

Planning Report

Utility Installation

250MW Battery Energy Storage System & associated infrastructure

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438 Lobbs Road, Glenbrae

May 2023

Ref: 22169

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1 Introduction

1.1 Overview

ACEnergy Pty Ltd (the applicant) propose to establish a 250 MW Battery and Utility Installations Facility at 438 Lobbs Lane, Glenbrae (referred to within this report as the 'subject property').

The proposal relates to the use and development of a Utility Installation (250 MW Battery Energy Storage System) inclusive of battery containers, MVPS, transformers, high voltage switchgear, control room and DTSS switching station), and the associated proposed connection infrastructure, fencing, access and landscaping.

The proposal would cover about 11.2 hectares (ha) of land (this area of the property is referred to as the "development site" herein, distinguished from the subject property).

The proposal would connect to the existing 220 kV transmission line that runs through the subject property, which also connects to the nearby 192 MW Waubra wind farm. A key element of the proposed BESS is to provide for the storage of electricity generated at the wind farm, as well as other regional renewable energy facilities, which will allow for usage of renewable energy for peak time use.

ACEnergy are well-established in the Australian renewable energy market, having developed projects including solar farms and battery energy storage systems across Victoria and New South Wales. In order to continue to meet the market demands of the Australian energy sector, ACPower has recently shifted their focus to BESS and are currently developing a 2 GW/4 GWh portfolio across various sites in regional Australia.

In September 2022, the Victorian Government announced energy storage targets of:

- At least 2.6 GW of energy storage capacity by 2030
- At least 6.3 GW by 2035

These targets will be legislated under the *Renewable Energy (Jobs and Investment) Act 2017*.

This report is supported by the documents listed in the below table:

Appendix	Document	Author
A	Cultural Heritage Statutory Obligations letter	Tardis Archaeology
B	Acoustic Report – Environmental Noise Emission Assessment	Watson Moss Growcott
C	Agricultural Assessment Report	Meridian Agriculture
D	Bushfire Risk Management Plan	Practical Ecology
E	Leaching Risk Assessment	Riskcon Engineering
F	Ecological Due Diligence Assessment	Okologie Consulting
G	Groundwater Monitoring Report	GeoPollution Management

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Appendix	Document	Author
H	Environmental Site Investigation & Waste Classification	GeoPollution Management
I	Land Capability Assessment	Ground Science
J	BESS Specifications Factsheet	ACEnergy
K	Traffic Impact Assessment	Traffic Works
L	Visual Impact Assessment	Urban Initiatives
M	Stormwater Management Plan	Planit Consulting

2 ACEnergy Company Profile

ACEnergy Pty. Ltd. (ACEnergy) specialises in end-to-end development of renewable energy projects across regional Australia.

To date, ACEnergy has successfully developed more than twenty-nine (29) projects in NSW and VIC Australia. Currently, ACEnergy is developing a portfolio of 1.2GW/3.2GWh across various sites in regional Australia. So far, 650MW/1.3GWh of BESS projects has been realised with further projects under development and in the pipeline.

Consequently, the credentials of ACEnergy as a key player in Australia's renewable energy transition are well-established.

3 Site Selection Process

The development site was chosen by ACEnergy for the following reasons:

- A 220 kV transmission line runs through the subject property in a northwest to southeast direction, which the proposal would provide immediate connection to.
- The 192 MW Waubra wind farm is directly to the east of the subject property. The proposal would provide the option for storage of electricity generated by the wind farm.
- The development site has been cleared and has no ecological constraints.
- The development site is not close to any sensitive land uses that may generate land use conflict, this is detailed in the myriad specialist assessments that are appended to this application.
- The owner of the land is willing to lease the development site to ACEnergy – they welcomed the opportunity to receive an alternative income form, in addition to the current agricultural use of the site.

Once it was determined that the site had the required physical attributes and proximity to the electricity network, Chris Smith & Associates were engaged to carry out a pre-application investigation of the site.

This included the following three-phase investigation and assessment process.

Phase 1 – Initial investigation:

- Desktop planning investigation to determine planning controls applying to the development site.
- A Pre-Application Meeting was held with relevant members of the Department of Environment, Land, Water and Planning in July 2022.

Phase 2 – Concept design & specialist assessments:

- Engage specialist consultants to undertake environmental and visual impact assessments of the site and provide independent professional opinion of the likely impacts of the proposal on the surrounding area.
- Detailed planning assessment.
- Refine proposal layout and design, based on the recommendations of these investigations and assessments.

The initial investigation confirmed the subject site's suitability, including being well clear of any areas of cultural heritage sensitivity. Accordingly, it is submitted that a detailed and balanced approach to all relevant site and planning considerations has been undertaken to provide a sound planning proposal, as set out in this report and supporting documents.

Phase 3 – Planning Application and Community Consultation

- Undertake development planning consultation with adjoining landholders to provide an open forum to raise concerns and work through any concerns.
- Incorporate recommendations of all specialist environmental impact assessments into final design and submit planning permit application documents to the Minister for Planning.

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4 Locality and Site Analysis

4.1 The Subject Site

General

The subject property is addressed as 438 Lobbs Road, Glenbrae (Crown Allotment 1, Section 21, Parish of Ercildoun). This parcel has an approximate area of 114 ha.

The proposal would occupy about 11.2 ha of the subject property, to the north-west corner of the site. This portion of the property is primarily used for dryland grazing and cropping.

The subject property, as well as the proposed development site, is shown in the below figures, as well as on the locality diagram and associated site plans prepared by ACENERGY, appended to this report.

A dwelling exists in the southwest corner of the subject property, fronting Lobbs Road. Existing vehicle access to this dwelling is provided via Lobbs Road.

Electrical Infrastructure

A 220 kV transmission line runs through the subject property in a northwest to southeast direction, which the proposal would connect.

These transmission lines are contained within a 40-metre-wide electricity supply easement in favour of the former State Electricity Commission (SEC). This easement is now reserved in favour of AusNet, as the successor entity to the SEC.

This transmission line connects to Ballarat in the southeast with Horsham in the northwest, running through the site via Ballarat, connecting to Geelong and Melbourne beyond.

Vegetation

The proposed development site is cleared of any established native vegetation, having been extensively cleared and farmed for decades. The only vegetation on the site is pasture grasses, which are illustrated in the below photography, taken by the ACENERGY development team.

Beyond the immediate extents of the proposed development site, there are substantial tracts of planted vegetation on the site – notably to the north of the existing dwelling – between the house and the proposed development site. This vegetation extends along both sides of Lobbs Road, including the site frontage, heavily obscuring visibility to and from the site from the south and south-west.

Immediately east of the proposed BESS, there is approximately 4.5 ha of planted vegetation, which is clearly delineated from the agricultural portion of the property by stock-proof fencing.



The subject property
Google Earth Imagery (image dated 16/3/2021)

Topography and Geography

Both the broader property and the development site is relatively flat, with a slight fall to the south-west and south-east of the site, reflective of the site being located at the precipice of two (2) separate water catchments.

The property contains five (5) separate farm dams, which provide for on-site water supply and loosely reflect the indicative low points of the property.

There is a single watercourse that runs directly into a wider catchment, this unnamed watercourse meanders along the south-west corner of the property, approximately 500 m from the proposed development. There are no mapped watercourses on the development site that form part of the wider catchment. The only other watercourse on the property is an isolated (presumed) depression – approximately 300m south-east of the proposed development site, which falls into the central dam – surrounded by the planted vegetation patch.

