

Apply for a planning permit

Before you start



Department
of Transport
and Planning

Are you in the right place?

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

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

You will need these documents to submit this application:

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

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

This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?

Organisation

Organisation name

Darnum BESS Pty Ltd (ACN 694 489 828) as trustee for the Darnum BESS Trust (ABN 84 694 489 828)

Business phone number

+61 430 203 726

Email

stephan.mit@samsung.com

Address type

Street address

Street address

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Unit type

Unit number 4

Level number 9

Site or building name

Street number 109

Street name Pitt Street

Suburb Sydney

Postcode 2000

State NSW

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Owner details

The owner is the applicant No

Is the owner a person or organisation? Person

First name Geoffrey

Last name Mitchell

Mobile

Work phone

Organisation

Job title

Email stephan.mit@samsung.com

Address type Street address

Street address

Unit type

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Unit number

Level number

Site or building name

Street number 875

Street name Darnum-Shady Creek Road

Suburb Shady Creek

Postcode 3821

State VIC

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Preferred Contact

First name Stephan

Last name Mitchell

Mobile +61 430 203 726

Work phone

Organisation Samsung C&T Renewable Energy Australia (SREA)

Job title Development Manager

Email stephan.mit@samsung.com

Address type Street address

Street address

Unit type Building

Unit number 4

Level number 9

Site or building name

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Street number	109
Street name	Pitt Street
Suburb	Sydney
Postcode	2000
State	NSW

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Pre-application meeting details

Have you submitted a pre-application meeting request already for this site?	Yes
Enter the pre-application number	PPA1239

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Land details

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

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

Upload and scan land titles to automatically populate street addresses

1. Upload documents

2. Scan uploaded documents

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

Scan results

Manual location details

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

Application details

Describe your proposal Use and development of land for a utility-scale battery energy storage system and associated buildings and works.

Is this application a combined S96A application (i.e. a combined amendment and planning permit application)? No

What is the application trigger? 53.22

Please select the application category Change or extension of use
One or more new buildings
Other buildings and works (including septic tanks, dams, earthworks)
Native vegetation removal
Signage

Enter the estimated cost of any development for which the permit is required \$233,650,000

Is there a metropolitan planning levy requirement? No

What is the current land use? Agriculture

Describe how the land is used and developed now The land comprises a rural property used for agricultural purposes, primarily grazing. Existing development includes a dwelling, farm shed, cattle yards, internal farm access tracks, farm dams, shelterbelts and scattered vegetation. The site is traversed by existing 220 kV electricity transmission infrastructure.

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

What is the proposed land use? Utility Installation

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Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant,

No

section 173 agreement or other obligation such as an easement or building envelope?

Additional details

Does this application involve the creation or removal of dwellings?

No

Does the application involve native vegetation removal?

Yes

What is the Native Vegetation Removal Report (NVR) number?

305_20260408_JN3

What is the credit extract id?

34956

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Does this application involve the creation or removal of lots?

No

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

No

Supporting documents

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

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

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Supporting documents

32137_PPA1239_DarnumBESS_LandscapeVisualImpactAssessment_2026.pdf
32137_PPA1239_DarnumBESS_SurfaceWaterAssessment_Rev3_2026042.pdf
32137_PPA1239_DarnumBESS_EcologicalImpactAssessment_V2.pdf
32137_PPA1239_DarnumBESS_TrafficImpactAssessment_20260624.pdf
32137_PPA1239_DarnumBESS_PreliminaryHazardAnalysis_Rev4_20260624.pdf
32137_PPA1239_DarnumBESS_PlanningPermitApplicationReport_V3.pdf
32137_PPA1239_DarnumBESS_FireRiskMP_V2.3_July 2026.pdf
32137_PPA1239_DarnumBESS_EnvironmentalNoiseAssessment_RevH.pdf
32137_PPA1239_DarnumBESS_EngagementOutcomesReport_V2.pdf
32137_PPA1239_DarnumBESS_DevelopmentPlans_LodgementSet_20260624.pdf

3D digital model

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

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

3D digital model

Fees and payment

[View planning and subdivision fees](#)

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	\$67,249.40

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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*

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

Total amount to pay \$67,249.40

Payment method EFT

BSB 033-875

Account and reference number 170133451

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

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Submit

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

Privacy statement

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

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

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

The information you provide may be made available to:

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

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

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

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