

ADVERTISED PLAN

Battery Energy Storage System - Town Planning Report

221 Grahamvale
Road and 305 Verney
Road Grahamvale

Client

Avenis Energy – on behalf
AE BESS 3 Pty Ltd as Trustee
for AE BESS 3 Unit Trust

Issued

29/07/2026

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

Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au

BW
Beveridge Williams

2001671 - 221 Grahamvale Road, Grahamvale BESS Town
3/12/2026 3:30 PM

Client: Avenis Energy – on behalf AE
BESS 3 Pty Ltd as Trustee for AE
BESS 3 Unit Trust
Issued: 29/07/2026
Version: 5
Prepared by: Tim Campelj
Checked by: Bernard Stewart
Project Manager: Bernard Stewart
Project Number: 2301041

Surveying
Asset Recording
Civil Engineering
Infrastructure Engineering
Traffic & Transport Engineering
Environmental Consulting
Water Resource Engineering
Strata Certification (NSW)
Town Planning
Urban Design
Landscape Architecture
Project Management

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

Revision Table

REV	DESCRIPTION	DATE	AUTHORISED
0	draft	24/10/25	B Stewart
1	Report	03/12/25	B Stewart
2	Updated Report	13/02/26	B Stewart
3	Updated Report	25/02/26	B Stewart
4	Updated Report	01/04/26	B Stewart
5	Final Submission	04/06/26	B Stewart
6	RFI Response	16/07/26	B Stewart

Copyright Notice

© Copyright – Beveridge Williams & Co P/L

Users of this document are reminded that it is subject to copyright. This document should not be reproduced, except in full and with the permission of Beveridge Williams & Co Pty Ltd

Contents

1. EXECUTIVE SUMMARY	1
2. SITE SELECTION AND PLANNING SUMMARY	8
2.1. Project Objectives	8
2.2. Projects planning permit application to justify Grahamvale BESS location	9
3. SHEPPARTON CONTEXT	16
3.1. Strategic context	16
3.2. Declared Irrigation Districts	21
3.3. proposed renewable Energy Zones	25
4. THE SITE	27
5. PROPOSAL	31
5.1. Project Description	32
6. PLANNING, ENVIRONMENT AND ENERGY POLICY	34
6.1. Federal Context - Commonwealth Legislation and Policy	34
6.1.1. Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	34
6.1.2. Paris Climate Agreement 2016	34
6.2. State Context - State Legislation	34
6.2.1. Aboriginal Heritage Act 2006	34
6.2.2. Climate Change Act 2017	34
6.2.3. Environment Protection Act 2017	35
6.2.4. Heritage Act 2017	35
6.2.5. Planning and Environment Act 1987	35
6.2.6. Renewable Energy (Jobs and Investment) Act 2017	36
6.2.7. Environment Effects Act 1978 (EE Act)	36
6.2.8. Flora and Fauna Guarantee Act 1988 (FFG Act)	36
6.3. Local Context	36
6.3.1. Planning Scheme Purpose and Vision	36
6.3.2. Municipal Planning Strategy	37
6.3.3. Planning Policy Framework	39
6.4. Planning Zones and Overlays	42
6.4.1. farming zone	42
6.4.2. Public Use Zone	43
6.4.3. General Residential Zone	43
6.4.4. Transport 3 Zone	44
6.4.5. Specific Controls Overlay	44
6.4.6. Development Plan Overlay (DP04)	45
6.4.7. Particular Provisions	47
6.4.8. Clause 52.02 EASEMENTS, RESTRICTIONS AND RESERVES	47
6.4.9. Clause 52.06 Car Parking	47
6.4.10. Clause 52.29 land adjacent to a Road in a Transport Zone 2.	47
6.4.11. Clause 53.22 Signification Economic Development	47
6.4.12. General Provisions	47
6.4.13. Clause 66 Authority Referrals	48
6.4.14. Operational Provisions	48
6.4.15. Other Considerations	48
6.4.16. Clause 65	50
6.4.17. Pre-Application Consultation	50
6.4.18. Land Use Definition	54
6.4.19. Purpose of the planning Policy Framework	54
6.4.20. Planning Permit Trigger	54
6.5. State and Local Strategies and Guidelines	55
7. ASSESSMENT	58
7.1. federal context - COMMONWEALTH legislation considerations	58

**ADVERTISED
PLAN**

7.1.1.	Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)	58
7.1.2.	Paris Climate Agreement 2016	58
7.2.	state context - state legislation considerations	58
7.2.1.	Aboriginal Heritage Act 2006	58
7.2.2.	Climate Change Act 2017	59
7.2.3.	Environment Protection Act 2017	59
7.2.4.	Heritage Act 2017	60
7.2.5.	Planning and Environment ACT 1987	60
7.2.6.	Renewable Energy (Jobs and Investment) Act 2017	60
7.2.7.	Environment Effects Act 1978 (EE Act)	62
7.2.8.	Flora and Fauna Guarantee Act 1988 (FFG Act)	62
7.3.	Local context	62
7.3.1.	Planning Scheme purpose and vision	62
7.3.2.	MUNICIPAL Policy Framework	62
7.3.3.	Planning policy framework	64
7.4.	Planning Zone and Overlays	79
7.4.1.	Farming Zone	79
7.4.2.	other Zones	82
7.4.3.	Overlays	83
7.4.4.	Particular Provisions	84
7.4.5.	Clause 52.02 Easements, Restrictions and Reserves	84
7.4.6.	Clause 52.06 Car parking	84
7.4.7.	Clause 52.29 Land Adjacent to a Road in a TRANSPORT Zone 2	84
7.4.8.	Clause 53.22 Significant Economic Development	85
7.4.9.	Clause 65.01 Decision Guidelines	86
7.4.10.	other considerations	87
7.4.11.	Clause 71.02 - Operation of the Planning Policy Framework	87
8.	CONCLUSION	89

**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**

Figures

Figure 1: Project Site for the Grahamvale BESS Project	3
Figure 2: Proposed BESS site and existing Terminal Station	6
Figure 3: Proposed BESS site and Access Roads	6
Figure 4 – Proposed BESS site, highlighting cable connections and Cable Connection Bay	7
Figure 5 – Existing Transmission network in the Greater Shepparton Area	9
Figure 6 – Existing Shepparton Terminal Station	10
Figure 7 – Proposed BESS site, highlighting existing Terminal Station and existing 220kV Transmission Line	10
Figure 8: Plan titles for BESS, Access and underground cable routes	15
Figure 9: Hume Settlement Framework Plan	16
Figure 10: Proposed Residential expansion as per the Shepparton & Mooroopna 2050: Regional City Growth Plan	18
Figure 11: Proposed Industrial expansion as per the Shepparton & Mooroopna 2050: Regional City Growth Plan	19
Figure 12: Bypassing Shepparton Projects	20
Figure 13: Declared Irrigation District Context Plan – Greater Shepparton	23
Figure 14: Declared Irrigation District Context Plan	24
Figure 15: Proposed REZ Area to the west and east of Shepparton	26
Figure 16: Local Context showing proposal in relation to surrounding land uses	27
Figure 17: GOULBURN-MURRAY WATER – Assets Plan	28
Figure 18: GOULBURN-MURRAY WATER – Assets Plan	30
Figure 19: Proposed BESS site, highlighting cable connections and Cable Connection Bay Proposed BESS site and Access Points	32
Figure 20: – Shepparton and Mooroopna Framework Plan - Clause 02.04 Municipal Planning Strategy	38
Figure 21: - Superseded Strategic Framework plan	39
Figure 22: Zoning Map - Source: VicPlan	43
Figure 23: Overlay Map Source: VicPlan	45
Figure 24: - Overlay Plan	45
Figure 25: - Shepparton North Growth Corridor Outline Development Plan	46
Figure 26: - Cultural Heritage Sensitivity Mapping	49
Figure 27: - BMO and BPA Designation	50

ADVERTISED PLAN

Figure 28: – Noise modelling results compared with Noise Protocol Noise Limits and Project Design Objectives	59
Figure 29: – Aerial Image of the proposed BESS site in 1989	67
Figure 30: – Aerial Image of the proposed BESS site in 2004	67
Figure 31: – Aerial Image of the proposed BESS site in 2025	67
Figure 32: – Existing Irrigation and Drainage Channels and proposed crossing points	69
Figure 33: – Planning Scheme Definition of Declared Irrigation District	70
Figure 34: – Planning Scheme Definition of Utility Installations and Renewable Energy Facilities	71
Figure 35: – Shepparton and Maroopna Framework Plan - Clause 02.04 Municipal Planning Strategy	74
Figure 36: – Plan showing relationship of Declared Irrigation District to the Shepparton Settlement Boundary	75
Figure 37: – Plan showing relationship between the proposal and the existing Shepparton Terminal Station and High Voltage Lines	77
Figure 38: - Existing lot arrangement	81
Figure 39: - Proposed lot re-arrangement	82
Figure 40: – Plan showing the existing Shepparton Terminal Station and School	84

Appendix

APPENDIX A: COMMITTEE FOR GREATER SHEPPARTON – SHEPPARTON NEWS
APPENDIX B: BESS LAYOUT PLANS
APPENDIX C: CONSULTATION REPORT
APPENDIX D: BIOSIS FLORA AND FAUNA REPORT
APPENDIX E: BIOSIS CHMP
APPENDIX F: ACOUSTIC REPORT
APPENDIX G: HERITAGE SEARCHES
APPENDIX H: ECONOMIC REPORT
APPENDIX I: BUSHFIRE AND FIRE SAFETY REPORTS
APPENDIX J: AGRICULTURAL ASSESSMENT REPORT
APPENDIX K: VISUAL ASSESSMENT REPORT
APPENDIX L: TRAFFIC ASSESSMENT REPORT
APPENDIX M: WATER TECHNOLOGY REPORT
APPENDIX N: LETTER FROM THE DEPT OF TRANSPORT
APPENDIX O: TARGETED COMMUNITY AND STAKEHOLDER ENGAGEMENT
APPENDIX P: COMMUNITY FUND PRELIMINARY DISCUSSIONS

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

1. EXECUTIVE SUMMARY

Beveridge Williams Pty Ltd acts on behalf of Avenis Energy who are on behalf of AE BESS 3 Pty Ltd as Trustee for AE BESS 3 Unit Trust (the 'Proponent') and proposes the development of a Battery Energy Storage System (referred to as BESS thereafter) in Grahamvale near Shepparton, Victoria. The site is situated on the northern fringe of Shepparton, approximately 5km from the City Centre, in Grahamvale.

It is understood that the BESS will have an intended capacity of up to 480 Megawatts (MW) / 1,920 Megawatt hours (MWh) and will connect via a 220kV underground cables to the existing Shepparton Terminal Station adjacent to the proposed BESS site.

The proposed BESS is considered to have numerous benefits, including:

- Contributing to Australia's energy transition through the provision of much needed energy storage facility
- Supporting the additional implementation of renewable energy generation.
- Assisting Victoria in improving its energy security and accelerating electrification to reduce demand on natural resources and lower power bills.
- Improving the stability and reliability of the local electrical network which will enable business and industry to invest with confidence in the Shepparton region.
- Improving the Irrigation District's resilience to Climate Change to secure its long-term prosperity.
- Contributing to Victoria's ambitious Renewable Energy Targets of 65% by 2030 and 95% by 2035 as well as energy storage targets of at least 2.6 GW by 2030 and 6.3 GW by 2035.
- The co-location of the project next to the Shepparton Terminal Station.
- Significant capital investment into the Shepparton economy creating 90 Full Time Equivalent jobs and 145 indirect full time jobs over the 18 month construction period.
- Provides for a net community benefit.
- Maintaining financial contribution to the community.
- Allowing for continued agricultural use of the part of the site not used for the BESS and BESS access areas.
- Providing privately funded strategically targeted investment into the electricity network which will improve grid reliability and resilience, providing the maximum benefit to end consumers.

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.

In making this application, and in reviewing the full suite of applicable planning provisions, we have considered the relevant strategic directions, policy objectives, and decision-making guidelines. This assessment acknowledges that individual policies may point to different, and at times competing, outcomes. However, the Planning and Environment Act 1987 and the Victorian Planning Policy Framework require that planning authorities resolve such tensions through an overall judgement based on achieving net community benefit and sustainable development.

In this context, we contend that the proposal represents an appropriate and balanced response to the range of policies that apply to the land. It achieves this by supporting the orderly use and development of land, delivering positive economic outcomes, and responding appropriately to environmental and physical constraints. Although some policies may call for careful management of particular impacts, the proposal achieves a reasonable balance considering the broader strategic intent for the locality.

Accordingly, when weighed against the totality of relevant considerations, we submit that the proposal satisfactorily reconciles any competing policy objectives in favour of a net community benefit. It facilitates sustainable development that will serve the needs of both present and future generations, consistent with the overarching purpose of Victoria's planning framework.

Taking into account the sites close proximity to the existing Shepparton Terminal Station and it's design principles the proposal is considered to have a strong alignment with the relevant zones and overlays, and key State, Regional and Local policy of the Greater Shepparton Planning Scheme, and implements a range of Federal and Victorian policy objectives in relation to renewable energy and emissions reduction.

This report outlines the proposal, overview of the site and locality, and provides a detailed planning assessment of the proposal against the Greater Shepparton Planning Scheme and relevant Federal policy.

Throughout this report a reference to the Project Site includes:

- all the land proposed for the battery storage units and associated infrastructure,
- cable connections and associated works
- Proposed works with the existing Shepparton Terminal Station
- Proposed works associated with upgrades to various property access points.

The project site is contained with highlighted area as shown below.

**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**

ADVERTISED PLAN

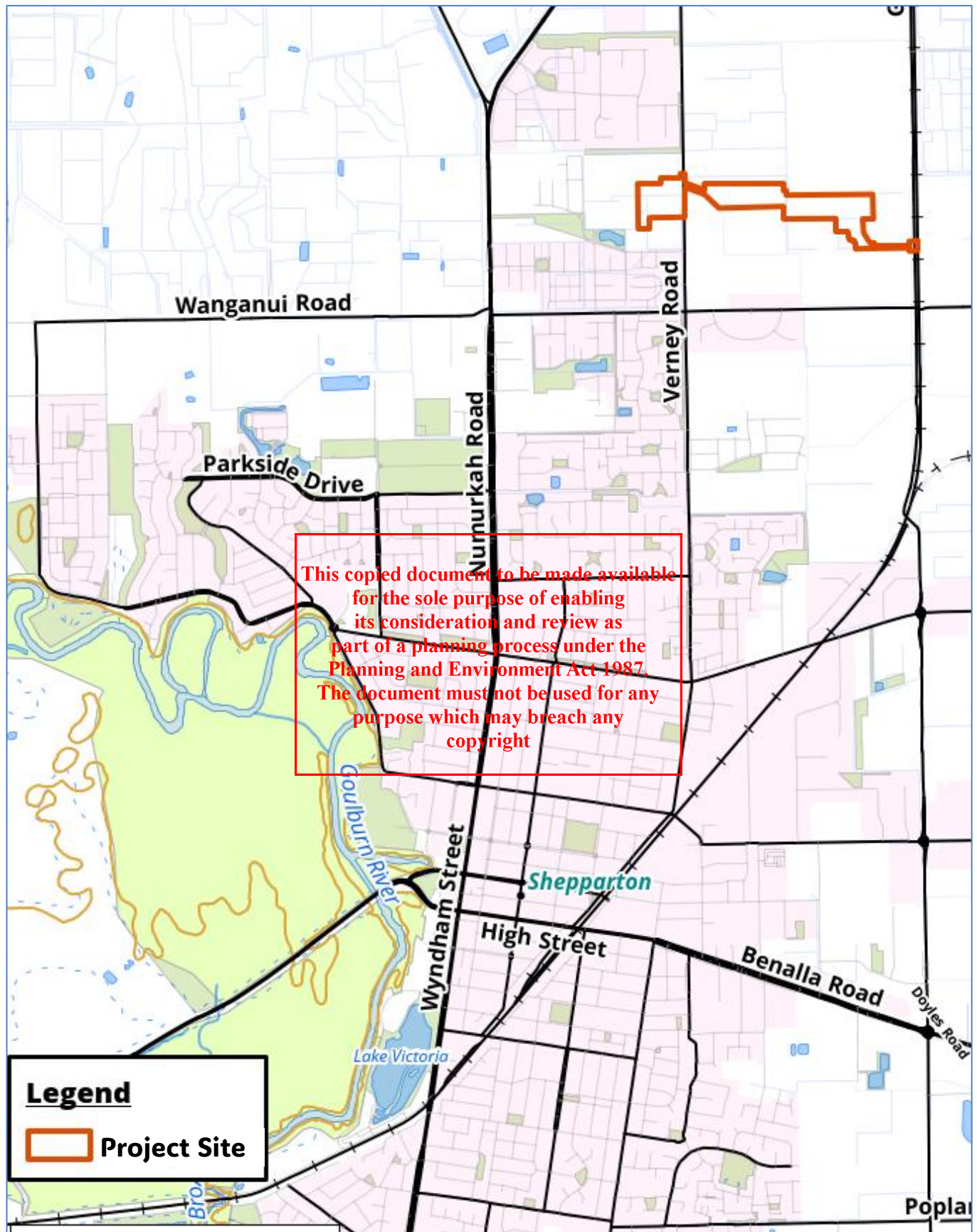


Figure 1: Project Site for the Grahamvale BESS Project

ADVERTISED PLAN

The below table details the project team and technical assessments that have been prepared to accompany the planning permit application. The findings of these assessments are referenced throughout this document, however an executive summary of the findings of each assessment are also provided within the table.

The Project Site is located within a Declared Irrigation District. Accordingly, the agricultural and economic reports have specifically considered the potential impact of the Project on the Declared Irrigation District. These assessments concluded that due to the relatively small scale of the proposal, the existing use of the land, and the ability for the land to return to an agricultural use at the end of its operational life, that the Project will result in negligible impact on agricultural use within the Declared Irrigation District with only a temporary loss of land to the irrigation district within the Greater Shepparton council area of only approximately 0.0041%.

In addition to this, the BESS has incorporated bespoke design principles to ensure that there will be no impact on the future operation of the Irrigation District within and adjoining the Project Site, which principles are outlined in this application.

The BESS will also deliver significant grid enhancing infrastructure and services to improve the Irrigation District's resilience to Climate Change and its associated events such as increased frequency and intensity of extreme weather events, variability in water supply and availability. The BESS will ensure that these events have significantly less impact on Goulburn Murray Water (GMW) assets, services and customers to secure the long-term prosperity of the Irrigation District and its communities. Importantly this aligns with GMW's latest Corporate Plan (Corporate Plan - Goulburn-Murray Water - 2025/26) that identifies 'resilience to a changing climate' as a strategic risk.

DISCIPLINE	CONSULTANT	HIGH LEVEL SUMMARY
Flora and Fauna	Biosis	The majority of the study area has been modified and disturbed by historical and ongoing land uses. As a result of this modification, the study area is significantly modified and supports predominantly introduced vegetation of limited ecological value. No native patch vegetation or scattered trees were observed on site and native vegetation recorded was limited to scattered individuals of Common Wallaby-grass <i>Rytidosperma caespitosum</i> and Windmill Grass <i>Chloris truncata</i>.
Cultural Heritage -	Biosis	A Desktop, Standard and Complex Assessment was undertaken in Consultation with Yorta Yorta Nation Aboriginal Corporation no Aboriginal material culture was located during the preparation of the CHMP. A CHMP has been approved for the project.
Acoustics	WGM Acoustics	The findings of the assessment have concluded that with the implementation of reasonably practicable measures, noise emissions associated with the proposed operations comply with Noise Protocol noise limits and suitable project design objectives at the nearby sensitive residential receptors.
Agricultural	Assessment – Minesoils	The impacts on agriculture as a result of the Project are determined to be minor, temporary, and limited to the disturbance footprint. The Project Site represents only approximately 0.0041% of land in the Declared Irrigation District within the Greater Shepparton Local Government Area.
Visual and Landscape Assessment –	Moir Studio	The assessment determines that the Project can be undertaken without impacting the existing landscape character of the area and with little to no impact on nearby public and private viewing locations.

ADVERTISED PLAN

DISCIPLINE	CONSULTANT	HIGH LEVEL SUMMARY
Bushfire Assessment –	Terramatrix	The identified landscape, local, neighbourhood and site scale bushfire risk is low, and the development can appropriately prioritise the protection of human life and meet the objectives of Clause 13.02-1S by implementing the FRV GL-55 Guidelines.
Stormwater Assessment –	Water Technologies	The strategy outlined in this SWMS will ensure that the development meets BEPMG water quality targets and flow management objectives (flows up to the 10% AEP event are detained onsite, and that the 1% flow rates do not exceed pre-development rates). The site-specific constraints such as insufficient gradient across the site and maintaining sufficient storage capacity between storm events up to 10% AEP need to be considered as the design progress. The preliminary design also allows for any firewater runoff to be collected and retained on site.
Traffic Assessment –	Beveridge Williams	The traffic modelling of the anticipated construction and operation volumes generated from the BESS will be able to be accommodated by the Verney Road and Grahamvale Road corridors. The existing access points proposed to be utilised for the BESS site require upgrades for heavy vehicle movements, including widening, sealed pavement, and traffic management (Grahamvale Road & Verney Road). The site will accommodate sufficient on site parking during the construction and operational phases. Four transformers will require OSOM transport from Melbourne, with temporary works and permits needed. Movements should occur outside peak periods with escort vehicles and community notifications.
Economic Assessment –	Colliers Urban Planning	The Project will support the local and regional economy as well as providing 90 direct and 145 indirect jobs in the construction phase. The Project will support economic growth and will provide investor confidence in the electrical network.
General Community Engagement –	Clifton Group	The project has been discussed with all levels of government as well as with community members. Consultation has increased the knowledge of the project in the region. Consultation will be ongoing with all parties as part of this planning process.
Targeted Community Engagement	NGH Consulting	NGH undertook follow up targeted community and stakeholder consultation earlier this year in relation to the proposal. Overall, engagement undertaken during this phase identified generally positive and supportive stakeholder sentiment towards the Project, with many participants expressing interest in how the development could contribute to regional energy reliability, local investment and broader economic outcomes for the Shepparton area.

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.

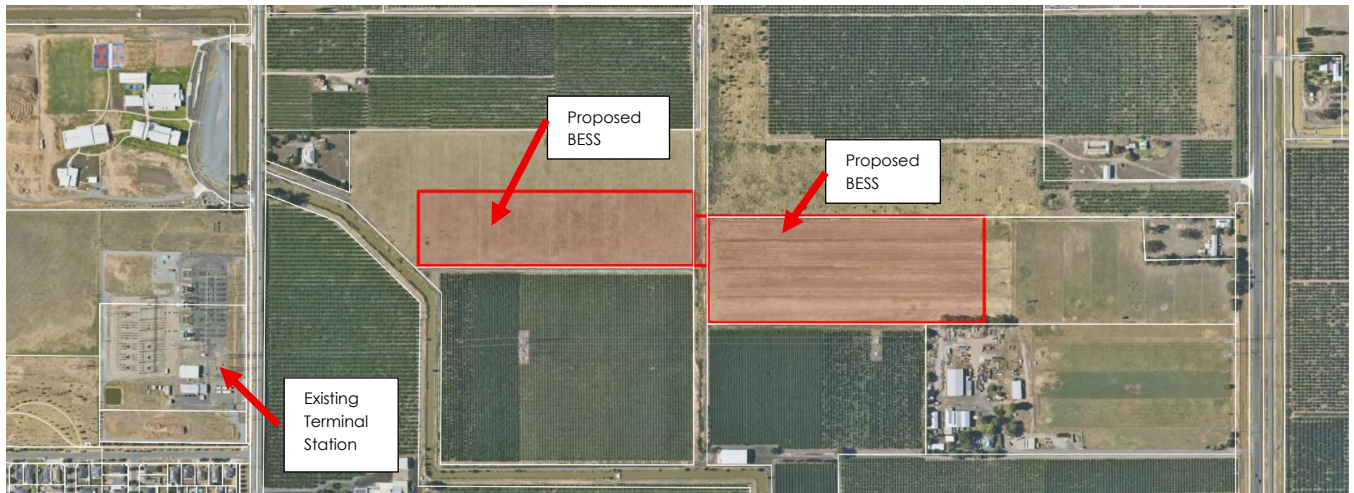


Figure 2: Proposed BESS site and existing Terminal Station

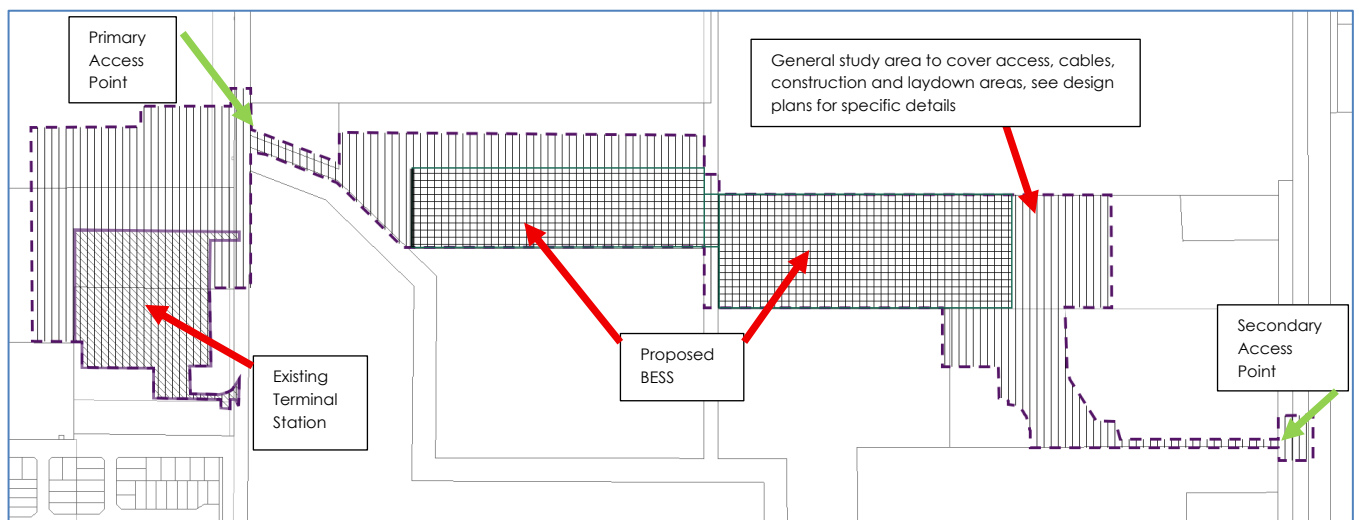


Figure 3: Proposed BESS site and Access Roads

Figure 3 shows the proposed BESS Project Site located over two titles. Access between the eastern and western BESS areas is shown, as well as the access roads which connect the site to Grahamvale and Verney Roads.

**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**

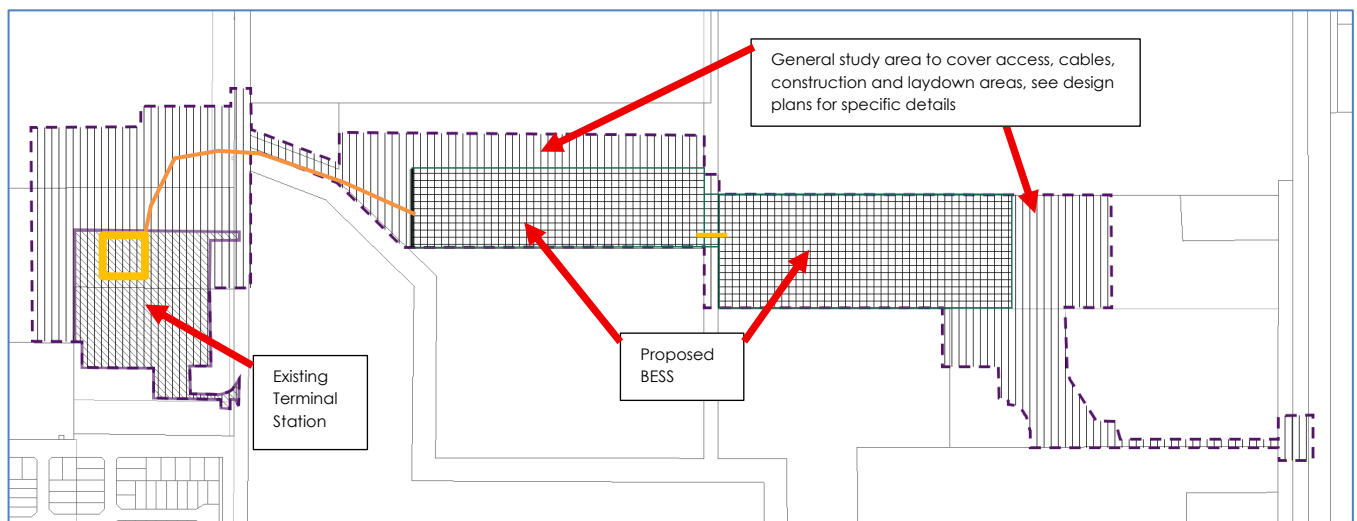


Figure 4 – Proposed BESS site, highlighting cable connections and Cable Connection Bay

Figure 4 shows the proposed BESS Project Site located over two titles.

The cable connection from the western BESS site and the existing Shepparton Termination Station are shown. A new connection bay is illustrated within the existing Terminal Station.

Internal cable connections are also shown between the eastern and western BESS areas.

* Please note that the cable routes are indicative and are subject to change based on technical parameters. The final routes will be established during detailed design.

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**

2. SITE SELECTION AND PLANNING SUMMARY

2.1. PROJECT OBJECTIVES

The overarching objective of the Project is to develop a grid-connected, utility Battery Energy Storage System (BESS) that supports the local electricity network and the wider National Electricity Market (NEM) by:

1. Facilitating load shifting, and
2. Contributing critical ancillary services to the NEM, such as system strength and inertia support, along with frequency and voltage control services, which are essential for maintaining the stability and reliability of the local electricity network.

The proposed site is strategically located near key transmission infrastructure on the backbone of Victoria's 220 kV network. The 220kV Transmission line is highlighted in Figure 5 below.

The Project is designed to:

- Enable the integration of higher share of locally and regionally generated solar energy by providing time shifting of abundant and cheap solar energy to periods traditional served by remote wind and fossil fuel generation;
- Support the resilience and security of the NEM electricity network through the provision of system strength, energy and ancillary services;
- Support the resilience and security of the local area electricity network through supply of system strength and energy services at the highest voltage level bus in the Shepparton area.
- Reduce the dependence of local manufacturers and processors on the transmission network availability through local supply of energy services from the BESS, in conjunction with increased hosting capability for both utility and roof top solar.
- Minimise and mitigate adverse future environmental and community impacts by connecting the BESS to the existing transmission network that is in close proximity to generation sources (solar) and local industry demand.
- Minimise and mitigate adverse environmental and community impacts through responsible design, construction, and operation practices, consistent with the Planning Framework as outlined in Section 7.3 of this report;
- Deliver local social and economic benefits through job creation, procurement opportunities, and community benefit sharing scheme informed by meaningful stakeholder engagement; and
- Contribute to the State and Federal Government goals of achieving net-zero emissions by 2050.

The main objective of the project is to reinforce, stabilise and improve the local grid to facilitate the future sustainable growth of the region, while assisting the integration of renewable energy into the energy network and improving the competitiveness of the area.

The project will also assist reducing reliance of the State of Victoria on natural resources (such as gas) whilst accelerating electrification and expanding renewable energy to improve energy resilience, reduce costs for households and support Victoria's transition to net zero emissions by 2045.

Greater Shepparton represents almost 10 per cent of Victoria's industrial electricity use, and demand has increased by more than a 30 per cent in less than a decade, but unreliable energy supply (power quality) continues to erode the competitiveness of its \$10 billion agriculture, manufacturing and value adding sectors, which employ more than 10,000 locals and inject almost \$1 billion of wages and salaries into the local economy each year. In addition to this the area is proposing to have significant residential and industrial growth over the next 20 years with the population expected to increase by 13% making it one of Victoria's fastest growing regional centres. To sustain the competitiveness of the region for businesses through this growth it will need to have a stronger and more resilient energy grid.

The proposed BESS is strategically located within the grid network to do this. With the BESS the grid will become more resilient to respond natural events such as droughts, heatwaves and blackouts that are known to significantly impact business with irrigation and cooling systems. In addition to this, the BESS will strongly support and facilitate

ADVERTISED PLAN

the proposed future residential and industrial load growth of the region and the electrification transition of all sectors.

