

Apply for a planning permit

Before you start



Department
of Transport
and Planning

- 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

Organisation name

ACEnergy Pty Ltd

Business phone number

0358207728

Email

duncan.lowis@csmith.com.au

Address type

Owner details

The owner is the applicant

No

Is the owner a person or organisation?

Person

First name

David

Last name

Clark

Mobile

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Work phone

Organisation

Job title

Email duncan.lowis@csmith.com.au

Address type

Preferred Contact

First name Duncan

Last name Lowis

Mobile

Work phone 0358207728

Organisation Chris Smith & Associates

Job title Town Planner

Email duncan.lowis@csmith.com.au

Address type Street address

Street address

Unit type

Level number 1

Site or building name

Street number 135

Street name Fryers Street

Suburb Shepparton

Postcode 3630

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State

VIC

Pre-application meeting details

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

Yes

Enter the pre-application number

None Provided

Land details

Planning scheme

Pyrenees

Location

Location type

Street address

Street address

Unit type

Level number

Site or building name

Street number

438

Street name

Lobbs Road

Suburb

Glenbrae

Postcode

3352

State

VIC

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Application details

Describe your proposal

Development of a 250 MW Battery and Utility Installations Facility.

Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?

No

Please specify the provision or clause the application is required under (if known)?

Please select the application category Other

Cost of the permitted development Failed to convert value: 5000000000

Is there a metropolitan planning levy? No

What is the current land use? Agriculture

Describe how the land is used and developed now The site is cleared and has a transmission line running through it.

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

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? N/A (no such encumbrance applies)

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? No

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

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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.

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- 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

Signed PP Application Form.pdf
 22169_L_DTP_PP app cover_010523.pdf
 Volume 08180, Folio 130.pdf
 22169_R_Rev. 1_ACenergy BESS_438 Lobbs Road,
 Glenbrae_190423.pdf
 Appendix K - Traffic Impact Assessment.pdf
 Appendix A - Cultural Heritage Statutory Obligations letter.pdf
 Appendix B - Acoustic Report.pdf
 Appendix D - Bushfire Risk Management Plan.pdf
 Appendix E - Leaching Risk Assessment.pdf
 Appendix L - Visual Impact Assessment.pdf
 Appendix C - Agricultural Assessment.pdf
 Appendix F - Ecological Due Diligence Assessment.pdf
 Appendix M - Stormwater Management Plan.pdf
 Appendix G - Groundwater Monitoring Report.pdf
 Proposed Development Plans - Glenbrae BESS - Final.pdf
 Appendix H - Environmental Sitting Investigation & Waste
 Classification.pdf
 Appendix I - Planning Capabilities Assessment.pdf
 Appendix J - BESS Specification Fact Sheet.pdf

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Fees and payment

[View planning and subdivision fees](#)

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	\$59539.30
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 \$1360.80

Fee description Use only

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

Total amount to pay \$60219.70

Payment method EFT

BSB 033-875

Account and reference number 170056391

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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 approvals](#)

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Department of Environment, Land,
Water and Planning (DELWP)
Planning Enquiries
Phone: 1800 789 386
Web: planning.vic.gov.au

Clear Form

Office Use Only

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. See MORE INFORMATION at the end of this form to read our privacy statement. If you have any questions, please contact the relevant DELWP office.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Name of Planning Scheme

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

Postcode:

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:				Section No.:
	Parish/Township Name:				

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The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

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Ⓢ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by DELWP or outlined in a DELWP planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

i Estimated cost of any development for which the permit is required *

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

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 Provide a plan of the existing conditions. Photos are also helpful.

Title Information


Encumbrances on title *

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?

☐ Yes (If 'yes' contact DELWP for advice on how to proceed before continuing with this application.)

☐ No

☐ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

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Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Contact information for applicant OR contact person below

Business phone: Email:

Mobile phone: Fax:

Contact person's details* Same as applicant ☐

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner Same as applicant ☐

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:


Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Date:

day / month / year

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

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

Signature:

Date:

day / month / year

Need help with the Application?

If you need help to complete this form, read MORE INFORMATION at the end of this form.

General information about the planning process is available at planning.vic.gov.au

Contact DELWP's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a DELWP planning officer?

☐ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist


Have you:

☐

Filled in the form completely?

☐

Paid or included the application fee?

 Most applications require a fee to be paid. Contact DELWP to determine the appropriate fee.



Provided all necessary supporting information and documents?

☐

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 DELWP or outlined in a DELWP 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). Failure to comply means the application is void.

☐

Completed the relevant DELWP planning permit checklist?

☐

Signed the declaration above?

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Lodgement

Lodge the completed and signed form, the fee and all documents with:

Department of Environment, Land, Water and Planning

To obtain the address details for the relevant planning office, go to the department's Planning Contacts page at planning.vic.gov.au/contact-us or email development.approvals@delwp.vic.gov.au

Deliver application in person, by post or by email.

Payment

Please select the relevant payment method.

A ☐ Electronic Funds Transfer (EFT)

On (day / month / year) an EFT payment

of

\$

was made to:

BSB – 033 222

ACC – 13 11 46

ABN – 90 719 052 204

OR

B ☐ Cheque*

A cheque was made payable on (day / month / year)

in accordance with the Planning and Environment (Fees) Regulations.

**Cheques must be made payable to the Department of Environment, Land, Water and Planning.*

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08180 FOLIO 130

Security no : 124105411056T
Produced 17/04/2023 09:40 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 1 Section 21 Parish of Ercildoun.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

DAVID ROBERT CLARK of RMB 245 WAUBRA 3352
W106288E 17/06/1999

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD021347U 02/08/2004
RABOBANK AUSTRALIA LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP271844R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 438 LOBBS ROAD GLENBRAE VIC 3352

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 271844R
Location of Land Parish: ERCILDOUN Township: Section: 21 Crown Allotment: 1 Crown Portion: Last Plan Reference: Derived From: VOL 8180 FOL 130 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8180 FOL. 130 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information E-1 = EASEMENT TO STATE ELECTRICITY COMMISSION CREATED BY C/E D399184		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 13/01/2000 VERIFIED: ML COLOUR CODE Y = YELLOW	
ADVERTISED PLAN			
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets	

TITLE PLAN		TP 271844R
<div data-bbox="215 197 1353 309" data-label="Section-Header"> <h1>LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</h1> </div> <div data-bbox="92 340 1509 421" data-label="Text"> <p>All THAT piece of land in the said State containing two hundred and eighty-four acres two roods and twenty perches more or less being Allotment one of Section—twenty-one in the Parish of Ercildoun Counties of Ripon and Talbot</p> </div> <div data-bbox="92 459 1509 533" data-label="Text"> <p>delineated and colored yellow in the map in the margin hereof TOGETHER with the right to sink wells for water and to the use for all purposes of any wells and springs now or hereafter upon the said land as though this Grant had been made without any limitation as to depth PROVIDED that this Grant is made subject to—</p> </div> <div data-bbox="151 533 1509 795" data-label="List-Group"> <ul style="list-style-type: none"> (a) the reservation to Us Our heirs and successors of— <ul style="list-style-type: none"> (i) all gold silver petroleum uranium thorium and minerals within the meaning of the Mines Acts (hereinafter called “the reserved minerals”); (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land; (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land; (b) the right to resume the said land for mining purposes pursuant to section 163 of the <i>Land Act</i> 1928; (c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act</i> 1923 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon </div> <div data-bbox="531 974 1064 1238" data-label="Text"> <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</p> </div> <div data-bbox="611 1400 978 1512" data-label="Text"> <h2>ADVERTISED PLAN</h2> </div>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets