

14 April 2026

Hannah Scott  
Department of Transport and Planning  
GPO Box 2392  
Melbourne  
VIC 3001

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Dear Hannah,

**APPLICATION FOR PLANNING PERMIT PA2604215**  
**NORTH YARRAGON BESS**  
**713 YARRAGON-SHADY CREEK ROAD YARRAGON VIC 3823**

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I refer to the above planning permit application and the further information requested by the Department of Transport and Planning on 24/02/2026 pursuant to section 54(1) of the Planning and Environment Act 1987.

Please find attached the further information as outlined in the table below.

1.	Requested Information	Response
a.	Dimensions added to the development plans including: <ul style="list-style-type: none"> <li>i. Distance between BESS units</li> <li>ii. Width of internal access roads</li> <li>iii. Width of vegetation screens</li> </ul>	Refer to <b>Attachment 1</b> Site layout drawing: <i>ZEN-AU-NYG-LAY-G-DRG-001</i> BESS Block layout: <i>North Yarragon BESS – Detailed Block Layout</i>
b.	Elevations of the proposed infrastructure.	Refer to <b>Attachment 2</b> Elevation view from the North: <i>ZEN-AU-NYG-ELV-500</i> Elevation view from the East – BESS Facility: <i>ZEN-AU-NYG-ELV-501</i> Elevation view from the East – Switchyard: <i>ZEN-AU-NYG-ELV-502</i>
c.	Details and location of the proposed business identification signs.	Refer to <b>Attachment 3</b> Concept design for business identification sign: <i>ZEBRE_North_Yarragon_BESS_Sign</i> Project overview drawing showing location of business identification sign: <i>ZEN-AU-NYG-LAY-G-DRG-002</i> Further details of the business identification sign are provided in section 4.4.1 of the Planning Report.

If there are any questions on the responses provided, please contact me via the details listed below.

Best regards,



**Shelley Bambrook**

Development Manager

ZEN Energy

0490 848 875

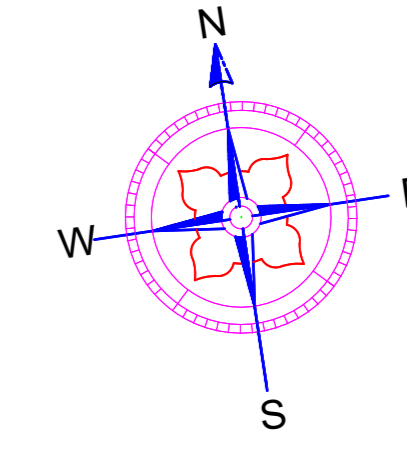
[shelley.bambrook@zenenergy.com.au](mailto:shelley.bambrook@zenenergy.com.au)

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**Attachment 1**

Dimensions added to the development plans.

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- NOTES:**
1. PRELIMINARY ONLY - DRAWING IS PRE-CONCEPTUAL AND PROVIDED FOR INFORMATION PURPOSES ONLY. THIS DRAWING IS SUBJECT TO DESIGN CHANGE AND ACTUAL SURVEYED BOUNDARIES.
  2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL COORDINATES ARE BASED ON THE WGS84/UTM ZONE 55S PROJECTED COORDINATE SYSTEM.
  3. SUBSTATION AND BATTERY LOCATIONS MAY CHANGE DURING DETAILED ENGINEERING.
  4. FIRE WATER SUPPLY IN STATIC STORAGE TANKS REQUIREMENT AND CAPACITY TO BE CONFIRMED.

**LEGEND:**

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	PROJECT BOUNDARY
	ASSET PROTECTION ZONE
	INTERNAL ROAD (6m WIDTH)
	SUBSTATION FENCE
	TERMINAL STATION FENCE
	FENCE
	AREA RESERVED FOR TERMINAL STATION AS PER VICGRID LONG TERM PLANNING REQUIREMENTS
	ALTERNATE FIRE ACCESS ROUTE
	BUSHFIRE MANAGEMENT OVERLAY
	BATTERY CONTAINER (TBC)
	PCS UNIT (TBC)
	220kV TRANSMISSION LINE
	EXISTING 220kV EASEMENT
	STORMWATER DETENTION BASIN
	VEGETATION SCREEN
	20M LIGHTNING MAST (TBC)
	10M LIGHT POLE (TBC)
	FIRE HYDRANT

**SITE TEMPORARY FACILITY DETAILS:**

SI. NO	DESCRIPTION
01	Security Hut
02	Storage Container
03	Main Site Office
04	Client Office
05	Electrical Subcontractor Office
06	Mechanical Subcontractor Office
07	Civil Subcontractor Office
08	Crib Room
09	Potable Water and Ice
10	Male Toilet Block
11	Female Toilet Block
12	100kVA Generator
13	2000 L Fuel Tank
14	1 x 10kL Tank and pump (If Req)
15	1 x 25kL Storm Water Tank and Pump (If Req)
16	Parking Area
17	Muster Point Area
18	Laydown Area

**REVISIONS HISTORY**

No.	DATE	REMARKS	DRN	CKED	APPR
G	16.03.2026	DA COMMENT RESPONSE	JC	SB	DM
F	30.10.2025	TERMINAL STATION UPDATE (8HR)	JC	HV	DM
E	15.09.2025	CONCEPT ISSUE 5 (8HR BESS)	JC	HV	DM
D	28.08.2025	CONCEPT ISSUE 4 (4HR BESS)	JC	HV	DM
C	18.08.2025	CONCEPT ISSUE 3	JC	HV	DM
B	17.04.2025	CONCEPT ISSUE 2	JC	HV	SB
A	21.02.2025	CONCEPT ISSUE	CW	SM	BS

