

# Apply to amend a planning permit (Section 72 amendment)



Department  
of Transport  
and Planning

## Before you start

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- You will need these documents to submit this application:
  - A full, current copy of title information for each individual parcel of land forming the subject site.
  - A plan of existing conditions.
  - Plans showing the layout and details of the proposal.
  - Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
  - If required, a description of the likely effect of the proposal.
  - If applicable, a current Metropolitan planning Levy certificate.
  - Written description of the changes.
  - Plans that clearly highlight the details of the changes.
  - Any relevant background documents.
- Fees will apply for this application - [find out about fees for planning applications](#). You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.
- This application will automatically save as you enter information.

## Contact details

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### Applicant details

Is the applicant a person or organisation?	Organisation
Organisation name	ACEnergy C/- Spiire Australia Pty Ltd
Business phone number	99937847
Email	peter.dawson@spiire.com.au
Address type	PO Box
PO Box address	
PO Box	16084
Suburb	Melbourne
Postcode	8007

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State

VIC

## Owner details

The owner is the applicant

No

Is the owner a person or organisation?

Person

First name

Peter

Last name

Jeffery

Mobile

Work phone

Organisation

Job title

Email

sixjefferys@gmail.com

Address type

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## Preferred Contact

First name

Peter

Last name

Dawson

Mobile

0406 077 928

Work phone

Organisation

Spiire Australia Pty Ltd

Job title

Email

peter.dawson@spiire.com.au

Address type

## Pre-application meeting details

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**Have you submitted a pre-application meeting request already for this site?** Yes - Completed

## Land details

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**Planning scheme** Greater Shepparton

At least one location must be provided to submit this application. Options for defining locations are described below:

- **Auto-populate using land titles:** Street addresses are extracted from uploaded land titles (lot on plan and crown allotments are not supported by this feature).
- **Map interface:** Specify up to 300 properties and parcels using search, select and/or a GIS shapefile.
- **Manual entry:** Use this when other methods fail. Locations are accepted as entered and are not system validated.

## Upload and scan land titles to automatically populate street addresses

### 1. Upload documents

### 2. Scan uploaded documents

- Detected street addresses will be added to the list below.
- You must check and confirm address details are correct.
- Documents are only scanned once. If additional documents are uploaded after a scan, only new documents will be scanned.
- Scanning of documents can take a few minutes to process. You will be unable to edit your application until this process has completed.

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### Scan results

**Manual location details** 910 Side Bottoms Road, Pine Lodge & 490 Cosgrove-Lemnos Road, Pine Lodge

It is strongly recommended that you use the map to search and select locations for land related to this application. Manually entering or editing locations could cause delays in your application processing if that location cannot be found.

## Amendment details

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**Is this application related to a completed application already lodged in Permits Online?** Yes

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**Related application** PS2201507

**Related application type** Application for planning permit (including VicSmart)

**Error: Related application number or type, or both, are invalid. Please review and update.**

**This application seeks to amend:** Current conditions of the permit

**Describe the details of proposed changes** Amend the wording of Condition 4 and 5 to refer to the updated quantity of required native vegetation removal. Amend the permit to remove the conditions pertaining to operational noise (Condition 15 and 17). Amend the wording of the conditions pertaining to decommissioning (Condition 46 and 47).

**Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?** No

**Enter the estimated cost of the proposed amended development** \$74,000,000.00

**Cost of the permitted development** \$74,000,000.00

**Cost difference** \$0.00

**What is the current land use?** Other land use

**Have the conditions of the land changed since the time of the original application?** No

**Does this application look to change or extend the use of this land?** No

**Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?** No

**Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)?** No

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**Supporting documents**

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The following supporting documents must be submitted with this application, preferably in PDF or Word format.

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used).
- Written description of the changes.
- Plans that clearly highlight the details of the changes.
- Any relevant background documents.

#### Supporting documents

Plan\_TP761710H\_1724390259.pdf  
Volume\_5388\_Folio\_539\_1724390256.pdf  
Pine Lodge BESS LS REV 5Aug24.pdf  
G-2.1\_000904\_FA-G\_LOCALITY DIAGRAM 1 OF 2.pdf  
[SWITCHING STATION ELEVATION] PLTS-0355417-001.pdf  
G-1.2\_000904\_FA-A\_SITE PLAN 2 OF 2.pdf  
14038 PINE LODGE BESS NOISE IMPACT ASSESSMENT R8.  
pdf  
G-4.0\_000904\_FA-B\_ENERGY STORAGE CONTAINER  
ELEVATIONS.pdf  
G-1\_000904\_FA-A\_SITE PLAN 1 OF 2.pdf  
July 2024 Revision 910 Shebold for Rf Pine Lodge Ecological  
assessment.pdf  
G-3.0\_000904\_FA-C\_IVPS ELEVATION.pdf  
PL10 Pine Lodge Section 72 Application Letter Aug 2024.pdf  
G-2.2\_000904\_FA-G\_LOCALITY DIAGRAM 2 OF 2.pdf

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The 2024 Revision 910 Shebold for Rf  
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#### 3D digital model

A 3D digital model will assist to clearly communicate your application's intentions and enhance the review process. We encourage and recommend submitting a 3D digital model as part of your application.

