



Department of Transport and Planning

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GPO Box 2392
Melbourne, VIC 3001 Australia
www.dtp.vic.gov.au

Ref: PA2604197

Cobden BESS Pty Ltd
C/- Mitchell Kennedy
SLR Consulting Australia Pty Ltd
176 Wellington Parade
EAST MELBOURNE VIC 3002
mkennedy@slrconsulting.com

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Dear Mitchell Kennedy

**APPLICATION FOR PLANNING PERMIT PA2604197
89 COBDEN-SCOTTS CREEK ROAD COBDEN VIC 3266
COBDEN BESS**

I refer to the above matter submitted to the Minister for Planning on 30/01/2026.

A preliminary assessment of the application has revealed that further information pursuant to section 54(1) of the *Planning and Environment Act 1987* is required in order to properly consider your application.

Further Information

The further information required is:

Amended Application Form

1. The application form amended to include all permit triggers.

Lodgement of the following outstanding reports/plans including but not limited to:

2. Landscaping Plan
3. Assessment of the proposal against the CFA's '*Guidelines for Renewable Energy Installations*'.
4. Visual impact assessment
5. Agricultural impact assessment
6. Biodiversity Impact Assessment
7. Native Vegetation Removal Report if any native vegetation is proposed to be removed.
8. Noise Impact Assessment
9. Stormwater Management Plan
10. Traffic Impact Assessment

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It is noted that lodgement of the plans/reports requested above may result in the need to amend material that was lodged as part of this application. DTP recommends that further review of these lodged materials occurs concurrently.

This request for further information is made pursuant to section 54 of the Planning and Environment Act 1987 and must be received **on or before 16/06/2026.**

If you do not provide all requested information **on or before 16/06/2026,** your application will lapse. You may extend this date by requesting an extension on or before the due date specified in this correspondence. The Minister for Planning must then either decide to extend the time to give the required information or refuse to extend that time. The Minister for Planning will give you written notice of its decision. Appeal rights apply to any refusal of an extension of time.

Preliminary Assessment

The following preliminary comments are provided:

- As there are works occurring within the Cobden-Port Campbell road reserve for the powerline connection, consent from the relevant road authority (Head, Transport for Victoria) will be required for the application being made and for the proposed use or development. Head, Transport for Victoria can be contacted via statutory.planning@raods.vic.gov.au.
- Please note that as the proposal requires the submission of outstanding reports/plans and may result in additional permit triggers, you are required to lodge a Section 50 amendment once all documents are ready to be lodged.
- Please ensure that all application documents are consistent, and that any updates/amendments made to the development plans in response to the above are all consistent with the relevant assessments (e.g., ensure the infrastructure assessed in the noise report is the same as that which is shown on the plans).

Please note that these are preliminary issues only. Once a full assessment is undertaken, additional issues may arise that will require further discussion / resolution.

If you have any questions, please contact me on 03 5172 2310 or email belinda.casic@transport.vic.gov.au.

Yours sincerely



Belinda Casic
Planner, Energy Assessment

16/02/2026

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