

PLANNING PERMIT

Permit No.:	PA2504148
Planning scheme:	Golden Plains Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	<p>783 Cressy-Shelford Road Barunah Park VIC 3329, formally known as:</p> <ul style="list-style-type: none"> • Allotment 123, Parish of Poornet <p>338 Geggies Road, Barunah Park VIC 3329, formally known as:</p> <ul style="list-style-type: none"> • Lot 1 PS843530 <p>Cressy-Shelford Road reserve</p>

THE PERMIT ALLOWS:

Use and development of land for a utility installation (battery energy storage system).

Planning scheme clause	Matter for which the permit has been granted
35.07-1	Use the land for a utility installation (Battery Energy Storage System)
35.07-4	<p>Construct a building or construct or carry out works associated with a Section 2 use (utility installation)</p> <p>Construct a building or construct or carry out works within 50 metres of a Transport Zone 2</p>
44.02-2	Buildings and works (associated with underground cabling)
52.05-2	Construct or put up for display a business identification sign
52.17-1	To remove, destroy, or lop native vegetation including dead native vegetation

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents associated with this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

2. This permit will operate from the issued date of this permit.

Date issued: 28/05/2026 **Signature for the responsible authority:** *Katherine Morton*

Development plans

3. Before the use and development starts, amended plans must be approved and endorsed by the responsible authority. The development plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the application plans titled *Nine Mile BESS Concept*, dated 14 November 2025, prepared by Beyond Electrical Engineering, but modified to include:
- a. The final location, elevation and materials of all buildings and works.
 - b. Any areas where development interacts with easements.
 - c. The colours and finishes of all buildings and works. All buildings and works, including acoustic noise walls, must be non-reflective and of natural/muted tones to minimise visual impact.
 - d. The location and design of signage, with all business identification signs for the facility to be less than 3m².
 - e. The location of car parking in accordance with Australian Standard AS2890.1.
 - f. Any noise attenuation measures prescribed by the Predictive Noise Assessment approved and endorsed by condition 17 (Predictive Noise Assessment).
 - g. The height of all proposed acoustic noise walls.
 - h. Any changes required to comply with condition 15 (Stormwater Management Strategy).
 - i. Any changes required to comply with:
 - i. WorkSafe conditions 48-49 inclusive;
 - ii. Corangamite Catchment Management Authority conditions 50-52 inclusive;
 - iii. Ausnet conditions 53-62, inclusive;
 - iv. Country Fire Authority conditions 45-47, inclusive;
 - v. Golden Plains Shire Council conditions 22-24, inclusive
 - vi. Any other condition of this permit.

Written consent to modify endorsed plans

4. The use and development must be generally in accordance with the plans and documents approved and endorsed under this permit. The use and development as shown on the endorsed plans must not be altered or modified without the prior written consent of the responsible authority.

Staging

5. The use and development may be completed in stages in accordance with the development plans endorsed under condition 3. The corresponding obligations under this permit may be completed in stages.

Landscaping Plan

6. Before the development starts, a Landscaping Plan must be approved and endorsed by the responsible authority.

The Landscaping Plan must be generally in accordance with the planting arrangements illustrated in the submitted *Nine Mile Energy Park Stage 2 Visual Impact Assessment*, dated 20 November 2025, prepared by GbLA Landscape Architects, but modified to include:

- a. Landscaping or other treatments to reduce the visual impact of the facility.
- b. Details (including type, location, species and height at maturity) of all vegetation buffers.
- c. A schedule for the implementation of landscaping works.
- d. A maintenance and monitoring program to ensure the ongoing health of landscaping and the replacement of dead or diseased plants.
- e. Any changes required to comply with any other condition of this permit.

7. The endorsed On-site Landscaping Plan:
 - a. must be implemented and maintained to the satisfaction of the responsible authority.
 - b. must not be altered or modified without the written consent of the responsible authority.

Advertising signage

8. The signs must not be illuminated/animated or contain any flashing or intermittent light.
9. The signs must only contain an advertisement which provides or supplies information relating to the business conducted on the land as described in this permit or as shown on the endorsed plans.
10. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

Construction environmental management plan

11. Before the development starts, a Construction Environmental Management Plan (CEMP) must be approved and endorsed by the responsible authority.

The CEMP must include:

- a. Measures to avoid and minimise amenity and environmental impacts during construction of the facility.
 - b. Procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).
 - c. Procedures to manage mud and debris on the surrounding road network which may occur during construction.
 - d. Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
 - e. A construction timetable, including typical daily start and end times.
 - f. Details of the person(s) responsible for implementation and compliance of each of the CEMP requirements including details of a site contact / site manager.
 - g. Measures to protect native vegetation proposed to be retained during construction works. These measures must:
 - i. Include the erection of native vegetation protection fencing around all native vegetation to be retained within 30 metres of works (including tree protection zones), to the satisfaction of the responsible authority.
 - ii. Comply with Australian Standard 4970 Protection of Trees on Development Sites.
 - h. Be prepared to the satisfaction of the responsible authority.
12. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed CEMP.

