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Waubra Battery Energy Storage System

Planning Permit Application

Final Report

Prepared for ACCIONA Energía

30 June 2026

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Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.

We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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1 Introduction

1.1 Background

This report has been prepared on behalf of ACCIONA Energía (Acciona Energía) (permit applicant) in support of an application for a battery energy storage system ('the project') in Waubra, Victoria.

Acciona Energía is a long-term operator of renewable energy projects in Australia and internationally with more than 30 years' experience in the renewable energy sector. It is one of the world's largest energy power producers with operations covering development, construction, ownership and operation of assets in over 20 countries. Acciona Energía aims to design integrated energy solutions for a better planet that improve the living conditions of communities where it operates, creating long-term relationships and a lasting positive impact. Sustainability is an intrinsic value of Acciona Energía with all activities directly focussing on providing the best possible energy solutions to decarbonise the economy and create a positive impact on the planet. Acciona Energía first established its presence in Australia in 2002, and as of 2025 Acciona Energía has built, and now owns and operates six wind farms and one solar farm located across Victoria, New South Wales, Queensland and South Australia with a combined installed capacity of nearly 1500MW.

The proposed development is located at 151 Troys Road and 202 Troys Road, Waubra VIC 3352 ('the site') (Figure 1). This report explains how the project responds to the relevant planning policy objectives in the Pyrenees Planning Scheme (Planning Scheme).

The project will involve construction and operation of a grid connected 200 megawatt/2 hour (200MW / 2hr) * battery energy storage system (BESS) within the existing Waubra Wind Farm.

* The final storage capacity of the BESS may be subject to change based on outcomes of the detailed design process

The site is zoned Farming Zone and is not subject to any overlay controls. Broadly the Planning Scheme seeks to protect and encourage the region's strong agricultural base and rural landscape, support the employment and local economy of rural communities, encourage sustainable land management, and provide appropriate infrastructure. Utility installations are a permitted use under the Farming Zone.

Although the project does not entail agricultural land use, the site is well-located being within the existing Waubra Wind Farm, cleared of native vegetation, sufficient distance from existing urban areas, and away from major waterways. The project will support the community through investment in renewable infrastructure, diversifying the local economy and enhancing the regional energy grid.

The project ultimately seeks to aid the transition to renewable energy sources in line with the legislated Victorian renewable energy targets. Meeting Victoria's renewable energy generation and storage targets presents a growing need for supporting electrical infrastructure and the project will aid the transition to renewable energy sources in line with the State and Commonwealth objectives by supporting the infrastructure and energy storage needs of the grid system through the construction of a 200MW / 2hr BESS*.

1.2 Application pathway

Under Clause 73.03 of the Planning Scheme, the project is defined as a 'utility installation', that is *land used to transmit, distribute or store power*.

In accordance with advice provided by the Department of Transport and Planning's (DTP) Development Facilitation Program (DFP) team, the ancillary concrete batching plant component of the project is defined as 'industry' under Clause 73.03. Under Clause 73.03, industry is defined as *land used for any of the following operations*:

- *any process of manufacture;*
- *dismantling or breaking up of any article;*
- *treating waste materials;*
- *winning clay, gravel, rock, sand, soil, stone, or other materials;*
- *laundering, repairing, servicing or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or*
- *any process of testing or analysis.*

The project is eligible for the Department of Transport and Planning's Development Facilitation Program, which provides an expedited planning process for eligible projects that inject investment into Victorian economies and provide substantial public benefit. The DFP is enabled under Clause 53.22 (Significant Economic Development) of the Planning Scheme. The project is considered to meet the conditions of Clause 53.22 as the land use is for a utility installation and the project will transmit and distribute electricity and will store electricity at a capacity greater than 1 megawatt.

The project is in alignment with the objectives and policy directions of Clause 53.22 as it will immediately deliver significant economic development to support Victoria's renewable energy generation and storage capacity.

Table 1 Project eligibility with the Development Facilitation Program (Clause 53.22 Significant Economic Development)

Criteria	Eligibility
Eligibility criteria (Clause 53.22-1)	- Land use is for a utility installation - Project involves electricity transmission, distribution, and storage - Storage capacity > 1 MW
Alignment with Clause 53.22 Objectives	- Supports renewable energy targets - Delivers immediate and significant economic development - Contributes to energy reliability and capacity in Victoria

1.3 Planning permit triggers

The main BESS site is zoned Farming Zone (FZ) and is not subject to any planning overlays.

A planning permit is required pursuant to the following provisions of the Planning Scheme:

- Clause 35.07 (FZ) to use the land for a 'utility installation' (Section 2 of Clause 35.07-1) (other than minor utility installation and telecommunications facility) and to temporarily use the land for 'industry' (Section 2 of Clause 35.07-1).
- Clause 35.07 (FZ) to construct a building or carry out works associated with a Section 2 use.
- The schedule to Clause 35.07 (FZ) to construct a building or carry out works within 5 metres of any boundary or 20 metres of any road. A second access point is proposed to Gordons Road at the western boundary of the site, therefore a permit is required.

The proposed road upgrades are located within the Transport Zone – Principal road network (TRZ2) and subject to an Environmental Significance Overlay (ESO1).

A planning permit is required pursuant to the following provisions of the Planning Scheme:

- Clause 42.01-2 (ESO1) to construct a building or construct of carry out works and does not meet exemption requirements as outlined in Schedule 1 of the overlay.

The proposed road upgrades are exempt from requiring a planning permit under Section 1 of Clause 36.04-1 as the proposed use meets the permit exemption criteria defined under Clause 62.01.

1.4 Project team

The project has been informed by specialist advice from a wide range of disciplines. The following specialists have contributed to this project:

- Applicant – Acciona Energía
- Project management, planning, heritage and ecology – Biosis Pty Ltd
- Noise – Marshall Day
- Bushfire – Terramatrix
- Landscape and visual – Horizon Studios

- Traffic - OneMileGrid
- Hydrology – Worley

1.5 Supporting documents

This report addresses all relevant planning scheme requirements, strategic documents and plans, policies, guidelines, ministerial directions and practice notes. Table 2 below summarises relevant supporting documents submitted with the planning permit application.

Table 2 Summary of supporting documents

Supporting Document	Attachment Reference
Project plans	Attachment 1
Flora and fauna assessment	Attachment 2
Landscape and visual impact assessment	Attachment 3
Traffic impact assessment	Attachment 4
Noise impact assessment	Attachment 5
Bushfire assessment	Attachment 6
Hydrology assessment	Attachment 7
Stakeholder and community consultation summary	Attachment 8
Cultural heritage advice	Attachment 9

