

# North Yarragon BESS – Planning Report

Planning Report

ZEN Energy Future Pty Ltd

Reference: 528157

Revision: C

2026-02-06

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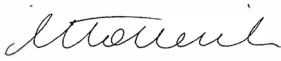
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Document control						
<b>Report title</b>		Planning Report				
<b>Document code</b>		528157-W00001-REP-EN-0010	<b>Proposal number</b>		528157	
<b>File path</b>						
<b>Client</b>		ZEN Energy Future Pty Ltd				
<b>Client contact</b>		Shelley Bambrook	<b>Client reference</b>			
<b>Rev</b>	<b>Date</b>	<b>Revision details/status</b>	<b>Author</b>	<b>Reviewer</b>	<b>Verifier (if required)</b>	<b>Approver</b>
A	2025-07-01	Issue to Client	EG	GW / AB		CH
B	2025-11-17	Final Issue	TD	EG	AS	CH
C	2026-02-06	Lodgement	TD	EG	SS	CH
<b>Current revision</b>		<b>C</b>				

Approval			
<b>Author signature</b>		<b>Approver signature</b>	
			
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## Acknowledgement of Country

Aurecon acknowledges the Traditional Custodians of the lands, waters and skies where we work, live and play. We celebrate the diversity of Aboriginal and Torres Strait Islander peoples and their ongoing cultures and connections to lands, water and skies across Australia. In particular, we acknowledge their ongoing connection to Country and continuing environmental stewardship.

We acknowledge the Aboriginal and Torres Strait Islander Custodians of these lands and we pay our respects to Elders past and present.

*This imagery was created by Shanán Costello, a Sydney-based Aboriginal artist commissioned by Aurecon. Her fluid, colourful, and engaging digital drawings are a contemporary expression of Aboriginal art. This artwork reflects connection, partnership and growth and aims to illustrate Aurecon's genuine respect for Aboriginal Australians across the country.*

## Glossary

Term	Definition
AHD	Australian Height Datum
APZ	Asset Protection Zone
BESS	Battery energy storage system
BMO	Bushfire Management Overlay
CEMP	Construction environment management plan
CHMP	Cultural Heritage Management Plan
CHS	Cultural Heritage Sensitivity
DCPO	Development Contributions Plan Overlay
DEECA	Department of Energy, Environment and Climate Action
DELWP	Department of Environment, Land, Water and Planning, now known as Department of Transport and Planning and Department of Energy, Environment and Climate Action
DTP	Department of Transport and Planning
EAO	Environmental Audit Overlay
EMP	Environmental management plan
EPA	Environment Protection Authority Victoria
FZ	Farming Zone
GDE	Groundwater dependent ecosystem
GED	General Environmental Duty
GLaWAC	Gunaikurnai Land and Waters Aboriginal Corporation
ha	Hectares
km	Kilometres
kV	Kilovolt
m	Metres
mbgl	Metres below ground level
MD	Ministerial Direction
mg/L	Milligrams per litre
MW	Megawatt
NEPM	National Environment Protection Measure
North Yarragon BESS	The proposed development of a Battery Energy Storage System (BESS) in North Yarragon, Victoria.
PCS	Power Conversion System

Term	Definition
Proposal Envelope	The area of land within the Proposal Area (future Lot 1) that will accommodate the proposed use and development. Includes any land to be disturbed for the purpose of the Proposal, including during construction and for access.  The Proposal Envelope encompasses 12.22 ha including land retained as buffer areas.
(the) Proponent	ZEN Energy, the organisation responsible for developing and implementing the North Yarragon BESS Proposal on behalf of the ZEBRE joint venture.
Proposal Area	The defined area for the future Lot 1 which includes the proposed development, located at 713 Yarragon-Shady Creek Road, Yarragon, VIC 3823 (see Figure 2).  The Proposal Area encompasses 18.31 ha.
PRSA	Preliminary Risk Screen Assessment
RAP	Registered Aboriginal Party
SAQP	Sampling, analysis and quality plan
(the) Subject Site	The property at 713 Yarragon-Shady Creek Road, Yarragon VIC 3823
TMP	Traffic Management Plan
ZTV	Zone of Theoretical Visibility

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# Executive Summary

This report has been prepared on behalf of ZEN Energy Future Pty Ltd (ZEN Energy, the Proponent) to support a planning permit application at 713 Yarragon-Shady Creek Road, Yarragon (the Proposal). The application proposes the use and development of the land for a proposed Utility Installation (Battery Energy Storage System (BESS)), car parking, the display of business identification signage, native vegetation removal and subdivision of land into two lots.

The Proposal is part of a joint venture called ZEBRE, a joint venture between Taiwan Stock Exchange listed HD Renewable Energy (HDRE) and Australia's ZEN Energy, formed to build new battery energy storage and renewable energy assets in Australia. ZEN Energy is currently progressing the development of the Proposal on behalf of the joint venture.

The Proposal seeks to undertake the following:

- Development of a new site access from Yarragon-Shady Creek Road;
- Installation of the BESS;
- Construction of ancillary infrastructure including (but not limited to) an onsite substation, operational and maintenance facility and control room;
- Installation of underground or overhead cabling (33kV) to connect the onsite substation to the Hazelwood Terminal Station to Rowville Terminal 220kV transmission line; and
- Subdivision of the site into two lots.

Batteries play a critical role in the energy transition by responding rapidly to grid disturbances and providing essential services that help maintain stable voltage and frequency. The proposed BESS would also improve security of supply by storing excess generation during periods of high renewable output and discharging when supply is limited. This helps reduce curtailed energy, improves overall grid efficiency, and can lower electricity costs for consumers.

The Proposal is defined as a Utility installation under the Baw Baw Planning Scheme, and triggers planning approval for the following:

- Clause 35.07 (Farming Zone) – For use of land and buildings and works for the purpose of a 'Utility installation'; for earthworks that change the rate of flow or the discharge point of water across a property boundary, or which increase the discharge of saline groundwater; and to subdivide land into two lots
  - changes to rate of flow subject to detailed design and to be confirmed prior to endorsement of plans. A stormwater detention basin is expected to manage this requirement.
- Clause 44.06 (Bushfire Management Overlay) - To subdivide land into two lots
- Clause 52.05 (Signs) – For the display of a business identification sign

Clause 52.17 (Native Vegetation) – To remove, destroy or lop native vegetation, including dead native vegetation. The Proposal will require the removal of 0.04 ha of native vegetation.

- Clause 52.06 (Car Parking) – To provide car parking spaces to the satisfaction of the Responsible Authority

The Proposal is compatible with the Baw Baw Planning Scheme. It is supported by environmental impact assessments that have informed the proposed site selection and indicative design. Impacts of the Proposal on the environment are considered modest, including ecological values, Aboriginal cultural heritage, traffic, and amenity such as landscape and visual, and noise.

This application seeks planning approval from the Minister for Planning as Responsible Authority via the Development Facilitation Program pursuant to Clause 53.22 (Significant Economic Development) of the Baw Baw Planning Scheme.

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# 1 Introduction

Aurecon Pty Ltd (Aurecon) was commissioned by ZEN Energy Future Pty Ltd (ZEN Energy, the Proponent) to prepare this planning permit application, including a subdivision application, for the use and development of a Utility installation, including all ancillary infrastructure, for the North Yarragon BESS (herein referred to as 'the Proposal').

The Proposal is part of a joint venture called ZEBRE, a joint venture between Taiwan Stock Exchange listed HD Renewable Energy (HDRE) and Australia's ZEN Energy, formed to build new battery energy storage and renewable energy assets in Australia. ZEN Energy is currently progressing the development of the Proposal on behalf of the joint venture.

The Proposal is located north of the Yarragon township in Victoria and is subject to the Baw Baw Planning Scheme. Further Proposal details are included in Table 1, below.

**Table 1-1 Application Summary**

<b>Application Summary</b>	
Proposal Location	713 Yarragon-Shady Creek Road, Yarragon VIC 3823
Local Government Area	Baw Baw Shire Council
Total Proposal Area and Proposal Envelope	Site area: 51.03 hectares (ha) Proposal Area: 18.31 ha Proposal Envelope: 12.22 ha including land retained as buffer areas.
Land Use Term	Utility installation
Zones	<ul style="list-style-type: none"> <li>■ Clause 35.07 - Farming Zone (FZ)</li> </ul>
Overlays	<ul style="list-style-type: none"> <li>■ Clause 44.06 Bushfire Management Overlay (BMO)</li> <li>■ Clause 45.06 Development Contributions Plan Overlay – Schedule 1 (Baw Baw Shire Development Contributions Plan) (DCPO1)</li> </ul>
Planning Permit Triggers	<p>Planning approval is required under the following clauses:</p> <ul style="list-style-type: none"> <li>■ Clause 35.07 (Farming Zone) – For use of land and buildings and works for the purpose of a 'Utility installation', for earthworks that change the rate of flow or the discharge point of water across a property boundary, or which increase the discharge of saline groundwater and to subdivide land into two lots <ul style="list-style-type: none"> <li>– changes to rate of flow subject to detailed design and to be confirmed prior to endorsement of plans. A stormwater detention basin is expected to manage this requirement.</li> </ul> </li> <li>■ Clause 44.06 (Bushfire Management Overlay) - To subdivide land into two lots</li> <li>■ Clause 52.05 (Signs) – For the display of a business identification sign</li> <li>■ Clause 52.17 (Native Vegetation) – To remove, destroy or lop native vegetation, including dead native vegetation</li> <li>■ Clause 52.06 (Car Parking) – To provide car parking spaces to the satisfaction of the Responsible Authority</li> </ul>
Approval Pathway	The Proposal seeks planning approval from the Minister for Planning as the Responsible Authority via the Development Facilitation Program using the approval pathway provided in Clause 52.33 (Significant Economic Development) of the Baw Baw Planning Scheme.

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Referral requirements	<p>Referral is required under Clause 66.02 (Use and Development Referrals) to the following bodies:</p> <ul style="list-style-type: none"><li>■ <b>AusNet</b> as determining referral authority to construct a building or construct or carry out works on land within 60 metres of a major electricity transmission line (220 kilovolts or more) or an electricity transmission easement.</li><li>■ <b>WorkSafe</b> as determining authority to use land for an Industry, Utility installation or Warehouse where the fire protection quantity is exceeded under the <i>Dangerous Goods (Storage and Handling) Regulations 2012</i>.</li><li>■ <b>Country Fire Authority</b> as recommending referral authority to subdivide land in a Bushfire Management Overlay.</li></ul>
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## 1.1 Purpose

The purpose of this Planning Report is to provide an assessment of the Proposal to furnish an application for a Planning Permit.

The scope of the assessment is to:

- Provide an overview of the Subject Site and surrounding area;
- Outline the specific details of the Proposal;
- Provide an analysis of the Proposal against the relevant planning requirements.

ZEN Energy is seeking planning approval from the Minister for Planning for the Proposal.

## 1.2 Supporting Documents

This Planning Report has been prepared to be read together with a suite of supporting documentation, submitted alongside this planning application. The submitted impact assessments and appended documents are listed in Table 12, below.

Table 1-2 Supporting Documents

Document Name	Appendix Reference
Application Plans	Appendix A
Plan of Subdivision	Appendix B
Ecological Impact Assessment	Appendix C
Contaminated Land Impact Assessment	Appendix D
Traffic Impact Assessment (TIA)	Appendix E
Landscape and Visual Impact Assessment (LVIA)	Appendix F
Bushfire, Hazard and Risk Impact Assessment	Appendix G
Operational Noise Impact Assessment	Appendix H
Community Engagement Report	Appendix I

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## 2 The Proposal

### 2.1.1 The Subject Site

The Site is located at 713 Yarragon-Shady Creek Road, Yarragon VIC 3825, approximately 125 km from Melbourne. The Site is located within the the Baw Baw Shire local government area (LGA) in the West Gippsland region of Victoria, approximately 100km east of the Melbourne central business district. The nearest town is Yarragon, located approximately 7.5 km to the south. Yarragon, together with nearby towns Darnum and Nilma, has an estimated population of 3,124 residents.

The Site is generally rectangular in shape and approximately 51 hectares in size. The Site is formally described as Lot 1 on TP334745V (Volume 06534 Folio 681). Two easements are registered on Title:

- E-1 – for the purpose of the State Electricity Commission and traverses the south west corner of the site.
- E-2 – for the purpose of the State Electricity Commission and traverse the eastern end of the site.

No covenants are registered on Title.

The Site is defined by Yarragon-Shady Creek Road extending along its front (east) boundary and comprises an existing dwelling located towards its eastern end, as well as outbuildings and agricultural land to its rear. Existing vehicle access is provided from Yarragon-Shady Creek Road. A mix of planted and native vegetation exists on the land.

Shady Creek, running north to south, is located approximately 1km east of the Site, with a tributary of Shady Creek running through the Site.

The Hazelwood Terminal Station to Rowville Terminal 220kV transmission line runs east to west through the south-western corner of the Site.

Land use in the surrounding area is predominantly agricultural, characterised by cleared open paddocks suited to livestock grazing or other farming practices.

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Figure 1 Site Context Plan

## 2.1.2 Site Selection and Proposal Justification

Large-scale energy storage (e.g. BESS) will play an important role in securing the Victorian electricity grid, supporting the state's renewable energy transition. Through the time-shifting of renewable energy from periods of surplus energy and low demand to periods of scarcity and high energy demand, BESS infrastructure supports the reliable delivery of electricity across the state from a variety of sources. BESS infrastructure can also play an important stabilising role for the grid due to its high-speed response capability, with full output able to be delivered on command in fractions of a second.

The Australian Energy Market Operator's *Draft 2026 Integrated System Plan* (ISP) step change scenario forecasts a requirement for 5.9GW of utility scale storage capacity in Victoria by 2028-29. All current operational, under construction or otherwise committed BESS total approximately half of the forecast requirement.

The Site of the Proposal is along the Hazelwood-Rowville 220kV transmission easement. This easement and the nearby Yallourn-Rowville 220kV easement form part of a common 220kV system connecting the Latrobe Valley to metropolitan Melbourne. Following the retirement of the 1450MW Yallourn W Power Station in 2028, this 220kV system will be under-utilised at a time when there will be a significant need for dispatchable energy to meet peak demand periods. Accordingly, proximity to the Hazelwood-Rowville 220kV easement was one key factor in site selection – location adjacent to existing electricity infrastructure avoids the need for new overhead easements and generally minimises the requirement for new electrical infrastructure.

The specific site identified to host the Proposal was chosen based on several factors other than transmission line proximity, including:

- Compared to other sites along this 220kV transmission easement, it provides for relatively larger setback distances to sensitive receivers than most other site options
- It comprises cleared grazing land predominantly free from native vegetation
- The proposed development footprint can be accommodated outside of any Bushfire Management Overlay
- It consists of practical (i.e. relatively flat or gently sloping) terrain suited to construction of a BESS yard, and free from inundation risk.
- Soil quality of the Site has been previously classified by the Victorian Government Department of Agriculture as moderate (Class 3) – not competing with the most productive agricultural land. <sup>1</sup>
- The risk of significant cultural heritage sites on the development footprint was assessed as low.

The Proposal has been sited with the objective of minimising impacts to the environment, neighbours and road users. The process included a two staged assessment process:

1. A Fatal Flaw Assessment was undertaken to identify constraints and risks of the Proposal, this included early site work to understand native vegetation present within the Proposal Boundary. This initial analysis and field work informed indicative design and highlighted further technical assessments required to support the planning approval, with consideration given to environmental requirements and ancillary legislation.
2. The required technical assessments on the Proposal were completed and this planning approval application was prepared.

The Proposal Area is used for livestock grazing and therefore is highly disturbed, modified agricultural land. The terrain of the Proposal Area comprises gently undulating cleared open paddocks, predominantly pasture grasses and planted vegetation. Native vegetation, namely EVC53 Swamp Scrub has been identified within the Proposal Area to the west of the creek along the northern site boundary. A permit for the removal of this vegetation is being sought as part of this application, and appropriate offsets will be secured.

The Proposal will be accessed via Yarragon-Shady Creek Road. The Proposal site and infrastructure have been located away from sensitive receivers to minimise visual and noise impacts.

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<sup>1</sup> <https://maps.tern.org.au/map/15728dba-b49c-4da5-9073-13d8abe67d7c>

The Proposal will deliver economic benefits through local investment, increased spending and job creation during the construction phase. For a project of this size, it is expected to create approximately 80-100 direct construction jobs.

During the operation phase of the project, employment is generally limited to inspection and maintenance activities undertaken by the BESS operator.

The Proponent is committed to employing local workers and sourcing goods and services locally where possible.

### 2.1.3 Proposal Description

The application proposes the use and development of the Site for a Utility Installation (a BESS) and ancillary infrastructure, car parking, native vegetation removal and the subdivision of the land into two lots. In addition, the application proposes the display of business identification signage to identify the proposed use of the land for a BESS.

The land will be subdivided into two lots, with the retention of the existing dwelling residing on the future Lot 2, and the proposed BESS to the rear on the future Lot 1.