**PROJECT TITLE:-**  
ZEN ENERGY NORTH YARRAGON 210MW/1680MWh BATTERY ENERGY STORAGE SYSTEM (BESS) VICTORIA, AUSTRALIA

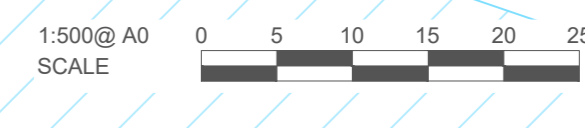
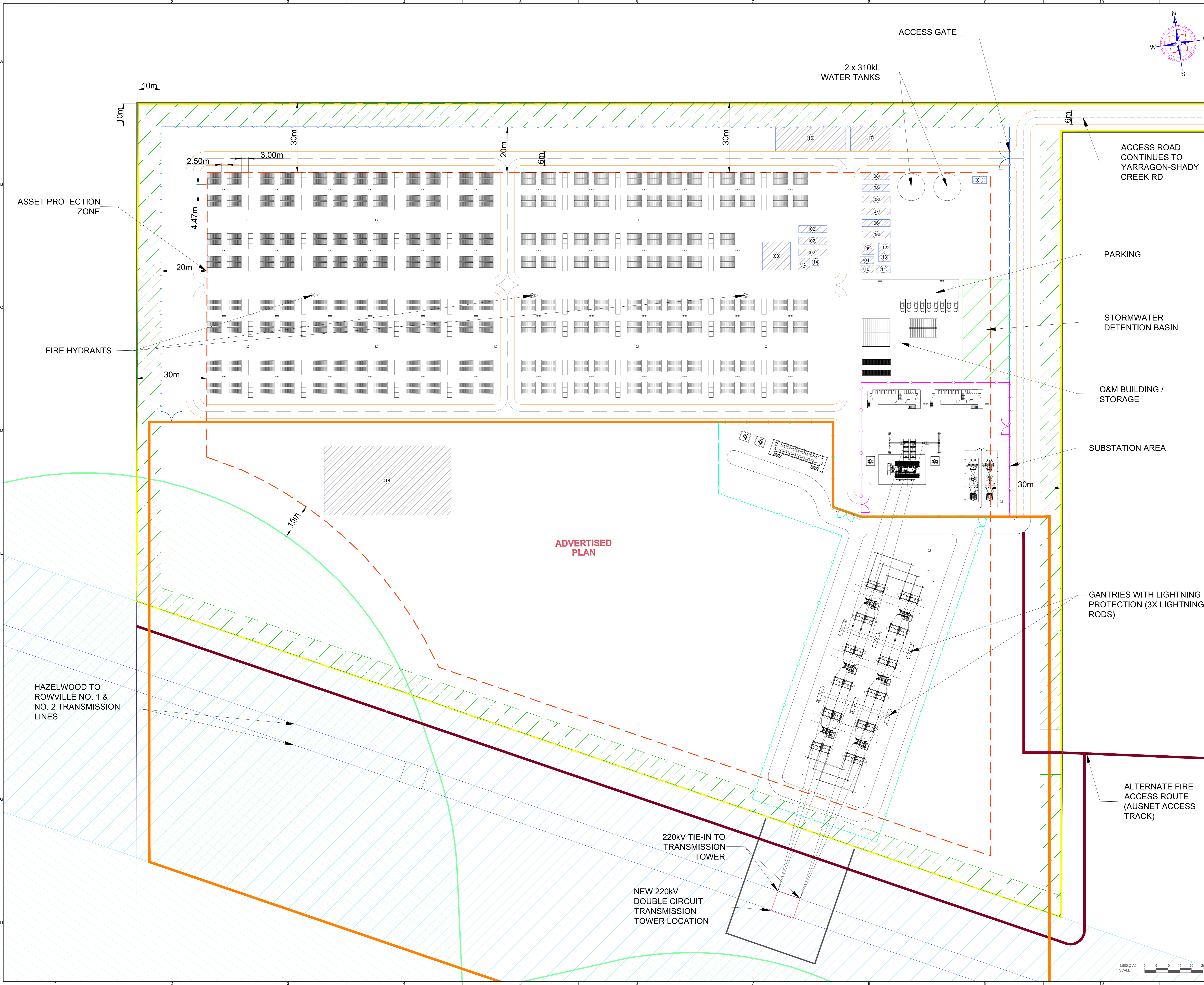
**CLIENT:-**  
 ZEN ENERGY FUTURE PTY. LTD.