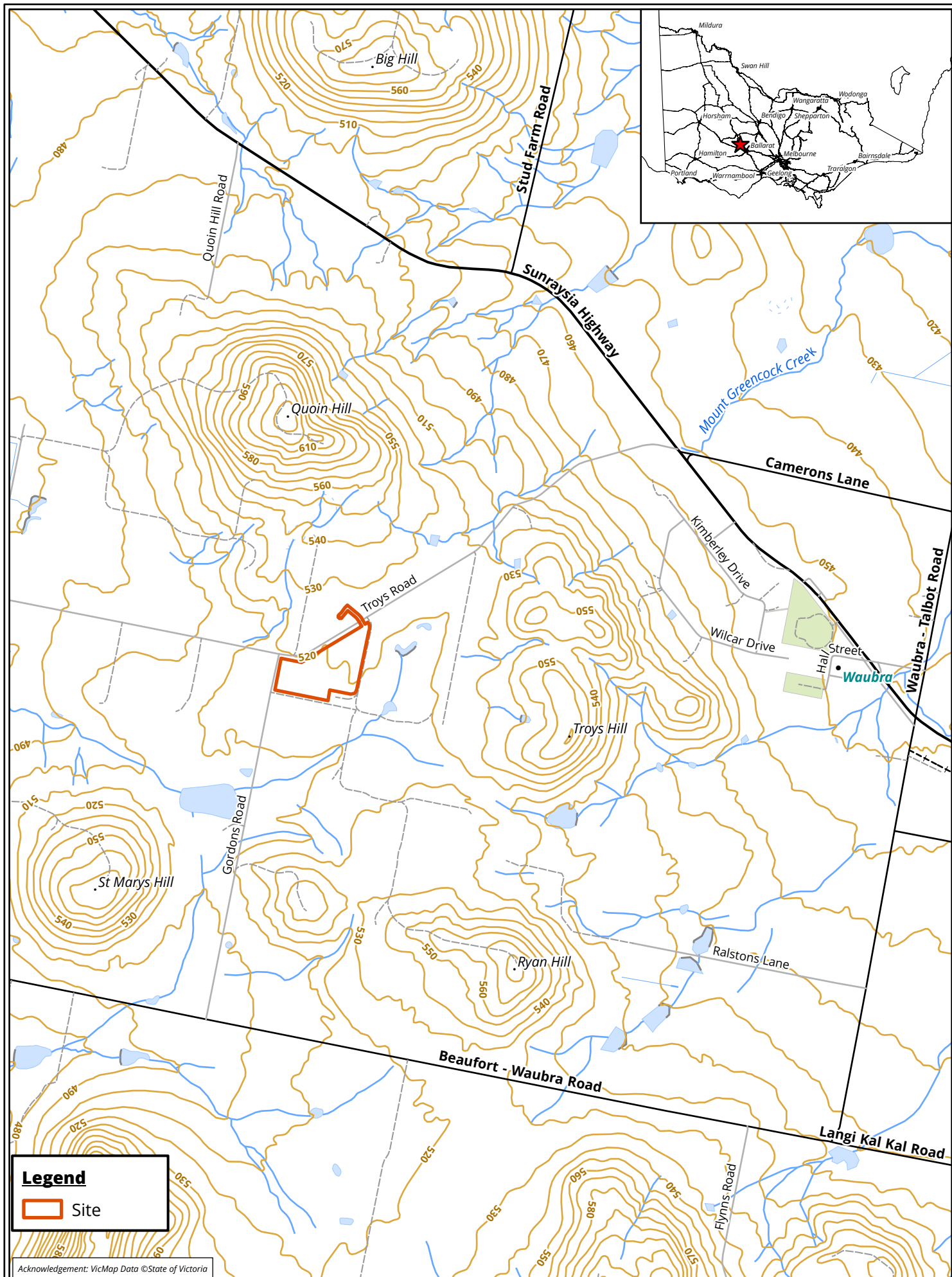


Figure 1 Location of the site - 151 Troys Road and 202 Troys Road, Waubra, Victoria

2 Site context

2.1 Subject site

The site is located within the existing Waubra Wind Farm, approximately 2.5 kilometres west of central Waubra Township and approximately 31 kilometres north-west of Ballarat. The site comprises parts of 151 and 202 Troys Road and encompasses approximately 6 hectares.

The site features grassy paddocks and access roads, with planted vegetation along the northern and western boundaries. One wind turbine forming part of the Waubra Wind Farm is located outside the south-east corner of the site boundary and an additional six existing wind turbines are located within 500 metres of the site. The BESS will connect to the Waubra terminal station directly to the north via an underground or overhead transmission line. One small farm dam is located in the southeast portion of the site, near the existing wind turbine. The site is located in a rural area and is bound by:

- Rural land and Troys Road to the north.
- Rural land to the east and south.
- Gordons Road to the west.

The main access to the site is via Troys Road, which is located directly north of the site in an east-west direction. There is a secondary access point available via Gordons Road for emergency use.

The existing conditions of the site are shown in Figure 2.

The site is subject to an existing planning permit, obtained in 2005 for the Waubra Wind Farm (PL-SP/05/0150). The permit allows for the *use and development of land for a wind energy facility for the generation and transmission of electricity from wind generators (comprising a maximum of 100 wind generators), together with associated buildings and works, including access tracks, power grid facilities and investigative works*. The BESS project does not contravene any conditions of the existing permit.

2.2 Surrounding area

The site is located in western Victoria, within the Pyrenees Shire municipality and is located in rural land approximately 2.5 kilometres to the west of central Waubra (Figure 3).

The area is subject to agricultural use and large-scale cropping and grazing are the primary type of agricultural activity. The region is characterised by large open paddocks, rural fencing, rural roads, occasional wind breaks and scattered buildings including farm sheds and occasional houses. The topography is gently undulating open plains with scattered hills rising between 50 to 100 metres. The site is located on an elevated plateau at approximately 500 metres above sea level, with hills to the north, south, east and west at distances ranging between 1 to 1.5 kilometres.

The Waubra Wind Farm surrounds the site and has been operational since 2009, consisting of 128 wind turbines. The site is located immediately south of the existing Waubra Wind Farm Terminal Station located on Troys Road. Wind turbines of the existing wind farm are spaced out across the broader landscape up to 20 kilometres to the north and 10 kilometres to the south and west.

2.3 Environmental values

A Flora and Fauna Assessment has been completed by Biosis' ecology team (Attachment 2) (Biosis 2026) to assess the biodiversity values within the site in support of the project. The site has been highly modified through land clearing and long-term agricultural use, including rock removal, pasture improvement and livestock grazing. No native vegetation was recorded within the site and majority of the site supports pasture comprised entirely of exotic grasses and weeds. The north and west boundary of the site contains planted Monterey Pines *Pinus radiata*. A small shallow dam supporting limited aquatic habitat with no aquatic vegetation occurs within the southwest portion of the site.

Habitat for native fauna species is marginal, largely limited to marginal roosting, nesting and foraging habitat for common bird species in the planted pines, and the airspace above. Open pasture does not provide habitat for any threatened native fauna.

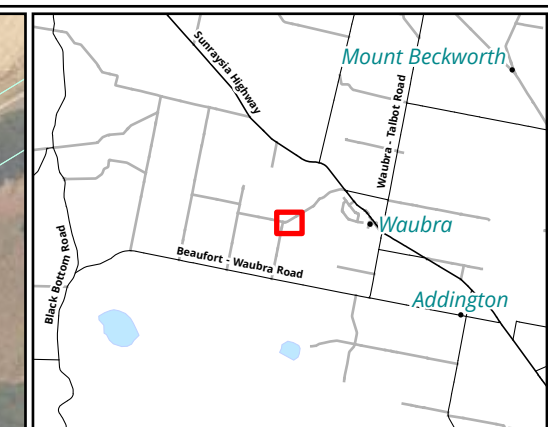
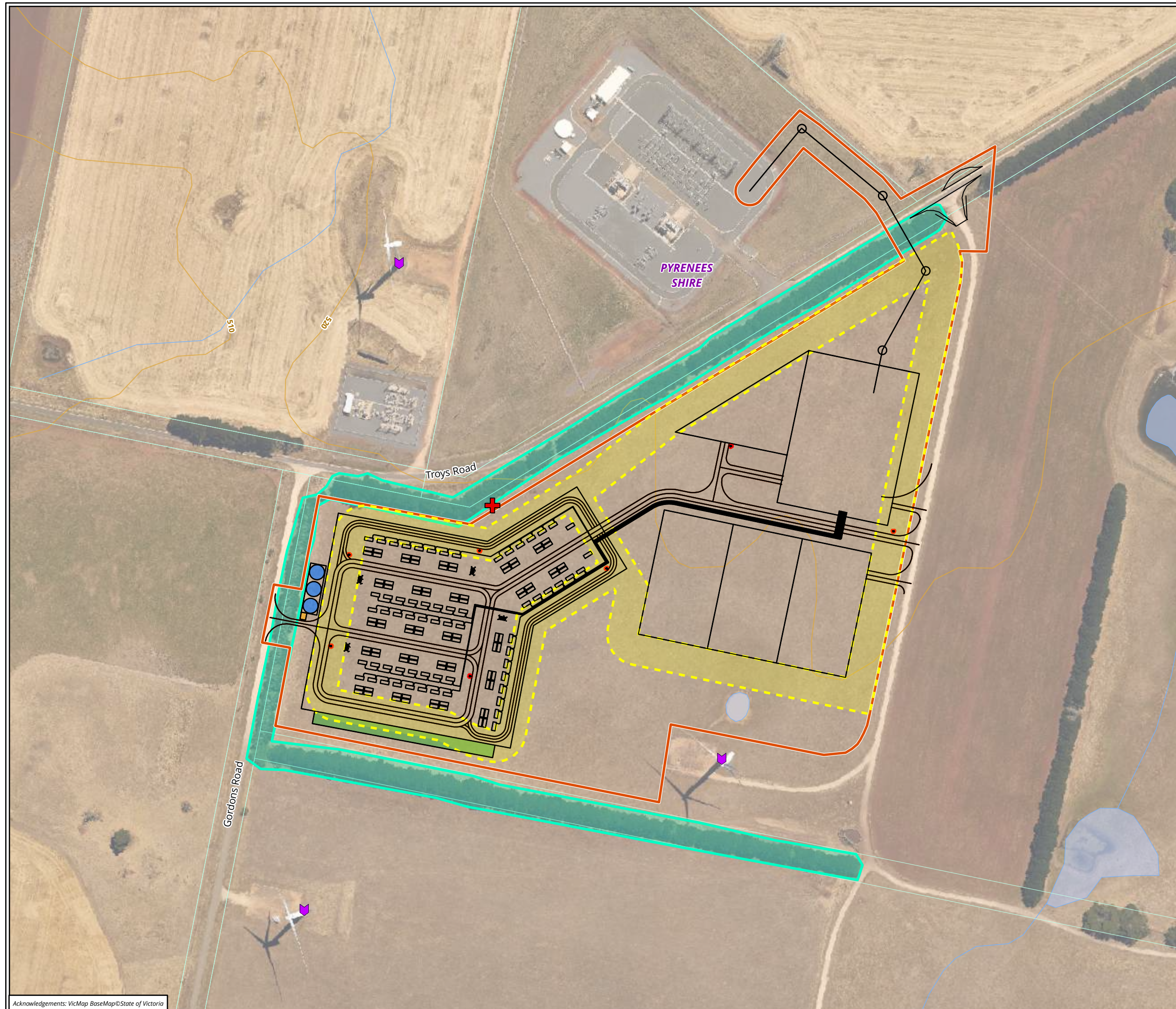
The site is located in the Hopkins River basin and drains into tributaries of the Loddon River. The site is described as temperate and experiences an even distribution of rainfall throughout the year.