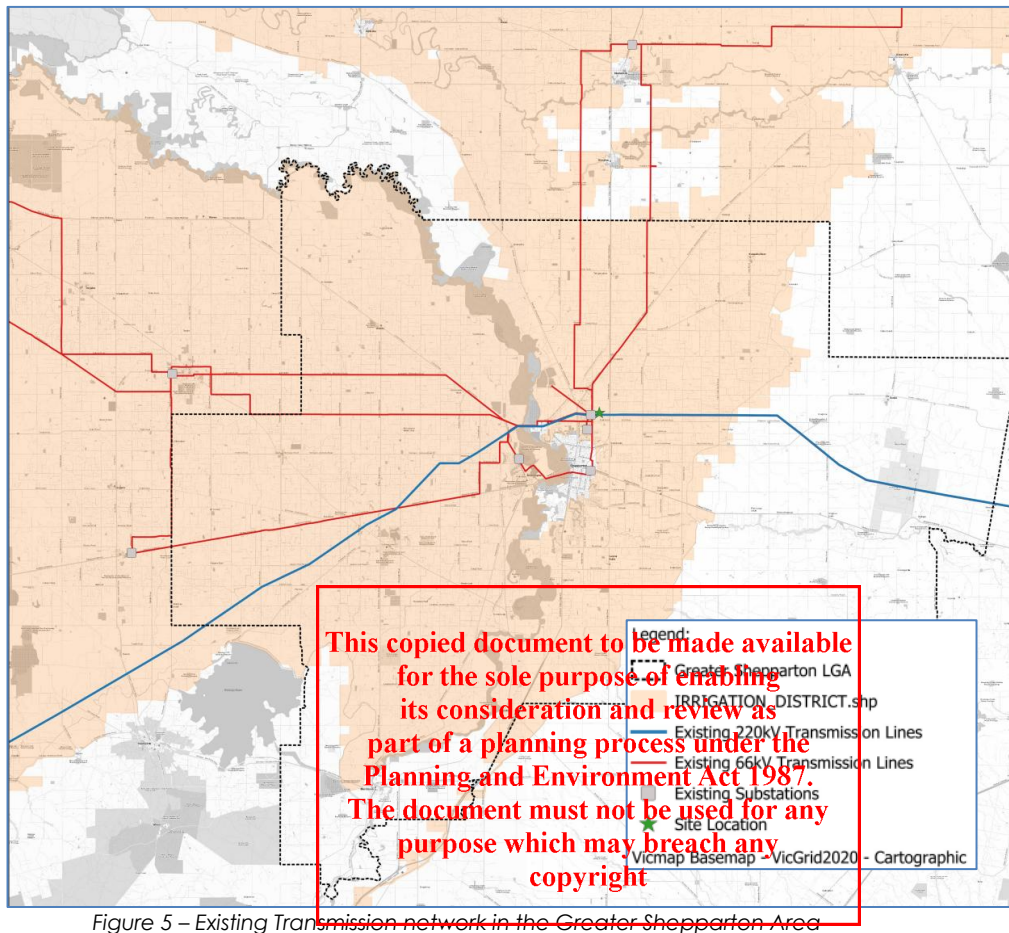


Figure 5 – Existing Transmission network in the Greater Shepparton Area

2.2. PROJECTS PLANNING PERMIT APPLICATION TO JUSTIFY GRAHAMVALE BESS LOCATION

Locating a BESS immediately adjacent to the existing Shepparton Terminal Station is the optimal location within the Greater Shepparton City Council region to support the existing Shepparton Terminal Station and the end users connected to this network.

The existing Terminal Station is shown below in Figure 6. The Terminal Station is located on the west side of Verney Road and is located close enough to the proposed BESS site to allow for the electrical connections to be connected via an underground connection.

In addition, locating the proposed BESS close to the Terminal Station will have the following benefits:

- Connection between the proposed BESS and the Terminal Station will be underground and will therefore not require additional overhead pole and wires
- The proposed connection between the BESS and Terminal Station is less than 500m
- It will ensure that the BESS operates more effectively, and will provide increasing Network reliability
- The proposal is the most efficient use of both the existing network resources given its direct connection into Shepparton Terminal Station and avoidance of additional grid infrastructure requirements when connecting directly into nearby 220kV transmission lines.

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

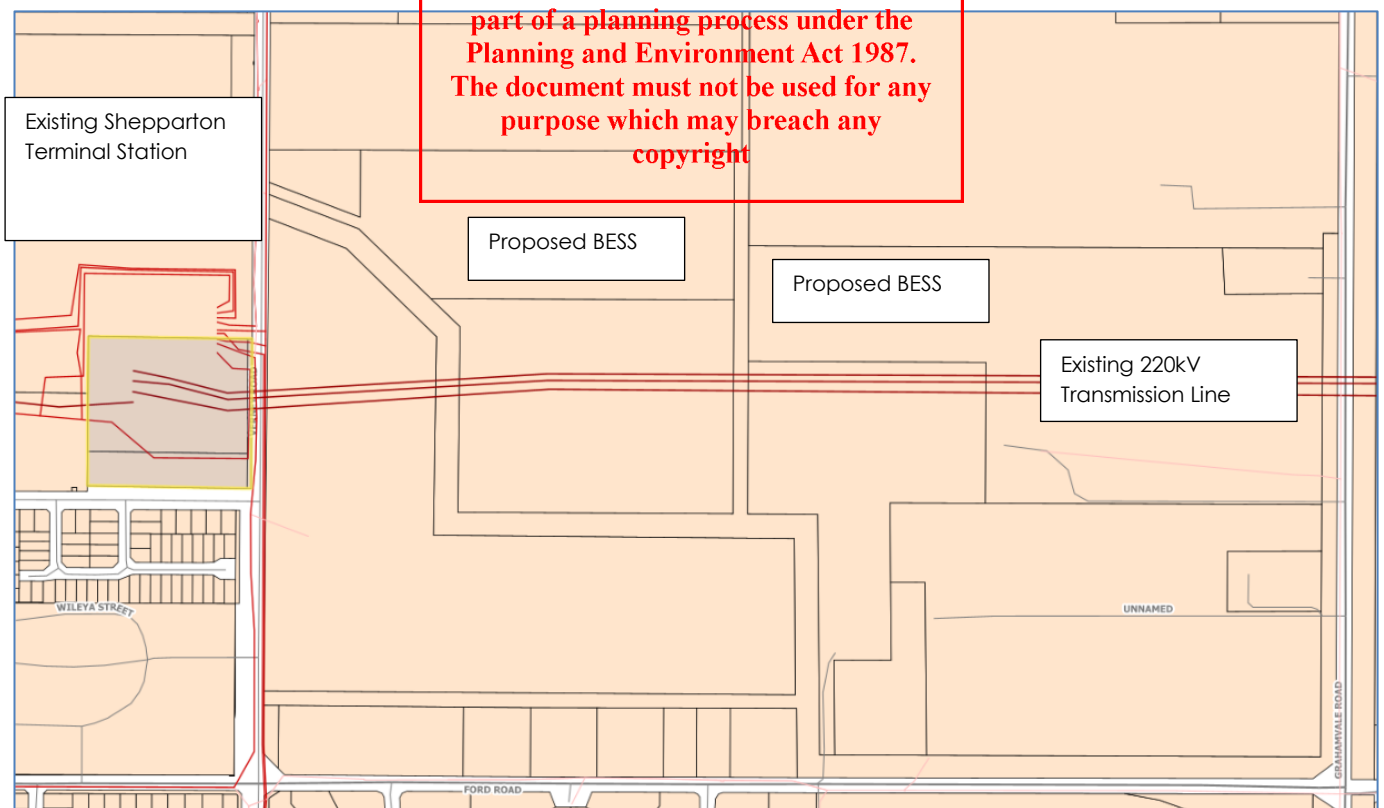


Figure 7 – Proposed BESS site, highlighting existing Terminal Station and existing 220kV Transmission Line

It is acknowledged that the BESS (like the adjoining Terminal Station) is located within the Irrigation District, but it is considered, as identified in this assessment, that benefits of the project will outweigh any temporary impacts to

ADVERTISED PLAN

agricultural use within the Irrigation District. It is the Proponent's position that due to the temporary and relatively small scale of the land proposed to be used, that the economic benefits of the proposal, far outweigh any temporary loss of land to the irrigation district as outlined below.

For site selection context, the Proponent has spent a considerable amount of time over the past 3 years assessing the optimal location for a BESS in the wider district. During this period numerous properties were identified and assessed for a BESS project. This included properties within and outside of the Irrigation District.

Several site visits were undertaken in the region and interest from the landowners were confirmed. More detailed consideration was then given to areas suitable for development of a BESS. The key site values considered included:

- How to connect to the existing transmission network
- Investigation of different connection voltage levels, resulting optimised capacity.
- Investigation of connection type and location to maximise the benefit to the NEM, the local network, and end users
- Existing land zoning
- Access considerations
- Views to the site from nearby residences
- Biodiversity values
- Cultural heritage values
- The intensity of the existing farming practices on the land (i.e. grazing land preferred over horticulture)
- Low hazards.

Following detailed desktop screening and numerous onsite investigations the site selection process established that the optimal location for a BESS to provide the most positive impact to the region in regard to grid security and future proofing the network, and to have the least environmental and community impacts, was in the chosen location identified in this application. This site was selected due to it having the following key principles:

- Located immediately adjacent to the existing Shepparton substation that would provide numerous significant benefits to the wider grid (outlined below) and will allow the project to utilise existing grid infrastructure to reduce environmental and community impacts.
- The land is used for lower value agricultural practices (mainly grazing activities and cereal crops). The two properties have been utilised for cattle grazing and cropping for fodder for over 20 years with the landowners confirming that they had no intention to change its land use to higher value enterprises. In addition to this, the land is 'semi industrial' with high voltage transmission lines crossing the land and part of the property being used as a demolition site, which includes a depot for plant and machinery, mechanical workshop, recycled material storage, and minor asbestos storage. Onsite Irrigation infrastructure was discussed with the landowners and it was determined that the BESS could be located on the properties without any impact on the existing irrigation connection points, or on the irrigation assets of the balance of the subject properties and adjoining land. The commercial proposal to the landowners for a BESS on their land far outweighed their existing or proposed future farming enterprise value.
- The Project Site is located adjacent to two major roads (Verney Road and Grahamvale Road) that provide excellent existing access for the construction and operation of the project, which will significantly limit impacts to the local community during these phases of development.
- The Project Site has been heavily disturbed through farming practices over a number of years which suggested that the properties would have limited onsite ecological or cultural heritage values.
- The Project Site is well screened from the main roads and nearby receptors due to existing vegetation screening and adjoining horticulture activities. Due to this and the properties semi-industrial nature it was deemed that the project would have low visual impacts to the surrounding area.
- The properties are zoned for agricultural purposes, and it was acknowledged that the site is located within a Declared Irrigation District. Initial research was undertaken on this topic and although there are clear guidelines on the prohibition of renewable energy projects within the Irrigation Districts, this is not the case for BESS projects which are considered a 'utility installation' under the Planning Scheme. Initial consultation

**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

was undertaken with DEECA Water who confirmed that this was the case which provided the Proponent the confidence to prioritise and progress with the development of the site. It was accepted that there would be temporary impacts to the existing and future planned grazing opportunities within the land, but design principles were confirmed with GMW to ensure that there would not be an adverse impact on their assets and as such the irrigation network. The Project is being developed in consultation with GMW and on a clear design-to basis, with GMW infrastructure and irrigation requirements treated as a primary design constraint from the outset. This approach informed site selection and design development, including the avoidance of GMW infrastructure within the selected area, to ensure no adverse impact on GMW assets or the broader irrigation network.

- The proposed BESS location can be located a sufficient distance from local receptors to ensure that the project would be able to comply with the relevant noise guidelines.
- The Project Site is of a sufficient size to ensure that best practice design principles can be applied to the project so that hazards and risks (such as fire) can be appropriately managed during the construction and operation of the project.

A key finding and decision making tool in the site selection process for a BESS in the region was the identification that a BESS project located outside of the irrigation district and within the local council boundaries, would have significantly limited grid connection options. The only viable connection point for a large-scale BESS would be to connect into the existing 220kV Shepparton to Glenrowan transmission line in the eastern area of the local council boundary. For such a connection, the Project would have to comply with VicGrid's 'Guidelines for establishing or connecting to declared shared network terminal substations and transmission lines in Victoria' November 2025 ([Link here](#)), which would require a new terminal substation to be constructed for the project. This additional infrastructure would lead to significantly more impacts, including:

- **Greater Infrastructure Scale and Higher Cost**

The new terminal substation would increase the project footprint by at least a further 40%. For a project of Grahamvale's scale, this represents an increase in the development footprint by at least a further 40%. Further, connecting into the existing 220kV line will be considerably more expensive than connecting directly into the Terminal Station, which is already built and designed to accommodate new connections.

- **Increased Environmental and Community Impacts**

The abovementioned increase in the project footprint, and additional infrastructure, would increase potential impacts on adjoining neighbours, ecology, cultural heritage, and agricultural land. Furthermore, construction and operational phases would likely involve greater traffic volumes utilising less established transport routes, wider work areas, and longer construction durations, compounding local impacts.

- **Cumulative Grid Development Risk:**

This new terminal substation would become a 'shared network asset', making it available for new generators connection in the future. This would potentially attract new generator projects (such as wind, solar, and gas) into the region, leading to further grid infrastructure to be built in the area. For example, numerous new overhead powerlines traversing the region to reach the new terminal substation, therefore bringing additional, potentially adverse, cumulative impacts.

In addition to these issues, it was also identified that there is already an existing BESS that is in operation within this part of the grid network, being the Pine Lodge BESS. Due to the presence of an existing BESS project within this part of the network it would not be commercially viable to have another BESS project connecting directly into this transmission line as the two storage projects would be in direct competition to charge and discharge at the same time periods which will impact their efficiency and negatively impacting the efficient usage of thermal transmission capacity.

Alternatively, to avoid connecting directly into this transmission line and to avoid the requirement of a new Terminal Station to be needed for a BESS outside of the Irrigation District the BESS would have to connect directly into the existing Shepparton Terminal Station by constructing a new overhead powerline of at least 10km in length. The

ADVERTISED PLAN

construction and ongoing presence of this powerline within the irrigation district would have far greater impacts than the proposed Grahamvale BESS, as the powerline would traverse the irrigation district and cross multiple properties, which would adversely impact the agricultural operations of that land. It would also likely impact residential dwellings along the route.

The identification of the above issues during the site selection process reinforced the view that a BESS located adjacent to the existing Shepparton Terminal Station would be far more suitable as it will not adversely impact neighbouring irrigated farming operations or domestic properties. Furthermore, the site's proximity to the existing Terminal Station enables a short, efficient connection with minimal additional linear infrastructure, thereby substantially reducing both land use impacts and overall environmental and community impact. This approach is strongly supported by the aforementioned VicGrid Guideline which strongly encourages projects to make use of existing infrastructure.

In addition to the positive outcomes outlined above, a connection of a BESS directly into the existing Terminal Station substation will bring multiple significant benefits to local businesses and the wider end users, such as:

- It would allow the project to fully utilise the existing capacity in the grid transmission network and will be able to control the power to be appropriately time shifted so that consumers can consume the electricity when it is most needed. This will potentially future proof the transmission network in the region and reduce the likelihood of new powerlines needing to be built in the irrigation district in the future.
- The BESS technology to be used for the project will be future proofed so that the project could be run as a utility-scale Uninterruptable Power Supply (UPS) for the Shepparton region. The BESS' ability to do this and its benefits to Shepparton is outlined below.

The existing Terminal Station is the 'central hub' for all transmission and distribution lines that provide electricity supply to all users within the wider district, as shown in Figure 5. All proposed BESS connecting into this central hub location will provide significant system and emergency back-up support to this area in times of system outages and 'blackouts', which are becoming increasingly common. This is the best option available to provide power to operational powerlines during these events that are caused by both local and external disturbances. Alternatively, having a proposed BESS connecting into a single power line would not provide the same level of support to Glenrowan powerline, which will provide far less reliance to the wider area and the local economy. If any powerline has a power outage, then the BESS will become redundant and will not be able to supply energy users in the wider area. Therefore, a proposed BESS connecting directly into the Terminal Station will provide much greater benefits to the wider energy users and the local economy by keeping businesses operating during emergency events.

Further to this, in times of a total blackout in the region or wider area the proposed BESS at Grahamvale will be future proofed to facilitate and support a temporary 'microgrid' in the local district when the region becomes totally disconnected from the NEM. This would be achieved by balancing the local electricity generation in the region that feeds into the Shepparton substation (i.e. Numurkah and Wunghnu Solar Farms) and roof top solar with the local demand, to ensure that the 'lights remain on'. This will in particular support critical facilities such as hospitals, industrial and business users, which will lessen any potential economic impacts to local businesses and the wider region.

The BESS will also operate to improve the grid resilience of the area in times of high demand on the energy grid, such as heatwaves (i.e. not just total blackouts) to increase the competitiveness of local businesses in the area.

Without the BESS located at Grahamvale it is envisaged that significant upgrades will be required to the local grid in the future to support the proposed future regional growth, to stabilise the existing unreliability issues and make the grid more resilient to future impacts from climate change events . It is assumed that these upgrades would be undertaken by the local network service providers (as normally is the case) whose costs to undertake the works will be passed through to end consumers via their electricity bills. Therefore if the proposed private investment of the BESS progressed then the scope of the upgrades by the network services providers will be reduced, which will assist with keeping electricity bills lower for the end consumers. This will assist with the cost of living and making local businesses more competitive.

A summary of the planning permit application details is provided in Table 1 below.

ADVERTISED PLAN

Table 1: Overview of the Land Titles & Planning Considerations

Project	Grahamvale Battery Energy Storage System (BESS)	
Site Address and Title Details (BESS)	221 Grahamvale Road, Grahamvale (Lot 2 on Plan of Subdivision 314077N) 305 Verney Road, Grahamvale (Lot 1 on Title Plan 080421L)	
Site Address and Title Details (Access, cable connection, and Terminal Works)	221 Grahamvale Road, Grahamvale (Lot 1 on Plan of Subdivision TP80421) – Access 195 Ford Road Grahamvale 3631 (Crown Allotment 2124 Parish of Shepparton) - Access and Cable Crossings Verney Road, Grahamvale (Road Reserve) (Underground Cable Route) 320 Verney Road, Shepparton North (Cable Route) Road R1 on Plan of Subdivision 849482T (Underground Cable Route) 320 Verney Road, Shepparton North (Underground Cable Route) 300 Verney Road, Shepparton North (Underground Cable Route) 280 Verney Road, Shepparton North (Cable Route and Terminal Station Works) (Lot 2 Plan of Subdivision PS849465) *See figure 8 below showing the layout of the titles associated with the Project.	
Site Area (approx.)	Western BESS lot - 305 Verney Road Lot 2 PS219260– 8.317 hectares	Eastern BESS lot – 221 Grahamvale Road Lot 2 PS314077 – 10.86 hectares
Proposed BESS Area (approx.)	10.2 hectares	
Applicant	Avenis Energy on behalf of AE BESS 3 Pty Ltd as Trustee for AE BESS 3 Unit Trust	
Zoning	Farming Zone (FZ1) (BESS Eastern and Western sections) Transport 3 Zone (TPZ3) (Access and Cable Crossing) Farming Zone (FZ1) (Cable Crossing and Terminal Station Connection Works) General Residential Zone (GRZ1) Cable Crossing Public Use Zone (PUZ1) (Terminal Station Connection Works) Specific Controls Overlay (SCO3) Development Contributions Plan Overlay (DCPO1) Development Plan Overlay (DPO4)	
Overlay		
Permit Triggers	Clause 35.07-1 – the use for a utility installation Clause 35.07-3 – subdivision Clause 35.07-4 – buildings and works associated with the utility installation use Schedule 1 to Clause 35.07 – Earthworks which change the rate of flow or the discharge point of water across a property boundary Clause 36.01 - buildings and works associated with the utility installation use Clause 36.04 - buildings and works associated with the utility installation use Clause 52.02 – Easements, restrictions and Reserves Clause 52.06 – car parking Clause 52.29 – Land adjacent to the principal road network.	
Aboriginal Cultural Heritage	The site is subject to Aboriginal Cultural Heritage Sensitivity. A Cultural Heritage Management Plan has been prepared and approved and outlines that there were no significant cultural heritage findings.	
Bushfire	The proposed site is not located within a Bushfire Management Overlay, nor is it located within a Bushfire Prone Area.	

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.

Permit Application Contact

Name: Bernard Stewart
Principal Planner
Beveridge Williams Pty Ltd
Email: stewartb@bevwill.com.au
Phone: 9524 8888

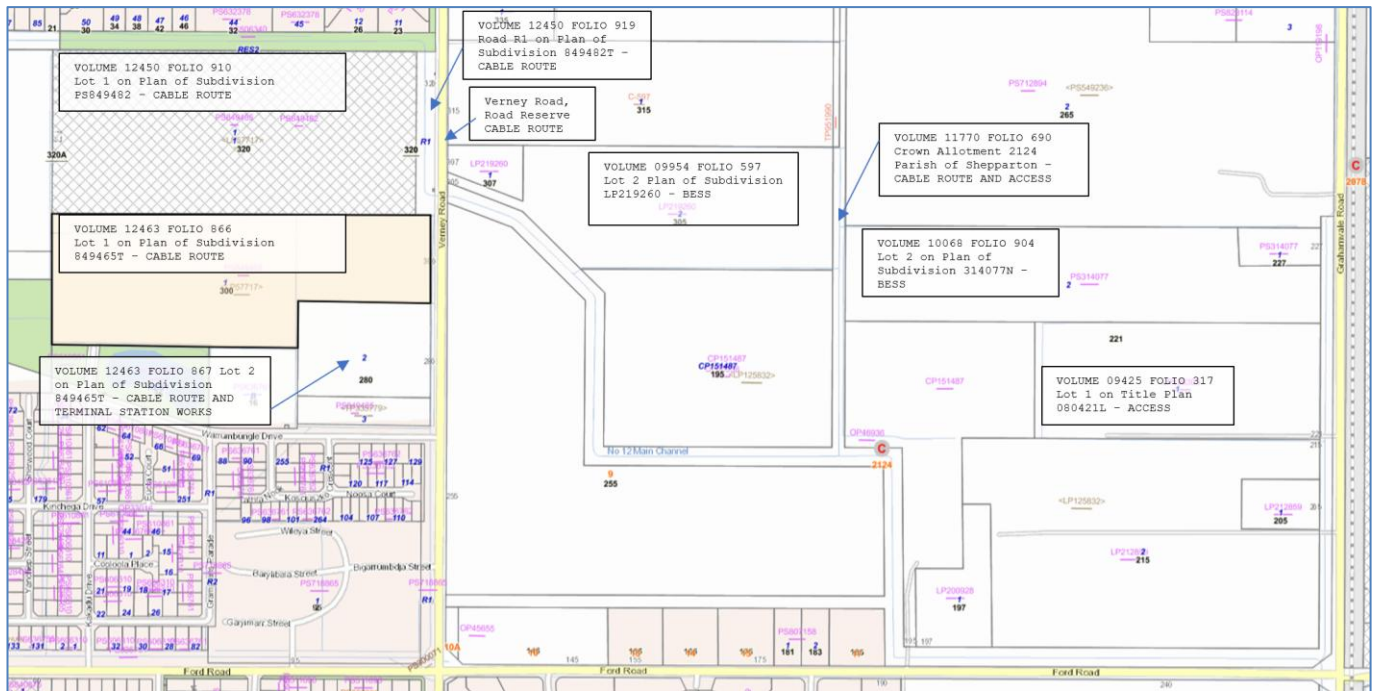


Figure 8: Plan titles for BESS, Access and underground cable routes

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**

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

3. SHEPPARTON CONTEXT

3.1. STRATEGIC CONTEXT

Council highlights in its State Advocacy Document for 2025/26 that Greater Shepparton is Victoria's fifth largest regional centre and acts as a major population service centre for the wider Goulburn Valley and southern New South Wales region, covering a population of approximately 250,000 people.

Shepparton is within the Hume Settlement Framework as outlined in Clause 11.01-1R of the Shepparton Planning Scheme. Shepparton is shown as one of three regional cities in the Region. The framework plan seeks to facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and regional service centre of Benalla.

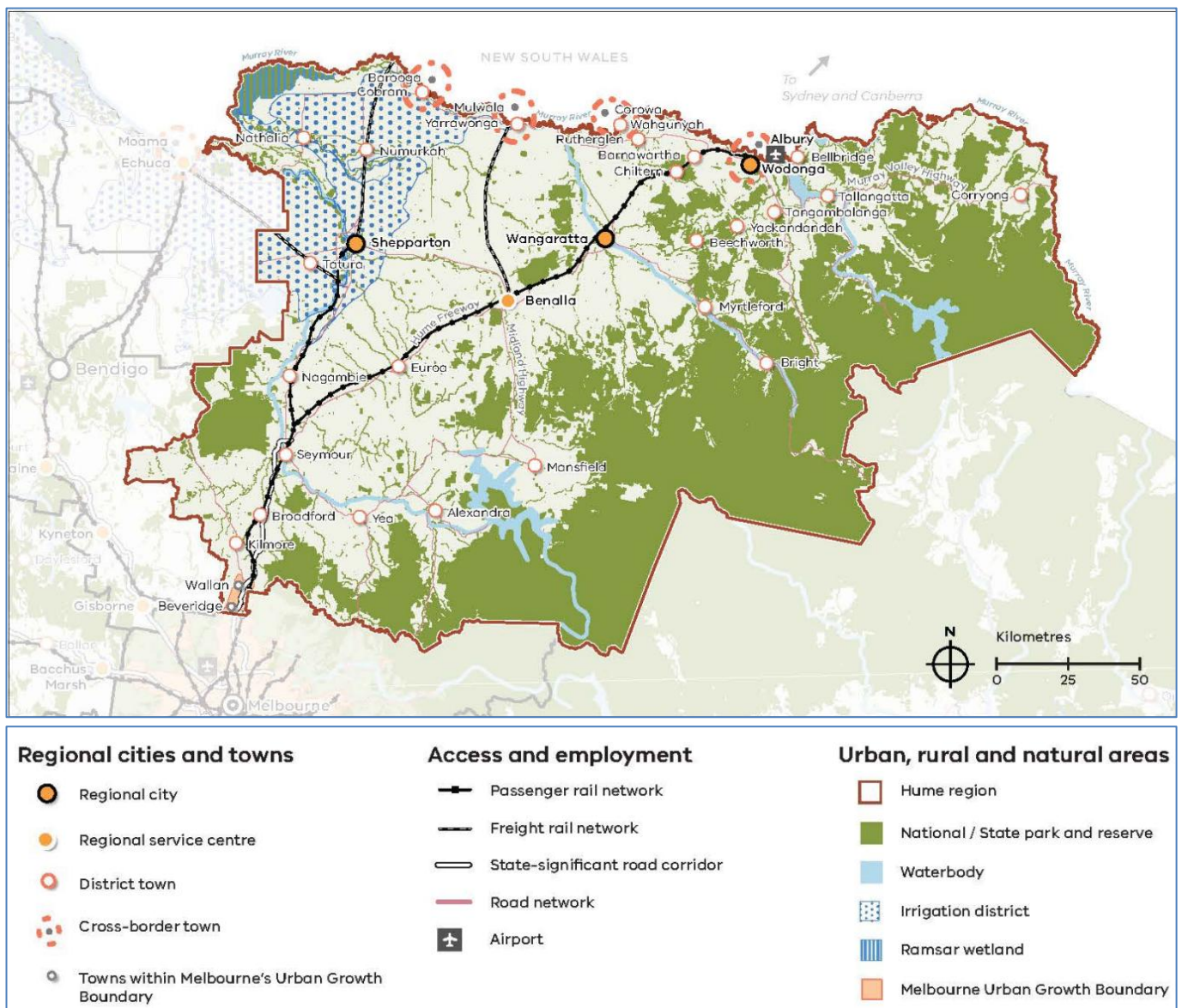


Figure 9: Hume Settlement Framework Plan

More growth is also planned with the adoption of Amendment C246gshe to the Greater Shepparton Planning Scheme. Amendment C246gshe implements the findings of the *Shepparton & Mooroopna 2050: Regional City*

ADVERTISED PLAN

Growth Plan (March 2021) into the Greater Shepparton Planning Scheme, and lays out the vision for Residential Growth, Industrial Growth and also highlighted key transport projects.

The company 'Informed Decisions' who specialises in spatial intelligence to empower decision-making for industry and government note the following in relation to forecast population Growth in Shepparton.

Between 2021 and 2046, the population for the City of Greater Shepparton is forecast to increase by 12,498 persons (18.24% growth), at an average annual change of 0.67%.

(Reference: <https://forecast.id.com.au/shepparton/population-summary>)

This forecast population growth is consistent with Council's land use policies which promote growth. The proposed growth will require investment in the energy infrastructure network, such that that being proposed by this application.

Amendment C246gshe also introduced changes to the planning scheme to facilitate, support and grow the renewable energy sector in the following ways.

Clause 02.03-8 – Additions include the following statements:

Greater Shepparton is well suited to support renewable energy generation and storage, particularly solar. Large scale solar farms have been supported within Greater Shepparton and it is expected that applications for this type of infrastructure will continue. Additionally, the expansion of the solar energy sector has the potential to transform Greater Shepparton into a renewable energy baseload storage hub.

It further notes that:

Council is committed to:

- Facilitating the growth of the renewable energy sector, in particular solar energy generation and storage.

The explanatory report for the amendment also notes that the Amendment C246gshe supports the following clause in the Planning Policy Framework.

- Clause 19.01-2S (Renewable energy): The amendment supports the provision of renewable energy in suitable locations, in particular solar.
- Clause 19.01-2R (Renewable energy – Hume): The amendment supports the creation of a renewable energy hub in Greater Shepparton.

**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

Amendment C246gshe, also confirms residential growth corridors as outlines in the *Shepparton & Mooroopna 2050: Regional City Growth Plan* (March 2021). The plan confirms that growth is generally to occur on the west side of Grahamvale and Doyles Roads.