**EPC CONTRACTOR :-**

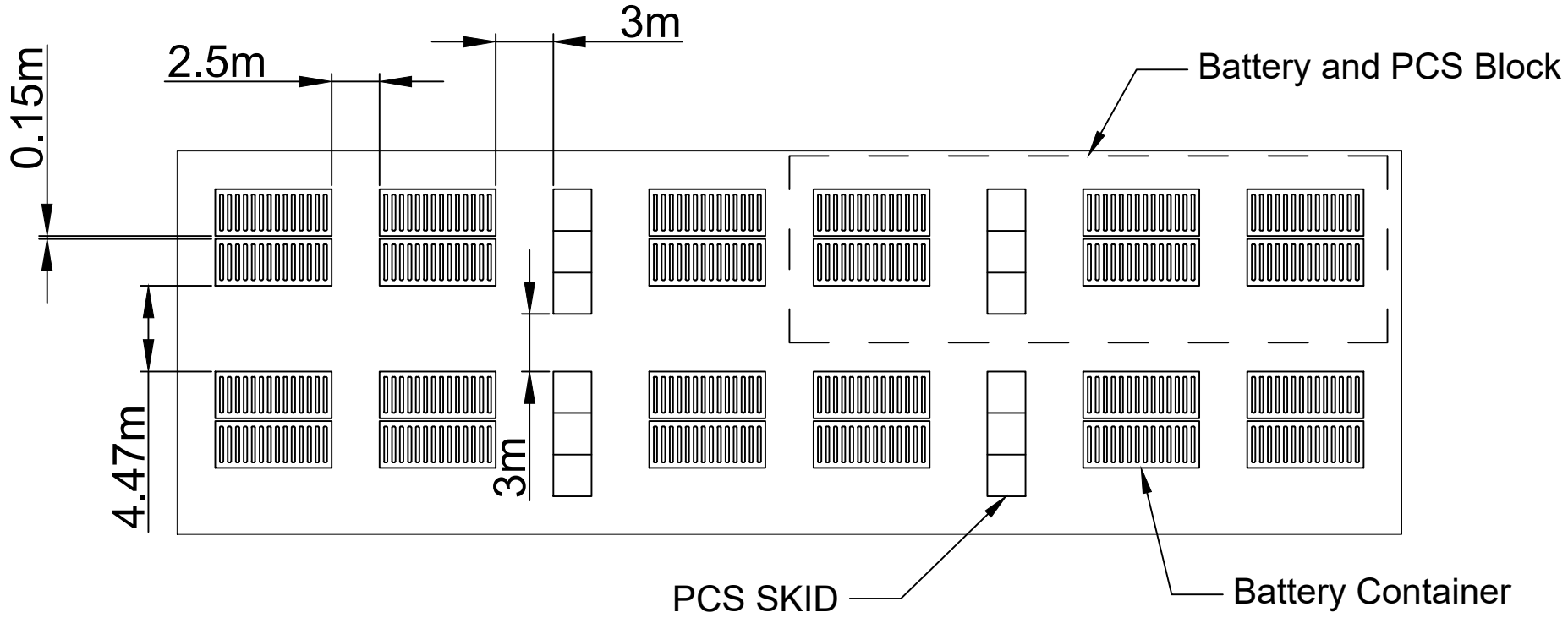
**DRAWING TITLE:-**  
NORTH YARRAGON BESS LAYOUT

**DRAWING NO:-**  
ZEN-AU-NYG-LAY-G-DRG-001

SHEET NO.	01 OF 01	SCALE	1:500
DRAWN	JC	PAPER SIZE	A0
CHECKED	SB	REV NO.	G
APPROVED	DM	DATE	16.03.2026



# North Yarragon BESS - Detailed Block Layout

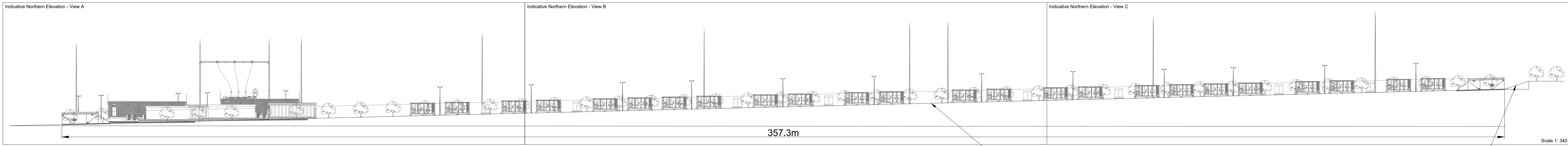


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**Attachment 2**

Elevations of the proposed infrastructure.

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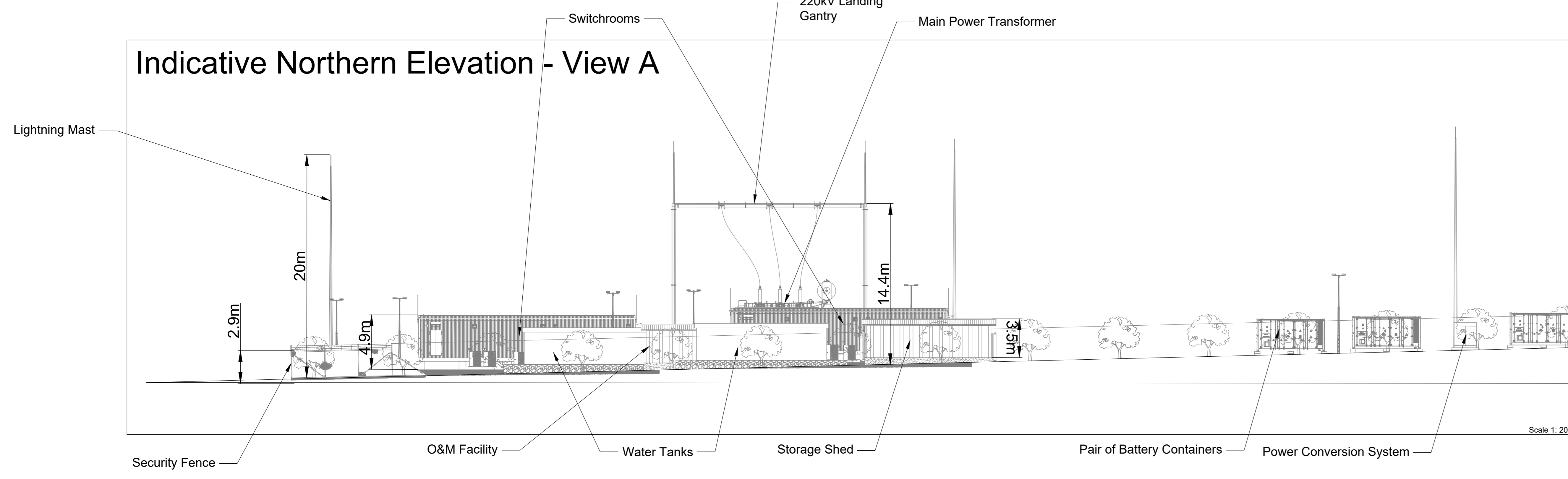
357.3m