2.4 Cultural heritage values

The recognised Traditional Owners of the site are the Wadawurrung people. The Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) is the Registered Aboriginal Party (RAP) for the region that includes the site.

Areas of cultural heritage sensitivity include registered Aboriginal cultural heritage places, as well as landforms and land categories that are generally regarded as more likely to contain Aboriginal cultural heritage. One Aboriginal Place (VAHR 7623-0081, DEAN IA 1) is mapped near the site, however, will not be impacted by the project.

The applicant will prepare a voluntary Cultural Heritage Management Plan (CHMP) in consultation with the WTOAC under Section 45 of the *Aboriginal Heritage Act 2006*.



Legend

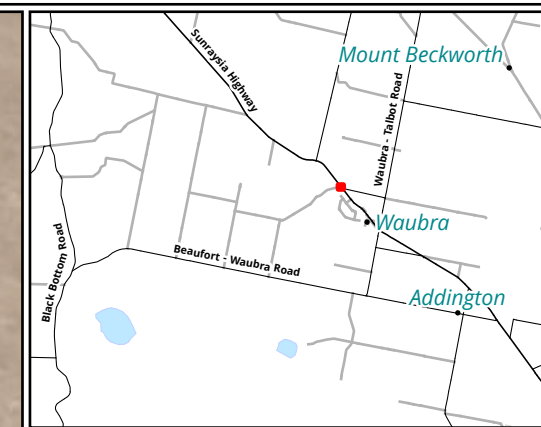
- Study area
- ✱ Existing Waubra Wind Farm turbine
- Proposed BESS footprint
- Bushfire measures**
- Pump set
- Setback
- Spill containment
- Water tank
- Access track
- + Hydrant
- Weed observations (CaLP Act)**
- + Variegated Thistle
- Administrative boundaries**
- Current parcel boundary
- Hydrography**
- ~ River, creek
- ◐ Lake, dam
- Topography**
- Contour 10 m interval

Figure 2.1 Ecological features of the study area - BESS area

0 20 40 60 80 100
Metres
Scale: 1:2,500 @ A3
Coordinate System: GDA2020 MGA Zone 54

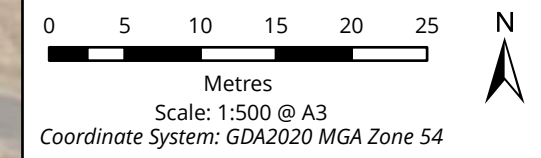


Matter: 42209,
Date: 26 June 2026,
Prepared for: MR, Prepared by: PG, Last edited by: PGidley
Layout: 42209_F2_ExistingConditions
Project: P:\42200s\42209\Mapping\42209_Waubra_BESS.aprx

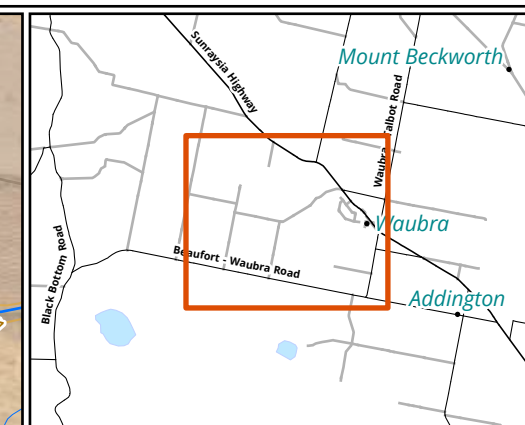
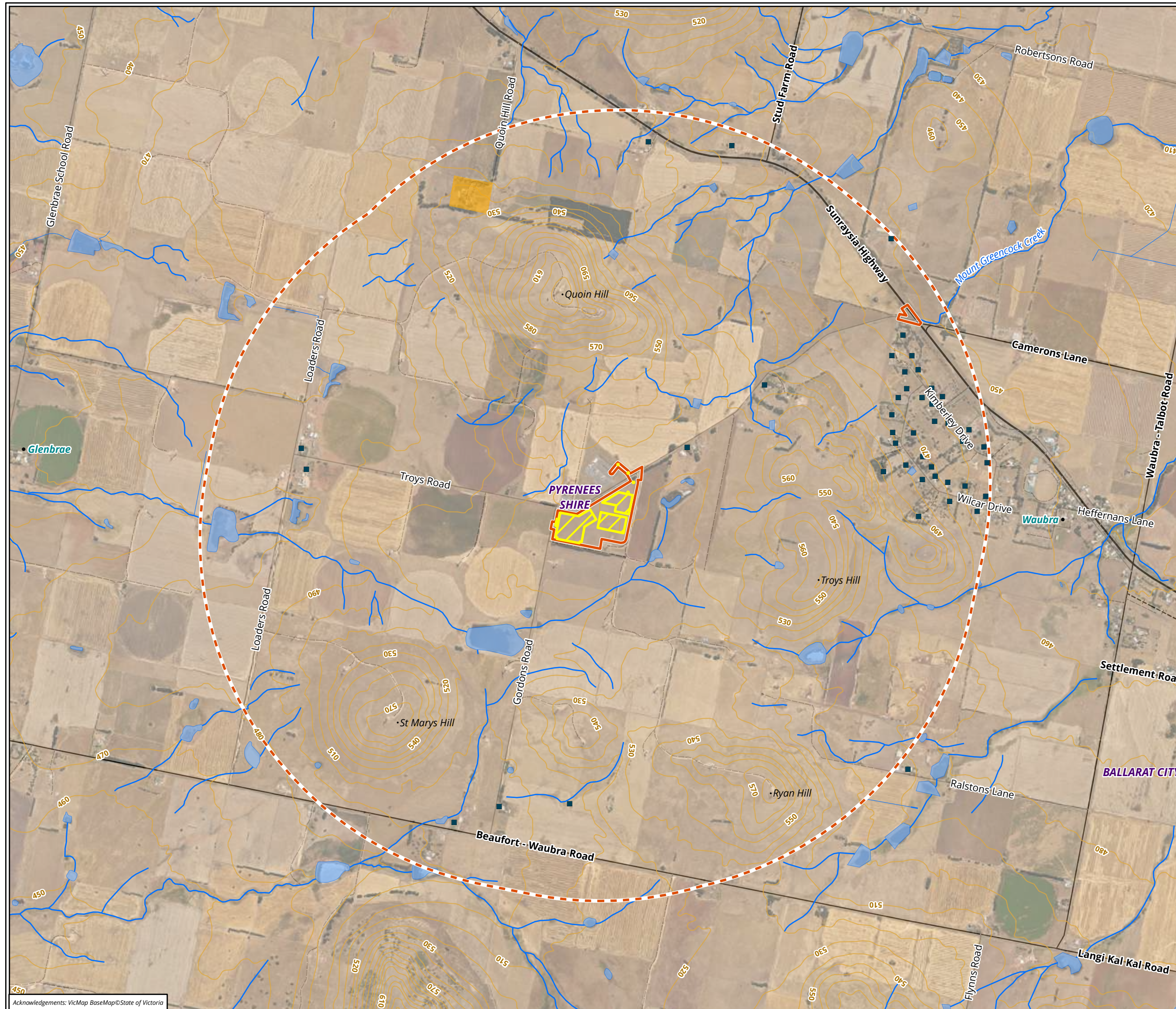


- Legend**
- Study area
 - Proposed BESS footprint
- Ecological features**
- Planted vegetation
- Ecological Vegetation Classes (EVCs)**
- (VVP_0055_61) Plains Grassy Woodland
- Administrative boundaries**
- Current parcel boundary
- Hydrography**
- River, creek
- Topography**
- Contour 10 m interval

Figure 2.2 Ecological features of the study area - Sunraysia Highway access



Matter: 42209,
Date: 26 June 2026,
Prepared for: MR, Prepared by: PG, Last edited by: PGidley
Layout: 42209_F2_ExistingConditions
Project: P:\42200s\42209\Mapping\42209_Waubra_BESS.aprx



