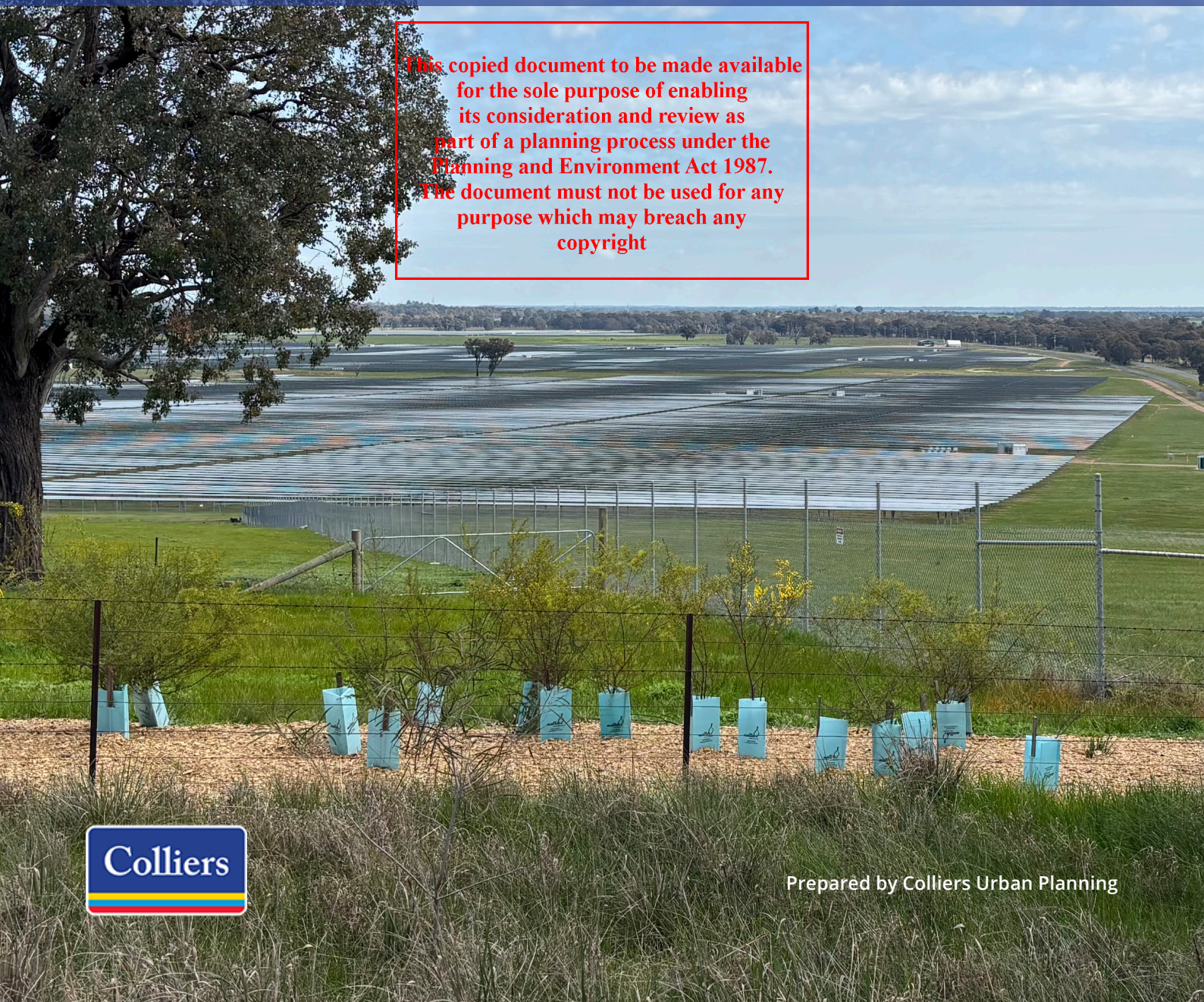
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Planning Permit Application Report

Chivers Road Battery Energy Storage System (BESS)

Submitted to Development Facilitation Program (DFP)

On behalf of Pacific Partnerships



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Colliers

Prepared by Colliers Urban Planning



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Laura Keert	21 January 2026	Josh Maitland	21 January 2026

Version No.	**Date of issue**	**Prepared by**	**Approved by**
A (DRAFT)	22/10/2025	LK	JM
B (FINAL)	30/10/2025	LK	JM
C (FINAL)	21/01/2026	LK	JM

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Executive Summary



Pacific Partnerships are proposing a behind-the-meter Battery Energy Storage System (BESS) within the boundary of the Glenrowan Solar Farm at No.38 Glenrowan West Road, Glenrowan. The proposed BESS will be located in the northwest corner of the wider site adjacent to the intersection of Winton-Glenrowan Road and Chivers Road. The BESS facility will operate in conjunction with the existing operational solar farm.

The proposed BESS will connect to the 33kV connection infrastructure at the site. This connects the facility to the Glenrowan AusNet terminal station via the existing 5km underground transmission cables installed along Winton-Glenrowan Road. A 220/33kV step up transformer is located within AusNet terminal station site.

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This application seeks approval for the use and development of the BESS facility. Specifically, the project comprises:

- Up-to 128 BESS Battery Units accommodating up to 400MWh.
- Up-to 32 Inverters
- Four Aux Kiosks
- A BESS Harmonic Filter located adjacent to the existing harmonic filter
- An 33kV Switch-room
- A connection to the existing solar farm 33kV switchboard at the solar farm
- 10x 45kL Fire Water Tanks
- A new crushed rock laydown and car parking area
- A new retention basin for catching the firewater run-off
- Three fire hyrdants
- A minimum 10-metre fire break between the facility and any vegetation

For the avoidance of doubt, this application is lodged with the Development Facilitation Program via Clause 53.22 (Significant Economic Development) of the Wangaratta Planning Scheme.

Why the Proposal should be supported

This proposal should be supported as:

- It is strongly aligned with policy across Plan for Victoria, the Victorian Transmission Plan, the legislated targets in the Renewable Energy (Jobs and Investment) Act 2017, Victoria's Emissions Reduction Target Strategy and the Wangaratta Planning Scheme for increasing battery storage capacity to ensure the renewable energy grid remains resilient and able to respond to energy demands as Victoria transitions to a net zero energy grid.
- It will provide substantial social and economic benefits to Glenrowan and the State of Victoria.
- It is consistent with the purpose and decision guidelines of the Farming Zone.
- A Risk Management Plan and Fire Management Plan have been prepared which demonstrate compliance with Clause 13.02-1S of the Wangaratta Planning Scheme and the Design Guidelines and Model Requirements: Renewable Energy Facilities published by the CFA.
- Noise and vibration associated with the project will remain well below acceptable limits during construction and operation.
- It will not impact the existing visual character of the area, including the existing vegetated backdrop of the prominent hill faces and ridgelines in the surrounding area, and the overarching rural landscape.
- It will not undermine the agricultural capability of the site.
- It avoids any impact to remnant or indigenous vegetation.









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Social & Economic Benefits at a Glance

The project will generate the following benefits during the Construction Phase:



- Up to $130 million – Capital investment, of which 10% will flow to the local economy
- 50 FTE - Construction-related jobs supported, of which 20 FTE jobs will be sourced locally (includes direct and indirect employment).
- New participation opportunities for local construction businesses through Pacific Partnership's procurement activities.
- Increased opportunities for local businesses providing support services to project workers such as accommodation, retail, food & beverage, fuel and medical.

The project will generate the following benefits during the Operational Phase:



- 2 FTE ongoing operational jobs, of which 1 FTE will be local (includes direct and indirect employment).
- $0.25 million - provided over 10 years through Pacific Partnership's community benefit sharing program.
- $7.8 million - to Wangaratta Rural City Council over 25 years through the Victorian Government's Payment in Lieu of Rates scheme.
- $0.9 million - Local wage stimulus over 25 years, associated with the 1 FTE operational job supported.

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The project will generate the following social benefits:



- Employment opportunities benefitting livelihoods - Local and regional jobs created during construction, with flow-on spending in local businesses.
- Community revenue / benefits benefitting livelihoods - Contributions to local councils and community benefit sharing initiatives.
- Educational opportunities - A visible BESS facility can increase awareness, understanding and acceptance of renewable energy technology.



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Contents

Executive Summary 5

Reasons why the Proposal should be supported 6

Social & Economic Benefits at a Glance 7

1.0 Overview and Context 8

1.1 Introduction 8

1.2 Planning Summary 8

1.3 Site and Surrounds 10

1.4 Certificate of Title and Encumbrance 13

1.5 VCAT History 13

2.0 The Proposal 14

2.1 Overview 14

2.2 Use 15

2.3 Social and Economic Impact Assessment 15

2.4 Buildings and works 16

2.5 Landscaping 17

2.6 Bushfire & Fire Risk 17

2.7 Noise & Vibration 19

2.8 Landscape and Visual Impact 21

2.9 Biodiversity 24

2.10 Traffic, Parking and Access 25

2.11 Stormwater & Flooding 26

2.12 Cultural Heritage 27

3.0 Consultation Undertaken 28

4.0 Planning Controls, Policy and Strategic Documents 29

4.1 Strategic Documents 29

4.2 Policy Context 32

4.3 Planning Controls 33

4.4 Particular Provisions 36

4.5 General Provisions 37

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5.0 Planning Assessment 38
5.1 Planning Policy Framework 38
5.2 Social & Economic Benefit 38
5.3 Farming Zone 39
5.4 Bushfire & Fire Risk 39
5.5 Acoustic Impact 40
5.6 Landscape & Visual Impact 40
5.7 Agricultural Capability 40
5.8 Biodiversity 40
5.9 Traffic & Access 41
5.10 Stormwater 41
6.0 Conclusion 42
6.1 Final Assessment 42
Appendix A - Detailed Planning Policy Context 43

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1.0 Overview and Context

1.1 Introduction

Colliers Urban Planning have been engaged by Pacific Partnerships to prepare a planning permit application for the development of a behind-the-metre 100MW/ up to 400MWh Battery Energy Storage System (BESS) at 38 Glenrowan West Road, Glenrowan. The proposed BESS will be located in the northwest corner of the solar farm, on the corner of Chivers Road and Winton-Glenrowan Road. The BESS facility will operate is in conjunction with the existing Glenrowan Solar Farm.

The Glenrowan Solar Farm was energised in November 2023 and commenced commercial operations in May 2024. The permit for the existing Solar Farm was approved by VCAT in February 2019. Further details on this decision are discussed in Section 1.5 of this report.

The proposed BESS will connect to the 33kV connection infrastructure at the solar farm site which was designed with flexibility to accommodate a BESS facility from the outset. This connects the facility to the Glenrowan AusNet terminal station via the existing 5km underground 33kV transmission cables installed along Winton-Glenrowan Road. A 220/33kV step up transformer is located within AusNet terminal station site.

This application seeks approval for the use and development of the BESS facility. For the avoidance of doubt, this application is lodged with the Development Facilitation Program approval pathway afforded by Clause 53.22 of the Wangaratta Planning Scheme.

1.2 Planning Summary

The subject site is located within the Farming Zone. It is not impacted by any overlays.

Table 1 – provides an overview of the relevant information regarding the application, as well as the planning provisions and policies that are addressed in this report.