Slope Grade 2.5%

Batter Grade 33%

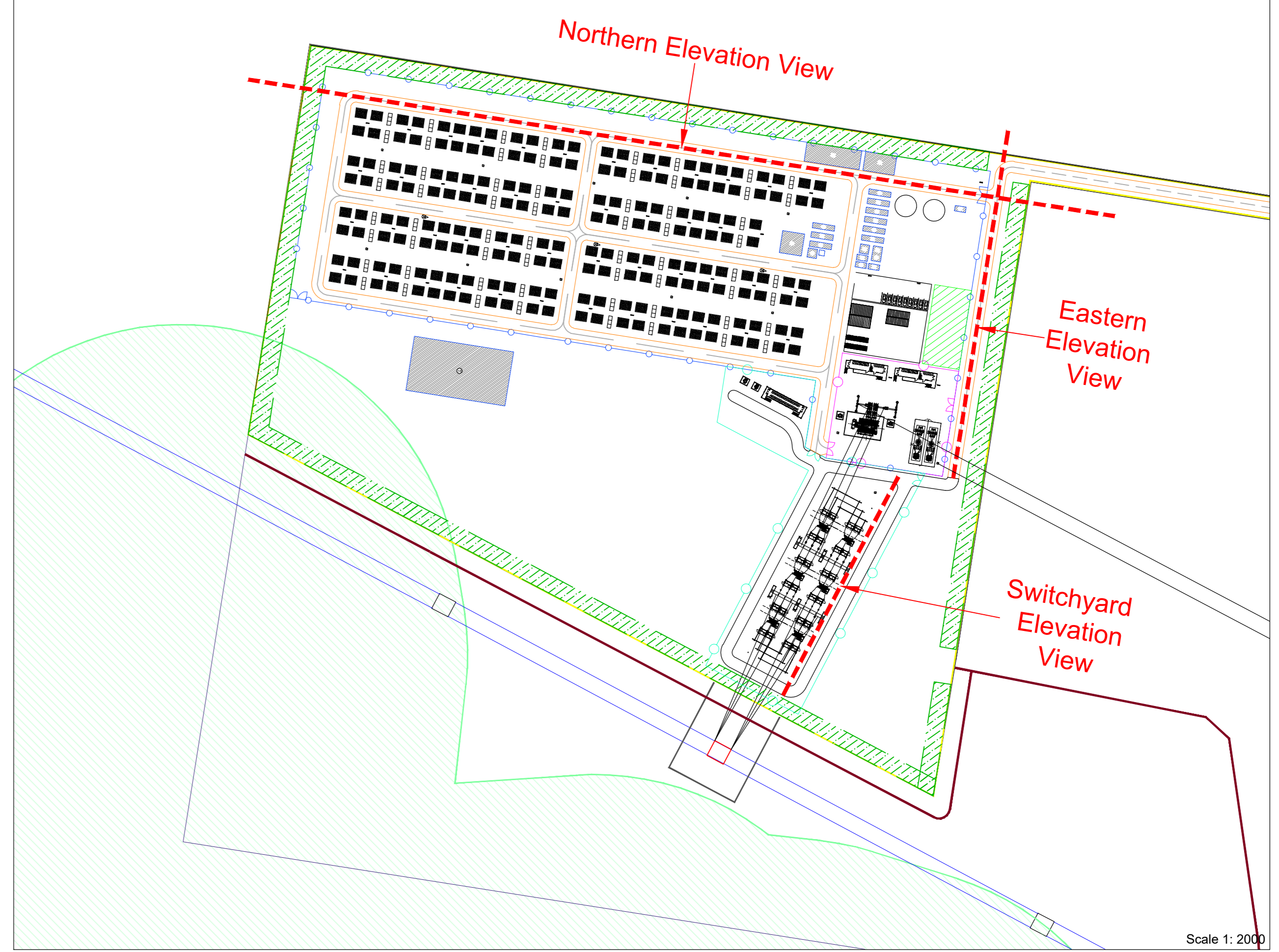
Scale 1: 340

### Indicative Northern Elevation - View A



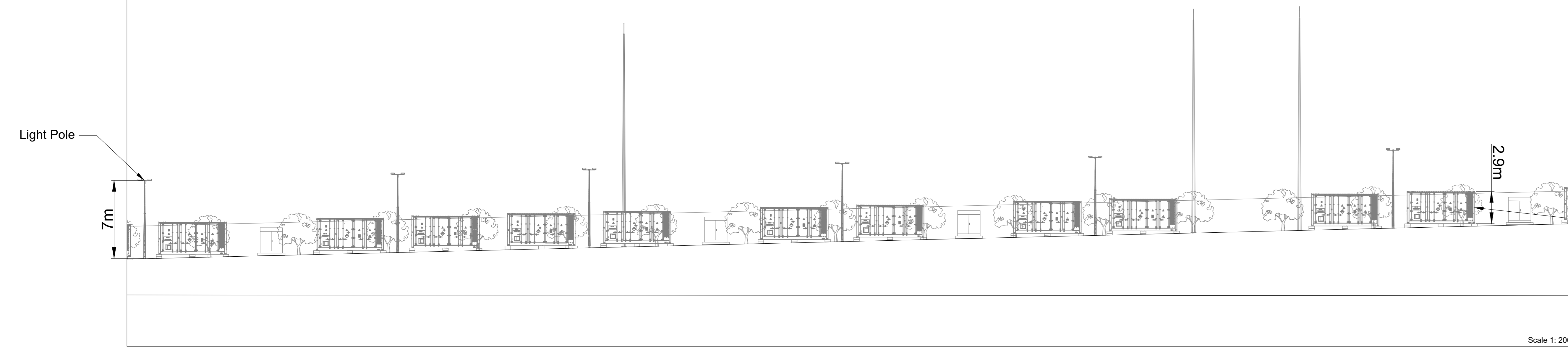
Scale 1: 200

### Site Overview



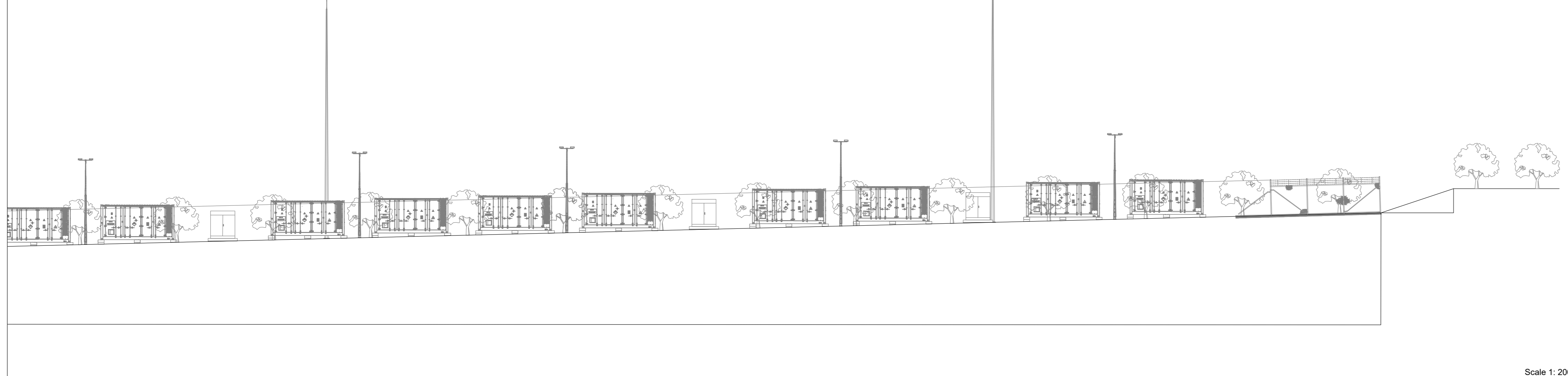
Scale 1: 2000

### Indicative Northern Elevation - View B



Scale 1: 200

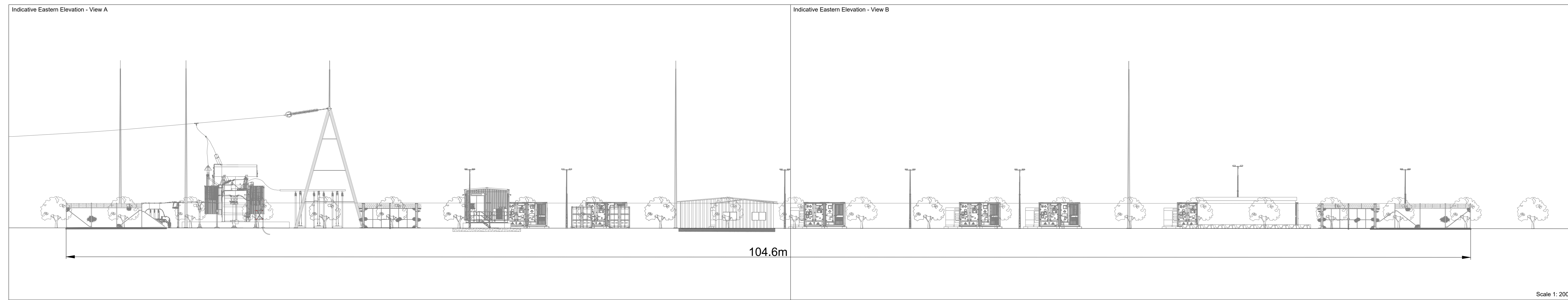
### Indicative Northern Elevation - View C



Scale 1: 200

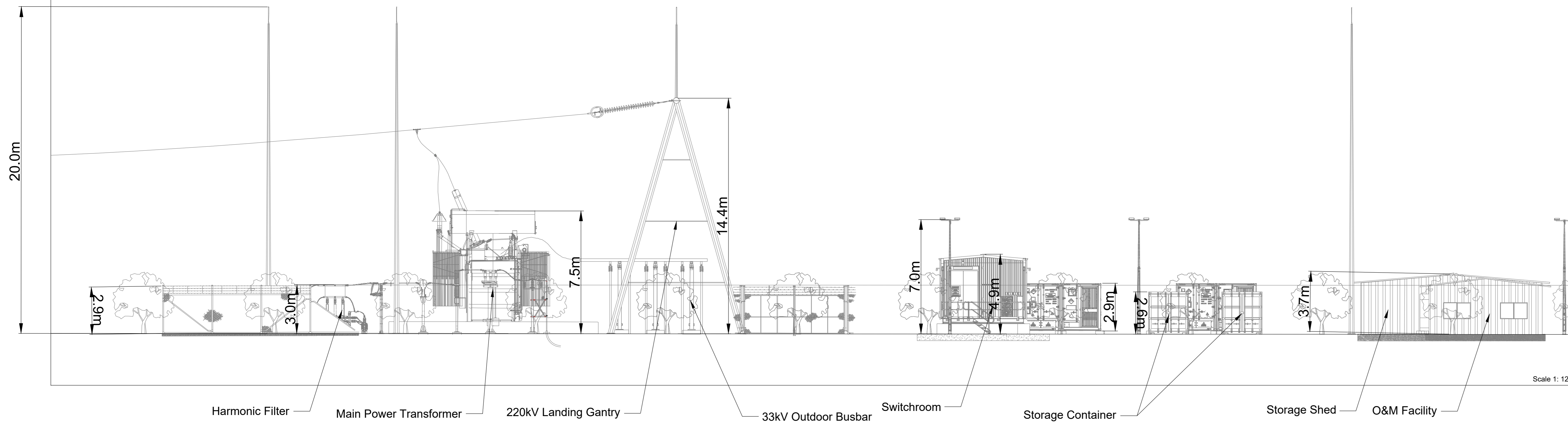
**ADVERTISED PLAN**

PROJECT TITLE:- ZEN ENERGY NORTH YARRAGON 210MW/1680MWh BATTERY ENERGY STORAGE SYSTEM (BESS) VICTORIA, AUSTRALIA			
CLIENT:- <b>ZEN ENERGY</b> ZEN ENERGY FUTURE PTY. LTD.			
EPC CONTRACTOR :-			
DRAWING TITLE:- NORTH YARRAGON BESS INDICATIVE ELEVATIONS - NORTH			
DRAWING NO:- ZEN-AU-NYG-EVL-500			
SITE CO-ORDINATES			
SHEET NO.	01 OF 01	SCALE	N/A
DRAWN	JC	PAPER SIZE	A0
CHECKED	SB	REV NO.	A
APPROVED	DM	DATE	13.04.2025