Terms used to define land for the Proposal are outlined in **Table 2-1** below:

**Table 2-1 Project land terms**

Term	Definition
Site	The property at 713 Yarragon-Shady Creek Rd, Yarragon VIC 3823. The Site comprises both future Lot 1 and future Lot 2 of the proposed subdivision.
Proposal Area	The defined area for the future Lot 1 which includes the proposed development (see Figure 3).  The Proposal Area encompasses 18.31 ha.
Proposal Envelope	The area of land within the Proposal Area (future Lot 1) that will accommodate the proposed use and development. Includes any land to be disturbed for the purpose of the Proposal, including during construction and for access.  The Proposal Envelope encompasses 12.22 ha.

The Proposal includes:

- BESS modules, inverters and transformers.
- Internal access roads and access (and egress) points including a culvert bridge over the creek.
- Underground cabling to provide a connection between the battery modules and inverters and on-site substation.
- On-site substation including transformer to step up from 33 kV to the connection voltage of 220 kV.
- Cabling (220kV) to connect the onsite substation to the Hazelwood Terminal Station to Rowville Terminal 220kV transmission line via a new tower.
- An Operations and Maintenance Facility.
- Water storage (including firefighting water supply and fire water runoff containment).
- A stormwater detention basin
- Fencing around the perimeter of the BESS facility.
- Nine (9) car parking spaces.
- Business identification signage at site entry.

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The BESS proposes an installed capacity of up to 210 MW / 1680 MWh with a nominal duration of 8 hours.

The Proposal will require the removal of 0.04 ha of native vegetation.

The BESS will be positioned in the north west corner of the Site, located approximately 980m from the Yarragon-Shady Creek Road frontage. BESS equipment will have a maximum height measuring in the order of 3.5m and positioned together with light poles at heights of 7-10m. Lightning poles of 20m will also be distributed throughout the Site. All BESS infrastructure will be setback a minimum of 30m from the side (north) and rear (west) boundaries of the Site and will include an approximately 10m wide vegetated screen along the Site perimeter.

The exact location of all BESS infrastructure on the future Lot 1 will be determined through detailed design, once a BESS supplier and construction contractor has been selected and will be in accordance with commitments made in this planning application. The Proposal Area and indicative layout is shown on Figure 2.

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**Legend**

- Road
- Watercourse
- Proposal Area
- Property Boundary
- Transmission Line 220kV
- Alternate Fire Access Route
- HV Cabling 220kV
- Storm Water Detention Basin
- Water Tanks
- Substation Area
- Terminal Station
- Temporary Construction Facilities
- Battery Yard
- O&M Buildings / Storage & Parking
- New Transmission Tower 220kV
- Transmission Tower 220kV
- 220kV Easement
- BESS & PCS

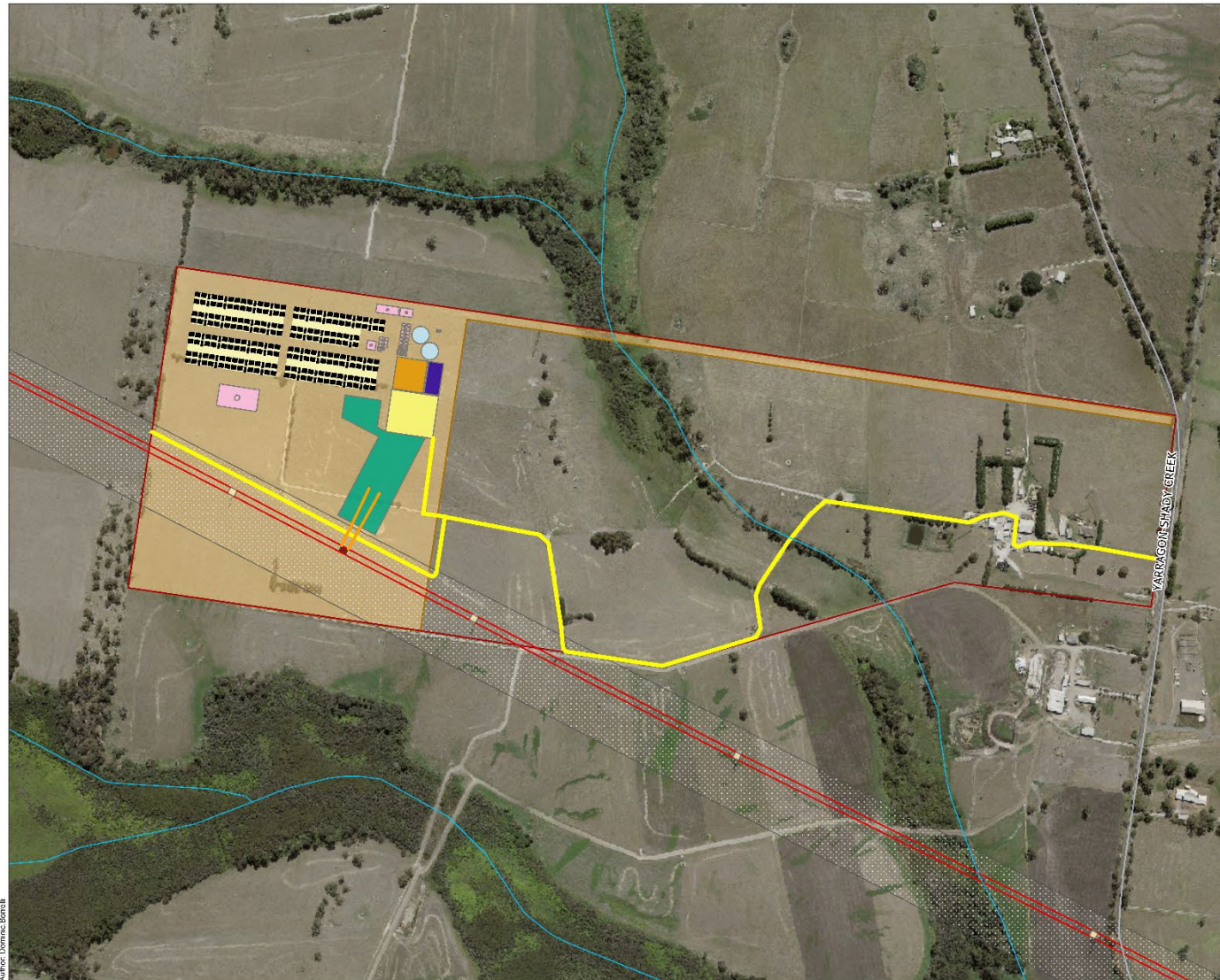
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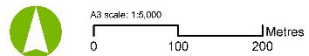
Other data: DFECA, Aurecon

Date: 2/02/2026

Version: 7



Author: Dominic Boroil



Job No: PS28157  
Coordinate System: GDA2020 MGA Zone 56

**North Yarragon BESS**  
Indicative Layout Design and Proposal Area

Figure 2 Proposed use and development

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The BESS facilities are available to operate 24/7 and are monitored remotely in real-time and do not require dedicated staff to be on-site at all times. Staff will access the Site periodically to undertake inspections and maintenance with approximately two full-time staff on the Site.

The BESS surface finishes will be predominantly painted sheet metal, with paint colour selected to reduce visual impact. Lightning masts (of 20m maximum height) are proposed to be placed throughout the BESS and ancillary infrastructure area. Trees that are native to the area with low bushfire risk and low flammability will be selected for the vegetation buffer. The vegetation buffer will be maintained in accordance with CFA guidelines to minimise fire risk.

Primary site access is proposed via a new access road from Yarragon-Shady Creek Road which will facilitate access in both construction and operational phases. This access road will run along the north side of the Site, providing access to the Proposal Area. A secondary access for fire emergency is proposed via the existing residential driveway, which will continue to service the existing dwelling on the Site.

The application also proposes the removal of 0.04ha of native vegetation (Swamp Scrub) to facilitate the site access road. Proposed native vegetation removal will be appropriately offset in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation (DEECA, 2025)*. The amount of offsets required comprises 0.022 general habitat units to be located in the West Gippsland Catchment Authority (CMA) or Baw Baw Shire Council LGA. The required general offset will be purchased through DEECA's Native Vegetation Credit Register (NVCR). Further discussion of native vegetation is contained in the *North Yarragon BESS Project Ecology Impact Assessment*, submitted to support this Application.

No changes are proposed to the existing dwelling, outbuildings or private open space provision as part of this application. Imagery of the Site shows two designated car parking spaces located adjacent to the outbuildings provided for the dwelling on-site, with additional land available on the Site for supplementary parking.

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## Subdivision

This planning application also seeks to subdivide the land into two lots. The proposed Lot 1 will comprise the proposed utility installation (BESS) and ancillary infrastructure and is located to the rear of the proposed Lot 2 which will comprise the existing dwelling and farmland.

Separate vehicle access will be provided for each lot, with Lot 1 accessed via a new vehicle access road along the northern site boundary, while the existing access will be retained for Lot 2. The existing access to Lot 2 is used by AusNet for transmission line maintenance access and is proposed to serve as an alternate fire access route for the BESS. The accompanying Traffic Impact Assessment concludes that although there are no detailed plans for site access available at this stage of the project, there is adequate area for the separation of vehicle access along Yarragon-Shady Creek Road to serve each lot.

Proposed subdivision details are contained in Table 2.1, and shown in Figure 3, below:

**Table 2-2 Subdivision details**

Proposed Lot	Subdivision details	Easement
1	<p><b>Proposal Area</b></p> <p>Area: 18.31 ha</p> <p>For the Proposal and primary access road.</p>	<p>An existing State Electricity Commission easement (E-1) traverses both future lots.</p> <p>An existing State Electricity Commission easement (E-2) traverses both lots. E-2 also intersects with the proposed primary access route for Lot 1.</p>
2	<p><b>Balance of land within the Site</b></p> <p>Area: 32.73 ha</p> <p>To accommodate the existing dwelling, agriculture use and the secondary / emergency access route.</p>	<p>No changes are proposed to existing easements.</p>

This planning application seeks a planning permit to subdivide the land, and a Master Plan (Revision A, 1 December 2025) has been prepared to accompany this request.

The subsequent stages (Certification and Statement of Compliance) under the *Subdivision Act 1988* will be lodged with the responsible authority (Baw Baw Shire Council) following the granting of the planning permit.

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**FOR  
ENDORSEMENT**

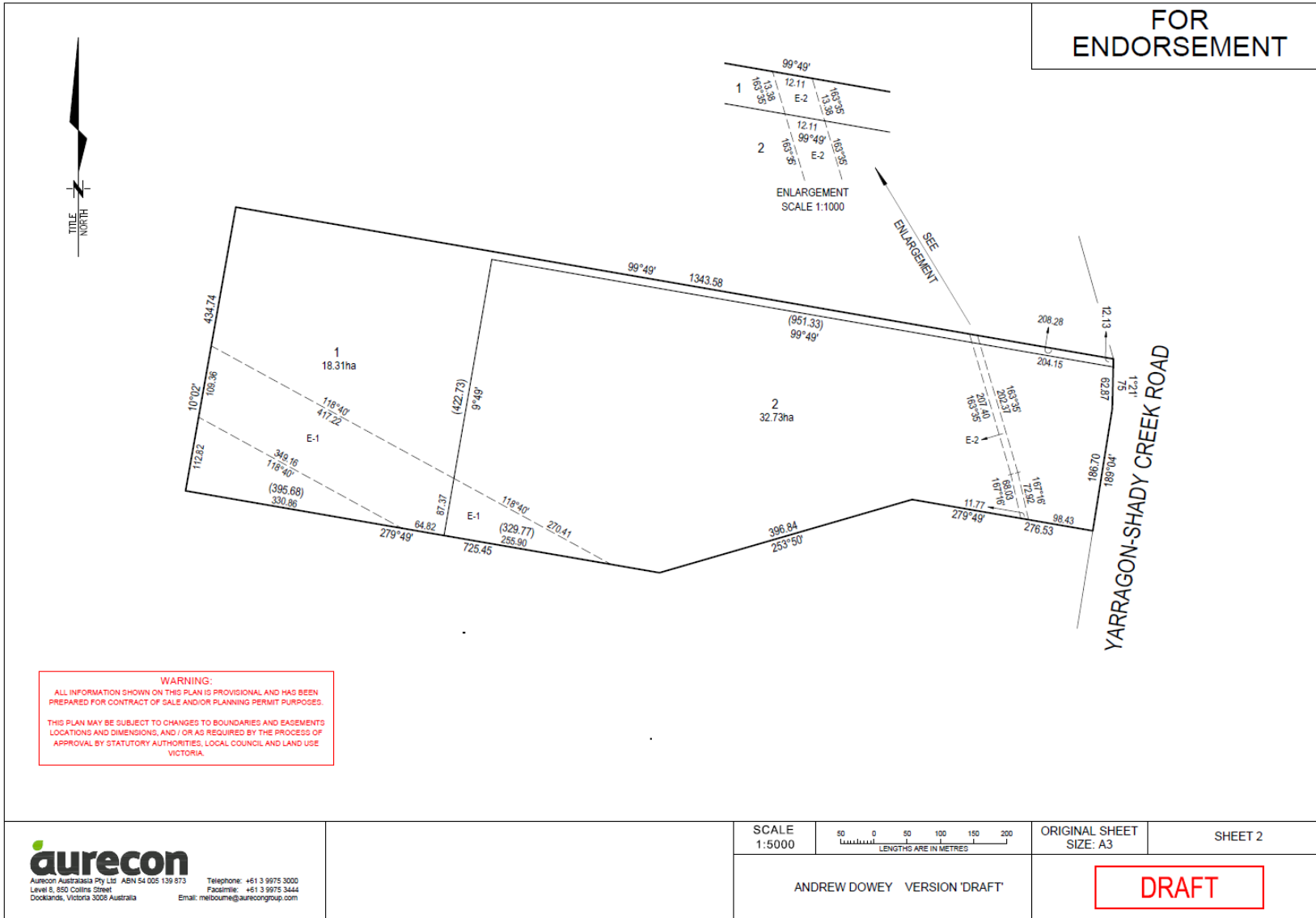


Figure 3 Proposed Plan of Subdivision - 713 Yarragon-Shady Creek Road, Yarragon

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**Legend**

- Road
  - Watercourse
  - - - Proposal Envelope
  - - - Local Government Area
  - Lot One: Proposal Area
  - Lot Two: Dwelling and Agricultural Use
- Layout design**
- Transmission Line 220kV
  - - - Asset Protection Zone
  - Indicative New Transmission Tower (220kV)
  - Transmission Towers 220kV

**Notes:**

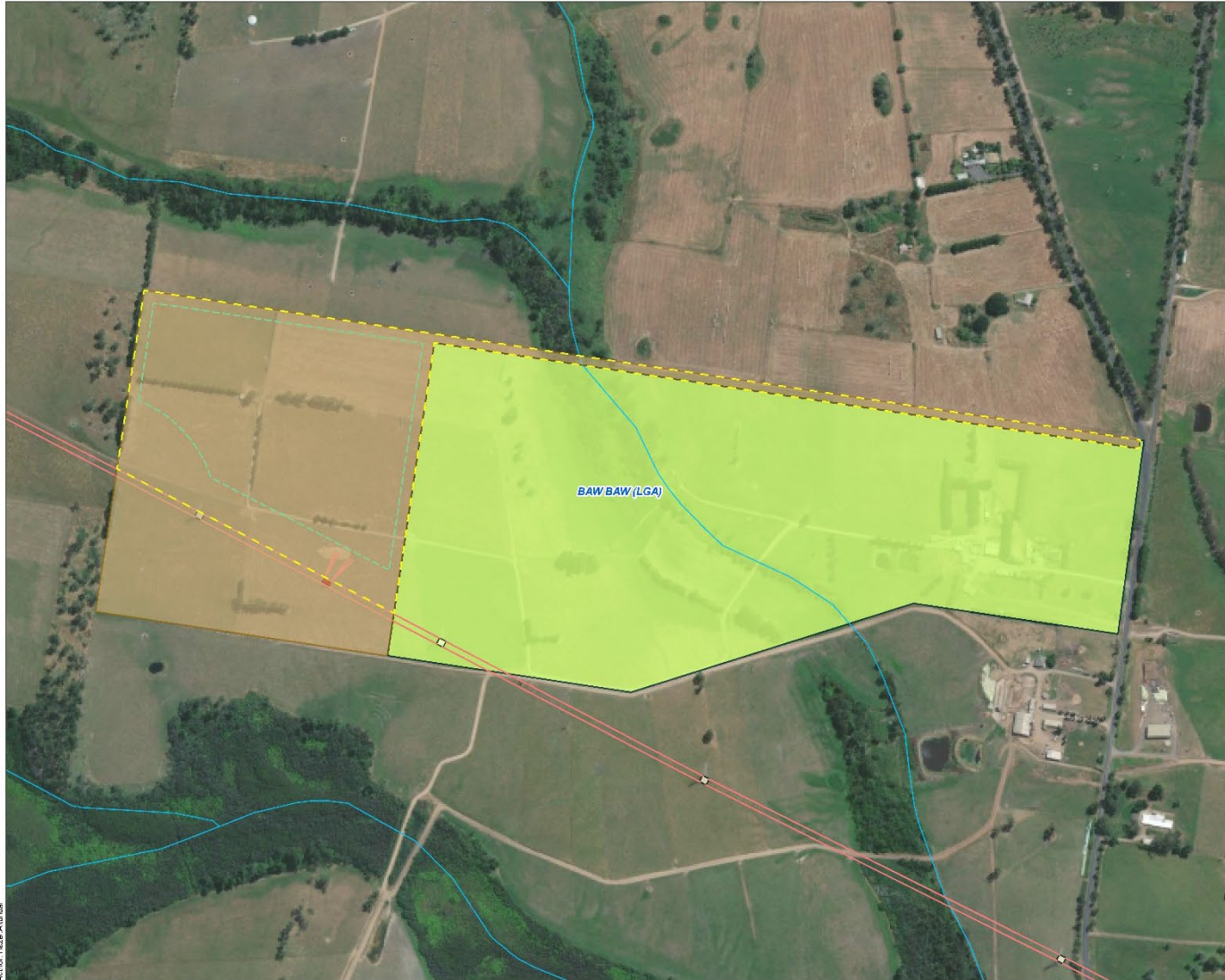
**Basemap:** Vicmap, Vicmap, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri Community Maps Contributors, Vicmap, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS, © Commonwealth of Australia (Geoscience Australia) 2021. This product is released under the Creative Commons Attribution 4.0 International License. <http://creativecommons.org/licenses/by/4.0/legalcode>

