

# Apply for a planning permit

## Before you start



Department  
of Transport  
and Planning

### Are you in the right place?

Only applications where the [Minister for Planning is the responsible authority](#) are to be lodged through this portal.

Check the schedule to Clause 72.01 of your [local planning scheme](#) to see which responsible authority issues planning permits for your location.

### You will need these documents to submit this application:

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal.
- If applicable, a current Metropolitan planning Levy certificate.

Fees will apply for this application - [find out about fees for planning applications](#). You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.

This application will automatically save as you enter information.

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## Contact details

### Applicant details

Is the applicant a person or organisation?

Organisation

Organisation name

Global Power Generation Australia Pty Ltd

Business phone number

+61 484 553 834

Email

mattison.bodini@globalpower-generation.com.au

Address type

Street address

Street address

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**Unit type**

**Unit number**

**Level number** 21

**Site or building name**

**Street number** 567

**Street name** Collins Street

**Suburb** Melbourne

**Postcode** 3000

**State** VIC

## Owner details

**The owner is the applicant** Yes

## Preferred Contact

**First name** Louise

**Last name** Hill

**Mobile**

**Work phone** 0428 618 565

**Organisation** Umwelt Pty Ltd

**Job title** Environmental Planner

**Email** louise.hill@umwelt.com.au

**Address type** Street address

**Street address**

**Unit type**

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**Unit number**

**Level number** 1

**Site or building name**

**Street number** 50

**Street name** Queen Street

**Suburb** Melbourne

**Postcode** 3000

**State** VIC

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## Pre-application meeting details

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**Have you submitted a pre-application meeting request already for this site?** Yes

**Enter the pre-application number** PPA-726

## Land details

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**Planning scheme** Moyne

At least one location must be provided to submit this application. Options for defining locations are described below:

- **Auto-populate using land titles:** Street addresses are extracted from uploaded land titles (lot on plan and crown allotments are not supported by this feature).
- **Map interface:** Specify up to 300 properties and parcels using search, select and/or a GIS shapefile.
- **Manual entry:** Use this when other methods fail. Locations are accepted as entered and are not system validated.

## Upload and scan land titles to automatically populate street addresses

### 1. Upload documents

### 2. Scan uploaded documents

- Detected street addresses will be added to the list below.

- You must check and confirm address details are correct.
- Documents are only scanned once. If additional documents are uploaded after a scan, only new documents will be scanned.
- Scanning of documents can take a few minutes to process. You will be unable to edit your application until this process has completed.

## Scan results

### Manual location details

It is strongly recommended that you use the map to search and select locations for land related to this application. Manually entering or editing locations could cause delays in your application processing if that location cannot be found.

## Application details

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### Describe your proposal

The Tarrone BESS is a grid-scale battery energy storage facility proposed by GPGA in Tarrone, Victoria. The BESS is anticipated to have a storage capacity of 200-megawatt AC (MWac) / 400-megawatt hour (MWh), which will utilise the latest in grid forming inverter and Lithium-Ion battery storage technologies. The purpose of the Project seeks to install battery storage capacity connecting to the existing Tarrone 500kV Terminal Station located to the west of the Project site and will connect the Ryan Corner and Hawkesdale wind farms into the Tarrone Terminal Station.

Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?

No

What is the application trigger?

53.22

Please select the application category

Change or extension of use  
Other buildings and works (including septic tanks, dams, earthworks)  
Native vegetation removal  
Other vegetation removal

Enter the estimated cost of any development for which the permit is required

Failed to convert value: 19000000000

What is the current land use?

Agriculture

Describe how the land is used and developed now

The primary land use within the Project site is agriculture consisting of pasture and grassland.

Does this application look to change or extend the use of this land?

Yes

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What is the proposed land use? Utility Installation

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No

## Additional details

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Does this application involve the creation or removal of dwellings? No

Does the application involve native vegetation removal? Yes

What is the Native Vegetation Removal Report (NVR) number? NAA\_2024\_096

What is the credit extract id? 25028

Does this application involve the creation or removal of lots? No

Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)? Yes

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## Supporting documents

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The following supporting documents must be submitted with this application, preferably in PDF or Word format

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used).

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## Supporting documents

Appendix C - Traffic Impact Assessment.pdf  
Appendix E - Flora and Fauna Assessment.pdf  
Appendix D - Noise Assessment.pdf  
Appendix F - Preliminary Hazard Assessment.pdf  
Appendix G - Bushfire Impact Assessment.pdf  
  
Appendix H - Landscape and Visual Impact Assessment.pdf  
Appendix A. Combined certificate of titles.pdf  
Appendix B - October 2024 Development Plans.pdf  
22589\_Tarrone BESS\_Planning Report\_V3.pdf  
Appendix I - CHMP.pdf  
22589\_Tarrone BESS\_Planning Report\_V3 Combined.pdf

## 3D digital model

A 3D digital model will assist to clearly communicate your application's intentions and enhance the review process. We encourage and recommend submitting a 3D digital model as part of your application.