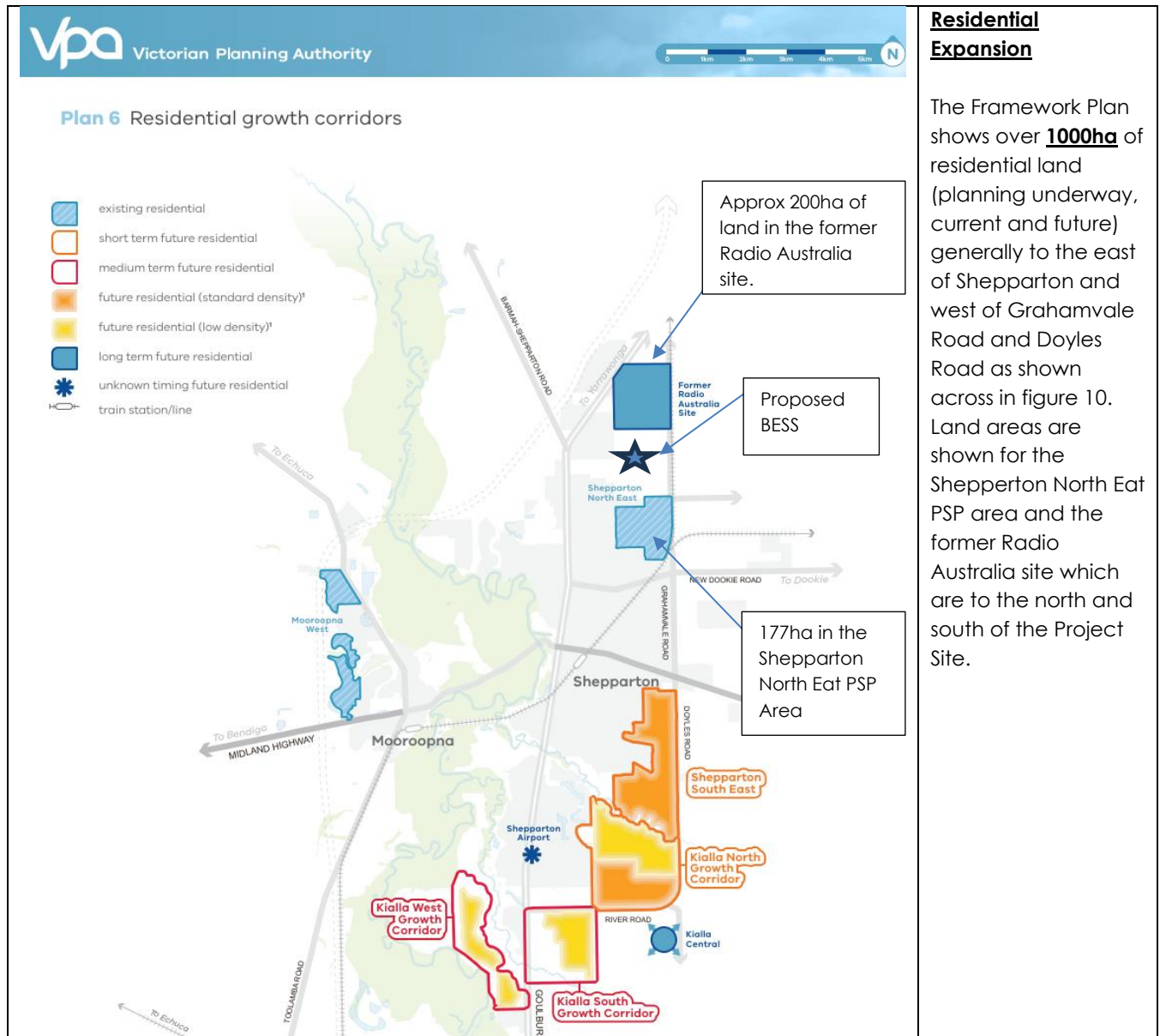
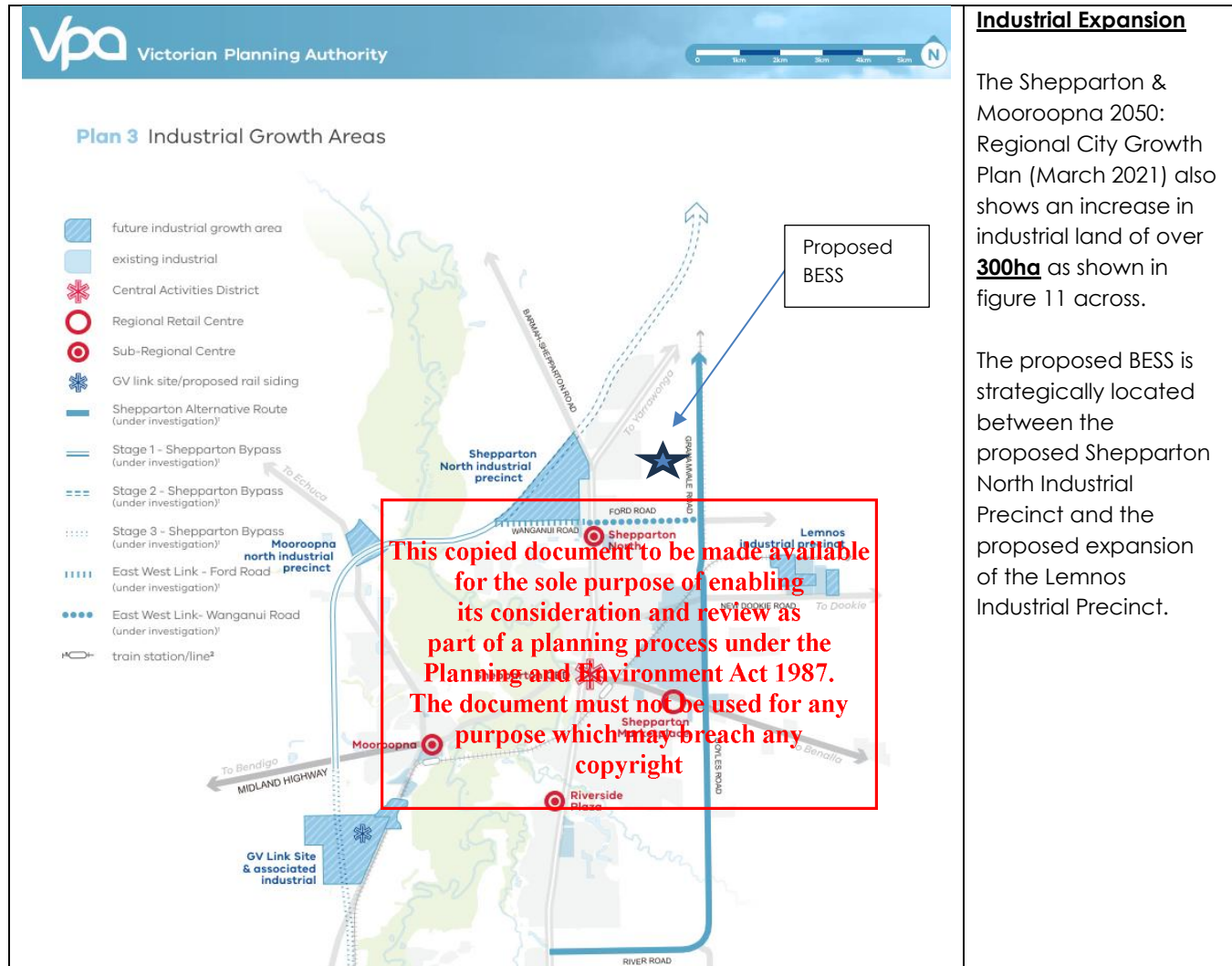


Figure 10: Proposed Residential expansion as per the *Shepparton & Mooroopna 2050: Regional City Growth Plan*

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

ADVERTISED PLAN

Amendment C246gshe, also confirms Industrial growth areas as outlined in the *Shepparton & Mooroopna 2050: Regional City Growth Plan* (March 2021). The plan confirms that industrial growth is generally to occur on the west side of Grahamvale and Doyles Roads, with the exception of the expansion of the Lemnos Industrial precinct as shown in figure 11 below.



Industrial Expansion

The Shepparton & Mooroopna 2050: Regional City Growth Plan (March 2021) also shows an increase in industrial land of over **300ha** as shown in figure 11 across.

The proposed BESS is strategically located between the proposed Shepparton North Industrial Precinct and the proposed expansion of the Lemnos Industrial Precinct.

Figure 11: Proposed Industrial expansion as per the *Shepparton & Mooroopna 2050: Regional City Growth Plan*

The Committee for Greater Shepparton CEO Linda Nieuwenhuizen recently noted in an article in the Shepparton News (21 Nov 2025) included as Appendix A) that Greater Shepparton represents almost 10 per cent of Victoria's industrial electricity use, and demand has increased by more than 30 per cent in less than a decade. Continued expansion of land areas for residential and industrial / production requires further investment in the energy network. This proposal will add reliability, stability and flexibility to the energy network in Greater Shepparton.

Without continued investment in, and expansion of, the capacity of the existing electrical network, local business will not be able to invest in measures to keep them competitive. Economic growth will depend on having an electrical network which will support industries to transition away from gas, and also support business as they seek to increase automation. Without the kind of infrastructure investment in the electrical network as proposed in this application, the proposed industrial and commercial development as proposed by Council will not be fully realised.

ADVERTISED PLAN

Also highlighted in the Shepparton & Mooroopna 2050: Regional City Growth Plan (March 2021) is the Shepparton Bypass project. Figure 12 below shows the location of the project in relation to the proposed Bypassing Shepparton projects.

The reinforcement of the strategic role of Doyles and Grahamvale Road, confirms its logical boundary between the more urban land uses on the west side of these roads, and the more rural land uses on the east side of these roads.

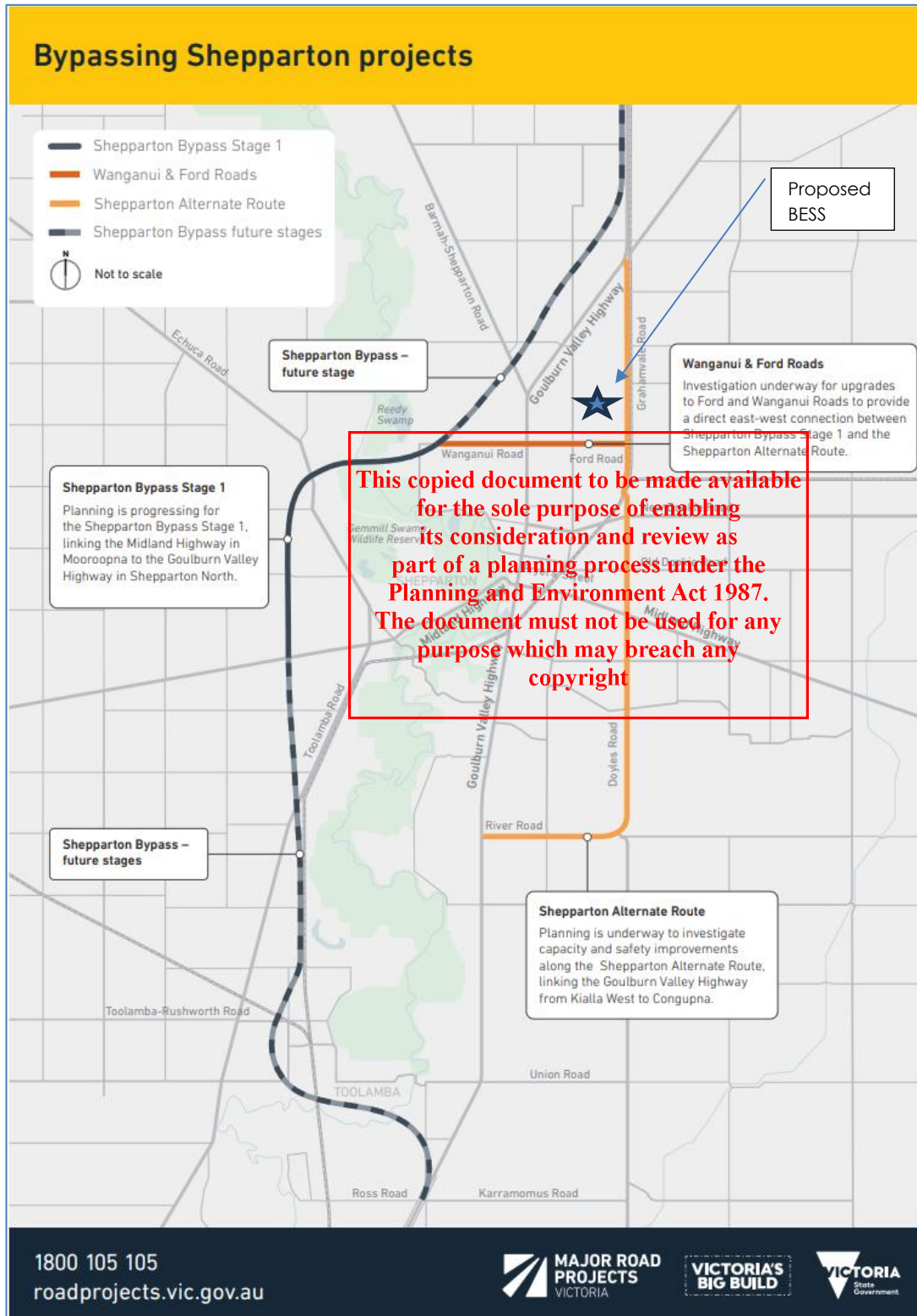


Figure 12: Bypassing Shepparton Projects

ADVERTISED PLAN

3.2. DECLARED IRRIGATION DISTRICTS

The proposed site is within the Declared Irrigation District of Shepparton and is one of a number of Declared Irrigation Districts across Victoria.

Throughout the development of the BESS the Proponent has had extensive discussions with GMW who have not indicated that they have any plans for infrastructure upgrades in this area.

The Shepparton irrigation district is contained within the Goulburn Murray Irrigation District (GMID). In the report "GMID Drainage Management Strategy; Goulbourne Broken Catchment Management Authority, North Central CMA, Goulburn-Murray Water, Department of Environment, Land Water and Planning (2022)", the following was noted in relation to the GMID:

- The GMID is a government owned irrigation scheme that covers an area of some 995,000 hectares in total. The total farm area within the District is approximately 830,000 ha and the GMID's extensive channel infrastructure is presently capable of irrigating an area of over 600,000 ha.
- Irrigation in the GMID is going through a period of fundamental and sustained change. The operating environment of the GMID is changing in response to a range of external factors, including unbundling of water entitlements, modernisation of the irrigation delivery system, water availability, new irrigation application methods, climate change, crop types, energy costs, on-farm automation and recovery of water for the environment.
- Over the last twenty years, the GMID water deliveries have declined by almost 50% to around 1,000 GL/year. Approximately half of this decline is due to water recoveries for the environment and the other half is due to water trading out of the regions and climate change
- The reduction means that there will be markedly less irrigation in the GMID in the future and has important consequences for the long-term sustainability of public drainage infrastructure.
- Irrigation enterprises are now largely in the hands of a smaller number than in the past. Larger properties comprise 10-15% of the number of properties in the GMID but now use around 70% of the available water
-

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

We further note that:

- High-Reliability Water Share entitlements in the Shepparton Irrigation District have reduced by 35% from 2001 to 2015 (when the majority of the buyback for the Murray Darling Basin Plan was happening)
- GMW use the annual charges on delivery shares (DS) as the mechanism to pay for the upkeep of the infrastructure. This charge is levied regardless of whether it is used or not. It is confirmed in this case to maintain the DS associated with the properties and thus there will be an annual fee charged by GMW on those delivery shares which will be paid throughout the lifetime of the BESS facility.

Background and context of the irrigation water supply and use (RM Consulting Group)

WATER TRADING – HAS REDUCED THE WATER USED IN THE GMID

Irrigation water supplied and distributed throughout the southern connected Murray Darling Basin (sMDB) is able to be transferred within and outside irrigation districts. Water is increasingly traded between farms, districts and states enabling irrigators from Shepparton (VIC), Griffith (NSW), Deniliquin (NSW), Mildura and Berri (SA) to trade water entitlements and allocations with each other to meet the long term, annual and immediate needs of their irrigated farms.

The viability and success of an irrigation farm in Shepparton is no longer linked to the allocation to an individual property, or even the whole irrigation district - but rather to a competitive market from all water-users throughout the Connected Southern Murray Darling Basin. There are trade restrictions and limits but in essence it is a connected system and water will flow from one region to another based on the capacity to pay from an individual and industry perspective.

HISTORY – WATER USED TO BE TIED TO LAND

When irrigation was first developed in the GMID, water entitlements were granted to properties within the irrigation district. The water was allocated to specific parts of the land. This tied irrigated production to the land and continued up until the 1990s.

The advent of water trading in the 1990s and the unbundling of water entitlements from land has reduced the area of irrigated agricultural production in the GMID. This is because more and more farmers from outside the district and even irrigators interstate have developed irrigation enterprises and secured water entitlements and annual allocations from entitlement owners within the GMID. The wine industry boom around the turn of the century and the more recent cotton and almond industry expansions have driven much of the water trade.

THE BASIN PLAN AND WATER RECOVERY

Since 2000, State and Federal Governments have instigated a number of programs of 'water recovery' in order to increase water available to restore environmental flows. These programs have included the direct purchase of irrigation-water entitlements from irrigation-farmers and co-investment in water savings initiatives designed to return water to governments and to maintain on-farm irrigation performance (with less water). The largest of these programs has been the Murray Darling Basin Plan which has now recovered more than 2000 GL or approximately 20% of all water entitlements previously held by irrigators throughout the Murray Darling Basin (more than 80% from the sMDB). The proportion of water entitlement recovery from the GMID now exceeds 30% of the total number of water entitlements available previously held by irrigators in the GMID.

The government has committed to an additional 450 GL of water to be sourced for environmental needs that will further reduce the amount of water held by irrigators in the GMID.

The matters discussed above highlight that the protection of irrigation areas is not so much about individual parcels of land, but more about water availability and supply. The proponent contends that the proposal will not impact either water availability nor supply infrastructure.

The land use changes on the fringe of Shepparton

Approximately 65.4% of the Greater Shepparton City Council, as well as the Shepparton urban area, is subject to declared irrigation districts. The Declared Irrigation District also covers approximately 50% of land within the Shepparton Settlement Boundary, hence there is bound to be some policy conflict between policy to protect Declared Irrigation Districts and policy which promotes development to support the growth of the Shepparton Township.

The existing Terminal Station is also noted as being subject to the Declared Irrigation District as well as significant areas of land on the western side of Grahamvale Road as outlined in Section 3.1. Considering the significant extent of existing and proposed development on the western side of Grahamvale Road, the Proponent contends that the location of the proposed BESS is consistent with Council policy in relation to development on the west side of Grahamvale Road, and is significantly smaller than other proposed developments within the Declared Irrigation District.

Figure 13 below illustrates the extent of the irrigation district in the area and shows the location of the proposed Grahamvale BESS in relation to the City of Shepparton.

**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**

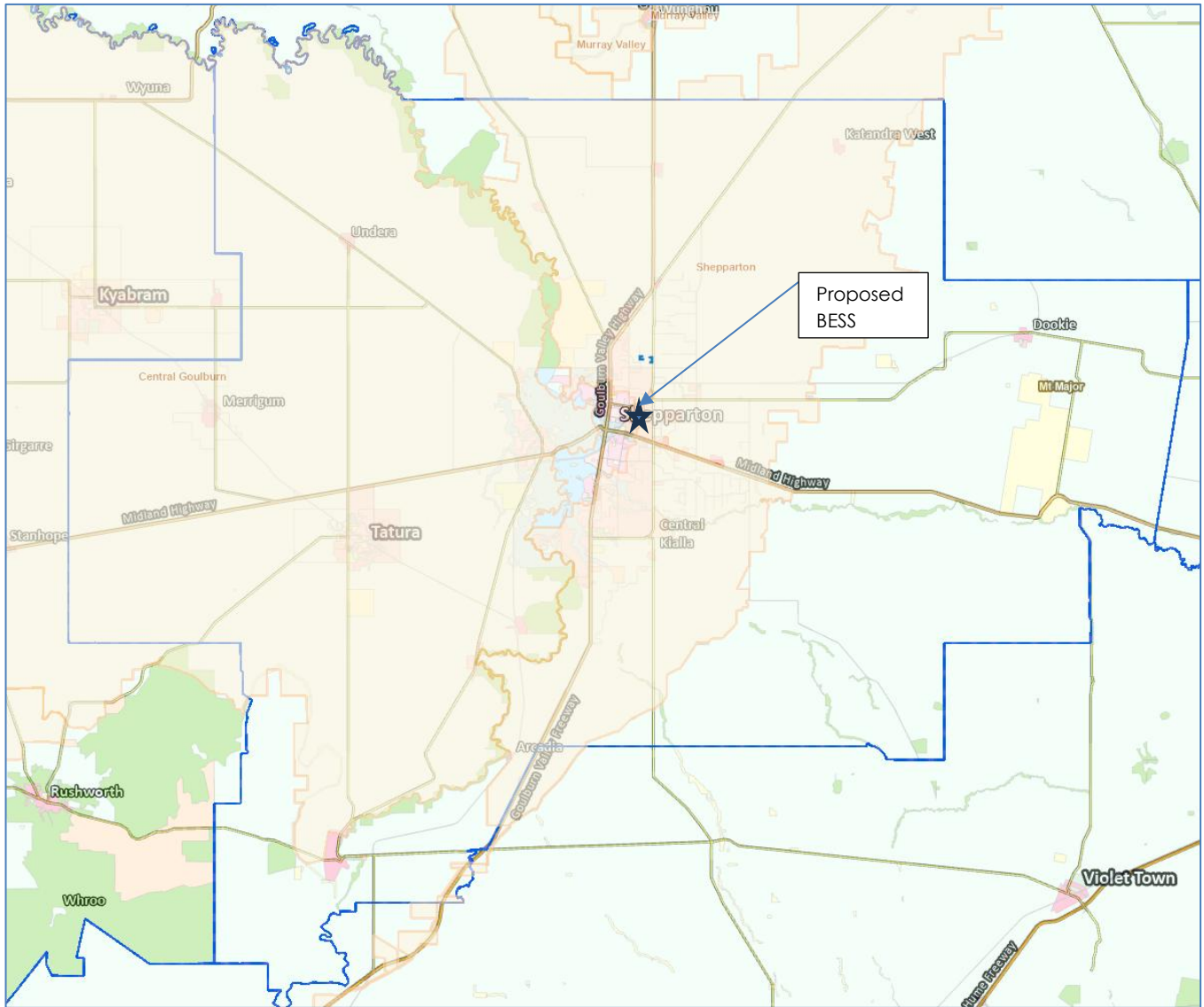


Figure 13: Declared Irrigation District Context Plan – Greater Shepparton

**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

ADVERTISED PLAN

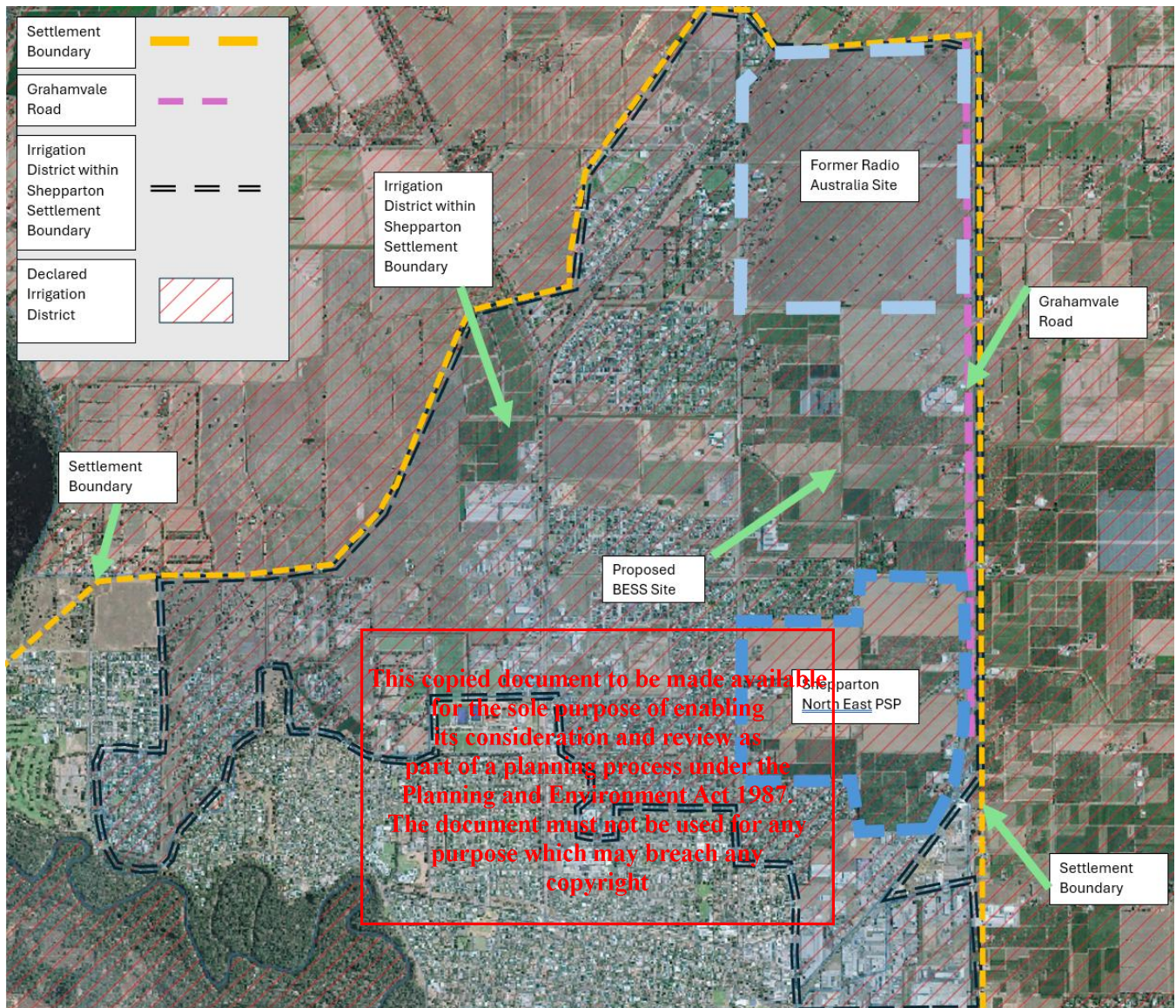


Figure 14: Declared Irrigation District Context Plan

Figure 14 above shows the site in the context of existing and proposed development within the Shepparton township area. The site is located on the west side of Grahamvale Road between the Shepparton North East PSP and the Former Radio Australia site which has been identified as a future development area.

Project Design and Justification within the Irrigation District

GMW are the statutory corporation that has been established to provide, manage and operate the Irrigation District where the BESS is located.

Throughout the development process the Proponent has had multiple meetings with GMW to ensure that the project design conforms with their design principles so that the BESS will not have an impact on its existing and future planned assets. The below principles have been applied in consultation with GMW to the design of the BESS to ensure that this applies:

- preserving access to, and the operational integrity of, irrigation assets;
- incorporating buffer zones specified by GMW for existing irrigation infrastructure; and,
- using horizontal directional drilling for the underground cable crossings to avoid disruption to the irrigation channel operations during construction and operation.

ADVERTISED PLAN

In addition to this the BESS has been designed so that it:

- Will not alter, remove or decommission any existing irrigation infrastructure.
- Will not negate the potential opportunities for GMW to make adjustments to the footprint of an irrigation district.
- Will not impact the delivery of water or reduce the existing or future use of Horticulture practices in the irrigation district.
- Will not restrict future investment in irrigation infrastructure.
- Will include onsite suitable stormwater/fire retention dams to prohibit contaminated water run off offsite
- Will not alter the Water Delivery Shares for the subject properties to ensure that payments are continued to be paid for the future upkeep of the irrigation infrastructure.
- Will not impact ongoing farming activities on the balance of the two properties hosting the BESS.

Further to these design principles, the BESS:

- Only utilises 0.0041% of the land that is within the Irrigation District.
- Project Site is currently used for low value grazing/ cropping practices and is deemed too small in scale to accommodate higher end agricultural practices.
- Will not impact farming operations on adjoining properties
- Represents a temporary use of the land, with the site able to be returned to agricultural use at the end of the Project's lifecycle
- is consistent with development occurring on the western side of Grahamvale Road and the surrounding area
- Is in the optimal location for a BESS within the Irrigation District due to it adjoining the existing Shepparton substation and the benefits it will provide to the wider grid network and its end users within the district, that have been identified to have significant reliability issues, as documented by Powercor (Quantum Market Research – Powercor Willingness to Pay Research and Engagement p52-62 (September 2025) ([Link](#))).

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.

Due to the above principles, it is not expected that the BESS will have any impact on the future viability of the Irrigation District. Instead, it could be considered that the BESS would significantly strengthen and future proof the Irrigation District as it will deliver significant grid enhancing infrastructure and services to improve the Irrigation District's resilience to Climate Change and its associated events such as increased frequency and intensity of extreme weather events, variability in water supply and availability. The BESS will ensure that these events have significantly less impact on Goulburn Murray Water (GMW) assets, services and customers to secure the long-term prosperity of the Irrigation District and its communities. Importantly this aligns with GMW's latest Corporate Plan (Corporate Plan - Goulburn-Murray Water - 2025/26) that identifies 'resilience to a changing climate' as strategic risk.

3.3. PROPOSED RENEWABLE ENERGY ZONES

VicGrid has released a strategic long-term plan for renewable energy zones and transmission infrastructure in Victoria. The 2025 Victorian Transmission Plan sets out the new energy infrastructure anticipated to Victorians connected to reliable, affordable power as coal closes.

Shepparton is near the Central North Renewable Energy Zone, which is proposed to undergo further consultation prior to it being finalised.

The eastern section of the proposed REZ runs along the 220kV transmission line from Pine Lodge east of Shepparton to Benalla. It includes parts of the Shepparton and Benalla local government areas as shown in Figure 15 below.

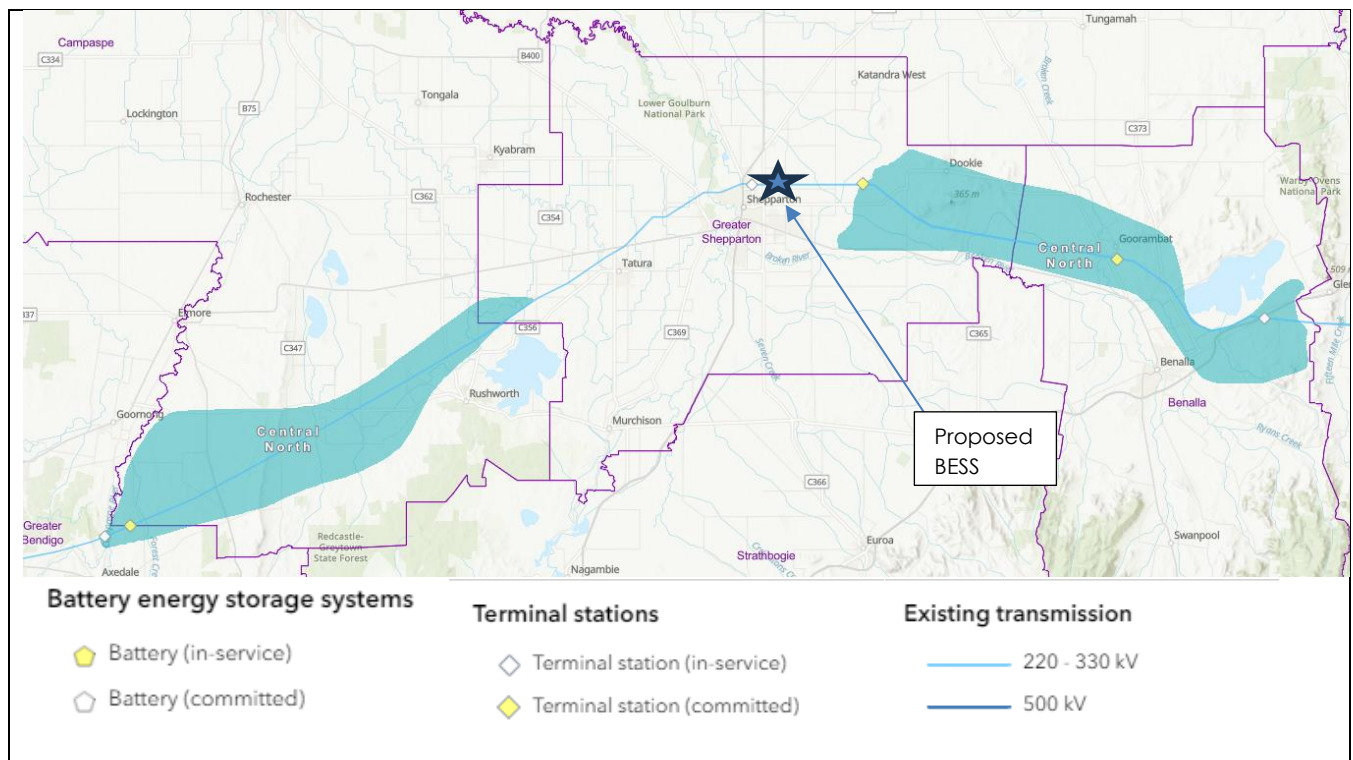


Figure 15: Proposed REZ Area to the west and east of Shepparton

Generator and storage developers seeking to connect, or amend a connection, outside of REZs or planning projects inside REZs using technologies that are not specified in REZ access schemes, are likely to be subject to a Grid Impact Assessment. This assessment is designed to provide greater assurance that proposed renewable energy generation within REZs will not be excessively network curtailed as capacity within the network is taken up by new generation.

Once the REZ areas are finalised, applicants for projects outside of the REZ will need to demonstrate that their proposed project meets both the following criteria:

- Criterion 1: The proposed connection is unlikely to result in excessive network curtailment of an existing and planned REZ scheme generators in Victoria; and
- Criterion 2: The GIA applicant meets government expectations for community, landholder and Traditional Owner engagement and provides meaningful benefits.

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

ADVERTISED PLAN

4. THE SITE

The Battery Energy Storage System (BESS) is proposed to be located at 221 Grahamvale Road, Grahamvale and 305 Verney Road, Grahamvale. The proposed BESS is proposed to be connected via an underground cable route to the existing Terminal Station on the western side of Verney Road.

The site is located on the eastern fringe of Shepparton between Verney and Grahamvale Roads.