Operational environmental management plan

13. Before the development starts or otherwise agreed to in writing by the responsible authority, an Operational Environmental Management Plan (OEMP) must be approved and endorsed by the responsible authority.

The OEMP must:

- a. Include measures to avoid and minimise amenity and environmental impacts during the operation of the energy facility.
- b. Include design measures and / or procedures to manage dust, odour, light spill, mud, flood, surface water quality and stormwater run-off.
- c. Include response measures to environmental incidents, including a program for recording and reporting environmental incidents.

- d. Include organisational responsibilities, and procedures for staff training and communication.

14. The OEMP must be prepared to the satisfaction of the responsible authority.

Drainage and stormwater management plan

15. Before the development starts, a Drainage and Stormwater Management Plan (DSWMP) must be approved and endorsed by the responsible authority.

The DSWMP must:

- a. Include details (and computations) of how the works on the land are to be drained including drains conveying stormwater to the legal point of discharge.
- b. Include details of how the drainage design affects the continuation of existing overland flow paths and flood patterns across the land.
- c. Assess impacts on on-site infiltration and surface water quality, including adjacent land and waterways, specifically the site's south-eastern designated waterway.
- d. Include details about how polluted or contaminated runoff is to be managed.
- e. Be approved by Golden Plains Shire Council prior to submission to the responsible authority.

Light spill management

16. All lighting installed and operated at the site must comply with Australian Standard 4282 Control of the obtrusive effects of outdoor lighting.

Noise

17. Before the endorsement of development plans in accordance with condition 3 of this permit, a Predictive Noise Assessment must be submitted to the responsible authority and must:

- a. Model the final design layout and all electrical components of the facility and assess this against EPA Publication 1826.5.
- b. Demonstrate compliance of the proposal with EPA Publication 1826.5.
- c. Include details of any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.5.

18. The Predictive Noise Assessment must be made available to the public.

Traffic Management Plan

19. Before the development starts, a Traffic Management Plan (TMP) must be prepared in consultation with the relevant road authority (or authorities), and submitted to, approved and endorsed by the responsible authority. The TMP must:

- a. Be prepared by a suitably qualified and experienced civil or traffic engineer.
- b. Specify measures to be taken to manage traffic impacts associated with the construction and operation of the facility.
- c. Specify designated transportation routes that will be used to access the site during construction of the facility, including the amount and type of vehicles required.
- d. Include details of any proposed modifications or upgrades to existing roads that will be required before, during and after construction.
- e. Include a program to inspect, maintain and (where required) repair public roads used by construction traffic.
- f. Be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority.

20. The endorsed TMP must be implemented to the satisfaction of the responsible authority and relevant road management authority (or authorities).

21. Any proposed alteration or modification to the endorsed TMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement.

Golden Plains Shire Council Transport

22. The TMP must also address the following:
- a. Any vehicle crossing access/upgrade shall be generally in accordance with IDM SD265, including sealing the pavement as required.
 - b. All site egress and ingress traffic movements should be in a forward direction. A suitable vehicle turn-around point must be provided within the site.
 - c. Hauling route during construction and operation period must be provided.
 - d. Road and road reserve are to be repaired if any damage or defects due to the construction vehicle movement/activities.
23. A pre-construction road condition report must be submitted to Council prior to the commencement of development.
24. Any damage to the road reserve/nature strip and any council assets must be reinstated, to the satisfaction of the responsible authority.

Native vegetation removal

25. Before any native vegetation is removed, all persons undertaking vegetation removal or works on site must be advised of all relevant permit conditions and associated statutory requirements or approvals.
26. Native vegetation removal must be generally in accordance the development plans endorsed under condition 3 of this permit.
27. The following activities are prohibited within the areas of native vegetation to be retained, except with the written consent of the responsible authority:
- a. Vehicular or pedestrian access
 - b. Trenching or soil excavations
 - c. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d. Entry and exit pits for the provision of underground services
 - e. Any other actions or activities that may result in adverse impacts to retained native vegetation.
28. The native vegetation permitted to be removed, destroyed or lopped under this permit is 0.018 hectares of native vegetation with a strategic biodiversity value score of 0.120.
29. To offset the removal of 0.018 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017):
- a. A general offset of 0.006 general habitat units:
 - i. Located within the Corangamite Catchment Management Authority boundary or Golden Plains Shire Council municipal area
 - ii. With a minimum strategic biodiversity value of at least 0.0960.
30. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:
- a. An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and / or
 - b. Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

31. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to DEECA Barwon South West Region.
32. Where the offset includes a first party offset, the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Complaint Investigation and Response Plan

33. Before development starts, a Complaint Investigation and Response Plan (CIRP) must be submitted to, approved and endorsed by the responsible authority.

