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Olderfleet, Level 10, 477 Collins Street  
Melbourne VIC 3000 Australia (Wurundjeri Country)

Urbis Ltd  
ABN 50 105 256 228

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3 February 2026

Belinda Casic  
Planner  
Energy Assessment  
Department of Transport and Planning

**ADVERTISED  
PLAN**

Dear Belinda,

## **Section 50 Amendment – Permit No. PA2402939 – Mortlake Energy Hub**

Urbis continues to act on behalf of Yanara Australia Pty Ltd, formerly known as BrightNight Australia Pty Ltd (the permit applicant), in relation Planning Permit PA2402939 granted on 12 September 2024 for land at 409 Boonerah Estate Road, Mortlake.

A Section 72 Amendment was lodged with the Department of Transport and Planning on 21 November 2025 to:

- Correct the 'address of the land' listed within the permit; and
- Amend the submitted plans to:
  - vary the approved 500 kV transmission line route connecting the project to the Mortlake Terminal Station; and
  - relocate transmission line works underground.

We have now been instructed to lodge the enclosed submission for a Section 50 Amendment to the application. This amendment incorporates the changes outlined above and also includes the connection infrastructure within the Mortlake Terminal Station required to link the Mortlake Energy Hub to the transmission network.

Specifically, the works involve the installation of 500 kV electrical plant and a 500 kV bus expansion to connect the Mortlake Energy Hub into Bay 6 of the Mortlake Terminal Station switchyard.

These additional works are considered minor and are a direct result of further design and development of the connection infrastructure.

### **Scope of additional works**

The proposed works are to be located entirely within the existing terminal station footprint. The building out of this switch bay is required to connect the Mortlake Terminal Station to the power lines and BESS, which are already approved. The approved Mortlake Energy Hub permit (PA2402939) included the initial construction to accommodate these upgrades.

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Figure 1 - Scope of upgrade works

In accordance with EPA Victoria's Noise Protocol (Publication 1826), the primary equipment within a switch bay is not a continuous source of operational noise. Noise emissions are limited to brief and infrequent impulsive sounds associated with switching operations of circuit breakers, disconnectors, or earthing switches. These events occur intermittently, are of very short duration, and are not representative of normal operating conditions. Other primary components, including current transformers, voltage transformers, busbars, and surge arresters, do not generate perceptible noise during normal operation, with any low-level electrical hum confined to the immediate vicinity of the equipment. Accordingly, switch bay infrastructure does not contribute to ongoing background noise levels, and operational noise within a terminal station is instead dominated by transformers and associated cooling equipment.

The proposed works in Bay 6, shown in Figure 1, are located within an area already surrounded by existing plant. As illustrated in the elevation in Figure 2, the new electrical infrastructure will be approximately 9 metres high and will make use of the existing gantry, which is around 15 metres tall. Additional gantries are already in place to the north and south of the bay.

Given its position within the existing terminal station compound and the surrounding infrastructure, the works will not be visible from any external viewpoints. Accordingly, no discernible visual change is expected as a result of the proposed works.

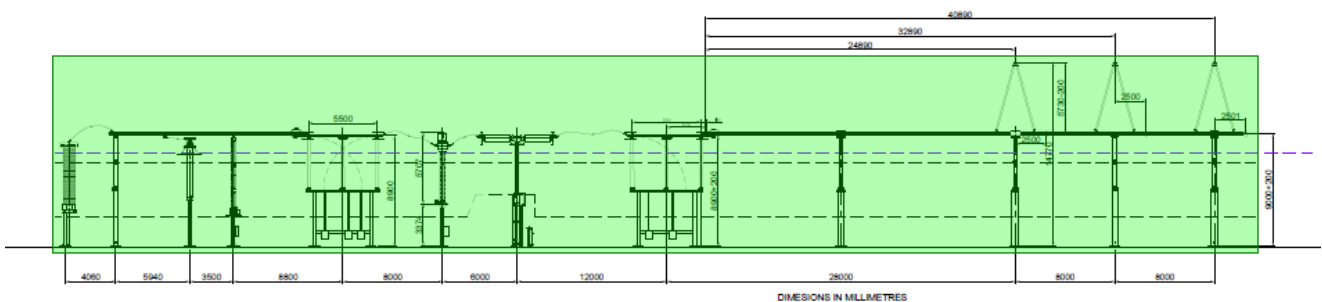


Figure 2 - Elevation of Bay 6 works

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The changes sought are minor in nature and will not have any significant impact on the delivery of the overall development, while maintaining consistency with the Planning Permit. Importantly, as the works generally align with the original approval, and are located in an area with existing development, the changes will have no material consequence to any person or nearby development.

The key works at MOPS to establish the Bay 6 for MEH connection includes, but is not limited to:

- **3 x 500 kV Circuit Breakers (1ph unit)**  
Interrupts fault and load current.
- **1 x 500 kV Disconnecter with 1 earth switch (3ph unit)**  
Provide visible isolation for maintenance and safely earths the circuit when isolated
- **1 x 500 kV Disconnecter with 2 earth switches (3ph unit)**  
Provide visible isolation for maintenance and safely earths the circuit when isolated
- **3 x 500 kV Surge arrestors (1ph unit)**  
Protect equipment from lightning and switching over-voltages.
- **3 x 500 kV Voltage Transformers (1ph unit)**  
Measure voltage and provide inputs for protection, metering, and control.
- **1 set of cable heads for the underground 500 kV cable connection**  
High-voltage terminations connecting the underground cables to substation equipment.
- **500 kV Post Insulators as required**  
Insulating supports for live conductors and busbars.
- Associated structures and foundations for above listed plant equipment
- Modification of the existing 500 kV busbar accommodate the new equipment
- Associated communications, protection and control equipment (expected to be housed in the existing MOPS control room). There is a possibility of a new control building at Mortlake TS to house all new protection and control related equipment.
- Installation of bollards, as required

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## Correction of Condition Wording

Following a review of the existing planning permit, we have identified minor clerical errors in the wording of several conditions.

### Condition 30 and Condition 31

Both conditions incorrectly reference Condition 3 instead of Condition 4 in the permit.

### Condition 40

The condition relating to the predictive noise assessment has been incorrectly numbered, resulting in two separate conditions being labelled as Condition 40.

We request that the permit be amended to correct these clerical errors to ensure clarity and accuracy in the permit conditions.

## Notice

As addressed in our Section 72 Amendment application letter, we consider that notice is not required, as there is no objective basis to suggest they will cause material detriment to any person.

Amended site plans will be provided along-side this application to support the Section 50 Amendment:

Yours sincerely,

A handwritten signature in black ink, appearing to be "H. Chan".

Hayden Chan  
Consultant  
[hchan@urbis.com.au](mailto:hchan@urbis.com.au)  
+61 3 8663 4902

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