- **Mandatory** formats: **FBX, OBJ, 3DM**; Optional supplementary formats: RVT, IFC
- Triangle count under five million per development.
- Unit scale in metric.
- The maximum file size is 250 MB.
- Please refer to the [technical guidance for submission](#) to check your model meets all specifications. We will request a re-submission of the 3D digital model if the specifications are not met.
- If you are unable to submit your 3D digital model, contact [visualisation@transport.vic.gov.au](mailto:visualisation@transport.vic.gov.au) for assistance.

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## 3D digital model

## Fees and payment

### [View planning and subdivision fees](#)

## Fee

<b>Fee type</b>	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
<b>Class</b>	16
<b>Fee amount</b>	\$63589.00
<b>Fee description</b>	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000*

The total amount is calculated as the highest fee plus 50% of the remainder of the fees.

**Total amount to pay** \$63589.00

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**Payment method** EFT  
**BSB** 033-875  
**Account and reference number** 170098701

**EFT confirmation** I confirm that the fee has been paid via EFT

## Submit

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**Applicant declaration** I declare that I am or represent the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application

### Privacy statement

The Department of Transport and Planning (DTP) is committed to protecting personal information provided by you in accordance with the principles of the Victoria privacy laws. The information you provide will be used for the following purposes:

- correspond with you about your application
- if necessary, notify affected parties who may wish to inspect your proposal so that they can respond
- if necessary, forward your application to a referral authority.

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded
- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

If all requested information is not received, DTP may be unable to process your request.

You may access the information you have provided to DTP by contacting [Development approvals](#)

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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12527 FOLIO 456

Security no : 124120611270W  
Produced 12/12/2024 02:50 PM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 918386G.  
PARENT TITLE Volume 10244 Folio 080  
Created by instrument PS918386G 23/01/2024

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
RYAN CORNER DEVELOPMENT PTY LTD of SUITE 4 LEVEL 3 24 MARCUS CLARKE STREET  
CANBERRA ACT 2600  
PS918386G 23/01/2024

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### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE PS918386G FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 574 TARRONE NORTH ROAD TARRONE VIC 3283

### ADMINISTRATIVE NOTICES

NIL

eCT Control 19206W BAKER & MCKENZIE  
Effective from 23/01/2024

DOCUMENT END

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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 12527 FOLIO 457

Security no : 124121359246E  
Produced 21/01/2025 12:11 PM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 918386G.  
PARENT TITLE Volume 10244 Folio 080  
Created by instrument PS918386G 23/01/2024

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
RYAN CORNER DEVELOPMENT PTY LTD of SUITE 4 LEVEL 3 24 MARCUS CLARKE STREET  
CANBERRA ACT 2600  
PS918386G 23/01/2024

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NIL

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DOCUMENT END

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Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>21/01/2025 12:11</b>