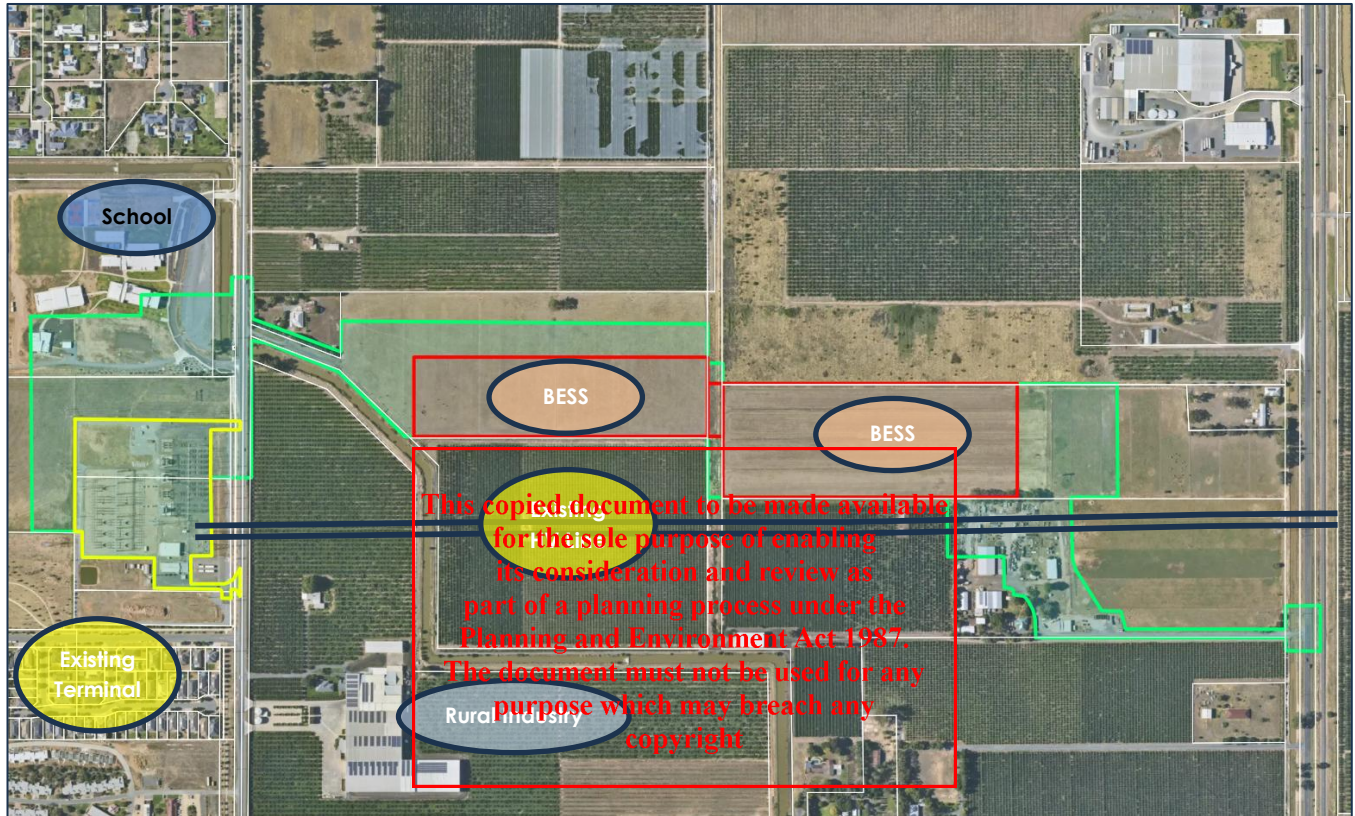


Figure 16: Local Context showing proposal in relation to surrounding land uses

The agricultural land within the Project Site is very flat and is used livestock grazing and cereal cropping.

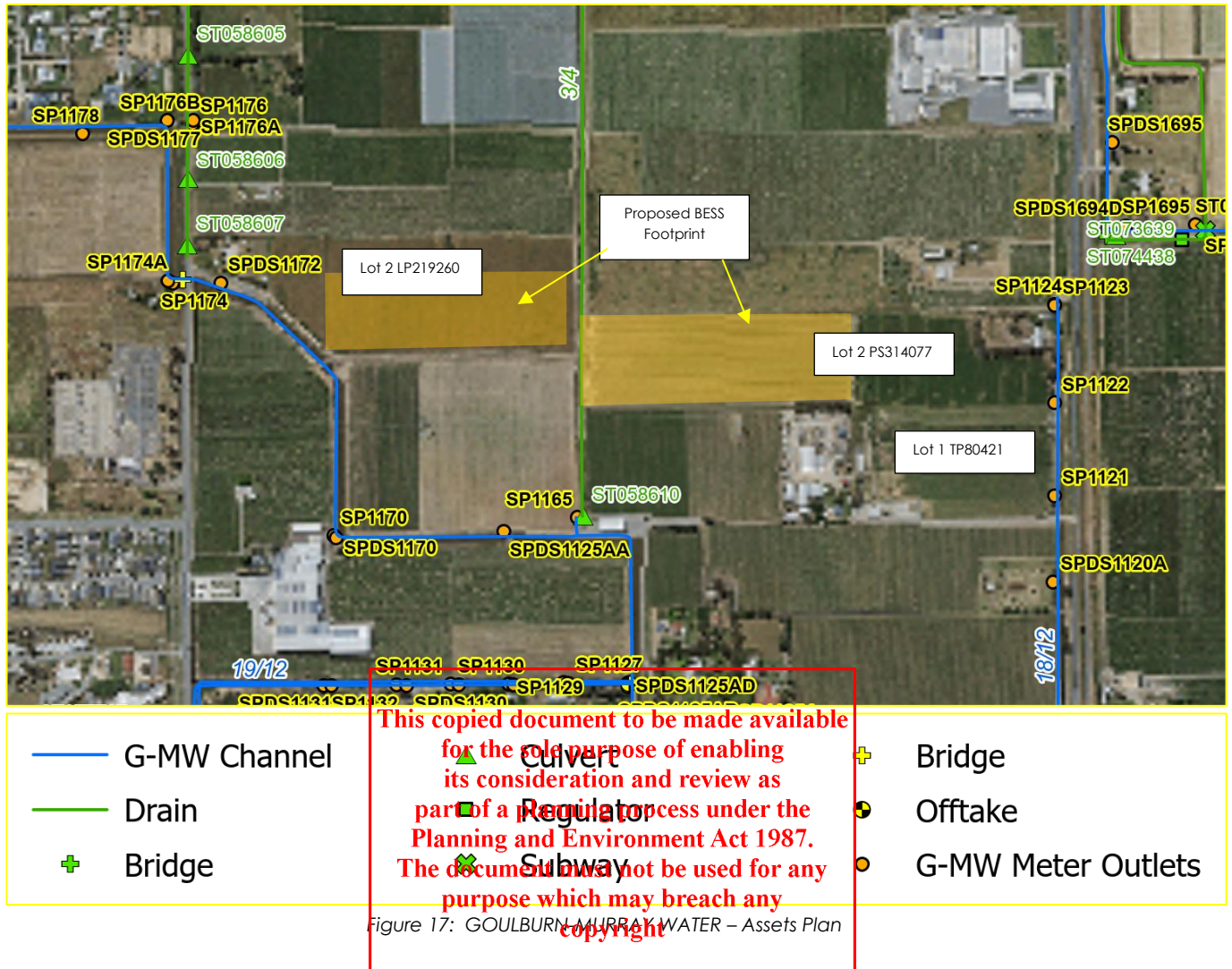
General agricultural improvements are present on the site including stock fences and gates, and unsealed access tracks. Stockyards are present within the wider host properties. Irrigation and drainage channels are present immediately adjacent to the Project Site.

The existing Shepparton Terminal Station is located on the western side of Verney Road. A new school is also located on the western side of Verney Road to the north of the existing Terminal Station.

The aerial image also notes the High Voltage Power Line which runs from the Shepparton Terminal Station eastward connecting to the Glenrowan Terminal Station. Multiple radial powerlines extend from the Shepparton station to supply the industrial triangle and downstream residential areas as shown in Figures 16 and 36.

As noted, the site and general area contains irrigation channels which are owned by the Secretary to the Department of Environment, Land, Water and Planning and area managed by Goulburn-Murray Water. The Plan below, provided by Goulburn-Murray Water,

ADVERTISED PLAN



Goulburn Murray Water Assets

The Project does not require the decommissioning of any Goulburn-Murray Water assets.

The proponent has engaged with GMW regarding the proposed project, including underground cable crossings beneath irrigation channels and drainage lines. The Project will be designed and constructed in accordance with GMW's engineering requirements, including maintaining the required offsets and clearances from GMW assets, to ensure the ongoing safety, integrity and operation of the irrigation and drainage network, with no disruption to GMW services and no adverse impacts on these assets. The proponent will also not cause disruption to, or adversely affect, the operation of the GMW assets during the construction or operation phases of the proposed BESS.

As the proposed BESS only uses part of the titles used for the Project, the remainder of the land outside of the project footprint will continue to have access to the irrigation channels. There will be the opportunity for cropping and grazing to continue on the residual balance of these titles. As shown in figure 17 above, the GWW meter assets (SP1122, and SP1165) are located outside of the project footprint. The Proponent would not seek to amend any water share licences for the subject properties.

Following is a discussion of the two principal lots forming the location of the BESS batteries. As outlined below, the Project will not have an impact on GMW assets.

Lot 2 PS314077 & Lot 1 TP80421 (Eastern Lots)

ADVERTISED PLAN

The eastern lots will continue to have access to the GMW Channel along Grahamvale Road via the existing GMW Meter Outlet SP1122 & SP1121 as shown in figure 17 above. This will be the case during the construction phase, operation phase and post any decommissioning. Maintenance access will also be maintained for GMW during the life of the project.

Lot 2 LP219260 (Western Lot)

The western lot will continue to have access to the existing GMW Meter Outlet SP1165 as shown in figure 17 above. We note that this Meter Outlet is located approximately 295m to the south of the site. Access to the meter outlet point will be maintained during the construction phase, operation phase and post any decommissioning. Maintenance access will also be maintained for GMW during the life of the project.

Matter	East Parcels (McCrae Land)	West Parcel (Closter Land)	Outcome
Historical Use	Has been used for grazing for the past 25 years and is not irrigated.	Has been used for grazing operations for at least the past 10 years and is not irrigated.	No impact to irrigated land
Water Delivery Shares	Water Delivery Shares exist and these will be retained by the landowner throughout the operation of the project. This will enable the balance of the property to obtain water for continued farming practices in the future.	Water Delivery Shares exist and these will be retained by the landowner throughout the operation of the project. This will enable the balance of the property to obtain water for continued farming practices in the future.	No change to existing Water Delivery Share arrangements to allow water to be accessed for continuing farming operations on the balance of the properties, and no reduction in revenue to GMW to maintain their adjoining infrastructure.
Water use	The Area of Interest is not currently irrigated. Water use does occur on the eastern portion of the broader lots, outside the Area of Interest.	The property has not been irrigated during the landowner's 10-year period of ownership and was not irrigated prior to acquisition. Permanent water entitlements were not included in the sale of the property and were retained by the previous owner, before being sold separately following settlement.	No change to existing water use arrangements on the subject properties and farming operations on the balance of the application land properties.
GMW irrigation infrastructure	No GMW irrigation infrastructure is located on the property and access to such existing infrastructure will not be impeded by the project.	No GMW irrigation infrastructure is located within the Disturbance Footprint and access to existing infrastructure will not be impeded by the project.	No impact GMW irrigation infrastructure and access to such infrastructure will not be impeded by the project.
Private irrigation infrastructure	No private irrigation infrastructure is located on the properties	Limited private irrigation infrastructure on the property, comprising of some drainage infrastructure.	No impact to existing private irrigation infrastructure

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.

The property flowmeter, is located outside the property boundary.

Summary

Based on this information from the two landowners it is expected that the project will not result in any change to existing Water Delivery Share arrangements, water use arrangements or water delivery arrangements associated with either property, as farming operations will continue on the balance of the subject properties. The Project will also not impact existing GMW irrigation infrastructure or private irrigation infrastructure.

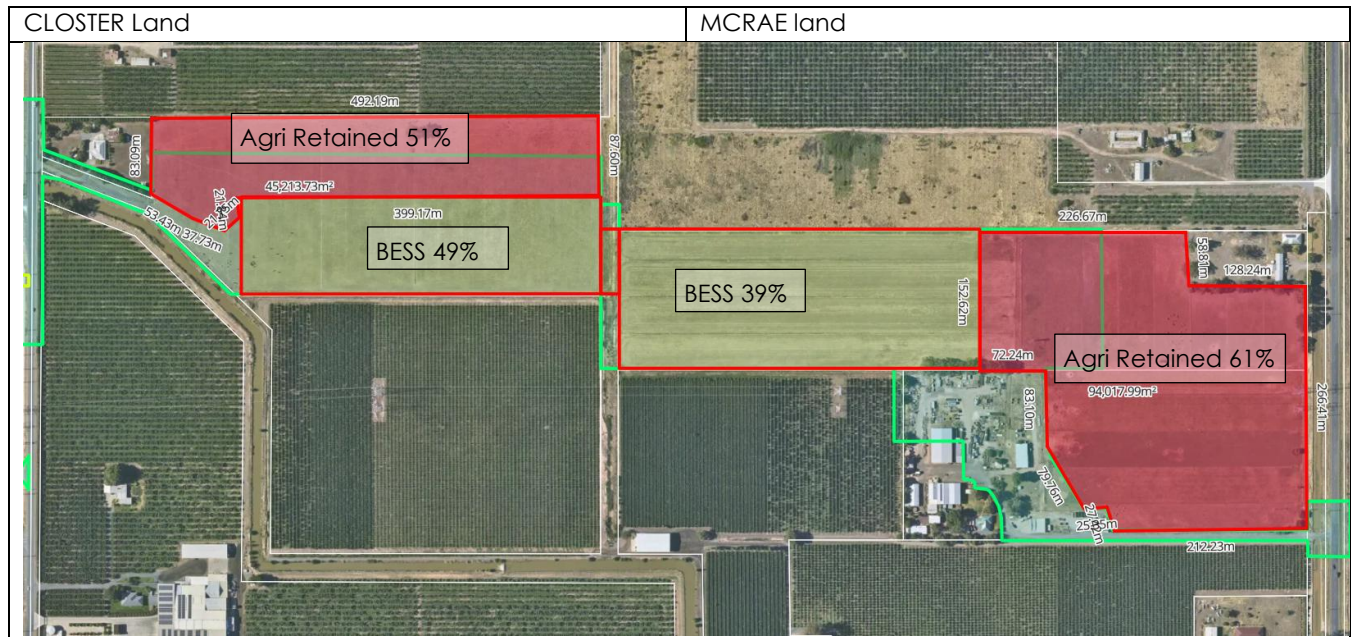


Figure 18: GOULBURN-MURRAY WATER – Assets Plan

Figure 18 above shows the proportion of the titles which will be retained for ongoing agricultural uses. The McRae land (2 parcels) will be able to retain 61% of land for ongoing agricultural purposes, while the Closter land will be able to retain approximately 51% of the land for ongoing agricultural purposes.

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**

ADVERTISED PLAN

5. PROPOSAL

The Project involves the development, construction, operation, and decommissioning of a utility Battery Energy Storage System (BESS) in Grahamvale, Victoria. The BESS will be designed to store electricity from the National Electricity Market (NEM) during periods of low demand and discharge during periods of high demand or low generation.

This load-shifting capability will become increasingly important as the NEM transitions from centralised fossil fuel-based electricity generation to a decentralised system, dominated by intermittent renewable sources, such as wind and solar. In addition to facilitating load shifting, the BESS would also provide critical ancillary services to the NEM, such as system strength and inertia support, along with frequency and voltage control services, which are essential for maintaining the stability and reliability of the electricity network.

The Project comprises a BESS with an installed capacity of approximately 480 MW / 1,920 MWh (4-hour duration). Grid connection is proposed via a new 220 kV underground cable to a new 220 kV bay within the adjacent AusNet Shepparton Terminal Station (SHTS). The connection cable would generally run from the western portion of the site, beneath Verney Road and the Goulburn-Murray Water irrigation channel, entering the Terminal Station along the northern boundary of the AusNet lot.

Primary construction access to the BESS site is proposed from Grahamvale Road and Verney Road, providing ingress and egress from the east and west respectively. In addition, three access points are proposed for construction traffic associated with works within the Terminal Station and the wider AusNet substation lot.

The Project Site comprises of five development areas that forms the Project, as set out in Table 2 below:

Table 2 - Indicative Development Areas

Development Area	Lot	Description
Project Site – BESS Area	Parts of: - Lot 2 LP219260 - Lot 2 PS314077	The portion of land that would host the BESS facility, such as the battery components, and associated infrastructure. The BESS facility will occupy approximately 10.2ha.
Project Site – Connection Asset	Parts of: - Lot 2 LP219260 - Lot R1 PS849482 - Lot 1 PS849482 - Lot 1 PS849465	An underground cable of approximately 550 m will connect the BESS facility to the adjacent Shepparton Terminal Station.
Project Site – Substation Bay Extension Works	- Part of Lot 1 PS849465 - Lot 2 PS 849465	AusNet will complete augmentation works within the existing Terminal Station to enable the BESS connection to the substation via the DCA. The scope includes constructing a new bay on the northern side of the substation.
Project Site – BESS Access Easement	- Lot 1 TP80421 (easement) - Lot 2 LP219260 - Lot 2124 PP3486 (easement)	New access routes will be constructed within the project properties to link the BESS facility to the public road network. New access track also proposed linking the two BESS areas.
Project Site – Road Upgrades	- Verney Road - Lot R1 PS849465	To facilitate construction access, turn treatments will be undertaken at relevant entry points from the existing road network. These works will accommodate safe and efficient truck movements onto the project properties.

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

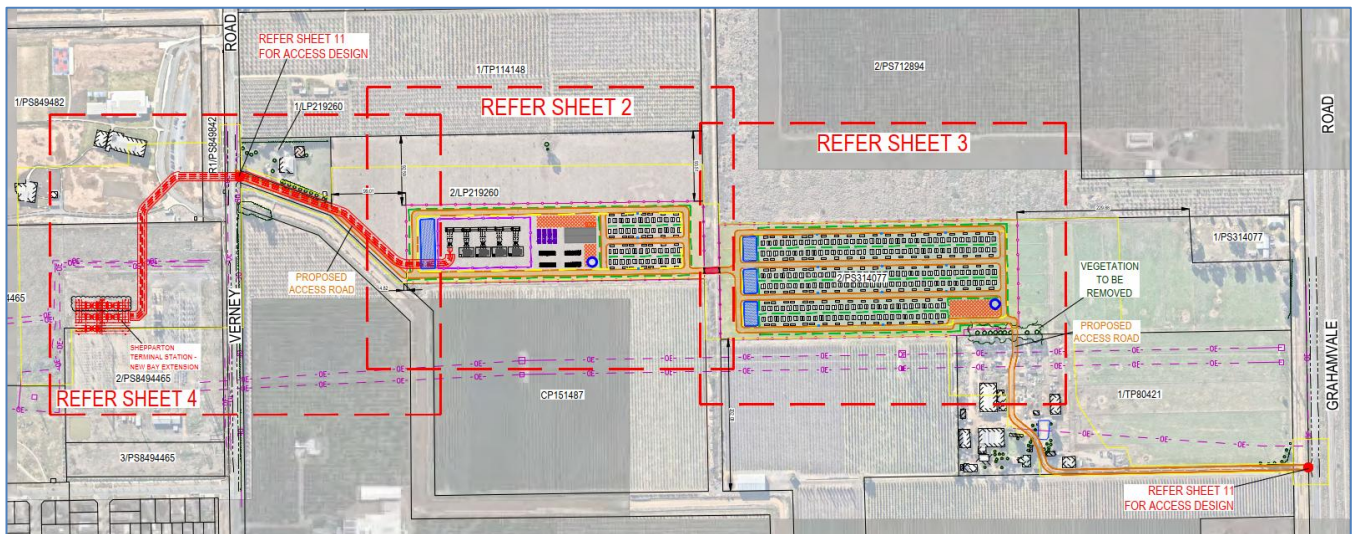


Figure 19: Proposed BESS site, highlighting cable connections and Cable Connection Bay Proposed BESS site and Access Points

A full set of plans for the Proposal is contained in Appendix B.

5.1. PROJECT DESCRIPTION

The Project would include the following key infrastructure:

1. The BESS Facility:

- 504 Battery Containers measuring approximately 6.1m x 2.5m x 2.9m. Each container would house approximately 40 battery modules. (Figure 19 / Appendix B);
- 140 Inverters (also known as Power Conversion Systems (PCS). Each PCS includes a low-voltage transformer and switchgear. The PCS units, associated MV transformer and MV-LV room are on a common 20-foot container skid (6.1m x 2.5m x 2.9m) (Figure 19/ Appendix B);
- 4 Switch Rooms / Collector Stations. These buildings collect all the individual 33kV cables from the PCS units before connection to the high-voltage transformers. The auxiliary power is also supplied from the low-voltage room that is connected to the switch room (Figure 19/ Appendix B);
- Harmonic Filters;
- 4 High-Voltage Transformers, and associated structures;
- Control room, which will contain battery-monitoring equipment and allows operators to control plant remotely;
- Operations and Maintenance (O&M) Building (Figure 19 / Appendix B);
- Acoustic Barriers;
- Associated ancillary infrastructure, including:
 - Bunding;
 - Drainage;
 - Civil and structural works;
 - Underground cables connecting site infrastructure;
 - Ancillary low voltage transformers;
 - Construction laydown areas;
 - Internal access tracks;
 - On-site car parking;
 - Staff amenities;
 - Pumpable sewerage holding tank;
 - Water tank(s);
 - Asset Protection Zones (APZ); and
 - Security fencing.

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. Connection Assets

- Construction of an underground 220kV transmission cable(s), connecting the proposed BESS facility to the adjacent Shepparton Terminal Station.
- The proposed cable construction methodology involves a combination of open trenching and horizontal directional drilling (HDD) to avoid any adverse impacts on existing infrastructure. Where cables are required to go under the irrigation channels they will be designed to a depth of 2m below the channel bed, as specified by GMW, and will use HDD method to avoid impacts.
- The final location and route of the proposed cable easement corridor is subject to detailed design.
- The type, arrangement and installation method of the underground cables will be subject to detailed design.

3. Substation Works

- Augmentation works at the Terminal Station, including the construction of a new 220kV bay for the connection of the BESS, with associated civil and earth works, high voltage switchgear, structures, and associated control and protection equipment.
- The connection into the Shepparton Terminal Station will be subject to AusNet design requirements.

4. BESS Access Easements

- Construction of all-weather external access roads on the project properties.
- Access easements proposed linking:
 - The BESS facility to Grahamvale Road and Verney Road, and
 - The two proposed BESS areas, spanning the GMW drainage asset.

5. Road Upgrade(s)

- Install turn treatments at relevant entry points from the existing road network to facilitate safe construction access to project properties.
- Implement temporary traffic management where required during construction.
- Temporarily relocate signs, poles and other street furniture as necessary.
- Provide OSOM access to the BESS site from Verney Road, including:
 - temporary removal and reinstatement of the roadside barrier at the site entrance; and
 - a temporary hardstand within the road reserve to enable turning movements.

All infrastructure associated with the proposed BESS, including the proposed 220kV underground cable connecting the Project to the Terminal Station (forming part of the Connection Assets) will be constructed by AE BESS 3 and ownership of these assets will vest in AE BESS 3 during operation of the project.

**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**

ADVERTISED PLAN

6. PLANNING, ENVIRONMENT AND ENERGY POLICY

The following section provides an outline of the planning framework, as relevant to the proposal. An assessment against these planning scheme provision and energy policy directives is contained within Section 7 of this report.

6.1. FEDERAL CONTEXT - COMMONWEALTH LEGISLATION AND POLICY

6.1.1. ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 (EPBC ACT)

Under the EPBC Act, an action that has, will have, or is likely to have, a significant impact on matters of national environmental significance, including nationally or internationally important flora, fauna, ecological communities, and heritage places must be referred to the Commonwealth Minister for the Environment.

6.1.2. PARIS CLIMATE AGREEMENT 2016

Australia is a party to the Paris Agreement, which came into force in 2016 and aims to strengthen the global response to the threat of climate change by “holding the increase in the global average temperature to well below 2°C above pre-industrial levels and pursuing efforts to limit temperature increase to 1.5°C”.

Under the Paris Agreement, Australia must submit emissions reduction commitments known as Nationally Determined Contributions (NDCs).

Australia's latest NDC was submitted in September 2025. It sets out our ambitious and achievable 2035 emissions reduction target. The target commits Australia to reduce emissions by 62-70% below 2005 levels by 2035. The report noted that currently Australia has increased its renewable energy capacity to over 40% on its two major grids.

This report does not contain any information for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright

6.2. STATE CONTEXT - STATE LEGISLATION

6.2.1. ABORIGINAL HERITAGE ACT 2006

The Aboriginal Heritage Act 2006 (AH Act) and associated regulations provides protection of Aboriginal cultural heritage and links the protection of Aboriginal cultural heritage more directly with planning and land development processes. It is an offence under the AH Act to harm Aboriginal cultural heritage. Development that potentially harms Aboriginal cultural heritage may require a Cultural Heritage Management Plan (CHMP).

The Aboriginal Heritage Regulations 2018 set out circumstances that trigger the requirement for a CHMP. A CHMP is required for a proposed activity,

- if:
 - a) all or part of the activity area for the activity is an area of cultural heritage sensitivity; and,
 - b) all or part of the activity is a high impact activity.

6.2.2. CLIMATE CHANGE ACT 2017

The Climate Change Act 2017 underpins the legislative foundation to manage climate change risks, maximise the opportunities from decisive action and drive Victoria's transition to a climate resilient community and economy to meet net-zero emissions target by 2050.

The Act requires the State government to develop a Climate Change Strategy every 5 years which sets out how the State will meet its targets and adapt to the impacts of climate change. The Act is placed alongside other climate change initiatives such as Victoria's Climate Change Framework and Victoria's Renewable Energy Action Plan.

The current interim target for the period of 2021-2025 is 28-33% emissions reduction below 2005 levels by the end of 2025. This will be followed by the interim target for the period of 2026-2030 for emissions to reduce 45-50% below 2005 levels.

ADVERTISED PLAN

6.2.3. ENVIRONMENT PROTECTION ACT 2017

The Environment Protection Act 2017 (EP Act) came into effect on 1 July 2021, and includes environmental obligations and protections for the environment and human health, using a prevention-based approach. It includes the General Environmental Duty (GED).

The Act gives EPA powers and tools to prevent and minimise the risks of harm to human health and the environment from pollution and waste. It also provides EPA with the ability to pursue stronger sanctions and penalties to hold environmental polluters to account.

The main functions of the Act include:

- setting out 11 principles of environmental protection.
- setting out the legislative framework for the protection of human health and the environment from pollution and waste.
- providing for a GED to minimise risks of harm to human health and the environment from pollution or waste.
- establishing a permissions scheme that enables EPA to issue or grant development licences, operating licences, pilot project licences, permits (including in relation to tunnel boring machine spoil) and registrations.
- Provide a framework for the management of waste.

The Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (Noise Protocol), is incorporated into the Environment Protection Regulations as of 1 July 2021 (EPA publication 1826.4).

The Noise protocol is used for determining noise limits for new and existing commercial, industrial and trade premises and entertainment venues. As of 1 July 2021, the Noise Protocol replaces the Noise from Industry in regional Victoria (NIRV; EPA publication 1826.4).

**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**

6.2.4. HERITAGE ACT 2017

The Heritage Act 2017 includes provisions to protect and conserve the cultural heritage of the state, to establish a Victorian Heritage Register, a Heritage Inventory, a Heritage Council and a Heritage Fund, to provide for the management of World heritage Listed places, and to create offences and other enforcement measures to protect and conserve cultural heritage.

Section 3 of the act defines cultural heritage as places and objects of –

- a) *cultural heritage significance*; or
- b) *State-level cultural heritage significance*.

6.2.5. PLANNING AND ENVIRONMENT ACT 1987

The purpose of the Planning and Environment Act 1987 (PE Act) is "to establish a framework for planning the use, development and protection of land in Victoria".

The PE Act sets out procedures for preparing and amending the Victoria Planning Provisions and planning schemes, as well as the process for obtaining permits under schemes, enforcing compliance with planning schemes and permits, and other administrative procedures.

The Act is the 'enabling' legislation that provides legal weight to instruments under the Act, including the Victoria Planning Provisions, planning schemes (such as the Greater Shepparton Planning Scheme), regulations and Ministerial directions.

ADVERTISED PLAN

6.2.6. RENEWABLE ENERGY (JOBS AND INVESTMENT) ACT 2017

The Renewable Energy (Jobs and Investment) Act 2017 establishes Victoria's energy targets, including energy storage targets and will be supported by strategies to achieve these targets that ultimately encourage investment and employment in Victoria.

In the instance of the Act, the current renewable energy targets for Victoria are:

- 25% by 2020 (achieved)
- 40% by 2025 (this was reported as achieved reaching 44.6% by the Department of Energy Environment and climate Action on 09 Feb 2026.)
- 65% by 2030 (previously 50%)
- 95% by 2035 (new)

Meeting these targets will provide Victoria with reliable, affordable and clean energy as well as an increase in employment opportunities in the sustainable energy sector.

In addition, the Act sets out energy storage targets for Victoria which are:

- By 2030, at least 2.6 gigawatts for energy storage capacity
- By 2035, at least 6.3 gigawatts for energy storage capacity

The energy storage targets will include short, medium and long duration energy storage systems, allowing energy to be moved around during the day to meet demand and to be supplied through longer duration imbalances.

The Victorian Government has reported that as of September 2025 Victoria has 12 commissioned large-scale storage systems and 3 in commissioning – with a total output capacity of 1028 MW and storage capacity of more than 1.7 GWh. Victoria will need to add approximately 1 gigawatt of energy storage capacity between now and 2030 to meet this target. This project which is located on the spine of the 220kV network would make a material contribution to this target.

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

6.2.7. ENVIRONMENT EFFECTS ACT 1978 (EE ACT)

The Ministerial Guidelines for Assessment of Environmental Effects under the Environmental Effects Act 1978 (DSE 2006) outlines the triggers for referral of a project to the Victorian Minister for Planning who will determine if an Environmental Effects Statement (EES) is required.

6.2.8. FLORA AND FAUNA GUARANTEE ACT 1988 (FFG ACT)

Under the FFG Act a permit is required to take, kill, injure, disturb or collect threatened species or protected flora species from public land.

6.3. LOCAL CONTEXT

6.3.1. PLANNING SCHEME PURPOSE AND VISION

Clause 01.01 of the Greater Shepparton Planning Scheme lists the purpose of the Planning Scheme which are:

- To provide a clear and consistent framework within which decisions about the use and development of land can be made.
- To express state, regional, local and community expectations for areas and land uses.
- To provide for the implementation of State, regional and local policies affecting land use and development.

ADVERTISED PLAN

- To support responses to climate change.

6.3.2. MUNICIPAL PLANNING STRATEGY

Clause 02.01 Context notes as follows:

The Goulburn Valley region has a strong and diverse rural economy based on irrigated and dry land agriculture. A major strength of the economy is in the value-adding manufacturing and processing of agricultural produce. It has a supporting service industrial base, notably as a transport hub with a high level of freight movements and volume. The region is often described as the "food bowl" of Australia providing 25 per cent of horticultural produce in the state.

This context statement highlights the importance of agriculture as well as "the value-adding manufacturing and processing of agricultural produce", in this context additional investment into the reliability and robustness of the energy grid network will support the agriculture and associated industries in Shepparton.

Clause 02.02 outlines the vision of Council highlighting the elements for the 2017-2021 Council Plan. The vision is expressed in terms of Social, Economic Built and Environment themes. In the vision for the economy, it notes that it seeks to:

Build a thriving, resilient economy where Greater Shepparton is recognised as a competitive place to invest and grow business.

The proposed development aligns with the vision by strengthening the local electricity network and improving reliability and resilience. This will support existing industry and future growth, helping to position Shepparton as a competitive and attractive location for investment and business expansion.

Clause 02.03 of the Planning Scheme outlines the Strategic Directions of Council. It notes that Council is committed to:

- Providing for the expansion of the Shepparton, Mooroopna and Kialla urban areas and the outlying townships without negatively impacting on productive agricultural land.

We note that the subject site is currently located within the Shepparton settlement boundary which was moved to align with Grahamvale Road via Amendments C246gshe to the Greater Shepparton Planning Scheme gazetted on the 28 August 2025, as discuss further below.

The Project will also support a stronger, more resilient electricity network to cater for ongoing urban growth across the district.

Clause 02.03-8 of the Municipal Planning Strategy specifically talks about Infrastructure and the role of renewable energy and storage. The following section below from clause 02.03-8 from the Greater Shepparton Planning Scheme was also recently added via amendment C246gshe.

*Greater Shepparton is well suited to support renewable energy generation **and storage**, particularly solar. Large scale solar farms have been supported within Greater Shepparton and it is expected that applications for this type of infrastructure will continue. Additionally, the expansion of the solar energy sector has the potential to transform Greater Shepparton into a **renewable energy baseload storage hub**. (Emphasis added)*

It further notes that Council is committed to:

- *Facilitating the growth of the renewable energy sector, **in particular solar energy generation and storage** (Emphasis added)*

The Strategic Framework Plan at Clause 02.04 of the Greater Shepparton Planning Scheme was recently updated by Amendment C246 of the Scheme. The main change to the Strategic Framework Plan was the change to the Settlement Boundary which has moved further east to align with Grahamvale Road and to include the "Former Radio Australia Site" as well as the land to the south of it. The result is that the proposed BESS site is now located within the Shepparton Settlement Boundary, as shown in the figure below.