**Other data:** DEECA, Aurecon

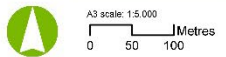
Date: 27/01/2026

Version: 4

**North Yarragon BESS  
Layout Design**



A:\Proj\H2024\A1\mapdata



Job Nu: P028157  
Coordinate System: GDA2020 MGA Zone 55

Figure 4 Proposal Area - 713 Yarragon-Shady Creek Road, Yarragon

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## 2.1.4 Construction and Operation Details

### Construction

Methodology, program and timing of the construction works are currently indicative and dependent upon planning approvals and the selected contractor. It is anticipated that the construction activities will take place over a 24-month timeframe and will involve the following key works:

- Site mobilisation, installation of a perimeter fence
- Construction of main site access road, watercourse crossing
- Earthworks to level the site and create bench surfaces for the BESS equipment, storage and removal of spoil (including the treatment of contaminated soil, where required), drainage, establishment of laydown area
- Civil works to prepare internal access roads, equipment foundations and trenches for electrical and communications cabling
- Delivery, installation and connection of batteries, inverters and associated infrastructure
- Construction of substation and connection to the transmission network
- Installation of operation & maintenance building including storage area and site office
- Testing and commissioning

Construction work is expected to be undertaken six days per week and will generally occur during the following construction hours:

- Monday to Friday: 6:00 am – 6:00 pm
- Saturday: 7:00 am – 1:00 pm (assumed standard construction hours on Saturdays)

At its peak, construction of the BESS would have a maximum of 60 staff on-site. The expected worker origins are approximately 20% from Yarragon and 80% from Melbourne. Workers are expected to travel to site in light vehicles.

### Operation

The battery facility will be available for operation 24 hours a day, 7 days a week. Typical operation will be one charge cycle (approximately 9 hours) and one discharge cycle (8 hours) per day.

The operation and monitoring of the battery facility is largely automated. There are expected to be two full-time workers on the Site from 8am to 5pm on Monday to Friday. Additionally, a small team will access the Site approximately five days a month to undertake inspections and perform maintenance activities.

It is expected that the battery facility will be operating for approximately 30 years. Following this period, there will be a decision to either refurbish/deploy an alternative proposal on the Site or decommissioning of site will occur. If the latter option is elected, all equipment will be safely removed from site and recycled where possible. The Site will then be rehabilitated to its original condition and agricultural use can resume.

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## 3 Strategic Context

### Climate Change Act (2017)

The *Climate Change Act 2017* provides Victoria with the legislative foundation to manage climate change risks, maximise the opportunities that arise from decisive action, and drive our transition to a climate-resilient community and economy with net-zero emissions by 2050.

The Act identifies a long-term target of net zero greenhouse gas emissions by 2050 and sets five-yearly interim targets. Additionally, the Act details policy objectives and guiding principles to help embed climate change into government decision making, a climate change strategy, adaption action plans, pledges, information and reporting, carbon sequestration rights, as well as integrates the *Environment Protection Act 2017*.

The Proposal supports the policy objectives of the Act as it facilitates the development of renewable energy supply infrastructure. It will support the transition to a low-carbon economy by providing energy storage capacity that enables renewable energy generation and contributes to greenhouse emission reductions.

### Victoria's Climate Change Strategy (2021)

Victoria's Climate Change Strategy (May 2021) sets out the pathway for reducing emissions and building resilience to the impacts of climate change. The Strategy provides a roadmap to net-zero emissions in Victoria by 2050 and sets targets to reduce the state's greenhouse gas emissions from 2005 levels by 28%–33% by 2025 and 45%–50% by 2030.

This includes a 5-point plan to transform Victoria's electricity system to renewables, support the development of new technology, invest in the natural environment, support business to reduce emissions and improve recovery from extreme weather.

The 5-points are as follows:

1. A clean energy economy
2. Innovation for the future
3. Resilient farms and forests
4. Climate smart businesses and communities
5. A climate resilient Victoria

The Proposal will contribute towards Victoria's 2050 vision for achieving zero-net emissions as identified in the Strategy through the investment in, and development of, a large-scale energy storage system. The Proposal will also introduce new jobs into regional Victoria.

### Renewable Energy Action Plan (2017)

The Renewable Energy Action Plan (REAP) outlines how Victoria will deliver a renewable, affordable and reliable energy supply through implementation of large-scale renewable technologies while maintaining grid stability.

The REAP specifically supports commercial investments in energy storage. Implementation of the REAP will support Victoria's pathway from a carbon-intensive to net zero emissions energy sector by 2050, with current renewable energy generation targets of 40% by 2025.

The REAP focuses on the following key areas:

- Supporting sector growth
- Empowering communities and consumers
- Modernising our energy system

The Victorian Government has since increased the Victorian Renewable Energy Target (VRET) to 50% by 2030, legislated via the *Renewable Energy (Jobs and Investment) Act 2017* (Vic).

The Victorian Government established the Victorian Renewable Energy Auction Scheme in 2017 (VRET1 and VRET2) to support achievement of the VRET. The Victorian Government has detailed that, ‘under VRET1, five [Proposals] were delivered, bringing forward 800 MW of new renewable capacity. VRET2 has delivered six [Proposals], bringing forward 623 MW of renewable generation capacity and delivering up to 365 MW and 600 megawatt-hours (MWh) of new battery energy storage. VRET2 will help meet Victoria’s legislated renewable energy targets of 40% by 2025 and 50% by 2030 and continue to place downward pressure on electricity prices. VRET2 [Proposals] will also help meet Victoria’s new renewable energy storage target of at least 2.6 gigawatts (GW) of energy storage capacity by 2030.’<sup>2</sup>

Large-scale energy storage systems, such as the BESS proposed as part of this planning application, will play an important role in creating a flexible and reliable energy system and supporting the rapid deployment of variable renewable energy sources.

In order to operate reliably and securely any electricity system requires sophisticated monitoring and control systems to ensure supply and demand is balanced in real time. It is important that equipment connected to the electricity grid can respond quickly to ensure the power system can be managed to maintain power system parameters within acceptable limits. Batteries are key to the energy transition because they can react very quickly to disturbances and can provide important services that support the stable operation of the electricity grid, e.g. to help ensure the voltage and frequency of the grid remain within stable limits.

The proposed BESS can also contribute to improving security of supply by soaking up excess generation when output is high (e.g. when solar and wind power is plentiful) and discharging when there might otherwise be a shortfall in supply (e.g. when solar generation drops off overnight). Importantly, this can reduce the delivered cost of electricity to consumers by reducing curtailed (i.e. spilt) energy and improving the overall efficiency of the electricity grid.

Currently, BESS most commonly use lithium technology to store the electricity, however there are a variety of technologies and chemistries available.

## Victoria’s Climate Change Framework (2016)

In June 2016, Victoria set a target of net zero emissions by 2050. This target is considered best practice in addressing global warming and the negative effects of this process on the Victorian environment and economy. The Proposal will contribute to Victoria’s aim for net-zero emissions whilst also boosting the local regional economy.

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## Victoria’s Regional Statement (2015)

*Victoria’s Regional Statement* is the State Government’s acknowledgement of the enormous contribution that regional Victoria makes to the State’s economic strength and way of life. The statement encourages further development and investment in regional Victoria that the Proposal will contribute to by creating jobs and new industries within this area during both the construction and operation phases.

## Victorian Renewable Energy Zones (Proposed)

The Victorian Government has proposed new Renewable Energy Zones (REZ), areas of the state that have abundant renewable energy resources such as wind and sun, but also appropriate locations for development from a land use and environmental perspective. The strategic location of the proposed REZs will allow renewable energy infrastructure to be connected to the transmission network in an orderly and efficient way. The introduction of the REZ will help facilitate the transition to renewable energy while ensuring the reliable delivery of low cost electricity in Victoria.

Designated location of REZs were selected through consideration of a number of factors, including proximity to existing supporting infrastructure and access to wind and solar energy. The Proposal connects to the

<sup>2</sup> <https://www.energy.vic.gov.au/renewable-energy/victorian-renewable-energy-and-storage-targets>

existing 220kV transmission line which intersects the Gippsland REZ. Although the Site is not located within a REZ, the Proposal supports the objectives of REZ framework by facilitating the operation and use of supporting infrastructure that promotes the long-term interests of electricity consumers, particularly in relation to reliability and security of the national electricity system.

## **Gippsland 2035 – Latrobe Valley and Gippsland Transition Plan**

The Latrobe Valley and Gippsland Transition Plan (the Plan) was developed to provide a guide for the region as it transitions towards a net zero economy. This Plan provides a roadmap to maximise opportunities for economic participation across the region through employment generation in strategic growth sectors, including, but not limited to, new energy and advanced manufacturing. The Plan builds on Victoria's Climate Change Strategy, acknowledging the objectives for Victoria to achieve its emissions reduction target of 75 to 80% below 2005 levels by 2035 and net zero emissions by 2045.

The Proposal supports the strategic objectives of the Plan through its contribution to the ongoing development of renewable energy production and employment opportunities within the Gippsland region. As outlined in the Plan, Gippsland is well placed to become a major centre for renewable energy generation, including local generation, storage and use through utility-scale projects. In addition to the delivery of battery storage infrastructure to support the renewable energy transition, the Proposal will provide economic benefits through local investment, increased spending and job creation during the construction phase. It is anticipated that the Proposal will generate approximately 80 direct construction jobs.

## **Designated Bushfire Prone Area**

Bushfire Prone Areas (BPA) are locations where the bushfire hazard has been identified and mapped under the building system. These areas are subject to or likely to be subject to bushfires. The Bushfire Management Overlay (BMO) is a planning control that applies to BPAs with very high and extreme bushfire risk. Where the BMO applies, planning permit requirements are triggered, including mandatory bushfire protection measures.

Clause 13.02 (Bushfire) sets out planning policy that applies to land in a designated BPA, BMO or any use or development that may create a bushfire hazard. As the Proposal is located within a BMO at the south-west corner, and also within a designated BPA, Clause 13.02 is relevant.

Clause 13.02-1S (Bushfire Planning) outlines the State's objectives in managing bushfire risk to life and property through appropriate hazard identification and strategic planning, and sets out the use and development within a BPA that should consider bushfire risk. Relevantly, the proposed use and development of the land for a 'utility installation' and the subdivision of land into two lots are not triggered under the policy.

A summary of the assessment against Clause 13.02-1S (Bushfire Planning) can be found at Section 4.4.4. The Risk and Bushfire Hazard Assessment undertaken is submitted with this application.

## **Draft 2026 Integrated System Plan (ISP)**

The Australian Energy Market Operator's (AEMO) Draft 2026 Integrated System Plan (ISP) presents the roadmap for the National Electricity Market (NEM's) transition towards a more reliable, affordable, and sustainable energy future by 2050. The ISP sets out an 'optimal development path' (ODP) for generation, storage and network investments for at least the next 20 years<sup>3</sup>.

The proposed ODP is presented as the optimal mix of grid-scale generation, storage and network investments to meet consumer needs and government policies, highlighting the need for urgent investment in generation, storage and transmission to deliver secure, reliable and affordable electricity through the energy transition. The proposed ODP would see the NEM with a total of 40 gigawatts (GW) of grid-scale storage and hydro and an additional 6,000 km of transmission, amongst other forms of grid-scale energy generation identified.

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<sup>3</sup> <https://www.aemo.com.au/energy-systems/major-publications/integrated-system-plan-isp/2026-integrated-system-plan-isp>

In addition, the Draft ISP 'step change scenario' forecasts a requirement for 5.9GW of utility scale storage capacity in Victoria by 2028-29. At present, the operational, under construction or otherwise committed BESS total provides approximately half of the forecast requirement. The North Yarragon BESS, proposed to operate at an installed capacity of up to 210 MW/1680 MWh, provides a key contribution to the targeted delivery of utility scale storage.

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## 4 Planning Assessment

The Proposal Area is within the Baw Baw Shire LGA and the Proposal has been assessed against the Baw Baw Planning Scheme. This section outlines the planning zones, overlays and other provisions in the Baw Baw Planning Scheme relevant to the Proposal and provides an assessment against permit triggers and decision guidelines.

### 4.1 Planning Policy Framework

The Planning Policy Framework (PPF) contains local, state and regional level policies that apply across Victoria. An assessment of the Proposal against the relevant sections of the PPF is provided below:

**Table 4-1 Assessment of the Proposal against Planning Policy Framework**

Clause	Proposal Response
<p><b>Clause 12: Environmental and Landscape Values</b></p> <p>Clause 12.01-1S Protection of biodiversity</p> <p>Clause 12.01-1L Protection of Baw Baw's biodiversity</p> <p>Clause 12.01-2S Native vegetation management</p> <p>Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs</p>	<p>The Proposal has strategically located the BESS infrastructure to benefit from adjacent transmission line infrastructure and minimises impacts to landscape values in the surrounding area.</p> <p>The Site is largely absent of native vegetation due to its historical agricultural use. The remaining native vegetation present is generally concentrated around the unnamed tributary of the Shady Creek that runs through the Site.</p> <p>The Proposal minimises impacts to native vegetation within the Proposal Area. The Proposal has limited native vegetation removal to the minimum extent necessary to service the Site.</p>
<p><b>Clause 13 Environmental Risks and Amenity</b></p> <p>Clause 13.01-1S Natural hazards and climate change</p> <p>Clause 12.02-1S Bushfire planning</p> <p>Clause 13.02-1L Bushfire planning in Baw Baw</p> <p>Clause 13.05-1S Noise management</p> <p>Clause 13.06-1S Air quality management</p> <p>Clause 13.07-1S Land use compatibility</p>	<p>The Proposal Area is located next to existing transmission line infrastructure. The proposed use is considered compatible with this infrastructure. Co-locating the use alongside existing transmission lines is an effective use of the land as it will minimise the need for additional transmission line infrastructure in the area.</p> <p>The Proposal Area is located near a limited number of sensitive receivers. The location, coupled with noise management strategies as outlined in the accompanying Operational Noise Impact Assessment, ensure appropriate integration with the surrounding environment, demonstrating a commitment to maintaining amenity and functionality without causing undue disturbances. The Report demonstrates that noise levels from the Project are predicted to meet or be below the acceptable limits. Further assessment will be undertaken during detailed design to ensure that all proposed noise controls will minimise risk of harm to the environment.</p> <p>During the operational phase, the Proposal will continue to have an obligation to implement methods of reducing noise, as per the General Environmental Duty.</p> <p>The Proposal will be designed to allow the land to be rehabilitated at the end of its operational life, with all above-ground infrastructure removed to enable a return to farming.</p> <p>The Proposed BESS infrastructure has been located entirely outside the BMO extent. The BMO does,</p>

Clause	Proposal Response
	<p>however, intersect the broader Property Boundary in the south-west corner of the Site. The Proposal is considered low-risk under the Country Fire Authority (CFA) Guidelines due to the predominantly sown pastureland.</p> <p>The design of the Proposal aims to minimise both the risk of bushfire impacting the Site and the potential for fires to spread offsite. Compliance with the CFA Guidelines will ensure that the settlement planning objectives are achieved. Further details are provided in the accompanying Bushfire, Risk and Hazard Impact Assessment, contained in Appendix G of this report.</p>
<p><b>Clause 14 Natural Resource Management</b></p> <p>Clause 14.01-1S Protection of agricultural land</p> <p>Clause 14.01-1R Protection of agricultural land – Gippsland</p> <p>Clause 14.01-1L Dwellings and subdivision in rural areas</p> <p>Clause 14.01-2S Sustainable agricultural land use</p> <p>Clause 14.01-2L-01 Sustainable agricultural land use in Baw Baw</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">ADVERTISED PLAN</p>	<p>The proposed use of land for a BESS (Utility installation) will not adversely impact the agricultural land that currently surrounds the Proposal Area.</p> <p>Utility installations are considered compatible with existing farmland as they allow the land to be rehabilitated at the end of the Proposal life cycle.</p> <p>At the conclusion of the Proposal's life, the land will be rehabilitated and returned to agricultural use.</p> <p>The subdivision will separate the proposed Utility installation use from the existing dwelling to allow the two uses, as well as adjacent agricultural use, to co-exist. The subdivision does not prejudice activities associated with agricultural production and minimises the loss of productive agricultural land.</p>
<p><b>Clause 15 Built Environment and Heritage</b></p> <p>Clause 15.01-1S Urban Design</p> <p>Clause 15.01-3S Subdivision design</p> <p>Clause 15.01-6S Design for rural areas</p> <p>Clause 15.01-6L Design for Baw Baw's rural areas</p>	<p>The Proposal has been strategically located next to existing transmission line infrastructure to group similar uses together, reducing visual impact to road users and the local community. The BESS infrastructure will be located at the rear of the property, set back approximately 980m from Yarragon-Shady Creek Road, further minimising visibility from public viewpoints.</p> <p>The subdivision will separate the Utility installation use from the existing dwelling, while also allowing both uses to coexist and remain compatible with the surrounding agricultural land.</p>
<p><b>Clause 17 Economic Development</b></p> <p>Clause 17.01-1S Diversified economy</p> <p>Clause 17.01-1L Baw Baw's Economy</p> <p>Clause 17.01-2R Innovation and Research - Gippsland</p>	<p>The Proposal, in both its construction and operational phases, will increase employment opportunities. It also supports the sustainable growth and diversification of rural economies. By facilitating the integration of renewable energy and contributing to the stabilisation of the electricity grid, the proposed BESS represents a new industry opportunity aligned with climate change and sustainability initiatives being encouraged in Baw Baw.</p>
<p><b>Clause 19 Infrastructure</b></p> <p>Clause 19.01-1S Energy supply</p> <p>Clause 19.01-2S Renewable Energy</p>	<p>The Proposal involves the development of energy storage infrastructure, supporting the transition to a low-carbon economy, strongly aligning to the delivery of these planning policies.</p> <p>The BESS infrastructure is strategically located to minimise land use conflicts and make efficient use of existing transmission infrastructure, reducing environmental and community impacts, including visual impacts on road users. It is also designed to be climate</p>

Clause	Proposal Response
	<p>resilient, incorporating appropriate bushfire management controls and surface water management considerations.</p> <p>The Proposal will contribute to the local economy through construction and will contribute to long-term sustainability and social outcomes by promoting future renewable energy infrastructure.</p>

## 4.2 Municipal Planning Strategy

Baw Baw Shire’s Municipal Planning Strategy (Clause 2) sets out strategic directions to guide the development of the area. The Shire offers both highly productive agricultural land and extensive natural landscapes, which include high value habitat areas and high-quality water catchments. Strategic directions seek to protect these assets while allowing residents access to nearby employment and lifestyle opportunities. The directions are general in nature and rely on the application of the Local Planning Policies to achieve the broad strategic direction of the Shire.

