

24 April 2026

Hon Sonia Kilkenney MP

Minister for Planning

C/- Department of Transport and Planning (Renewables)

**ADVERTISED
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Dear Minister,

Lodgement of Section 50 Amendment to Planning Permit Application PA2604204

Tragowel Battery Energy Storage System, Loddon Valley Highway, Tragowel, Victoria.

Cogency Australia Pty Ltd has been engaged by Potentia Energy Pty Ltd and Green Switch Australia to prepare and lodge this amendment to the planning application under section 50 of the Planning and Environment Act 1987, for a Battery Energy Storage System (BESS) at Loddon Valley Highway, Tragowel.

Planning Permit Application PA2604204 was lodged with the Department of Transport and Planning (DTP) on 16 February 2026. While the application was ready to proceed to public notice, the Proponent sought to implement the design with minor changes to address discrepancies in stormwater management and vegetation screening prior to advertising. These changes have triggered a Section 50 amendment. The proposed changes were discussed at a meeting with the DTP (Renewables) on 23 April 2026.

The changes necessitating this Section 50 amendment are minor in nature. They include the relocation of the detention basin to the northern and eastern extent of the BESS development area, the relocation of one fire water tank to the east near the substation, and the introduction of vegetation screening along the eastern boundary.

We lodge this amended planning application in accordance with Clause 53.22 Significant Economic Development, under the Development Facilitation Program, meaning that it is exempt from the decision requirements of sections 64(1), (2), and (3), and the review rights of sections 82(1) of the Act.

We further note that the Minister for Planning is the responsible authority for this application under clause 72.01-1 of the Gannawarra Planning Scheme.

Planning approval is sought from the Minister for Planning (in accordance with clause 72.01-1) for the following permit triggers:

- **Clause 35.07-1** – Section 2 Use of land for a Utility Installation
- **Clause 35.07-7** – Buildings and works associated with a Section 2 Use
- **Clause 35.07-4 (Schedule)** – Buildings within the minimum setback (100m) from a road in the Transport Zone 2
- **Clause 35.07-4 (Schedule)** – Earthworks that change the flow of water at a boundary
- **Clause 36.04-1** Transport Zone - Section 2 Use of land for a Utility Installation
- **Clause 36.04-2** - Buildings and works associated with a Section 2 Use
- **Clause 42.01-1** - To construct a building or construct or carry out works
- **Clause 52.05-14** – To develop land for a business identification sign
- **Clause 52.06-6** - To provide car parking spaces to the satisfaction of the responsible authority
- **Clause 52.17-1** – To remove, destroy, or lop native vegetation, including dead native vegetation

- **Clause 52.29-2** - Land adjacent to the Principal Road Network (to create or alter access to a road in a Transport Zone 2)

Please find enclosed with this application the following documents:

- Planning permit application report, by Cogency Australia,
- Title Plans, May 2025 (Appendix A)
- Concept Layout and Elevations, by Cogency Australia and Potentia Energy, (Appendix B)
- Communication Materials, by Cogency Australia, (Appendix C)
- Flora and Fauna Assessment, prepared by Ecolink, (Appendix D)
- Aboriginal Cultural Heritage Desktop Assessment, prepared by GML, (Appendix E)
- Transport Impact Assessment, prepared by One Mile Grid, (Appendix F)
- Landscape and Visual Impact Assessment, prepared by Peter Haack, (Appendix G)
- Noise Impact Assessment, prepared by SLR Consulting Pty Ltd, (Appendix H)
- Fire Hazard and Risk Assessment, prepared by FRC, (Appendix I)
- Hydrology Assessment and SWMS, prepared by DCE, (Appendix J)
- Agricultural Impact Assessment, prepared by Ag-Challenge, (Appendix K)
- Letter of Consent, Head, Transport for Victoria, (Appendix L)
- Engagement Summary Report, by Cogency Australia, (Appendix M)

The suite of technical reports accompanying the planning application package has been updated to reflect and assess the design changes. Only minor revisions were required, and the changes do not result in any material impacts. The following table outlines the schedule of changes to these documents.