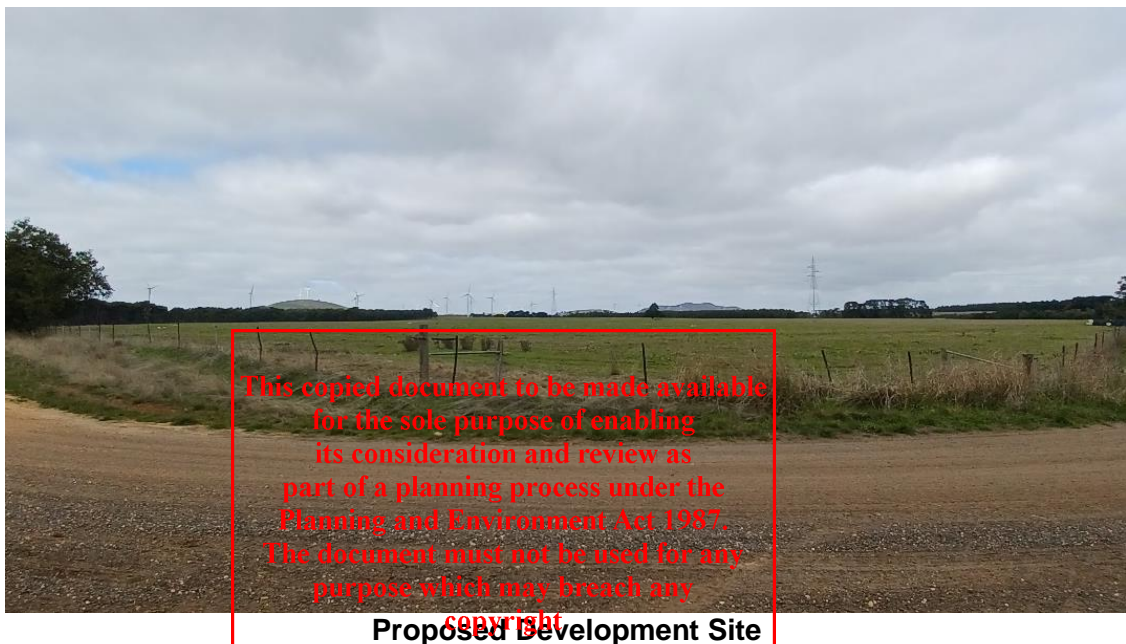


Photo taken from north-west corner of property – at intersection of Lobbs Road and Forest Road

4.2 The Glenbrae Locality

The subject site is located within the Pyrenees Local Government Area (LGA) between Lexton, Ballarat and Beaufort – approximately 5.5 km southeast of Lexton and 30 km northwest of Ballarat.

The Sunraysia Highway is approximately 2km east of the subject site along Forest Road, which provides arterial road connections to the major regional centre of Ballarat (approximately 38 km south-east of the subject site), as well as smaller regional towns like Lexton) and Waubra – approximately 5.5 km north-west and 7 km east of the subject site, respectively.

The development site is about 18 km northeast of the town of Beaufort. Beaufort connects to Lexton via Beaufort-Lexton Road, and to Ballarat via the Western Highway.

The locality is rural in nature with agriculture being the dominant land use, which is undertaken at a range of scales and includes both dryland as the prevailing agricultural pursuit, as well as irrigated agriculture – as evidence by a series of substantial irrigation circles that irrigate via groundwater.

To the north, east and south, the locality is mostly cleared – with some hedgerows, paddock trees and patches of both remnant and planted vegetation.

The 192 MW Waubra wind farm is directly to the east of the subject property, this wind farm consists of one-hundred-and-twenty-eight turbines, and has been operational since 2009.

To the west of the site, there are substantial tracts of established vegetation, which includes large extents of both remnant native vegetation and some extensive plantations. Evidence of vegetation planting is clear through the use of historical imagery and observation of planting patterns.

The properties immediately surrounding the subject property are generally on flat land with an elevation of around 440 m AHD.

Further to the west is hilly land that reaches elevations of about 500 m AHD. This land contains watercourses, including Burnbank Creek. This land is zoned for Rural Conservation, beyond which is the Waterloo State Forest.

To the east, near the highway, are two hills that reach elevations of about 600 m AHD. The land in this area is otherwise flat.

Land to the north and south is generally at an elevation comparable with that of the development site.

Immediately west of the subject site is a mapped current wetland, A Crown reserve is across Lobbs Road from the development site. This reserve is associated with a wetland.



The Glenbrae/Waubra/Lexton locality

Subject site outlined in yellow, wind turbines associated with Waubra visible to south and east of the site

5 Proposal & Planning Permit Triggers

This application seeks a planning permit to **use and develop** about 11.2 hectares of land at 438 Lobbs Road, Glenbrae for a **250 MW Utility Installation** (250MW battery energy storage system), as shown on the attached plans.

The proposal does not include any advertising signs (Clause 52.05), removal of native vegetation (Clause 52.17) or any other matter requiring a planning permit.

5.1 Planning Permit Triggers

A planning permit is triggered for the proposal pursuant to the following provisions of the Pyrenees Planning Scheme:

Land Use

- 35.07-1 – To Use land for a *Utility Installation* in the Farming Zone.

Building and Works

- 35.07-4 – associated with a Section 2 Use/s in the Farming Zone
- 42.01-2 – including a fence, within the Environmental Significance Overlay 1

5.2 Other Statutory Considerations

Bushfire Prone Areas

The development site is in a Designated Bushfire Prone Area under section 192A of the *Building Act 1993*. Bushfire risk is discussed in the section on Clause 13.02.

6 The Proposal

6.1 Overview

The proposal is for the establishment of a 250 MW BESS and the associated infrastructure, including switching station, consisting of:

A Battery Energy Storage System (BESS) consisting of:

- Approximately **Two-hundred-and-sixty-four (264) battery containers** installed on elevated platforms supported by concrete footings. Each container is about 10 m long, 2.5 m wide and 3 m tall, as per the attached elevations.
- Approximately **Eighty-eight (88) Medium Voltage Power Station (MVPS) containers** consisting of an inverter and transformer, installed on elevated platforms supported by concrete footings. Each container is about 6 m long, 2.5 m wide and 3 m tall, as per the attached elevations.
- An approximately **8.5-metre-high noise wall** between the battery containers and the inverter stations, as per the attached elevations.
- An approximately **1.8-metre-high chain mesh and barbed wire fence** around the perimeter of the BESS and connection asset area, with a gate on the northern side. Refer to the attached elevations.

A connection asset area, consisting of:

- **Two (2) 120 megavolt amperes (MVA) grid transformers.**
- Approximately **six-metre-high noise wall** around the grid transformers.

- **High voltage switchgear.**
- **A control room**, as per the attached elevations.
- **Three (3) spare shipping containers.**

DTSO switching station consisting of:

- **DTSO switching station**, as per the attached elevations.
- **New 220 kV transmission line** to connect to existing transmission line.
- **Creation of an electrical easement** for the new transmission line.

Landscaping and vehicle access for both facilities, consisting of:

- **Two (2) new all-weather, unsealed, four-metre-wide access roads**, from the existing vehicle access point on Forest Road.
- **Landscaping barrier** around the northern, western and southern edges of the proposal, outside the perimeter fence. Refer to the attached elevations.
- **Post-and-wire stock fencing** to protect the landscape barrier from stock damage.

The layout of the proposal is shown in the attached Site Plan. The ground under the battery containers, MVPS containers and other elevated infrastructure would be covered in crushed rocks. The rest of the development area would remain grassed.

6.2 Components

Batteries

The proposed BESS product contains lithium air phosphate (LFP) batteries. Each BESS container is fitted with several liquid cooling units for battery chamber cooling. A fact sheet of the preliminary BESS product selected for assessment purpose is attached.

Further, the below figure illustrates a 100 MW BESS facility in the UK, which comprises similar componentry to the proposal, and is used as an illustrated of the proposed equipment.



100MW/100MWh BESS at Minety in Wiltshire

Source: Sungrow

The exterior of the BESS would use non-reflective materials that would not produce any reflection or glare.

The BESS units are prefabricated and would be transported to the site on semi-trailers. Installation would be relatively simple, the equipment does not contain any oil or otherwise hazardous liquids that would potentially contaminate the area, refer to the attached datasheet (**Appendix J**).

The facility would require occasional maintenance and inspections, which would be undertaken by on-site staff or by contractors on an as-needs basis.

Acoustic walls

An acoustic assessment was prepared for the proposal and is attached to this report as **Appendix B**.

By incorporating acoustic walls within the facility, the operational noise levels to all receptors would remain compliant with the EPA's Noise Protocol noise limit.

Two (2) acoustic walls are proposed to be constructed; one (1) around the MVPS area and one (1) around the transformers. Elevations of the walls are attached to this report.

The acoustic wall around the inverters would be visible from Forest Road for a short window. The applicant has approached local Aboriginal representatives with a proposal to commission an Aboriginal artist to paint the walls. This would improve the visual amenity of the proposal until the landscaping buffer has grown tall enough to screen the proposal.