The CIRP must:

- a. Respond to all aspects of the construction and operation of the facility.
 - b. Be prepared in accordance with Australian Standard 10002 Guidelines for complaint management in organisations.
 - c. Include a process to investigate and resolve complaints (different processes may be required for different types of complaints).
34. The endorsed CIRP must:
 - a. Be implemented to the satisfaction of the responsible authority.
 - b. Not be altered or modified without the written consent of the responsible authority.

Complaints Register

35. Before the development starts, a Complaints Register must be established which records:
 - a. The complainant's name and address (if provided)..
 - b. A receipt number for each complaint, which must be communicated to the complainant.
 - c. The time and date of the incident, and operational conditions at the time of the incident.
 - d. A description of the complainant's concerns.
 - e. The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.
36. All complaints received must be recorded in the Complaints Register.
37. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority on each anniversary of the date of this permit and at other times upon request.

Emergency services

38. Before the development starts, the permit holder must provide spatial information data to Land Use Victoria via email vicmap@transport.vic.gov.au to be used to direct emergency services to and within the site. This information must be in the ESRI Shapefile or Geodatabase .gdb format, GDA94 or GDA2020 datum and include:
 - a. The location and boundaries of the facility extents polygon(s)
 - b. All access entry points onto private property.
 - c. All internal roads.
 - d. The locations of site compound, substations, maintenance facilities.
39. If there are any subsequent changes to infrastructure location, internal roads or access points during construction, or after completion of construction, updated data must be provided to Land Use Victoria via email vicmap@transport.vic.gov.au within 30 days of the change, to enable details of any changes to the facility to be known to emergency services dispatchers.

Decommissioning

40. Once the facility permanently ceases operation, the responsible authority and Golden Plains Shire Council must be notified within three months.
41. Once the facility permanently ceases operation, all buildings and works must be removed from the site, and the site or the relevant part of the site must be rehabilitated and reinstated to the general condition it was in prior to the commencement of development, unless otherwise agreed with the landowner, subject to the written consent of the responsible authority.
42. Within three months of the facility permanently ceasing operation, a Decommissioning Management Plan (DMP) prepared by a suitably qualified and experienced person must be submitted to, approved and endorsed by the responsible authority.

The DMP must include, as a minimum:

- a. Identification of infrastructure, equipment, buildings, structures and signs to be removed, and details of how these will be removed.
 - b. Details of how the site will be rehabilitated to meet the requirements of condition 41.
 - c. A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the responsible authority prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement. The DTMP must specify measures to manage traffic impacts associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the responsible authority.
 - d. A requirement that all decommissioning works identified in the DMP be completed to the satisfaction of the responsible authority as soon as practicable, but no later than 12 months after the DMP is endorsed, or such other period approved by the responsible authority.
43. The endorsed DMP must be implemented to the satisfaction of the responsible authority.

Notification of works commencing

44. The Department of Transport and Planning (DTP) must be notified when works commence on site, via email development.assessment@transport.vic.gov.au.

Emergency management

Country Fire Authority

45. Before plans are endorsed under condition 3, in consultation with CFA, a Risk Management Plan must be submitted to, approved and endorsed by the responsible authority. The Risk Management Plan must be prepared in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement), and:
 - a. Describe the risks and hazards at the facility to and from the battery energy storage system and related infrastructure.
 - b. Describe the risk controls for the facility, including:
 - i. Dedicated fire water supplies for the battery energy storage system:
 - Of a quantity no less than 576kL effective capacity (40L/s for four hours), to the satisfaction of CFA.
 - Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.
 - Located reasonably adjacent to the battery energy storage system but in a position that is accessible without undue danger in an emergency, to the satisfaction of CFA.
 - Commissioned prior to the arrival of the battery energy storage system enclosures/containers at the facility.
 - ii. A fire hydrant system provided in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations, to the satisfaction of CFA.

iii. The separation distance:

- Of no less than 3m between battery containers/enclosures to adjacent battery containers/enclosures, to the side with the battery module access doors.
- Of battery containers/enclosures and related battery infrastructure, buildings/structures, and vegetation based on radiant heat flux Page 3 of 5 (output) as an ignition source.

iv. The management of on- and off-site hazards and risks at the facility, including:

- All proposed battery energy storage system safety and protective systems.
 - For the storage of battery energy storage system enclosures/containers on-site, prior to their installation, for any length of time.
 - A copy or summary of the findings of WorkSafe and ESV's Arc Flash Self-Audit Tool (dated June 2022), including the proposed risk controls to manage arc flash risks for site personnel and emergency responders.
 - Where noise/acoustic barriers are proposed on three or more sides, include consequence modelling and assessment of toxic and flammable gas releases that takes into account the proposed position of acoustic barriers, to the satisfaction of CFA.
- c. Provide an evidence-based determination of the effectiveness of the risk controls against the identified hazards, including justification for the omission of any safety and protective system/s.
- d. Specify that planning for decommissioning of the facility will be in consultation with CFA.
- e. Form the basis for the design of the facility.

46. Before plans are endorsed under condition 3, an Emergency Plan (EP) and Fire Management Plan (FMP) must be submitted to, approved and endorsed by the responsible authority. The EP and FMP must be prepared in consultation with CFA and be in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement).

47. Before the use commences, all fire protection measures shown on the endorsed plans (including separation distances, emergency vehicle access, firefighting water supply and equipment, and fire breaks) must be implemented. Fire protection measures must be maintained on a continuing basis for the life of the permit, to the satisfaction of the responsible authority.

Referral authority conditions

WorkSafe

48. The Risk Management Plan must be updated once the site design and battery supplier has been finalised to confirm the requirements of the CFA Guidelines are met and to the satisfaction of the CFA's Dangerous Goods Unit, prior to BESS arrival on site.

49. The applicant must undertake a Fire Management Plan and Emergency Response Plan in line with the CFA Guidelines, conducted by a suitably competent person and to the satisfaction of the CFA's Dangerous Goods Unit, prior to commissioning and operation.

Corangamite Catchment Management Authority

50. The BESS fill pad is raised above the 1% AEP SSP5 2030 flood level and the base of the batteries / racks / containers and other key infrastructure raised 300mm above the applicable 1% AEP SSP5 2100 flood level. (Special 1% AEP flood levels are to be assessed in more detail at the detailed design stage).

51. A cut off drain is designed along the eastern boundary of stage 1 fill pad and access track with culverts to direct runoff around the pad and away from key infrastructure.

52. The primary access track to Cressy-Shelford Road should include cross-drainage and/or surface design to manage minor overland flow paths.

Agency conditions (section 52)*AusNet*

53. Further details of the underground 500kV must be submitted and approved in writing by AusNet.
54. Access tracks undercrossing the existing transmission lines must maintain 10.5 metres in vertical clearance.
55. Vehicles and equipment exceeding 3 metres maximum operating height are not permitted on easement E-3 on PS843530S without prior written approval from AusNet Transmission Group. The cleaning, washing down, or maintenance of large vehicles is not to be carried out on the easement.
56. Fuelling or recharging of any vehicles, equipment or plant is not permitted on easement E-3 on PS843530S.
57. All trees and shrubs planted on the easement E-3 on PS843530S must not exceed 3 metres maximum mature growth height.
58. The storage of flammable materials, including that within waste bins, is not permitted on easement E-3 on PS843530S.
59. Materials proposed to be stored on easement E-3 on PS843530S must be approved in writing by AusNet Transmission Group.
60. Natural ground surface levels on easement E-3 on PS843530S must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.
61. The use of construction equipment including cranes that have the ability to extend into easement E-3 on PS843530S are not permitted.
62. All future works within easement E-3 on PS843530S must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

On-site dwelling

63. The on-site structure identified as a dwelling in the application plans titled *Nine Mile BESS Concept*, dated 14 November 2025, prepared by Beyond Electrical Engineering, must not be used for accommodation purposes for the duration of the operation of the BESS facility.

Expiry

64. This permit will expire if one of the following applies:
 - a. The development is not started 3 years of the date of this permit.
 - b. The development is not completed within 6 years of the date of this permit.
 - c. The use has not commenced within 3 years of the completion of the development.

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

Useful Information

(The following information does not form part of this permit)

- The permitted use or development may need to comply with, or obtain the following further approvals:
 - The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
 - A building permit under the *Building Act 1993*.

Noise

- The use of the land must at all times comply with *EPA Publication 1826.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (EPA Publication 1826.4).

Roads

- National Heavy Vehicle Register approval may be required.
- The use of Cressy-Shelford Road and Geggies Road for heavy vehicle access will be dependent on a NHVR permit assessment at the time of application.
- For any works or traffic management treatment on Council's road, a Memorandum of Authorisation permit is required from Council.
- A works within a road reserve permit must be obtained from the Responsible Authority prior to the carrying out of any works within the road reserve.