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

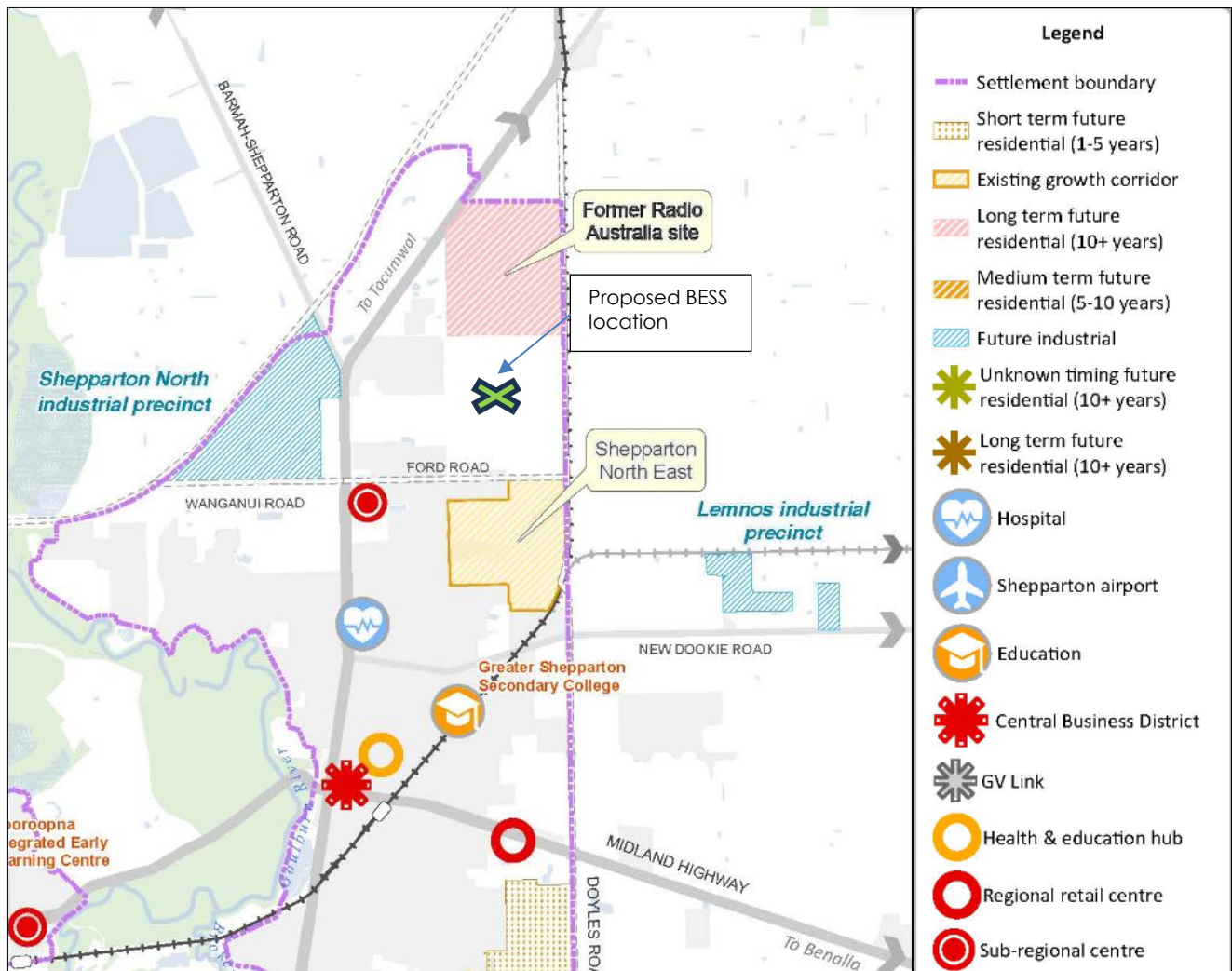


Figure 20: – Shepparton and Maroochna Framework Plan - Clause 02.04 Municipal Planning Strategy

From discussions with the Greater Shepparton City Council, it appears that this Settlement Boundary is subject to change again in the near future but at the time of this application this boundary remains a relevant consideration.

Irrespective of any further near-term changes to the settlement boundary, policy adopted by Greater Shepparton Council advocates for land use changes within the Declared Irrigation District for both Residential and Industrial land development, as set out in the Shepparton and Maroochna Framework Plan (illustrated in Figure 20). The Framework Plan identifies the eastern area of Shepparton, including around Doyles / Grahamvale Road, as an area subject to changing land use consistent with the existing and planned growth.

The previous Strategic Framework Plan at Clause 02.04 of the Greater Shepparton Planning Scheme is shown below.

The superseded plan had a smaller Settlement, where the proposed BESS was located outside of the Shepparton Settlement Boundary.

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

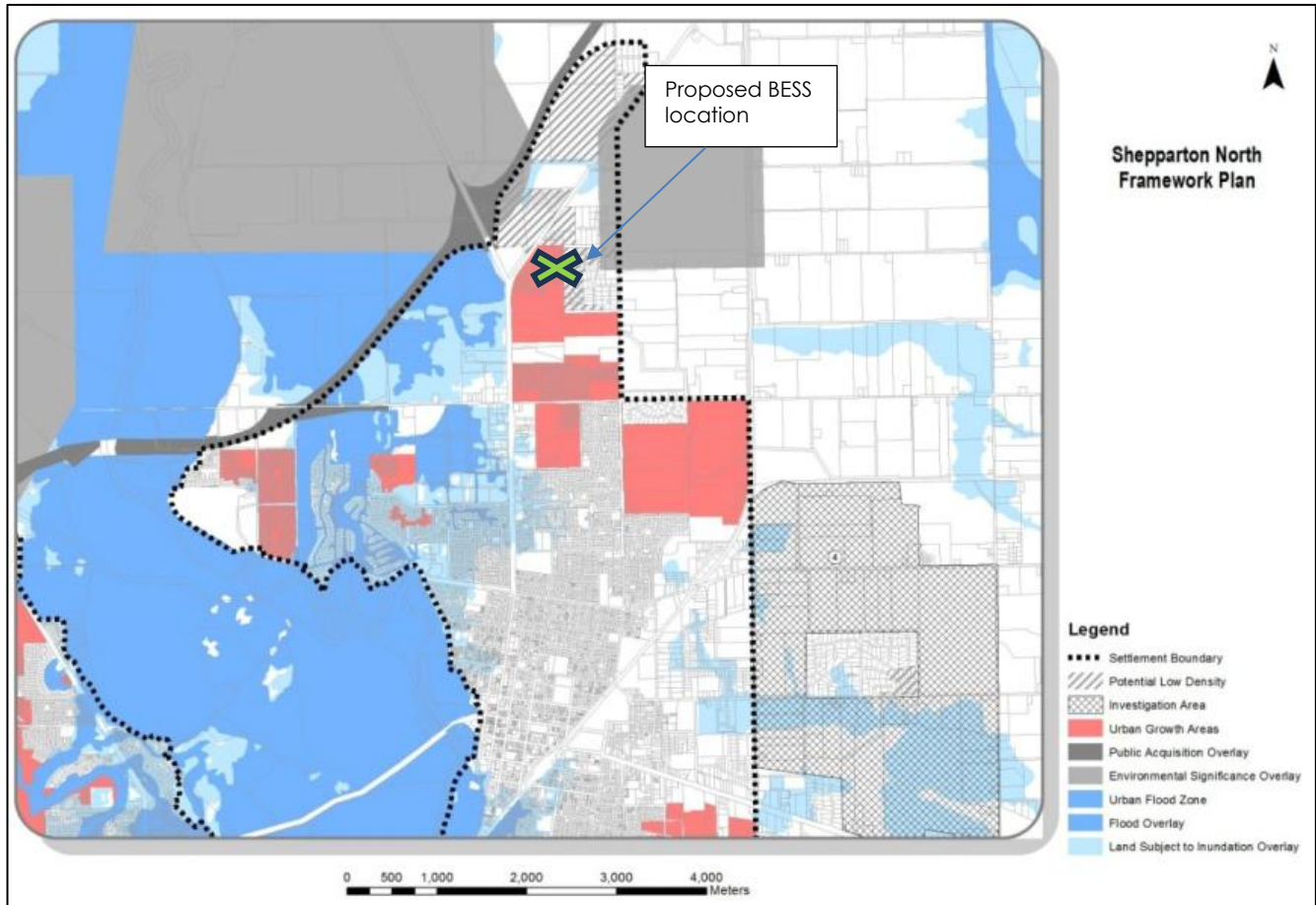


Figure 21: - Superseded Strategic Framework plan

The Grahamvale BESS is located within the Greater Shepparton City Council municipal area. The Greater Shepparton Planning Scheme (GSPS), alongside the provisions of the *Planning & Environment Act 1987* sets the planning requirements for the proposal.

The GSPS applies the following zone and overlay to the subject site:

- Farming Zone – Schedule 1 (FZ1)
- Specific Controls Overlay – Schedule 3 (SCO3)

The cable connection to the existing Terminal Station are subject to:

- General Residential 1
- Public Use Zone
- Transport 3 Zone
- Specific Controls Overlay – Schedule 3 (SCO3)
- Development Contributions Overlay (DCPO1)
- Development Plan Overlay (DPO4)

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

6.3.3. PLANNING POLICY FRAMEWORK

Clause 11 – Settlement

This clause includes the statement that Planning is to recognise the need for, and as far as practicable contribute towards Climate change adaptation and mitigation and that planning is to facilitate sustainable development that

ADVERTISED PLAN

takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

This policy also has a strategy to facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and Regional service centre of Benalla.

Clause 12 - Biodiversity

Relevant to this application is the consideration of impacts on biodiversity and native vegetation. We note that as the proposal is on cleared farmland there will be minimal impacts on both native vegetation and biodiversity. See Section 7 for discussion of biodiversity matters.

Clause 13 – Environmental Risks and Amenity

Relevant to this application is the consideration of noise impacts on sensitive land uses. The proposed design will consider noise as part of the design of the facility and supporting expert reports have been provided as outlined in Section 7 of this report.

Clause 14.01-1S – Protection of Agricultural Land

This clause has the objective to:

To protect the state's agricultural base by preserving productive farmland.

And relevant strategies to:

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Consider state, regional and local issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Clause 14.02-1S – Catchment planning and management

The objective of the protection of catchment planning and management is to:

To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

And relevant strategies are to:

Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.

Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

Require appropriate measures to restrict sediment discharges from construction sites.

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

*Ensure planning is coordinated with the activities of catchment management authorities.
Ensure that water quality infrastructure is designed to minimise risk of harm to surface waters and groundwater.*

Clause 14.02-3S – Protection of Declared Irrigation Districts

The objective of the protection of declared irrigation districts is to:

To plan and manage for sustainable change within irrigation districts declared under Part 6A of the Water Act 1989.

And relevant strategies are to:

Identify and plan for the future needs of communities to adapt and adjust to strategic land use change within an irrigation district.

Ensure the future viability of an irrigation district by preventing non-agricultural use of land in a declared irrigation district where the land is serviced, or was serviced as at 17 September 2019, by rural water corporation irrigation infrastructure, unless the rural water corporation infrastructure has been, or is planned to be, decommissioned.

Ensure non-agricultural land use does not undermine the integrity of irrigation infrastructure and complements existing and future agricultural production.

Ensure land use change within an irrigation district does not negate the potential opportunities for a rural water corporation to make adjustments to the footprint of an irrigation district that are identified under an approved plan or strategy.

Ensure land use change does not limit the ability of future investment in irrigation infrastructure that achieves the intended benefits of minimising water loss, and improved irrigation service efficiency to the farm gate and overall agricultural production.

Clause 15 – Built Environment and Heritage

The objective of the Design for Rural Areas is:

To ensure development respects valued areas of rural character.

And relevant strategies to:

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

Clause 15 further notes that planning should facilitate development that:

- Supports the transition to net zero greenhouse gas emissions.

Clause 17 – Economic Development

Clause 17 has the objective to:

- To strengthen and diversify the economy

Clause 17 also strategies outlined in clauses 17.01-1S and clause 17.01-1R to:

- Protect and strengthen existing and planned employment areas and plan for new employment areas
- Encourage appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.

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

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

Clause 19 – Infrastructure

This clause notes that planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Clause 19.01-1S –Energy Supply

Objective

- To facilitate appropriate development of energy supply infrastructure.

Strategy

- Support the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy.
- Develop appropriate infrastructure to meet community demand for energy services.
- Ensure energy generation, storage, transmission and distribution infrastructure and projects are resilient to the impacts of climate change.
- Facilitate the production and distribution of zero emission gases and fuels.
- Support energy infrastructure projects in locations that minimise land use conflicts, including in any renewable energy zones declared under section 63 of the National Electricity (Victoria) Act 2005.
- Support energy infrastructure projects in locations that take advantage of existing and planned resources and infrastructure networks.
- Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes.
- Facilitate renewable energy generation and storage to meet on-site energy needs.

6.4. PLANNING ZONES AND OVERLAYS

6.4.1. FARMING ZONE

The Project Site for the BESS area is located within the Farming Zone – Schedule 1 (FZ1) under the Greater Shepparton Planning Scheme. The proposed electrical connection will also cross into the General Residential Zones (for the All Saints Anglican School) and the Public Use Zone Schedule 1.

The eastern frontage of both lots has in interface with the Public Use Zone Number 1 (PUZ1). Lot 2 also has an interface with its western boundary with the PUZ1 which is shown in yellow below. The Public Use Zone 1 recognise public land which is used for public utility facilities. The PUZ1 is shown for both the irrigation channels and the Sub-station Terminal.

The purpose of the Farming Zone is:

- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Clause 73.03 defines 'utility installation' as 'land used to transmit, distribute or store power' and is determined that the most appropriate definition of the proposed BESS is a 'utility installation'.

ADVERTISED PLAN

The Farming Zone lists utility installation as a Section 2 Use, meaning that a permit is required for the use of the BESS. Under the provisions of the FZ, a permit is required for buildings and works associated with a Section 2 Use.

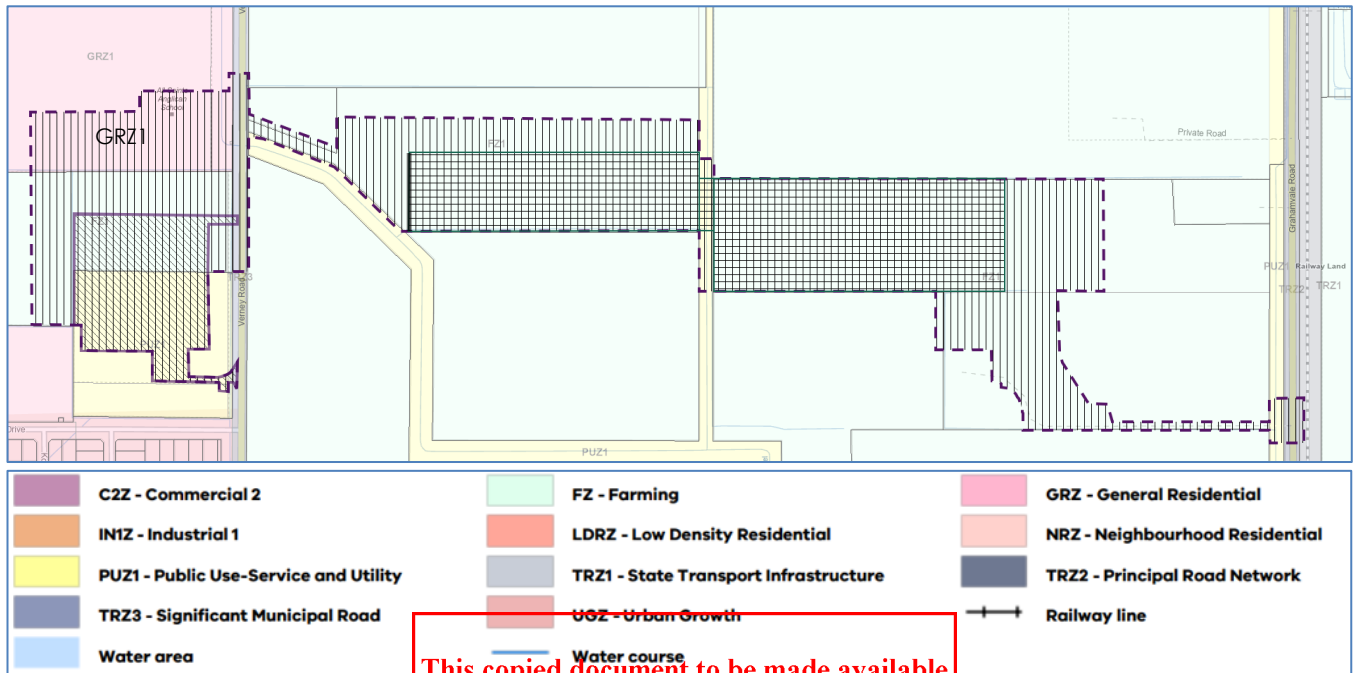


Figure 22: Zoning Map - Source: WGLP

6.4.2. PUBLIC USE ZONE

The proposed electrical connection between the proposed BESS site and the existing Terminal Station is partially location within land zoned Public Use 1. The zoning covers both the existing irrigation channels in the area as well as the Shepparton Terminal Station.

The purpose of the Public Use Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

A permit is required for the use and development of a Utility Installation in the zone.

6.4.3. GENERAL RESIDENTIAL ZONE

The propose electrical connection between the proposed BESS site and the existing Terminal Station is partially location within land zoned General Residential 1. The zoning covers the existing school on the western side of Verney Road. The proposed underground cable connection will be constructed under existing car parking and landscaped areas.

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

ADVERTISED PLAN

- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

A permit is required for the use and development of a Utility Installation in the zone.

6.4.4. TRANSPORT 3 ZONE

The proposed electrical connection between the proposed BESS site and the existing Terminal Station is partially located within land zoned Transport Zone (TRZ3 - Significant municipal road). The zoning covers Verney Road. The proposed underground cable connection will be constructed under this existing road.

The purpose of the Transport Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for an integrated and sustainable transport system.
- To identify transport land use and land required for transport services and facilities.
- To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.
- To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

A permit is required for the use and development of a Utility Installation in the zone.

6.4.5. SPECIFIC CONTROLS OVERLAY

The site is affected by the Specific Controls Overlay – Schedule 3: Goulburn-Murray Water: Connections Project and Water Efficiency Project Incorporated Document, November 2021.

The purpose of the specific control is to allow the use and development of land for the purpose of irrigation modernisation works to be undertaken by or on behalf of the Goulburn-Murray Rural Water Corporation (Goulburn-Murray Water) for the purposes of specifically identified projects.

Both projects include, but are not limited to, the following components to be undertaken by or on behalf of the Goulburn-Murray Water for both capital, on farm and associated works:

- Automation of regulators on major ('backbone') irrigation channels.
- Replacement, upgrading or removal of meters.
- Remediation and lining of backbone channels to reduce leakage and seepage.
- Decommissioning of channels.
- New pump stations, pipelines or channels.
- Replacement or upgrading of regulators or regulator gates.
- Reconfiguration of landowner connections by pipeline or channel to the public backbone and associated on farm works.
- Construction of access works to site for construction and maintenance.
- Any use and development ancillary to the above.

**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

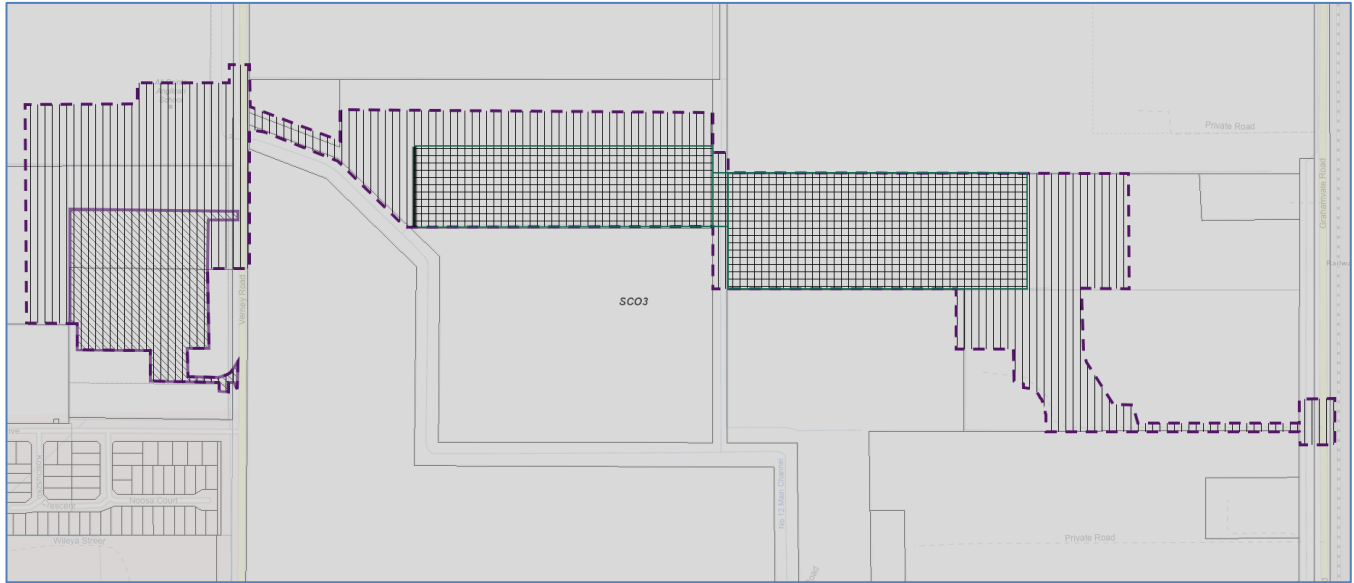


Figure 23: Overlay Map Source: VicPlan

6.4.6. DEVELOPMENT PLAN OVERLAY (DP04)

Figure 24 below shows overlays surrounding the site. The only relevant overlay in figure 24 below is the Development Plan 4 (DP04), which covers the site at 300 Verney Road, which is the site north of the Terminal Substation. DP04 refers to the Shepparton North Growth Corridor Outline Development Plan. This plan is to assist with the transition of the land on the west side of Verney Road from Rural to Urban development and use. An extract from the Shepparton North Growth Corridor Outline Development Plan is shown in Figure 25 further below.

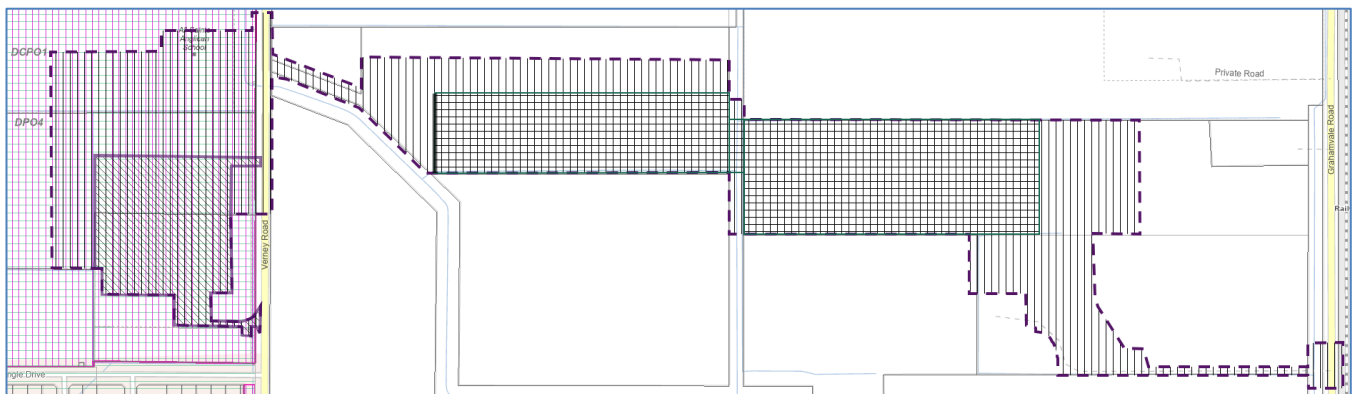


Figure 24: - Overlay Plan

The Shepparton North Growth Corridor Outline Development Plan shows how the land to the north of the Terminal Substation is proposed to be developed.

**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**



Figure 25: - Shepparton North Growth Corridor Outline Development Plan

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

ADVERTISED PLAN

6.4.7. PARTICULAR PROVISIONS

Clause 50 Particular Provisions apply to a range of matters in addition to zone and overlay requirements. Their purpose is to provide an additional level of guidance to land use and development outcomes. Particular Provisions considered relevant to the project include:

Clause 52.02 Easements, Restrictions and Reserves
Clause 52.06 Car Parking
Clause 52.29 Land Adjacent to the Principal Road Network
Clause 53.22 Significant Economic Development

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

6.4.8. CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

The purpose of this clause is to:

- *To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.*

6.4.9. CLAUSE 52.06 CAR PARKING

The purpose of this clause is to:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

6.4.10. CLAUSE 52.29 LAND ADJACENT TO A ROAD IN A TRANSPORT ZONE 2.

The purpose of this clause is to:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

6.4.11. CLAUSE 53.22 SIGNIFICATION ECONOMIC DEVELOPMENT

The purposed of this clause is to:

- *To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.*
- *To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.*

6.4.12. GENERAL PROVISIONS

Clause 60 General Provisions relate to the administration of planning schemes, existing uses, decision

ADVERTISED PLAN

guidelines and the referral requirements for planning applications amongst other matters. General Provisions relevant to the project include:

- Clause 62.01 Uses Not Requiring a Permit
- Clause 62.02-1 Buildings and works not requiring a permit and Clause 62.02-2 Building and works not requiring a permit unless specifically required by the planning scheme
- Clause 66 Referral and Notice Provisions

6.4.13. CLAUSE 66 AUTHORITY REFERRALS

AusNet Services

Pursuant to Clause 62.02-4 (Major electricity line or easement) any application to construct a building or construct or carry out works on land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement is required to be referred to the relevant electricity transmission authority as a determining referral authority.

Head, Transport for Victoria

Pursuant to Clause 66.03 and 52.29-4, an application to create or alter access to a road declared as an arterial road under the *Road Management Act 2004*, land owned by the Head, Transport for Victoria for the purpose of a road is required to be referred to Head, Transport for Victoria as a determining referral authority.

Declared irrigation districts

Pursuant to Clause 66.02-12, an application to use or develop land for a renewable energy facility located within an irrigation district declared under Part 6A of the *Water Act 1989* is required to be referred to the Secretary to the Department administering the *Water Act 1989*, who is a recommending referral authority. However we note that this application is for a utility installation, and is not a "Renewable Energy Facility".

6.4.14. OPERATIONAL PROVISIONS

In accordance with Clause 72.01-1, the Minister for Planning is responsible for assessing applications pertaining to any:

- Utility installation used to:
 - o Transmit or distribute electricity.
 - o Store electricity if the installed capacity is 1 megawatt or greater.

6.4.15. OTHER CONSIDERATIONS

Other Provisions – Cultural Heritage and Bush Fire

The site is within a mapped Area of Cultural Heritage Sensitivity and will require a Cultural Heritage Management Plan to be prepared as part of the application process.

**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**

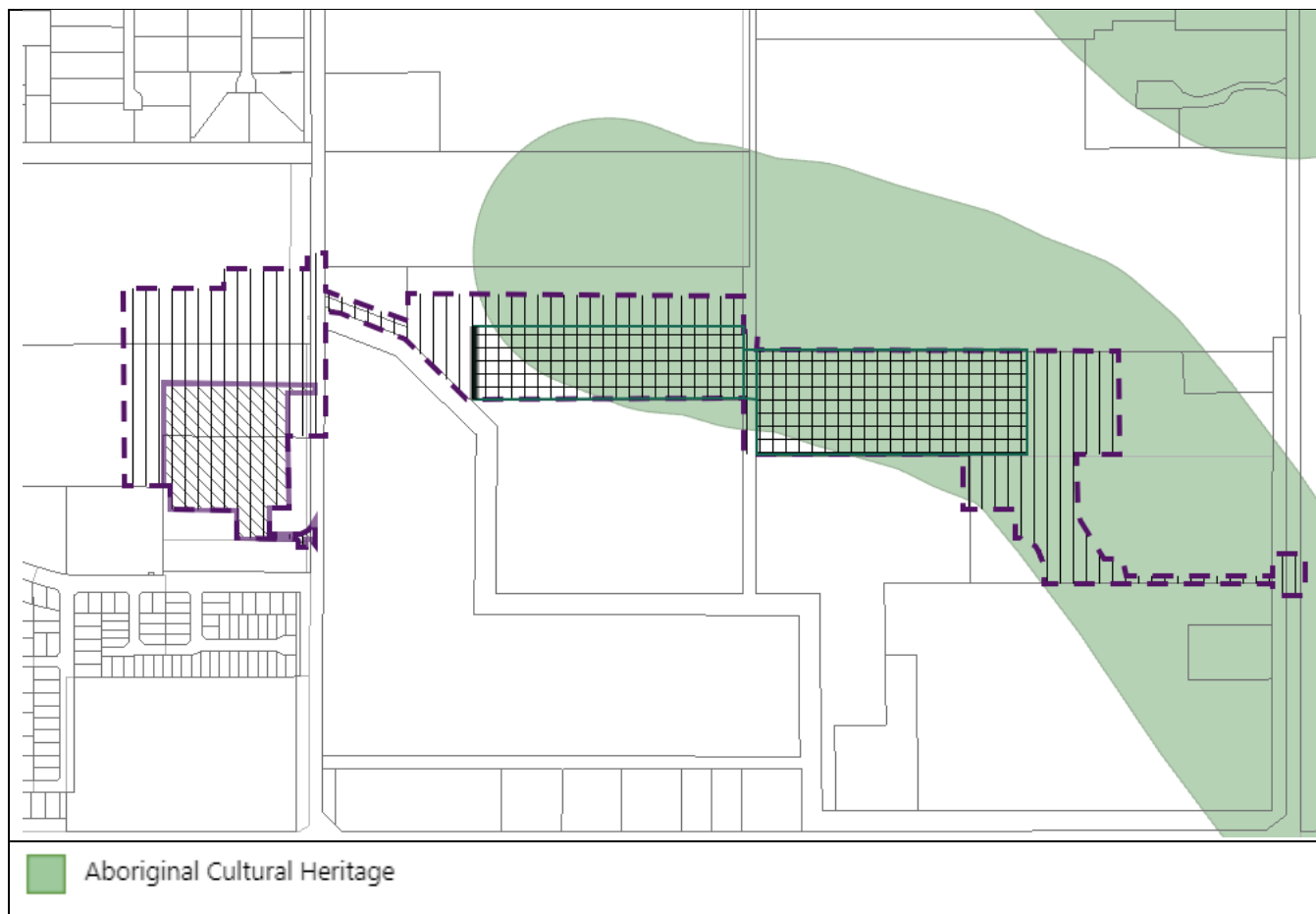


Figure 26: - Cultural Heritage Sensitivity Mapping

The site is not in a Bushfire Prone Area, and is also not in a Bushfire Management Overlay. However, a Risk Management Plan (including Fire Safety Study) which considers the CFA guidelines on BESS management for renewables facilities has been submitted with the application.