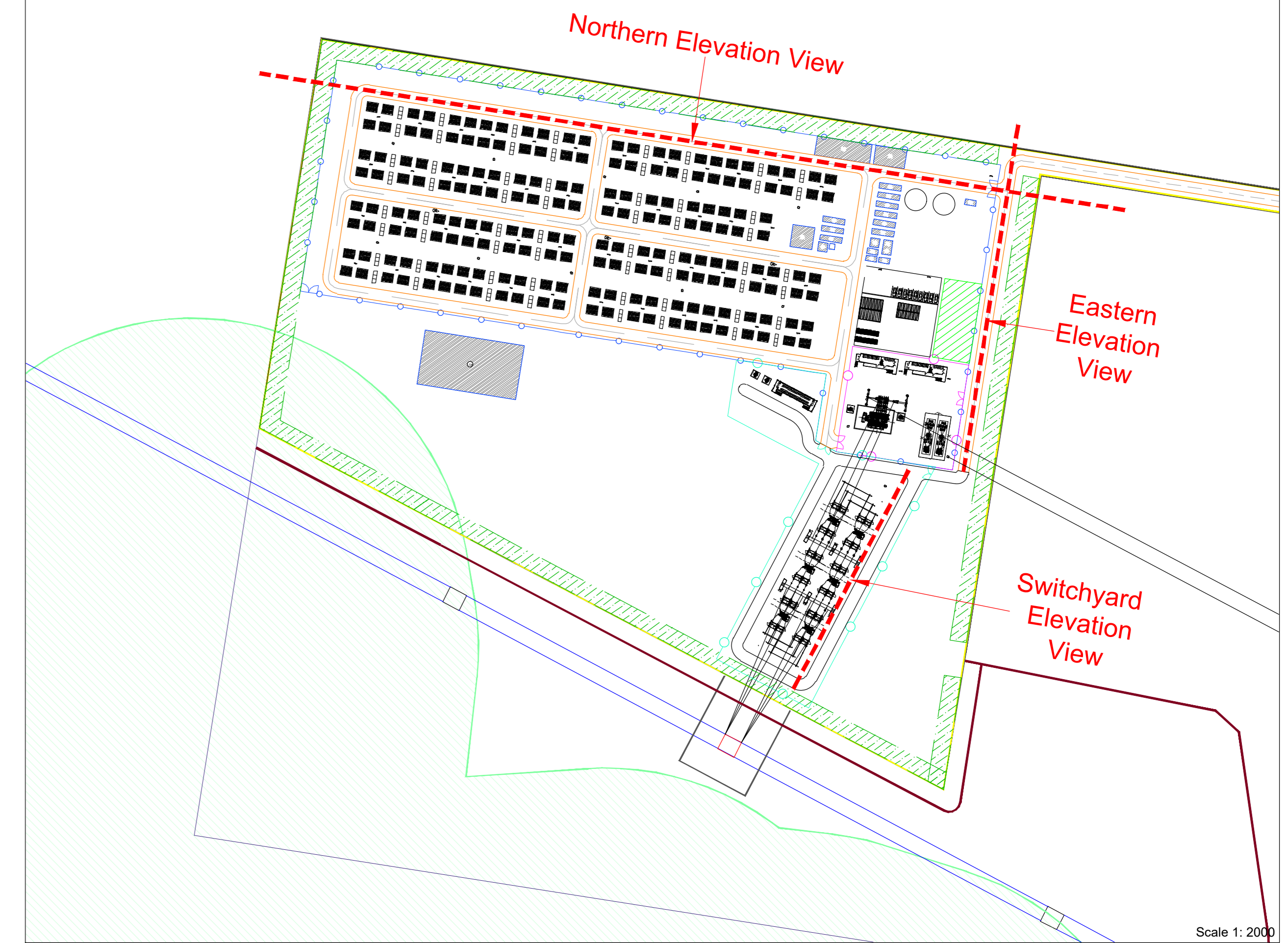
Scale 1: 200

Indicative Eastern Elevation - View A



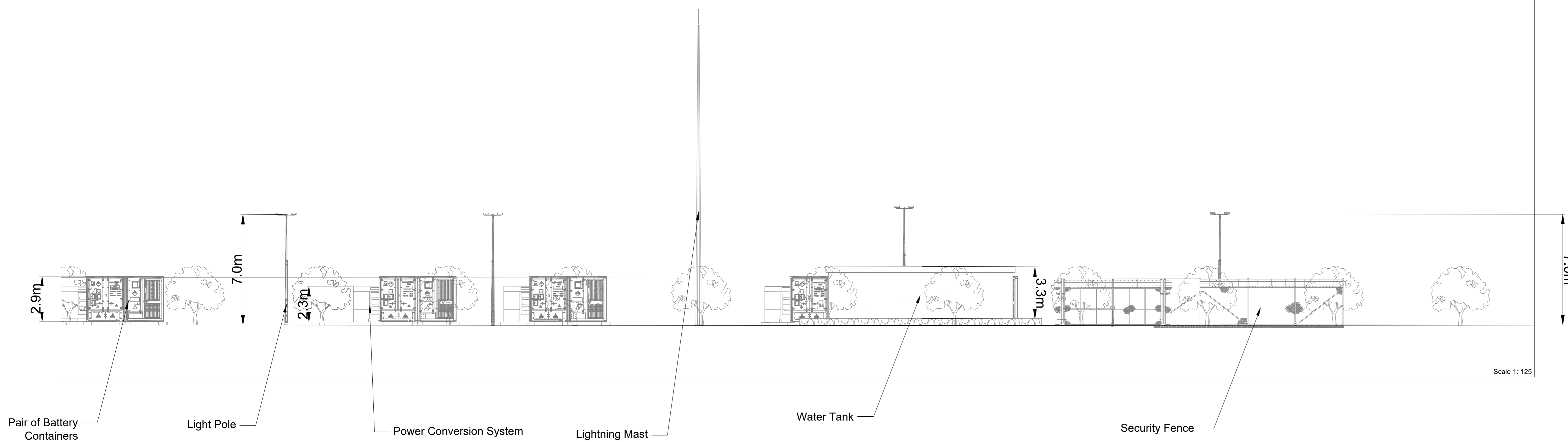
Scale 1: 125

Site Overview



Scale 1: 200

Indicative Eastern Elevation - View B

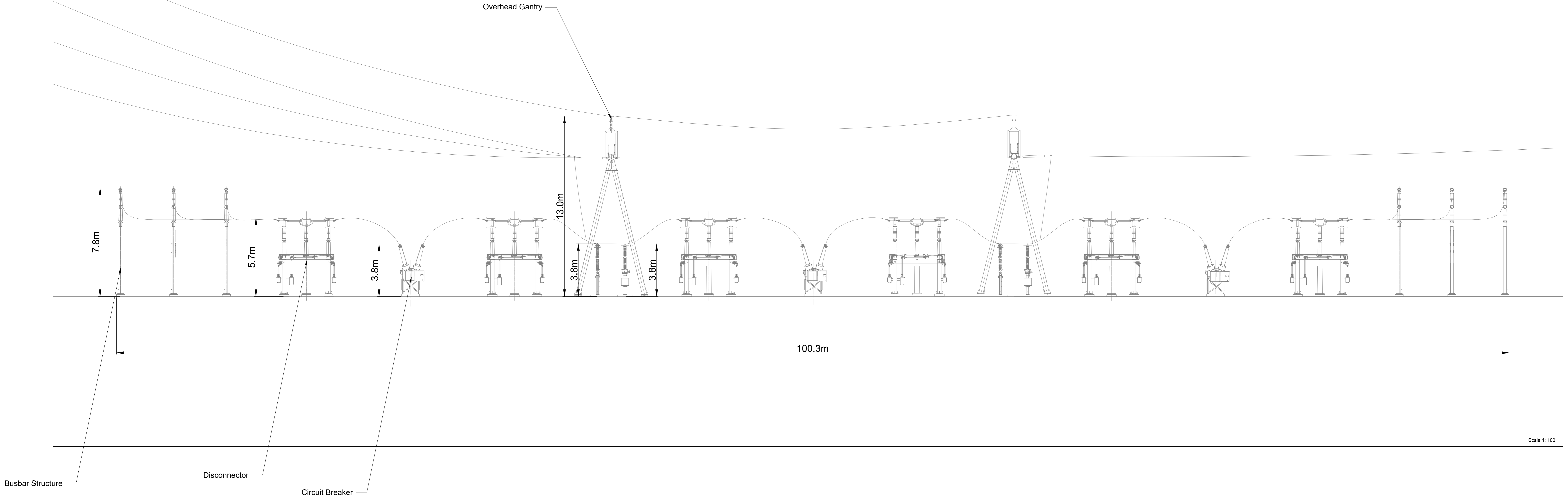


Scale 1: 125

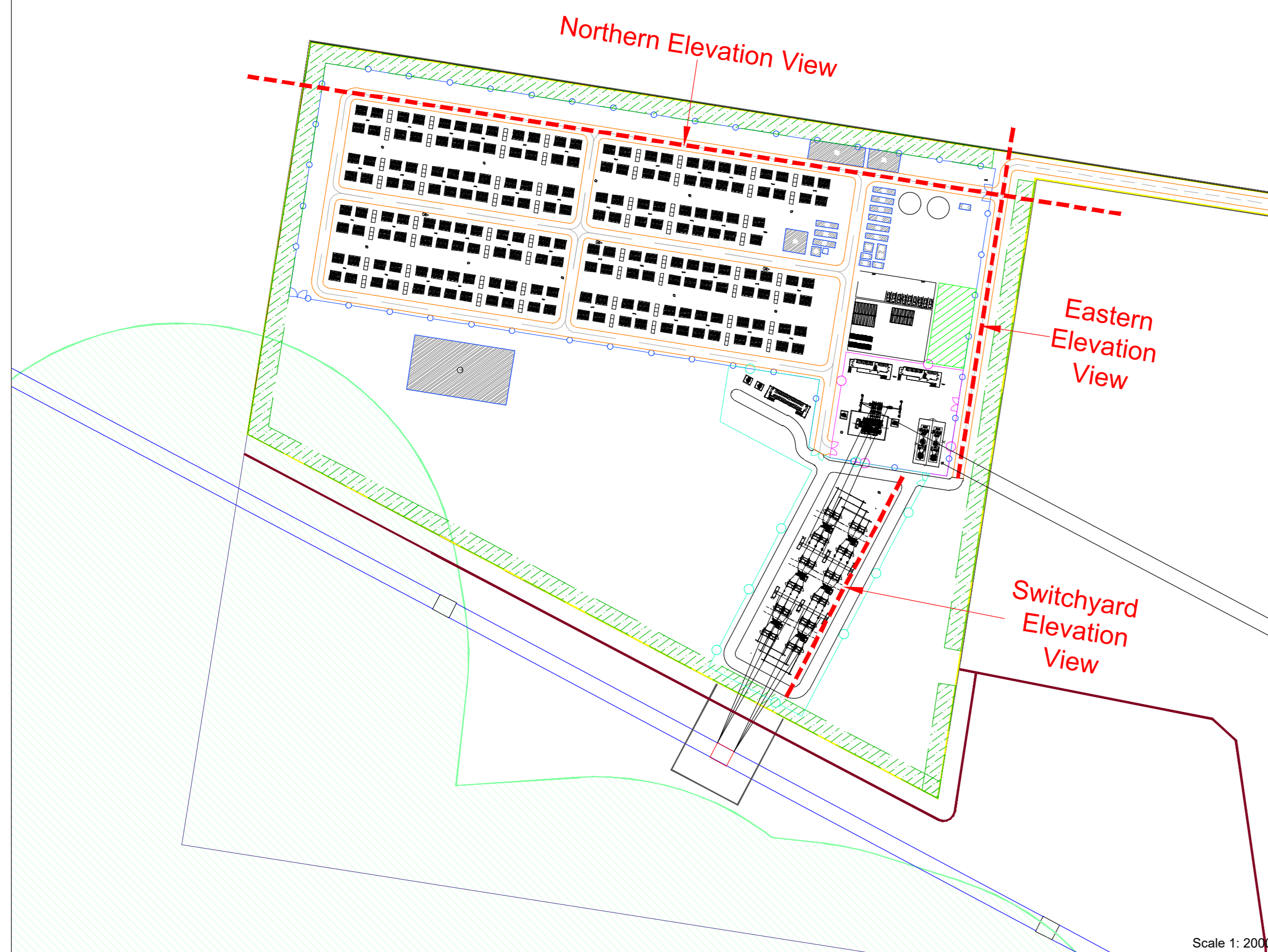
ADVERTISED  
PLAN

PROJECT TITLE:-	ZEN ENERGY NORTH YARRAGON 210MW/1680MWh BATTERY ENERGY STORAGE SYSTEM (BESS) VICTORIA, AUSTRALIA		
CLIENT:-	ZEN ENERGY ZEN ENERGY FUTURE PTY. LTD.		
EPC CONTRACTOR :-			
DRAWING TITLE:-	NORTH YARRAGON BESS INDICATIVE ELEVATIONS - EAST		
DRAWING NO:-	ZEN-AU-NYG-ELV-501		
SITE CO-ORDINATES			
SHEET NO.	01 OF 01	SCALE	N/A
DRAWN	JC	PAPER SIZE	A0
CHECKED	SB	REV NO.	A
APPROVED	DM	DATE	13.04.2025

# Indicative Switchyard Elevation View



# Site Overview



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PROJECT TITLE:- ZEN ENERGY NORTH YARRAGON 210MW/1680MWh BATTERY ENERGY STORAGE SYSTEM (BESS) VICTORIA, AUSTRALIA			