Control room

The Control Room would contain instrumentation that coordinates operation of the BESS. The five (5) full-time staff working at the proposal would work from the control room.

It would contain equipment for monitoring the proposal, a kitchenette, a toilet and a washbasin.

6.3 Landscaping

A landscaping barrier is proposed on the northern, western, and southern sides of the proposal, as shown on the Site Plan. On the northern and southern boundaries, it would be two (2) metres wide and consist of two (2) rows of planting. On the western side it would be five (5) metres wide and consist of three (3) rows of planting.

The height of the landscaping in relation to the security fence and proposed BESS is shown in the drawing titled "Security Fence and Landscape Elevations," which is attached to this report.

The landscaping barrier would be outside the perimeter fence and would be protected by a post-and-wire fence to ensure that it is not damaged by stock animals.

The planting schedule would include a mix of fast and slow growth vegetation species to establish screening early and ensure that the landscaping will remain for the duration of the facility's operation once established.

A detailed landscaping plan and maintenance schedule would be submitted before the commencement of works.

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& ASSOCIATES



3D Render of proposed landscaping (at maturity) along Forest Road

Extracted from Visual Impact Assessment prepared by Urban Initiatives

The proposed landscaping will comprise a combination of both fast and slow growth vegetation that will provide for complementary screening during the lifecycle of the landscaping plants.

In addition to the landscaping that would be actively undertaken in conjunction with the development, there is significant existing landscape vegetation in the surrounding area that would be complementary to the proposal.

Although the subject site itself is largely cleared of any established vegetation, there are substantial tracts of established tree belts to the north, north-east, south and south-west. The only perceived view-line of the site from the surrounding area is to the west.

The nearest wholly unobstructed dwelling is 1.5km from the proposed development – to the south-west of the site. Nevertheless, there is some maturing vegetation that has begun to establish along Lobbs Road, that would significantly reduce visibility from this dwelling.

The visual impact assessment prepared by Urban Initiatives clearly illustrates the landscape setting of the development within the context of the surrounding area.

The tallest aspects of the development would remain lesser in height than the adjacent transmission lines, much of the existing vegetation and the typical wind turbine within the Waubra Wind Farm.

To expand upon the above, the only active visibility of the development is from the adjacent road reserve to the north (Forest Road) and west (Lobbs Road), where these roads are directly adjacent to the site.



Aerial imagery of Glenbrae, showing existing landscape buffers. Site location marked with yellow pin, landscape vistas from nearby dwellings and landscape shown by arrows

6.4 Construction phase

Traffic, access and parking

The development site would be accessed via the existing crossover on Forest Road. Vehicles would park in the car parking area shown on the Site Plan, which is approximately 40 metres long by 10 metres wide.

Laydown area

The laydown area is marked as an “offloading zone” on the attached Site Plan. It is likely to consist of the following temporary facilities:

- Amenities block
- Site sheds and offices
- Equipment laydown area
- Waste receptacles
- Spoil stockpile areas
- Storage areas for construction materials

Earthworks

Earthworks would be undertaken to:

- Provide all weather access, internal access ways and hardstand areas
- Provide fill for building pads
- Place the footings for the battery containers, inverter stations, switching station, acoustic walls and other infrastructure that forms the proposal
- Install the security fence posts
- Facilitate installation of underground cabling

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Waste management

The construction waste generated would be generally limited to hole boring for pad footings, wire cut-offs and packaging waste.

Timing and staging

Construction would take approximately five (5) months. Construction would take place during standard construction hours:

- 7 am to 6 pm Monday to Friday
- 8 am to 1 pm on Saturday
- No work on Sunday or public holidays

6.5 Operation phase

Land acquisition

After construction, the land around the DTSO switching station would be acquired by an electricity distributor, under section 35 of the *Subdivision Act 1988*.

Hours of operation

Once commissioned, the proposal would operate continuously 24 hours per day, 7 days per week.

Staff

During operation, up to five (5) permanent staff members would work at the proposal. They would work in the control room.

Traffic, access and parking

Once operational, activities are to include daily routine operations and maintenance by up to five (5) personnel, including:

- Routine visual inspections, general maintenance and cleaning operations;
- Vegetation management within the compound;
- Site security; and
- Replacement of equipment and infrastructure as required.

Any maintenance operations are to be undertaken during standard working hours (unless emergency works are urgently required):

- Weekdays: 7am to 6pm
- Saturday: 8am to 1pm
- Sundays and public holidays: no work.

There are expected to be up to three (3) light vehicles attend each weekday to undertake general maintenance of the site during the operational phase. Up to one (1) vehicle may attend the site at weekends, if/as required.

No formal car parking area is proposed for the operational stage of the proposal; however, there is adequate space for car parking based on anticipated staffing rates, which will be provided on the proposed hardstand area.

Landscaping and vegetation management

During operation the landscaping would be maintained to ensure that it provides an effective visual barrier throughout the life of the proposal. Grass in the development site would be slashed by contractors as necessary.

Waste management

Operational waste would consist of that generated by site contractors and any supplies required for maintenance or repair. This waste would be disposed of appropriately by the contractors. Permanent staff will be provided with on-site facilities within the office.

6.6 Decommissioning

Most components of the BESS have an approximate design life expectancy of 30 years. If retrofit or upgrade is not proposed at the end of the proposal's useful life, the plant components would be decommissioned and removed from the site.

7 Strategic justification

This section describes the various State and regional strategies relating to the proposal and the considerations of the renewable energy transition.

7.1 Climate Change Act 2017

The *Climate Change Act 2017* provides Victoria with the legislative foundation to manage climate change risks, maximise the opportunities that arise from decisive action, and drive the transition to a climate-resilient community and economy. It establishes a long-term target of net-zero greenhouse gas emissions by 2050, with five-yearly interim emissions reduction targets. The Victorian Government's foundational target was for emissions in 2020 to be 15–20% below 2005 levels.

It gives effect to most of the commitments set out in the Victorian Government Response to the 2015 Independent Review of the Climate Change Act 2010. It sits alongside other key Victorian Government energy and climate change initiatives including Victoria's Climate Change Strategy and Building Victoria's Climate Resilience, which are discussed below.

7.2 Renewable Energy (Jobs and Investment) Act 2017

Victoria's current renewable energy targets legislated in the *Renewable Energy (Jobs and Investment) Act 2017* are:

- 25% by 2020 (achieved)
- 40% by 2025
- 50% by 2030

In September 2022 the Victorian Government announced updated renewable energy targets of:

- 65% by 2030
- 95% by 2035

The Victorian Government also announced energy storage targets of:

- At least 2.6 GW of energy storage capacity by 2030

- At least 6.3 GW by 2035

These targets will be legislated under the *Renewable Energy (Jobs and Investment) Act 2017*. The proposal would support these targets by providing 250 MW of energy storage.

7.3 Victoria's Climate Change Strategy (2021)

Victoria's Climate Change Strategy (2021) is a roadmap to net-zero emissions and a climate-resilient Victoria by 2050. It was made to give effect to the requirements in Division 1 of Part 5 of the *Climate Change Act 2017*.

The strategy includes the following pledges relating to renewable energy:

- Energy pledge: 50% of Victoria's electricity to come from renewable sources by 2030.
- Whole of Victorian Government pledge: All Victorian Government operations – including schools, hospitals and metropolitan trains and trams will be powered by 100 per cent renewable electricity by 2025. In addition, 400 zero emissions vehicles will be added to the Government fleet by 2023.

The proposal would assist in achieving these pledges by storing electricity generated by operational and future renewable energy facilities, including the adjacent Waubra wind farm, for peak-time use.

7.4 Building Victoria's Climate Resilience (2022)

Building Victoria's Climate Resilience (2022) outlines the Victorian Government's current adaptation action and next steps, guided by the adaptation priorities of Victoria's Climate Change Strategy and a five-yearly planning framework established under the *Climate Change Act 2017*. It was made to give effect to the requirements in Division 1 of Part 5 of the *Climate Change Act 2017*.

Victoria's comprehensive and evidence-based approach is centred around adaptation planning for state-wide systems and complementary community-led action.

One of the key priorities for the five-year period from 2022 to 2026 is to examine options to improve energy infrastructure resilience.