An assessment against the Municipal Planning Strategy of the Baw Baw Planning Scheme is provided in Table 4-2, below.

**Table 4-2 Assessment of the Proposal against the Municipal Planning Strategy**

Clause	Proposal Response
<p><b>Clause 02.03-2 Environment and landscape</b></p> <p>Baw Baw’s relevant strategic directions are as follows:</p> <ul style="list-style-type: none"> <li>■ Protect the Shire’s natural attributes including its tall Ash forests, alpine herb fields, reserves and parks and its native animal species.</li> <li>■ Protect the attractive rural landscape of Baw Baw of forested mountains, cleared hills and river flats.</li> </ul>	<p>The Site is characterised by predominantly agricultural land. A tributary of Shady Creek runs through the centre of the Proposal Area.</p> <p>Native vegetation present within the Proposal Area is concentrated around Shady Creek, along the northern site boundary. This planning application details the proposed removal of native vegetation required to deliver the project. Notwithstanding, the Proposal has minimised impacts to native vegetation where possible and a 10m wide vegetation buffer will be planted around the perimeter of the Site to ensure minimal impact on the attractive rural landscape of the broader Baw Baw Shire area.</p>
<p><b>Clause 02.03-3 Natural resource management</b></p> <p>Baw Baw’s relevant strategic directions are as follows:</p> <ul style="list-style-type: none"> <li>■ Protect and develop the Shire’s resources relating to dairying, horticulture, grazing, timber production, tourism and high quality water.</li> <li>■ Protect agricultural uses by minimising land use conflicts between agricultural and sensitive uses.</li> </ul>	<p>The Proposal will not impact the ongoing agricultural use of the surrounding land. Future Lot 2 is intended to continue supporting agricultural use. Future Lot 1 (the Proposal Area) is bisected by a major electricity easement (for the existing transmission line). Consequently, the Proposal Envelope, the area designated for infrastructure, is located north of this easement, allowing the remainder of Lot 1 to continue being used for grazing.</p> <p>Additionally, the BESS infrastructure (Proposal Envelope) will be secured via a perimeter fence to ensure that the use does not interfere with any grazing to continue on the balance of Lot 1.</p> <p>The Proposal Area (Lot 1) can return to agricultural use following the completion of use as a BESS (Utility installation) and rehabilitation of the land.</p>

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<p><b>Clause 02.03-5 Economic development</b></p> <p>Baw Baw’s relevant strategic directions are as follows:</p> <ul style="list-style-type: none"> <li>■ Facilitate a strong economy and employment base by building on Baw Baw’s natural strengths.</li> <li>■ Facilitate diversification of the economy into new and innovative sectors.</li> <li>■ Promote the region as a tourist destination comprising high quality scenic landscapes and diverse attractions.</li> <li>■ Protect high quality agricultural land and its productive capacity.</li> </ul>	<p>The Proposal is aligned with Baw Baw’s strategic direction to encourage economic diversity by supporting growth into new sectors. The Proposal supports future renewable energy generation and encourages further investment and growth in the industry in Baw Baw.</p> <p>The Proposal has strategically located BESS infrastructure to benefit from adjacent transmission line infrastructure, and away from nearby roads or viewpoints. This siting minimises impacts on scenic landscapes which are a tourist attraction in the Baw Baw area.</p>
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### 4.3 Zones and overlays

The Site intersects with the following zones and overlays of the Baw Baw Planning Scheme:

- Farming Zone (FZ)
- Bushfire Management Overlay (BMO)
- Development Contributions Plan Overlay – Schedule 1 (Baw Baw Shire Development Contributions Plan) (DCPO1)

The zones and overlays that apply to the Site are shown in Figure 5 and Figure 6.

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### Legend

- Roads
- Watercourse
- Proposal Area
- Layout Design**
- Transmission Line 220kV
- Alternate Fire Access Route
- HV Cabling 220kV
- Storm Water Detention Basin
- Water Tanks
- Substation Area
- Terminal Station
- Temporary Construction Facilities
- Battery Yard
- O&M Buildings / Storage & Parking
- New Transmission Tower 220kV
- Transmission Tower 220kV
- 220kV Easement
- BESS & PCS
- Access Roads
- Planning zones**
- FZ - Farming Zone

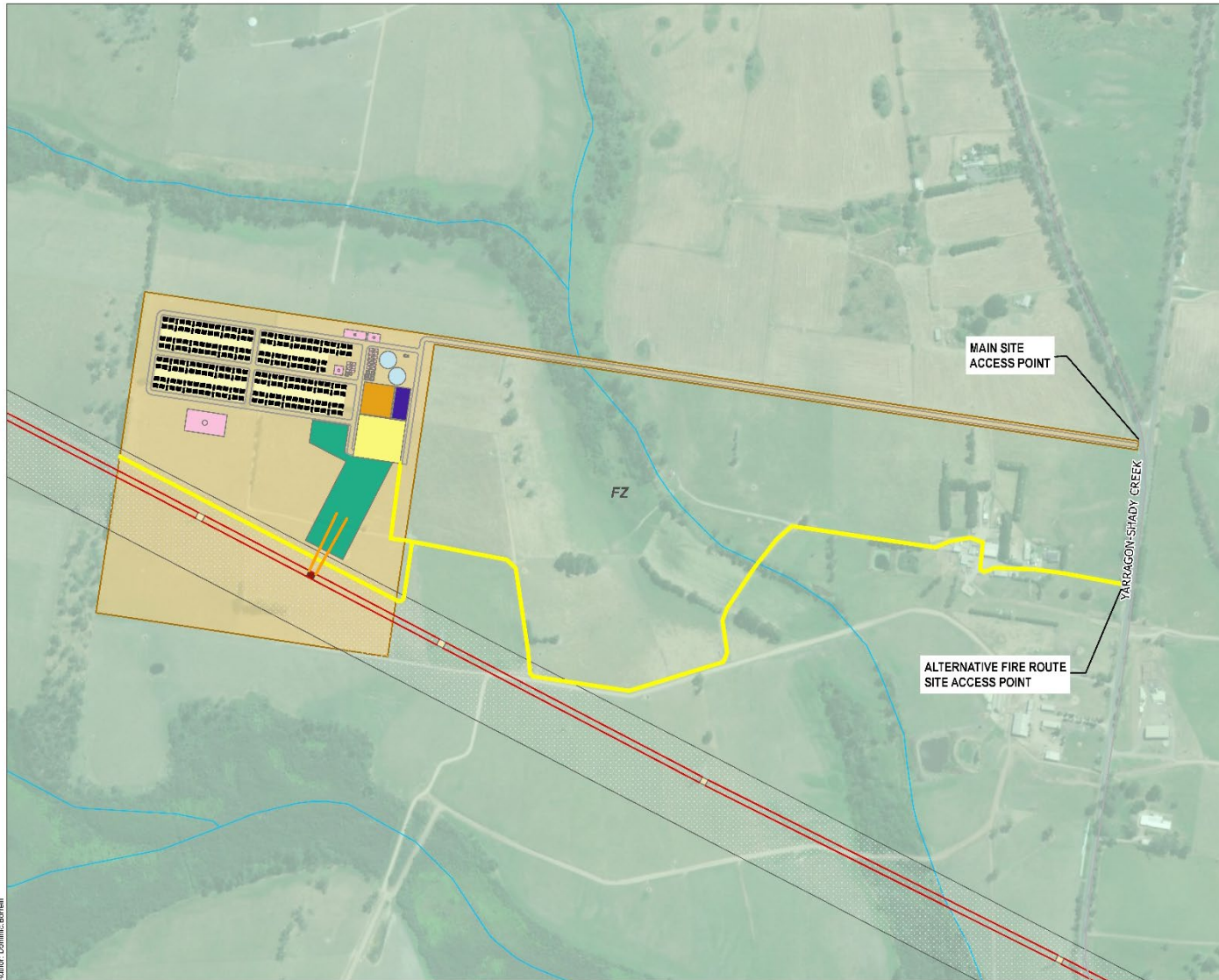
### Notes:

Basemaps Vector Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. We request attribution as © Commonwealth of Australia (Bureau of Meteorology) 2022, © Commonwealth of Australia (Geoscience Australia) 2021. This product is released under the Creative Commons Attribution 4.0 International License: <http://creativecommons.org/licenses/by/4.0/legalcode>

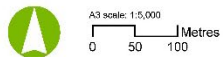
Other data: DEECA, Aurecon

Date: 30/01/2026

Version: 6



Author: Dominic Bonnell



Job No: PS2515/  
Coordinate System: GDA2020 MGA Zone 55

**North Yarragon BESS**  
Planning Zones

Figure 5 Subject Site - Zone



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## 4.3.1 Farming Zone

The Proposal is within the FZ. The relevant purpose of the FZ is:

- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To 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.*

The proposed BESS (including ancillary infrastructure) is defined as a *Utility installation* pursuant to Clause 73.03 (Land Use Terms) of the Baw Baw Planning Scheme. Utility installation includes land used for the “transmission, distribution and storage of power”.

Under the FZ, a planning permit is required for:

- For use of the land for a Utility installation pursuant to Clause 35.07-1 (Table of uses)
- To construct a building or carry out works for a Utility installation pursuant to Clause 35.07-4 (Buildings and works)
- For earthworks that change the rate of flow or the discharge point of water across a property boundary, or which increase the discharge of saline groundwater pursuant to Clause 35.07-4 (Buildings and works)
  - changes to rate of flow subject to detailed design and to be confirmed prior to endorsement of plans. A stormwater detention basin is expected to manage this requirement.
- To subdivide land pursuant to Clause 35.07-3 (Subdivision).

Schedule 1 to the FZ specifies that the minimum subdivision area is 40 hectares. Clause 35.07-3 states that a permit may be granted to create smaller lots if the subdivision is to create a lot for an existing dwelling. The subdivision must be for a two-lot subdivision. An assessment against the relevant subdivision requirements is provided in the table below.

Clause 35.07-7 specifies that sign requirements are at Clause 52.05 and that the FZ is subject to Sign Category 4.

## Exemption from notice and review

Under Clause 53.22 (Significant Economic Development – see Section 4.4.5) applications are exempt from decision requirements of 64(1), (2) and (3), and the review rights of section 82(1) of the P&E Act. While there is no exemption for notice and review under the FZ, Clause 53.22 supersedes review requirements articulated under the Zone.

With respect to the notice requirements of section 52(1)(a) and (d) of the Act, Aurecon submits that the giving of notice is not required because material detriment having regard to key matters under the Decision Guidelines will not occur for the following reasons:

- The proposed buildings and works aligns with the intent of the Farming Zone to protect landscape values and allow for sustainable agriculture.
- The Proposal has been well integrated into the surrounding landscape and sited appropriately away from any major roads (approximately 980m from Yarragon-Shady Creek Road) (see Figure 2), as detailed in the Landscape and Visual Impact Assessment (LVIA) submitted alongside this application (see Appendix G). This design and siting minimise visual impacts and support the maintenance of the rural character of the area.

- Noise levels from the Project, with reasonable and practicable controls in place, are predicted to meet or be below the noise limits at Noise Sensitive Areas

## Assessment

### Agricultural Assessment

Farming activity within the Proposal Area is primarily cattle grazing, and as such, the Site consists of highly disturbed, modified agricultural land. Through co-location with existing transmission line infrastructure, the proposed BESS has been designed and sited to support the ongoing agricultural use and prioritise the retention of agricultural land.

The total site area at 713 Yarragon-Shady Creek Road is 51.03 ha. Of this land, 18.31 ha comprises the Proposal Area (approximately 36%), with the remaining land to be retained for agricultural use by the host landowner. Additionally, the location of proposal infrastructure has been sited to allow for grazing activities to continue in the southern section of the Proposal Area.

The surrounding area of the Site is predominantly broadacre farmland. At the conclusion of the BESS life cycle, the site area can be rehabilitated and restored to farming use. The Proposal Envelope, i.e. the disturbance footprint for the Proposal infrastructure, represents a small area of land in the context of land available for agriculture in the region. It is considered that the impact on availability of agricultural land in the Baw Baw Shire area will be minimal (see Figure 1). The Proposal is not located within a declared irrigation district.

The soil quality of the Site has been historically classified by the Victorian Government Department of Agriculture through the Australian Soil Classification as Class 3 (Dermosols).<sup>4</sup> Dermosols are one of the most commonly found soils in the Gippsland Basin bioregion, with a land cover of approximately 14.4%.<sup>5</sup> Accordingly, the Proposal does not compete with the most productive agricultural land within the region.

Any potential impacts on soil quality or the land's suitability for agriculture after decommissioning will be mitigated and managed through the implementation of a Construction Environmental Management Plan (CEMP) and an Environmental Management Plan (EMP).

### Subdivision

An assessment of the Proposal against the subdivision requirements of Schedule 1 to Clause 53.07 is provided in Table 4-3 below.

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<sup>4</sup> <https://maps.tern.org.au/map/15728dba-b49c-4da5-9073-13d8abe67d7c;>  
[https://digitaltwin.vic.gov.au/public/?utm\\_source=DataVic&utm\\_medium=datarecordwebpage+&utm\\_campaign=DataVicDTVlink#https://discover.data.vic.gov.au/dtv\\_config/Wyl2MzlhZTViOS1IMTI5LTQ2YmEtOTVvZS1kMmExZDU1YTgzNWliXQ%253D%253D/config.json](https://digitaltwin.vic.gov.au/public/?utm_source=DataVic&utm_medium=datarecordwebpage+&utm_campaign=DataVicDTVlink#https://discover.data.vic.gov.au/dtv_config/Wyl2MzlhZTViOS1IMTI5LTQ2YmEtOTVvZS1kMmExZDU1YTgzNWliXQ%253D%253D/config.json)

<sup>5</sup> <https://www.bioregionalassessments.gov.au/assessments/11-context-statement-gippsland-basin-bioregion/1121-physical-geography>

Table 4-3 Assessment of the Proposal against subdivision requirements of Schedule 1 to Clause 35.07

Relevant subdivision requirement	Land	Area/Dimensions/Distance requirement	Proposal compliance
Minimum subdivision area (hectares)	All land	40 ha	<p><b>Proposal Area (Lot 1)</b></p> <ul style="list-style-type: none"> <li>■ Area: 18.31 hectares</li> <li>■ For the Proposal and primary access road.</li> </ul> <p><b>Balance of land within the Site (Lot 2)</b></p> <ul style="list-style-type: none"> <li>■ Area: 32.73 hectares</li> <li>■ To accommodate the existing dwelling, agriculture use and the secondary / emergency access route.</li> </ul> <p>Clause 35.07-3 states that a permit may be granted to create smaller lots if any of the following apply:</p> <ul style="list-style-type: none"> <li>– To create smaller lots if the subdivision is to create a lot for an existing dwelling. The subdivision must be for a two-lot subdivision.</li> </ul> <p>See Figure 3 and further detail at Section 2.1.3.</p>
Minimum setback from a road (metres)	Any other road	20m	The Site abuts Yarragon-Shady Creek Road. Setback is more than 20m from the nearest road.