CLIENT:- <b>ZENENERGY</b> ZEN ENERGY FUTURE PTY. LTD.			
EPC CONTRACTOR :-			
DRAWING TITLE:- NORTH YARRAGON BESS INDICATIVE ELEVATIONS - SWITCHYARD			
DRAWING NO:- ZEN-AU-NYG-ELV-502			
SITE CO-ORDINATES			
SHEET NO.	01 OF 01	SCALE	N/A
DRAWN	JC	PAPER SIZE	A0
CHECKED	SB	REV NO.	A
APPROVED	DM	DATE	13.04.2025

**Attachment 3**

Details and location of the proposed business identification signs.

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# SITE ENTRANCE



ZEBRE PROJECT

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# NORTH YARRAGON

Battery Energy Storage System

**PRINCIPAL CONTRACTOR:** Company Name  
**SUPERVISOR:** Name Name  
**SITE MANAGER:** Name Name  
**SITE SAFETY:** Name Name



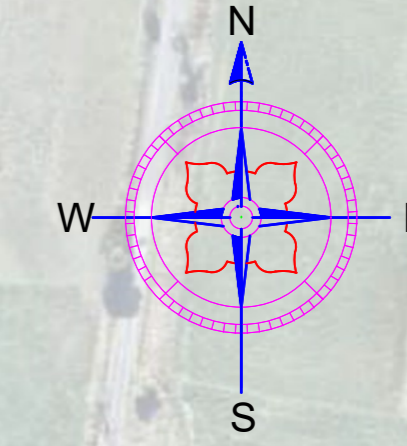
ZEBRE

zebre.com.au

