

ADVERTISED PLAN

**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Ltd
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26 April 2024

Michael Juttner
Manager, Development Approvals and Design, Renewables
Department of Transport and Planning/ Development Facilitation Program
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Dear Michael,

MORTLAKE ENERGY HUB - HAMILTON HIGHWAY, MORTLAKE PLANNING PERMIT APPLICATION

Please find enclosed a planning permit application prepared by Urbis Pty Ltd on behalf of Bright Night Power (the permit applicant) in support of a planning permit application to use and develop land for a solar energy facility (renewable energy facility) and utility installation, on land to the north-west of Mortlake.

On 4 April 2024 amendment VC261 was gazetted into the Moyne Planning Scheme. This amended Clause 53.22 to introduce additional land uses to Table 2 of Clause 53.22-1, being:

- Renewable energy facility with an installed capacity of 1 megawatt or greater
- Utility installation used to transmit or distribute electricity or store electricity with an installed capacity of 1 megawatt or greater.

As the proposal is for a renewable energy facility and for a utility installation with capacity of 360MW and 600MW respectively, the proposal qualifies for assessment under this Clause.

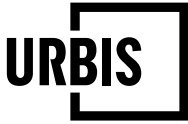
We further note that:

- No referral is required to be submitted to the Impact Assessment team within the Victorian Department of Transport and Planning to determine if a Environmental Effects Statement is required for the proposal
- No referral is required under the EPBC Act to the Commonwealth DCCEEW.

As such, the proposal is eligible for expedited assessment as part of the Department of Transport and Planning's Development Facilitation Program.

Pursuant to Clause 72.01-1, the Minister for Planning is the Responsibility Authority for the application.

The proposal includes a 360 MW solar array and associated 600MW Battery Energy Storage System across approximately 1060 hectares of the 1883-hectare site. The proposed development represents a site-responsive renewable energy facility that will make a significant contribution to achieving Victoria's renewable energy targets, as outlined in the table below:



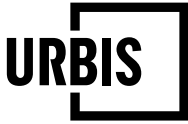
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Emissions	
Victoria	<ul style="list-style-type: none">▪ up to ca. 0.5% operational emissions reduction (based on 80,064,500 tCO₂e 2021 electricity source emissions)▪ up to ca. 1% operational emissions reduction from electricity as energy source (based on 41,400,000 tCO₂e 2021 electricity source emissions)
Renewable Energy Storage Targets	
Victoria	<ul style="list-style-type: none">▪ up to ca. 11% of 2030 target of 2.6GW▪ up to ca. 5% of 2035 target of 6.3GW

The application demonstrates that the proposed renewable energy installation is an appropriate use and form of development for the site when assessed against the Moyne Planning Scheme and all relevant State and Commonwealth legislation, policies and guidelines.

In support of the application, we enclose the following documents:

- Appendix A: Certificates of Title
- Appendix B: Site Plan prepared by Urbis
- Appendix C: Landscape Strategy prepared by Urbis
- Appendix D: Survey Plan prepared by SLS
- Appendix E: Elevations and Specifications prepared by Urbis
- Appendix F: Clause 53.13 assessment prepared by Urbis
- Appendix G: Clause 35.07 Farming Zone assessment prepared by Urbis
- Appendix H: Solar Energy Facilities Design and Development Guidelines (DTP, October 2022) Assessment prepared by Urbis
- Appendix I: Agricultural Assessment prepared by Ag-Challenge
- Appendix J: Preliminary Bushfire Assessment prepared by ELA
- Appendix K: Cultural Heritage Assessment prepared by ELA
- Appendix L: Transport Impact Assessment prepared by Urbis
- Appendix M: Biodiversity Assessment prepared by ELA
- Appendix N: Engagement Outcomes Report prepared by Premier Strategy
- Appendix O: Photo simulations prepared by Urbis
- Appendix P: Landscape and Visual Impact Assessment prepared by Urbis
- Appendix Q: Hydrology Assessment prepared by ELA



- Appendix R: Growling Grass Frog Survey prepared by ELA
- Appendix S: Acoustic Assessment prepared by WSP
- Appendix T: Environmental Management Plan Framework prepared by Urbis

The project team has worked collaboratively to inform the planning and design response. Extensive community consultation and engagement has taken place providing opportunities for the community and stakeholders to provide formative feedback on the proposal's design and layout.

We trust the enclosed information is sufficient for you to make a full assessment of the application.

If you have any queries regarding the submitted documentation, please do not hesitate to contact me on the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Callum Goldby".

Callum Goldby
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