Table 1 Planning Summary

Item	Application Specifics
Address	38 Glenrowan West Road, Glenrowan.
Existing Use and Development	Glenrowan Solar Farm
Proposed Use and Development	Proposed Battery Energy Storage System (BESS)
Existing Zone(s)	Farming Zone (FZ)
Overlay(s)	N/A

Planning Policy Framework	• *Clause 11 – Settlement*
	  - *Clause 11.01-1S – Settlement*
	• *Clause 12 – Environmental and Landscape Values*
	  - *Clause 12.01-1S – Protection of biodiversity*
	• *Clause 13 – Environmental Risks and Amenity*
	  - *Clause 13.02-1S – Bushfire Planning*
	  - *Clause 13.05-1S – Noise management*
	  - *Clause 13.07-1S – Land Use Compatibility*
	• *Clause 17 – Employment*
	  - *Clause 17.01-1S – Diversified Economy*
	• *Clause 19 – Infrastructure*
	  - *Clause 19.01-1S – Energy Supply*
	  - *Clause 19.01-2S – Renewable Energy*

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Item	Application Specifics
	- *Clause 19.01-2L – Renewable Energy*
Particular Provisions	Clause 52.06 – Car Parking Clause 53.22 – Significant Economic Development
Application Triggers	• Clause 35.07-1, a Battery (Utility Installation) is a Section 2 use and requires a permit. • Clause 35.07-4, a permit is required to construct or carry out any work for a building or works associated with a Section 2 Use. • Clause 35.07-4, a permit is required to construct a building (batteries, inverters, Aux Kiosk and harmonic filter) within 50 metres of a Transport Zone 2 (Winton-Glenrowan Road).
Restrictive Covenants & Easements	N/A
Incorporated Documents	N/A
Reference Documents	N/A
Title	Lot 1 on TP142462

The following documents are appended to the report:

A. Detailed Planning Policy Context
B. Certificate of Title
C. Proposed Development Plans (*Colliers Urban Planning*)
D. As-Built Glenrowan Solar Farm Layout Plan (*UGL*)
E. Proposed Landscape Plans (*Arcadia*)
F. Risk Management Plan (*Terramatrix*)
G. Fire Management Plan (*Terramatrix*)
H. Noise and Vibration Assessment (*Tonkin & Taylor*)
I. Landscape and Visual Impact Assessment (*Colliers Urban Planning*)
J. Visual Impact Photomontages and Methodology Report (*Virtual Ideas*)
K. Social and Economic Impact Assessment (*Colliers Urban Planning*)
L. Biodiversity Report (*Biosis*)
M. Stormwater Management Strategy (*Colliers Engineering & Design*)
N. Traffic Impact Assessment (*Colliers Engineering & Design*)

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1.3 Site and Surrounds

1.3.1 Subject Site

The subject site is located in the northwest corner of the Glenrowan Solar Farm, at 38 Glenrowan West Road, Glenrowan. The development site is approximately 2.7-ha. The wider Glenrowan Solar Farm is irregular in shape and is approximately 265 Hectares. The Solar Farm is bound by Winton-Glenrowan Road to the North, Glenrowan West Road to the east and south, and Chivers Road to the west.

The development site is largely located on the construction laydown area used during the construction of the solar farm. The area is primarily compacted rock hardstand with the exception of a small grassed area to the south. The development site is currently improved with an O&M building, switch-room, harmonic filter, water tank and temporary construction shelter.

The vehicle access to this area is the primary access to the wider solar farm site. There are a number of secondary access points from all road frontages which are connected by the internal road network. Some of these access points are available for use only by emergency service vehicles.

The site is within the Wangaratta Rural City Council municipality. However, Chivers Road is the boundary with Benalla Rural City Council.

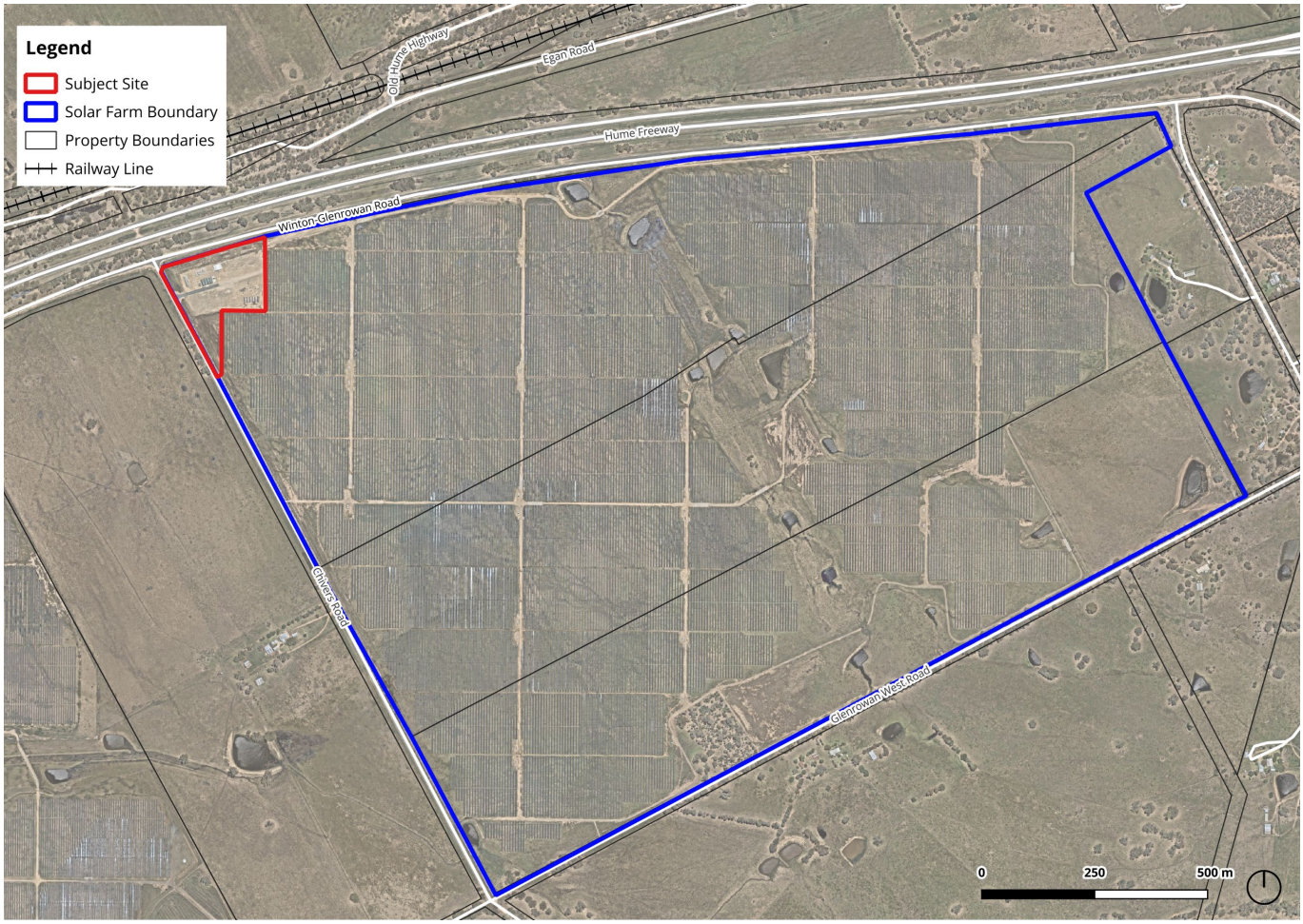


Figure 1 Aerial Image

(Source: Colliers Urban Planning, 2025)

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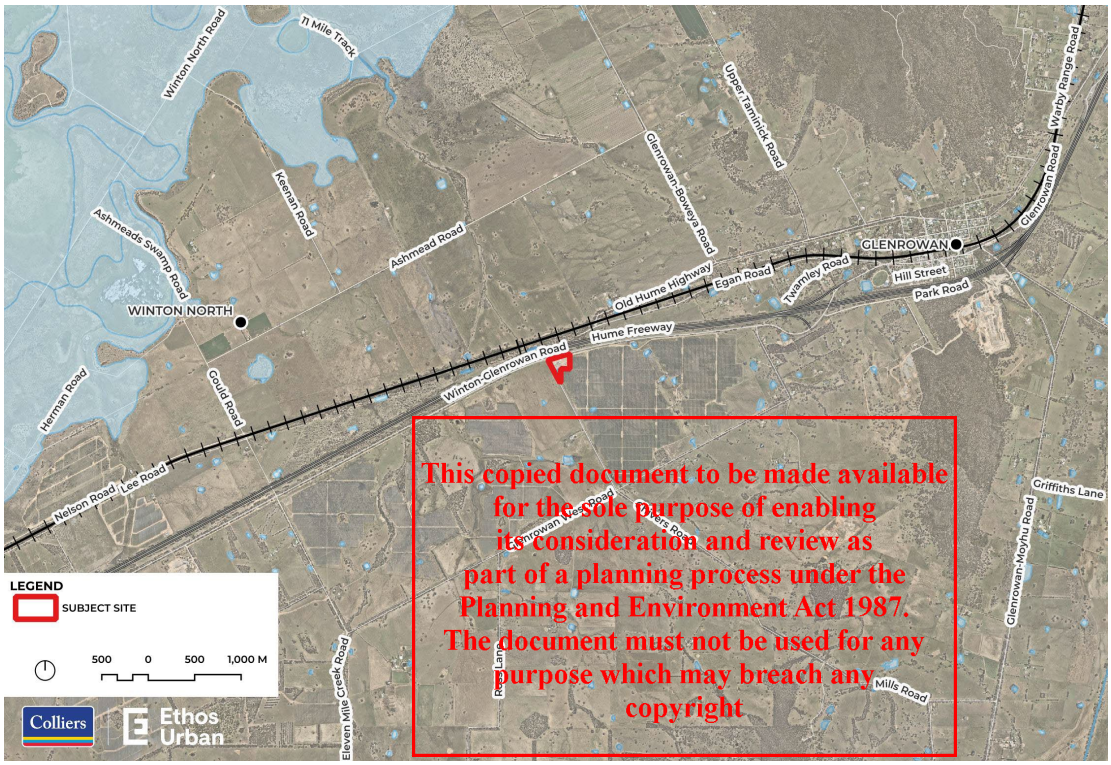
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1.3.2 Subject Context

The site is approximately 16km southwest of Wangaratta, 4km west of the Glenrowan Township and 9km east of Winton. The Hume Freeway passes to north of the site. The Glenrowan interchange is the closest access point to the freeway from the site. The North East Line rail line also passes to the north of the site between Hume Freeway and Old Hume Highway.

The broader area to the west forms part of the Central North East Renewable Energy Zone (REZ). This REZ stretches from Glenrowan almost to Shepparton and follows the 220kV transmission lines. There are a number of other solar farms and the Glenrowan Terminal Station in close proximity.

The immediately surrounding area is primarily in agricultural use (grazing). There are a number of farm houses as well as smaller hobby farms surrounding the site.



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Figure 2 Site Context

(Source: Colliers Urban Planning, 2025)

North:

- The site has an interface with Winton-Glenrowan Road to the north
- Further north is the Hume Freeway
- North of the Hume Freeway is a passenger trainline, servicing the Wangaratta V-Line.
- Winton Wetland is located approximately 7km north of the site, with access to Mount Meg Nature Conservation Reserve and Eleven Mile Creek.

East:

- Land immediately east of the site is located within the solar farm, with rows of PV panels as the main built form.
- East of the solar farm boundary, rural residential development exists, often associated with hobby farm uses.
- The township of Glenrowan is located approximately 3.5km east of the site, with access to the Glenrowan Rifle Range, Glenrowan CFA Fire Station and the Glenrowan Train station that has closed.

South:

- The site interfaces with agricultural land and two rural residential properties.
- Hunts Pit Quarry is located approximately 1.6km south of the site.
- Further south of the site is characterised by agricultural land and nature reserves.
- The Alpine region is located approximately 30km to the south of the site.