Legend

- Study area
- Study area 2km buffer
- BESS footprint
- Dwelling within 2km
- Commercial area within 2km

Hydrography

- Drain/channel
- ~ River or creek
- Lake/Dam

Topography

- Contour 10m interval

Figure 3 Site context plan

0 200 400 600 800 1,000

Metres

Scale: 1:20,000 @ A3

Coordinate System: GDA2020 MGA Zone 54



Matter: 42209,
Date: 24 June 2026,
Prepared for: MR, Prepared by: PG, Last edited by: PGidley
Layout: 42209_F3_SiteContextPlan
Project: P:\42200s\42209\Mapping\42209_Waubra_BESS.aprx

3 The project

3.1 Overview

The project will construct and operate a grid connected 200 megawatt BESS. This will incorporate battery units with associated inverters and transformers, and a range of ancillary operational infrastructure including an onsite substation, underground medium voltage reticulation cabling, underground or overhead high voltage transmission cabling, an operation and maintenance building, access tracks and fencing. Ancillary operational infrastructure specific to bushfire management includes a bushfire suppression system, 432,000L static water supply, fire hydrants, spill containment, perimeter road and bushfire setbacks. Temporary infrastructure includes a batching plant, laydown area and construction compound all of which will be removed after construction has concluded and this area will be rehabilitated. Both permanent and temporary infrastructure are expected to have a combined footprint of approximately 7.2 hectares, subject to detailed design. The development will also include road upgrades at the intersection of Troys Road and Sunraysia Highway to improve safety conditions.

The BESS will be connected to the high-voltage transmission network via the adjacent Waubra Terminal Station with electrical energy being distributed through the National Electricity Market (NEM). Separate to the development approval process, the BESS will be registered with the Australian Energy Market Operator (AEMO) as an Integrated Resource Provider in the NEM.

The project is shown in plans prepared by Acciona Energía (Attachment 1).

3.2 Key project components

3.2.1 Use

The proposed use is for a 'utility installation', defined as 'land used to transmit, distribute or store power' under Clause 37.03 of the Planning Scheme.

3.2.2 Site preparation

Site preparation will involve early earthworks, comprising vegetation clearing and cut and fill works. Temporary infrastructure will be constructed to facilitate the project, including a laydown area, construction compound, batching plant and fencing. Road upgrades will be undertaken at the intersection of Troys Road and Sunraysia Highway.

The traffic impact assessment conducted by onemilegrid (Attachment 4) has advised that the recommended oversize and overmass network route will require further investigation to utilise a bridge in Waubra with a 49.6 tonne load limit and approval will be required from DTP to traverse a rail crossing on Gillies Street in Ballarat.

3.2.3 Buildings and works

The below are indicative key components of the BESS development, subject to detailed design:

- Battery energy storage units comprising:

- 90 x Battery Container Modules. Each Battery Container Module unit is approximately 6.0m in length, 2.4m in width and 2.9m in height.
 - 60 x Power Station Modules. Each Power Station Module is approximately 6.0m in length, 2.4m in width and 2.9m in height.
- An on-site ancillary substation. Electricity will be transmitted between the BESS units, the proposed BESS substation and Waubra Terminal Station to supply energy to the National Electricity Market (NEM).
- The BESS substation will be connected to the BESS via new 33 kilovolt (kV) reticulated underground cabling.
- The proposed BESS substation will connect to the Waubra Terminal Station via a 220kV transmission line approximately 318 metres in length, that will either be installed underground or overhead. Final configuration will be confirmed during detailed design process. If the transmission line is constructed overhead, it is anticipated that 4 transmission towers would be required.
- One three-winding main power transformer located at the substation, which will connect to the BESS via 33kV reticulated underground cabling.
- Ancillary operations and maintenance facility and compound, which will be used to house operational staff, spare parts and maintenance equipment.
- Temporary laydown area.
- Temporary batch plant.
- Temporary compound area.
- Internal access tracks.
- Perimeter security fencing (approximately 1.8 metres in height) around the BESS and the BESS substation.
- Bushfire mitigation measures, including:
 - Two points of emergency access/egress.
 - 432,000 litre static water supply.
 - Fire detection and suppression systems.
 - Fire fighting pump set.
 - Fire water runoff containment.
 - A 10-metre-wide fire break around BESS infrastructure.
 - Managed setbacks of 19-22 metres from classified vegetation.

3.2.4 Operational

Operational requirements of the project include:

- Execution, review and updating of the bushfire management plan.
- Adherence to planning permit conditions.

- Scheduled maintenance and asset performance monitoring for reliability and compliance, including but not limited to:
 - Visual inspections for leaks, corrosion or damage.
 - Heating, venting and air conditioning filter cleaning and servicing.
 - Battery health diagnostics.
 - Electrical connections, grounding, and insulation testing.
 - Inverter and Power Conversion System functionality checks.
 - Fire suppression system tests.
 - Recalibration of sensors.
 - Cell balancing.
 - Firmware/software updates.
 - Battery capacity degradation analysis.
 - Replacement of ageing components (i.e. contactors, fans, battery management system units).
 - Oil testing of transformers.
 - Tap changer maintenance.
 - Substation equipment maintenance.

5 – 10 staff are expected to be onsite to facilitate operation of the BESS.

3.2.5 Decommissioning

No decommissioning plan has been developed. The project is likely to be subject to a decommissioning plan closer to the end of its 25-year lifespan. It will be the responsibility of the BESS owner to decommission the project.

3.3 Environmental Assessments

3.3.1 Flora and fauna assessment (Attachment 2)

A flora and fauna assessment was completed by Biosis' ecology team (Biosis 2026) to assess the biodiversity values within the site in support of the project. An initial site assessment of the main BESS site was undertaken in November 2024. A second field assessment was undertaken in June 2026 to assess potential impacts associated with the proposed road upgrades.

The assessment involved a desktop database review and site visit to identify the ecological values of the site and map native vegetation and other habitat features both within the BESS project area and the location of the proposed road upgrades. A review of relevant biodiversity legislation and policy was undertaken to identify potential implications of the project, which included the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth), *Planning and Environment Act 1987* (Victoria) and Victoria's Guidelines for the removal, destruction or lopping of native vegetation. Biosis provided an overview of the proposed ecological impact of the project. The assessment identified that the site has been highly modified through land clearing and long-term agricultural use, including rock removal, pasture improvement and livestock grazing. The majority of the site supports pasture comprised entirely of exotic grasses and weeds, and the

north and west boundary contains planted Monterey Pines *Pinus radiata*. A patch of native vegetation was identified adjacent to the proposed road upgrades. This patch will be avoided, and no additional areas of native vegetation was recorded thus a planning permit is not required under Clause 52.17.

Habitat for native fauna species is marginal, largely limited to marginal roosting, nesting and foraging habitat for common bird species in the planted pines, and the airspace above. Open pasture does not provide habitat for threatened fauna, although FFG listed Little Eagle *Hieraaetus morphnoides* may occasionally use the site for foraging. EPBC listed White-throated Needletail *Hirundapus caudacutus* (vulnerable) is likely to occupy the airspace above the site, however, is unlikely to utilise the terrestrial habitat. The project will not have a significant impact on any EPBC listed threatened species.

3.3.2 Landscape and visual impact assessment (Attachment 3)

A landscape and visual impact assessment (LVIA) was undertaken by Horizon Studio Landscape Architecture to assess the potential impacts of the project on the landscape character of the surrounding area and potential impacts to views.

The LVIA involved a desktop analysis and site assessment to identify existing landscape and visual values, and the potential changed conditions resulting from the project. Horizon Studios completed the LVIA in accordance with relevant guidelines, including the *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute and Institute of Environmental Management and Assessment 2002) and the *Guidance Note for Landscape and Visual Assessment* (Australian Institute of Landscape Architects 2018). The LVIA assessed sensitivity and potential magnitude of change in relation to landscape character and visual receptors. The evaluation of potential impacts informed appropriate mitigation measures to reduce impacts or achieve better outcomes where possible.

Two landscape character types were determined within the site – agricultural plains and township. The agricultural plains typology has a low sensitivity to change, with cleared treeless paddocks, rolling terrain and wind turbines being key characteristics. The Waubra township has a medium sensitivity to change, being distinguished from the surrounding agricultural plains by buildings, tree lined roads, community and commercial land uses.

The project will only have a minor impact on the immediate landscape character and some views from the roads immediately adjacent to the site. The closest dwelling, identified as the property owner's and located approximately 375 metres east of the site, will incur a minor to moderate visual impact. This can be mitigated with additional screen planting along the property boundary to supplement the existing mature pine trees, if requested by the landowner.