**Decision Guidelines**

Before deciding on an application to use and to construct a building or construct or carry out works for the purposes of a Utility installation, the Responsible Authority must consider the decision guidelines. An assessment against the decision guidelines is included in Table 4-4, below.

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**Table 4-4 Assessment of the Proposal against FZ Decision Guidelines**

Decision Guideline	Proposal Response
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 4.1 and Section 4.2 of this Report.
Any Regional Catchment Strategy and associated plan applying to the land.	The Proposal Area is located within the jurisdiction of the West Gippsland Catchment Management Authority (WGCMA), specifically within the Latrobe region.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	<p>Shady Creek is located approximately 1km east of the Site, with one of its tributaries passing through the centre of the Proposal Area. A crossing over the waterway will be required to enable vehicle access to the proposed site. The waterway is 'designated' under the <i>Water Act 1989</i> and therefore a permit is required from WGCMA to undertake works within 30m of the waterway. This permit will be obtained following planning approval.</p> <p>The Proposal will ensure that the waterway crossing is designed and constructed to prevent any increase in flood extents against the newly constructed infrastructure and will not adversely impact the waterway.</p> <p>Mitigation measures, including stormwater management and sediment or erosion control measures, will be implemented to protect water quality and avoid impacts during construction.</p> <p>The Proposal plans to incorporate an on-site tank system for effluent management, as no sewer connection is available to the Site. Waste will be collected and removed by trucks when required, with the holding tanks positioned near the site access road to facilitate efficient pump-out operations.</p> <p>With respect to the change of flow or the discharge point of water across a property boundary, or which increase the discharge of saline groundwater, it is not anticipated that a change to the rate of flow is likely to occur as a stormwater detention basin, to be designed in consultation with the WGCMA, is proposed. Confirmation through detailed construction drawings will be provided to the Minister for Planning prior to the endorsement of plans.</p>
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The Hazelwood Terminal Station to Rowville Terminal 220kV transmission line runs through the Proposal Area. The Proposal benefits from proximity to the transmission line infrastructure and minimises the need for additional transmission lines in the area.
How the use and development makes use of existing infrastructure and services.	The Proposal is surrounded by agricultural land and will not adversely affect nearby farming activities. Its layout has been informed by detailed assessments considering nearby dwellings, native vegetation, and potential visual or acoustic impacts. These assessments are summarised in Section 6 and are included with this application.
How the use or development relates to sustainable land management.	The Proposal will occupy approximately 18.31 ha of the overall site. The remaining land area will continue to be used by the landowner hosting the facility for their
Whether the use or development will support and enhance agricultural production.	

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Decision Guideline	Proposal Response
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	<p>ongoing agricultural use. The Proposal will not impact the host landowner's or surrounding agricultural land.</p> <p>The Proposal will not impact access to water or nearby resources.</p> <p>Impacts to soil quality and the ability of the Site to sustain agriculture following decommissioning will be minimised and managed through an Environmental Management Plan.</p>
The capacity of the site to sustain the agricultural use.	
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	
Any integrated land management plan prepared for the site.	
<p>Whether Rural worker accommodation is necessary having regard to:</p> <ul style="list-style-type: none"> <li>■ The nature and scale of the agricultural use.</li> <li>■ The accessibility to residential areas and existing accommodation, and the remoteness of the location.</li> </ul> <p>The duration of the use of the land for Rural worker accommodation.</p>	Rural worker accommodation is not proposed for the Proposal.
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	<p>Not applicable – the Proposal does not propose the creation of an additional dwelling.</p>
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	
<p>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>■ A permit for a wind energy facility; or</li> <li>■ An application for a permit for a wind energy facility; or</li> <li>■ An incorporated document approving a wind energy facility; or</li> <li>■ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</li> </ul>	

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Decision Guideline	Proposal Response
<p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.</p>	<h1 style="color: red;">ADVERTISED PLAN</h1>
<p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p>	<p>The Proposal Area is characterised by agricultural land, with native vegetation located near the unnamed tributary of Shady Creek that runs through a small section of the centre of the Proposal Area.</p>
<p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p>	<p>The Proposal has minimised impacts where possible and the Proposal is unlikely to have significant impact on environmental and biodiversity values in the area. A Construction Environment Management Plan (CEMP) and Environmental Management Plan (EMP) will be developed to guide construction and operation of the Proposal to manage any spoil management measures for potentially contaminated soils and unexpected finds.</p>
<p>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p>	<p>The Proposal Area is located within the jurisdiction of the West Gippsland Catchment Management Authority (WGCMA). The Proposal Area is within the Latrobe region of the WGCMA.</p> <p>Shady Creek is located approximately 1km east of the Site, with one of its tributaries running through the centre of the Proposal Area.</p>
<p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>As discussed above, construction of the primary access road for the Proposal will slightly encroach a 30m waterway buffer of the eastern tributary. A permit is required from the WGCMA for works within this buffer, and will be obtained following this planning approval.</p> <p>This encroachment is not considered to threaten the health or function of the waterway. Batteries are required to have bunding (made of stainless steel) in place to catch any runoff within each container, whilst the civil and drainage design will ensure any run-off from the BESS area is captured in a dedicated stormwater detention basin.</p> <p>A stormwater detention basin is provided to manage stormwater runoff and will be designed in consultation with WGCMA. In the event of an emergency, the stormwater detention basin design will ensure that the exit can be isolated as needed to ensure the contents of the basin can be contained and tested before controlled release.</p> <p>The Proposal will utilise a tank system to manage effluent, with no connection to sewer provided on the Site. Effluent will be removed via trucks as required, with the effluent holding tanks located adjacent to the site access road to facilitate pump-out.</p>
<p>The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.</p>	<p>The Proposal is located adjacent to existing transmission line infrastructure and has been designed and sited accordingly to maximise the use of existing infrastructure,</p>

Decision Guideline	Proposal Response
<p>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</p>	<p>therefore reducing impacts to agricultural land and nearby residents.</p>
<p>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</p>	<p>The total area of the Site at 713 Yarragon-Shady Creek Road, Yarragon is 51.03 hectares (ha). The Proposal Area comprises 18.31ha of this site, of which approximately 12.22ha will be occupied by the Proposal (Project Envelope) post-construction. The remaining area will continue to be used by the host landowner for their agricultural purposes. The temporary loss of the land for agriculture due to construction is minimal in the context of the land available in the region for agricultural purposes.</p>
<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p>	<p>The Proposal will not adversely impact surrounding agricultural uses. As described in Section 2.1.3, the BESS infrastructure is proposed to utilise metal sheeting consistent with those used in other BESS projects. The materials selected have low-reflectivity and comprise of neutral colours. The Proposal also includes a vegetation screen surrounding the BESS infrastructure to screen the BESS from Yarragon-Shady Creek Road.</p> <p>The Proposal will be accessed via Yarragon-Shady Creek Road.</p> <p>The Proposal minimises impact to native vegetation and waterways within the Site and ensures that the waterway crossing is designed and constructed to prevent any adverse impacts to the waterway.</p> <p>The Proposal plans to use a tank system to manage effluent on site.</p> <p>See Section 6 for further details on the environmental impacts.</p>
<p>Whether the use and development will require traffic management measures.</p>	<p>The Proposal is not expected to impact the surrounding road network during construction or operation. A Traffic Management Plan (TMP) will be prepared for the construction phase of the Proposal.</p> <p>During the operational phase staff will only access the Site periodically for routine maintenance and inspection activities. This will involve a small number of light vehicle movements per day which are not expected to impact the capacity or safety of the surrounding road network.</p> <p>A Traffic Impact Assessment has been undertaken and can be found at Appendix E of this report. This assessment is discussed at Section 6.4.</p>

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Decision Guideline	Proposal Response
<p>The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>■ A permit for a wind energy facility; or</li> <li>■ An application for a permit for a wind energy facility; or</li> <li>■ An incorporated document approving a wind energy facility; or</li> <li>■ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</li> </ul>	<p>Not applicable - the Proposal does not propose buildings used for accommodation.</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.</p>	

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**Legend**

- Road
  - Watercourse
  - Proposal Area
- Layout Design**
- Transmission Line 220kV
  - Alternate Fire Access Route
  - HV Cabling 220kV
  - Storm Water Detention Basin
  - Water Tanks
  - Substation Area
  - Terminal Station
  - Temporary Construction Facilities
  - Battery Yard
  - O&M Buildings / Storage & Parking
  - New Transmission Tower 220kV
  - Transmission Tower 220kV
  - 220kV Easement
  - BESS & PCS
  - Access Road
- Planning overlays**
- LSIO - Land Subject to Inundation Overlay
  - BMO - Bushfire Management Overlay
  - DCPO - Development Contributions Plan Overlay

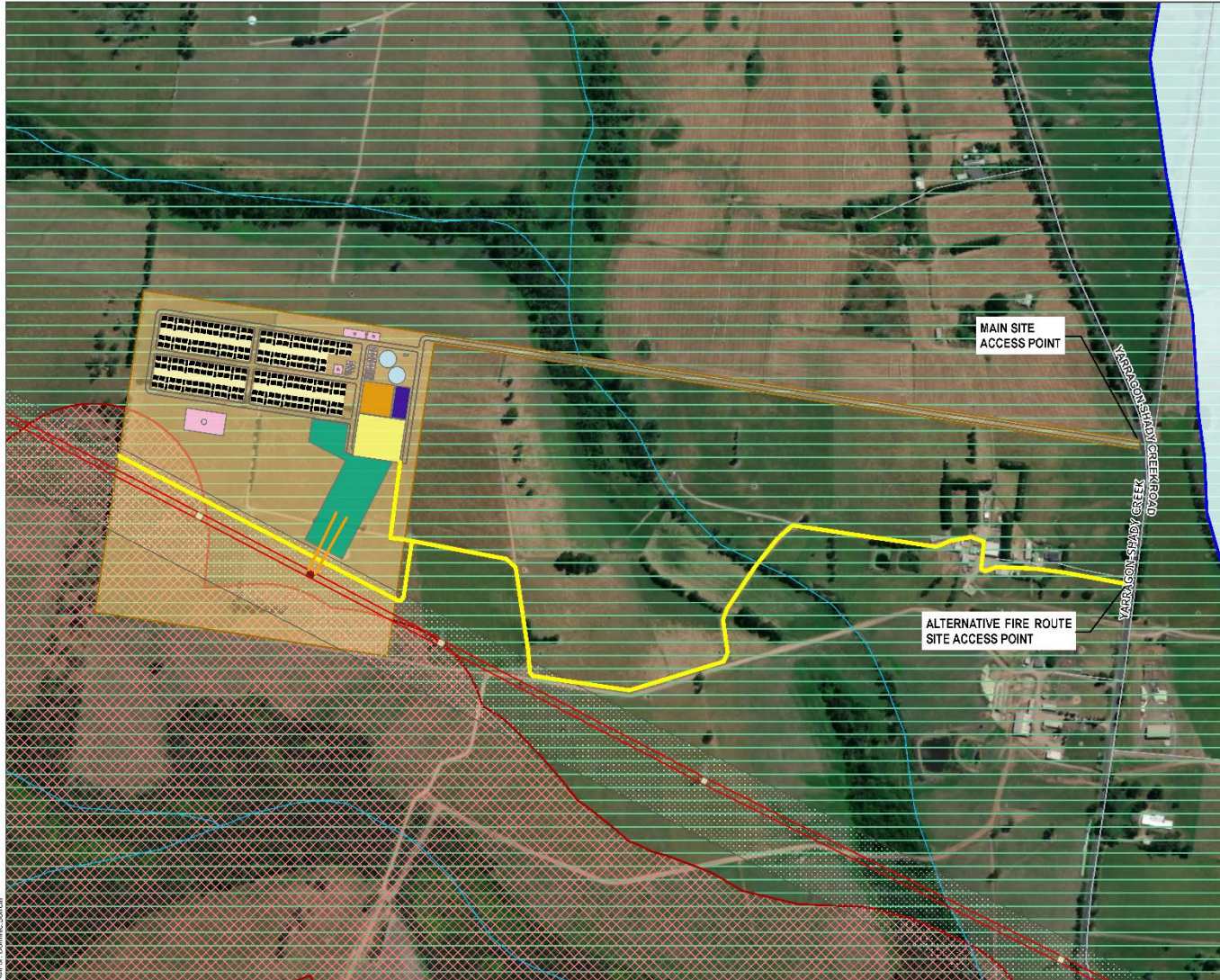
Notes:

Base map: Vector, Sources: Esri, TomTom, Garmin FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. We request attribution as © Commonwealth of Australia (Bureau of Meteorology) 2022, © Commonwealth of Australia (Geoscience Australia) 2021. This product is released under the Creative Commons Attribution 4.0 International License: <http://creativecommons.org/licenses/by/4.0/legalcode>

Other data: DEECA, Aurecon

Date: 30/01/2026 Version: 6

**North Yarragon BESS  
Planning Overlays**



Author: Dominic Savelli



Job No: P528157  
Coordinate System: GDA2020 MGA Zone 56

Figure 6 Subject Site - Overlays

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## 4.3.2 Bushfire Management Overlay

The Bushfire Management Overlay (BMO) intersects with the Proposal Area in the south-west corner of the Site.

The purpose of the BMO is:

- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

Pursuant to Clause 44.06-2 (permit requirement), a permit is triggered to subdivide land in the BMO. No planning permit is required to construct a building or construct or carry out works for a Utility installation under the BMO.

Application requirements are set out at Clause 44.06-3 (Application requirements) and an application must be accompanied by a *bushfire hazard site assessment*, a *bushfire hazard landscape assessment*, and a *bushfire management statement*. The accompanying Bushfire, Hazard and Risk Impact Assessment provides a detailed response to these requirements.

Similarly, an application must meet the requirements of Clause 53.02 (Bushfire Planning) pursuant to Clause 44.06-4. A detailed response to Clause 53.02 is provided in Section 4.4.4 of this Report.

Pursuant to Clause 44.06-6 (Referral of applications), an application must be referred under Section 55 of the *Planning and Environment Act 1987* (the Act) to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise. This requirement is discussed at Section 4.5.3 of this Report.

### Exemption from notice and review

Pursuant to Clause 44.06-7, this application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

### Assessment

Only a portion of the Site (the south-west corner) is affected by the BMO, and no proposed use or development is planned within that area. Notwithstanding this, the proposed subdivision must still be assessed under the Overlay.

As detailed in the accompanying Bushfire, Hazard and Risk Impact Assessment and Section 4.4.4 of this report, the Assessment found that the Site is in an area with a low level of bushfire risk.

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the Responsible Authority must consider, as appropriate, the decision guidelines under the BMO. Table 4-5 outlines the BMO decision guidelines and the response for this Proposal.

**Table 4-5 Assessment against Decision Guidelines under the Bushfire Management Overlay**

Decision Guideline	Proposal Response
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 4.1 and Section 4.2 .
Any other matters specified in a schedule to this overlay.	Not applicable.

### 4.3.3 Development Contributions Plan Overlay – Schedule 1 (Baw Baw Shire Development Contributions Plan)

The Site is affected by Development Contributions Plan Overlay – Schedule 1 (Baw Baw Shire Development Contributions Plan) (DCPO1). Schedule 1 applies the Baw Baw Shire Development Contributions Plan (December, 2023). Under this Plan, the Proposal Area is located within Area 48.

The purpose of the DCPO is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purposes of levying contributions for the provision of works, services and facilities before development can commence.*

The Proposal, as an industrial development, is not subject to contributions pursuant to this Overlay. Rates payable under the Overlay Area 48 pertain to residential development, only.

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## 4.4 Particular Provisions

### 4.4.1 Clause 52.05 Signs

Clause 35.07-7 of the Farming Zone designates the zone as Category 4 – Sensitive Areas. The purpose of this area is to provide for unobtrusive signs in areas requiring strong amenity control.

Pursuant to Clause 52.05-14, a permit is required for a business identification sign, with the condition that the total display area to each premises must not exceed 3 sqm, otherwise the sign is prohibited.

The application proposes the erection of one (1) business identification sign on the Site.

#### Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act provided the sign is to be constructed or displayed on land specified in the schedule to this clause and meets any condition specified in the schedule to this clause.

#### Assessment

The proposed sign will be a self-supporting structure located at the entrance to the Site on Yarragon-Shady Creek Road. The sign will be used to identify the facility as the North Yarragon BESS and identify the owner and operator of the facility (logo(s) will be displayed). The sign will include a contact number for the facility and other key Proposal information.

The dimension of the business identification signage will be approximately 1.5m (width) by 1m (height), totalling 1.5sqm, and will sit approximate 1m above the ground. The sign will be non-reflective and not be illuminated, electric or animated.

Pursuant to Clause 52.05-8 (Decision guidelines), before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider, as appropriate, the guidelines provided under Clause 52.05-8.

Table 4-6 outlines the decision guidelines under Clause 52.05 and the response for this Proposal.