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West:

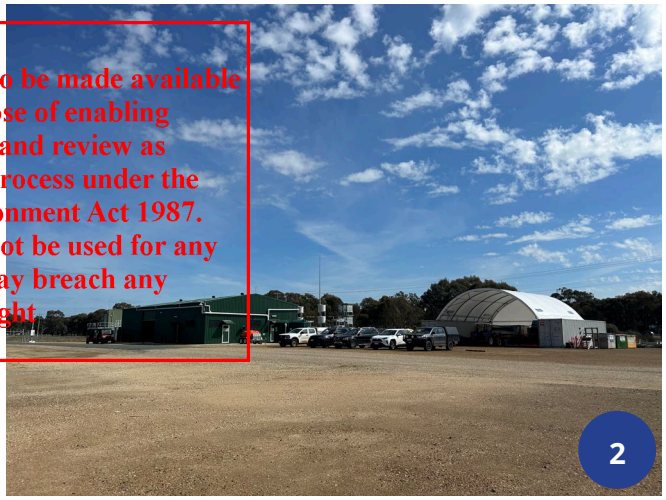
- Immediately to the west of the site is 86 Chivers Road.
- Winton Glenrowan Terminal Station is located approximately 4.6km west of the site. Further west of the site is existing solar farms all located along Winton-Glenrowan Road, viewable from Hume Freeway.
- Winton is located approximately 9km to the west of the site.

1.3.3 Site Photos













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Clockwise from top right: (1) view of site from Hume Freeway, (2) Location of proposed BESS units on existing compact rock hardstand, (3) location of proposed firewater retention basin, (4) View of site from intersection of Chivers Road/ Winton-Glenrowan Road, (5) View of site from Glenrowan West Road from the east, (6) View of site from Glenrowan West Road from the south.

1.4 Certificate of Title and Encumbrance

The site is formally described as Lot 1 on Title Plan 1421462. A copy of the title is included in Appendix B.

The title contains no easements, restrictions or covenants affecting the site. A caveat has been registered on the title by Glenrowan Solar Farm Pty Ltd.

1.5 VCAT History

A planning application was lodged by ESCO Pacific for the Glenrowan Solar Farm to Wangaratta Rural City Council in February 2018. The original application faced some community opposition and Council was unable to make a decision on the application within the statutory timeframes.

ESCO Pacific made the decision to appeal the application to the Victorian and Civil Administrative Tribunal (VCAT) under Section 79 of the *Planning and Environment Act 1987* for Council's failure to grant a planning permit within the statutory timeframes. Post lodgement of this appeal, Council resolved at a meeting in August 2018 to oppose the application based on the loss of agricultural land, the extent of amenity impacts and vegetation removal, and the impact on the historic character of Glenrowan.

Ultimately, VCAT decided at the hearing (P1383/2018) that the application provided a net community benefit and that a permit should be issued. Wangaratta Rural City Council then issued a permit for a 140MW solar power installation consisting of 420,000 photovoltaic (PV) solar panels and ancillary infrastructure.

The original application identified a location for a future BESS on the site. However, the application documentation failed to adequately consider the future BESS and did not clarify the potential impacts on the area. VCAT queried the potential noise impacts of the future BESS at the hearing and when no evidence was tended on the noise impacts, decided to issue the permit with a condition that required the future BESS to be removed from the plans.

Pacific Partnerships acquired the development with the approved permit after this VCAT hearing. Pacific Partnerships constructed the solar farm project and managed the site through energisation and into commercial operations. The site has now been operational since May 2024 without any major complaints received from the community.

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2.0 The Proposal

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2.1 Overview

Pacific Partnerships are proposing a behind-the-meter Battery Energy Storage System (BESS) within the boundary of the Glenrowan Solar Farm at No.38 Glenrowan West Road, Glenrowan. The proposed BESS will be located in the northwest corner of the wider site adjacent to the intersection of Winton-Glenrowan Road and Chivers Road.

The existing Glenrowan Solar Farm was energised in November 2023 and commenced commercial operations in May 2024. The proposed BESS will connect to the 33kV connection infrastructure at the solar farm site which was designed with flexibility to accommodate a BESS facility from the outset. This connects the facility to the Glenrowan AusNet terminal station via the existing 5km underground 33kV transmission cables installed along Winton-Glenrowan Road. A 220/33kV step up transformer is located within AusNet terminal station site.

The proposed BESS facility will primarily be located on the existing laydown area remaining from the construction of the solar farm. The project will use the existing primary access to the solar farm site and has multiple secondary access points via the internal road network.



Figure 3: Proposed BESS Location

(Source: Colliers Urban Planning, 2025)

Specifically, the project comprises:

- Up-to 128 BESS Battery Units accommodating up to 400MWh.
- Up-to 32 Inverters
- Four Aux Kiosks
- A BESS Harmonic Filter located adjacent to the existing harmonic filter
- An 33kV Switch-room
- A connection to the existing solar farm 33kV switchboard at the solar farm
- 10x 45kL Fire Water Tanks
- A new crushed rock laydown and car parking area
- A new retention basin for catching the firewater run-off
- Three fire hyrdants
- A minimum 10-metre fire break between the facility and any vegetation

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2.2 Use

The proposed BESS falls within the Utility Installation land use category. A Utility Installation triggers a planning permit in the Farming Zone.

The existing Glenrowan Solar Farm and the proposed Chivers Road BESS will require four full-time staff on site during operation of the facility. Periodic site visits by OEM technicians or maintenance personnel can also expected on an ad-hoc basis.

The construction period is expected to be 18-months, including commissioning. The project is expected to have a useful life expectancy of 25-years. At the end of life, the infrastructure may be refurbished or replaced if viable.

2.3 Social and Economic Impact Assessment

A Social and Economic Impact Assessment (SEIA) has been prepared by Colliers Urban Planning for the application. The SEIA has identified the following benefits associated with the project:

Construction Phase Benefits

- Capital investment of up to $130 million, of which 10% will flow to the local economy
- 50 FTE construction-related jobs supported, of which 20 FTE jobs will be sourced locally. This includes direct and indirect employment.
- New participation opportunities for local construction businesses through Pacific Partnership's procurement activities.
- Increased opportunities for local businesses providing support services to project workers. This includes accommodation, retail, food & beverage, fuel and medical services.

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Operational Phase Benefits

- 2 FTE ongoing operational jobs, of which 1 FTE will be local. This includes direct and indirect employment.
- $0.25 million over 10 years provided through Pacific Partnership's community benefit sharing program
- $7.8 million over 25 years paid to Wangaratta Rural City Council through the Victorian Government's Payment in Lieu of Rates scheme
- Local wage stimulus of $0.9 million over 25 years, associated with the 1 FTE operational job supported.

Key Social Benefits

- Employment opportunities benefitting livelihoods: Local and regional jobs created during construction, with flow-on spending in local businesses.
- Community revenue / benefits benefitting livelihoods: Contributions to local councils and community benefit sharing initiatives.
- Educational opportunities: A visible BESS facility can increase awareness, understanding and acceptance of renewable energy technology.

The SEIA also confirms the project will have no impacts on agricultural land capability. This is because the proposal removes only a very limited area of grass and the existing grazing activities will continue below the solar panel arrays on the balance of the site.

In addition, the SEIA also confirms there are no expected impacts on the accommodation sector in Glenrowan and the surrounding area associated with the project. The SEIA has identified an estimated availability of 550 rooms locally at any one time. Only 5 FTE workers on average at any one time will require accommodation during construction phase. This rises to a peak of 15 FTE workers during the peak construction period.

The SEIA does not anticipate any cumulative operational economic impacts associated with the project. The construction of two other nearby projects potentially overlap with the construction of the Chivers Road BESS. However, the SEIA

identifies sufficient construction-related labour, accommodation and project support services available to cater for all of these projects.

The SEIA does identify some minor negative social impacts, many of which contribute to existing cumulative impacts from the surrounding solar farms. The most notable impact is the change is to local character and sense of place, which is largely cumulative due to multiple solar farms and other energy infrastructure in the region.

2.4 Buildings and works

The proposed buildings and works are largely located on the existing compact rock hardstand that was used during the construction of the solar farm. The works are limited to the installation of the battery units, inverters, aux kiosks, new switchroom, harmonic filter, fire water, stormwater and septic tanks. Internal access roads will be developed around the battery rows and a construction laydown and car parking area will also be created.

The proposal is largely a plug and play installation. The proposed BESS switchroom will be connected to the existing switchroom via a new underground cable. However, the site will utilise the existing underground cable running from the existing switchroom to the Glenrowan Terminal Station to the west.

A retention basin has been identified to the south of the construction laydown and parking area. The purpose of the retention basin is to capture fire water during an emergency event. The design of the basin is therefore dictated by the capacity of the fire water tanks on site. The project is currently proposing ten additional 45kL fire water tanks, following input from the CFA on the capacity of water needed. This capacity is driving the detailed design of the retention basin.

It is noted the layout represents the maximum number of batteries and inverters on the site. Given the increasing technology improvements in battery technology, in particular the increasing capacities of individual battery units, the total number of batteries and inverters on site may reduce. We acknowledge this is likely to require a secondary consent type amendment to the plans. The existing perimeter fencing around the site will remain. No internal separation between the BESS site and the solar farm is proposed.

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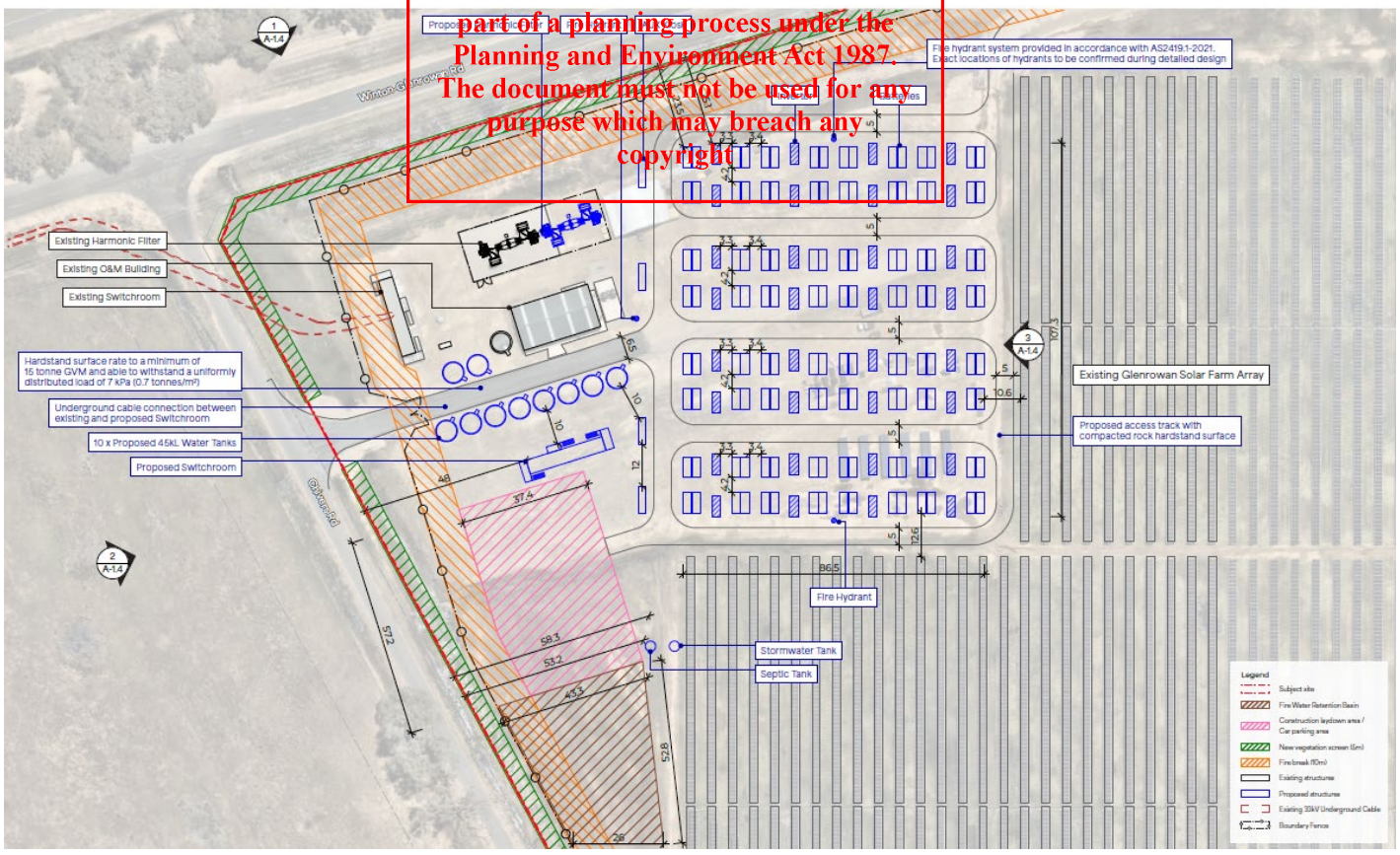