The hilly terrain of the area and the existing pine windbreaks along the north, south and west property boundaries will limit the potential visibility of the project. Troys and Gordons Roads are not major roads, and their use primarily consists of workers and local residents. The frequency of viewers and duration of exposure to the site is low, therefore the visual impact associated with the proposed development is rated as negligible to minor.

3.3.3 Traffic impact assessment (Attachment 4)

A traffic impact assessment was undertaken by onemilegrid to identify key traffic impacts associated with the construction and operation of the project, and identify any infrastructure required to facilitate the project.

The assessment involved a review of background information and traffic data, traffic volume surveys at the intersection of Sunraysia Highway and Troys Road, and an inspection of the site to consider and evaluate key

traffic impacts. The traffic assessment was undertaken in accordance with relevant development guidelines, including the *Planning Guidelines for Development of Wind Energy Facilities* (DTP 2023a) and *Solar Energy Facilities Design and Development Guidelines* (DELWP 2022). The assessment involved an identification of access roads and access routes, types of vehicles and anticipated traffic generation for construction and operation phases, direction and distances to major roads, swept path diagrams demonstrating oversize vehicle access to the site and recommendations for mitigation measures where required.

The construction period of the project includes a 6-month peak construction period, whereby it is anticipated that the proposed development will generate a maximum of 174 light vehicle movements and 110 heavy vehicle movements (two-way). A maximum of three oversize and/or overmass vehicles are expected to require access to the site during the construction period, which will involve a vehicle with a total length of 66 metres, three prime movers and a 16-line modular trailer, with a gross weight of 175 tonnes. The recommended route for these vehicles utilises the Western Freeway, Midland Highway and other roads to bypass Ballarat, and Sunraysia Highway. The route requires passing over a bridge in Waubra with a 49.5 tonne mass limit and a rail crossing in Ballarat, which will require approval from the National Heavy Vehicle Regulator and DTP prior to commencement of the project.

During the construction phase, the project will create short-term elevated levels of vehicle movement, however the level of traffic is anticipated to have a minimal impact on the operation of the external road network. Operation of the project is anticipated to have negligible impact on the surrounding road network. Onemilegrid have provided recommended mitigation measures to support the project, including heavy vehicle warning signage in the vicinity of the site during the construction period. Following early consultation with Pyrenees Shire Council and DTP, the traffic impact assessment has incorporated upgrades to the intersection of Troys Road and Sunraysia Highway to improve safety conditions. This involves the realignment, widening, and sealing of Troys Road to accommodate vehicle movements associated with the project.

3.3.4 Noise impact assessment (Attachment 5)

Marshall Day Acoustics completed a predictive environmental noise assessment to assess the potential noise impacts of the project and address the requirements of the *Environment Protection Act 2017* and other relevant Victorian noise policy.

The environmental noise assessment has been undertaken in accordance with relevant legislative requirements and guidelines, including the *Environment Protection Act 2017*, *Environment Protection Regulations 2021*, the *Environment Reference Standard* and the EPA Publication 1826.4 *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (EPA Victoria 2021). Operational noise levels were predicted using noise emission data for project components, a digital noise model of the project and surrounding environment, and environmental sound propagation method specified in International Standard ISO 9613-2. The assessment was informed by a candidate configuration of noise generating equipment, the site layout, operational controls, and noise controls determined in consultation with Acciona Energía. The assessment also considered the temporary concrete batching plant through a feasibility assessment and set of assumptions.

Predicted noise levels for the project, including the temporary concrete batching plant, demonstrate compliance with the relevant noise limits for the candidate configuration adopted. Marshall Day's assessment indicates that some form of noise control may be required and the fitting of silencer kits to inverters has been considered in the candidate configuration. Factors such as equipment directivity and operational contextualisation have not been considered in detail as this information is not available yet, however have potential to materially reduce the risk of harm to noise. The assessment included consideration of cumulative

operational noise associated with the proposed Glenbrae BESS and concluded that there is low risk of cumulative noise limit exceedance and that combined operation of both facilities would remain within acceptable limits.

Final equipment selections and noise controls will be determined during detailed design, and an additional detailed assessment will be undertaken to demonstrate compliance with Noise protocol noise limits and the General Environmental Duty based on final equipment specifications. Equipment selections, equipment silencers, cumulative noise, tonality and noise predictions will all be considered in the post-consent noise assessment.

3.3.5 Bushfire assessment (Attachment 6)

A bushfire assessment was completed by Terramatrix to assess how the project responds to bushfire risk and the applicable Victorian planning and building controls relevant to bushfire.

A bushfire landscape assessment was conducted via desktop and investigated bushfire risk from the broader landscape scale within a 20-kilometre radius of the site and the local landscape scale within a 1-kilometre radius of the site. A site visit was undertaken to map classified vegetation within 100 metres of the BESS in accordance with AS 3959:2018 and inform the site hazard assessment. The bushfire assessment was undertaken in accordance with relevant guidelines and policy including the *Design Guidelines and Model Requirements for Renewable Energy Facilities v4 (2023)*, AS 3959:2018 *Construction of buildings in bushfire prone areas* and Clause 13.02-1S Bushfire Planning of the Pyrenees Planning Scheme.

The site is located within a landscape of moderate bushfire risk and is subject to a designated Bushfire Prone Area (BPA). The bushfire risk of the project can be mitigated to an acceptable level and meets the objectives of the *Design Guidelines and Model Requirements for Renewable Energy Facilities v4 (2023)*. Relevant design elements have been incorporated into project design to comply with relevant bushfire planning and buildings controls, including two points of emergency access/egress, 432,000L static water supply onsite, fire detection and suppression systems, a 10-metre-wide fire break around BESS infrastructure, a minimum BAL-12.5 construction standard for all buildings and managed setbacks of 19-22 metres from classified vegetation.

The project meets the objectives of Clause 13.02-1S, by ensuring that future buildings and infrastructure will not be exposed to a radiant heat flux above 12.5 kilowatts/square metre under AS 3959:2018 *Construction of buildings in bushfire prone areas*. This will be achieved through the implementation of minimum separation distances of 22 metres to the north and west and 19 metres to the south and east that will be managed as 'low threat' vegetation. Additionally, the model and additional requirements of the CFA's *Design Guidelines and Model Requirements for Renewable Energy Facilities v4 (2023)* have been incorporated into project design, demonstrating that the bushfire risk to the site can be mitigated to an acceptable level.

3.3.6 Hydrology assessment (Attachment 7)

A hydrological study was undertaken by Worley Consulting to assess the hydrological impacts, flood behaviour and drainage flows of the project.

The assessment involved the development of a hydrologic assessment and hydraulic model, using catchment data, estimation of impervious and pervious areas, rainfall event data from the Bureau of Meteorology and flood data. A hydraulic model was prepared to determine the flood behaviour of the catchment and produce flood depth, peak water surface elevations, flow velocities and flow maps for the nominated design rainfall events. The preliminary drainage design was prepared using the hydrologic and hydraulic modelling to calculate flows for the design of the project's drainage.

The proposed BESS infrastructure is not impacted by flooding from any mapped watercourse. The site may be affected by some shallow overland flow, however flood severity is expected to be low and these impacts can be mitigated via a design freeboard of 300 mm. Sensitivity assessment of the future climate scenario and increased floodplain roughness indicates that peak flood level increases up to approximately 250mm. Risks associated with the floodplain roughness and future climate scenarios can also be mitigated via adoption of the freeboard design of 300mm.

3.4 Stakeholder and community engagement

Stakeholder and community engagement for the Waubra BESS project commenced in early 2025 and will continue throughout the project's duration. Acciona Energía have engaged key stakeholders including Pyrenees Shire Council, Traditional Owners, emergency services, and community members, through briefings and information sessions to share project details and gather feedback. Feedback received from Pyrenees Shire Council and DTP has informed revisions to the traffic impact assessment. Responses to agency comments have been incorporated into the updated assessment (section 9, attachment 4).

Three community drop-in sessions were held in Waubra between May and June 2025. An additional four sessions were held in June 2026 to provide further opportunities for community engagement and feedback. Topics such as fire safety, battery technology, water management and community benefits were discussed. The event was publicised for four weeks in advance via multiple platforms and channels including flyer mailout, publication in local newspapers, posters in local Waubra community spaces and the [Online Community Hub](#).

Acciona Energía has created a Community and Stakeholder Engagement Action Plan for the project outlining key engagement activities for each project milestone. The plan is reviewed at each key engagement milestone to ensure that feedback is appropriately considered and applied to future engagement opportunities. Community and stakeholder engagement will continue throughout 2025 and beyond. A consultation summary is provided in Attachment 8.

4 Related approvals

4.1 Commonwealth requirements

4.1.1 *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

The EPBC Act applies to developments and associated activities that have the potential to significantly impact on Matters of National Environmental Significance (MNES) protected under the Act.