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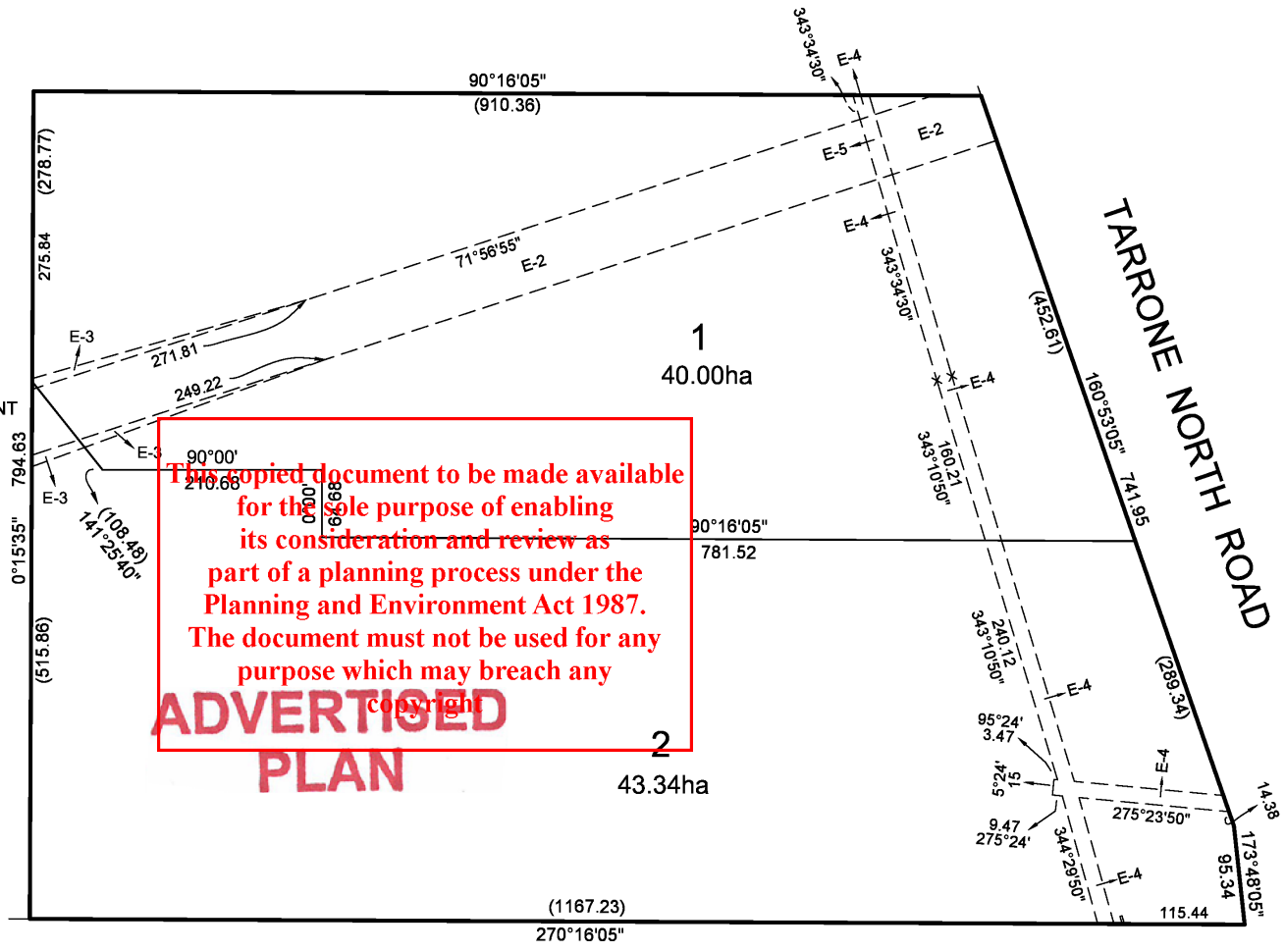
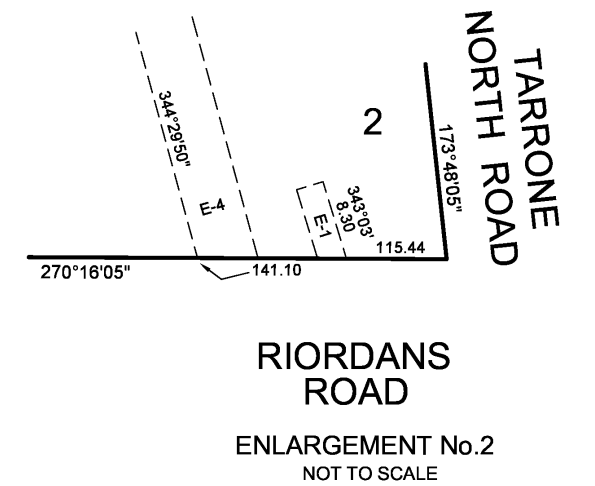
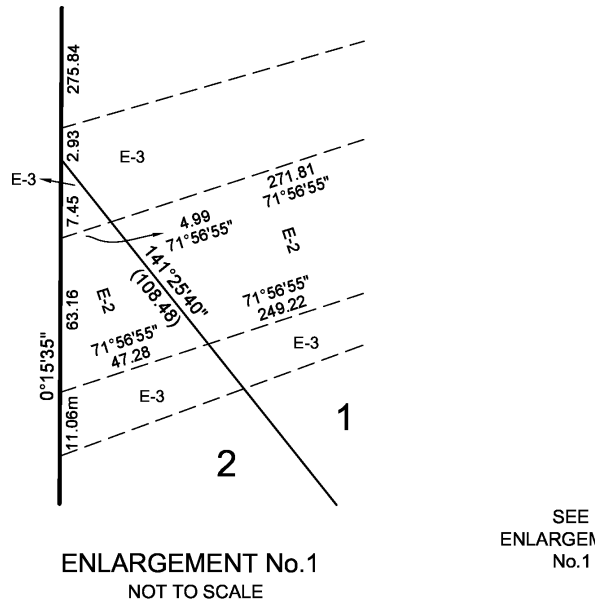
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PLAN OF SUBDIVISION		EDITION 1	PS 918386G	
<p><b>LOCATION OF LAND</b></p> <p>PARISH: KAPONG</p> <p>TOWNSHIP:</p> <p>SECTION: A</p> <p>CROWN ALLOTMENT: 7</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCE: VOL 10244 FOL 080</p> <p>LAST PLAN REFERENCE: C.A. 7 ON TP69984C</p> <p>POSTAL ADDRESS: (at time of subdivision) 574 TARRONE NORTH ROAD TARRONE VIC 3283</p> <p>MGA CO-ORDINATES: E: 604 150 ZONE:54 (of approx centre of land in plan) N: 5 773 600</p>		<p>Council Name: Moyne Shire Council</p> <p>Council Reference Number: SUB23/0037 Planning Permit Reference: PL23/101 SPEAR Reference Number: S214656S</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Kate Clarke for Moyne Shire Council on 21/11/2023</p> <p><b>Statement of Compliance</b> issued: 23/11/2023</p>		
VESTING OF ROADS AND/OR RESERVES		<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold;">                     This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright                 </div> <div style="margin-top: 20px; color: red; font-size: 24pt; font-weight: bold;">                     ADVERTISED PLAN                 </div>		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION 15.24m		<p>AREA OF LAND SUBDIVIDED FOR PURPOSE</p>		
