIR).

39. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.

40. If any vehicles are required to travel within the vicinity of Power Lines, an application for a High Load Assessment must be submitted via our website.

    https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator

41. Any construction work must comply with the Energy Safe Victoria's "No Go Zone" rules.

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Expiry

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

    a. The development is not started within 3 years of the date of this permit.

    b. The development is not completed within 6 years of the date of this permit.

    c. The use has not commenced within 3 years of the completion of the development.

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

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PERMIT NOTES:
(the following information does not form part of this permit)

Noise

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

Head, Transport for Victoria

- For overside and over mass vehicles routes, the Project will need to obtain approvals from the National Heavy Vehicle Regulator (NHVP) for over dimensional long or large loads.

Powercor

- Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.
- To apply for a permit go to our website:

  https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator and apply online through the No Go Zone Assessment

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

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