Based on the project's FFA (Attachment 2), the project is not considered to have a potential to significantly impact on MNES. Therefore, a referral under the EPBC Act is not required for the project.

4.2 State requirements

4.2.1 *Environment Effects Act 1978 (EE Act)*

The EE Act establishes a process to provide for the transparent, integrated and timely assessment of the environmental effects of projects capable of having a significant effect on the environment.

Based on a self-assessment undertaken by Biosis, the project is unlikely to trigger any single or combined criteria outlined in the *Ministerial Guidelines for Assessment of Environmental Effects under the Environment Effects Act 1978* (DTP 2023b) and a referral to the Minister for Planning is not recommended.

4.2.2 *Flora and Fauna Guarantee Act 1988 (FFG Act)*

The FFG Act is a key piece of Victorian legislation on the conservation of threatened species and communities and on the management of potentially threatening processes. Under the Act a permit is required from the Victorian Government Department of Energy, Environment and Climate Action (DEECA) to 'take' protected flora species.

Native vegetation within the study area does not qualify as a FFG Act listed community and no generally protected flora occur within the study area. The study area is on private land, does not contain any declared 'critical habitat' for the purposes of the FFG Act and no flora species are being taken for the purpose of commercial sale, therefore a permit is not required under the FFG Act.

4.2.3 *Aboriginal Heritage Act 2006 (AH Act) and Aboriginal Heritage Regulations 2018 (AH Regulations)*

The requirements of the AH Act and AH Regulations have been considered for the project. It has been determined that the project is a high impact activity under Part 2, Division 5 of the AH Regulations. However, as the site does not occur within an area of cultural heritage sensitivity, the two-trigger threshold for a mandatory CHMP is not met. Notwithstanding, Acciona Energía commits to undertaking a voluntary CHMP guided by WTOAC to mitigate any potential risks.

A cultural heritage letter of advice is provided in Attachment 9.

4.2.4 Environment Protection Act 2017: Environmental Reference Standards

The *Environment Protection Act 2017* (EP Act) provides a legal framework for the systematic and strategic management of potential and realised environmental impacts. The *Environment Protection Act 2017*, the Environment Protection Regulations 2021 and Environment Reference Standards (ERS) provide a regulatory framework designed to prevent harm by eliminating or minimising risks of harm to human health and the environment from pollution and waste.

The proposed batching plant is temporary, ancillary construction infrastructure required to support the development of the BESS project. It has been located within the centre of the site to minimise impacts on sensitive receivers. While temporary, the facility will be managed in accordance with EPA guidelines (EPA 2023) and the general environmental duty (GED) under the *Environment Protection Act 2017*. Environmental controls for the batching plant will be documented in a Construction Environmental Management Plan (CEMP) which will include defined monitoring and compliance procedures. Acciona commits to implementing the following measures during construction:

- Dust control
 - Use of water suppression if required.
 - Enclosure or partial enclosure of batching equipment where practicable.
 - Minimising drop heights when loading or unloading cement.
- Noise management
 - Operation of equipment will comply with the Environment Protection Regulations 2021.
 - Noise monitoring will be undertaken as required.
 - The batching plant will be located away from sensitive receivers to minimise impact.
 - Machinery will be maintained to minimise noise generation.
- Stormwater and wastewater management
 - Wash-down water and sediment-laden run off will be contained and managed through appropriate bunding.
 - No discharge of contaminated water off-site.
- Chemical and fuel management
 - All fuel and other liquids will be appropriately stored and bunded.
 - Spill kits will be available on site with clear spill response procedures defined.
 - A bunded, impermeable washout pit to clean equipment of concrete will be established.

5 Pyrenees Planning Scheme

This section summarises the key planning policies affecting the site which are relevant to the project. Figure 4 shows the planning controls relevant to the site.

5.1 Municipal planning strategy

The Pyrenees planning strategy under Clause 02 of the Planning Scheme provides the context for spatial planning and decision making. The Shire's vision of the use and development of land is to 'ensure a vibrant and sustainable municipality, that provides for its people a healthy lifestyle and a supportive community, in the context of a rural environment'.

Under the municipal planning strategy, Waubra is recognised as a small rural service centre in the Shire with a strong presence of agricultural land use.

In accordance with the *Pyrenees strategic framework plan* at Clause 02.04 of the Planning Scheme, the township of Waubra and surrounds are not identified for any specific land use (i.e. public land or water area). The project is therefore considered to be consistent with the *Pyrenees strategic framework plan*.

5.2 Planning Policy Framework

5.2.1 Overview

The Planning Policy Framework (PPF) sets out the planning policies that applies to land, establishing the vision for the future use and development of that land.

Broadly the Planning Scheme seeks to protect and encourage the region's strong agricultural base and rural landscape, ensure that non-agricultural uses do not adversely affect the long-term operation of farming in the region, support the employment and local economy of rural communities, encourage sustainable land management, and provide appropriate infrastructure.

The site is within a designated Bushfire Prone Area (BPA) (Figure 5).

5.2.2 Relevant clauses

The following clauses in the PPF are considered relevant to the project:

- **Clause 12.01-S – Native vegetation management** seeks to ensure there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.
- **Clause 13.02-1S – Bushfire planning** seeks to give priority to the protection of human life by:
 - Prioritising the protection of human life over all other policy considerations.
 - Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
 - Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.

- **Clause 13.05-1S – Noise management** seeks to assist the management of noise effects on sensitive land uses.
- **Clause 14.01-1S – Protection of agricultural land** seeks to protect the state's agricultural base by preserving productive farmland.
- **Clause 14.02-1L – Catchment management in Pyrenees Shire** seeks to protect proclaimed water supply catchment areas.
- **Clause 14.02-2S – Water quality** seeks to protect water quality.
- **Clause 15.03-2S – Aboriginal cultural heritage** seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- **Clause 19.01-1S – Energy supply** seeks to facilitate appropriate development of energy supply infrastructure.
- **Clause 19.01-2S – Renewable energy** seeks to support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.

5.3 Zoning

The site is zoned Farming Zone (FZ). The purpose of the zone is to:

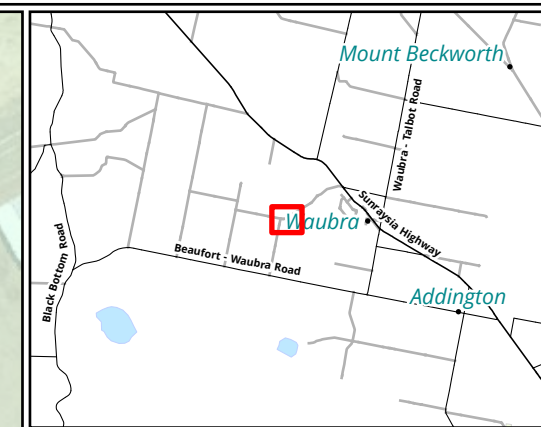
- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Provide for the use of land for agriculture.
- Encourage the retention of productive agricultural land.
- Ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- 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.

A permit is required under the zone to:

- Use land for a utility installation and industry.
- Construct a building or carry out works associated with a Section 2 use.
- Construct a building or carry out works within 5 metres of any boundary. A second access point is proposed to Gordons Road on the western boundary of the site, therefore a permit is required.

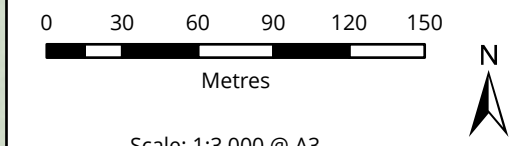
5.4 Overlay

The site is not affected by any planning overlays.