<p><b>SURVEY:</b> This plan is based on survey.</p>				
<p><b>STAGING:</b> This is not a staged subdivision.</p>				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	TRANSMISSION OF ELECTRICITY	2	G154906	STATE ELECTRICITY COMMISSION
E-2	TRANSMISSION OF ELECTRICITY	60	L728627P	STATE ELECTRICITY COMMISSION
E-3	TRANSMISSION OF ELECTRICITY	SEE DIAG	AH945532M	SPI POWERNET PTY LTD
E-4	POWERLINE	15	SECTION 88 - ELECTRICITY INDUSTRY ACT 2000 (THIS PLAN)	POWERCOR AUSTRALIA LTD
E-5	POWERLINE	15	SECTION 88 - ELECTRICITY INDUSTRY ACT 2000 (THIS PLAN)	POWERCOR AUSTRALIA LTD
E-5	TRANSMISSION OF ELECTRICITY	15	L728627P	STATE ELECTRICITY COMMISSION
574 TARRONE NORTH ROAD, TARRONE		LICENSED SURVEYOR: RILEY MILES ULBRICH		
2 LOTS				
<p><b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</p> <p>LyssnaGroup.com</p>		DATE: 12/10/23	REFERENCE: AA0228	ORIGINAL SHEET SIZE: A3
		DRAWING: SU00AC	DRAWN BY: CH	SHEET 1 OF 2
		Digitally signed by: Riley Miles Ulbrich, Licensed Surveyor, Surveyor's Plan Version (C), 12/10/2023, SPEAR Ref: S214656S	PLAN REGISTERED	Y. SU
			TIME: 1:01 PM	Assistant Registrar
			DATE: 23/01/2024	of Titles