**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**

ADVERTISED PLAN

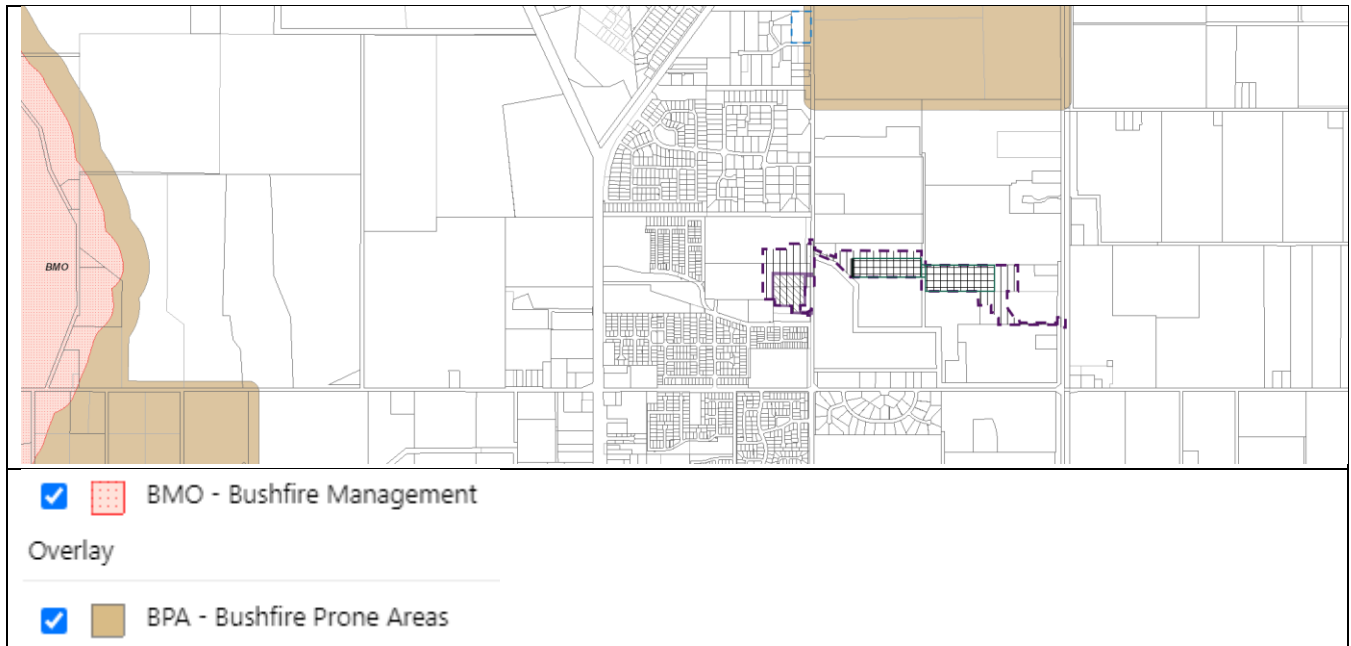


Figure 27: - BMO and BPA Designation

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

The Design Guidelines and Model Requirements for Renewable Energy Facilities provides standard considerations and measures for fire safety, risk and emergency management in designing, constructing and operating new renewable energy facilities and upgrading existing facilities.

Whilst the site is not subject to a Bushfire Management Overlay nor in a Designated Bushfire Prone Area, a Risk Management Plan alongside a Fire Management Plan are required as per the CFA's Design Guidelines.

6.4.16. CLAUSE 65

Clause 65 Decision Guidelines' and Clause 65.01 'Approval of an application or plan' set out matters to be considered by the Responsible Authority when determining and planning permit application.

6.4.17. PRE-APPLICATION CONSULTATION

AUTHORITY	PEOPLE	RESPONSE
Greater Shepparton City Council Sept 2023 Addition meeting at Council 16 Feb 2026	Colin Kalms Andrew Dainton	- Initially generally supportive - Acknowledged that the proposal did not clash with any existing strategic planning for residential or industrial land projects - Advised that we speak with Goulburn Murry Water to seek their view in relation to the site's location within a declared irrigation area. - Understood the strategic location of the site and its proximity to the Terminal Sub-station. - Raised some concerns in relation to the location of the site with the Declared Irrigation District. - Further discussion are ongoing with Council to clarify Council's policy position in relation to development within the Declared Irrigation Area on the west side of Grahamvale Road.

ADVERTISED PLAN

AUTHORITY	PEOPLE	RESPONSE
DEECA – Planning / DTP - October 2023	Polly O'Donovan Jeff Neville Kerry Greenfield Michael Juttner	• Generally supportive • Highlighted the importance of understanding and having solutions for potential acoustic issues, seems to have been an issues with some other sites recently. • Suggested the Proponent consult with the DEECA Water and Catchments Group solar permit applications coordination team • Advised to work with Goulburn Murray Water in relation to technical issues such as access crossings for vehicles and cable crossing of irrigation channels. • Highlighted the importance of including an assessment against the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities v4 as part of any submission.
DECCA – Planning / DTP (Nov 2025)	Kerry Greenfield Michael Juttner	• Discussed engagement with Fire Rescue Victoria • Suggested reaching out to the DEECA - Water and Catchments Group solar permit applications coordination team again • Highlighted that the change to the Settlement Boundary as gazetted in amendment C246gshe, may contain a mapping error, which included the subject site within the Settlement Boundary. • Noted importance of justifying the development in the policy context of the Project location within the Declared Irrigation District.
Goulburn Murray Water	Ranine McKenzie Loretta Mulla Luke Dunham Damian Drake	• Advised that they are generally hesitant to support non-agricultural uses for land in the irrigation district. • Did recognise the importance of transitioning the economy to flexible renewable energy • Understood the strategic location of the site and its proximity to the Terminal Station. • Advised of 30m structures buffers to existing irrigation channels • Have provided and engaged in discussions in relation to design and technical requirements for crossing under existing irrigation channels
DEECA - Water and Catchments Group solar permit applications coordination team	Jo Waghorn	• Advised that they had no comment as the proposal was not for a Solar Farm - 13 Nov 2023. • Confirmed that they had no comment as the proposal was not for a Solar Farm 10 Nov 2025.
Goulburn Broken CMA	Guy Tierney Statutory Planning and Floodplain Manager	• No issues were raised by the GBCMA in relation to the proposal when we emailed that in December 2024. • Discussed project again with Guy Tierney in October 2025 and no additional comments were provided, nor concerns raised/
CFA	Rohan Taylor, District Commander for the CFA Northeast Region	• Made reference to specific guidelines as detailed later in this report

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

AUTHORITY	PEOPLE	RESPONSE
FRV	Alam Hossain Senior Risk Engineer (DGU) Technical Lead (ARET)	- Preliminary Hazard Analysis (PHA) – With the application - Fire Safety Study (FSS) – Prior to Construction - Emergency Information Book (EIB) and Pre-Incident Plan (PIP) – Prior to site commissioning.
AusNet	Connections Manager, and AusNet Property Team	- Progressing connection arrangement and technical requirements for direct connection into the Shepparton Terminal Station. - Discussions underway regarding access, land, and required works for the proposed connection. - Review of technical and operational standards for the connection to the Victorian Declared Shared Network (DSN).
VicGrid	Senior Project Manager, and Principal Engineers	- Connection Application lodged with VicGrid. - Ongoing GPS rounds of the package. - Review of technical and operational standards for the connection to the DSN.
General Community Engagement	Clifton Consulting	- The project has been introduced to the community via newspaper promotions, the creation of a project webpage, Television and Radio reports, email campaigns to targeted stakeholders and stakeholder information drop-in sessions. - Generally, the community has been open to the proposal and have been generally supportive. - Further details of the stakeholder consultation undertaken by Clifton Consulting and the proponent is located in Appendix C.
Targeted Community Engagement	NGH Consulting	- The targeted engagement approach helped uncover several practical local issues and opportunities that may support positive community outcomes, including traffic and parking safety, local employment opportunities and support for community services. See Appendix O. - In several instances, engagement directly informed potential community benefit initiatives now being explored, including Munarra/ Rumbalara Football and Netball Club, Shepparton, All Saints Anglican School, Grahamvale and Latrobe University, Shepparton Campus. See Appendix P.

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

As noted, Clifton Consulting has managed the process of engaging with the community and relevant stakeholders. The full report for Clifton consulting is contained in Appendix C. The table below summaries the engagement method and the extent of the activities undertaken:

Engagement Method	Number of Activities
Emails	280
Phone calls	54
Face-to-face meetings and briefings	22
Media coverage	Two radio interviews (ABC and MMG); one television interview (WIN TV)

ADVERTISED PLAN

Engagement Method	Number of Activities
Newspaper advertising	Two advertisements in local newspapers (The Advisor, Shepparton News)
Promotion of project and community drop-in sessions	Greater Shepparton City Council social media channels
Letters to residents	583 letters distributed to properties within approximately 1 km of the Project
Community drop-in sessions	Three sessions held in May 2025
Community survey	Seven completed responses
Project website	Website launched 12 November 2024

Key Points:

- **Community Support:** Broad support for the project's contribution to energy reliability which will support regional industry, and economic development. Some requested additional technical information; a few raised amenity or property concerns.
- **Information Sessions:** 19 attendees provided feedback on safety, visual impacts, economic benefits, environmental considerations, community benefit fund, and grid reliability. Questions were addressed, and participants expressed general support.
- **Survey Results:** 7 responses highlighted appreciation for local benefits, energy security, and the Community Benefit Fund. Concerns focused on traffic, noise, and safety; 4 of the 7 respondents opposed the project.
- **Key Stakeholder Engagement:** Ongoing liaison with Council, Traditional Owners, MPs, agencies, emergency services, schools, landholders, consultants, and business groups. Key outcomes included site rationale, technical assessments, and identification of opportunities for local employment, training, and supplier engagement.

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.

Targeted Engagement Method	Number of Activities
Letters	380 letters hand-delivered to residents within 1 km of the Project Site
Emails	125 emails (approximately) sent to and from stakeholders
Phone calls	One (1) phone call made to a nearby sensitive receiver
Face-to-face meetings and briefings	10 in-person meetings facilitated
MP Briefing	Briefing letter provided to the local Member of Parliament (MP)
On-line Meeting	One (1) online meeting held
FAQ Resources	Fact sheets and FAQs delivered via email.

The consultation highlighted a number of Opportunities and Challenges for the project including:

Opportunities

- Community benefit initiatives
- Potential support for improved parking at Grahamvale Primary School
- Local supplier, contractor and employment opportunities during construction and operation
- Scholarships, training and apprenticeship opportunities
- Partnership opportunities with local First Nations organisations.

Challenges

- Fire safety, emergency management and post-fire containment concerns
- Existing traffic, parking and road safety issues, particularly near Grahamvale Primary School and key local intersections
- Potential construction traffic impacts and heavy vehicle movements

ADVERTISED PLAN

- Need for ongoing transparent communication and user-friendly Project information.

The applicant is committed to working with the community and key stakeholders in relation to this project for this application phase, through to the construction, commissioning and operational phases of the project.

6.4.18. LAND USE DEFINITION

Under Clause 73.03 (Land Use Terms) of the Greater Shepparton Planning Scheme, the proposed BESS is defined as a **Utility Installation** and defines the use as *land used: to transmit, distribute or store power.*

6.4.19. PURPOSE OF THE PLANNING POLICY FRAMEWORK

Clause 71.02-3 of the VPPs, Operation of the Planning Policy Framework, states:

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

It further notes that:

The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

In this application there are different policy priorities that need to be balance, particularly in balancing the policy to protect and foster agricultural areas in declared irrigation districts, against policy that seeks to support energy infrastructure projects in locations that take advantage of existing and planned resources and infrastructure networks.

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

6.4.20. PLANNING PERMIT TRIGGER

In regards to the Greater Shepparton Planning Scheme, the following permit triggers apply to the proposal:

WORKS PROPOSED	REQUIRED APPROVALS
Utility Installation (Storage of power – Battery Energy Storage System and associated cabling and terminal extension)	<u>Zone Triggers – Farming Zone</u> Planning permit required under Clause 35.07-1 & 4 Specifically, a utility installation is a Section 2 Use in the Farming Zone, approval is also required for building and works. <u>Zone Triggers – Public Use Zone</u> A permit is required to construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1 in the Public Use Zone. <u>Zone Triggers – General Residential Zone</u> A Utility Installation is a Section 2 use in the General Residential Zone. A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2. <u>Zone Triggers – Transport Zone (TRZ3)</u>

ADVERTISED PLAN

WORKS PROPOSED	REQUIRED APPROVALS
	A Utility Installation is a Section 2 use in the Transport Zone. A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 36.04-2. <u>Overlay Triggers</u> Both DPO4 and DCPO1 relate to the Shepparton North Growth Corridor and both overlays have no specific planning triggers related to the development of the cable connection. Specific Control Overlay 3 (SCO3) expired on 30 June 2024.
Access to a road in a Principal Road Network zone	A permit is required to create or alter access to a road in a Transport Zone 2 (Grahamvale Road).
Subdivision	Amendment VC271 to the Shepparton Planning Scheme introduces a new exemption to the general subdivision requirements in the farming zone. 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. The amendment to clause 35.07-3 allows for: The subdivision is to create a lot for a utility installation used to: - transmit or distribute electricity; or - store electricity if the installed capacity is 1 megawatt or greater The proponent will seek to utilise this provision to realign the lot boundary between Lot 1 on Plan of Subdivision 219260T and Lot 2 on Plan of Subdivision 219260T, to help facilitate the development of the BESS.

6.5. STATE AND LOCAL STRATEGIES AND GUIDELINES

THE SOLAR ENERGY FACILITIES DESIGN AND DEVELOPMENT GUIDELINE (October 2022)

The Solar Energy Facilities Design and Development Guideline provides an overview of the policy, legislative and statutory planning arrangements for solar energy facility projects in Victoria.

In addition, it provides:

- Information for solar farm developers (proponents), the community, regulators and decision-makers (responsible authorities) relating to the Planning and Environment Act 1987 (the P&E Act) and the Victoria Planning Provisions (VPP)
- Information and direction about the policy, legislative and statutory planning requirements relating to the siting and design of solar energy facilities
- An overview of best-practice advice relating to each stage of the site selection, design, construction, operation and decommissioning continuum.

While this guideline is specifically provided in relation to solar energy facilities, it does make reference to battery storage.

ADVERTISED PLAN

CFA and Fire Rescue Victoria Guidelines

There are two guidelines relevant to the application produced by the CFA and one guideline produced by FRV as noted below.

CFA Design Guidelines and Model Requirements for Renewable Energy Facilities

The CFA Guidelines are designed to:

- Facilitate consideration of fire risk management in the design, construction and operation of renewable energy facilities.
- Reduce the occurrence and consequences of fire at renewable energy facilities through risk-based design, and enable safe and effective emergency response through the provision of fire protection systems.
- Inform fire and risk management processes for all phases of a facility's lifespan, through the preparation of Risk Management Plans by designers, and Fire Management Plans by facility operators.
- Support operators to prepare Emergency Plans that effectively consider fire risk from the facility, and bushfire.

The guidelines are informed by fire risk management principles:

1. Effective identification and management of hazards and risks specific to the landscape, infrastructure, layout, and operations at the facility.
2. Siting of renewable energy infrastructure so as to eliminate or reduce hazards to emergency responders.
3. Safe access for emergency responders in and around the facility, including to renewable energy and firefighting infrastructure.
4. Provision of adequate fire-fighting infrastructure for safe and effective emergency response.
5. Vegetation sited and managed so as to avoid increased bushfire and grassfire risk.
6. Prevention of fire ignition on-site and spreading to adjoining properties.
7. Prevention of fire spread between site infrastructure (solar panel banks, wind turbines, battery containers/enclosures).
8. Prevention of external fire impacting and igniting site infrastructure.
9. Provision of accurate and current information for emergency responders during emergencies.
10. Effective emergency planning and management, specific to the site, infrastructure, operations and hazards (including bushfire).

The guidelines outline the specific requirements for renewable energy facilities including:

- the CFA's roles and legislation,
- consulting with the CFA, planning applications,
- fire risk management,
- facility location and design,
- facility construction and commissioning,
- facility operations, fire management planning,
- emergency management planning, and
- bushfire emergency planning.

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

CFA Fire Safety Studies for Battery Energy Storage Systems Guidelines

The purpose of this guidelines is:

- To assist developers, industry and consultants to develop fire safety studies for facilities with BESS, where requested by CFA.

The document notes that this guideline supplements **CFA's Design Guidelines and Model Requirements for Renewable Energy Facilities**, which contains CFA's expectations for the planning, design and operation of renewable energy facilities (including stand-alone and BESS-integrated) to ensure fire risk is effectively considered in facility design, commissioning and operation.

The purpose of this guideline is to inform industry of key safety in design considerations that Fire Rescue Victoria (FRV) considers relevant in the design and installation of Battery Energy Storage Systems (BESS).

This guideline applies to BESS installations that are proposed to be installed within the FRV fire district. It encompasses provisions for designers and facility operators where lithium-ion (Li-ion) BESS technologies are used or proposed to be used.

**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**

7. ASSESSMENT

Section 7 is an assessment of those matters outlined in Section 6 of this report. The Proposal is supported by a number of policies related to the transition of energy generation sector in Australia and climate change related policies at the Federal, State, and Local levels. The Proposal supports the relevant objectives and actions of these policies, with particular regard to efforts for greater energy storage to assist in the transition of the energy sector in Australia to an industry which will help achieve Net Zero by 2050.

7.1. FEDERAL CONTEXT - COMMONWEALTH LEGISLATION CONSIDERATIONS

ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 (EPBC ACT)

Biosis Pty Ltd (Biosis) was commissioned by the Proponent to undertake a flora and fauna assessment of the Project Site proposed for the development of a Battery Energy Storage System (BESS). Fieldwork was undertaken in August 2024 and the report was finalised in November 2025. A copy of the report can be found in Appendix D. In relation to the requirements of the EPBC Act legislation Biosis noted as follows:

- No EPBC Act listed threatened flora or fauna recorded within the study area.
- Native vegetation within the study area does not qualify as an EPBC Act listed threatened community.
- One threatened fauna species may utilise air space above the study area: White-throated Needletail *Hirundapus caudacutus*.

Biosis concluded that no further action is required in relation to the EPBC act and that formal Referral is not recommended, and that consequently a referral was not undertaken.

7.1.2. PARIS CLIMATE AGREEMENT 2016

The Proposal will contribute to Australia's commitment to the Paris Climate Agreement by supporting the stability and flexibility of the energy grid, and supporting renewable energy providers as outlined in Section 2 of this report.

The proposed Grahamvale BESS will also contribute to Australia's commitment to the Paris Climate Agreement by allowing more renewable energy projects to the National Energy Market and is in line with recent Federal announcements pertaining to a long-term emissions reduction target.

7.2. STATE CONTEXT - STATE LEGISLATION CONSIDERATIONS

7.2.1. ABORIGINAL HERITAGE ACT 2006

**ADVERTISED
PLAN**

A CHMP was undertaken by Biosis for the project in association with representatives from the Yorta Yorta Nation Aboriginal Corporation (YYNAC). The Desktop Assessment noted the high levels of ground disturbance that the Activity Area (that consisted of the Project Site) had undergone, from road construction, services, dwellings and agricultural practices. This assessment predicted that there was the possibility of low density artefacts scatters to be present within the Activity Area.

The Standard Assessment confirmed the high levels of disturbance that the Activity Area had been subject to. No evidence of the former waterway (trigger for the CHMP) was noted, either from the survey or the results of the auguring. The area of Cultural Heritage sensitivity on the Project Site maps was suspected to be a former waterway, presently the suspected waterway is not visible in the aerial and satellite imagery of the Activity Area. Additional background research showed that the location of the prior waterway may not have been accurately mapped on ACHRIS.

ADVERTISED PLAN

However, the YYNAC requested a complex assessment to be undertaken as a precaution to ensure that the former waterway was not present. In accordance with the conservative precautionary approach requested by YYNAC, it was agreed that the Complex Assessment methodology would include a 1m x 1m manual test pit in the vicinity of the former waterway, together with nine 0.5m x 0.5m Shovel Test Pits to test the remainder of the suspected landform under investigation.

The Complex Assessment results noted that the soil profiles were relatively consistent across the Activity Area, with slight difference between the east and west paddocks. No evidence of the former waterway was noted, and no Aboriginal material culture was located during the preparation of the CHMP.

The report concluded that there were no Aboriginal places in the Activity Area and the CHMP was approved by the RAP. A copy of this report is provided in Appendix E.

7.2.2. CLIMATE CHANGE ACT 2017

The proposed BESS will support Victoria's target by enabling further renewable energy projects to connect to the grid. The Grahamvale BESS will play a significant part in the shift from traditional fossil fuel generations to various renewable energy generators.

7.2.3. ENVIRONMENT PROTECTION ACT 2017

Acoustic assessment has been undertaken for the site by WMG Acoustics for the proposal to address potential noise emissions from the operation of a new battery energy storage system (BESS) facility. The assessment has included a review of the proposed site configuration and a planning process under the Planning and Environment Act 1987. A copy of the report can be found in Appendix F (Revision 5 - Tuesday, July 14, 2026).

The findings of the assessment have concluded that with the implementation of reasonably practicable measures, noise emissions associated with the proposed operations comply with Noise Protocol noise limits and suitable project design objectives at the nearby sensitive residential receptors during the EPA day, evening and night periods. Figure 28 presents the noise modelling results from the WMG Acoustics report, compared against the applicable Noise Protocol noise limits and Project Design Objectives.

Assessment Location	Predicted Noise Level LAeq		Noise Protocol Limits LAeq			Design Objectives LAeq		
	Day/Eve	Night	Day	Eve	Night	Day	Eve	Night
R01	35	30	45	39	34	40	39	34
R02	39	34	45	39	34	40	39	34
R03	35	30	45	39	34	40	39	34
R04	31	26	45	39	34	42	39	34
R05	31	26	45	39	34	40	36	31
R06	31	26	45	39	34	40	36	31
R07	32	27	45	39	34	40	36	31
R08	31	25	45	39	34	40	36	31
R09	34	28	45	39	34	40	34	29
R10	34	29	45	39	34	40	34	29
R11	32	26	45	39	34	40	34	29
R12	29	24	45	39	34	42	39	34
R13	28	23	45	39	34	42	39	34
R14	28	23	45	39	34	42	39	34
R15	27	22	45	39	34	42	39	34

Figure 28: – Noise modelling results compared with Noise Protocol Noise Limits and Project Design Objectives

ADVERTISED PLAN

The noise control measures, including the acoustic barriers, source noise control kits and equipment configuration strategies have been adopted within the noise modelling to predict noise impacts within the surrounding area. These noise attenuation measures have also been listed on the proposed development plans as shown in Appendix B.

The findings of the assessment indicate that noise emissions from the proposal are predicted to comply with the Noise Protocol noise limits and project design objectives adopted in Table 6 (page 17 of the WMG Report) at the noise sensitive receptors during the EPA day, evening and night periods.

Based on previous experience, technological advances in the BESS industry continue to improve, allowing for greater operating capacity whilst maintaining and/or reducing noise emission output. In consideration of the above, and pending further advances in technology and noise mitigation, the authors noted that the operator may be able to operate the site at 100% capacity during the night period whilst complying with Noise Protocol noise limits and project design objectives.

The authors noted that given the preliminary nature of the assessment, it was recommended that further investigations and noise assessments are undertaken during detailed design to confirm that calculated operational noise emissions continue to comply with relevant noise criteria. This methodology is in accordance with industry standards, and will ensure that detailed design considerations are incorporated and assessed as part of the compliance process for noise assessment at the site.

7.2.4. HERITAGE ACT 2017

A search has been made in both the Heritage Register and the Heritage Inventory and there are not sites listed either on or near to the site. These are also no buildings or land subject to Heritage Overlay on any of the properties subject to this application. Note reference in Appendix G.

7.2.5. PLANNING AND ENVIRONMENT ACT 1987

The proposal responds to the objectives of the Planning and Environment Act as it:

- Supports orderly, economic and sustainable use of land.
- Protects environmental and built resources by enabling renewable energy integration.
- Avoids harm to cultural heritage and sensitive landscapes.
- Strengthens the reliability and management of public utilities in the energy network.
- Aligns with State energy and climate policy objectives.
- Provides long-term benefits for future Victorians through grid stability and emissions reduction.

7.2.6. RENEWABLE ENERGY (JOBS AND INVESTMENT) ACT 2017

The proposal will be a key contributor to achieving Victoria's energy storage targets of at least 2.6 gigawatts by 2030. The 480 MW of battery storage capacity at the Grahamvale BESS will support the State government's goals of providing reliable, affordable and clean energy.

The proposal will also contribute to Victoria's renewable energy targets by facilitating more renewable energy generators.

The Renewable Energy (Jobs and Investment) Act 2017 highlights that energy storage technologies and projects help to:

- improve the reliability of Victoria's electricity system
- drive the development of clean technologies
- boost the local economy

ADVERTISED PLAN

- enhance system security, resilience and reliability.

The Grahamvale BESS will make an important contribution to the energy grid network in Greater Shepparton.

Colliers has produced an Economic Assessment of the proposed BESS, its key findings are as follows. The full report is located in Appendix H.

Key Economic Benefits will be as follows:

- The Project will require approximately \$820 million in capital investment and support approximately 90 direct and 145 indirect Full Time Equivalent (FTE) positions (235 FTE jobs in total across the national economy (on average per month) over the 18-month construction period.
- The 'external' (or non-local) Project labour requirements are expected to generate an accommodation need for approximately 35 direct FTE workers (round) at the construction peak. This is based on an anticipated employment split of 80% local / 20% non-local.
- Once operational, an estimated 5 direct and 15 indirect FTE jobs would be supported nationally by the Project, of which 3 jobs would be supported in the ESA.
- As noted, the Project would likely generate direct income for the accommodation sector and also create broader economic benefits by supporting local jobs, stimulating demand for hospitality services, and contributing to regional economic development.
- The total economic stimulus associated with the operation of the Project is estimated at approximately 160.0 million (over 40 years, CPI adjusted) comprising:
 - The employment and wage stimulus in the construction phase
 - The operation wage stimulus, localised leasing payments, wage stimulus, Payment in Lieu of Rates requirements (to Council) and community benefit payments in the operational phase.

The Project's total economic contribution from construction phase and operational phase (over the 40-year operational period) is \$160.0 million. In comparison the total gross value in the broader economy generated by the current agriculture activities is estimated at \$7.6 million over the 40-years.

Accordingly, this Economic Assessment demonstrates the proposed Project will deliver a better net economic outcome for Greater Shepparton LGA's economy, noting these figures do not take into account the energy stabilisation benefits of the proposed BESS previously outlined.

Community Benefit / Fund:

In addition to the considerable economic stimulus the proposal will provide locally during the construction phase, the Proponent is proposing to set up a 'Community Fund' that will run throughout the operation period. During this period the Proponent will make community payments that would be in the order of \$7.5 million over the 40-year operating period. This is based on a payment of approximately \$100,000 in Year 1 increasing in line with CPI over the operational period.

Throughout the consultation process the Proponent has identified and progressed discussions with a number of local groups and initiatives that it would look to support (amongst others) via the Community Fund during the operation period of the BESS. The schemes are noted below, and further details are included in Appendix O:

- Munarra/ Rumbalara Football and Netball Club, Shepparton
- All Saints Anglican School, Grahamvale
- Latrobe University, Shepparton Campus

The above list is not an exhaustive list of all the community organisations that the proponent has had discussions with, however it notes those organisations where dialog has progressed.

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

7.2.7. ENVIRONMENT EFFECTS ACT 1978 (EE ACT)

Biosis has undertaken an ecology study of the Project Site, which is included in Appendix D of this report. The report noted that a referral under the Environmental Effect Act 1978 is unlikely due to poor quality habitat and minor nature of impacts. Further, Biosis advised that the project is not considered to trigger any biodiversity criteria, either individual or combined in relation to the requirement for an Environmental Effects Statement. Therefore, a referral was not made in relation to the Environmental Effects Act 1978.

7.2.8. FLORA AND FAUNA GUARANTEE ACT 1988 (FFG ACT)

The proposal is informed by an ecological assessment by Biosis, which states that no FFG Act protected or threatened flora, fauna or communities were recorded or are likely to occur within the study area. A copy of the Biosis report is included as Appendix D in this report.

7.3. LOCAL CONTEXT

7.3.1. PLANNING SCHEME PURPOSE AND VISION

The development of energy supply infrastructure in the Greater Shepparton Municipality is supported by state and local planning policy in the Greater Shepparton Planning Schemes. Energy storage infrastructure supports energy networks looking to manage power supply and demand to meet the needs of renewable energy generators and customers of the energy networks. In this way the Project supports responses to climate change by balancing the supply of renewable energy in the system so it can be provided when it is needed most.

The project supports Victoria's Climate Change Strategy 2021 whereby the State's vision is to achieve net-zero emissions by increasing energy efficiency and productivity, moving to a clean electricity supply, electrifying the Victorian economy, switching to clean fuels, reducing non-energy emissions and supporting battery projects.

7.3.2. MUNICIPAL POLICY FRAMEWORK

The project is consistent with the policies of the Greater Shepparton Planning Scheme as the project builds upon on the region's natural advantages with regards to access to renewable energy and existing energy transmission infrastructure.

Clause 01.01 of the Greater Shepparton Planning Scheme lists the purpose of the Planning Scheme, importantly, point 4 notes that one of the purposes of the planning scheme is to **"support responses to climate change"**.

Large-scale batteries play a crucial role in supporting the response to climate change by enabling a more resilient, flexible, and low-carbon energy system.

Specifically large-scale batteries achieve this by:

Enabling Renewable Energy Integration	Solar and wind power are intermittent, and they do not always produce energy when demand is high, especially in the evenings for solar. Batteries store excess energy generated during peak production times and discharge when generation is low or demand is high. This helps balance the grid and reduces reliance on fossil fuel-based backup power.
Reducing Greenhouse Gas Emissions	Fossil fuel plants are often used to meet peak electricity demand. Batteries can discharge during

ADVERTISED PLAN

	peak times, reducing the need for carbon-intensive energy production. A more stable grid can also accommodate more renewables energy generation and reduce the risk of blackouts.
Enhancing Grid Stability and Reliability	Sudden changes in supply or demand can destabilise the grid. Batteries provide frequency regulation , voltage support , and black start capabilities (restarting the grid after outages). A more stable grid can accommodate more renewables and reduce the risk of blackouts.
Supporting Decentralized Energy Systems	Traditional grids are centralised and less adaptable. Batteries support local areas to generate, store, and use their own renewable energy. This increases energy independence and resilience.

Clause 02.02 outlines the vision of Council highlighting the elements for the 2017-2021 Council Plan. The vision is expressed in terms of Social, Economic Built and Environment themes. In the vision for the economy, it notes that it seeks to:

Build a thriving, resilient economy where Greater Shepparton is recognised as a competitive place to invest and grow business.

The proposed development aligns with the vision as it will support the energy network ensuring reliable power making Shepparton a competitive place to invest and grow business.

Key economic benefits of the project will be:

- The BESS will generate **local employment** during construction and operation phases.
- It will attract **private investment** into Greater Shepparton, stimulating the local economy and supporting the processing and refrigeration of produce, as well as in the general manufacturing and industry sectors.
- The project can support **regional energy resilience**, benefiting local industries, including agriculture and food processing.
- Diversifies the local economy by introducing **clean technology infrastructure**, positioning Shepparton as a leader in regional energy innovation.

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

Clause 02.03 of the Planning Scheme outlines the Strategic Directions of Council. It notes that Council is committed to:

- Providing for the expansion of the Shepparton, Mooroopna and Kialla urban areas and the outlying townships without negatively impacting on productive agricultural land.

It is noted that the subject site is currently located within the Shepparton settlement boundary indicating that the subject site is not part of the long-term agricultural vision of the Greater Shepparton City Council. The proponent is also aware that the settlement boundary as shown in the Strategic Framework plans at Clause 02.04 of the Greater Shepparton Planning Scheme may be amended in the near future, given the possibility that the documented location of the settlement boundary could be an error. However, irrespective of any such amendment, the strategic framework plan advocates for significant change within the Declared Irrigation District and, as such, the project should be assessed in context of this policy, which proposes significant new development generally to the western side of Grahamvale Road and Doyles Road.

The Project will also support a stronger, more resilient electricity network to cater for ongoing urban growth across the district. Noting Council's plan is to add over 1000ha of residential land and 300ha of industrial land around Shepparton as outlined in Section 3 of this report.

Clause 02.03-8 of the Municipal Planning Strategy specifically talks about Infrastructure and the role of renewable energy and storage.

ADVERTISED PLAN

Greater Shepparton is well suited to support renewable energy generation **and storage**, particularly solar. Large scale solar farms have been supported within Greater Shepparton and it is expected that applications for this type of infrastructure will continue. Additionally, the expansion of the solar energy sector has the potential to transform Greater Shepparton into a **renewable energy baseload storage hub**.

It further notes that Council is committed to:

- Facilitating the growth of the renewable energy sector, **in particular solar energy generation and storage**

Support for this energy storage project will:

Accelerating the Clean Energy Transition	Support for battery infrastructure ensures renewables can be scaled up without compromising grid reliability
Enhancing Grid Stability and Resilience	Batteries provide fast-response energy to stabilise the grid, especially during emergencies or peak demand.
Reducing Carbon Emissions	Batteries reduce reliance on coal and gas plants, helping meet national and international climate commitments.
Supporting Economic Growth and Innovation	The provision of a more reliable electricity grid supports business and will provide the local workforce with critical skills in this emerging sector.
Lowering Energy Costs Over Time	Batteries help reduce wholesale electricity price volatility and can defer costly grid upgrades.
Strategic Energy Security	Batteries diversify energy sources and improve energy independence.

The Grahamvale BESS will be able to store excess generation from large scale Solar PV projects on the network (such as Wunghnu and Numurkah to the north of Shepparton) and roof top solar, and then dispatch this energy into the grid when needed. This will create a renewable energy baseload storage hub in Greater Shepparton.

This project provides for energy storage which is consistent with Council's Municipal Planning Strategy.

