

Apply for a planning permit

Before you start



Department
of Transport
and Planning

Are you in the right place?

Only applications where the [Minister for Planning is the responsible authority](#) are to be lodged through this portal.

Check the schedule to Clause 72.01 of your [local planning scheme](#) to see which responsible authority issues planning permits for your location.

You will need these documents to submit this application:

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal.
- If applicable, a current Metropolitan planning Levy certificate.

Fees will apply for this application - [find out about fees for planning applications](#). You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.

This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?

Organisation

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Organisation name

AE BESS 3 Pty Ltd as Trustee for AE BESS 3 Unit Trust

Business phone number

0405622058

Email

tom.lukins@avenisenergy.com.au

Address type

Street address

Street address

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Unit type

Unit number

Level number

Site or building name

Street number

2

Street name

Locomotive St

Suburb

South Eveleigh

Postcode

2015

State

NSW

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Owner details

The owner is the applicant

No

Is the owner a person or organisation?

Person

First name

JOHN

Last name

MCRAE

Mobile

Work phone

Organisation

Job title

Email

stewartb@bevwill.com.au

Address type

Street address

Street address

Unit type

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Unit number

Level number

Site or building name

Street number

221

Street name

Grahamvale Road

Suburb

Grahamvale

Postcode

3631

State

VIC

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Preferred Contact

First name

Bernard

Last name

Stewart

Mobile

0418444366

Work phone

Organisation

Beveridge Williams

Job title

Principal Town Planner

Email

stewartb@bevwill.com.au

Address type

PO Box

PO Box address

PO Box

61

Suburb

Malvern

Postcode

3144

State

VIC

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Pre-application meeting details

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

Yes

Enter the pre-application number

PPA-2127

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Land details

Planning scheme

Greater Shepparton

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

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

Upload and scan land titles to automatically populate street addresses

1. Upload documents

T1 - Volume_9425_Folio_317_VicPackageSearch_1701397943.pdf
T3 - Volume_11770_Folio_690_VicPackageSearch_1701398015.pdf
T4 - Volume_9954_Folio_597_VicPackageSearch_1709783949.pdf
T2 - Volume_10068_Folio_904_VicPackageSearch_1701397849.pdf
T5 - Volume_9954_Folio_596_VicPackageSearch_1709784090.pdf
T6 - Volume_12450_Folio_919_VicPackageSearch_1725854406.pdf
T9 - Volume_12463_Folio_867_VicPackageSearch_1764546066.pdf
T8 - Volume_12463_Folio_866_VicPackageSearch_1701398291.pdf
T7 - Volume_12450_Folio_910_VicPackageSearch_1764547544.pdf

2. Scan uploaded documents

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

Scan results

9 of 9 files could not be scanned

Location could not be detected in the following files:

- T3 - Volume_11770_Folio_690_VicPackageSearch_1701398015.pdf
- T2 - Volume_10068_Folio_904_VicPackageSearch_1701397849.pdf
- T9 - Volume_12463_Folio_867_VicPackageSearch_1764546066.pdf

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- T7 - Volume_12450_Folio_910_VicPackageSearch_1764547544.pdf
- T4 - Volume_9954_Folio_597_VicPackageSearch_1709783949.pdf
- T8 - Volume_12463_Folio_866_VicPackageSearch_1701398291.pdf
- T6 - Volume_12450_Folio_919_VicPackageSearch_1725854406.pdf
- T5 - Volume_9954_Folio_596_VicPackageSearch_1709784090.pdf
- T1 - Volume_9425_Folio_317_VicPackageSearch_1701397943.pdf

You may delete the file and try again, or enter the location details below

Manual location details

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

Location type	Road reserve
Road reserve	Verney Road
Location type	Road reserve
Road reserve	Grahamvale Road

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Application details

Describe your proposal	The development of a Battery Energy Storage System including connections to the existing Terminal Station, subdivision and the creation of easements, the removal of native vegetation and associated supporting works.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.22
Please select the application category	Change or extension of use One or more new buildings Other buildings and works (including septic tanks, dams, earthworks) Native vegetation removal Subdivision - Change to easement and/or restrictions Subdivision of land
Enter the estimated cost of any development for which the permit is required	\$820,000,000

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No

Is there a metropolitan planning levy requirement?

What is the current land use? Agriculture
Education Centre
Utility Installation

Describe how the land is used and developed now Agricultural Uses and existing Terminal Station. Electrical connection to be constructed under existing roads, irrigation channel and school.