# PLAN OF SUBDIVISION

PS 918386G



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 Tel: +61 3 9516 6899  
 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
 Southbank VIC 3006 Australia

574 TARRONE NORTH ROAD, TARRONE	
LICENSED SURVEYOR: RILEY MILES ULBRICH	
DATE: 12/10/23	REFERENCE: AA0228
DRAWING: SU00AC	DRAWN BY: CH

SCALE: 1:5000	0 50 100 150 200 LENGTHS ARE IN METRES
Digitally signed by: Riley Miles Ulbrich, Licensed Surveyor, Surveyor's Plan Version (C), 12/10/2023, SPEAR Ref: S214656S	

ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Moyné Shire Council, 21/11/2023, SPEAR Ref: S214656S	



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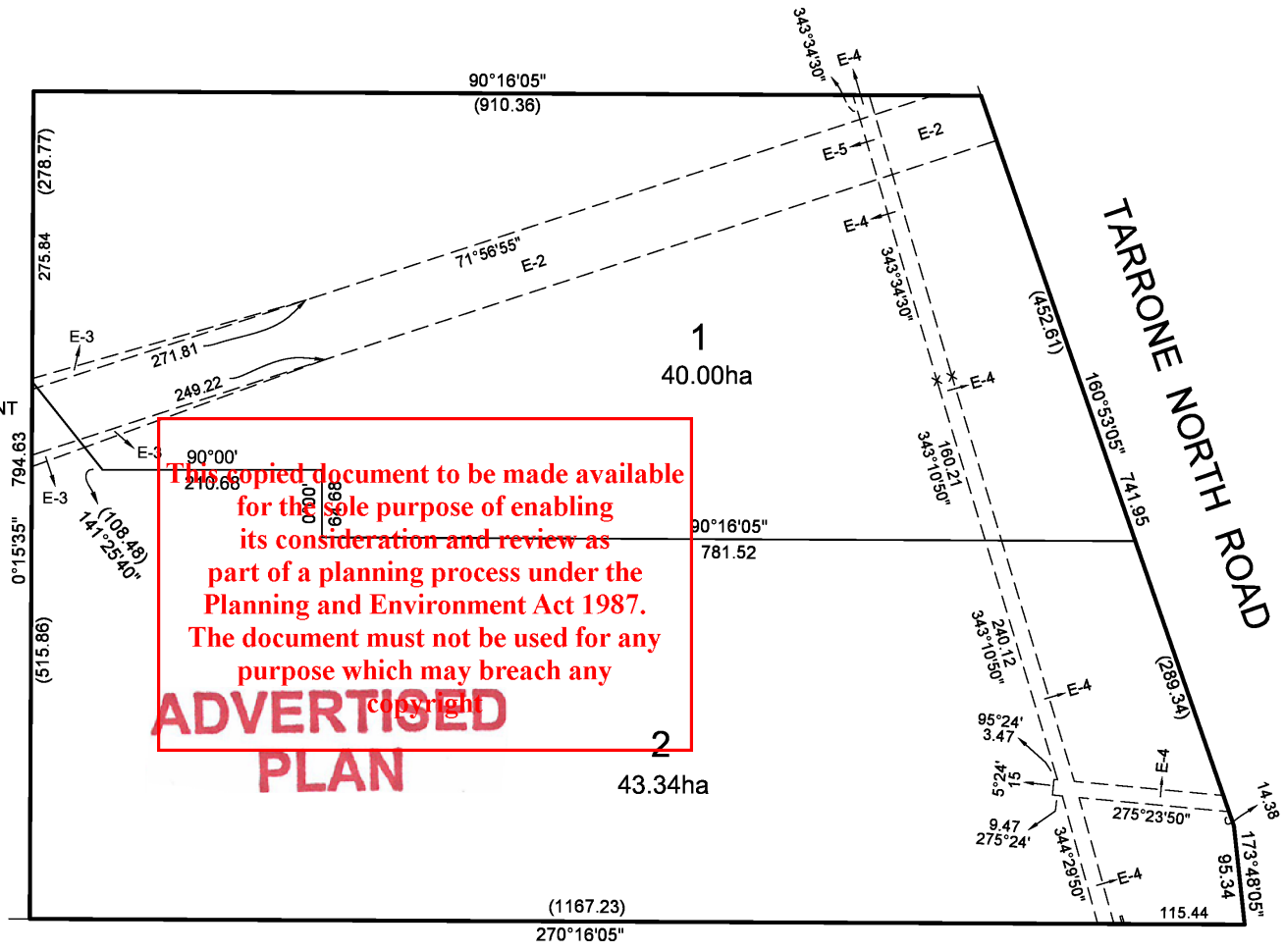
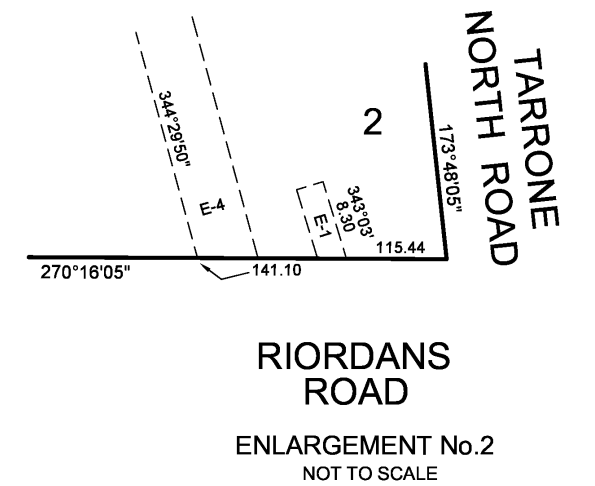
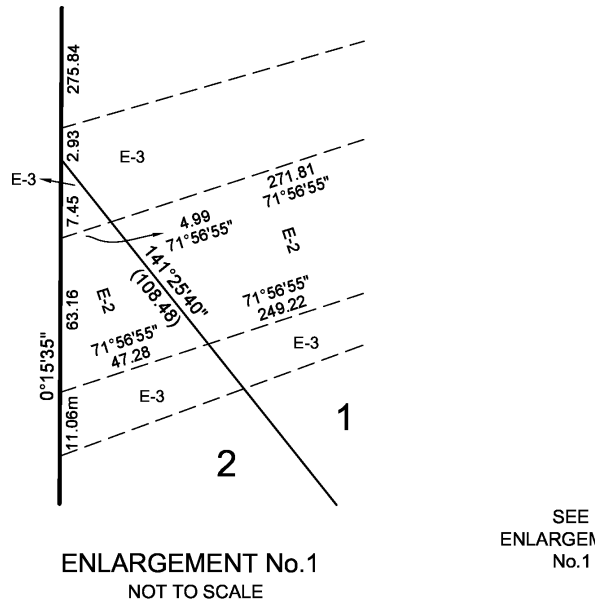
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IDENTIFIER	COUNCIL/BODY/PERSON	AREA OF LAND SUBDIVIDED - 83.34ha  <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;">                     This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright                 </div>		
NIL	NIL			
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DEPTH LIMITATION 15.24m				
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision.				
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 <b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com		DRAWING: SU00AC	DRAWN BY: CH	SHEET 1 OF 2
		Digitally signed by: Riley Miles Ulbrich, Licensed Surveyor, Surveyor's Plan Version (C), 12/10/2023, SPEAR Ref: S214656S		PLAN REGISTERED TIME: 1:01 PM DATE: 23/01/2024