The proposal would improve the resilience of the electricity network by storing electricity generated by Waubra wind farm for peak-time use.

7.5 Grampians Regional Roadmap to Net Zero Emissions

The Grampians region includes the Grampians Pyrenees region, Central Highlands and Wimmera Southern Mallee region.

The Grampians New Energy Taskforce (GNET) commissioned the think tank 'Beyond Zero Emissions' to develop the Grampians Regional Roadmap to Net Zero Emissions (2020). The purpose of the roadmap is to map the regional emissions and identify ways to get the Grampians region to net zero emission by 2050 across a range of key sectors.

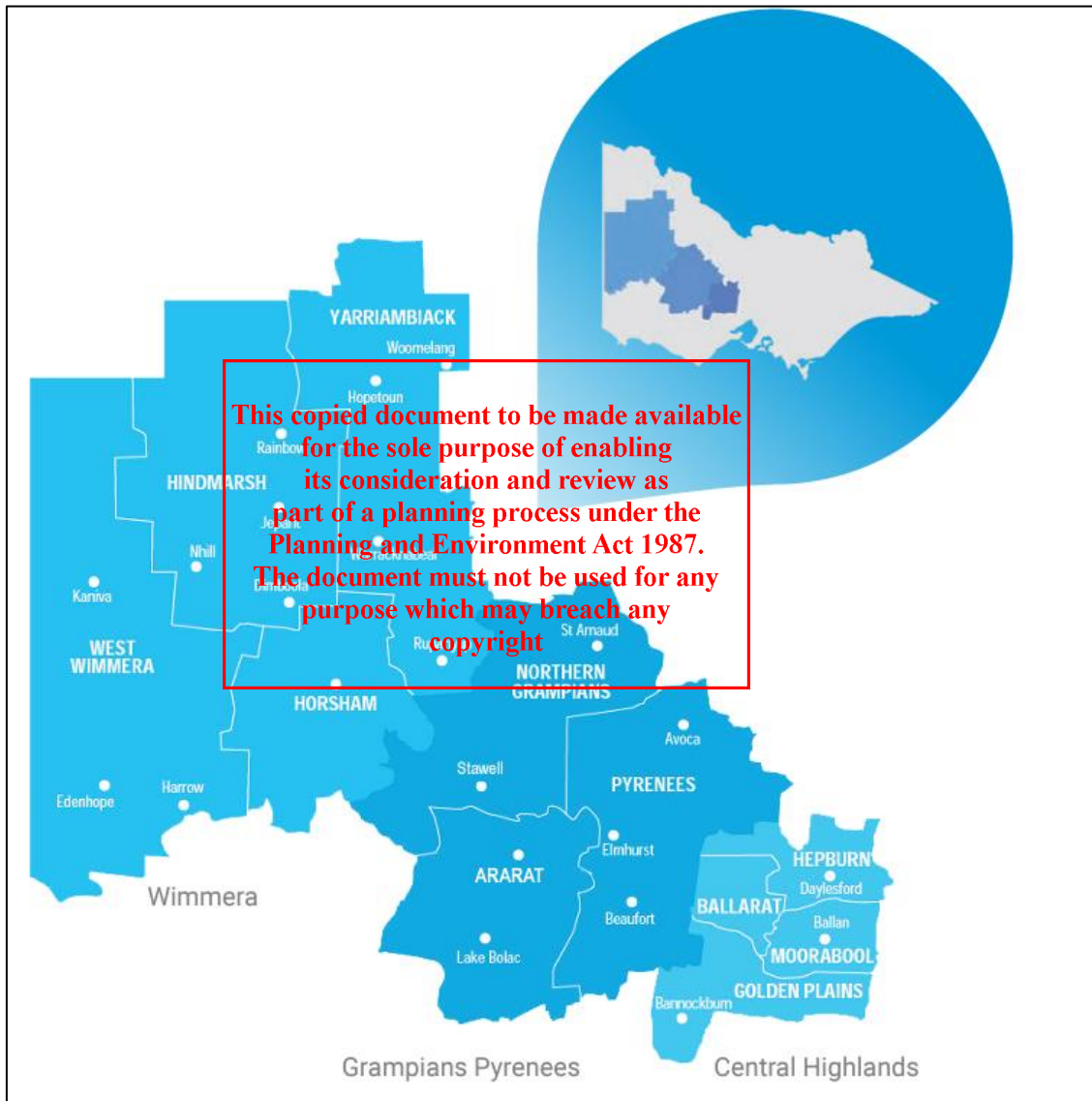
One of the recommendations of the roadmap is "Local authorities can work with state and federal governments and with infrastructure providers to upgrade the region's existing power grid."

The proposal would upgrade the region's power grid by providing electricity storage.

In 2022 the GNET released three roadmaps under the regional roadmap:

- Community Energy Roadmap
- Energy as an Enabler Roadmap
- Agriculture Roadmap

These three roadmaps provide detailed information on how to achieve the net zero goal of the Grampians Regional Roadmap to Net Zero Emissions. The Community Energy Roadmap supports the development of battery storage in the region.



The Grampians region in the Grampians Regional Roadmap to Net Zero Emissions

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8 Pyrenees Planning Scheme

The relevant clauses of the Pyrenees Planning Scheme are addressed in this section.

8.1 Municipal Planning Strategy

02.03-2 Environmental risks and amenity

This Clause identifies land instability, salinity, bushfire, and flood as environmental risks in the Pyrenees LGA. The Clause states:

"Pyrenees Shire seeks to manage environmental risks and amenity by:

- Discouraging use and development that causes pollution of water resources.*
- Minimising use and development that causes land degradation, fire hazards or other adverse environmental impacts.*
- Protecting existing native vegetation and encouraging further planting of native vegetation, particularly on land in areas with erosion and salinity problems.*
- Discouraging development on land demonstrated to have serious environmental management constraints."*

Flood

The development site is not mapped as being within a floodplain.

Native vegetation

No native vegetation would be removed to construct the proposal. Native vegetation impacts are discussed further in response to Clause 12.01.

Fire hazard

The development site is in a Designated Bushfire Prone Area under section 192A of the *Building Act 1993*. A Bushfire Risk Management Plan has been prepared by Practical Ecology and is attached as **Appendix D** to this application. Bushfire risk is further discussed in the section on Clause 13.02.

Water resources

The development site is within the Loddon River (Laanecoorie) Designated Water Supply Catchment. Water resources are discussed in the section on Clause 14.02-1S.

Land degradation

The development site is flat and is not particularly susceptible to erosion.

Construction of the proposal has the potential to degrade land through erosion and sedimentation. To prevent land degradation, a Construction Environmental Management Plan (CEMP) will be prepared prior to the start of construction.

Operation of the proposal has the potential to degrade land through contamination. A Leaching Risk Assessment (**Appendix E**) was undertaken for the batteries, which is attached to this report. The assessment found that there is negligible risk of the batteries leaching hazardous chemicals into the environment. This is due to the relatively non-hazardous nature of the battery chemistry, the protection systems integrated into the batteries and the high level of testing that the systems undergo to comply with a variety of international standards.

Construction and operation of the proposal are not expected to cause land degradation.

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Environmental management constraints

The development site is not known to have any other environmental management constraints.

02.03-3 Natural resource management

The Land Systems map at Clause 02.04 identifies the development site as being within the Basalts Land System. The proposal does not conflict with any of the provisions for the Basalts Land System.

The Water Supply Authorities map at sub-clause 02.04 identifies the development site as within the jurisdiction of both the Central Highlands Water Authority and Goulburn Murray Water.

The proposal is not near any of the water supply bores shown on the Water Authority Jurisdictions and Water Supply Areas Map. The proposal is generally in accordance with the provisions of this Clause.

8.2 Planning Policy Framework

11.01 Victoria

The Clause objective is *"To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity enabling Victorians through a network of settlements."*

One of the listed strategies is *"Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design."*

The proposal supports this strategy by providing capacity for the storage of renewable electricity generated by operation solar, wind and other renewable energy facilities within regional Victoria.

The site is directly adjacent to major transmission line and provide for a significant storage opportunity that will directly facilitate the renewable energy transition.

12.01 Biodiversity

The Clause objective is: *"To protect and enhance Victoria's biodiversity."*

The development site consists of exotic dominated pasture, there is no native vegetation – either grasses or native trees that would be impacted by the proposal. The only vegetation impacts would be the removal of exotic pasture grasses to construct the proposal.