- Legend**
- Study area
 - Proposed BESS footprint
- Bushfire measures**
- Pump set
 - Setback
 - Spill containment
 - Water tank
 - Access track
 - Hydrant
- Planning Zones**
- FZ - Farming Zone

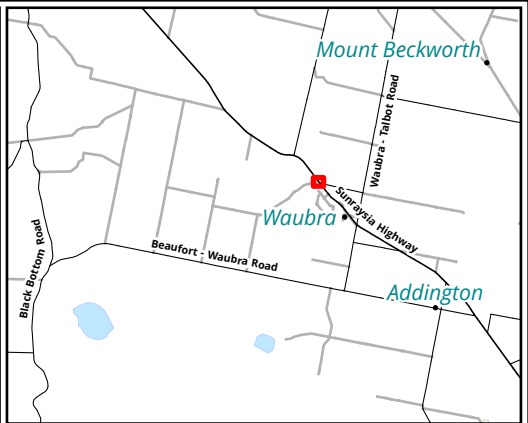
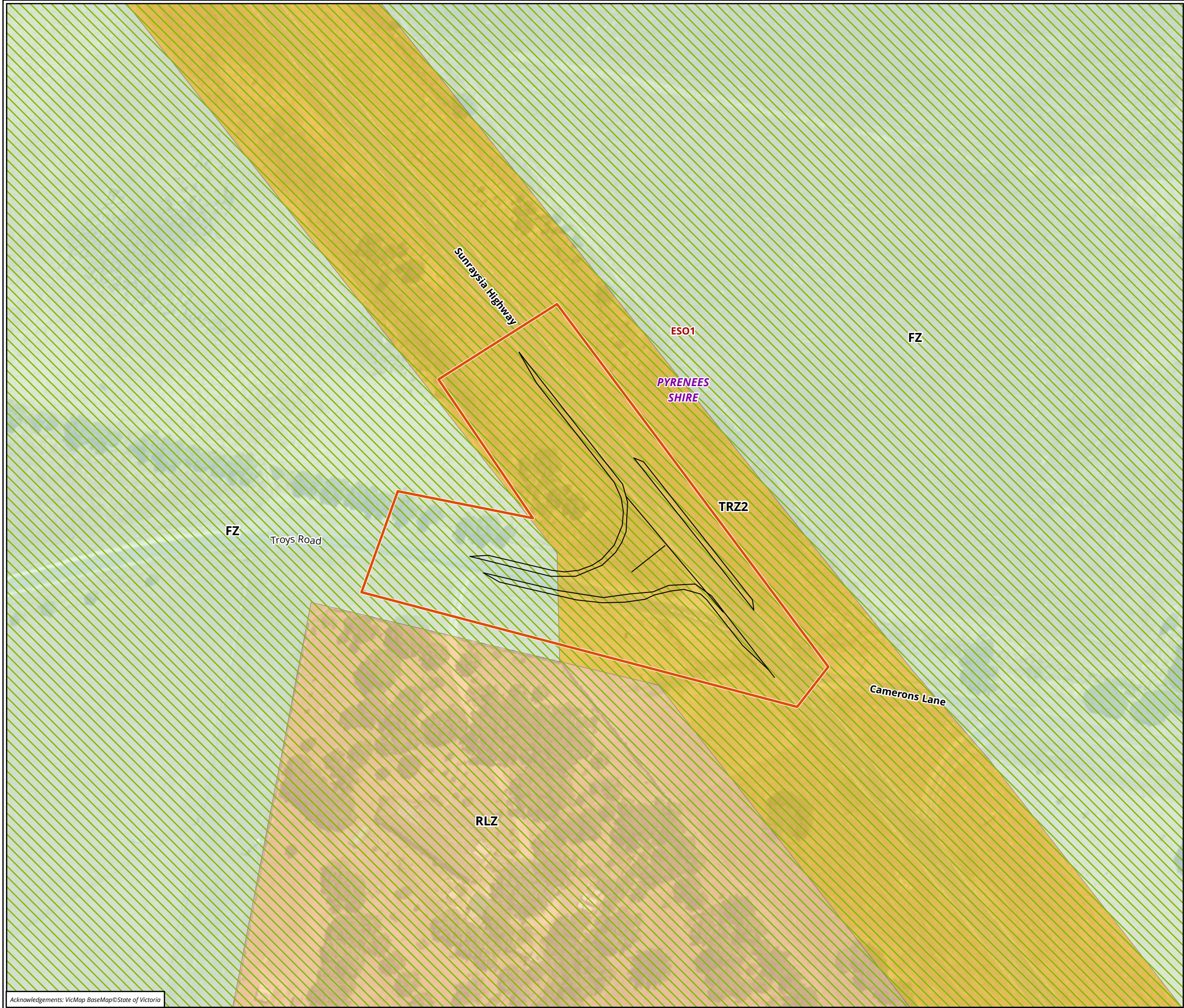
Figure 4.1 Planning controls - BESS area



Scale: 1:3,000 @ A3
 Coordinate System: GDA2020 MGA Zone 54



Matter: 42209,
 Date: 24 June 2026,
 Prepared for: MR, Prepared by: PG, Last edited by: PGidley
 Layout: 42209_F4_PlanningControls
 Project: P:\42200s\42209\Mapping\42209_Waubra_BESS.aprx



- Legend**
- Study area
 - Proposed BESS footprint
- Planning Zones**
- RLZ - Rural Living Zone
 - FZ - Farming Zone
 - TRZ2 - Transport Zone 2-Principal Road Network
- Planning Overlay**
- Environmental Significance Overlay (ESO)

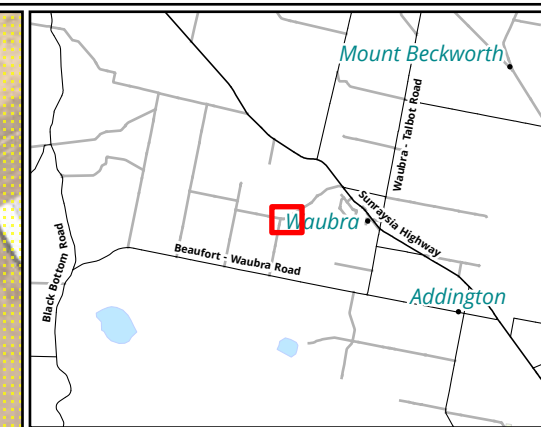
Figure 4.2 Planning controls - Sunraysia Highway access

0 10 20 30 40 50
Metres

Scale: 1:1,000 @ A3
Coordinate System: GDA2020 MGA Zone 54

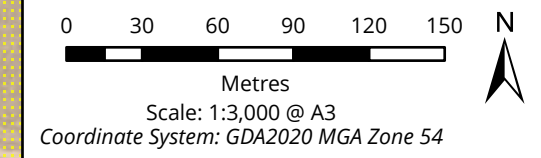


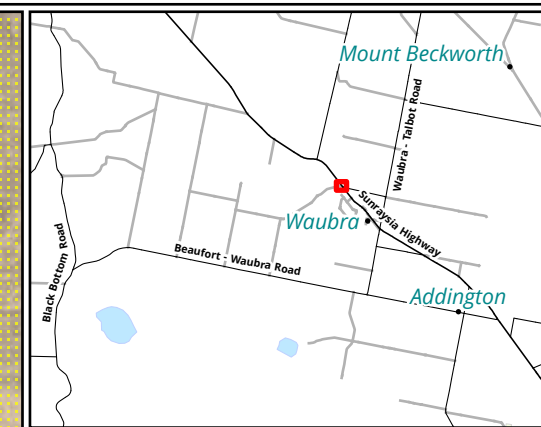
Matter: 42209,
Date: 24 June 2026 ,
Prepared for: MR, Prepared by: PG, Last edited by: PGidley
Layout: 42209_F4_PlanningControls
Project: P:\42200s\42209\Mapping\42209_Waubra_BESS.aprx



- Legend**
- Study area
 - Proposed BESS footprint
- Bushfire measures**
- Pump set
 - Setback
 - Spill containment
 - Water tank
 - Hydrant
 - Access track
- Planning overlays**
- Bushfire Prone Area (BPA)

Figure 5.1 Bushfire Prone Area mapping - BESS area





Legend

- Study area
- Proposed BESS footprint

Planning overlays

- Bushfire Prone Area (BPA)

Figure 5.2 Bushfire Prone Area mapping - Sunraysia Highway access

0 10 20 30 40 50

Metres

Scale: 1:1,000 @ A3

Coordinate System: GDA2020 MGA Zone 54



Matter: 42209,
Date: 24 June 2026,
Prepared for: MR, Prepared by: PG, Last edited by: PGidley
Layout: 42209_FS_BPA
Project: P:\42200s\42209\Mapping\
42209_Waubra_BESS.aprx

5.5 Particular Provisions

5.5.1 Clause 53.22 – Significant economic development

Clause 53.22 applies to an application if the condition to a category in Table 1 of the provision is met.

The project is considered to meet the condition of Category 1 of Table 1 as the land use is for a utility installation and the project will transmit and distribute electricity and will store electricity at a capacity greater than 1 megawatt.

Application requirements

Generic requirements require the following information to accompany the application:

- A quantity surveyor report prepared by a suitably qualified person specifying the estimated cost of the development. For a development that includes more than one use, the report should specify the estimated cost of development for each use.
- Written advice from the Chief Executive Officer, Invest Victoria.

It is our understanding a quantity surveyor report is not required as the Table of Clause 53.22 does not specify a minimum estimated development cost for an application for the use or development of land for a utility installation.

In accordance with Table 1 of Clause 53.22, written advice from the Invest Victoria is not required as this does not apply to an application for the use or development of land for a renewable energy facility or utility installation.

