

19 December 2025

The Hon. Sonya Kilkeny

Minister for Planning

C/- Michael Juttner
Manager, Development Approvals and Design, Renewables
Department of Transport and Planning

Via: DTP planning portal

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Dear Minister,

Re: Planning Permit Application – Murchs Corner BESS – 2977 Hamilton Highway, Darlington

On behalf of our client, EBARE Pty Ltd, we are pleased to submit this Planning Permit Application for the Murchs Corner BESS (the Proposal). The application package outlines the anticipated use and development of land for a battery energy storage system (BESS) of conceptual capacity up to 500MW/2,000MWh and associated infrastructure, in Darlington, Victoria.

Once operational, the Murchs Corner BESS will provide critical electricity grid services, significant regional economic benefits and a major contribution to Victoria's energy storage targets.

The Murchs Corner BESS is located on private freehold land (2977 Hamilton Highway) within the Farming Zone, at the 'Stony Point' property. The Proposal is a 'landowner-led' project. EBARE Pty Ltd is a company associated with the Jamieson family, who have lived on and managed Stony Point for six generations, since the late 19th century. To connect to the National Energy Market (NEM), the Proposal will 'cut in' to the existing 500kV Moorabool to Mortlake transmission line that runs through the centre of the site.

The Proposal requires development of approximately 29 hectares (including an onsite substation and the 'cut in' terminal station). Apart from a new crossover for vehicle access to Terang-Darlington Road, no new infrastructure is required outside of the Stony Point property, with impacts on local residents expected to be minimal both during both construction and once the BESS is operational. The site is highly disturbed, and no native vegetation removal is proposed or impacts to cultural heritage expected.

The Proposal is defined as a 'Utility installation' under the Moyne Planning Scheme and requires a planning permit. The following permit triggers apply to the proposal:

- **Clause 35.07-1** – Use of land for a utility installation
- **Clause 35.07-4** – Buildings and works associated with a Section 2 Use (Utility)
- **Clause 52.05-14** – To develop land for a business identification sign
- **Clause 52.06-6** – Provide car parking

To support the Department's assessment of the Proposal, please find enclosed with this application the following documents:

- Planning Report
- Current Certificates of Title
- Application Plans
- Engagement Summary Report
- Preliminary Noise Assessment

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- Flora and Fauna Assessment
- Fire Safety Study
- Flood Assessment
- Landscape and Visual Impact Assessment
- Traffic Engineering Assessment
- Agricultural Assessment
- Cultural Heritage Due Diligence Assessment

The Proposal has been rigorously assessed and the potential impacts evaluated. Based on the technical assessments, the Proposal is not expected to generate any unreasonable or significant environmental or community impacts. Additionally, the Proposal supports significant economic development for the region and contributes to Australia's energy security and progression towards the renewable energy transition.

The project team has undertaken significant neighbour, community and stakeholder engagement, including DTP, Moyne Shire Council, and CFA.

For the reasons outlined above and in the enclosed Planning Report, it is considered that the Proposal warrants planning approval. Furthermore, please note that the landowners are aware of this application lodgement.

Should you have any questions, please do not hesitate to contact me on 0452 593 428 or at billy@cogencyaustralia.com.au.

Yours Sincerely,



Billy Greenham
Associate Director
Cogency Australia

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