

Select SLR entity.

Please select an office from this list



24 July 2026

SLR Ref No.: 620.041534.00028-L01-Cobden RFI 2 Response-v0.1-20260722.docx

Attention: Belinda Casic
Department of Transport and Planning
GPO Box 2392
Melbourne VIC 3001

**ADVERTISED
PLAN**

SLR Project No.: 620.041534.00028

**RE: Response to Request for Further Information 2
Planning Permit Application PA2604197
Cobden BESS – 89 Cobden-Scotts Creek Road, Cobden VIC 3266**

1.0 Introduction

This correspondence has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Cobden BESS Pty Ltd in response to the Department of Transport and Planning's (DTP) Request for Further Information 2 (RFI) for Planning Application PA2604197, relating to the proposed Battery Energy Storage System (BESS) at 89 Cobden-Scotts Creek Road, Cobden VIC 3266 (Cobden BESS).

The submitted planning application sought approval for the use and development of land for a utility installation under the Farming Zone.

On 16 February 2026, an RFI was issued by DTP relating to the application. On 10 June 2026, a response to the RFI was submitted to DTP. Following review of the RFI response, on 06 July 2026, a second RFI was issued by DTP requesting further information required to consider the application.

This letter provides a formal response to DTP's RFI letter dated 06 July 2026 to assist in the assessment of PA2604197.

Further Information

INFORMATION REQUEST ITEM 1

1. An updated Planning Report that includes:
 - a. The site described 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.

Response Item 1

An updated planning report is provided at Attachment A reflecting the following:

- Amendments to clarify the planning permit scope of works associated with the transmission line.

- Amendment to Figure 1 to note the point of connection and remove the previously shown proposed sub-transmission line route.
- Amendment to Figure 2 to remove the previously shown proposed sub-transmission line route.
- Update to plans shown in Section 3.0 to reflect the updated development plans.
- Updates to Section 4.3.4 of the Planning Report to provide an assessment against all of Schedule 1 to Clause 37.05 of the Farming Zone.

With regard to the information request item 1, the following is noted:

- a. The Certificate of Title formally identifies 89 Cobden-Scotts Creek Road as being Lot 1 and 2 on TP863659 (refer to Attachment B). Additional commentary has been provided in the Planning Report to confirm that the proposed buildings and works are wholly contained within Lot 2 of TP863659.
- b. A review of the Certificate of Title confirms that there are no Section 173 agreements or covenants registered on title associated with the land.
- c. Section 4.3.4 of the Planning Report has been updated to provide an assessment against all of Schedule 1 to Clause 37.05 of the Farming Zone. Following this assessment, it is confirmed that there are no further applicable permit triggers other than those already identified.

INFORMATION REQUEST ITEM 2

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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).

Response Item 2

Updated development plans have been prepared and submitted with this response package to address the requested information. The revised drawing set includes the following:

- Dimensioned drawings showing setbacks as requested.



- Indicative floor plans of the operations warehouse, operations building, and MV switchroom and control room.
- Existing easement shown on the plans.
- Elevation drawings of the BESS container, power conversion unit, substation, operations warehouse, operations building, and MV switchroom and control room.
- Regional context drawing showing proposed facility within the context of the broader site and surrounding land uses.

The proposed Cobden BESS will connect to the existing 66kV sub-transmission line which runs from Cobden Zone Substation to Camperdown Zone Substation in a line-in-line-out configuration. The proposed overhead power line will extend from the Project substation westward to the point of connection within the Substation Area, then further extending to the existing overhead network along Cobden-Scotts Creek Road. Integration of the Project into the existing electricity network will be undertaken by Powercor.

The scope of works associated with this planning permit application includes the grid connection infrastructure from the Project substation to the nominated point of connection, which is now identified on the updated development plans. Works beyond the point of connection, including new overhead lines and modifications to the existing 66kV sub-transmission line required to facilitate the line-in-line-out connection, fall within the scope and jurisdiction of Powercor and do not form part of this planning permit application.

The updated development plans have therefore been revised to identify the point of connection and remove the previously shown sub-transmission line route beyond that point.

Refer to Attachment C for the updated development plans.

INFORMATION REQUEST ITEM 3

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.

Response Item 3

An updated Noise Impact Assessment is provided at Attachment D reflecting the following:

- Amendments to Figures 1 and 2 to show the revised noise wall location and cadastral site boundaries.

It is noted that the location of the noise wall has been revised within the Substation Area. However, this revision does not affect the findings or conclusions of the Noise Impact Assessment.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**



Preliminary Comments

PRELIMINARY COMMENT ITEM 1

- 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.

Response Item 1

As noted above, the scope of works associated with this planning permit application includes the grid connection infrastructure from the Project substation to the nominated point of connection. Works beyond the point of connection fall within the scope and jurisdiction of Powercor and do not form part of this planning permit application. On this basis, no works are proposed within the Cobden-Port Campbell Road reserve as part of this application.

The updated development plans have removed the previously shown proposed sub-transmission line route, and has identified the point of connection within the Substation Area (refer to Attachment C).

An updated Planning Report is provided at Attachment A clarifying the planning permit scope of works associated with the transmission line, in amongst other items as mentioned in Information Request Response Item 1 above.

PRELIMINARY COMMENT ITEM 2

- 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.

Response Item 2

Section 4.3.4 of the Planning Report has been updated to provide an assessment against all of Schedule 1 to Clause 37.05 of the Farming Zone. Following this assessment, it is confirmed that there are no further applicable permit triggers other than those already identified.

PRELIMINARY COMMENT ITEM 3

- 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).

Response Item 3

The following application documents have been updated/amended in response to this RFI request:

- Planning Report (Attachment A)
- Development Plans (Attachment C)

**ADVERTISED
PLAN**



- Noise Impact Assessment (Attachment D)

The primary amendment relates to the clarification of the planning permit scope of works associated with transmission line infrastructure and grid connection. Accordingly, the updated development plans identify the proposed point of connection and remove the previously shown proposed sub-transmission line route.

SLR has reviewed the technical documentation submitted to DTP on 10 June 2026 in response to the first RFI. The proposed sub-transmission line route did not form part of the scope assessed within the submitted technical reports, which were prepared to predominately assess the proposed BESS facility and associated ancillary infrastructure. Therefore, no amendments or updates to the previously submitted technical assessments are required besides the Noise Impact Assessment as requested under Information Request Item 3.

I trust this information is sufficient to enable approval of this application. However, should you require further clarification, please do not hesitate to contact me on 0428 153 555 or kyang@slrconsulting.com.

Regards,

SLR Consulting Australia Pty Ltd



Katie Yang

Associate Consultant – Planning
kyang@slrconsulting.com

Attachments

Attachment A – Planning Report

Attachment B – Certificate of Title

Attachment C – Development Plans

Attachment D – Noise Impact Assessment

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