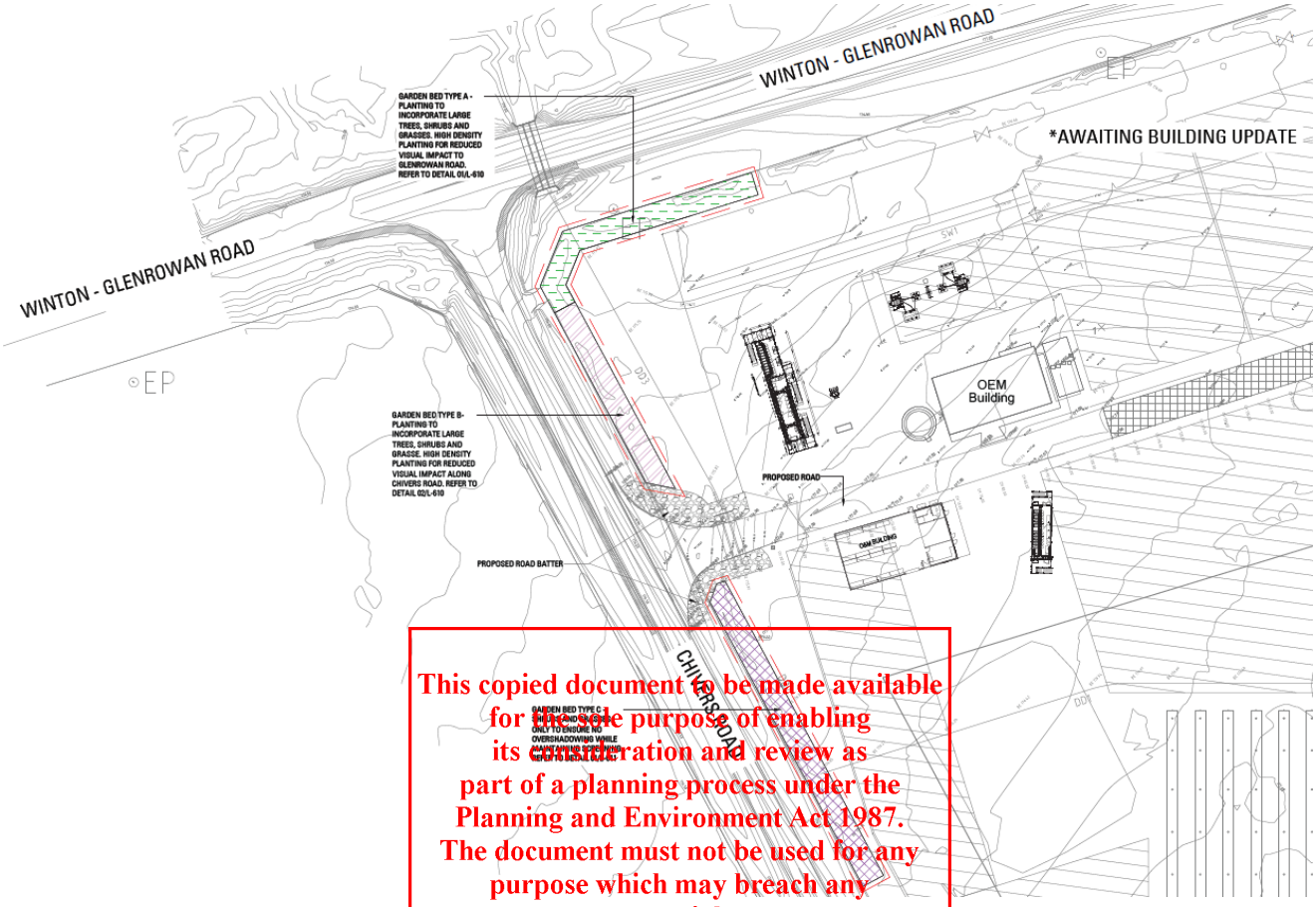
Figure 4: Proposed BESS Layout

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2.5 Landscaping

A landscape plan package has been prepared by Arcadia in support of the proposal. The landscape plans generally follow the intent of the previously approved landscape concept at the site and fill in the gaps in screening vegetation along Chivers Road and Winton-Glenrowan Road directly adjacent to the proposed BESS.



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Figure 5: Proposed Landscape Concept
(Source: Arcadia, 2025)

The landscape concept proposes three landscape strips (garden beds) with individual planting approaches and species in each. The three garden beds will feature a variety of densely planted native and indigenous large and small shrubs, grasses and tussocks species. The intent is for these landscape buffers to mature and provide a level of screening to the proposal without overshadowing any solar PV panels or creating any fire risk from the equipment on site.

Garden Bed B is sufficiently far removed from any solar panels to incorporate large and small trees without creating any overshadowing impacts. However, Garden Bed B is also the location of the underground cable that connects the solar farm with the terminal station, which constrains the total number of large species that can be planted without creating a conflict between the roots and this underground cable. We expect AusNet may provide feedback on the planting over the underground cable.

2.6 Bushfire & Fire Risk

A Risk Management Plan (RMP) and Fire Management Plan (FMP) has been prepared by Terramatrix for the proposal. The RMP identifies the risk to the development and operation of the BESS facility, and assesses how to appropriately mitigate that risk and comply with the relevant guidelines.

The FMP then demonstrates how the residual risk will be managed through the operation of the facility. It is acknowledged that both of these documents are subject to further input through consultation with the Country Fire Authority (CFA). On this basis, we are considering these two reports to be in draft until we have received final feedback from the CFA. The proponent has initially met with the CFA and sought feedback on the project.

2.6.1 Risk Management Plan

The RMP assesses the bushfire risk, including the bushfire hazard, and identifies how the proposed development of the BESS can appropriately mitigate that risk and comply with all applicable regulations and guidelines. The site is located within a designated bushfire prone area but is not within the Bushfire Management Overlay.

The RMP assesses the risk to the subject site at the landscape, neighbourhood and local level. The topography on and around the site, within the 100 m assessment zone is flat or slightly undulating and falls within the Grassland category with a minor area of Woodland. The vegetation categories within 1km of the site are shown in Figure 6 below. The RMP finds the bushfire risk at the landscape, neighbourhood and local level to be low-moderate.



Figure 6: Vegetation Classification at Local and Neighbourhood Levels
(Source: Terramatrix, 2025)

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The RMP identifies four potential risk descriptions at the site including:

1) A large, established bushfire that impacts the Chivers Road BESS during the declared danger period.
2) An on-site ignition event during the declared danger period causing a bushfire that impacts people, the facility and neighbouring properties.
3) An on-site ignition event resulting in a fire that impacts people and the facility, and disrupts neighbouring properties.
4) An accident or mechanical failure on-site resulting in the release of electrolyte or other harmful substance that impacts people, the facility and neighbouring properties.

The RMP uses the National Emergency Risk Assessment Guidelines (NERAG) to assess the risk in terms of the impact, consequence, likelihood, risk and confidence levels. The RMP concludes that the residual risk is unlikely and minor-low, and can be managed to an acceptable level through the implementation of the applicable Model and BESS specific Additional Requirements of the Guidelines. The RMP also finds that that development can appropriately prioritise the protection of human life and meet the objectives of Clause 13.02-1S by implementing the applicable Model and BESS specific Additional Requirements of the Guidelines.

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2.6.2 Fire Management Plan

The *Design Guidelines and Model Requirements Renewable Energy Facilities* (CFA) requires the preparation of a Fire Management Plan for all renewable energy facilities, including BESS, in consultation with the CFA before the development of the facility starts. Terramatrix have prepared the attached FMP to commence this consultation process with the CFA.

The FMP identifies all fire hazards and risks to and from the site, describes the control measures to prevent and limit consequences of fire, details equipment and resources to manage fire at the facility and the policies and procedures to ensure all control measures remain effective.

For the avoidance of doubt, we expect this plan to be developed and refined through the approval process in conjunction with input from the CFA.

2.7 Noise & Vibration

A Noise and Vibration Assessment has been prepared by Tonkin & Taylor to assess the potential impacts on the project during the construction and operational phases. Noise monitoring was carried out between 9th and 22nd September 2025 at three locations. These include at the two closest sensitive receptors (dwellings at 86 Chivers Road and 530 Old Hume Highway) and within the solar farm adjacent to one of the existing inverters.

The sound observations made by Tonkin & Taylor were that Glenrowan Solar Farm was not audible from either nearby dwelling and noise sources at these properties were attributed to the highway, birds, planes, trains and truck engine braking. The report was then able to use the findings of the noise monitoring to establish the construction and operational noise limits for the nearby dwellings with reference to the relevant EPA noise standards.

2.7.1 Construction noise

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The report then identifies construction noise sources potentially associated with the BESS development and uses this information to predicted potential noise construction noise levels. Mitigation, such as acoustic barriers or enclosures, has been contemplated with these noise levels as they therefore represent a 'worst-case' scenario.

The report finds that all anticipated construction noise levels fall within acceptable noise limits within the day, evening and night time periods for the receivers at 86 Chivers Road and 530 Old Hume Hwy. Any compaction and excavation associated with the project would generate the highest vibration levels during the construction. The acoustic report confirms that a distance greater than 600 metres, vibration would not be discernible. The nearest dwelling is more than 600 metres from the site.

The report concludes that noise effects associated with construction of the project will have negligible effects on all nearby receivers.

2.7.2 Operation Noise

The report then uses noise data and noise modelling to predict the operational noise levels at the two nearby sensitive receivers. The predicted effective noise is then compared against the noise limits established earlier.

A worst case scenario has been assumed where all BESS battery units and inverters will operate at load with cooling. In a practical sense, the battery units are unlikely to operate at these levels throughout the night and not all battery units will be operational at one time. Therefore, the BESS facility will operate at lower noise levels than those assumed in the assessed.

The assessment also models the noise from inverters and battery units as omnidirectional. In reality, the noise from inverters and battery units are directional; however, this provides flexibility for the layout of the battery units and inverters to change without impacting the assessment. Given the above, the modelling is a conservative basis for noise predictions and for use in the assessment.

While noise emissions from a CATL ENERC battery unit were used for the assessment, Section 6.2 of the report notes that noise from alternative battery units are generally consistent and therefore the battery units could change without impacting the results of this assessment.

