

Department of Environment, Land, Water & Planning  
 PO Box 500  
 East Melbourne  
 Victoria 8002

19 October 2022

Attention: [REDACTED]

Dear [REDACTED]

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**Application for Planning Permit PA2201752  
 Thomastown BESS – 15 High Street, Thomastown  
 Response to Further Information – Received 07 September 2022**

We write in response to your letter of 07 September 2022, which requested further information in relation to planning application PA2201752. We write on behalf of the applicant, AusNet Services, to respond to DELWP’s request. Please find below a response to each item.

Further Information Request	Project Response
<p>1. Amended Application Form to include:</p> <ul style="list-style-type: none"> <li>a. Reference to Lot 2 on PS 401440L (the application form appears to incorrectly reference Lot 2 on PS 865439)</li> </ul>	<p>We can confirm that there appears to have been an error in the lots noted on the application form. Please find attached a revised application form which corrects this error.</p> <p>Please note we were not able to update the version of the form attached to the online portal.</p>
<p>2. Amended Planning Assessment to include:</p> <ul style="list-style-type: none"> <li>a. Confirmation as to whether a permit is required under clause 37.03-1 and 37.03-2 for the proposed 22kV powerlines considering the operation of clause 62.02-1 and reference to a minor utility installation.</li> </ul> <p>These works do not appear to be directly associated with the use and development proposed as part of the application although may be an</p>	<p>We understand the intent of this question is to clarify the development that is to occur within the Urban Floodway Zone (UFZ).</p> <p>The proposed works closest to the UFZ are the undergrounding of lines, near the northern site boundary, between the site entrance at 27 Pelmet Crescent and Edgars Creek. A detailed review of the latest design information for these lines has confirmed that they are located outside of the UFZ, and any disturbance associated with them will also be located outside the UFZ. The below ‘snip’ illustrates the location of these lines in relation to the UFZ. The trench for the cables will be approximately 1m from the UFZ.</p> <p>We can also confirm that these are 22kV lines and are not electrically related with the development of the BESS. The relocation and undergrounding are to allow for site space requirements. These works are considered enabling works rather than ancillary works.</p> <p>As these works are considered a ‘minor utility installation’ and not directly related or ancillary to the development of the BESS, they are</p>

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ancillary part of the proposal.

exempt from a permit requirement, as per the operation of Clause 62.02-1.

References to a permit trigger under the UFZ have been removed from the planning report.



- b. Confirmation if a planning permit is required under clause 52.02 for the creation of an easement noted to surround the Battery Energy Storage System (BESS).

The area illustrated by the yellow strip on the 'Site Plan' and with the notation "10m easement for underground cables" will contain underground cables owned by AusNet Services and Jemena. A planning permit for creation of this easement will not be required as part of this application. The easement will be registered in gross under the *Land Transfer Act 1958*.

3. Amended Development Plans to include:
- a. Amended/additional elevation plans for:
- the proposed maintenance shed
  - each component of the facility.

Please find attached:

- Amended plan P03-002, which provides additional dimensions. Note the depth dimensions of the battery units has been further refined and updates that included in the planning report.
- Amended plan P03-003, which provides additional dimensions
- Plan P03-004 which provides elevations of the Switch Rooms and Control Rooms.
- Plan P03-005 which provides elevations of the Maintenance Building.

With regard to the fire water tanks, while elevation drawings are not currently available for these components, we can confirm that these tanks will be no more than 9.1m wide and 3.6m tall.

- b. An additional site plan that identifies the zoning/overlay boundaries overlaid by the proposed development.

As per our meeting of 8 September 2022, we understand that this request was primarily for the purpose of Item 2 above. Please refer to the response above.

<p>4. Updated Acoustic Assessment to include:</p> <p>a. Noise modelling based on 100% operational capacity of the facility.</p> <p>i. The Acoustic Assessment currently assumes that cooling fans will never operate at more than 40% capacity.</p>	<p>We understand the intent of this item is to clarify the basis of the noise model. We can confirm that the inputs of the noise model have been selected to represent the site operating at its full capacity for all assessment periods (day, evening and night).</p> <p>These inputs have been based on data provided by the battery equipment supplier. The battery equipment supplier has undertaken analysis considering Melbourne meteorological conditions for the 10 hottest consecutive days on historical record, for an assumed worst case operating profile of two full charge/discharge cycles of the system per day (i.e. the battery at full operational capacity). A full charge/discharge cycle duration is four hours.</p> <p>The wording of the planning report and noise assessment has been updated to clarify the basis of the modelling.</p>
<p>b. Recommendations and mitigation measures to further reduce the noise emitted from the proposed facility to meet Part I of the EPA Victoria Publication 1826 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (the Noise Protocol)</p>	<p>It is noted that the noise assessment found that:</p> <ul style="list-style-type: none"> <li>• With the recommended treatment, any exceedance of the noise criteria is expected to be marginal (1 – 2 dB) and would only be experienced at two of the four receiver locations for a short duration, in high heat conditions</li> <li>• With the recommended treatment, an exceedance would only occur during the night period, during which the meteorological conditions required to cause the exceedance are least likely</li> <li>• It is likely that the calculated effective noise levels are conservative based on the uncertainties associated with the tonality adjustment, the noise limits, and the decision to design to 10 dB below the estimated noise limits. If the tonality adjustment is not required at the time of measurement, then the noise levels during the night period, based on calculation, would meet the maximum allowable noise level and could be lower than predicted.</li> </ul> <p>The noise modelling demonstrated a negligible noise reduction would be achieved via further attenuation (i.e. increasing the height of the noise walls). For this reason, combined with the conservative nature of the assessment, further treatment is not considered beneficial. Rather, should any unexpected exceedances to the noise limits be encountered, these would be addressed through operational adjustments (e.g. discharging units).</p>
<p>5. A copy of an approved Cultural Heritage Management Plan (CHMP) for the proposed development.</p>	<p>A copy of the approved CHMP is attached.</p>

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We can confirm that this further information is consistent with the assessments that have been provided as part of the application. An updated application report, reflecting these clarifications is attached.

We trust that this response adequately addresses all items included as part of your request (pending provision of the approved CHMP). Please advise if you require any further information.

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Yours sincerely



Principal - Advisory

on behalf of

**Beca Pty Ltd**



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 AusNet Services

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