# PLAN OF SUBDIVISION

PS 918386G



**Lyssna Group Pty Ltd**  
 ABN 18 616 811 191  
 Tel: +61 3 9516 6899  
 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
 Southbank VIC 3006 Australia  
 LyssnaGroup.com

574 TARRONE NORTH ROAD, TARRONE  
 LICENSED SURVEYOR: RILEY MILES ULBRICH

DATE: 12/10/23 REFERENCE: AA0228  
 DRAWING: SU00AC DRAWN BY: CH

SCALE: 1:5000

0 50 100 150 200  
 LENGTHS ARE IN METRES

Digitally signed by: Riley Miles Ulbrich, Licensed Surveyor,  
 Surveyor's Plan Version (C),  
 12/10/2023, SPEAR Ref: S214656S

ORIGINAL SHEET SIZE: A3 SHEET 2

Digitally signed by:  
 Moyné Shire Council,  
 21/11/2023,  
 SPEAR Ref: S214656S

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 2

VOLUME 09933 FOLIO 939

Security no : 124120611361X  
Produced 12/12/2024 02:52 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 218923A.  
PARENT TITLE Volume 08761 Folio 124

**REGISTERED PROPRIETOR**

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

AGL HP1 PTY LTD of LEVEL 22 101 MILLER STREET NORTH SYDNEY NSW 2060

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

AGL HP2 PTY LTD of 101 MILLER STREET NORTH SYDNEY NSW 2060

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

AGL HP3 PTY LTD of LEVEL 22 101 MILLER STREET NORTH SYDNEY NSW 2060

AH538567M 06/10/2010

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**ENCUMBRANCES, CAVEATS AND NOTICES**

CAVEAT as to part AU365103G 21/05/2021

Caveator

WILLATOOK WIND FARM PTY TD

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

09/02/2021

Estate or Interest

INTEREST AS A GRANTEE OF AN EASEMENT

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

THOMSON GEER

Notices to

BEN PURCELL of SUITE 10 19-35 GERTRUDE STREET FITZROY VIC 3065

**ADVERTISED  
PLAN**

CAVEAT AU640600J 30/07/2021

Caveator

AUSNET TRANSMISSION GROUP PTY LTD ACN: 079798173

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

12/11/2010

Estate or Interest

LEASEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

O'DONNELL SALZANO LAWYERS

Notices to

AUSNET TRANSMISSION GROUP of LEVEL 31 2 SOUTHBANK BOULEVARD SOUTHBANK VIC

3006



**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

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Page 2 of 2

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP218923A FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: TARRONE NORTH ROAD TARRONE VIC 3283

DOCUMENT END

**ADVERTISED  
PLAN**

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**EDITION 2**

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C.S. 7828

NOTATIONS

LAND APPROPRIATED OR SET APART

E-3 USE OF THE STATE ELECTRICITY COMMISSION OF VICTORIA FOR POWER LINE PURPOSES PURSUANT TO SECTION 103B OF THE STATE ELECTRICITY COMMISSION ACT 1958.

LAND SUBJECT TO EASEMENT

E-1, E-2 EASEMENT TO THE STATE ELECTRICITY COMMISSION OF VICTORIA - VIDE C/E K454916

E-4 TRANSMISSION OF ELECTRICITY TO SPI POWERNET VIDE AJ358492C

OTHER NOTATIONS

ONLY THE BOUNDARY BETWEEN LOT 1 AND LOT 2 HAS BEEN SURVEYED AND MARKED ON THE GROUND.