The table below compares the predicted effective noise limits at the two sensitive receivers during the day, evening and night time periods against the background-adjusted noise limits. This demonstrates the predicted operational noise limits for both properties are well below the background-adjusted noise limits. On this basis, no unreasonable noise will be generated as defined under Regulation 118 of the Environment Protection Regulations 2021.

	86 Chivers Road		520 Old Hume Highway	
	Predicted Effective Noise Limit (dBA)	*Background-Adjusted Noise Limit (dBA)*	*Predicted Effective Noise Limit (dBA)*	*Background-Adjusted Noise Limit (dBA)*
Day	43	52	42	56
Evening	43	50	42	53
Night	36	47	36	50

(Source: Tonkin & Taylor, 2025)

2.7.3 Cumulative Noise

As the proposed Chivers Road BESS will operate in conjunction with the existing Glenrowan Solar Farm, the report assesses the cumulative noise expected from the operation of both facilities. The report demonstrates the cumulative noise will remain below the combined noise limits at both sensitive receivers during the day, evening and night time periods.

To determine whether the cumulative noise was perceptible above the existing background noise at the two sensitive receivers, the predicted operational noise from the proposal was combined with the measured background noise across all time periods.

Between 7am and 6pm Monday to Saturday the difference between the background noise and cumulative noise was perceptible at 86 Chivers Road, but minor. At all other time periods for 86 Chivers, the difference between the background noise and cumulative noise was only just perceptible, but negligible. For all time periods at 530 Old Hume Highway the difference between the background noise and cumulative noise was not perceptible.

The report demonstrates the cumulative noise of the proposed BESS, existing solar farm and background noise, which includes the Hume Freeway, will be perceptible at times, but will be no more than minor.

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2.8 Landscape and Visual Impact

A Landscape and Visual Impact Assessment has been prepared by Colliers Urban Planning for the application. The assessment was prepared with contributions from Virtual Ideas and Beveridge Williams. The montages prepared by Virtual Ideas were development in October 2025 and are based on survey aligned photos taken on the 3rd, 12th and 24th of September 2025. The report establishes the existing landscape character of the area, identifies the visual catchment of the proposed Chivers Road BESS and analyses the visual impact of the proposal.

The assessment follows a methodology developed from the Guidelines for Landscape and Visual Impact Assessment Version 3 which is an internationally recognised standard. The assessment analysed the site and context through a site visit and desktop analysis before the unique and significant landscape character conditions were identified. The assessment then identifies the visual catchment, prepares an evidence base of photos and survey aligned photomontages, before undertaking the visual impact assessment.

Landscape character conditions

The LVIA identifies the site as having a landscape character already modified by a solar farm. This is consistent with other solar farm properties to the west. The immediate area is identified as having a moderate landscape character value with local significance. Further afield, the Winton Wetlands, Mount Glenrowan and Glenrowan Bushland Reserve are identified as having greater landscape character values.

The subject site is assessed as having a moderate susceptibility to change, as the area has already been highly modified and has capacity to accommodate change without detrimental impacts on the existing landscape character. Overall, the landscape character significance of the site is considered to be low.

Visual Catchment

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The visual catchment is the area of the public domain from which the proposal may be seen by people and therefore has a visual connection with the site. The visual catchment of the site was determined to extend generally north to the railway line, south to Glenrowan West Road, East to the Winton-Glenrowan Road overpass and west to Chivers Road. The key viewpoints that have determined this public visual catchment are shown in Figure 7 below.



Figure 7: Key Viewpoints to Subject Site

(Source: Colliers Urban Planning, 2025)

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Photomontages of Proposed BESS

Key survey aligned photos of the existing site and the photomontages prepared of the proposed BESS are shown below. The full list of viewpoints and photomontages are shown in Chapter 11 of the LVIA.

Photo of existing view	Photomontage of proposed view
 Viewpoint 1: Winton Glenrowan Road – existing view	 Viewpoint 1: Winton Glenrowan Road – proposed future view
 Viewpoint 3: George Street – existing view	 Viewpoint 3: Chivers Road – proposed future view
 Viewpoint 4: Glenrowan West Road (south) – existing view	 Viewpoint 4: Glenrowan West Road (south) – proposed future view

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Viewpoint 5: Glenrowan West Road (east) – existing view



Viewpoint 5: Glenrowan West Road (east) – proposed future view

Visual Impact Assessment

The LVIA determines that the Chivers Road BESS will not impact the existing visual character of the area, as it is synonymous with the scale and height of existing structures at the site. Given the location and comparatively small size of the BESS, it will not impact the existing vegetated backdrop of the prominent hill faces and ridgelines in the surrounding area. The proposal will also have minimal impact on the visual amenity of the area given it will be visually integrated with the existing Glenrowan Solar Farm and in many instances roadside vegetation and screening vegetation will obstruct views of the BESS.

The LVIA concludes that the proposed Chivers Road BESS will not impact on the overarching rural landscape as it does not seek to remove any remnant vegetation or encroach on key viewlines toward hilltops or the wider rural landscape. The assessment does not recommend any further measures to mitigate the visual impact of the project.

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2.9 Biodiversity

A Biodiversity Report has been prepared by Biosis in support of the application. A flora assessment of the site was undertaken on 28th August 2025. The survey of the site identified 0.19 hectares of Plains Woodland Ecological Vegetation Class (EVC) 803. This comprises five patches of Yellow Box *Eucalyptus melliodora* trees adjacent to the site. This vegetation was located entirely within the Chivers Road road reserve. No vegetation was identified within the development impact area. This is shown in Figure 8 below.



Figure 8: Locations of Patches and Scattered Trees

(Source: Biosis, 2025)

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Potential habitat for two fauna species listed under the Environment Protection Biodiversity and Conservation (EPBC Act) and Flora and Fauna Guarantee Act (FFA Act) was also observed. This includes White-throated Needletail *Hirundapus caudacutus* and Grey-headed Flying-fox *Pteropus poliocephalus*. No EPBC Act listed communities were recorded in the assessment.

No vegetation identified by the Biodiversity Report will be impacted by the project. It is noted that the existing access point will be utilised for the movement of equipment and construction materials. The proposal does not removal any remnant or indigenous vegetation and therefore no planning permit is triggered under Clause 52.17 of the Wangaratta Planning Scheme.

The Biodiversity Report confirms that no referral is required under the EPBC Act and no permit is required under the FFG Act.

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2.10 Traffic, Parking and Access

A Traffic Impact Assessment (TIA) has been prepared by Colliers Engineering & Design in support of the application. The TIA confirms that the vehicle movements associated with the construction and then operation of the BESS facility can be readily accommodated by the existing road network.

A BESS facility (Utility Installation) does not have a statutory parking rate in Clause 52.06-5 of the Wangaratta Planning Scheme. Therefore, parking is to be provided to the satisfaction of the Responsible Authority. The TIA provides a first principles car parking demand assessment to determine the expected peak parking demand and therefore the level of on-site parking that should be provided.

During normal operations of the solar farm and BESS facility, the site is expected to be staffed by four employees. Periodic site visits by OEM technicians and maintenance personnel can also be expected, although these are likely to be infrequent and short term in nature.

It is reasonable to assume that in additional to the four staff, one additional part-time staff member or visitor could be expected at any given time. On this basis, the TIA recommends providing five car parking spaces at the site.

A swept path analysis has also been undertaken which demonstrates that 12.5m Heavy Rigid Vehicles can access the site and circulate the internal accessways. Refer to Appendix B of the TIA for full details. This demonstrates that emergency vehicles are able to access the site as required. The swept path analysis also demonstrates that B-Doubles can enter and exit the existing main access in a forwards direction. It is likely to be either B-Double or 19m semi-trailer vehicles used to deliver the batteries and other equipment during the construction phase.

While the proposal would utilise the existing primary access from Chivers Road, the existing solar farm site benefits from a range of secondary access points including access gates that are only available for use by the CFA. Drawing 1-1.2 in the proposed Development Plan package (Appendix C) identifies the primary access point and the closest secondary access which is from Chivers Road.

The As-Built Solar Farm Layout (Appendix D) identifies two existing access points from Chivers Road, one from Winton-Glenrowan Road and six from Glenrowan West Road. These access points are all interconnected via the existing internal all-weather access routes through the solar farm.

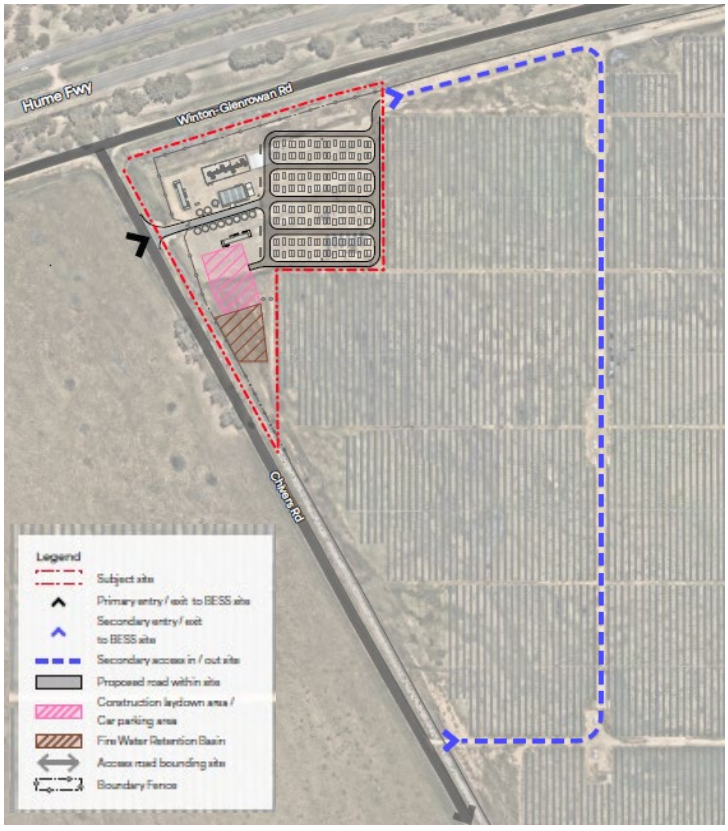


Figure 9: Primary and Secondary Site Access Points
(Source: Colliers Urban Planning, 2025)

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2.11 Stormwater & Flooding

A Stormwater Management Strategy has been prepared by Colliers Engineering & Design in support of the application. The strategy demonstrates the site generally drains towards a natural low point in the northeast corner of the site.

The report references the Flood Impact Assessment prepared for the site by Water Technology which demonstrates the existing solar farm has a negligible impact on the hydrological regime at the site. Importantly, the Flood Impact Assessment demonstrates the compacted hardstand base where the BESS is proposed to be located has already been designed provides freeboard above the 1% AEP event. Diversion swales have been installed around this hardstand base which intercept and redirect upstream flows into the adjacent culverts.

The report proposes a stormwater strategy that directs minor and major flows through the internal road network into the existing swales. This is demonstrated in Figure 10 below.

The report provides MUSIC modelling to demonstrate that these existing swales will exceed the water treatment best practice standards for suspended solids, phosphorus, nitrogen and gross pollutants in Clause 53.19 of the Wangaratta Planning Scheme and in the *Urban Stormwater - Best Practice Environmental Management Guidelines (CSIRO)*. The treatment levels that will be achieved are compared against best practice in the table below.