An ecological assessment due diligence assessment was prepared for the proposal and is attached to this report (**Appendix F**). The assessment included a desktop assessment and a field survey. The field survey did not find any listed threatened ecological communities, listed threatened flora species, or listed threatened fauna species within the development site, and none are considered likely to occur due to the absence of suitable habitat.

The proposal would positively impact on biodiversity because it involves the planting of a landscape buffer consisting of native species. The landscape buffer is shown on the Site Plan.

12.03 Water bodies and wetlands

The Clause objective is *“To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.”*

Impacts on water bodies and wetlands are discussed in the section on clause 14.02-1S. The site is partly within a special water supply catchment; however, the development would not generate wastewater that would contaminate groundwater. A land capability assessment has been undertaken by Ground Science and is provide as **Appendix I** to this application.

13.01-1S Natural hazards and climate change

The Clause objective is *“To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.”*

The development site is not mapped as being within a floodplain.

13.02 Bushfire

The Clause objective is: *“To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.”*

The proposed facility has considered the risk of bushfire and has been designed in accordance with the CFA's bushfire guidelines for renewable energy facilities, which includes dedicated provisions for BESS.

The Clause lists the land uses where bushfire risk should be considered when assessing planning applications and utility installation. It is not in the list, therefore, the clause does not apply to the proposal.

Nevertheless, section 6.1 of the Design Guidelines and Model Requirements for Renewable Energy Facilities (the Guidelines) requires an assessment against this Clause. Consequently, a Bushfire Risk Assessment has been prepared for the proposal and is attached to this report. The assessment includes:

- Bushfire Hazard Site Assessment
- Bushfire Hazard Landscape Assessment
- Risk Management Plan
- Assessment against the Guidelines

The assessment found that:

- While the development site is within a Bushfire Prone Area, it is not at high risk for bushfire as it is surrounded by paddocks and is far from any large patches of trees. In addition, the row of trees along Forest Road would act as a thermal barrier in the event of a north-westerly bushfire.
- The proposal has been designed to reduce bushfire risk, in accordance with the provisions of the Guidelines.
- During construction, measures should be implemented to reduce bushfire risk, as this would be the period when the most people are present within the site.
- During operation, the following management measures are recommended:
 - Implementation of a Fire Management Plan
 - The BESS should be regularly inspected to ensure they are in good working order.
 - Grass in the development site should be managed by regular mowing.

- Outside of the recommended measures, any other hazards, both internally and externally, can be addressed through proper facility management and emergency planning.

13.04-1S Contaminated and potentially contaminated land

The Clause objective is: *"To ensure that contaminated and potentially contaminated land is used and developed safely."*

The subject property is not listed on the Victorian EPA's Priority Sites Register (DEECA, 2023).

An Environmental Site Investigation & Waste Classification was prepared for the proposal and is attached to this report as **Appendix H**. The investigation included soil testing within the development site. Levels of potential contaminants in the soil were low or not detected.

The development site is not contaminated and therefore the Clause does not apply to the proposal.

13.05 Noise

The Clause objective is: *"To assist the management of noise effects on sensitive land uses."*

The existing noise environment is dominated by vehicles on Forest Road and agricultural machinery being used in the area. The three (3) closest sensitive receptors to the proposal are shown in the below figure.



Nearby sensitive receptors

Source: Acoustic Assessment

An Acoustic Assessment was prepared for the proposal and is attached to this report. Construction noise was not assessed, only operational noise. Without any acoustic

barriers, noise levels at night at receptor R01 could potentially exceed the Noise Protocol noise limit.

To reduce noise and ensure that any acoustic impacts would remain below the threshold of the EPA's Noise Protocol, the development has included two (2) acoustic walls around the MVPS and transformers.

13.06-1S Air quality management

The Clause objective is: *"To assist the protection and improvement of air quality."*

Construction

During construction, potential impacts to air quality include:

- An increase in particulate matter, carbon monoxide and nitrogen oxide emissions to the environment due to the combustion of fuel and resulting exhaust emissions.
- An increase in airborne dust to the environment due to:
 - construction operations
 - building material handling activities
 - onsite vehicle movements on unsealed road sand
 - clearing of flora and vegetation exposing dust
- Dust emissions may be generated as a result of earthwork activities, particularly during dry and windy conditions. Excessive dust generation may be detrimental to human health, reduce the visual amenity as well as smother vegetation and impact fauna.

Impacts due to the generation of dust and exhaust emissions would be short term and temporary. During construction, air quality impacts would be minimised by the implementation of air quality controls in accordance with best practice and suitable permit conditions.

Operation

Operation of the proposal is not expected to cause any significant adverse air quality impacts.

13.07 Amenity, human health and safety

The Clause objective is: *"To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts."*

Operation of the proposal may pose several hazards, which are discussed below.

Electromagnetic radiation (EMR)

Many components of the proposal produce varying levels of electromagnetic emissions.

Electromagnetic radiation (EMR) is the transfer of energy in the form of a stream of particle or electromagnetic waves. Electric and magnetic fields are present wherever electricity is generated, transmitted, or distributed in cables or powerlines, or consumed in electrical devices such as TVs, computers or fridges. Since our modern lifestyle depends on the use of electricity, these fields are universally present in our environment (UNEP, WHO & ILO, 2007).

Depending on its frequency or wavelength, electromagnetic radiation can be arranged into the following general classifications:

- Extremely Low Frequency (ELF)

- Very Low Frequency (VLF)
- Radio Frequency (RF)
- Microwave (MW)

Extremely low frequency radiation is radiation which occupies the lower end of the electromagnetic spectrum, specifically, in the frequency range of 0-3000 Hz. In Australia, electrical infrastructure operates at 50 Hz.

The proposal would produce electric and magnetic fields at a frequency of 50 Hz.

The International Commission on Non-Ionizing Radiation Protection (ICNIRP) has produced guidelines that set a safe upper limit for exposure to electric and magnetic fields (ICNIRP, 2020).

A study was undertaken of the electromagnetic fields produced by solar farms (Tell, et al., 2015). The highest Extremely Low Frequency-Magnetic Field (ELF MF) levels measured were directly adjacent to the transformers and inverters, which were close to but still below the general public limit set by the ICNIRP.

The proposed BESS would emit electromagnetic fields at similar levels to the transformers and inverters for a solar farm.

The proposal is not expected to cause any adverse impacts through the emission of electromagnetic radiation.

Emergency management

The proposal would be monitored by on-site staff during work hours and monitored remotely during other times.

In the event of a fault or potentially dangerous situation an alarm would automatically report to staff, either those working at the facility or remote staff. There would be no audible alarm at the facility. The procedures and protocols for emergency situations would be set out in the operational management plan for the proposal.

The proposal is not expected to cause any land use conflict or adverse off-site impacts.

14.01 Agriculture

The Clause objective is: *"To protect the state's agricultural base by preserving productive farmland."*

The development site comprises 11.2 ha, equating to 9.6% of the subject property, which is currently used for grazing. It is proposed to use this land for a non-agricultural use for the lifetime of the proposal – forecast to be approximately thirty (30) years. After the proposal has been decommissioned, the land would be remediated and be made available for agricultural use.

During operation of the proposal, the remainder of the subject property would continue to be used for agriculture.

An agricultural assessment was prepared for the proposal and is attached to this report as **Appendix C**. The assessment concludes that:

- The development site is not high value agricultural land or strategically important agricultural land.
- The development site is currently used for grazing. Irrigation is undertaken adjacent to the site, but the potential for this to occur on the site is constrained by the presence of the 220 kV transmission line crossing the subject property.

- The nett return from grazing is not high and is subject to seasonal and market fluctuations. The returns from the proposal will be more consistent, achieve better returns, and provide a diversified source of income for the landowner.
- The loss of the number of stock potentially carried on the development site (maximum seven cows) is insignificant in relation to the State's cattle herd of 1.4 million head.

Considering the size of the proposal in relation to the subject property, the proposal is not considered to be a significant loss of agricultural land.

The benefits of the proposal are considered to outweigh any negative impacts from the loss of agricultural land.

