

**Aurecon Australasia Pty Ltd**  
ABN 54 005 139 873  
Aurecon Centre  
Level 8, 850 Collins Street  
Docklands, Melbourne VIC 3008  
PO Box 23061  
Docklands VIC 8012  
Australia

**T** +61 3 9975 3000  
**F** +61 3 9975 3444  
**E** melbourne@aurecongroup.com  
**W** aurecongroup.com



2026-02-05

Hannah Scott  
Acting Principal Planner  
Department of Transport and Planning  
GPO Box 2392  
Melbourne 3001

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Dear Hannah,

**RE:** 713 Yarragon-Shady Creek Road, Yarragon VIC 3823

**Proposal:** Use and development of the land for a Utility installation (BESS), carparking, display of business identification signage, native vegetation removal and subdivision of land into two lots.

Aurecon Australasia Pty Ltd (Aurecon) acts on behalf of our client ZEN Energy Pty Ltd in lodging an application for the use and development of a Battery Energy Storage System (BESS) at 713 Yarragon-Shady Creek Road, Yarragon.

This application follows pre-application meetings with Baw Baw Shire Council, the Department of Transport and Planning (DTP), and the Country Fire Authority (CFA). A discussion was also held with the West Gippsland Catchment Management Authority (WGCMA). These meetings were held to, confirm application requirements, identify relevant design opportunities and discuss the anticipated assessment timing and process.

This application seeks planning approval from the Minister for Planning as Responsible Authority via the Development Facilitation Program under Clause 53.22 (Significant Economic Development) of the Baw Baw Planning Scheme. Pre-application meetings were held with DTP in May 2024, April 2025 and January 2026.

To support this application, please find enclosed the following documentation:

- Completed application form and Certificate of Title
- Town Planning Report, including appended application plans, Plan of Subdivision, and supporting impact assessment and reports

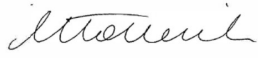
Aurecon submits that the Proposal does not result in any offsite amenity impacts to the existing dwelling on the Site or adjoining properties, and through a considered design, will have a minimal impact on the surrounding landscape. Furthermore, the Proposal provides large-scale energy storage infrastructure which supports the nation's renewable energy transition. In addition to the notice and review exemptions afforded by the Planning Scheme, we request the Minister for Planning consider that the giving of notice under section 52(1)(a) and (d) of the P&E Act is not required because material detriment to adjoining land or any other person will not occur.

We trust the information provided enables DTP to commence assessment of this planning application in accordance with the Planning Scheme.

Should you require any further information, please do not hesitate to contact me on 0401 599 373 or by email at [courtney.hollerich@aurecongroup.com](mailto:courtney.hollerich@aurecongroup.com)

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Yours sincerely

A handwritten signature in black ink, appearing to read "Courtney Hollerich".

Courtney Hollerich  
Associate, Environment and Planning  
Aurecon

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Enc: Certificate of Title

Planning Report, including appended impact assessments as listed below;

- *Ecological Impact Assessment*
- *Contaminated Land Impact Assessment*
- *Cultural Heritage Management Plan (CHMP)*
- *Landscape and Visual Impact Assessment (LVIA)*
- *Bushfire, Hazard and Risk Impact Assessment*
- *Operational Noise Impact Assessment*
- *Community Engagement Report*

Copies:

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