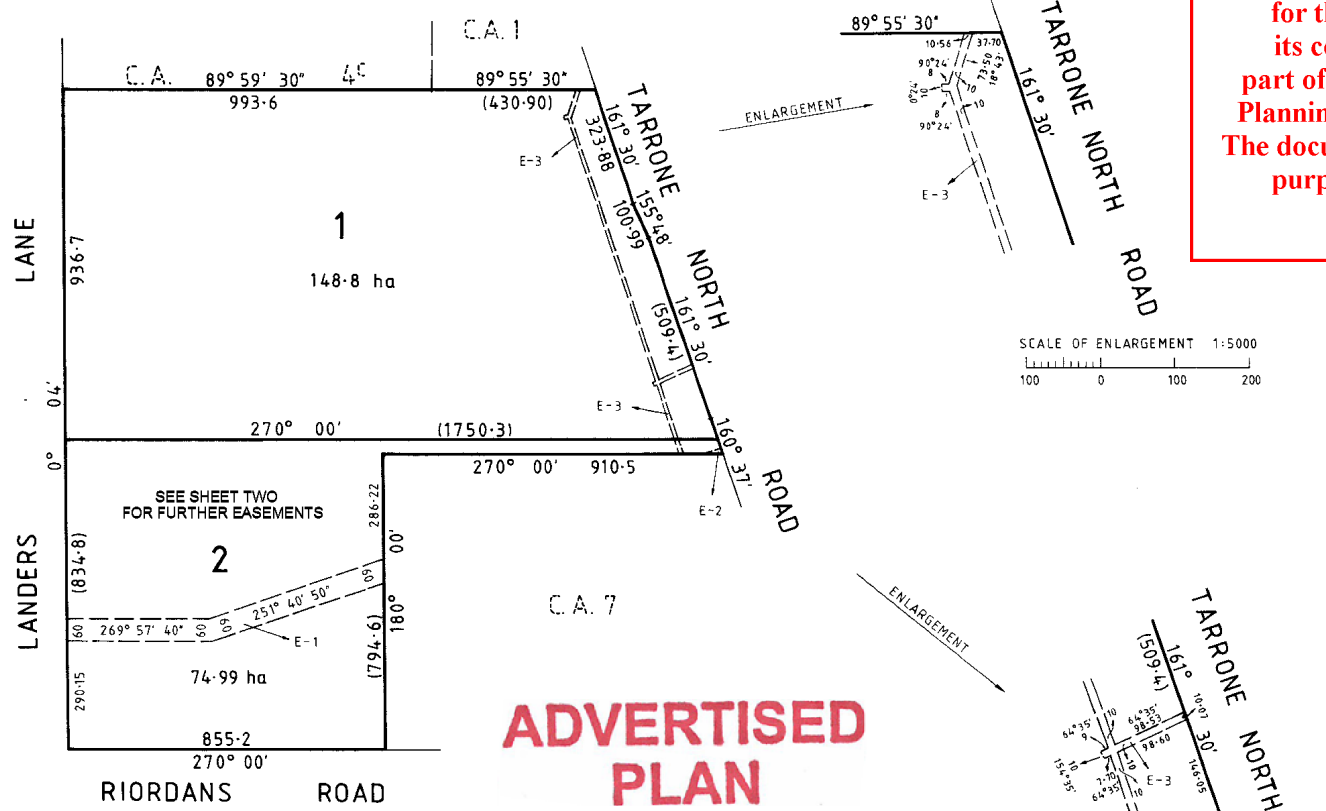
DEPTH LIMITATION ~ 15.24m

TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS: 6, 7 IN PROCLAIMED SURVEY AREA NO. \_\_\_\_\_

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

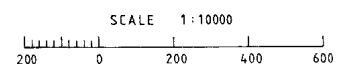
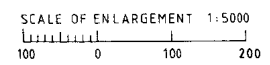
TITLE REF: V 8761 F.124  
LAST PLAN REF:

**ADVERTISED PLAN**



ENLARGEMENT

ENLARGEMENT



CERTIFICATION BY SURVEYOR

I, MICHAEL WILLIAM HAND of 45 Banyan Street, Warrnambool certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the *Surveyors Act 1978* and completed on 4-10-1989 and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is D3  
Date: 5-10-1989  
*M.W. Hand*  
Licensed Surveyor,  
*Surveyors Act 1978*

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY SHIRE OF MINAMITE COUNCIL REF.  
CERTIFICATE A  
THIS PLAN ACCORDS WITH A PLAN  

- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

OFFICE USE ONLY

PLAN APPROVED AT ON 23-2-90

PLAN OF SUBDIVISION

COUNTY VILLIERS  
PARISH KAPONG  
SECTION A  
CROWN ALLOTMENT 6

AMENDMENTS

M.W. HAND PTY. LTD  
LAND SURVEYOR & CIVIL ENGINEER  
45 BANYAN STREET, WARRNAMBOOL  
TEL. (055) 62 3389

SURVEYORS REF. 2932

CERTIFICATE B

THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY  

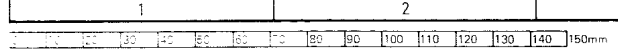
- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

PLAN APPROVED AT ON 23-2-90  
(ASSISTANT) REGISTRAR OF TITLES

NUMBER OF SHEETS IN PLAN		1
NUMBER OF THIS SHEET		1
SCALE	ORIGINAL SCALE AS SHOWN	SHEET SIZE A2
LENGTHS ARE IN METRES		

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**LP 218923A**  
VICTORIA

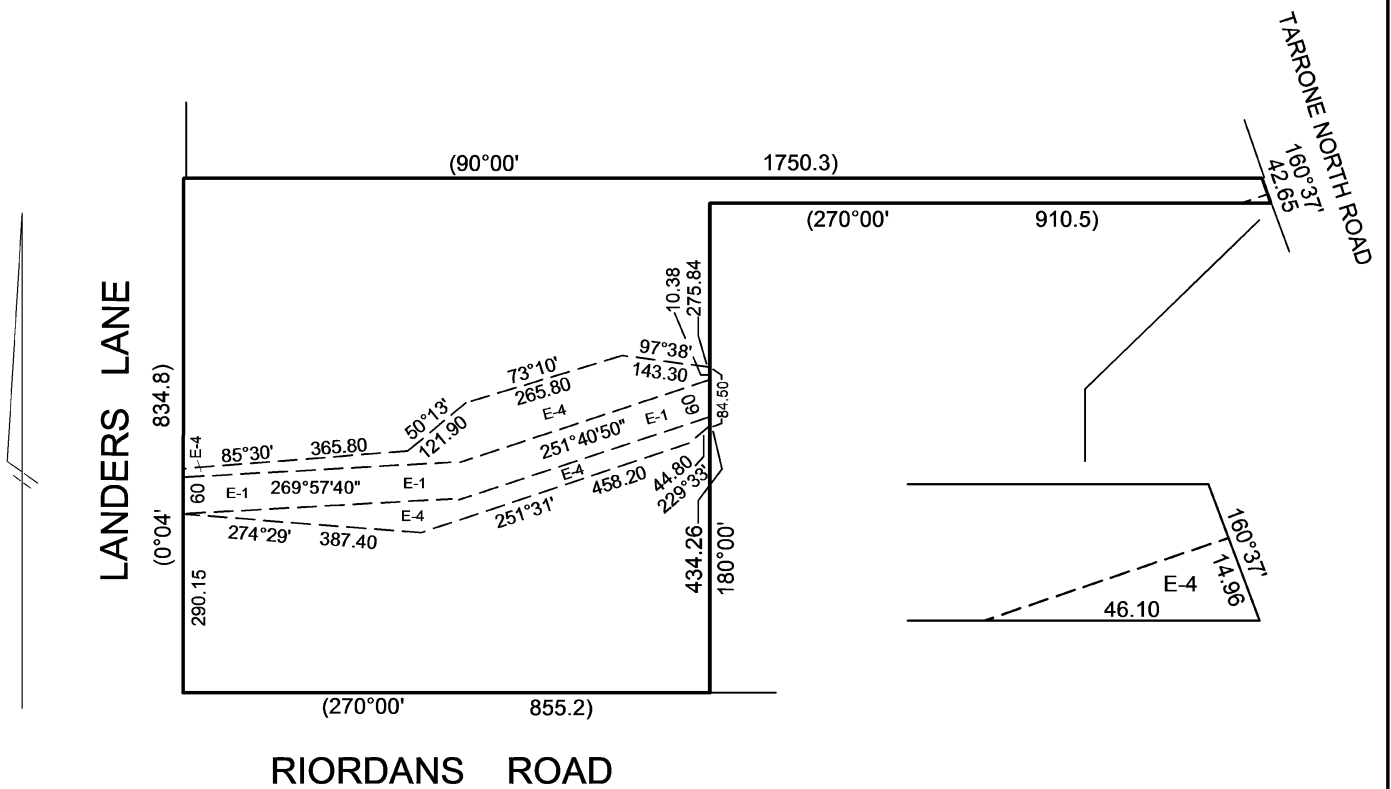


ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED  
 • DELETE WORDS NOT APPLICABLE

Coffield

LP218923A

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