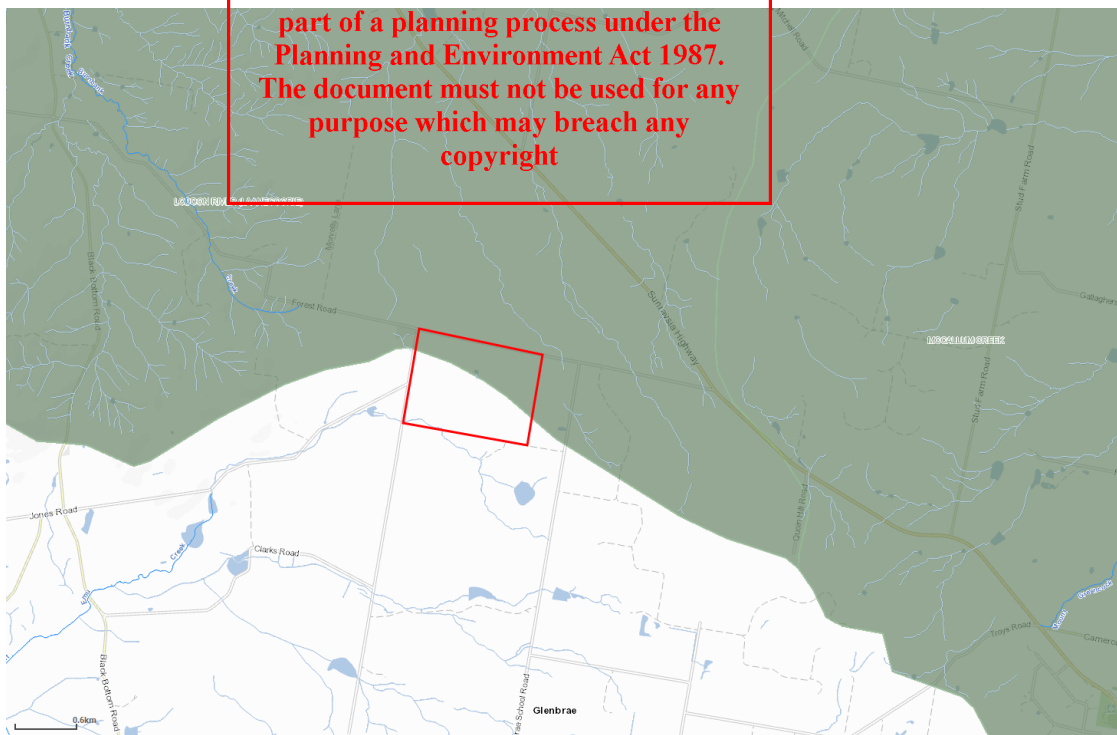
14.02-1S Catchment planning and management

The Clause objective is: *"To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment."*

Existing environment

A wetland and a watercourse are mapped to the west of the development site.

The development site is within the Western Goldfields region of the North Central Regional Catchment area. The North Central Regional Catchment Strategy 2021-2027 does not identify any Biodiversity Assets, Waterway Assets or Wetland Assets near the development site.



Subject site relative to Loddon River and McCallum Creek Special Water Supply Catchments

Source: VicPlan

The development site is within the Loddon River (Laanecoorie) Declared Water Supply Catchment and the Loddon Highlands Water Supply Protection Area (Goulburn-Murray Water, 2023).

At present, all stormwater is retained within the development site, a stormwater management plan has been prepared by Planit Consulting (**Appendix M**) to ensure the runoff will be retarded to pre-development levels.

Groundwater testing was undertaken within the development site, which found that the groundwater is not contaminated. The results are in the Groundwater Monitoring Report attached to this report as **Appendix G**.

Construction

Construction of the proposal has the potential to pollute water resources through:

- Erosion and sedimentation
- Contamination from hazardous chemicals used during construction

To prevent impacts to water resources, a CEMP will be prepared prior to the start of construction. Construction of the proposal is not expected to adversely impact on water resources.

Operation

The proposal includes a control room where staff would work. The control room includes a toilet, wash basin and kitchen facilities, which would use a septic system. A land capability assessment for on-site wastewater management was undertaken and is attached to this report. The assessment found that the proposed septic system is suitable for the site.

Operation of the proposal has the potential to degrade the land through contamination. A Leaching Risk Assessment was undertaken for the batteries, which is attached to this report (**Appendix E**). The assessment found that there is a negligible risk of the batteries leaching hazardous chemicals into the environment. This is due to the relatively non-hazardous nature of the battery chemistry, the protection systems integrated into the batteries and the high level of testing that the systems undergo to comply with a variety of international standards.

Post-construction and during operation of the facility, stormwater retention would be accommodation within the subject site in in two (2) detention basins adjacent to the development. This is illustrated in the attached Stormwater Management Plan (**Appendix M**). Operation of the proposal is not expected to adversely impact on water resources.

14.02-2S Water quality

The Clause objective is: *"To protect water quality."*

Impacts on water resources are discussed in the section on Clause 14.02-1S. The operation of the BESS will not impact groundwater, or the wider catchment by extension. The proposed septic system will operate in conjunction with the site office and would generate wastewater comparable to single residence, which would be unlikely to meaningfully impact groundwater quality.

15.01-6S Design for rural areas

The Clause objective is *"To ensure development respects valued areas of rural character."*

A Visual Impact Assessment was prepared for the proposal and is attached to this report as **Appendix L**.

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The site is heavily obscured from the north, east and south by established tracts of native vegetation. The only off-site visibility of the development would occur along the immediate site frontage to Forest and Lobbs Road and the east of the site. A 3D render of this vista has been modelled by the visual impact assessment, which illustrates minimal impact on any nearby receptors.

During construction, temporary visual impacts may occur because of ground disturbance, the presence of equipment and materials within the work area and the presence of construction vehicles and personnel. Overall, the potential visual impacts of construction activities would be minimal as the works would be temporary and short term. During operation, views of the proposal would be obscured by the proposed landscaping. Operation of the proposal is not expected to cause any significant adverse visual impacts.

15.03 Heritage

The Clause objective is: *"To ensure the conservation of places of heritage significance."*

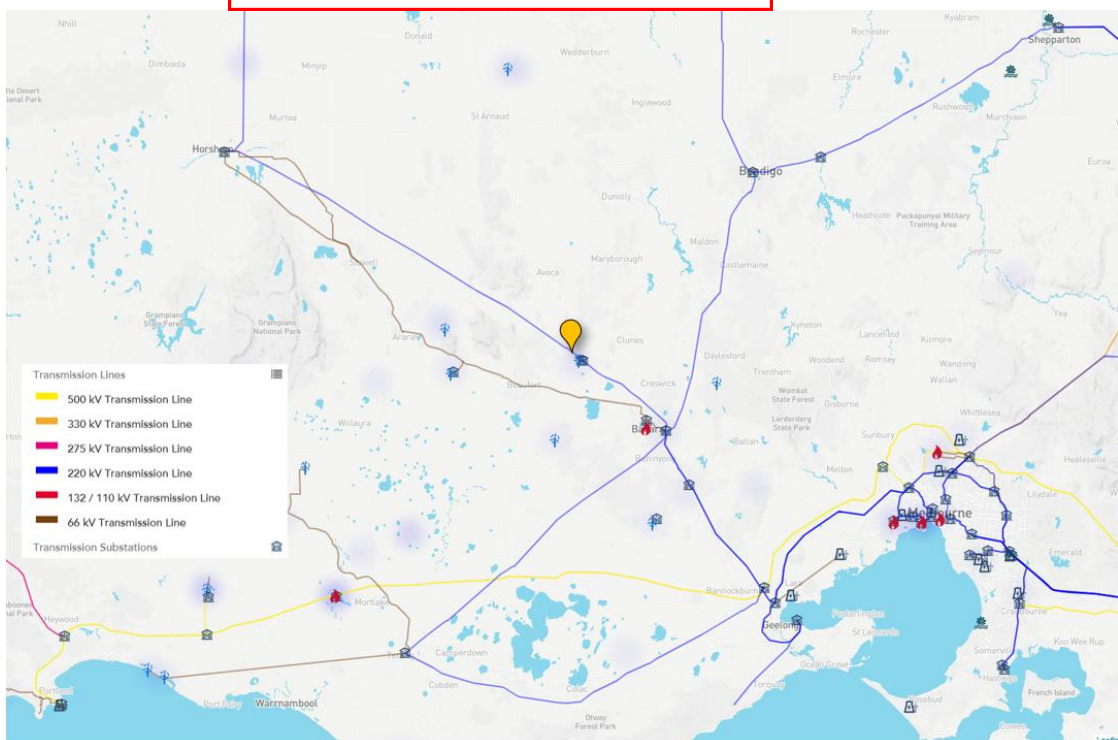
Tardis Archaeology provided advice on the legal requirements relating to Aboriginal and non-Aboriginal heritage for the proposal. Their advice was provided as a letter and is attached to this report. Tardis Archaeology found that in relation to Aboriginal heritage, an Aboriginal Cultural Heritage Management Plan (CHMP) is not required for the proposal.