	Best Practice Reduction	Expected Reduction
Total Suspended Solids	80%	92.4%
Total Phosphorus	45%	67%
Total Nitrogen	45%	45.4%
Gross Pollutants	70%	100%

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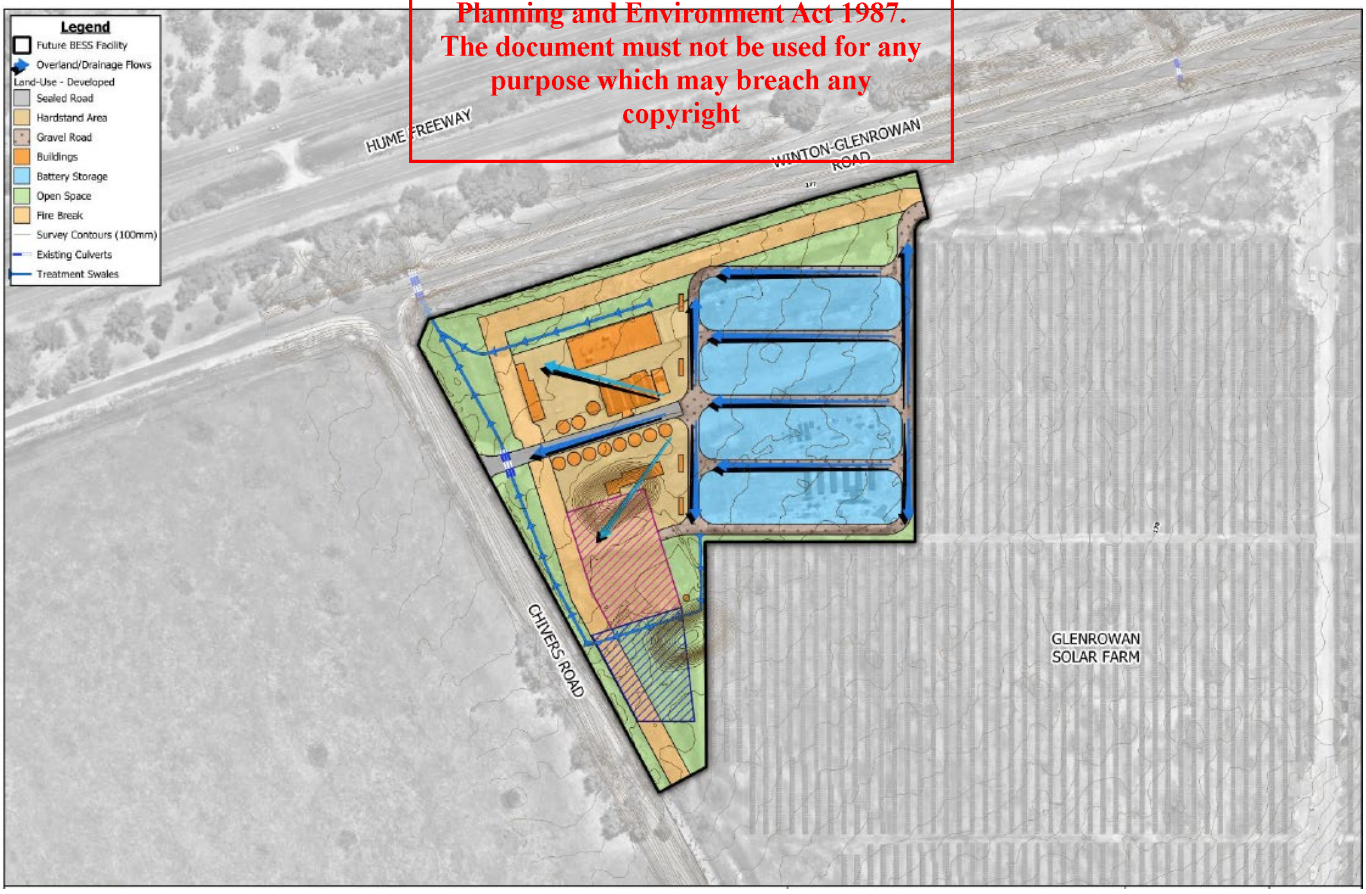


Figure 10: Stormwater Management Concept

(Source: Colliers Engineering & Design, 2025)

2.12 Cultural Heritage

While the site is not within an area of aboriginal cultural heritage sensitivity, a Cultural Heritage Management Plan has been approved for the wider Solar Farm site. The CHMP was prepared by Benchmark Heritage Management and approved by the Yorta Yorta Aboriginal Corporation on 12th April 2021.

The activity description in the CHMP is clear that the document approves both a solar farm and associated infrastructure, the underground cable route to the Glenrowan Terminal Station and the installation of a Battery Energy Storage System. The BESS is identified in the CHMP in same location in the northwest of the site, that this application now proposes to install the BESS.

A copy of the approved CHMP can be provided on request.

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3.0 Consultation Undertaken

Since acquiring the project, Pacific Partnerships has undertaken extensive engagement to build a relationship with the local community.

Specifically in relation to the BESS proposal, Pacific Partnerships has notified the local community of the project via email and then met with a number of directly impacted landowners. The following table provides an overview of these activities. The SEIA provides a summary of the feedback heard from the community to date.

Landowner and Community Consultation:

Activity	Date	Subject
In person meetings with directly impacted landowners	29th September and 16th October 2025	Pacific Partnerships met with landowners to provide an update on the BESS proposal and understand their key concerns.
Email from Pacific Partnerships to local landowners and community members, including: • Directly Impacted Persons • Interested Stakeholder - not impacted / adjacent	2nd October 2025	Distribution of BESS Social Impact Assessment survey.

In addition, while preparing this planning application we have held meeting with the following relevant authorities to inform them of the proposal and seek their initial feedback. The following table provides an overview of these meetings.

Meetings with Relevant Authorities:

Authority	Date	Subject
DFP	29th August 2025	Project overview, history, seek preliminary feedback and confirm approval pathway.
Benalla Rural City Council	22nd September 2025	Project overview, history, and seek preliminary feedback.
Rural City of Wangaratta	3rd October 2025	Project overview, history, and seek preliminary feedback.
DFP	3rd October 2025	Progress update.
CFA	7th October 2025	Project overview, history, and seek preliminary feedback.

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4.0 Planning Controls, Policy and Strategic Documents

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4.1 Strategic Documents

4.1.1 Plan for Victoria

Plan for Victoria is a state-wide strategic policy that sets the guiding principles for the development of the State. It is the highest planning policy document in Victoria and is used to guide all planning decisions.

The plan is structured around five key pillars. These include:

- **Self-determination and caring for Country** – underpinning and informing the other pillars.
- **Housing for all Victorians** – delivering sufficient affordable homes for all Victorians.
- **Accessible jobs and services** – making sure you have good access to facilities and good jobs.
- **Greater Places, suburbs and towns** – creating thriving places that are attractive, safe and welcoming for everyone.
- **Sustainable environments** – preserving the natural values of Victoria and addressing Climate Change.

The Sustainable Environments pillar outlines the State's vision for transitioning to renewable energy to reduce fossil fuel consumption on the path to net zero emissions. The plan specifically acknowledges that regional Victorian communities will attract as well as benefit from renewable energy infrastructure investment, including battery storage projects. The plan specifically seeks to enable affordable, reliable and clean energy in the right locations that will enable businesses and communities to thrive.

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Appendix 2 of the plan sets a series of key actions. One of these actions which is already underway is the development of the Victorian Transmission Plan that details the planned upgrades to the States grid and directs investment in further renewable energy generation to appropriate locations. This will work in tandem with Victoria's Gas Substitution Roadmap to facilitate the transition from fossil fuels to renewable energy sources.

Action 22 of the Plan seeks to recognise land preferred for renewable energy infrastructure. This will be done through the Victorian Transmission Plan which will then be implemented through updates to planning schemes. The plan recognises that regional Victoria will continue to be central to the State's transition to renewable energy and seeks to maximise the local and state-wide benefits of the renewable energy transition.

4.1.2 Victorian Transmission Plan

The Victorian Transmission Plan 2025 (VTP), released in August 2025, is a statewide plan that sets out what renewable energy technologies and transmission should be built when, where and in what capacity to meet Victoria's future energy needs over the new 15 years.

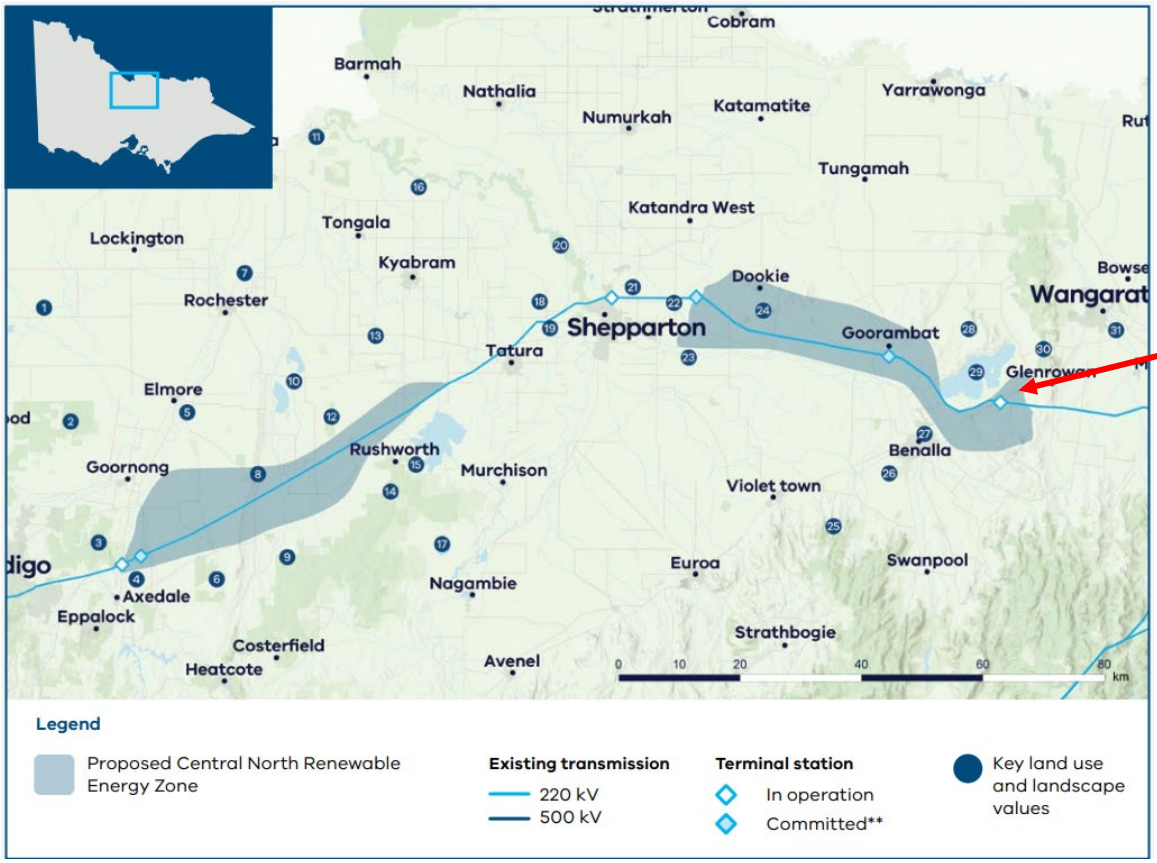
The VTP outlines proposed Renewable Energy Zones (REZ) and investment in new transmission infrastructure. The proposed REZ are identified as most suitable to host new onshore renewable generation and storage by coordinating development in REZ. The VTP aims to streamline grid connection and plan transmission upgrades. Specifically, the Plan seeks to deliver an addition 4.8 to 7.7 GW of additional battery energy storage to built capacity and resilience across the renewable network.

