



Department of Transport and Planning

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Ref: PA2604197

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

**ADVERTISED
PLAN**

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**.

The Department requested further information on **16/02/2026** and specified a lapse date of **16/06/2026**. A response to this request for further information was received on **11/06/2026**.

An assessment of the further information received has revealed that all the requested items have not been submitted. The following further information remains outstanding:

Further Information

The further information required is:

1. An updated Planning Report that includes:

- a. The site described only as Lot 2 on TP863659 given no buildings and works are proposed on Lot 1.
- b. A copy of any section 173 agreements and/or covenants listed on the register search statement, including commentary on whether the application breaches these restrictions.
- c. Confirmation of the applicable permit triggers under the Farming Zone (Clause 35.07-4 – Buildings and Works), including minimum road setback requirements, earthworks and other relevant considerations.

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2. Amended development plans that are fully dimensioned and to scale and include:

- a. Setbacks of all proposed infrastructure from title boundaries and neighbouring property boundaries.
- b. Dimensions of the BESS units, substation, and ancillary infrastructure, including transmission lines, vehicle crossovers, internal accessways, car parking areas, landscape buffers, and separation distances between BESS units.
- c. Floor plans for all permanent buildings (noise wall, switchgear and control buildings, O&M facility, warehouse etc.)
- d. All easements shown on the plans.
- e. Provide a minimum of two (2) dimensioned and labelled elevations plans for each of the following:
 - i. Powerline to connect the facility to the grid, including the location of any new poles.
 - ii. All ancillary infrastructure (inverters, BESS units, transformers, substation, harmonic filters etc).
 - iii. Buildings (noise wall, switchgear and control buildings, O&M facility, warehouse etc).

3. An updated Noise Impact Assessment that includes and labels:

- a. The correct subject site boundaries and proposed development and is consistent with all plans and supporting reports accompanying the application.

Preliminary Assessment

The following preliminary comments are provided:

- All plans and reports submitted in support of the application should clearly demonstrate that no works are proposed within the Cobden–Port Campbell Road reserve as part of this application. It is suggested that the planning report explain that the connection to the substation is being led by Powercor and is not part of this application. If the connection is shown on the plans for indicative purposes, both the plans and report should clearly state that the connection is indicative and not part of this application.
- Please note that as the proposal may result in additional permit triggers, you are required to lodge a request to amend the planning permit application under section 50 of the *Planning and Environment Act 1987* once all documents are ready to be lodged.
- Please ensure that all application documents are consistent, and that any updated / 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).

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 04/09/2026.**

If you do not provide all requested information **on or before 04/09/2026,** 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.

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

06/07/2026

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