17.01-1S Diversified economy

The Clause objective is: *"To strengthen and diversify the economy."*

The proposal would strengthen the economy by storing electricity, which would be used by businesses, industries, and other electricity users.

19.01 Energy



AEMO Transmission Network

Site marked by orange pin, adjacent to 220kV line (<https://www.aemo.com.au/aemo/apps/visualisations/map.html>)

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The Clause objective is: “To facilitate appropriate development of energy supply infrastructure.”

The proposal is for critical energy supply infrastructure adjacent to backbone infrastructure in western Victoria. The site represents an ideal site with limited interface conflicts, and requiring limited connection infrastructure to immediately connect to the existing 220 kV transmission lines.

In consideration of the connection requirements for a facility of this scale, there are very few sites capable of supporting a BESS development of this magnitude, in a location that favourable addresses any impacts on the environment or community.

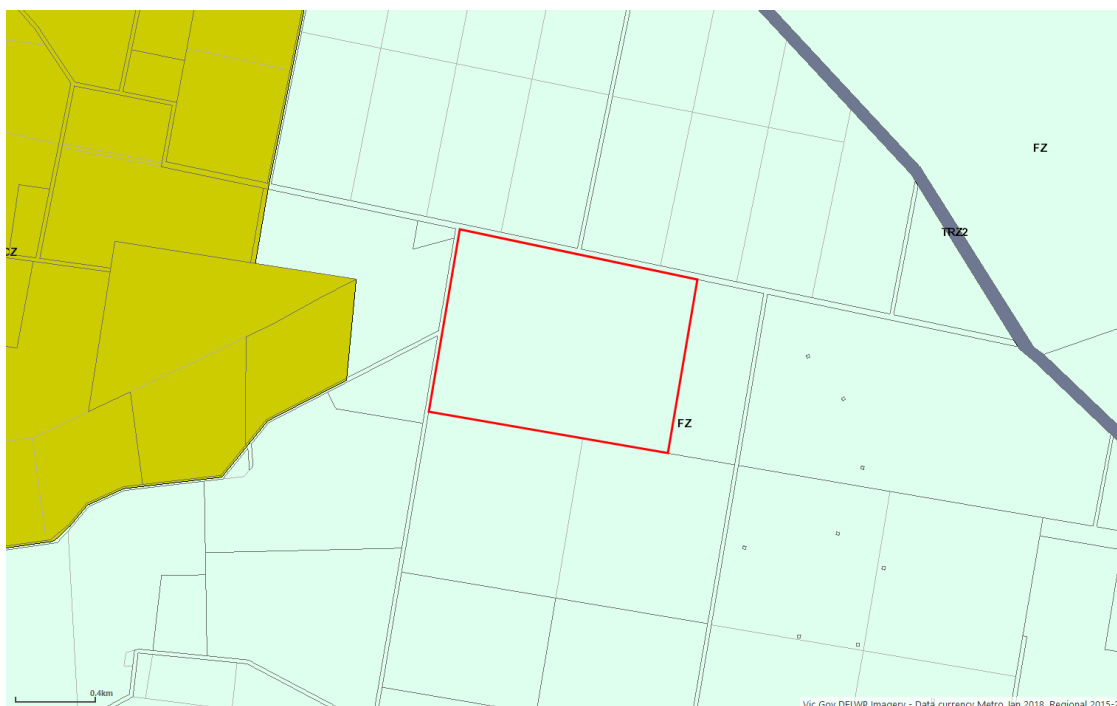
8.3 Farming Zone (Clause 35.07)

The subject property is within the Farming Zone. The purposes of the Farming Zone relevant to this application are:

- 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.

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The proposal would occupy 1.2 ha (9.6%) of the 116 ha subject property. The rest of the subject property would continue to be used for agriculture. Overall, this is not a significant loss of agricultural land relative to both the landholder, and Victoria as a whole – as detailed in the agricultural assessment by Meridian Agriculture.



Land Zoning Map

Source: VicPlan

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The proposal would not cause any land use conflicts with the surrounding agricultural land uses.

During operation, the proposal would use local contractors for maintenance and repairs, which would provide local employment. The proposal would not cause any adverse noise, air quality, traffic, biodiversity or visual impacts.

The proposal is classified as a 'utility installation' and requires a permit, in accordance with section 2 of Clause 35.07-1. A permit is required for buildings and works associated with a land use listed in section 2 of Clause 35.07-1.

35.07-6 Decision guidelines

The decision guidelines are addressed in the below table:

Guideline	Response
General issues	
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to sections 8.1 and 8.2 of this report.
Any Regional Catchment Strategy and associated plan applying to the land.	The development site is within the Western Goldfields region of the North Central Regional Catchment area. The North Central Regional Catchment Strategy 2021-2027 does not identify any Biodiversity Assets, Waterway Assets or Wetland Assets near the development site.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The land can accommodate the proposal, including the proposed septic system.
How the use or development relates to sustainable land management.	The development site is suitable for the proposal because it is relatively flat and does not contain any native vegetation. The operational plan for the proposal will require regular mowing and maintenance of the development site.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The site is suitable for the proposal. The proposal would not conflict with the adjoining agricultural properties.
How the use and development makes use of existing infrastructure and services.	A 220 kV transmission line crosses through the subject property in a northwest to southeast direction, which the proposal would connect to. This transmission line connects to Ballarat in the southeast with Horsham in the northwest. From Ballarat, 220 kV transmission lines connect to Geelong and Melbourne. The proposal is adjacent to the Waubra wind farm and would store electricity generated by the wind farm.
Agricultural issues and the impacts from non-agricultural uses	

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Guideline	Response
Whether the use or development will support and enhance agricultural production.	The proposal would complement the ongoing agricultural production on the subject property through diversification of income, allowing for reinvestment in the ongoing agricultural operation elsewhere on the property.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposal would not adversely impact soil quality. The proposal would not permanently remove land from agricultural production. Most components of the BESS have a 30-year design life expectancy. If retrofit or upgrade is not proposed at the end of the proposal's useful life, the plant components would be decommissioned and removed from the development site. After decommissioning, the site would be able to be used for agriculture.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposal would not cause land use conflict with the adjoining agricultural properties.
The capacity of the site to sustain the agricultural use.	N/A
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	N/A
Any integrated land management plan prepared for the site.	N/A
Whether Rural worker accommodation is necessary having regard to: <ul style="list-style-type: none"> The nature and scale of the agricultural use. The accessibility to residential areas and existing accommodation, and the remoteness of the location. 	N/A
The duration of the use of the land for Rural worker accommodation.	N/A
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 proposal would not negatively impact on soil or water quality.
The impact of the use or development on the flora and fauna on the site and its surrounds.	The proposal would not negatively impact on flora and fauna.
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.	No trees or shrubs are proposed to be cleared.
The location of on-site effluent disposal areas to minimise the impact of nutrient	N/A