7.3.3. PLANNING POLICY FRAMEWORK

Clause 11 – Settlement

This clause includes the statement that Planning is to recognise the need for, and as far as practicable contribute towards Climate change adaptation and mitigation and that planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

This policy also has a strategy to facilitate growth and development specifically in the Regional cities of Shepparton, Wangaratta, Wodonga and Regional service centre of Benalla.

The proposal meets the objective of clause 11 by supporting the transformation of the Victorian Electrical grid to a network enabling more effective utilisation of Renewable Energy.

Clause 12 – Environment and landscape issues

Relevant to this application is the consideration of impacts on biodiversity and native vegetation as required in

Clause 12. Biosis has undertaken a report to assess the flora and fauna which is included in Appendix D.

The Ecological findings of the report are as follows:

- The site is highly modified due to historical agriculture.

ADVERTISED PLAN

- Vegetation is predominantly introduced species (e.g., ryegrass, cape weed, oats).
- No native vegetation patches or scattered trees were found.
- Limited native flora: Only scattered individuals of Common Wallaby-grass and Windmill Grass.
- Fauna habitat is minimal and degraded; no significant habitat for threatened species.

The findings in relation to Threatened Species and Communities are as follows:

- No threatened flora or fauna recorded on-site.
- One species (White-throated Needletail) may use the airspace above the site but not the land.
- No threatened ecological communities present.

Legislation and Policy Compliance

- EPBC Act: No referral required.
- FFG Act: No permit required; no protected flora/fauna.
- CaLP Act: Two noxious weeds found — Paterson's Curse and Blackberry — must be managed.

Recommendations

- No further ecological surveys needed.
- Prepare a Construction Environmental Management Plan (CEMP) prior to commencement of works.
- Protect any retained planted vegetation where practical.
- Implement weed and pathogen controls during construction.

Biosis Report Conclusion

- The site has low ecological value and a minor biodiversity impact.
- The BESS development is unlikely to trigger environmental approvals under major biodiversity legislation.
- With proper management, the project can proceed with low environmental risk.

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

In the report, Biosis noted that the primary measure to reduce impacts on biodiversity is to avoid and minimise the removal of native vegetation and fauna habitat (including both terrestrial and aquatic). No native patch vegetation or scattered trees were observed on site and native vegetation recorded was limited to scattered individuals of Common Wallaby-grass *Rytidosperma caespitosum* and Windmill Grass *Chloris truncata*. We can therefore conclude that the project will have a negligible impact on biodiversity.

Clause 13 – Environmental Risks and Amenity

Relevant to this application is the consideration of noise impacts on sensitive land uses as outlined in **Clause 13**. The proposed design will consider noise as part of the detailed design of the facility. Supporting expert reports have been provided to inform the preliminary design.

Noise assessment has been undertaken by WMG Acoustics who concluded that, with the implementation of reasonably practicable measures, noise emissions associated with the proposed operations comply with Noise Protocol noise limits and suitable project design objectives at the nearby sensitive residential receptors during the EPA day, evening and night periods.

Given the preliminary nature of the assessment, the authors also recommended that further investigations and noise assessments should be undertaken during detailed design to confirm that calculated operational noise emissions continue to comply with relevant noise criteria.

Bushfire

The site is not located within the Bushfire Prone Area, nor is it subject to Bushfire Management Overlay and as such, Clause 13.02-1S is not specifically relevant to the application.

ADVERTISED PLAN

An assessment against CFA Guidelines for Renewable Energy Installations (June 2025) and CFA Fire Safety Studies for Battery Energy Storage Systems Guidelines (v1, June 2025) has been carried out by Terramatrix and is included as Appendix I.

Clause 14 - Natural Resource management

Clause 14.01-1S in relation to the Protection of Agricultural Land has a strategy to:

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Minesoils Pty Ltd (Minesoils) was engaged by the Proponent to conduct an Agricultural Impact Assessment of the Grahamvale BESS, a copy of which is included in Append J. The purpose of the agricultural assessment is to determine the agricultural uses and value of the site, and the potential impacts of the Project on agriculture, with regards to the Solar Energy Facilities Design and Development Guidelines (DELWP, 2022).

The DELWP guidelines reference the importance of a site's land and economic attributes in determining strategically important agricultural land in Victoria.

- **Impact:** Minor, temporary, and confined to the project footprint.
- **Recovery:** Full agricultural capability expected post-project.
- **Strategic Fit:** Site currently lies within Shepparton's Settlement Boundary, supporting alternative land uses.
- **Overall:** The project poses negligible long-term impact on regional agriculture

We therefore contend that the proposed BESS can be categorised as sustainable change as it will not be a permanent change to the district and that it will provide energy reliability to the area. *At the end of the operational life of the proposed BESS, the facility would be decommissioned and the land reinstated to agricultural use, subject to applicable planning controls and the surrounding land use and zoning context at that time.*

A site Soil Management Plan has been recommended in the Agricultural Impact assessment that includes soil management measures relating to stripping, management of sodic and dispersive soils, stockpiling, respread/reuse, and land rehabilitation for the Project.

The site is currently designated with the Shepparton Settlement Boundary as discussed earlier, while the wider area generally to the west of Grahamvale Road / Doyles Road is forecast to undergo signification development in the coming years.

We note that the project site is being proposed on land which is not currently used for high intensity production and has not been used for high intensity production for over 35 years as shown in the figures below, which display land uses between 1989 and 2025.

**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

Aerial Image from 1989

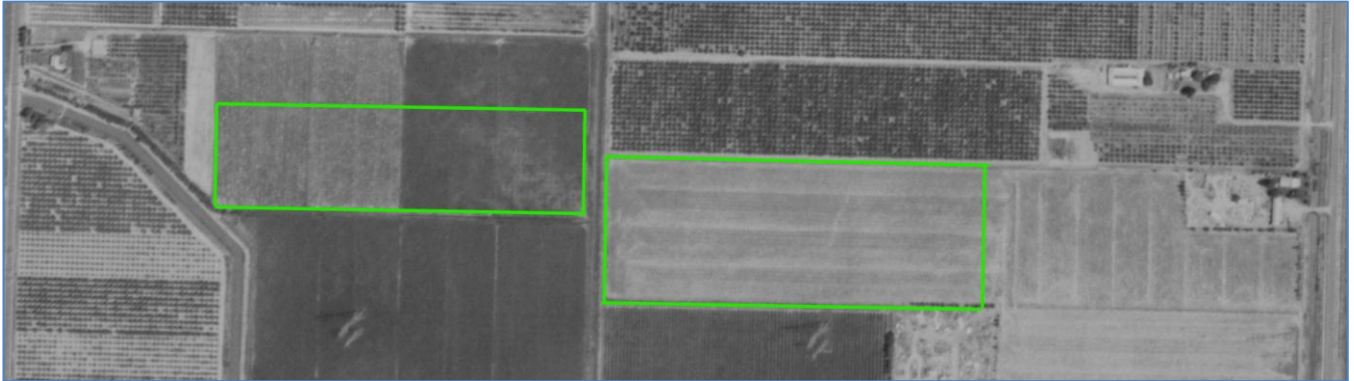


Figure 29: – Aerial Image of the proposed BESS site in 1989

Aerial Image from 2004



Figure 30: – Aerial Image of the proposed BESS site in 2004

Aerial Image from 2025



Figure 31: – Aerial Image of the proposed BESS site in 2025

Given the relative limited scale of the proposed footprint of the BESS, it is considered that the development will have a negligible impact on the irrigation district, with only a minor and temporary reduction of land available to

the Shepparton irrigation district of only approximately 0.0041%. It is also noted that the site is currently shown within the Shepparton Settlement boundary. Change can be managed, and existing irrigation assets will not be adversely impacted.

The BESS development footprint is located and designed to **avoid interference** with water authority infrastructure.

- The proposal has been designed to **preserve access and operational integrity** of irrigation assets.
- Discussions with GMW in relation to irrigation channel crossings are well progress, and the project has been, and will continue to be, designed in accordance with GMW's requirements.

The project can **enhance energy reliability** for agricultural producers and support the processing sector, including refrigeration and processing operations, thereby benefiting agriculture and related industries in the area.

**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**

ADVERTISED PLAN

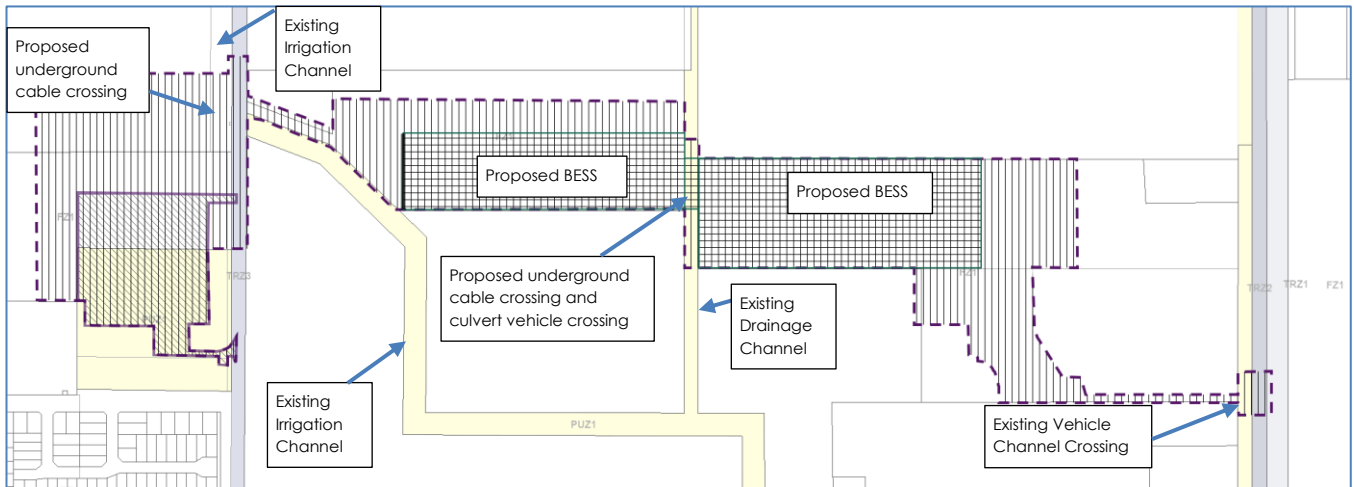


Figure 32: – Existing Irrigation and Drainage Channels and proposed crossing points

The report provided by Minesoils, contained in Appendix J to this report, notes that the use and development of the BESS will not be a permanent loss of agricultural land and that it will be reversible.

In support of the proposal we note as follows:

- The BESS use is temporary and is reversible, allowing future return to agricultural use.
- Existing water infrastructure assets will not be significantly impacted by the proposal.
- We note that the scale of the project is approximately 10ha, and that it is being proposed on land which is not currently used for high intensity production and has not been used for high intensity production for over 35 years as shown in figures 29, 30 and 31.

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.

The limited scale of the proposal and the ability of the Project to proceed while not impacting on irrigation assets allows this Project to be classified as sustainable change within the irrigation district.

Engagement has been made with the DEECA Water and Catchments Group solar permit applications coordination team who replied as follows:

*Please note that considerations relevant to the Solar Guideline process are not applicable because although the proposed project is within a declared irrigation district it involves energy storage, not energy generation, and energy **storage** is outside the scope of the Solar Guideline assessment framework.*

We note that only renewable energy facilities are required to be referred to the Secretary to the Department administering the Water Act 1989, and that the type of referral has a status of a “recommending” referral authority, which is of a lower order than a “determining” referral authority. However, in this case, the planning scheme does not formally require referral under clause 66.02. That is not to say that the proposal would not be referred to the local water authorities, just that it is a lower order than a proposal for a “Renewable Energy Facility”.

Further discussion and sections from the Greater Shepparton Planning Scheme are presented below, which relates to declared irrigation districts.

ADVERTISED PLAN

GREATER SHEPPARTON PLANNING SCHEME

66.02-12
17/09/2019
VC161

Declared irrigation districts

Kind of application	Referral authority	Type of referral authority
An application to use or develop land for a renewable energy facility located within an irrigation district declared under Part 6A of the <i>Water Act 1989</i> .	Secretary to the Department administering the <i>Water Act 1989</i> .	Recommending referral authority

Figure 33: – Planning Scheme Definition of Declared Irrigation District

Also flowing is the definition of a "Renewable Energy Facility". The BESS does not meet the definition of a Renewable Energy Facility. A BESS is defined as a Utility Installation. The definitions as listed following.

GREATER SHEPPARTON PLANNING SCHEME

Land use term	Definition	Includes	Included in
Renewable energy facility	Land used to generate energy using resources that can be rapidly replaced by an ongoing natural process. Renewable energy resources include the sun, wind, the ocean, water flows, organic matter and the earth's heat. It includes any building or other structure or thing used in or in connection with the generation of energy by a renewable resource. It does not include a renewable energy facility principally used to supply energy for an existing use of the land.	Wind energy facility Solar energy facility	Energy generation facility

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

Utility installation	Land used:	Data centre
	a) for telecommunications;	Minor utility installation
	b) to transmit or distribute gas or oil;	Reservoir
	c) to transmit, distribute or store power;	Telecommunications facility
	d) to collect, treat, transmit, store, or distribute water; or	
	e) to collect, treat, or dispose of storm or flood water, sewage, or sullage.	
	It includes any associated flow measurement device or a structure to gauge waterway flow.	

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

Figure 34: – Planning Scheme Definition of Utility Installations and Renewable Energy Facilities

Clause 14.02-1S – Catchment planning and management

The site is not located within a Land Subject to Inundation overlay, nor is it located with a Flood Overlay, however, a stormwater strategy has been undertaken in consultation with the Department and the Catchment Management Authority (Goulburn Broken CMA) as noted in Section 6.15 of this report. The Stormwater Management Strategy has been prepared by Water Technology. The strategy outlined in the report will ensure that the development meets flow management objectives (flows up to the 10% AEP event are detained onsite, and that the 1% flow rates do not exceed pre-development rates). The report further noted that site-specific constraints such as insufficient gradient across the site, and maintaining sufficient storage capacity between storm events up to 10% AEP need to be considered as part of the detailed design progress.

Clause 14.02-3S – Protection of Declared Irrigation Districts

The objective of the protection of declared irrigation districts is to:

To plan and manage for sustainable change within irrigation districts declared under Part 6A of the Water Act 1989.

Strategy	Response
Identify and plan for the future needs of communities to adapt and adjust to strategic land use change within an irrigation district.	This area of Shepparton is subject to the recently approved Amendment C246gshe which implements the findings of the <i>Shepparton & Mooroopna 2050: Regional City Growth Plan</i> (March 2021) into the Greater Shepparton Planning Scheme, and lays of the vision for Residential Growth, Industrial Growth and also highlighted key transport projects. Following is an analysis of this policy, which highlights that there are significant land use changes within the irrigation district. The Project will also support the sustainable growth of the area as it will provide a secure and reliable electricity network. This will assist local businesses associated with the irrigation district to navigate future events such as heatwaves and power outages,

ADVERTISED PLAN

Strategy	Response
	which are known to impact the continuity and competitiveness of these businesses.
Ensure the future viability of an irrigation district by preventing non-agricultural use of land in a declared irrigation district where the land is serviced, or was serviced as at 17 September 2019, by rural water corporation irrigation infrastructure, unless the rural water corporation infrastructure has been, or is planned to be, decommissioned. 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	The proposal will not impact on the viability of the irrigation district. The proposed use is a temporary use of the land for a non-agricultural purpose, which will be able to return to agriculture at the end of the Project's life cycle. Where the project proposes assets that cross existing irrigation channels, those crossings will be designed to GMW standards to ensure no impact on the existing irrigation infrastructure, thereby enabling its continued full use throughout the life of the Project. The proposal will also significantly strengthen and future proof the Irrigation District as it will deliver significant grid enhancing infrastructure and services to improve the Irrigation District's resilience to Climate Change and its associated events such as increased frequency and intensity of extreme weather events, variability in water supply and availability. The proposal will ensure that these events have significantly less impact on Goulburn Murray Water (GMW) assets, services and customers to secure the long-term prosperity and viability of the Irrigation District and its communities. Importantly this aligns with GMW's latest Corporate Plan (Corporate Plan - Goulburn-Murray Water - 2025/26) that identifies 'resilience to a changing climate' as strategic risk. The proposal will also not alter the Water Delivery Shares for the subject properties to ensure that payments are continued to be paid for the future upkeep and viability of the local irrigation infrastructure.
Ensure non-agricultural land use does not undermine the integrity of irrigation infrastructure and complements existing and future agricultural production.	The proposal does not involve the removal or decommissioning of any existing irrigation infrastructure. Existing water licence will remain in place and will continue to be paid over the life of the project to support maintenance of the wider irrigation district. The proposal will not impact existing or future agricultural practices that occur on the balance of the BESS properties and on the adjoining properties.
Ensure land use change within an irrigation district does not negate the potential opportunities for a rural water corporation to make adjustments to the footprint of an irrigation district that are identified under an approved plan or strategy.	The proposal will not negate the potential opportunities for GMW to make adjustments to the footprint of an irrigation district due in part to its location on the fringe of the Shepparton urban area. The proposal is also located in an area which is subject to change as outlined in the <i>Shepparton & Mooroopna 2050: Regional City Growth Plan</i>.

ADVERTISED PLAN

Strategy	Response
	The proposal is not located in an area that has been identified by GMW for future adjustments via an approved plan or strategy.
Ensure land use change does not limit the ability of future investment in irrigation infrastructure that achieves the intended benefits of minimising water loss, and improved irrigation service efficiency to the farm gate and overall agricultural production.	The proposal will not limit the ability of future investment in irrigation infrastructure as it does not propose to change any existing irrigation infrastructure. The proposal will not impact the delivery of water within the district

Considering the relative limited scale of the proposed footprint of the BESS we contend that the introduction of the BESS will have negligible change to the irrigation district throughout its temporary construction and operational period.

The BESS footprint will be located and designed to **avoid interference** with water authority infrastructure.

- The proposal has been designed to **preserve access and operational integrity** of irrigation assets by adhering to the maintenance and operation criteria as required by Goulburn Murray Water.
- The current BESS design incorporates the buffer zones stipulated by GMW in relation to existing irrigation infrastructure.
- The underground cables connecting the BESS to the Shepparton Terminal Station (the connection asset) will be installed using horizontal directional drilling (HDD) to avoid any disruption to channel operation during construction or any adverse impacts. The HDD crossing will be undertaken in accordance with GMW's requirements, including the specified cable depth below the channel bed.
- Discussions with GMW in relation to irrigation channel crossings are well progress, and the project has been, and will continue to be, designed in accordance with GMW's requirements.

By including the subject site within the current Shepparton Settlement boundary (as shown in figure 35 below) it would appear that Council is not prioritising the long term use of this land for agricultural purposes. As discussed earlier, we have been advised that Amendment C246gshe may have contained an error in relation to the Settlement Boundary. However, it is clear that this area to the east / north east of Shepparton is going through a phase of land use change as highlighted below.

Figures 35 & 36 below, the land to the south of Ford Road is part of the Shepparton North East PSP which will facilitate the development of 177ha of land for urban development. The area to the north of the subject site, known as the Former Radio Australia Site, is also identified for investigations for future urban development of a further 200ha of land.

**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

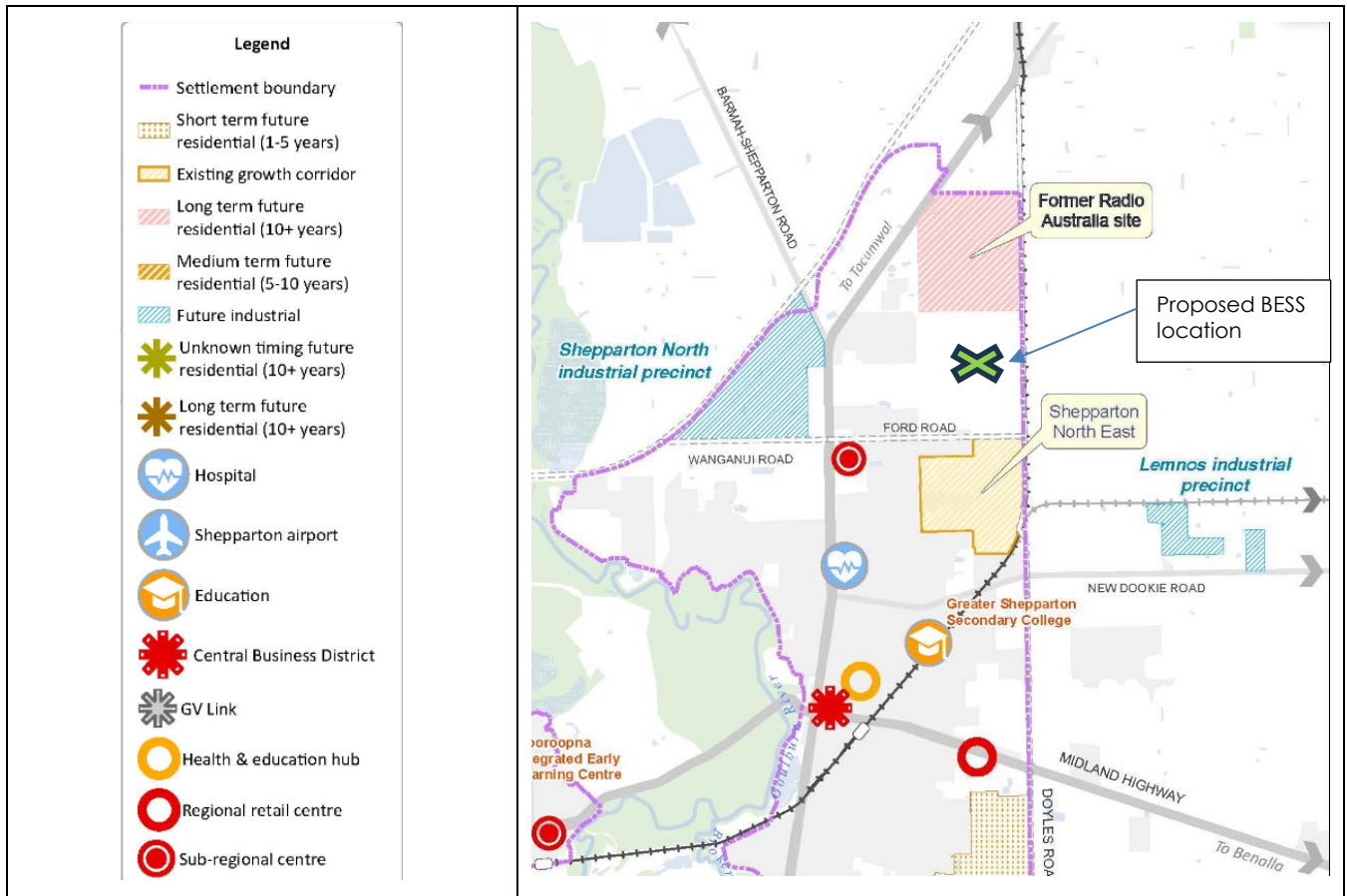


Figure 35: – Shepparton and Marooopna Framework Plan - Clause 02.04 Municipal Planning Strategy

Obviously, there is policy conflict between the *Shepparton and Marooopna Framework Plan*, and the Declared Irrigation District. In particular, the Shepparton North East PSP area has been rezoned to urban growth zone, while the Former radio Australia site is part of a long-term future residential investigation area. Despite this policy conflict, on balance, planning policy decisions have been made that will result in the permanent removal of 377ha of land from the Declared Irrigation District for urban development. Noting that the BESS Proposal would involve only the temporary loss of a very small fraction of land (10ha) within the irrigation district.

Council officers also noted in their report titled “*Conversation Report Shepparton and Mooroopna 2050: Regional City Growth Plan - Additional Community Consultation - March 2021*” that:

The land between the former Radio Australia site and the Shepparton North East Growth Corridor is currently in the Farming Zone. This area is not required to meet projected residential land supply needs until beyond the 2050 growth horizon. However, the land will likely realise some residential development in the longer term.

This further reinforces our position that the subject site is not proposed to be held as agricultural land in the longer term.

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

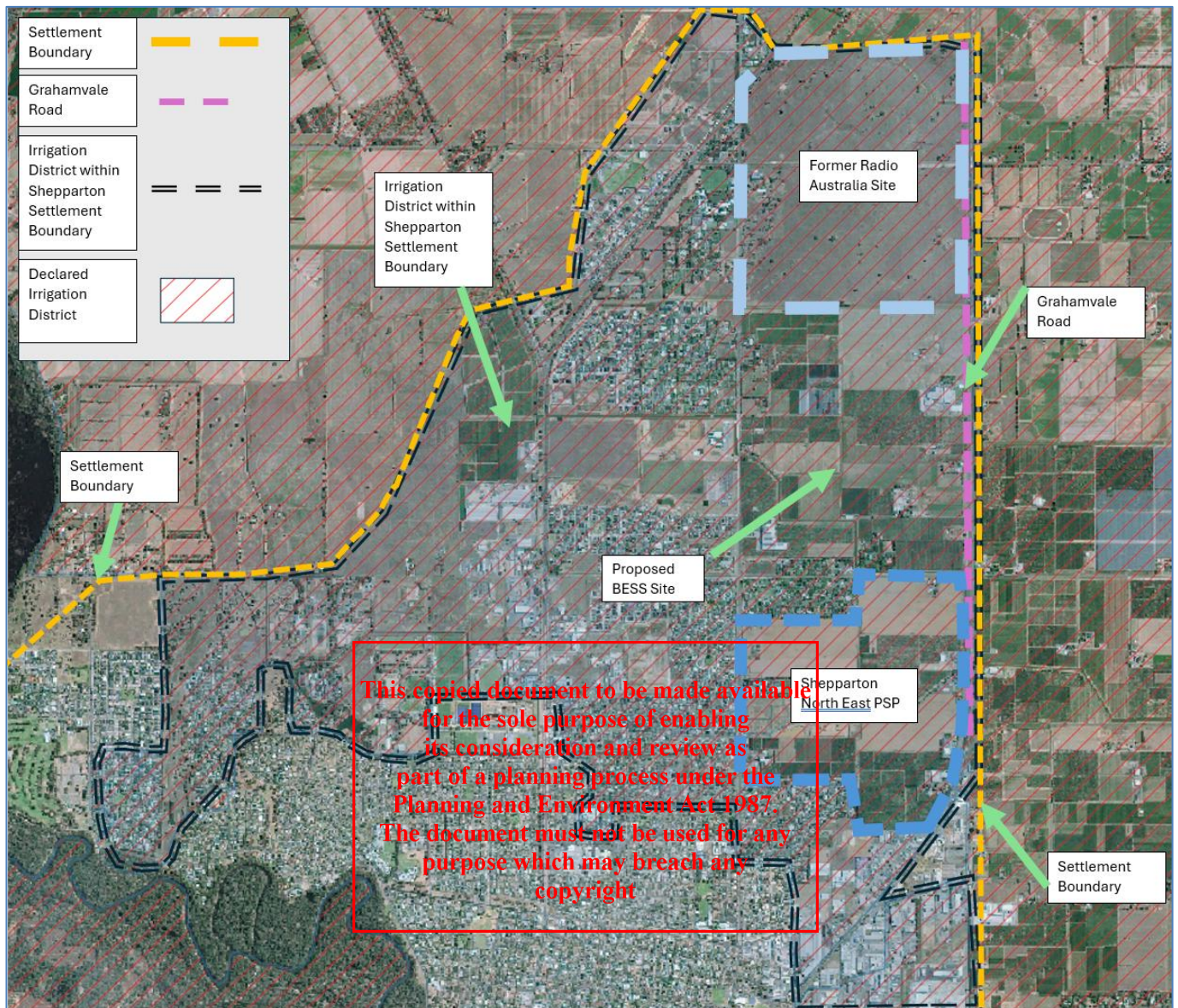


Figure 36: – Plan showing relationship of Declared Irrigation District to the Shepparton Settlement Boundary

Figure 36 above shows the relationship between the Shepparton Settlement boundary and the Declared Irrigation District. For context this figure also shows the Former Radio Australia Site, which has an area of approximately 200ha. The Radio Australia site, together with the subject land, was brought into the amended settlement boundary via planning scheme amendment C246 which implements the recommendations of the *Shepparton and Mooroopna 2050 Regional City Growth Plan* (Victorian Planning Authority, March 2021).

Generally, to the south of the site is the Shepparton North East PSP area that was Gazetted the on 4th October 2019 and applies to approximately 177ha of land.

Clause 15 – Built Environment and Heritage

In relation to **Clause 15** we note that the proposed BESS will assist in the transition to net zero greenhouse gas emissions as it will store surplus energy and release that energy at times of higher energy demand which will minimise the need for traditional coal and gas fired energy generation.

Clause 15 also outlines strategies such as built from in the rural environment. To that end Moir Studio has completed a visual assessment of the site which is included in Appendix K of this report.

The policy guideline outlines that the design of non-agricultural buildings in the rural landscape should:

ADVERTISED PLAN

- o Set back a minimum of 100 metres from any road.
- o Constructed in muted coloured 'colorbond' materials or similar.
- o Screened from any road by dense tree and shrub planting.

The Visual Impact Assessment can be summarised as follow:

- **Zone of Visual Influence** Desktop mapping shows theoretical visibility, but actual views are heavily screened by vegetation and structures.
- **Public Viewpoints:** Four key locations assessed; all rated Very Low visual impact due to orchard screening and existing infrastructure.
- **Private Viewpoints:** 16 non-associated dwellings assessed; all rated Low to Very Low visual impact due to vegetation and distance.
- **Photomontages:** Two visual simulations (VP01 and VP03) confirm minimal visibility due to existing vegetation.

In their report Moir Studio concluded that:

- The Project will have negligible impact on landscape character and visual amenity.
- Views from public and private locations are limited or screened.
- The Project can proceed without significant visual or scenic disruption.

The report further noted that a result of the low visibility toward the Project, no mitigation measures are required. It further notes however, that to assist in further reducing any potential visual impacts associated with the project in the surrounding area, a number of design considerations such as colour and height of ancillary structures should be considered.

Feedback from DTP has also asked Moir Studio to consider potential future scenarios where the extent of existing vegetation may change in the future. Moir Studio suggested that should such a circumstance eventuate that an Offsite Landscaping Plan could be introduced, as part of any approval of the project, to address any potential visual impacts.

However, we note that, having regard to the existing planning framework and the reasonably foreseeable development context, that no substantial change is planned within 500m of the subject development.

While suggestions have been made that the surrounding landscape may change over time, no approved or sufficiently certain off-site changes have been identified. Potential changes to the extent of existing vegetation is speculative and therefore should be afforded limited weight. Therefore, in the current context, the proposal is an acceptable planning outcome.

The assessment determines that the project can be undertaken without impacting the existing landscape character of the area and with little to no impact on nearby public and private viewing locations.

Clause 17 – Economic Development

Clause 17 has the objective to strengthen and diversify the economy. The proposed BESS will assist in improving the reliability of the electrical energy network for the area which will support the local economy. The investment provide by the project will also provide confidence for business to invest in Shepparton.

Existing planning policies seek to facilitate multiple future residential and employment precincts in the Shepparton and Mooroopna area will support strong projected population growth and an expansion of the regional industrial base. This project growth will place additional demands on Shepparton's energy load and necessitates additional investment in the energy network; this growth will facilitate more diversified jobs opportunities in the labour market.

The Economic Assessment prepared by Colliers, attached as Appendix H, notes that the Project will make a significant economic contribution to the Greater Shepparton and Victorian economy, including:

ADVERTISED PLAN

- Leveraged construction investment of approximately \$820 million, supporting some 90 direct and 145 indirect Full Time Equivalent (FTE) jobs across the 18-month construction period. Approximately 80% of the direct jobs (72 positions) are anticipated to be sourced locally having regard for the ESA's industry and skills base.
- An estimated 5 direct and 15 indirect FTE jobs would be supported nationally by the Project once operational, of which 3 jobs would be supported in the ESA.
- The total economic stimulus from the Project is estimated at approximately \$160.0 million (over 40 years, CPI adjusted) comprising:
 - The employment and wage stimulus in the construction phase
 - The operation wage stimulus, landholder leasing payments, wage stimulus, Payment in Lieu of Rates requirements (to Council) and community benefit payments in the operational phase.

Clause 19 – Infrastructure

Clause 19.01-1S outlines the strategy to “Support energy infrastructure projects in locations that take advantage of existing and planned resources and infrastructure networks.” The close proximity of the site to the existing Terminal Station is a major factor in the location of the proposed BESS. The BESS will contribute to energy security, grid stability, and decarbonisation goals.

The proposed BESS takes advantage of an existing infrastructure network in that it is close to the Shepparton Terminal Station which is located on the west side of Verney Road.