The most relevant REZ to the proposal is the Central North REZ, located between Shepperton and Wangaratta. The Central North REZ provides potential for coordinated connection from Fosterville to Glenrowan in the future, as it is identified along the 220 kV transmission line. While the REZ locations are still in draft, the Central North REZ is based on existing transmission and energy generation infrastructure so is not expected to change.

The Glenrowan Solar Farm forms the western edge of a string of solar facilities located between Benalla and Glenrowan. These facilities are co-located with the Glenrowan Terminal Station that is on the 220kV network. There have been various versions of the REZ areas released in the last two years. Figure 11 below shows the extent of the currently Central North REZ. While it is difficult to determine exactly where the site is located on an image of this scale, the Glenrowan Solar Farm

appears to be on the western boundary of the Central North REZ. The VTP therefore clearly supports further investment in renewable energy infrastructure in this area.

A Grid Impact Assessment is typically required when a facility is outside an REZ to demonstrate that a project would not result in generators located within renewable energy zones being excessively curtailed. Even if the site was outside the Central North REZ, the project is not generating any additional energy. The BESS would provide the existing solar farm with the ability to store and release energy during times of greater need. The project therefore does not put greater demand on the transmission network and would not curtail the energy generation of any other site. The project would build resilience into an existing solar generation facility and the wider transmission network.



Glenrowan Solar Farm

Figure 11 Proposed Central North REZ

(Source: Victorian State Government, 2025)

4.1.3 Victoria's 2035 Emissions Reduction Target Strategy

Victoria's 2035 Emissions Reduction Target Strategy sets updated climate targets to reduce Victoria's emissions by 75-80% by 2035, in order to achieve net-zero emissions by 2045. The plan also identifies a target of 6.3 GW battery storage capacity by 2035. It is acknowledged this target has been increased to 4.8 to 77. GW capacity in the Victorian Transmission Plan.

The strategy outlines the net-zero transition will provide an opportunity for:

- New jobs and industries
- Lower energy costs
- Economic benefits for Victorias farmers and Traditional Owners
- Health Benefits
- Protecting the environment

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The strategy focuses on supporting industry, including investing in clean energy economy. Ultimately for the emissions reduction targets to be met, the Plan recognises the need for significant ongoing investment in the clean energy economy, and jobs in the renewable industry.

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4.1.4 Renewable Energy (Jobs and Investment) Act 2017

Victoria's renewable energy targets legislated in the *Renewable Energy (Jobs and Investment) Act 2017* are as follows:

- 40% by 2025
- 65% by 2030
- 95% by 2035

Specific to energy storage, the following targets have been set:

- 2.6 GW of energy storage capacity by 2030
- 6.3 GW by 2035.

It is noted these targets have since been increased by the Victorian Transmission Plan.

4.1.5 Solar Energy Facilities – Design and Development Guideline

The Victorian Government has developed the Solar Energy Facilities – Design and Development Guideline to aid in the assessment and development process for large-scale solar energy facilities in Victoria. While specific to any solar project with a capacity of 1 megawatt or greater, the guidelines also provide advice on BESS projects associated with solar facilities.

The guideline provides:

- *information for solar farm developers (proponents), the community, regulators and decision-makers (responsible authorities) relating to the Planning and Environment Act 1987 (the P&E Act) and the Victoria Planning Provisions (VPP)*
- *information and direction about the policy, legislative and statutory planning requirements relating to the siting and design of solar energy facilities*
- *an overview of best-practice advice relating to each stage of the site selection, design, construction, operation and decommissioning continuum.*

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The guideline outlines what a large-scale solar energy facility is, the policy, strategy and legislative matters to consider for site selection, engaging with community, and application for a planning permit. This proposal and the supporting plans and reports demonstrate the general considerations of Solar Energy Facilities – Design and Development Guideline.

4.1.6 Design Guidelines and Model Requirements: Renewable Energy Facilities - CFA

The Design Guidelines and Model Requirements provides details about standard measures and processes in relation to fire safety, risk and emergency management that should be considered when designing, constructing, and operating new renewable energy facilities, and upgrading existing facilities.

Renewable energy facilities that support the generation of electricity in Victoria, including solar farms and BESS facilities, are the focus of this guideline. These guidelines are designed to:

- *Facilitate consideration of fire risk management in the design, construction and operation of renewable energy facilities.*
- *Reduce the occurrence and consequences of fire at renewable energy facilities through risk-based design, and enable safe and effective emergency response through the provision of fire protection systems.*
- *Inform fire and risk management processes for all phases of a facility's lifespan, through the preparation of Risk Management Plans by designers, and Fire Management Plans by facility operators.*
- *Support operators to prepare Emergency Plans that effectively consider fire risk from the facility, and bushfire.*

The subject site is within a Designated Bushfire Prone Area (BPA) but is not within the Bushfire Management Overlay. The Fire Management Plan prepared by Terramatrix compares the proposal against the requirements of the CFA Guidelines. The FMP is supported by a Risk Management Plan that identifies all fire hazards and risks to and from the site.

Further details of these two reports can be found at Appendix F and G.

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4.1.7 National Emergency Risk Assessment Guidelines

The National Emergency Risk Assessment Guidelines (NERAG) is primarily focused on assessing emergency risks and provides guidance on management frameworks and approaches. The purpose of the NERAG is:

- *create and protect value, and to improve performance and encourage innovation*
- *provide a whole-of-society, rigorous, customisable, scalable, common approach to emergency risk assessments*
- *facilitate the creation of a broad knowledge base of those hazards that have the potential to cause most harm*
- *account for what is being done to mitigate the risks and take harm out of the system*
- *improve the evidence base on emergency risks and associated varying levels of confidence in assessments.*

The Risk Management Plan prepared by Terramatrix has considered the proposal against the NERAG. The plan identifies the bushfire risks to and from the proposal site. Ultimate, the RMP determines the bushfire risk at a landscape, neighbourhood and local level to be low-moderate.

The RMP can be found at Appendix F.

4.2 Policy Context

The Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) integrates local, regional, and state planning policies and objectives to guide decision makers to facilitate planning outcomes. The following policies are relevant to this proposal:

- Clause 2.02 – Vision
- Clause 2.03-2 Environmental and Landscape Values
- Clause 11 – Settlement
  - Clause 11.01-1S – Settlement
- Clause 12 – Environmental and Landscape Values
  - Clause 12.01-1S – Protection of biodiversity
  - Clause 12.05-2S – Landscapes
  - Clause 12.05-2L - Landscapes
- Clause 13 – Environmental Risks and Amenity
  - Clause 13.02-1S – Bushfire Planning
  - Clause 13.05-1S – Noise management
  - Clause 13.07-1S – Land Use Compatibility
- Clause 14 – Agriculture
  - Clause 14.01-1S – Protection of Agricultural Land
- Clause 17 – Employment
  - Clause 17.01-1S – Diversified Economy
- Clause 19 – Infrastructure
  - Clause 19.01-1S – Energy Supply
  - Clause 19.01-2S – Renewable Energy
  - Clause 19.01-2R – Renewable Energy Hume
  - Clause 19.01-2L – Renewable Energy

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The MPS identifies the rural landscape as an important natural asset that requires protection from inappropriate use and development. This includes protecting remnant vegetation, ridgelines, escarpments, hilltops and other significant rural landscape through sensitive design of buildings and works and encouraging development that protects environmental values. The MPS also identifies bushfire as one of the key environmental risks for Wangaratta. Agricultural capability and economic development are both identified as key factors in the prosperity of the municipality.

Clause 11 outlines how planning should proactively respond to the needs of existing and future communities. This is based on the pillars of Plan for Victoria.

Clause 12 seeks to protect the health of ecological systems and the biodiversity they support, including ecosystems, habitats, species and genetic diversity, and conserve areas with identified environmental and landscape values.

Clause 13.02 specifically requires an application within a Designated Bushfire Prone Area to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. Clause 13.02-1S elevates the protection of human life above all other policy considerations.

This clause requires the bushfire hazard at the site to be identified, a risk assessment to be undertaken that applies the best available science, considers the hazard on a landscape, local and neighbourhood scale, and consults emergency management agencies and the Country Fire Authority. Ultimately, an application should not be approved where the proponent has not satisfactorily demonstrated the relevant policies have been addressed and performance measures are satisfied or can be adequately implemented.

Clause 13.07-1S seeks to protect community amenity, human health and safety while facilitating appropriate infrastructure or other uses with potential adverse off-site impacts. This includes ensuring that proposed use or development is compatible with adjoining and nearby land uses.

Clause 14.01-1S seeks to protect the productive agricultural land in Wangaratta Rural City Council from inappropriate development or projects that would have a reverse sensitivity effect on existing productive agricultural activity.

Clause 17 aims to strengthen and diversify the economy by facilitating growth to emerging and existing employment sectors.

Clause 19 strongly supports renewable energy and development of energy supply infrastructure in appropriate locations. Strategies to achieve this include

- Supporting the development of energy generation and storage to transition to a low carbon economy,
- Supporting energy infrastructure in renewable energy zones and in locations that minimise land use conflicts,
- Supporting energy projects that utilise existing infrastructure networks, and
- Facilitating energy projects that diversify local economies, and improve sustainability and social outcomes.

The clause also requires decision makers to balance the economic, social and environmental benefits to the broader community of renewable energy generation against the need to minimise the effects of a proposal on the local community and environment.

A review of the relevant policy can be found at Appendix A.

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4.3 Planning Controls

4.3.1 Zone

The subject site is located in the Farming Zone (FZ). The purpose of the FZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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.*

As per Clause 35.07-1, a utility installation is a Section 2 use. Pursuant to Clause 35.07-4, a permit is required to construct or carry out any building or works associated with a Section 2 use.

Pursuant to Clause 35.07-4, a permit is required for a building that is within any of the following setbacks:

- 50 metres from a Transport Zone 2
- 20 metres from a road

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- 5 metres from a boundary
- 50 metres from a dwelling not in the same ownership
- 100 metres from a small second dwelling not in the same ownership
- 100 metres from a waterway, wetlands or designated flood plain

The project proposes batteries, inverters, AUX kiosks and the BESS harmonic filter within 50 metres of Winton-Glenrowan Road which is within the Transport Zone 2. This triggers a planning permit pursuant to Clause 35.07-4. The project does not propose a building within any of the other setbacks.