Table 4-6 Assessment of the Proposal against Decision Guidelines for Clause 52.05 Signs

Decision Guideline	Proposal Response
<p>The character of the area including:</p> <ul style="list-style-type: none"><li>■ The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.</li><li>■ The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.</li><li>■ The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.</li><li>■ The consistency with any identifiable outdoor advertising theme in the area.</li></ul>	<p>The sign will be located at the site entrance, on Yarragon-Shady Creek Road.</p> <p>As such, proposed signage will be compatible with infrastructure visible from the road and not significantly detract from the character of the area.</p>

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<p>The impacts on views and vistas:</p> <ul style="list-style-type: none"> <li>■ The potential to obscure or compromise important views from the public realm.</li> <li>■ The potential to dominate the skyline.</li> <li>■ The potential to impact on the quality of significant public views.</li> <li>■ The potential to impede views to existing signs.</li> </ul>	<p>The sign will be located within the property boundaries at the entrance of the Proposal site on Yarragon-Shady Creek Road. The sign will be fit for purpose, of an appropriate scale and design to ensure it does not impact views of compromise the public realm.</p> <p>No vegetation removal will be required to facilitate the sign.</p>
<p>The relationship to the streetscape, setting or landscape:</p> <ul style="list-style-type: none"> <li>■ The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.</li> <li>■ The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.</li> <li>■ The ability to screen unsightly built or other elements.</li> <li>■ The ability to reduce the number of signs by rationalising or simplifying signs.</li> <li>■ The ability to include landscaping to reduce the visual impact of parts of the sign structure.</li> </ul>	<h1 style="color: red; margin: 0;">ADVERTISED PLAN</h1>
<p>The relationship to the site and building:</p> <ul style="list-style-type: none"> <li>■ The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.</li> <li>■ The extent to which the sign displays innovation relative to the host site and host building.</li> <li>■ The extent to which the sign requires the removal of vegetation or includes new landscaping.</li> </ul>	
<p>The impact of structures associated with the sign:</p> <ul style="list-style-type: none"> <li>■ The extent to which associated structures integrate with the sign.</li> <li>■ The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.</li> </ul>	
<p>The impact of any illumination:</p> <ul style="list-style-type: none"> <li>■ The impact of glare and illumination on the safety of pedestrians and vehicles.</li> <li>■ The impact of illumination on the amenity of nearby residents and the amenity of the area.</li> <li>■ The potential to control illumination temporally or in terms of intensity.</li> </ul>	
<p>The impact of any logo box associated with the sign:</p> <ul style="list-style-type: none"> <li>■ The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.</li> <li>■ The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.</li> </ul>	<p>The sign will identify the owner and operator of the facility. The logo(s) will be of an appropriate scale relative to the size of the sign. The sign will display key Proposal information including a contact person, safety protocols for the site and security information.</p>

<ul style="list-style-type: none"> <li>■ The need for identification and the opportunities for adequate identification on the site or locality</li> </ul>	
<p>The impact on road safety. A sign is a safety hazard if the sign:</p> <ul style="list-style-type: none"> <li>■ Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.</li> <li>■ Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device.</li> <li>■ Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.</li> <li>■ Is at a location where particular concentration is required, such as a high pedestrian volume intersection.</li> <li>■ Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.</li> <li>■ Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.</li> <li>■ Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.</li> <li>■ Is within 100 metres of a rural railway crossing.</li> <li>■ Has insufficient clearance from vehicles on the carriageway.</li> <li>■ Could mislead drivers or be mistaken as an instruction to drivers.</li> </ul>	<p>The sign will be of an appropriate location, scale and design to fit their purpose and will be appropriately sited to avoid driver conflict. The sign will not impact the safety of drivers.</p> <p style="text-align: center;"><b>ADVERTISED PLAN</b></p>

#### 4.4.2 Clause 52.06 Car Parking

Clause 52.06 ensures that an appropriate number of car parking spaces is provided having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

Clause 52.06 applies as this Proposal is a new use however the land use 'utility installation' has no specific car parking requirements identified in Clause 52.06-5 (Table 1 - Car parking requirement). Clause 52.06-6 (Number of car parking spaces required for other uses) specifies that before a new use commences, car parking spaces must be provided to the satisfaction of the responsible authority.

BESS facilities are available to operate 24/7 and are monitored remotely in real-time and do not require dedicated staff to be on-site at all times. Staff will access the Site periodically for inspections and maintenance activities.

Vehicles accessing the Site will be mostly light vehicles (e.g. passenger cars, utility vans) with some heavy vehicles to be required for major maintenance during the operational phase.

A Traffic Impact Assessment (TIA) was undertaken, including a parking demand assessment which determined that a minimum of six car parking spaces is expected to be required for operation of the BESS. This application proposes a total of nine car parking spaces to provide sufficient servicing of the proposed use.

## Assessment

The accompanying TIA assessed the permanent parking requirements of the Proposal and concluded that the Site can adequately accommodate six car spaces, sufficient for the proposed use. Notwithstanding this, the application proposes the provision of a total of nine car parking spaces, exceeding the number recommended in the TIA and ensuring ample parking capacity for the development. This report is discussed at Section 6.4.

### 4.4.3 Clause 52.17 Native Vegetation

Clause 52.17 (Native Vegetation) seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Energy, Environment and Climate Action, 2025) (the *Guidelines*).

The Clause seeks to avoid, minimise and offset the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Planning approval is required to remove, destroy or lop any native vegetation, including dead vegetation.

The Proposal will require the removal of 0.04 ha of native vegetation. Details of the type and location of native vegetation are outlined in the table below.

In line with requirements under the *Guidelines*, the Proponent will, where possible, reduce the impacts to native vegetation during the detailed design stage of the Proposal.

## Assessment

Before deciding on an application, the responsible authority must consider decision guidelines specified in the *Guidelines* as appropriate. A consideration of these guidelines is included in Table 4-7, below.

**Table 4-7 Assessment of the Proposal against Decision guidelines for applications to remove native vegetation**

Number	Decision Guideline	Proposal Response
1	<p>Efforts to avoid the removal of, and minimise the impacts on, native vegetation should be commensurate with the biodiversity and other values of the native vegetation, and should focus on areas of native vegetation that have the most value. Taking this into account consider whether:</p> <ul style="list-style-type: none"> <li>■ the site has been subject to a regional or landscape scale strategic planning process that appropriately avoided and minimised impacts on native vegetation</li> <li>■ the proposed use or development has been appropriately sited or designed to avoid and minimise impacts on native vegetation</li> <li>■ feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.</li> </ul>	<p>The Proponent undertook a Stage 1 Fatal Flaw Assessment for the Proposal which included specialist assessments, highlighting ecological constraints and recommendations.</p> <p>The Proposal design and siting was refined following this process to minimise impacts to native vegetation. This process allowed for the retention of all trees and all patches of native vegetation with the exception of a small area of Swamp Scrub (0.04ha). This is required to be removed to facilitate the site access road.</p>

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2	<p>The role of native vegetation to be removed in:</p> <ul style="list-style-type: none"> <li>■ Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway in a special water supply catchment area listed in the <i>Catchment and Land Protection Act 1994</i>.</li> <li>■ Preventing land degradation, including soil erosion, salination, acidity, instability and waterlogging particularly: <ul style="list-style-type: none"> <li>– where ground slopes are more than 20 per cent</li> <li>– on land which is subject to soil erosion or slippage</li> <li>– in harsh environments, such as coastal or alpine areas.</li> </ul> </li> <li>■ Preventing adverse effects on groundwater quality, particularly on land: <ul style="list-style-type: none"> <li>– where groundwater recharge to saline water tables occurs</li> <li>– that is in proximity to a discharge area</li> <li>– that is a known recharge area.</li> </ul> </li> </ul>	<p>The Proposal Area is situated in heavily modified agricultural land, currently grazed by livestock. In a small section, the Proposal Area crosses an unnamed tributary of Shady Creek, at this point there is a patch of Swamp Scrub.</p> <p>The removal of the Swamp Scrub will not result in any adverse impacts to groundwater, land degradation or water quality in the area.</p> <p>A landscape buffer of native vegetation will be planted around the perimeter of the Proposal Envelope to preserve visual amenity.</p>
3	The need to manage native vegetation to preserve identified landscape values.	
4	Whether any part of the native vegetation to be removed, destroyed or lopped is protected under the <i>Aboriginal Heritage Act 2006</i> .	No native vegetation to be removed is protected under the <i>Aboriginal Heritage Act 2006</i> .
5	The need to remove, destroy or lop native vegetation to create defensible space to reduce the risk of bushfire to life and property, having regard to other available bushfire risk mitigation measures.	Due to the previous agricultural use of the Proposal Area, vegetation does not need to be removed surrounding the Proposal infrastructure in order to create a defensible space. The Fire Management Plan prepared for the Proposal will include vegetation management measures surrounding the Proposal to ensure this defensible space is maintained.
6	Whether the native vegetation to be removed is in accordance with any Property Vegetation Plan that applies to the site.	The Proposal Area is not subject to a Property Vegetation Plan.
7	Whether an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	<p>Appropriate offsets in accordance with the Guidelines will be secured (0.022 general habitat units).</p> <p>Sufficient general habitat units are readily available in the West Gippsland Catchment Management Authority (WGCMA).</p> <p>The Ecology Assessment undertaken to support this application is discussed at Section 6.1 and accompanies this report.</p>

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#### 4.4.4 Clause 53.02 Bushfire Planning

The Proposal Area intersects with the Bushfire Management Overlay in the south-west corner of the Site. The purpose of the Clause is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

Application requirements are set out at Clause 53.02-1, noting Clause 53.02-4 applies to this application, relevant to subdivision.

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### Assessment

The Proposal Area comprises largely cleared farmland with paddocks that are occasionally separated by planted tree lines with no dense forested areas present nearby. The Proposal Area is considered to have low-bushfire risk.

The accompanying Bushfire, Hazard and Risk Impact Assessment provides a detailed response to the requirements of Clause 53.02.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider the following pursuant to Clause 53.02-4.5 Decision Guidelines. Table 4-8 below outlines the decision guidelines under Clause 53.02 and the Proposal response.

**Table 4-8 Assessment of the Proposal against Clause 53.02 Decision Guidelines**

Guideline	Proposal Response
The Municipal Planning Strategy and the Planning Policy Framework	Refer to Section 4.1 and Section 4.2 of this Report.
The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application	Refer to Section 6.6 and the accompanying Bushfire, Hazard and Risk Impact Assessment, included in the submission of this Report.
The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.	
Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort	<p>The accompanying Bushfire Hazard assessment considers that due to the characteristics of the Proposal site, sown pastureland, the risk of bushfire is low.</p> <p>The Proposal siting and layout has been carefully considered such that no roads or ancillary infrastructure are located in the BMO. Only the proposed vegetation buffer is within the BMO (as show in the 'North Yarragon BESS Layout' plan in Appendix A).</p> <p>Proposal design has included appropriate mitigations and safeguards, refer to Bushfire, Hazard and Risk Impact Assessment, accompanying this Report.</p>

Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.	<p>Refer to Section 6.6 and the accompanying Risk and Hazard Assessment of this Report.</p> <p style="text-align: center;"><b>ADVERTISED PLAN</b></p>
Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.	
If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.	
Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.	

#### 4.4.5 Clause 53.22 Significant Economic Development

The Proposal seeks planning approval from the Minister for Planning via the Development Facilitation Program utilising the approval pathway Clause 53.22 (Significant Economic Development) of the Baw Baw Planning Scheme.

Clause 53.22 Significant Economic Development seeks to:

- *To prioritise and facilitate the planning, assessment and delivery of Proposals that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.*
- *To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.*

#### Exemption from notice and review

An application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

#### Assessment

Clause 53.22-1 outlines the application of the clause. This clause applies as the following tests are met:

- This application is classified as a Category 1 application under Table 1 of Clause 53.22-1.
  - Aurecon note under Category 1 applications, written advice from Invest Victoria is not required for a proposed utility installation.
  - A utility installation is identified in Table 2, and the corresponding condition is met; to *store electricity if the installed capacity is 1 megawatt or greater.*
- The conditions outlined in Table 2 are met as the application is for a Utility Installation used to *store electricity if the installed capacity is 1 megawatt or greater.*
- The subdivision application includes a Utility Installation used to *store electricity if the installed capacity is 1 megawatt or greater.*

The proposal is eligible for approval under the Clause 53.22 pathway as it satisfies eligibility criteria articulated under Clause 53.22-1 Application, outlined above. Pre-application meetings were held with Department of Transport and Planning in April 2025 and January 2026.

All application requirements under Clause 53.22-3 have been met.

Before deciding on an application, the Responsible Authority must consider the decision guidelines listed in Table 4-9 along with the Proposal response.

**Table 4-9 Assessment of the Proposal against Significant Economic Development Decision Guidelines**

Decision Guidelines	Proposal Response
The purpose of the Clause.	The Proposal supports the implementation of technology that helps facilitate the transition to more sustainable electricity sources via the provision of battery energy storage. The Proposal forms part of new-energy infrastructure required for low-carbon economy, providing public benefit to Victorians.
The views of the office of the Victorian Government Architect.	The Proposal response to the views of the Office of the Victorian Government Architect, if required, will be determined during the Development Facilitation Program application process.

## 4.5 General Provisions

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### 4.5.1 Clause 65.02 Approval of an application to subdivide land

The Proposal seeks to subdivide the Site into two lots; to create a distinct lot to facilitate the Proposal and a second lot to separate the existing dwelling and agricultural use (this is outlined in Section 2.1.3 of this Report.) The land is considered suitable for a two-lot subdivision.

The proposed subdivision will not impact the availability and provision of utility services, native vegetation present on the Site, the layout of roads and their relationship to existing roads. The Proposal will create a primary access route connecting to Yarragon-Shady Creek Road, to facilitate access to the BESS and will not impact vehicle or pedestrian access to the second lot containing the residential dwelling.

Before deciding on an application to subdivide land, the Responsible Authority must also consider factors laid out under Clause 65.02, as appropriate. Table 4-10, below, provides an assessment of the decision guidelines of Clause 65.02 along with the response provided by this application.

**Table 4-10 Decision Guidelines Assessment**

Criteria	Response
The suitability of the land for subdivision.	The proposed subdivision is located within the Farming Zone (FZ), and the two lot subdivision continues to provide for the ongoing use of the land for agriculture.
The existing use and possible future development of the land and nearby land.	Land surrounding the Site is similarly used for agricultural activities. The Proposal is located in Gippsland, a region targeted for future development of renewable energy infrastructure with an existing 220kV transmission network (see Section 3).
The availability of subdivided land in the locality, and the need for the creation of further lots.	Further subdivision is not anticipated.
The effect of development on the use or development of other land which has a common means of drainage.	Drainage system has been designed within the Site to accommodate the proposed subdivision. A Stormwater Management Plan will be prepared prior to commencement of construction.

<p>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</p> <p style="text-align: center;"><b>ADVERTISED PLAN</b></p>	<p>The proposed two lot subdivision has been designed to have regard to the existing dwelling on the Site, the continuation of the agricultural land use and the retention of all trees and patches of native vegetation where available, acknowledging that the removal of 0.04ha of native vegetation required to facilitate the site access road.</p>
<p>The density of the proposed development.</p>	<p>The proposed subdivision does not create any lots beyond the parcel required for the operation of the BESS and ancillary infrastructure.</p>
<p>The area and dimensions of each lot in the subdivision.</p>	<p>The proposed subdivision has been sited to provide adequate dimensions to support the use and development of the Proposal.</p> <p>Refer to the accompanying Plan of Subdivision for further details.</p>
<p>The layout of roads having regard to their function and relationship to existing roads.</p>	<p>The existing access road to the dwelling will remain. A new access road is proposed to facilitate access to the Proposal Area via a new access point from Yarragon-Shady Creek Road. Details of the proposed access road and its relationship to the existing Yarragon-Shady Creek Road is detailed in the accompanying Traffic Impact Assessment (TIA).</p>
<p>The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.</p>	
<p>The provision and location of reserves for public open space and other community facilities.</p>	<p>N/A</p>
<p>The staging of the subdivision.</p>	<p>This application is not a staged subdivision.</p>
<p>The design and siting of buildings having regard to safety and the risk of spread of fire.</p>	<p>See the accompanying Bushfire, Hazard and Risk Impact Assessment.</p>
<p>The provision of off-street parking.</p>	<p>N/A</p>
<p>The provision and location of common property.</p>	<p>No common property is proposed.</p>
<p>The functions of any owners corporation.</p>	<p>No body corporate will be required.</p>
<p>The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.</p>	<p>The proposed subdivision will be sufficiently provided with utility services.</p>
<p>If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.</p>	<p>A tank system will be provided to manage effluent on site.</p>
<p>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</p>	<p>All native vegetation has been retained through the proposed subdivision with the exception of the removal of 0.04ha of native vegetation required to facilitate site access.</p>
<p>The impact the development will have on the current and future development and operation of the transport system.</p>	<p>The impact of the proposed development on the transport system has been appropriately assessed in the accompanying Traffic Impact Assessment.</p>

#### 4.5.2 Clause 66.01 Subdivision Referrals

Under Clause 66.01 (Subdivision Referrals), an application must be referred to the person or body specified as the referral authority, as contained in Table 4-11, below:

**Table 4-11 Clause 66.01 (Subdivision Referrals)**

Kind of Application	Referral Authority	Type of referral authority
To subdivide land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement.	AusNet	Determining referral authority

Clause 66.01-1 outlines the mandatory conditions for subdivision permits and provides an exemption for land in a 'rural zone' provided the relevant conditions are met.

