

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	Bunyip North Project Co Pty Ltd as trustee for the Bunyip North Project Trust
Business phone number	0427 975 387
Email	ava.powell-larwood@res-group.com
Address type	Street address
Street address	

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

**ADVERTISED
PLAN**

Unit type	Suite
Unit number	6
Level number	6
Site or building name	
Street number	165
Street name	Walker Street
Suburb	North Sydney
Postcode	2060
State	NSW

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

Owner details

The owner is the applicant

No

Is the owner a person or organisation?

ADVERTISED
PLAN

First name

Last name

Mobile

Work phone

Organisation

Job title

Email

Address type

Street address

Street address

Unit type

Unit number

Level number

Site or building name

Street number



Street name



Suburb



Postcode



State



**ADVERTISED
PLAN**

Preferred Contact

First name

Natalie

Last name

Cefala

Mobile

0468399225

Work phone

Organisation

Environmental Resources Management Pty Ltd

Job title

Managing Consultant

Email

natalie.cefala@erm.com

Address type

Street address

Street address

Unit type

Unit number

Level number

8

Site or building name

**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**

Street number	501
Street name	Swanston Street
Suburb	Melbourne
Postcode	3000
State	VIC

**ADVERTISED
PLAN**

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site?	Yes
Enter the pre-application number	PPA-1162

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

Land details

Planning scheme	Cardinia
-----------------	----------

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	The Proponent proposes to deliver a Battery Energy Storage System (BESS) at Lot 2 of PS315155, for large-scale electricity storage and dispatch capability, supporting Victoria's transition toward a more renewable and reliable energy network. The BESS is anticipated to have a storage capacity of up to 400 megawatts (MW) / 2,400 megawatts-hours (MWh), with a connection to the existing 220 kilovolt (kV) transmission network via a new transmission terminal station, the Bunyip North Terminal Station (BNTS). The development involves construction of the BESS and associated buildings and works, access alterations to the Princes Freeway, signage, and ancillary infrastructure.	
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No	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 ADVERTISED PLAN
What is the application trigger?	53.22	
Please select the application category	Other	
Enter the estimated cost of any development for which the permit is required	\$264,769,634	
Is there a metropolitan planning levy requirement?	Yes	
Metropolitan planning levy application type	Current levy certificate	
Metropolitan planning levy application reason	The Project is located within an affected municipal area - Cardinia	
What is the current land use?	Agriculture	
Describe how the land is used and developed now	The Site is located on Lot 2 on Plan of Subdivision PS315155, at 30 Tonimbuk Road, Bunyip North, and comprises rural land currently used predominantly for grazing.	

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

What is the proposed land use? Utility Installation

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? No

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

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

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).

**ADVERTISED
PLAN**

Supporting documents

Appendix A - Bunyip North BESS - Certificates of Title.pdf
Appendix C - Bunyip North BESS - Traffic Impact Assessment.pdf
Appendix G - Bunyip North BESS - Landscape and Visual Impact Assessment.pdf
Appendix H - Bunyip North BESS - Flood Modelling Assessment.pdf
Appendix B - Bunyip North BESS - Planning Drawings.pdf
Appendix E - Bunyip North BESS - Ecological Assessment.pdf
Appendix F - Bunyip North BESS - Noise Impact Assessment.pdf
Appendix D - Bunyip North BESS - Risk Management Plan and Fire Safety Study.pdf
Appendix J - Bunyip North BESS - Consultation Summary Report.pdf
Bunyip North BESS - Planning Report.pdf
Bunyip North BESS - Cover Letter.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.

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

3D digital model

**ADVERTISED
PLAN**

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	\$65,458.10
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 \$65,458.10

Payment method EFT

BSB 033-875

Account and reference number 170126771

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

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 assessment](#)

**ADVERTISED
PLAN**