**ALL VISITORS & DELIVERIES  
MUST REPORT TO SITE OFFICE**

THIS PROTECTIVE EQUIPMENT  
**MUST BE WORN**  
ON THIS SITE





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**ADVERTISED PLAN**

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**REVISIONS HISTORY**

PROJECT TITLE:- ZEN ENERGY NORTH YARRAGON 210MW/1680MWh BATTERY ENERGY STORAGE SYSTEM (BESS) VICTORIA, AUSTRALIA

CLIENT:- **ZEN ENERGY**  
ZEN ENERGY FUTURE PTY. LTD.

EPC CONTRACTOR :-

DRAWING TITLE:- NORTH YARRAGON BESS LAYOUT & ACCESS POINTS

DRAWING NO:- ZEN-AU-NYG-LAY-G-DRG-002

SITE CO-ORDINATES	SCALE	1:2000
SHEET NO. 01 OF 01	SCALE	1:2000
DRAWN JC	PAPER SIZE	A0
CHECKED SB	REV NO.	E
APPROVED DM	DATE	19.03.2026

MAIN SITE ACCESS POINT

BUSINESS IDENTIFICATION SIGN TO BE FIXED TO MAIN ACCESS GATE

ALTERNATE FIRE ROUTE ACCESS POINT (AUSNET ACCESS TRACK)

YARRAGON-SHADY CREEK RD

HAZELWOOD TO ROWVILLE NO. 1 & NO. 2 TRANSMISSION LINES