### 4.5.3 Clause 66.02 Use and Development Referrals

Under Clause 66.02 (Use and Development Referrals), the following referrals apply to the Proposal:

- Pursuant to Clause 66.02-4 (Major electricity line or easement) a referral is required to AusNet in their capacity as determining referral authority to construct a building or construct or carry out works on land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement. A 220kV transmission line runs east to west to south east at the western side of the Proposal Area. Refer to the transmission easement location in Figure 2.
- Pursuant to Clause 66.02-7 (Industry, Utility installation of Warehouse), a referral is required to The Victorian WorkCover Authority as determining referral authority. A referral is required to use land for an Industry, Utility installation or Warehouse where the fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012. The Proposal exceeds UN Class 9 for the use of Lithium Ion. The application will therefore be referred to WorkSafe Victoria as the Victorian WorkCover Authority.

### 4.5.4 Clause 66.03 Referral of permit applications under other state standard provisions

Under Clause 66.03 (Referral of permit applications under other state standard provisions), an application in the BMO triggers the following referral requirements:

- An application to subdivide land must be referred to the Country Fire Authority in its capacity as a recommending referral authority.
- An application under the overlay, other than an application to construct a building or carry out works associated with a dwelling or an application to subdivide land, must be referred to the Country Fire Authority in its capacity as determining referral authority.

## 5 Consultation

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The client has undertaken direct and ongoing consultation with various stakeholders, beginning in March 2024. This consultation is ongoing and a summary is provided in Table 5-1, below.

**Table 5-1 Consultation summary**

Stakeholder	Date	Engagement Summary
Landowner	Ongoing	The Proponent maintains regular engagement with the Landowner, providing Proposal updates and coordinating site access, when required.
Baw Baw Shire Council	10/3/2024	Initial Proposal introduction meeting.

	Aug/Sep 2025	The three East Ward councillors from Baw Baw Shire Council were contacted for an introduction to the Proposal, and an invitation was extended for ZEN Energy to facilitate a site walk over with councillors in September 2025.
	3/12/2025	A further in-person briefing on the Proposal was provided to council representatives in Warragul.
Department of Transport and Planning	2/5/2024	Initial Proposal introduction meeting.
	4/4/2025	Follow-up meeting outlining progress and an overview of impact assessments being conducted.
	19/1/2026	Meeting ahead of lodgement outlining progress and design changes.
Country Fire Authority	20/5/2024	An online Proposal introduction meeting was conducted to discuss the CFA's Bushfire Management Overlay (BMO) and implications for the Proposal site.
	17/4/2025	A pre-application meeting was held to confirm changes made to the Proposal based on the introduction meeting were acceptable ahead of future lodgement with DTP.
VicGrid (formerly AEMO Vic)	24/7/2024	Connection enquiry response received.
	25/6/2025	The Project was enrolled in Pre-Application stage with AEMO Vic.
	Ongoing	The Proponent communicates regularly with the VicGrid connection management team regarding the grid connection application process.
Registered Aboriginal Party (Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC))	20/9/2024	Introduction meeting was held in Morwell at the GLaWAC office. The meeting introduced the Proposal, the chosen CHMP pathway (complex assessment to be undertaken) and opportunities for partnership between GLaWAC and ZEN Energy.
	17-19/6/2025	Standard and Complex Assessment conducted on site with GLaWAC representatives and Aurecon cultural heritage specialists.
	12/1/2026	CHMP prepared and submitted to GLaWAC for approval.
Direct Neighbours	Jun/Jul 2025	The Proponent first made direct contact with neighbours adjacent to the Proposal Boundary in June and July 2025. Project information has been sent via post to nearby neighbours within 2km of the Project site on 07 July 2025.
	5/8/2025	The Proponent met in-person with interested direct neighbours to discuss the Proposal and provide an opportunity to raise concerns.
	16/9/2025	The Proponent met in-person with all direct neighbours and discussed questions and concerns relating to the Proposal.
	Ongoing	The Proponent continues to discuss the Proposal and responds to questions from neighbours.
Nearby Residents	7/7/2025	A project information brochure has been sent via post to nearby neighbours within 2km of the Project site.
	5/8/2025	The Proponent met with community members that requested in response to the project information brochure.

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	17/11/2025	A further brochure containing FAQs was mailed out to residents within 10km of the site, to include the town of Yarragon. This brochure also notified the residents of the upcoming Community Information Day.
Baw Baw Sustainability Network (BBSN)	Sep/Oct 2025	The Proponent engaged with BBSN regarding their planned information sessions on BESS projects. The Proponent provided project information brochures for distribution to BESS session participants.
	Nov 2025	The Proponent provided BBSN with details of the Community Information Day and project FAQ brochure to notify interested members of the event.
Community	23/11/2025	An interview regarding the Proposal was conducted with the Proponent on 3BBR West Gippsland Community Radio.
	1/12/2025	<p>The Proponent held a Community Information Day for the general public at Yarragon Public Hall. Display boards presented the preliminary project layout design and photomontages from various viewpoints. The FAQ brochure was also distributed at the Community Information Day.</p> <p>The Community Information Day was advertised in the Warragul Gazette newspaper, Yarragon Community Newsletter, brochure mail-out to residents within 10km radius, and on social media (Yarragon Community Facebook page and Warragul Community Noticeboard Facebook page). Approximately 70 people attended the Community Information Day.</p> <p>There was a protest group consisting of around 25-30 people which attended the event at around 6:00pm. The Proponent representatives spoke with members of the protest group and listened to their concerns.</p>
West Gippsland Catchment Management Authority	Mar 2025	Aurecon communicated with WGCMA to confirm that the West Gippsland CMA would not require a pre-application meeting prior to planning documentation being lodged with DTP.

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## 6 Summary of impact assessments

### 6.1 Ecology

In early 2024, Aurecon undertook an ecological field survey and prepared a Fatal Flaw Assessment which provided a preliminary environmental evaluation of the proposed BESS. This report assessed the ecological values present in the Proposal Area and broader site and outlined the ecological constraints, opportunities and provided recommendations. The outcome of this report resulted in design refinement of the Proposal footprint.

In March 2025, Aurecon prepared an Ecological Impact Assessment of the Proposal Area, which was updated at the time of lodgement and accompanies this planning application. The Proposal Area contains several patches of native vegetation as well as several scattered remnant native eucalypts, some of which are classified as large trees. These are primarily concentrated around the ephemeral creek that runs north to south through the Proposal Area, along the northern boundary.

Design refinement undertaken following the Fatal Flaw Assessment allowed for the retention of all trees and all patches of native vegetation, with the exception of a small area of Swamp Scrub (0.04ha) for which removal is required to facilitate the site's primary access road, along the northern boundary of the site.

Appropriate offsets will be secured for the removal of native vegetation.

### 6.2 Contaminated Land

A contaminated land desktop review was conducted in early 2024 as part of the Fatal Flaw Assessment for the Proposal. This involved a review of publicly available databases and concluded that the site is not listed on or within the vicinity of an Environmental Audit Overlay, registered Victorian landfill, groundwater restricted use zone, licensed site, an Environment Protection Authority (EPA) Victoria audit area or EPA priority site register.

A Contaminated Land Impact Assessment was prepared by Aurecon in March 2025, following a site visit on 18 February 2025 and updated at the time of lodgement. This assessment concluded that due to the former and current agricultural land use, and as a result of the storage and use of pesticides, herbicides and/or fertilisers, there is potential for low concentrations of shallow soil contamination across the Proposal Area. Low levels of contamination can be managed via a Construction Environment Management Plan (CEMP) and Environment Management Plan (EMP) to minimise impacts to the surrounding environment during the construction and operation phases of the Proposal.

### 6.3 Cultural Heritage Management Plan

The Proposal Area is located within the Registered Aboriginal Party (RAP) area of the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC).

The Study Area does not intersect with any areas of Cultural Heritage Sensitivity (CHS). The closest area of CHS is situated in proximity of Shady Creek, approximately one kilometre east of the Site. Whilst the proposed works are classified as a high impact activity, they do not occur within an area of CHS.

While a mandatory CHMP is not required under the Act for the proposed works, a voluntary complex CHMP No 20508 North Yarragon BESS is being prepared to be submitted alongside the current application

GLaWAC participated in the preparation of the CHMP. The CHMP will be reviewed and approved by First Peoples State Relations.

## 6.4 Traffic and Transport

A Traffic Impact Assessment was undertaken to assess the anticipated traffic and transport implications and parking requirements of the Proposal.

Primary site access to the BESS is proposed via a new access road from Yarragon-Shady Creek Road extending along the site's northern boundary. This accessway will facilitate access in both construction and operational phases. A secondary access for fire emergency is proposed via the existing residential driveway.

When the BESS is operational, staff will require access to the site for periodic maintenance and inspection activities. The Proposal is anticipated to generate a small number of vehicle movements during these activities and therefore the Proposal's operation is not expected to impact the capacity or safety of the surrounding road network. In line with the TIA, the application proposes nine (9) dedicated car parking spaces to service the use. The final layout of car parking will be determined through detailed design. No change to the car parking arrangement is proposed for the existing dwelling.

During the peak construction period the Proposal is estimated to generate 152 'in' and 'out' daily vehicle movements. The estimated increase in traffic volumes on the key access roads due to the construction phase traffic is not expected to notably impact the operation of these roads. Traffic arrangements during construction can be addressed via a Traffic Management Plan as part of the Construction Environment Management Plan.

## 6.5 Landscape and Visual

A Landscape and Visual Impact Assessment was undertaken to identify any potential adverse impacts resulting from the Proposal. The Assessment was conducted using a Study Area derived from a Zone of Theoretical Visibility (ZTV) which illustrates the theoretical area from which the Project could be visible, based on the height of proposed elements and lidar geometry. The Study Area was concentrated within a two-kilometre radius of the Proposal Area.

The baseline assessment identified one Landscape Character Type (LCT) 'Agricultural Hills' (LCT 1) within the Study Area. The BESS and ancillary structures introduce built form which is larger than the farming infrastructure currently located in the Proposal Area, but of a scale that does not influence outside of the site. The Proposal presents a very low level of proposed change to the landscape character of the area, which is already widely dispersed. The Assessment concluded that the Proposal would have a very low impact to the surrounding landscape character.

An assessment of public viewpoints also concluded that any impacts on surrounding dwellings would be very low to negligible.

Cumulative visual impacts were considered involving the Proposal and Shady Creek Solar Farm (approved though not built). There are no cumulative impacts expected to be experienced by sensitive receivers between the two Proposals, based on visual prominence with a distance of 4km between the proposals.

## 6.6 Risk including Bushfire Hazard

A Bushfire, Hazard and Risk Impact Assessment was carried out to support this planning application. The dangerous goods screening assessment concluded the following:

- As the placard quantity thresholds for Class 9 as set out by Schedule 2 of the *Dangerous Goods (Storage and Handling) Regulations 2022* have been exceeded, placards are required. They should be displayed at every entrance for road vehicles and at the entrance of the buildings and rooms that store the batteries.
- As the manifest quantity thresholds for Class 9 as set out by Schedule 2 of the *Dangerous Goods (Storage and Handling) Regulations 2022*, are exceeded, a manifest of all Schedule 15 chemicals should be prepared and sent to WorkSafe Victoria. In addition, an updated emergency plan shall be prepared for the facility and provided to the Victorian Country Fire Authority for written advice.
- As the fire protection quantity thresholds for Class 9 as set out by Schedule 2 of the *Dangerous Goods (Storage and Handling) Regulations 2022*, are exceeded, written advice from the emergency services

authority (i.e. CFA) shall be sought in relation to the design of the fire protection system for the premises and the preparation of a Fire Safety Study. Following the review of a Risk Management Plan, the CFA Guidelines state that they (CFA) may request the preparation of a Fire Safety Study to be conducted for BESS facilities where the design, capacity, complexity, location, or proposed operations necessitate an enhanced, detailed analysis of requirements for fire and explosion safety systems.

Recommended safeguards, in compliance with the CFA Guidelines, are proposed to reduce residual risk such that no identified hazards will pose a significant risk. The assessment recommends that a safety management system is implemented prior to the commencement of commissioning or operation of the Proposal.

The Bushfire Hazard Assessment found that the broader landscape surrounding the Proposal Area comprises largely of cleared farmland with paddocks that are occasionally separated by planted tree lines and riparian corridors, with no dense forested areas present nearby. The Proposal Area is considered to exhibit low-risk environmental attributes as per the CFA Guidelines. In accordance with Method 1 of AS3959:2018, it is recommended that the proposed 20m Asset Protection Zone (APZ) is implemented between the vegetation buffer and the BESS infrastructure and is adhered to for the duration of each fire season in perpetuity. Additionally, vegetation management should also be undertaken in accordance with the CFA guidelines *Landscaping for Bushfire – Garden Design and Plant Selection* (CFA, 2022).

This Planning Report together with the accompanying Bushfire, Hazard and Risk Impact Assessment (provided in Appendix G of this report) provide a detailed response to the requirements of Clause 13.02-1S Bushfire Planning, Clause 44.06 - Bushfire Management Overlay and Clause 53.02 – Bushfire Planning.

## 6.7 Noise

An Operational Noise Impact Assessment was undertaken to support this planning application. The Assessment concluded the following:

- Noise levels from the Project, with reasonable and practicable controls in place, are predicted to meet or be below the noise limits at Noise Sensitive Areas.
- The reasonable and practicable controls include procuring low-noise BESS equipment and inverters with manufacturer-supplied silencer kits fitted.
- Further assessment will be undertaken during the detailed design stages of the Project to ensure all proposed noise controls will minimise risk of harm to the environment. The Project may rationalise and refine aspects of the controls described in this report to optimise the design.
- Regarding cumulative noise emissions, it is the responsibility of all contributing industries to control noise emissions to the Noise Sensitive Areas under the General Environmental Duty, Environmental Protection Act and subordinate legislation.

Recommended noise control measures are considered to be available, reasonable and practicable in proportion to the potential risks identified from the Project (and adjacent industries). It is considered that, with appropriate controls in place, the risk of the Project causing environmental harm from noise impacts is considered low.

## 7 Conclusion

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This planning application report demonstrates that the Proposal supports the Baw Baw Shire Council in its vision to live sustainably and in harmony with the region's rural identity and productive and inspiring landscapes. The Proposal provides a key opportunity for the region to shift towards clean energy and climate change adaptation.

The Proposal is considered to have met the current requirements and policy direction of the Baw Baw Planning Scheme and associated guidelines. The application is supported by environmental impact assessments that support the proposed site selection and indicative design. The application confirms the Proposal is suitable as:

- The Proposal supports the fair, orderly, economic and sustainable use and development of land.
- The Proposal will support the continued development of a renewable, affordable and reliable energy supply using large-scale energy storage technology.
- The Proposal supports a strong and innovative economy through the provision of construction jobs and ongoing employment through this Proposal.
- The Proposal is compatible and complementary to the current land use and is strategically located adjacent to existing transmission line infrastructure.
- The buildings and works have been positioned on the Site to ensure compliance with the requirements of the Farming Zone.
- The Proposal will not impact the amenity of the local area.
- The Proposal minimises biodiversity impacts and will have no heritage impacts. Native vegetation removal will be minimised with appropriate offsets secured to facilitate the Proposal.
- 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, contributes to the development of a high amenity area in accordance with the Baw Baw Planning Scheme.

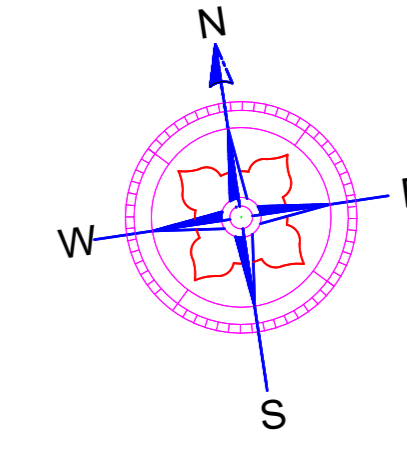
In addition to the notice and review exemptions afforded by the Planning Scheme, we request the Minister for Planning consider that the giving of notice under section 52(1)(a) and (d) of the P&E Act is not required because material detriment to adjoining land or any other person will not occur.

For the above reasons, we consider that the Proposal is consistent with the Baw Baw Planning Scheme and presents a unique opportunity for significant economic investment in the immediate and surrounding area. Accordingly, we request the Minister for Planning issue a planning permit.