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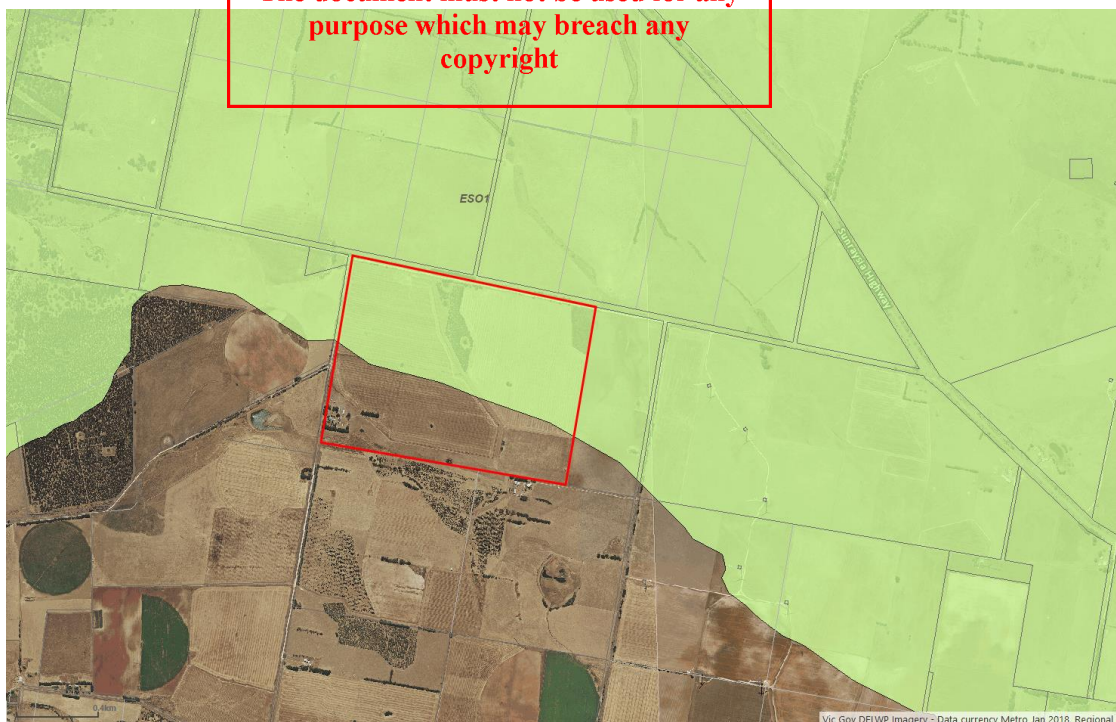
Guideline	Response
loads on waterways and native vegetation.	

8.4 Environmental Significance Overlay (Clause 42.01)

The subject site is within Schedule 1 to the Environmental Significance Overlay (ESO1), which sets out the following objectives:

- “To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.
- To ensure the protection and maintenance of water quality and water yield within the designated water supply catchments as detailed in Clause 21.05-1.6.
- To maintain and where practicable enhance the quality and quantity of water produced within the catchments and in waterways.
- To protect the quality of surface and groundwater supplies within the Shire and the broader region.
- To prevent erosion of land, pollution, siltation and eutrophication of waterways, water bodies, storages and drains.
- To ensure that catchment yield and environmental flows are maintained.
- To manage the impact of incremental development on water quality and yield.”

Impacts on water catchments are discussed in the section on Clause 14.02-1S. It should be noted that Clause 21.05 no longer exists as a consequence of the transition of the MSS and LPPF into the new format planning scheme and the MPS and PPF.



Environmental Significance Overlay 1

The ESO1 applies to the land within the Loddon River (Laanecoorie) Designated Water Supply Catchment. The catchment was gazetted under the *Catchment and Land Protection Act 1994*.

As detailed within the response to the relevant provisions of the PPF, the proposal would be accompanied by an appropriately design wastewater system that would limit groundwater contamination and adverse water quality impacts.

8.5 Signs (Clause 52.05)

No signage is proposed.

8.6 Car parking (Clause 52.06)

Table 1 in Clause 52.06 does not prescribe a car parking requirement for a Utility Installation. Therefore, in accordance with Clause 52.06-6, car parking must be provided to the satisfaction of the responsible authority.

Pursuant to Clause 52.06-1, planning must consider the provision of car parking for all new land uses. The relevant purposes of this provision of the Scheme is:

- 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.

The provisions of Clause 52.06 do not prescribe a standardised car parking requirement for utility installations. Accordingly, Clause 52.06-6 defers car parking to be provided to the satisfaction of the responsible authority.

The proposed facility will have a permanent staff of up to five (5) people – in addition to irregular staffing that would be largely limited to maintenance and site inspections.

The most heavily staffed period of the site will be during the construction phase – where various contractors and machinery will be required for the construction duration.

Upon completion and establishment of the facility, persons accessing the site will typically be contractors with purpose-built vehicles and equipment, which would be driven directly to the point of work, rather than being parked in a designated space with the contractors walking to the work site.

Notwithstanding this, once construction is completed, the site amenities and storage area – just inside the front entrance gate – provides a logical and convenient location for periodical visitors to the site can park, if required.

This provision of car parking spaces would provide adequate car parking in scenarios where multiple contractors are required on the site concurrently. However, for the vast majority of the operation of the facility's operation, the demand for car parking spaces would be limited to the on-site 70sqm office.

Although the office is wholly ancillary to the utility installation, deferring to the car parking rates for an office under Clause 52.06-5, there would be a car parking requirement of three (3) car parking spaces to be provided, which can readily be provided with the facility.

In considering the relevant decision guidelines of Clause 52.06-10, and the information provided in this report, the provision of a designated car parking area is comfortably in excess of what would be reasonable.

No formal car parking area is proposed for the operational stage of the proposal.

8.7 Native Vegetation (Clause 52.17)

The proposal does not seek to remove any native vegetation for the purpose of the development. This includes for the purpose of vehicular access and connection to the nearby electrical infrastructure. Consequently, the provisions of this clause do not apply to the proposal.

Nevertheless, to substantiate these assertions, ACEnergy engaged a suitably qualified consultant to undertake a due diligence ecological assessment. Upon assessment, it was confirmed that the development site consists of exotic dominated pasture, with some planted native trees. Consequently, any vegetation removal would be limited to clearing of exotic pasture grasses.

8.8 Decision Guidelines (Clause 65.01)

65.01 Approval of an application or plan

The provisions of clause 65.01 are addressed in the below table:

Matter to be considered	Comment
The matters set out in section 60 of the Act.	This document contains sufficient information for the responsible authority to consider the matters set out in section 60 of the Act.
Any significant effects the environment, including the contamination of land, may have on the use or development.	The Environmental Site Investigation & Waste Classification for the proposal did not find any evidence of soil contamination. The groundwater investigation did not find any evidence of groundwater contamination.
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to the relevant section of this report.
The purpose of the zone, overlay or other provision.	Refer to the relevant section of this report.
Any matter required to be considered in the zone, overlay or other provision.	Refer to the relevant sections of this report.
The orderly planning of the area.	The proposal would contribute to orderly planning of the area by providing electricity infrastructure.
The effect on the environment, human health and amenity of the area.	The proposal would not have a negative impact on the environment, human health or the amenity of the area.
The proximity of the land to any public land.	A Crown reserve is to the west of the development site. The proposal would not have any adverse impacts on this reserve.

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Matter to be considered	Comment
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposal would not cause or contribute to land degradation, salinity or reduce water quality.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	All stormwater would be retained within the development site, as detailed in the Stormwater Management Plan.
The extent and character of native vegetation and the likelihood of its destruction.	No native vegetation would be removed, either directly or as a consequence of the proposal.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	The proposed landscaping barrier would consist of native species.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The development site is not mapped as being within a floodplain. The development site is flat and is not particularly susceptible to erosion. The development site is in a Designated Bushfire Prone Area. Bushfire risk is discussed in the section on Clause 02.03-2.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	A Traffic Impact Assessment was prepared for the proposal and is attached to this report. The assessment found that the proposal would not negatively impact on the road network.
The impact the use or development will have on the current and future development and operation of the transport system.	A Traffic Impact Assessment was prepared for the proposal and is attached to this report. The assessment found that the proposal would not negatively impact on the road network.

9 Conclusion

This report was prepared to support the development of a 250 MW BESS (Utility Installation). The proposal should be supported for the following reasons:

- The proposal is generally in accordance with the relevant provisions of the Pyrenees Planning Scheme, particular those relating to agriculture, catchment protection and renewable energy.
- The site is an ideal location for the proposal, being next to the Waubra wind farm and a high voltage transmission line.
- The proposal is in the public interest of both the local community and the wider population of Victoria.
- The proposal is not expected to result in any adverse environmental impacts.

It is recommended that a permit be issued for the proposal.

Chris Smith & Associates
May 2023