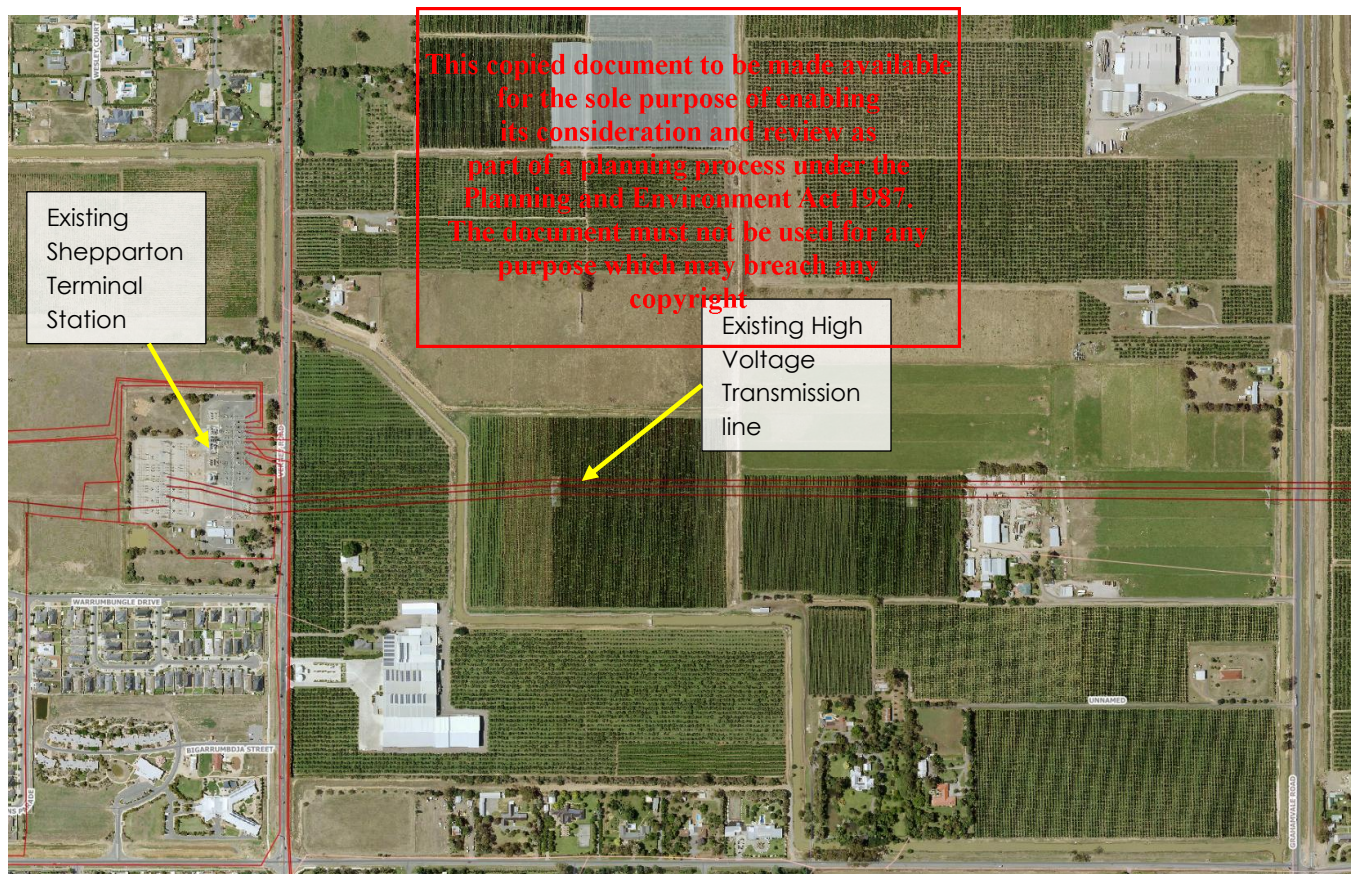


Figure 37: – Plan showing relationship between the proposal and the existing Shepparton Terminal Station and High Voltage Lines

The close proximity of the proposed BESS to the existing Shepparton Terminal Station will also allow the BESS to connect with the Terminal Station via an underground cable connection. While it would be cheaper to connect via overhead pole and wires, it is proposed to underground the connection to minimise visual impact, this response

is also in line with Community expectations. This will further reduce the potential visual impact of the proposal as the BESS will be located only approximately 500m from the existing Terminal Station.

Alternatively, a BESS of a similar capacity located elsewhere within the district would either have to run aboveground powerline from its site to the Shepparton Terminal substation, which will have a significant impact on land within the irrigation district. Or if the BESS connected into the existing high voltage powerlines, it would have to construct an additional new terminal substation (4 ha in size) which would cause further impacts.

We also note that the proposed BESS will help diversify the local economy by stabilising the power network in the area which will be a major benefit to the local economy, including agriculture and agricultural processing. The BESS will support the storage of renewable energy which will also improve sustainability as outlined as a strategy in this clause.

The advantage of co-locating the BESS close to the existing Terminal Station and at this location include:

- It is in a location that takes advantage of existing resources and infrastructure networks in accordance with clause 19.01-1S
- It is located in an area where there are a variety of different built form elements, such as existing high voltage towers and terminal station, existing cool store, and agricultural buildings.
- The existing agricultural land uses on the site are not high intensity agricultural uses.

**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**

7.4. PLANNING ZONE AND OVERLAYS

7.4.1. FARMING ZONE

Consideration of the Project requires an assessment of the Project against the decision guidelines of the zone. The relevant decision guidelines under the **Farming Zone** are outlined and discuss in table 2 as following:

Table 2: Farming Zone Decision Guidelines

Decision Guidelines	Response
General issues - The Municipal Planning Strategy and the Planning Policy Framework. - Any Regional Catchment Strategy and associated plan applying to the land. - The capability of the land to accommodate the proposed use or development, including the disposal of effluent. - How the use or development relates to sustainable land management. - Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses. - How the use and development makes use of existing infrastructure and services.	The proposed BESS is appropriately sited and is capable of accommodating the proposed use of a utility installation, given the proximity to existing infrastructure and lack of significant vegetation. The proposal plans to use a relatively small area of farming land that is located within the Shepparton Settlement boundary. The proposal will involve minimal disturbance to the land surface, avoids waterways and areas of biodiversity significance, and is not located within a flood overlay or an erosion-prone area The proposal will not have an impact on the agricultural use of surrounding agricultural businesses. Infrastructure at the BESS site will be largely modular and surface-mounted, meaning the use of the land for a Utility Installation does not preclude agricultural use again in the future. Consultation with the GBCMA confirmed that they did not have any concerns or any additional recommendations for the project.
Agricultural issues and the impacts from non-agricultural uses - Whether the use or development will support and enhance agricultural production. - Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production. - The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses. - The capacity of the site to sustain the agricultural use. - The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure. - Any integrated land management plan prepared for the site.	The proposal will attract private investment into Greater Shepparton area, stimulating the local economy and supporting the processing and refrigeration of locally grown produce. The project can support regional energy resilience, benefiting local industries, including agriculture and food processing. The project is temporary in nature and will not permanently remove land from agricultural production nor limit the operations of adjoining agricultural uses.

**ADVERTISED
PLAN**

ADVERTISED PLAN

Decision Guidelines

Response

- Whether Rural worker accommodation is necessary having regard to:
 - o The nature and scale of the agricultural use.
 - o The accessibility to residential areas and existing accommodation, and the remoteness of the location.
- The duration of the use of the land for Rural worker accommodation.

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation

Design and siting issues

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment,
- major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.
- The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:
 - o A permit for a wind energy facility; or

The proposal will have negligible environmental issues as outlined in the report by Biosis.

Water will be managed on site to ensure that flows are managed back to pre-development levels.

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

The proposal has been designed and sited to occupy the approximately 10.5ha minimising the loss of agricultural land. The site also takes advantage of its close proximity to the Shepparton Terminal Station.

The materials and finishes of the proposed BESS will not detract from the existing landscape as existing vegetation screens the proposal as outlined in the report from Moir Studio.

The proposal makes full use of the existing infrastructure, being adjacent to the Shepparton Terminal Station.

The proposal is also well set back from adjoining roads with setbacks in excess of 200m.

Structure will not be built within 30m of existing irrigation channels.

Cable connection to the existing Shepparton Terminal Station will be constructed underground minimising any visual amenity impacts.

ADVERTISED PLAN

Decision Guidelines

Response

- o An application for a permit for a wind energy facility; or
 - o An incorporated document approving a wind energy facility; or
 - o A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.

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

Schedule 1 to the farming zone notes subdivision and other requirements in relation to works and buildings in the Farming Zone. The proposed buildings meet the setback requirements from roads, as all buildings are in excess of 100m from a Transport 2 zone, 40m from a Transport 3 Zone, and 20m from any other road.

All buildings are more than 5m from any other boundary, and in excess of 100m from a dwelling not in the same ownership.

While the proposal changes the rate of flow or the discharge point of water across a property boundary, surface water will be managed as per the Stormwater Management Strategy as shown as Appendix M.

Figure 38 below shows the current lot arrangement between Lots 1 and 2 of LP219260. Both lots 1 & 2 as shown below are in common ownership.

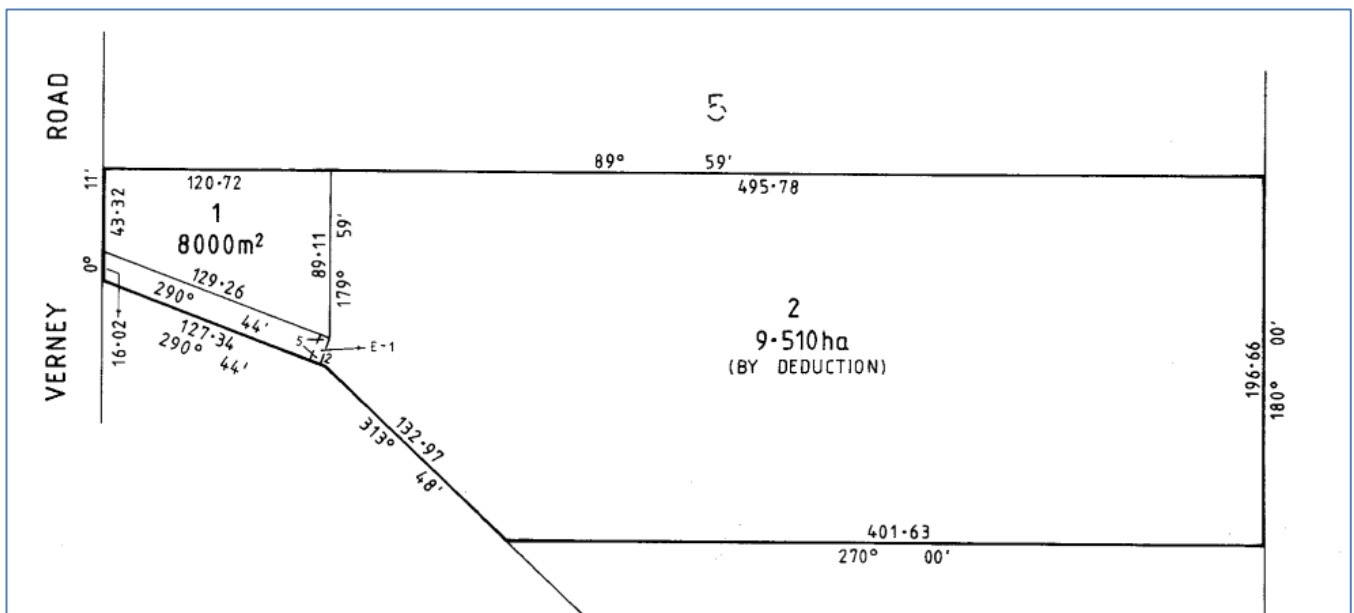


Figure 38: - Existing lot arrangement

Figure 39 below shows the proposed re-arrangement of the lots. This arrangement will allow for the proposed lot 1 to be continued to be used for farming uses, while access for lot 2 will be provided by a carriageway easement.

ADVERTISED PLAN

Amendment VC271 to the Shepparton Planning Scheme recently introduced a new exemption to the general subdivision requirements in the farming zone, recognising the desirability of providing additional flexibility in the farming zone to subdivide land to facilitate the creation of lots that support the development and operation of BESS facilities.



Figure 39: - Proposed lot re-arrangement

7.4.2. OTHER ZONES

As noted, the proposed BESS will connect to the existing Shepparton Terminal Station via an underground cable which will cross the following zones:

- Transport 3 Zone (Verney Road)
- General Residential Zone (Goulburn Valley Grammar School)
- Public Use Zone Schedule 1 (Shepparton Terminal Station)
- Farming Zone (Directly north of the Shepparton Terminal Station)

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

Table 3: Relevant Decision Guidelines various Zones for Cable Connections & Access

Decision Guidelines	Response
Transport Zone	
- The effect of the proposal on the development, operation and safety of the transport system. - Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.	The cable connection is proposed to be an underground connection that will be constructed using a construction methodology of bored sections. Undergrounding of the cable will also minimise any visual impact in the area.
Residential Zone	
- The scale and intensity of the use and development. - The design, height, setback and appearance of the proposed buildings and works.	Works within the existing Terminal Station will be consistent with the scale and appearance of the existing terminal infrastructure.
Public Use Zone	
- The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land. - Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.	The proponent will continue to discuss the cable design, connection and construction methodology with both public and private landowners to ensure a suitable design is achieved. Existing access locations to properties associated with the Project will be utilised for vehicular access. Modifications will be made in consultation with the relevant roads managers as required. An assessment of

Decision Guidelines

Response

road access has been made in the traffic report, and it is not expected that significant issues will be encountered. A copy of the Traffic assessment report is also contained in Appendix L.

7.4.3. OVERLAYS

The site is subject to Schedule 3 of the Specific Controls Overlay which introduces the Goulburn-Murray Water: Connections Project and Water Efficiency Project Incorporated Document, November 2021 as an incorporated document. The overlay applies to the same area as the declared irrigation district in Shepparton and covers 65.4% of the municipality.

The incorporated document has two expiry clauses which expire separately for the purposes of the projects as outlined in the incorporated documents. This control expired on 31 December 2022 for the Goulburn-Murray Water Connections Project and the control expired on 30 June 2024 for the Goulburn-Murray Water - Water Efficiency Project. This overlay is therefore not directly relevant to this application.

Also as noted earlier the land on the west side of Verney Road is also subject to a Development Plan Overlay (DP04) and an associated Development Contributions Plan Overlay (DCPO01). A Development Plan was last endorsed by Council on 22 November 2009 for the overlay. The development plan showed the Shepparton Terminal Station and surrounding proposed development.

The land to the north of the existing Terminal Station is owned by AusNet (GPU Powernet Pty Ltd), who have a number of existing overhead assets on this title as shown in Figure 37.

Since the approval of the development plan a school has been built north of the Terminal Station leaving an approximate 40m gap between overhead poles and wires infrastructure associated with the Terminal Station and the boundary of the school site. This land also remains in the farming zone and any change to this zoning would require a planning scheme amendment. It is not anticipated that the connection works associated with the project will be detrimental to the vision as outlined in the Development Plan as a result of development that has occurred in the area which was developed differently to the development plan resulting in a narrow section between the school and the Terminal Station.

**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**

ADVERTISED PLAN

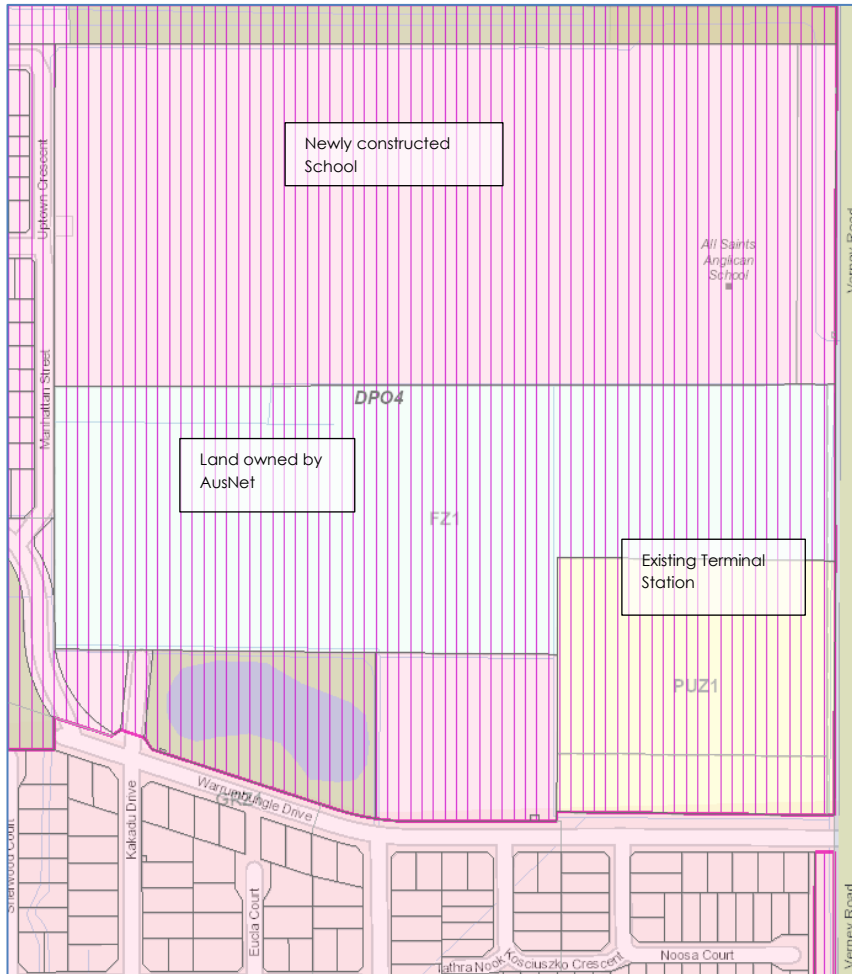


Figure 40: – Plan showing the existing Shepparton Terminal Station and School

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

7.4.4. PARTICULAR PROVISIONS

The following Particular Provisions of the Greater Shepparton Planning Scheme may apply, among others. These Clauses set out the purpose, permit triggers, application requirements, referrals, and decision guidelines, including those outlined below.

7.4.5. CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

A carriageway easement will be required as shown in figure 39. Ultimately AusNet may also require easements to be created over the power connections assets between the BESS project site and the Terminal Station. The exact location and extent of these assets will be confirmed with AusNet as this application progresses.

7.4.6. CLAUSE 52.06 CAR PARKING

Whilst there is no specific car parking requirement stipulated for the proposed use; it is proposed 6 car spaces to be provided on site. This is to ensure that the staff are able to park on site as required for maintenance purposes and this is considered to be ample car parking space for the proposed operation. This level of parking will be adequate as no more than two staff are generally expected on site at any one time.

7.4.7. CLAUSE 52.29 LAND ADJACENT TO A ROAD IN A TRANSPORT ZONE 2

ADVERTISED PLAN

The purpose of Clause 52.29 is:

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

The subject site is adjacent to Grahamvale Road, a Transport 2 Zone, in which a permit is required to create or alter access to a road in a Transport 2 Zone.

It is noted that the application will be referred to the Department of Transport.

Consent will also be sought from Goulburn Murray Water and the Secretary to the Department of Environment, Land, Water and Planning to utilise the existing culverts across the irrigation channels that are adjacent to Grahamvale Road to provide access to the site.

Response

A report has also been prepared in relation to traffic and access to and from the site for both the construction of the site and the ongoing use of the site.

From the traffic assessment undertaken the following provides a summary of the key findings:

- For the BESS site access on Verney Road and Grahamvale Road the layout is anticipated to accommodate heavy vehicle movements subject to access improvements outlined in the TIAR. The available sight distance was found to be adequate. Similarly for the underground cabling, the site accesses identified would require access improvements to facilitate heavy vehicle movements. They also had adequate sight distance, noting along Verney Road there are power poles that may slightly obstruct driver visibility.
- In general, heavy vehicles will be able to use the public road network to access the Project Site, noting the approved road network.
- It is to be considered restricting left turn out and right turn in for heavy vehicles to Verney Road site access. Based on the swept paths, these would be slow turning movements and to be discussed with Council.
- It is estimated during construction of the BESS there would be 290 light vehicles per day, 145 vehicles per hour in the peak period. 170 heavy vehicles per day, 12 vehicles per hour in the peak period.
- For the operation of the BESS there would be 10 light vehicles per day, 5 vehicles per hour in the peak period. While it is not anticipated for heavy vehicles to attend site, there may on occasion be deliveries for equipment replacement.
- The traffic modelling of the anticipated construction and operation volumes generated from the BESS will be able to be accommodated by the Verney Road and Grahamvale Road corridors.
- The construction of the underground cabling is estimated to have 26 vehicles per day to build the new substation bay and 14 vehicle per day for the underground cabling installation. It is not anticipated for the construction periods to overlap. With the relatively low volumes it is not expected to have a significant impact on the local road network.

In summary, based on the assessment in the TAIR report, it is anticipated that the construction of the BESS and the underground cabling to not have any adverse impacts to the local road network.

7.4.8. CLAUSE 53.22 SIGNIFICANT ECONOMIC DEVELOPMENT

The purpose of Clause 53.22 is:

- To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.

ADVERTISED PLAN

- To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

Response

This application is an application to which Clause 53.22 applies. The proposed development is a Category 1 development as shown in Table 1 to clause 53.22-1, and the conditions as outlined in Table 1 of Clause 55.22-1 are also met.

The proposal is for a Utility Installation (other than a data centre), which will be used to store electricity where the installed capacity is 1 megawatt or greater as listed in Table 2 to Clause 53.22-1.

The project contributes to Victoria's economy and delivers public benefit by supporting the energy transition, enhancing grid reliability and Stability as well as generating local employment during construction and operation.

The development facilitates efficient land use by locating close to existing transmission infrastructure and demonstrates appropriate design quality through its location away from surrounding roads, and its ability to utilise screening from existing vegetation.

The project will also assist reducing reliance of the State of Victoria on natural resources (such as gas) whilst accelerating electrification and expanding renewable energy to improve energy resilience, reduce costs for households and support Victoria's transition to net zero emissions by 2045.

7.4.9. CLAUSE 65.01 DECISION GUIDELINES

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

In determining whether a permit should be granted, the responsible authority must decide whether the proposal will produce acceptable outcomes in terms of decision guidelines set out in Clause 65.

Matters to be considered include the matters as set out in Section 60 of the Planning and Environment Act 1987. Relevant to this application Section 60 part 1 (da) has the objective to:

"to provide for explicit consideration of the policies and obligations of the State relating to climate change, including but not limited to greenhouse gas emissions reduction targets and the need to increase resilience to climate change, when decisions are made about the use and development of land;

The proposed BESS will support greenhouse gas emissions reduction targets, and will also increase resilience to climate change and should be considered favourably in relation to Section 60 1 (da) of the Planning and Environment Act 1987.

The Grahamvale BESS proposal positively responds to the applicable decision guidelines as follows:

- The proposal accords with the purpose and intent of the Planning Policy Framework as outlined in this report, importantly, contributing significantly to energy and resource efficiency for the Greater Shepparton area.
- The proposed BESS is generally consistent with the intent of the Farming Zone.
- The proposal does not require the removal of a significant amount of native vegetation.
- The proposal is not subject to a Bushfire Management Overlay, nor is it located within a Bushfire Prone Area.
- The amenity of the nearby residential and school has been given due consideration in the design and layout of the proposed BESS and associated utility infrastructure.

ADVERTISED PLAN

7.4.10. OTHER CONSIDERATIONS

An assessment has also been undertaken against the CFA Guidelines for Renewable Energy Installations (June 2025) and CFA Fire Safety Studies for Battery Energy Storage Systems Guidelines (v1, June 2025) has been carried out by Terramatrix and is included as Appendix I,

The report undertaken by Terramatrix details how the bushfire hazard to the proposed Grahamvale BESS has been assessed at various scales, in accordance with Clause 13.02-1S in the Shepparton Planning Scheme, AS 3959:2018 methodology and additional guidance provided in Planning Advisory Note 68 Bushfire State Planning Policy Amendment VC140 (DEWLP, 2018).

The Fire Risk Assessment also responds to the Fire Rescue Victoria publication Battery Energy Storage Systems Guideline No. 55 (GL-55) (FRV, 2025) and uses the Model and Additional Requirements outlined in the Design Guidelines and Model Requirements: Renewable Energy Facilities v4 by the Country Fire Authority (CFA, 2023) as a methodology.

The reporting noted that the landscape has been determined as being of a low bushfire risk. It noted that bushfire behaviour can reasonably be expected to be well within AS 3959:2018 presumptions and design parameters. The type and extent of classified (hazardous) vegetation within 100 m of the facility has been identified and classified into AS 3959:2018 vegetation groups, based on the extant modelled EVC mapping, aerial imagery and site assessment. The classification is based on the current and likely future state of the vegetation and identifies that the hazard is limited areas of Grassland.

The topography on and around the site, within the 100 m assessment zone is flat or slightly undulating and the applicable AS 3959:2018 slope class under Grassland is 'All slopes and flat land'.

The identified landscape, local, neighbourhood and site scale bushfire risk is low and the development can appropriately prioritise the protection of human life and meet the objectives of Clause 13.02-1S by implementing the FRV GL-55 Guidelines.

The risk assessment process - subject to further input from stakeholders and consultation with FRV - has identified that the risks to and from the proposed BESS can be managed to an acceptable level through the implementation of the FRV GL-55 Guidelines and using the applicable Model and BESS specific Additional Requirements of the CFA Guidelines in the accompanying FMP as part of the consultation process.

Discussions have also been had with Fire Recue Victoria (FRV) in relation to the project and the project has been assessed against their guidelines titled "Battery Energy Storage Systems" August 2025 Version 1.

A draft Fire Management Plan has also been prepared to demonstrate how the Battery Energy Storage System (BESS) at 221 Grahamvale Road and 305 Verney Road, Grahamvale VIC 3631, aligns with the Fire Rescue Victoria (FRV) publication Battery Energy Storage Systems Guideline No. 55 (GL-55) (FRV, 2025).

7.4.11. CLAUSE 71.02 - OPERATION OF THE PLANNING POLICY FRAMEWORK

In determining whether a permit should be granted, the responsible authority should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

An assessment of this application requires conflicting policy positions to be examined, particularly in relation to policy as outlined in Clause 14 Natural Resource Management and Clause 19 Infrastructure.

Our outlined position in this report the proposal response to Clause 19 by proposing energy storage:

- to transition to a low-carbon economy
- in an area where investment is required to support the maintenance and growth of the local economy
- in a location that takes advantage of existing resources and infrastructure networks, such as the Shepparton Terminal Station
- to help diversify local economies and improve sustainability and social outcomes

To be balanced against the proposals strong compliance with clause 19, are the policies of Clause 14 in relation to Natural Resource management which notes:

- Ensure the future viability of an irrigation district by preventing non-agricultural use of land in a declared irrigation district where the land is serviced, or was serviced as at 17 September 2019, by rural water corporation irrigation infrastructure, unless the rural water corporation infrastructure has been, or is planned to be, decommissioned.
- Ensure non-agricultural land use does not undermine the integrity of irrigation infrastructure and complements existing and future agricultural production.

As noted in this report the proposal is located on the fringe of the Shepparton urban area within the township boundary, surrounded by new and proposed urban areas. Balanced against the temporary loss of this agricultural land we contend that the overall community benefit of the proposal proceeding outweighs the temporary loss of a relatively small area of land on the urban fringe of Shepparton, which has not been farmed intensively for over 20 years.

In addition to this, the proposal will deliver significant grid enhancing infrastructure and services to improve the Irrigation District's resilience to Climate Change and its associated events such as increased frequency and intensity of extreme weather events, variability in water supply and availability. The proposal will ensure that these events have significantly less impact on Goulburn Murray Water (GMW) assets, services and customers to secure the long-term prosperity of the Irrigation District and its communities. Importantly this aligns with GMW's latest Corporate Plan (Corporate Plan - Goulburn-Murray Water - 2025/26) that identifies 'resilience to a changing climate' as strategic risk.

For the reasons outlined above, and based on a balanced assessment of conflicting objectives in the relevant planning policy and strategies, it is considered that the planning permit application will result in a desirable planning outcome and will result in an overall net community benefit. The proposal will facilitate vital energy infrastructure in a location that is environmentally and strategically suitable.

**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**

ADVERTISED PLAN

8. CONCLUSION

This Planning Report has shown that the proposed Grahamvale BESS represents an appropriate and strategically significant development for the site and the economy of the region.

The 480 Megawatts (MW) / 1,920 Megawatt hours (MWh) BESS will deliver essential electricity grid services, help meet Victoria's energy storage targets, and provide substantial regional economic benefits for Shepparton and the broader region.

The proposal will contribute to the achievement of renewable energy targets at both the State and Federal Government Level.

Support for this planning permit application is considered appropriate for the following key reasons:

- The site is strategically located close to the Shepparton Terminal Station and will support renewable energy projects in the area, and will improve the reliability of the grid.
- The Project provides significant dispatchable energy storage, supporting Victoria's energy storage targets.
- The Project assists Victoria in improving its energy security and accelerating electrification to reduce demand on natural resources and lower power bills
- Located in a modified agricultural landscape, the Project is well separated from sensitive receptors and has been sited to avoid impacts on biodiversity, cultural heritage, and existing irrigation assets.
- The Project will not impact on existing Goulburn Murray Water assets, and portions of the subject sites will continue to have access to water meter outlets.
- The Project Site represents only approximately 0.0041% of land in the Declared Irrigation District within the Greater Shepparton Local Government Area and the development of the project will have a negligible impact on agriculture in the region.
- The setback of the proposal from adjoining roads will minimise the visual impact of the Project.
- The Proposal will provide significant local and regional economic benefits, including investment of at least \$820 million, and approximately 90 direct construction jobs and 3 ongoing operational jobs and will support the proposed expansion plans envisaged in the Shepparton & Moorapna 2050: Regional City Growth Plan (March 2021).
- The Project is consistent with the Greater Shepparton Planning Scheme, including the Farming Zone and applicable overlays, and aligns with broader state and local policy objectives for energy infrastructure, emissions reduction, protection of the environment and economic development.
- The Project is consistent with changes to the Greater Shepparton Planning Scheme as introduced by Amendment C246gshe which seek to supports the growth of the renewable energy sector.
- The Proposal addresses fire safety requirements within the CFA and FRV Guidelines and is not located in either a Bushfire Prone Area nor is it located in a Bushfire Management Overlay;
- The development is considered appropriate to the Site's surrounds and does not unreasonably impact the amenity of nearby residences. Noise modelling demonstrates the Project is capable of meeting Noise Protocol obligations upon operation.
- Construction impacts are manageable and will be further detailed in the environmental and construction management plans which can be made a condition of any permit.

The application is supported by the technical investigations which have been undertaken and they provide a detailed assessment and justification of the Project.

The Proponent has delivered a comprehensive stakeholder and community engagement program. This has ensured that residents of Grahamvale and Shepparton, and surrounding areas have been well-informed about the Project, its potential impacts, and opportunities for input.

On balance considering all the planning and policy requirements the proposed development of the Project is an appropriate land use and development outcome that meets the balance between protecting the local environment and existing land uses, and the need for investment for Australia's energy transition.

Given the strategic merit of the Project and its adherence to the following key objectives,

- its achievement of a balanced response to planning policy,
- minimal environmental and community impacts,
- the positive impact the proposal will have towards the energy transition

- the benefits that this investment will have for business and the local economy
- provides for a net community benefit and sustainable development

It is therefore respectfully requested that the Minister for Planning grant approval for the planning permit application for the proposed Grahamvale BESS.

**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**

APPENDIX A: COMMITTEE FOR GREATER SHEPPARTON – SHEPPARTON NEWS

**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**

APPENDIX B: BESS LAYOUT PLANS

**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**

APPENDIX C: CONSULTATION REPORT

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**

APPENDIX D: BIOSIS FLORA AND FAUNA REPORT

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**

APPENDIX E: BIOSIS CHMP

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**

APPENDIX F: ACOUSTIC REPORT

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**

APPENDIX G: HERITAGE SEARCHES

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**

APPENDIX H: ECONOMIC REPORT

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**

APPENDIX I: BUSHFIRE AND FIRE SAFETY REPORTS

**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**

APPENDIX J: AGRICULTURAL ASSESSMENT REPORT

**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**

APPENDIX K: VISUAL ASSESSMENT REPORT

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**

APPENDIX L: TRAFFIC ASSESSMENT REPORT

**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**

APPENDIX M: WATER TECHNOLOGY REPORT

.

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**

APPENDIX N: LETTER FROM THE DEPT OF TRANSPORT

**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**

APPENDIX O: TARGETED COMMUNITY AND STAKEHOLDER ENGAGEMENT

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**

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**

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**

APPENDIX P: COMMUNITY FUND PRELIMINARY DISCUSSIONS

**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**