5.6 Background documents

Other key policy documents applicable to this application include:

- *Community Engagement and Benefit Sharing in Renewable Energy Development in Victoria* (DELWP 2017)
- *CFA Design Guidelines and Model Requirements: Renewable Energy Facilities* (CFA 2023)
- *AS3959:2018 Construction of buildings in bushfire prone areas* (Standards Australia 2018)
- *Cheaper, Cleaner, Renewable: Our Plan for Victoria's Electricity Future* (DEECA 2024) and the Victorian Government's Victorian Renewable Energy Target

5.7 Notice and referral requirements

Clause 66 of the Planning Scheme specifies the notice and referral requirements under the P&E Act.

An application must be referred under Section 55 of the P&E Act to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise.

The application would be referred to the following agencies:

- AusNet – Pursuant to Clause 66.02-4, works on land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement must be referred to the relevant electricity transmission authority who serves the role of determining authority.

Under Section 52 of the P&E Act, notice of the project will be given to the owners and occupiers of allotments or lots adjoining the site, to the Pyrenees Shire Council and to any other person to whom the planning scheme required it to give notice.

Pursuant to Clause 53.22-4 of the Planning Scheme, the project is exempt from the decision requirements of sections 64(1), (2) and (3) and the review rights of sections 82(1) of the Act.

6 Planning considerations

The key planning matters that need to be considered as part of this application are:

- Is the project consistent with the planning policy framework?
- Does the project support the agricultural purpose of the land?
- Does the project avoid and minimise impacts on biodiversity?
- Does the project adequately respond to bushfire risk?
- Does the project avoid impacts on cultural heritage values?
- Does the project avoid and minimise impacts on the transport network?
- How does this project respond to the provisions of Clause 53.22?

6.1 Consistency with the PPF

Table 3 below provides an assessment of the project against the relevant requirements of the planning policies and objectives in the Planning Scheme.

Table 3 Assessment of the project against state and local planning policy objectives

Policy	Assessment response
Municipal Planning Strategy	
• Clause 02.03 – Strategic Directions – Clause 02.03-1 Settlement – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Natural resource management – Clause 02.03-4 Built environment and heritage – Clause 02.03-6 Economic development • Clause 02.04 Pyrenees strategic framework plan	• The site is appropriately located within the footprint of the existing Waubra Wind Farm. The project is sited to minimise adverse effects to nearby sensitive uses. • The project will implement best practise mitigation measures as required under the Planning Scheme, <i>Environment and Protection Act 2017</i> and EPA Guidelines during the pre-construction, construction and operational phases of the development. • The proposed batching plant has been located within the centre of the site to minimise impacts on sensitive receivers. During operation it will be managed in accordance with EPA guidelines, the GED under the <i>Environment Protection Act 2017</i> and a site-specific CEMP to ensure best practise management. • The project will enhance and consolidate the development of the existing Waubra Wind Farm, therefore the project is well-located due to its proximity to existing renewable energy infrastructure and the transmission network. The project does not contradict the intent of the Pyrenees strategic framework plan and is consistent with the strategic land use policies of the Planning Scheme.
Planning Policy Framework	

Policy	Assessment response
• Clause 12.01-S – Native vegetation management • Clause 13.02-1S – Bushfire planning • Clause 13.05-1S – Noise management • Clause 14.01-1S – Protection of agricultural land • Clause 14.02-1L – Catchment management • Clause 14.02-2S – Water quality • Clause 15.03-2S – Aboriginal cultural heritage • Clause 19.01-1S – Energy supply • Clause 19.01-2S – Renewable energy	• The site has been highly modified through land clearing and long-term agricultural use, therefore the project will not detrimentally impact threatened species, habitats or communities (Attachment 2 – Flora and Fauna Assessment). • To be consistent with bushfire planning policy, the project seeks to implement the construction standards and setback requirements of the Bushfire Assessment (Attachment 6). • The project demonstrates compliance with EPA noise regulations, therefore will not materially impact on or expose noise to nearby sensitive receptors (Noise Assessment – Attachment 5). • As the project is sited within the existing Waubra Wind Farm footprint, it will not detract from productive agricultural land use in the region. • The site is not located within a Special Water Supply Catchment Area or ‘environs of town supply bore area’. One creek/drainage line occurs to the south and east of the site. Appropriate construction hygiene measures will be implemented to avoid and minimise any impacts to nearby waterways. • The project will not impact on any Aboriginal Places. • The project will aid the transition to renewable energy sources in line with the legislated Victorian renewable energy and storage targets, by supporting the infrastructure and energy storage needs of the grid network.

6.2 Does the project support the agricultural purpose of the land?

The project is appropriately sited within the footprint of the existing Waubra Wind Farm. The site is suitable for the proposed use and development, being cleared of native vegetation, sufficient distance from existing urban areas, and away from major waterways and wetlands. The project will involve the removal of 6 hectares of land from agricultural production, which is a small-scale impact in nature and surrounding areas will remain available for grazing or other compatible agricultural land use. Therefore, the project will not undermine the productivity of the broader agricultural area.

6.3 Does the project avoid and minimise impacts on biodiversity?

A Flora and Fauna Assessment was prepared to assess the ecological impact of the project. The location of the project appropriately responds to the Planning Scheme and Clause 12.01, as the site is highly modified due to land clearing and agricultural use and does not support any native vegetation. The project will not detrimentally affect the habitat of any threatened species. Additionally, indirect impacts to flora and fauna will be managed in accordance with the recommendations set out in Section 6 of the FFA (Attachment 2).

6.4 Does the project adequately respond to bushfire risk?

A Risk Management Plan and Fire Management Plan (Attachment 6) have been prepared for the project in a manner that is consistent with the Planning Scheme and AS3959:2018 and in accordance with CFA Guidelines.

6.5 Does the project avoid impacts on cultural heritage values?

The project has been determined not to impact on any Aboriginal places. However, additional Aboriginal cultural heritage that is unknown and may be present could be impacted by the works, especially in areas where ground disturbing works are required. In this case the voluntary CHMP will outline clear **stop works** immediately protocols to avoid and minimise harm to Aboriginal heritage during construction and operation.

6.6 Does the project avoid impacts on the transport network?

A Traffic Impact Assessment was prepared to assess key impacts on the transport network associated with the project. The level of traffic to be generated during the construction period is anticipated to create short-term increased levels of vehicle movements however is expected to incur a minimal impact on the operation of the external road network. To improve transport outcomes, Acciona Energía proposes upgrades to the Sunraysia Highway and Troys Road intersection. The proposed works will improve vehicle manoeuvrability and safety for traffic associated with the project, including heavy vehicle and oversize overmass deliveries during construction. The operation phase of the project is anticipated to have a negligible impact on the surrounding road network.

Short term impacts to the road network during the construction period will be mitigated and managed through appropriate traffic management measures including road upgrades.

6.7 How does the project respond to the provisions of Clause 53.22?

Meeting Victoria's renewable energy generation and storage targets presents a growing need for supporting electrical infrastructure. The project will aid the transition to renewable energy sources in line with the legislated Victorian renewable energy and storage targets, by supporting the infrastructure and energy storage needs of the existing Waubra Wind Farm through the construction of a 200 megawatt BESS.

The project is in alignment with the objectives and policy directions of Clause 53.22 as it will immediately deliver significant economic development to support Victoria's renewable energy generation and storage capacity.

7 Conclusion

It is considered that the project provides a well-located BESS that will support the grid network and contribute to Victoria's renewable energy production and storage targets.

This report has addressed all the planning controls and considerations within the Pyrenees Planning Scheme. This project is consistent with the purpose of the relevant objectives of the Planning Scheme and meets with all relevant requirements.

The project responds to the relevant planning policy objectives in the Planning Scheme and will offer benefits to the Waubra region and the community through investment in renewable infrastructure, diversification of the local economy and enhancement of the regional energy grid.

The project is considered worthy of approval based on the following:

- The project is not considered to result in any adverse effect upon environmental values such as biodiversity, cultural heritage and landscape character.
- The project is not considered to impact the agricultural value of the region as the site is appropriately located within the existing Waubra Wind Farm and is small scale in the context of the farming area.
- The project responds to the relevant planning policies and controls as it will support Victoria's transition to renewable energy sources and the chosen site is cleared of native vegetation, sufficient distance from existing urban areas, and away from major waterways and wetlands.
- Off-site amenity impacts of noise and transport have been assessed and can be managed through implementation of the recommended mitigation measures, including upgrades to the Sunraysia Highway and Troys Road intersection.
- The project is in accordance with the permitted uses and works in the Farming Zone.
- The project is considered to be in accordance with Planning Policy Framework including the Municipal Strategic Statement.
- The project is in alignment with the objectives and policy directions of Clause 53.22 as it will immediately deliver significant economic development to support Victoria's renewable energy generation and storage capacity.

On balance, it is considered that the proposed development represents an appropriate planning and design outcome for the site and surrounding area and should therefore be supported.

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