Does this application look to change or extend the use of this land? Yes

What is the proposed land use? Utility Installation

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

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Additional details

Does this application involve the creation or removal of dwellings? No

Does the application involve native vegetation removal? No

Does this application involve the creation or removal of lots? Yes

Current No. of lots 7

Proposed No. of lots 7

Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)? Yes

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Supporting documents

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

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

Supporting documents

Append G - Heritage Search.pdf
 Append K - Visual Assessment Report.pdf
 Append L - Traffic Assessment Report.pdf
 Append M - Stormwater Management.pdf
 Append O - Grahamvale Targeted Engagement.pdf
 Append B - BESS Layout Plans.pdf
 Append E - Biosis CHMP.pdf
 Append H - Economic Report.pdf
 Append D - Biosis Flora & Fauna Report.pdf
 Append F - Acoustic Report.pdf
 Append A - Shepparton News.pdf
 Append J - Agricultural Assessment Report.pdf
 Append N - TfV - General Letter.pdf
 Append P - Grahamvale Community Benefits.pdf
 Append C - General Engagement Summary Report.pdf
 Append I - Grahamvale BESS Draft FMP v0.4.pdf
 Append L - Grahamvale BESS Draft FRA v0.4.pdf
 Append K - Grahamvale BESS Draft FRA v0.4.pdf
 2301041 of 221 Grahamvale Road, Grahamvale BESS Town
 Planning and Environment Act 1987
 Planning Report - June 2020 - Final.pdf
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3D digital model

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

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

3D digital model

Fees and payment

[View planning and subdivision fees](#)

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Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	\$65,458.10
Fee description	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000*

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	1
Fee amount	\$1,496.10
Fee description	Use only

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Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	19
Fee amount	\$1,496.10
Fee description	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	21
Fee amount	\$1,496.10
Fee description	To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
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Class	11
Fee amount	\$1,302.80
Fee description	To develop land (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less than \$100,000

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

Total amount to pay	\$68,353.65
Payment method	EFT
BSB	033-875
Account and reference number	170131411

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EFT confirmation I confirm that the fee has been paid via EFT

Submit

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

Privacy statement

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

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

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

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded
- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

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

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

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3 July 2026

AE BESS 3 Pty Ltd as Trustee for AE BESS 3 Unit Trust
Suite 2, Level 10
52 Alfred St
MILSONS POINT NSW 2061

Locked Bag 14051
Melbourne City Mail Centre
Victoria 8001 Australia
T: 1300 360 795
www.ausnetservices.com.au

Copy to

Beveridge Williams
1 Glenferrie Road,
PO Box 61, Malvern
VIC 3144

Dear Sirs,

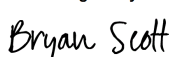
Regarding the Planning Permit Application for the Grahamvale 480MW / 1,920MWh BESS project, more specifically the 220kV connection into the Shepparton Terminal Station.

Beveridge Williams advises AusNet Transmission Group of their intention to lodge the above referenced Planning Permit Application, as detailed in its letter dated 24 June 2026.

To that end, AusNet Transmission Group consents to the lodging of this Planning Permit Application in the capacity as Landowner. It is noted that this consent does to surrender any right we may have to review the specific details and object to the details in the application.

Should you have any queries please do not hesitate to contact the undersigned.

Sincerely,

DocuSigned by:

8F66A544DDF246E...

Bryan Scott
Property Manager
AusNet Services

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Our Ref: A5736849

01 July 2026

Bernard Stewart
Beveridge Williams
Email: stewartb@bevwill.com.au

Dear Bernard,

**PROPOSED GRAHAMVALE BATTERY ENERGY STORAGE SYSTEM (BESS)
195 FORD ROAD, GRAHAMVALE SPI - 2124\PP3486 – Written Consent from the Public Land
Manager**

We refer to your letter and your request for Public Land Manager consent in relation to the abovementioned Planning application for the purpose of a Battery Energy Storage System (BESS).

Goulburn-Murray Water, as the Public Land Manager, provides consent for you to lodge the planning permit application for the proposed Grahamvale Battery Energy Storage System (BESS) on land within the Public Use Zone (PUZ1), in accordance with Clause 36.01-3 of the Greater Shepparton Planning Scheme.

This consent is provided for the purpose of enabling the application to be made only. It does not constitute approval of the proposed use or development, and GMW reserves its position for the formal assessment process, including referral and any subsequent approvals.

Please note the proposal for a BESS located on land within a declared irrigation district (GMID) serviced by GMW infrastructure does not align with relevant Victorian Planning Policy framework (clause 14.02-3S) for the protection of irrigation land from non-agricultural use.

If you have any queries, please contact me on 0427 941 133.

Yours sincerely,

Ramona McKenzie

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PO Box 165 Tatura Victoria 3616 Australia

reception@gmwater.com.au

1800 013 357

www.gmwater.com.au



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