- **Mandatory** formats: **FBX, OBJ, 3DM**; Optional supplementary formats: RVT, IFC
- Triangle count under five million per development.
- Unit scale in metric.
- The maximum file size is 250 MB.
- Please refer to the [technical guidance for submission](#) to check your model meets all specifications. We will request a re-submission of the 3D digital model if the specifications are not met.
- If you are unable to submit your 3D digital model, contact [visualisation@transport.vic.gov.au](mailto:visualisation@transport.vic.gov.au) for assistance.

#### 3D digital model

## Fees and payment

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[View planning and subdivision fees](#)

## Fee

<b>Fee type</b>	Applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)
<b>Class</b>	2
<b>Fee amount</b>	\$1453.40
<b>Fee description</b>	Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.

The total amount is calculated as the highest fee plus 50% of the remainder of the fees.

**Total amount to pay** \$1453.40

**Payment method**

Credit/Debit card

Credit/Debit card payment successful

**Submit**

**Applicant declaration**

I declare that I am or represent the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application

**Privacy statement**

The Department of Transport and Planning (DTP) is committed to protecting personal information provided by you in accordance with the principles of the Victoria privacy laws. The information you provide will be used for the following purposes:

- correspond with you about your application
- if necessary, notify affected parties who may wish to inspect your proposal so that they can respond
- if necessary, forward your application to a referral authority.

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded

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- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

If all requested information is not received, DTP may be unable to process your request.

You may access the information you have provided to DTP by contacting [Development approvals](#)

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 05388 FOLIO 539

Security no : 124117682147C  
Produced 23/08/2024 03:17 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 761710H.

PARENT TITLES :

Volume 02027 Folio 302      Volume 02372 Folio 261      Volume 02426 Folio 167  
Created by instrument 1361730 11/04/1928

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

PETER GORDON JEFFERY of 910 SIDEBOTTOM ROAD PINE LODGE VIC 3631  
AS173442U 17/05/2019

**ENCUMBRANCES, CAVEATS AND NOTICES**

CAVEAT AW507966R 01/02/2023

Caveator

ENERGY STORAGE PROJECT NO.6 PTY LTD ACN: 653663444

Grounds of Claim

OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

22/09/2021

Estate or Interest

EXECUTORY OR CONTINGENT INTEREST

Prohibition

ABSOLUTELY

Lodged by

JURISBRIDGE LEGAL

Notices to

JOYCE LYU of LEVEL 46 680 GEORGE STREET SYDNEY NSW 2000

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Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP761710H FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 910 SIDEBOTTOMS ROAD PINE LODGE VIC 3631

DOCUMENT END

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Document Assembled	<b>23/08/2024 15:17</b>

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TITLE PLAN		EDITION 1	TP 761710H
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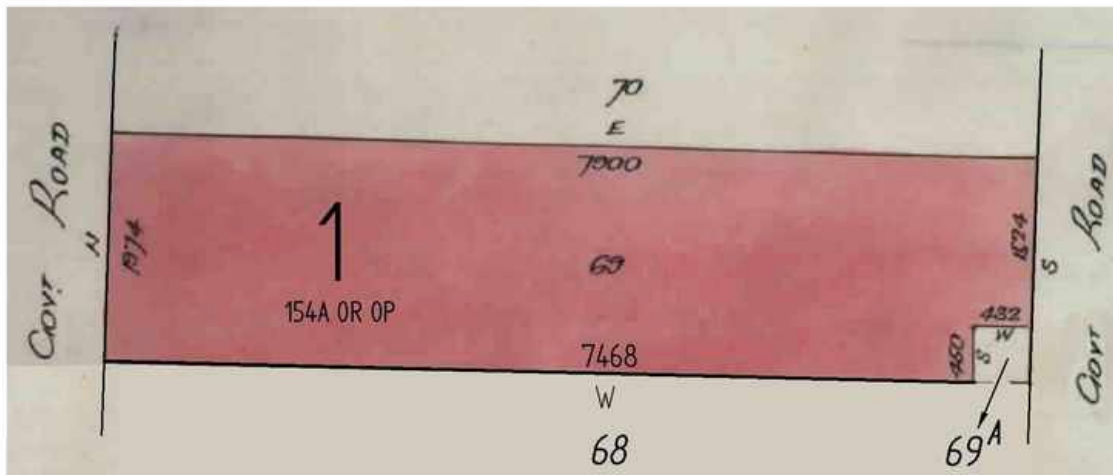
<p><b>Location of Land</b></p> <p>Parish: PINE LODGE          Township:          Section:          Crown Allotment: 69          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 5388 FOL 539          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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Description of Land / Easement Information

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THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 18/12/2002  
 VERIFIED: BC



## ADVERTISED PLAN

<b>TABLE OF PARCEL IDENTIFIERS</b>
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 69

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 09516 FOLIO 075

Security no : 124118177987U  
Produced 11/09/2024 04:34 PM

**LAND DESCRIPTION**

Crown Allotment 68 Parish of Pine Lodge.  
PARENT TITLE Volume 05388 Folio 539  
Created by instrument K351332 02/05/1983

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
PETER GORDON JEFFERY of 910 SIDEBOTTOM ROAD PINE LODGE VIC 3631  
AS173442U 17/05/2019

**ENCUMBRANCES, CAVEATS AND NOTICES**

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP060650H FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 490 COSGROVE-LEMNOS ROAD PINE LODGE VIC 3631

DOCUMENT END

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