**ADVERTISED  
PLAN**

# Appendix A: Application Plans

**ADVERTISED  
PLAN**



- 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

No.	DATE	REMARKS	DRN	CKED	APPR
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

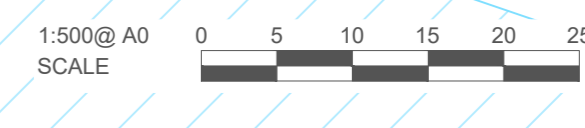
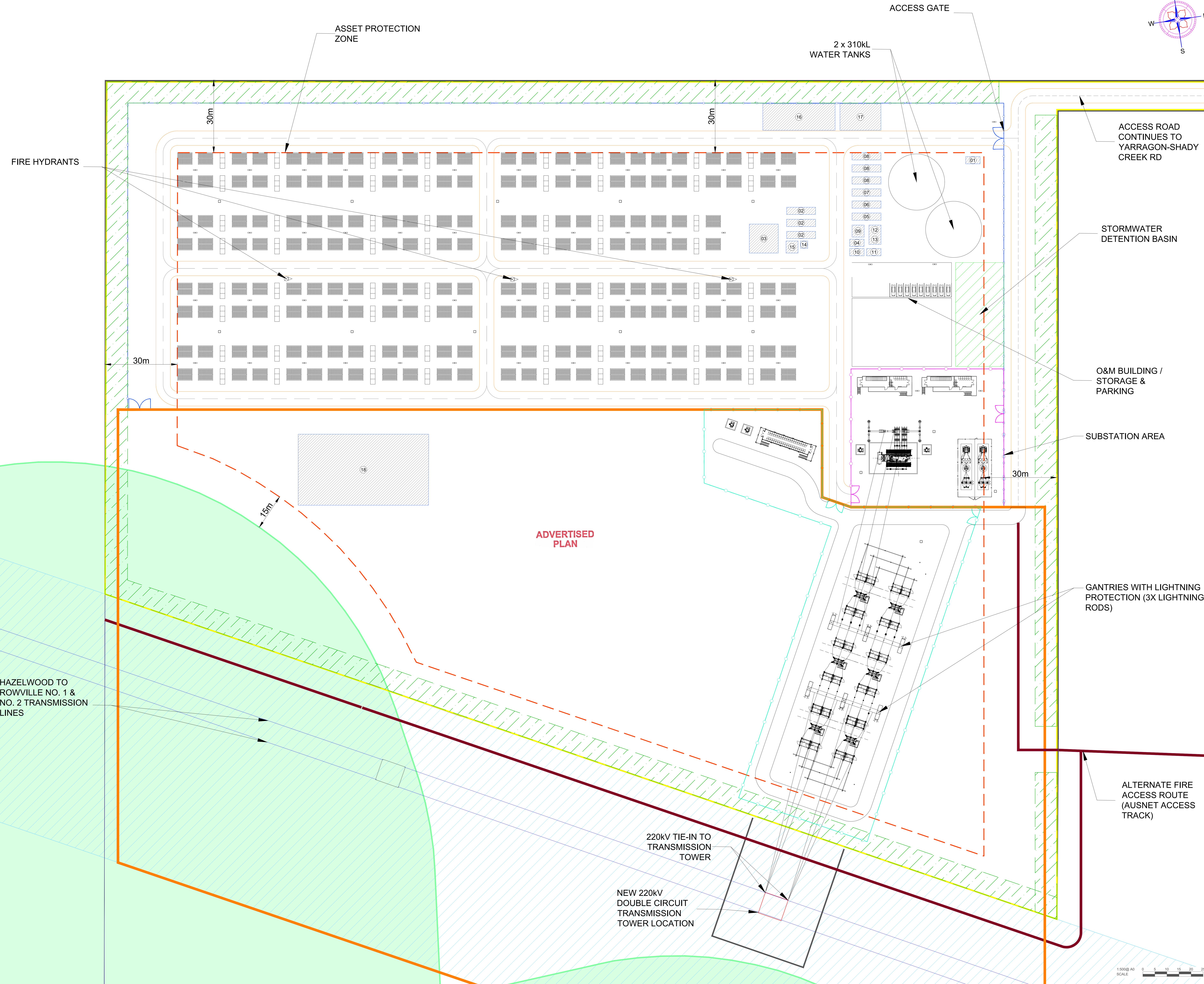
CLIENT:-  
**ZEN ENERGY**  
ZEN ENERGY FUTURE PTY. LTD.

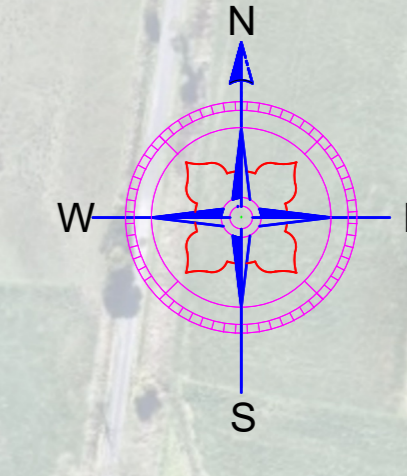
EPC CONTRACTOR :-

DRAWING TITLE:-  
NORTH YARRAGON BESS LAYOUT

DRAWING NO:-  
ZEN-AU-NG-LAY-E-DRG-001

SHEET NO.	01 OF 01	SCALE	1:500
DRAWN	JC	PAPER SIZE	A0
CHECKED	HV	REV NO.	F
APPROVED	DM	DATE	30.10.2025





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1. PRELIMINARY ONLY - DRAWING IS PRE-CONCEPTUAL AND PROVIDED FOR INFORMATION PURPOSES ONLY. THIS DRAWING IS SUBJECT TO DESIGN CHANGE AND ACTUAL SURVEYED BOUNDARIES.
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	FENCE
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	20M LIGHTNING MAST (TBC)
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18	Laydown Area

**ADVERTISED PLAN**

No.	DATE	REMARKS	DRN	CKED	APPR
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

**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-E-DRG-002

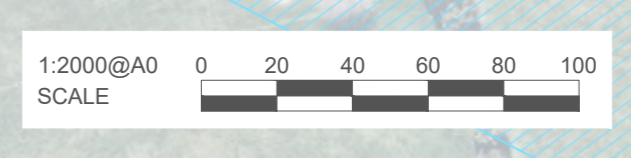
SITE CO-ORDINATES	-		
SHEET NO.	01 OF 01	SCALE	1:2000
DRAWN	JC	PAPER SIZE	A0
CHECKED	HV	REV NO.	E
APPROVED	DM	DATE	30.10.2025

MAIN SITE ACCESS POINT

ALTERNATE FIRE ROUTE ACCESS POINT (AUSNET ACCESS TRACK)

YARRAGON-SHADY CREEK RD

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

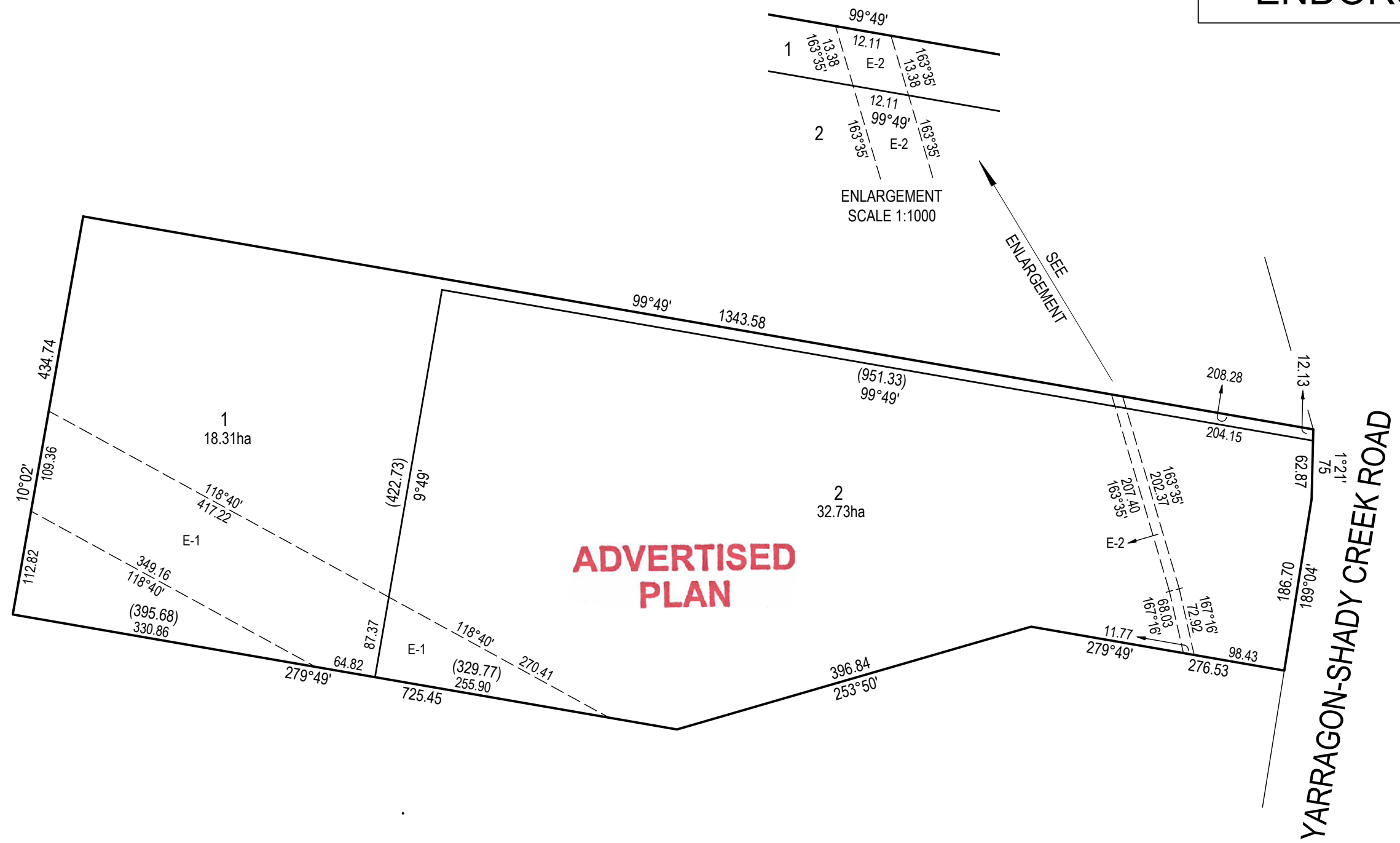


# Appendix B: Plan of Subdivision

**ADVERTISED  
PLAN**



FOR  
ENDORSEMENT

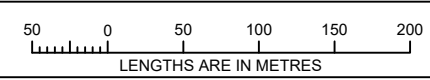


**WARNING:**  
ALL INFORMATION SHOWN ON THIS PLAN IS PROVISIONAL AND HAS BEEN PREPARED FOR CONTRACT OF SALE AND/OR PLANNING PERMIT PURPOSES.  
  
THIS PLAN MAY BE SUBJECT TO CHANGES TO BOUNDARIES AND EASEMENTS LOCATIONS AND DIMENSIONS, AND / OR AS REQUIRED BY THE PROCESS OF APPROVAL BY STATUTORY AUTHORITIES, LOCAL COUNCIL AND LAND USE VICTORIA.



Aurecon Australasia Pty Ltd ABN 54 005 139 873 Telephone: +61 3 9975 3000  
Level 8, 850 Collins Street Facsimile: +61 3 9975 3444  
Docklands, Victoria 3008 Australia Email: melbourne@arecongroup.com

SCALE  
1:5000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

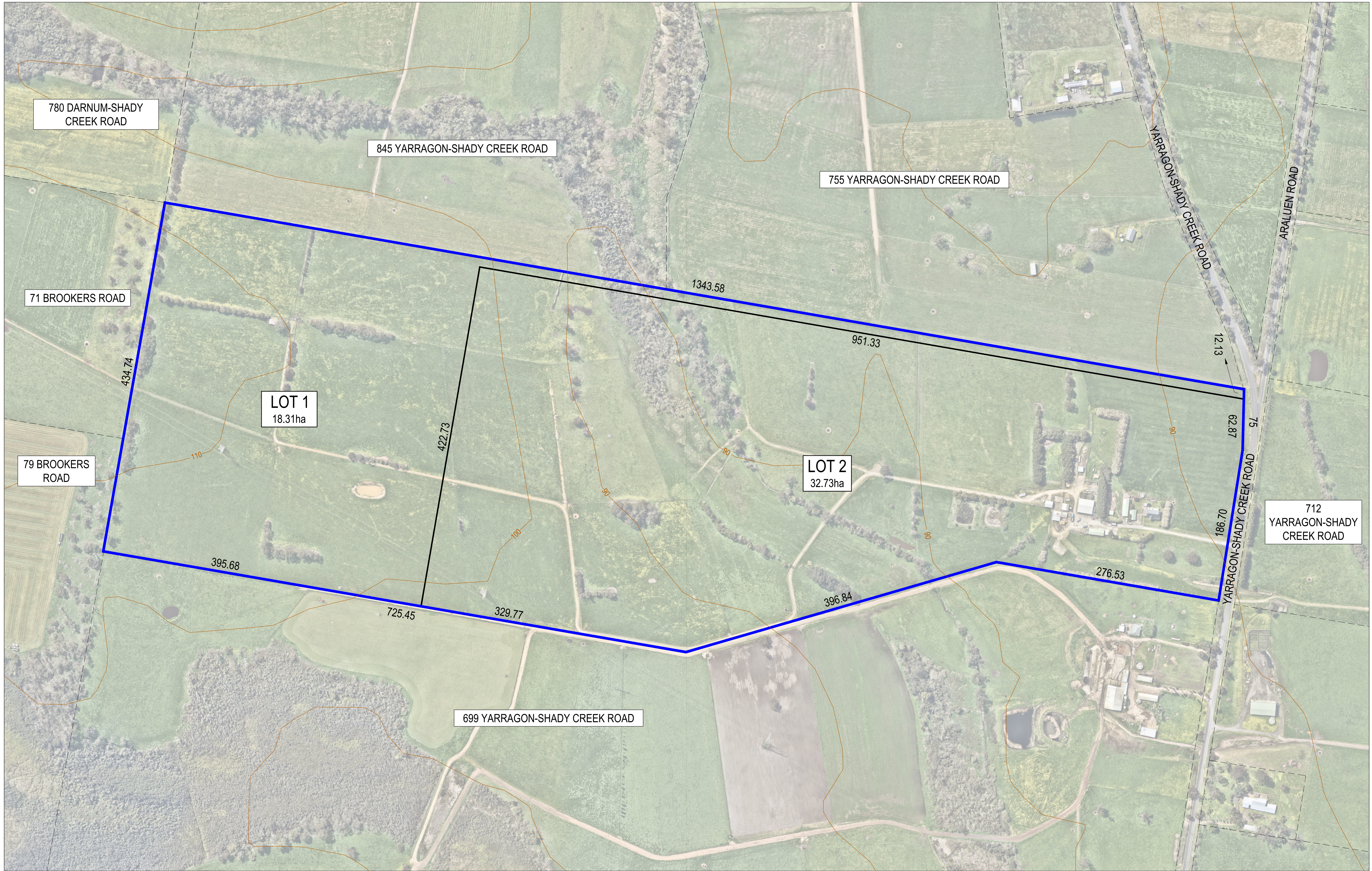
ANDREW DOWEY VERSION 'DRAFT'

**DRAFT**

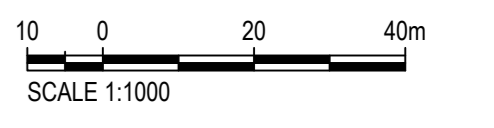


LEGEND:

- TITLE BOUNDARY
- PROPOSED BOUNDARIES
- - - - EXISTING INDICATIVE BOUNDARIES (DIGITAL CADASTRAL MAPBASE)



SCALE



GENERAL PROJECT NOTES

1. THESE DRAWINGS SHOW THE PLANNING, SUBDIVISION AND ENGINEERING INTENT AND ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND RELEVANT DOCUMENTS
2. DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED
3. DIGITAL CADASTRE AND ELEVATION DATA OBTAINED FROM DATAVIC

KEY PLAN

DRAFT

NOT FOR CONSTRUCTION UNTIL APPROVED

REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP
A	01.12.25	INITIAL REVISION	M.T.	-	A.S.	C.H.

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CLIENT

**ZENENERGY**  
ZEN ENERGY FUTURE PTY LTD

METRIC/STRUCTURAL ENGINEER  
**aurecon**

www.aurecongroup.com  
 PROJECT: NORTH YARRAGON BESS  
 TITLE: SUBDIVISION MASTERPLAN  
 713 YARRAGON-SHADY CREEK ROAD YARRAGON 3823  
 DRAWING NO: 528157-0000-DRG-UU-0002

SCALE: 1:1000    TITLE NO:    REV: A

DEVELOPMENT AREA		
	AREA (m <sup>2</sup> )	AREA (Ha)
TOTAL SITE AREA	510,400	51.04
GROSS DEVELOPMENT AREA	510,400	51.04
NET DEVELOPMENT AREA	510,400	51.04
LOT 1	183,100	18.31
LOT 2	327,300	32.73

ADVERTISED PLAN

# Appendix C: Ecological Impact Assessment

**ADVERTISED  
PLAN**

# Appendix D: Contaminated Land Impact Assessment

**ADVERTISED  
PLAN**

# Appendix E: Traffic Impact Assessment

**ADVERTISED  
PLAN**

# Appendix F: Landscape and Visual Impact Assessment (LVIA)

**ADVERTISED  
PLAN**

# Appendix G: Bushfire, Hazard and Risk Impact Assessment

**ADVERTISED  
PLAN**

# Appendix H: Operational Noise Impact Assessment

**ADVERTISED  
PLAN**

# Appendix I: Community Engagement Report

**ADVERTISED  
PLAN**

**Document prepared by**

**Aurecon Australasia Pty Ltd**

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PLAN**