Table 1 - Schedule of Changes

Document	Status	Revision notes
Appendix A - Certificate of Titles	-	All changes to the design remain in the proposed Project Site. No new parcels have been introduced to accommodate these changes.
Appendix B Application Plans	Amended	Plans have been amended to reflect the new location for the detention basin, fire water tank, and additional screening along the eastern boundary.
Appendix C Communication materials	-	N/A
Appendix D Flora and Fauna Assessment	Amended	Key changes include: ▪ Updated to include Figure 1 – Results of the current assessment in the Appendix Assessment remains unchanged, as the design modifications do not result in any additional material impacts on biodiversity and do not result in further native vegetation removal.
Appendix E Cultural Heritage Due Diligence Assessment	Amended	Key changes include: ▪ Updated to include new Figure 1.2 - New Plan inserted ▪ Updated to include new Figure 1.3 - Bess concept layout plan Assessment remains unchanged, as the design modifications do not result in any additional material impacts on Aboriginal cultural heritage.

Appendix F Transport Impact Assessment	Amended	Key changes include: Chapter 4.1 updated to include new Figure 7 Concept Layout Plan Assessment remains unchanged, as the design modifications do not result in any additional material impacts on transport or road assets.
Appendix G Landscape and Visual Impact Assessment	Amended	Key changes include: - Updates to Section 3.2 (Key Features) to revise the landscaping and screening description, confirming that screening will comprise a minimum 5 m wide strip located within the 10–17 m “Vegetation Screening” areas. - Updates to Figure 3 (Site Plan of the BESS Development Area). - Updates to Section 6.1.2 (Perimeter Screen Planting) to clarify that the proposed screening will be a minimum of 5 m in width and will incorporate varying vegetation densities. Assessment remains broadly unchanged, as the design modifications do not result in any additional amenity impacts.
Appendix H Noise Impact Assessment	Amended	Key changes include: Chapter 2.1 updated to include new Figure 1 Proposed Site Layout Assessment remains unchanged, as the design modifications do not result in any additional noise impacts.
Appendix I Risk Management Plan (including Fire Safety Study)	Amended	Key changes include: - Updating the version control table to reflect the updated design - Chapter 2.1 Site Development updated to include New Figure 1 Indicative Project Layout Assessment remains unchanged, as the design modifications do not result in any additional fire risks and remain compliant with CFA guidelines.
Appendix J Hydrology Impact Assessment and Stormwater Management Strategy	Amended	Key changes include: - Updates to the text in Section 6.1.2 to reflect the revised location of the detention basins to the north and east, with removal of references to the previously proposed southern basin. - Revisions to Section 6.1.3 (Vegetated Swale) to confirm that a single vegetated swale will be implemented to direct runoff from the fill pad to the relocated detention basins. References throughout the document have been updated accordingly. - Updates to Table 2 (Stormwater Quality Treatment) to reflect revised stormwater quality treatment figures. - Updates to Figure 9 (Proposed Project Layout Plan). - Updates to Figure 11 (Stormwater Management Overview Plan) to reflect the revised detention basin design. The updated assessment confirms that the relocation of the detention basins to the north and east is appropriate and will effectively support multiple stormwater management functions.
Appendix K Agricultural	Amended	Key changes include: Chapter 1.2 updated to include new Figure 1 Bess Site and Project Site Concept Layout

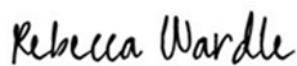
Impact Assessment		Assessment remains unchanged, as the design modifications do not result in any additional material impacts on agriculture.
Appendix L Head, Transport for Victoria Consent	-	Whilst the design changes do not impact any road assets, namely, Loddon Valley Highway, an update of the changes to the proposal will be provided to Head, Transport of Victoria.
Appendix M Engagement Summary Report	-	N/A

We consider that the proposed amendment to the concept layout will not result in any additional environmental or amenity impacts. The changes are minor in nature and remain within the scope, footprint, and intensity of development previously assessed under PA2604204. As such, the findings and conclusions of the original assessments remain valid, with no new or materially different impacts anticipated.

Thank you for your consideration of this request. Please refer to the Planning Report for further details.

Should you have any questions, please do not hesitate to contact me on 0400 797 106 or at rebecca@cogencyaustralia.com.au.

Yours sincerely,



Rebecca Wardle

Director and Co-Founder

Cogency Australia

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