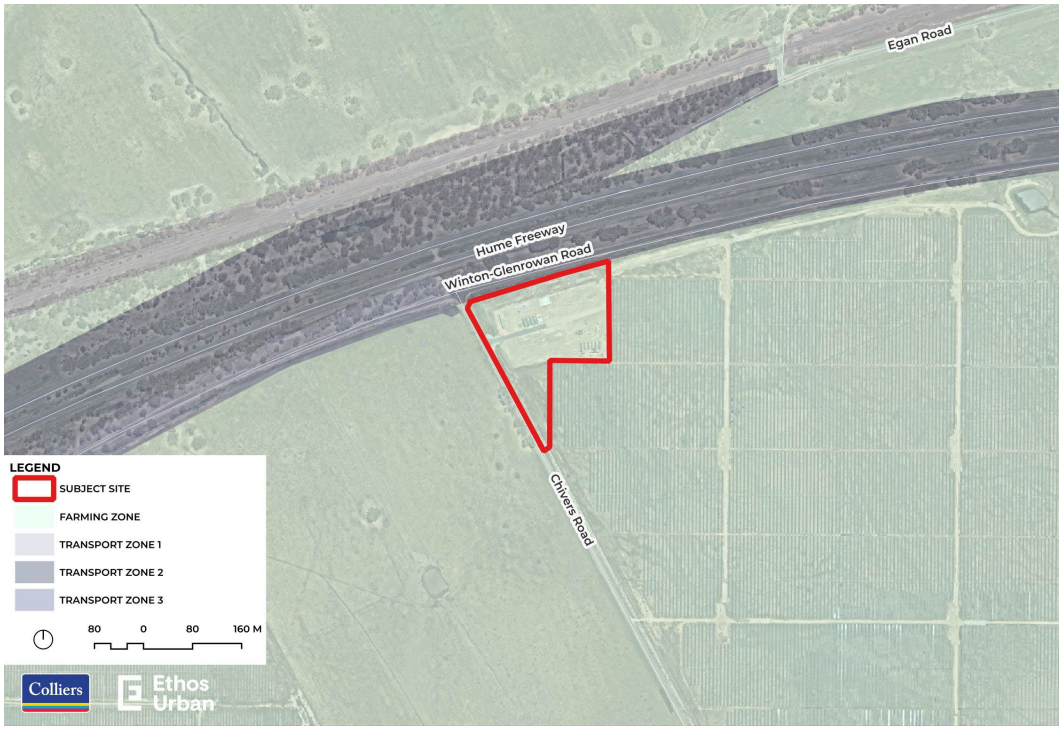


Figure 12 Planning Zones
(Source: Colliers Urban Planning, 2025)

4.3.2 Bushfire Prone Area

The site is located within a designated Bushfire Prone Area (BPA). The site is not within a Bushfire Management Overlay. A Bushfire Risk Management Plan and a Fire Management Plan have been included in association with this proposal.

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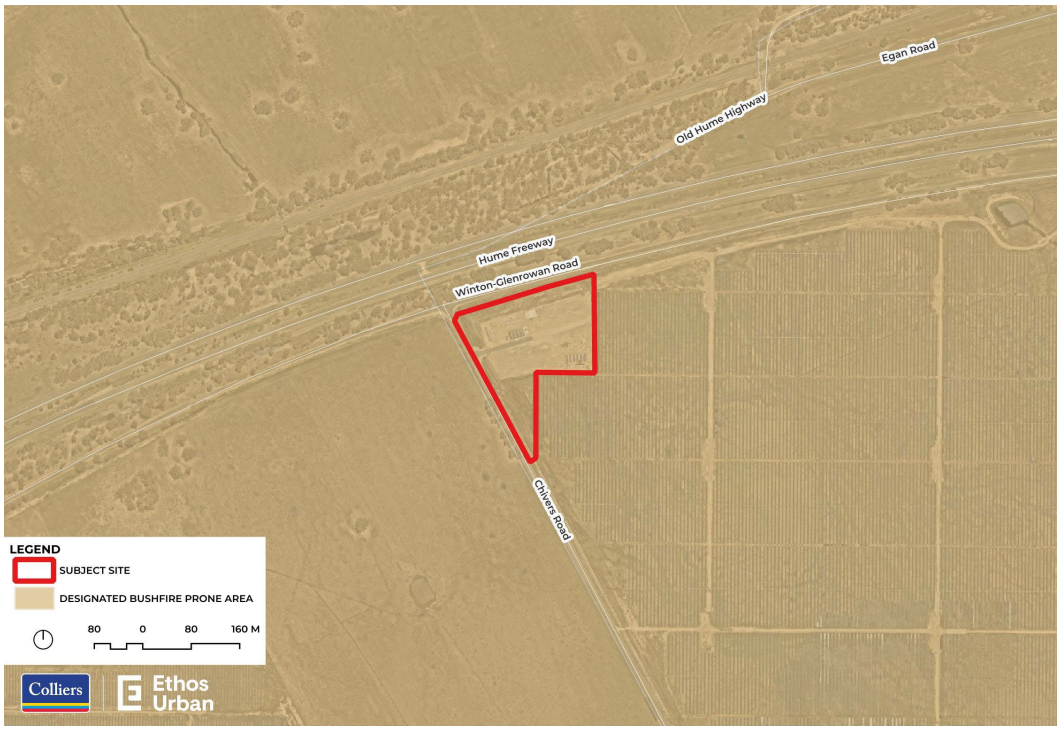


Figure 13 Designated Bushfire Prone Area

(Source: Colliers Urban Planning, 2025)

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4.4 Particular Provisions

4.4.1 Clause 52.06: Car Parking

Clause 52.06 applies to an application for a new use or the increase in the floor area of an existing use.

The Purpose of Clause 52.06 includes:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-5 outlines the statutory parking requirements for specific land uses. No parking requirement is specified for a BESS facility (Utility Installation). Clause 52.06-6 outlines that where the use of land is not specified, car parking spaces must be provided to the satisfaction of the authority responsible.

A Traffic Impact Assessment has been prepared by Colliers Engineering and Design to address the likely parking demand for the facility. The TIA finds that five parking spaces are required to facilitate the four expected staff at the facility during operations of the existing solar farm and proposed BESS. An extra parking space is to accommodate for periodic site visits by OEM technicians or maintenance personnel.

The proposal provides sufficient hardstand dedicated to parking after the facility has been constructed to easily provide more than four parking spaces.

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4.4.2 Clause 53.22: Significant Economic Development

Clause 53.22 introduces the Development Facilitation Program (DFP) into the planning scheme which provides a fast-track process for significant projects.

The purpose of Clause 53.22 is:

- *To prioritise and facilitate the planning, assessment and delivery of projects 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.*

Clause 73.03 – Land use terms define land used to store power, such as a BESS facility, under a Utility Installation use.

Clause 53.22-1 determines the eligibility of projects for this streamlined approval pathway. To be eligible a BESS facility (Utility Installation) must have an installed capacity of 1 megawatt or greater. The proposed BESS has a capacity of 100MW and therefore is eligible for this approval pathway via category 1.

The category 1 pathway typically requires information demonstrating the financial feasibility of the development to be provided, including written advice from Invest Victoria. Clause 53.22-1 is clear that this requirement does not apply to an application for use and development of a renewable energy facility or a utility installation.

Clause 53.22-3 also notes than an application must be accompanied by the following information as appropriate:

- *A report or other documents demonstrating the likely financial feasibility of the development.*
- *A report prepared by a suitably qualified quantity surveyor which specifies the estimated cost of the development.*

While Clause 53.22 does not explicitly state this, given there is no minimum cost threshold for a utility installation to be eligible for the DFP pathway and no requirement to obtain confirmation from Invest Victoria that the project is feasible, we do not believe information demonstrating the financial feasibility of the project or a report by a quantity surveyor to confirm the estimated development cost should be required for a BESS application.

Given the above, the proposal meets the threshold of Clause 53.22, making it eligible for the Development Facilitation Program (DFP). This application has been lodged via the DFP approval pathway.

4.5 General Provisions

4.5.1 Clause 65.01: Approval of an application or plan

Clause 65.01 provides standard decision guidelines which must be considered by the responsible authority before a permit is granted. These are as follows:

- *The matters set out in Section 60 of the Act.*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provisions.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

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5.0 Planning Assessment

5.1 Planning Policy Framework

The project benefits from strong support across Victorian Government Policy for greater battery storage capacity to ensure the renewable energy grid remains resilient and able to respond to energy demands as Victoria transitions to a net zero energy grid.

The project strongly accords with Plan for the Victoria's sustainable environments pillar and the strategic direction in the Victorian Transmission Plan to direct energy generation and storage infrastructure into designated Renewable Energy Zones to best leverage the existing and planning energy transmission network. The project will also make a meaningful contribution to the energy storage targets legislated in the *Renewable Energy (Jobs and Investment) Act 2017* and the Victoria's Emissions Reduction Target Strategy, and the net-zero transition this is expected to realise.

The project will provide for the storage of renewable electricity during periods of high supply and low demand. This will support the resilience and stability of the grid. It also makes best use of existing infrastructure and investment, including the existing Solar Farm, Glenrowan terminal station and the State transmission lines. The project will contribute to Victoria achieving the renewable energy generation and energy storage targets set in the *Renewable Energy (Jobs and Investment) Act 2017*, Victorian Transmission Plan 2025 and Victoria's 2035 Emissions Reduction Target Strategy.

The proposal is consistent with the strategies in Clause 19.01-1S to support the transition to a low carbon economic through investment in energy generation and storage, ensure energy generation infrastructure is resilient, support energy infrastructure in renewable energy zones and in locations that take advantage of existing infrastructure networks and support energy infrastructure projects that improve sustainability and social outcomes.

The proposal is also consistent with the strategy in Clause 19.01-3S to balance the economic, social and environmental benefits to the broader community of renewable energy while minimising the effects on local communities and environments. The proposal is also considered to be consistent with Clause 17.01-1S and 17.01-1R which seeks to strengthen and diversify the economy and particularly encourages renewable energy production.

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5.2 Social & Economic Benefit

The SEIA identifies substantial social and economic benefits to Glenrowan and the State of Victoria associated with the project. These include:

Economic Benefits

- Capital investment of up to $130 million, of which 10% is expected to flow to the local economy
- 50 FTE construction-related jobs, of which 20 FTE jobs will be sourced locally. This includes direct and indirect employment.
- 2 FTE ongoing operational jobs, of which 1 FTE will be local, including direct and indirect employment.
- $0.25 million over 10 years provided through Pacific Partnership's community benefit sharing program
- $7.8 million over 25 years paid to Wangaratta Rural City Council through the Victorian Government's Payment in Lieu of Rates scheme
- Local wage stimulus of $0.9 million over 25 years, associated with the 1 FTE operational job supported.

Social Benefits

- Employment opportunities benefitting livelihoods: Local and regional jobs created during construction, with flow-on spending in local businesses.
- Community revenue / benefits benefitting livelihoods: Contributions to local councils and community benefit sharing initiatives.
- Educational opportunities: A visible BESS facility can increase awareness, understanding and acceptance of renewable energy technology.

The SEIA also confirms there are no expected impacts on the accommodation sector in Glenrowan or the wider area associated with the project. The SEIA has identified an availability of 550 rooms locally at any one time in the wider catchment that could support workers during the construction period. Only 5 FTE workers on average at any one time will require accommodation during construction phase. This rises to 15 FTE workers during the peak construction period.

The SEIA does not anticipate any cumulative operational economic impacts associated with the project. The construction of two other nearby projects potentially overlap with the construction of the Chivers Road BESS. However, the SEIA identifies sufficient construction-related labour, accommodation and project support services available to cater for all of these projects.

The SEIA only identifies minor negative social impacts, many of which only contribute to existing cumulative impacts from the surrounding solar farms. The most notable impact is the change is to local character and sense of place, which is largely cumulative due to multiple solar farms and other energy infrastructure in the region.

5.3 Farming Zone

An application in the Farming Zone must consider the decision guidelines in Clause 35.07-6 before deciding on an application. The application is considered to be consistent with these decision guidelines as follows:

- The proposal strongly accords with the MPS and PPF.
- The technically assessments submitted with the proposal demonstrate it will be compatible with adjoining and nearby land uses.
- The proposal will maintain the existing agricultural production of the site.
- The proposal will not result in the loss or fragmentation of agricultural land.
- The proposal will protect existing flora and fauna on site and will ensure stormwater runoff is treated and will not impact downstream receiving environments.
- The siting, design, height, bulk and materials of the proposal are consistent with the existing structures on site. The LVIA demonstrates the BESS will have a very limited impact on landscape character within the visual catchment of the site.

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5.4 Bushfire & Fire Risk

The project is supported by a Risk Management Plan and Fire Management Plan consistent with Clause 13.02-1S and the *Design Guidelines and Model Requirements: Renewable Energy Facilities* published by the CFA. The applicant has also engaged with the CFA prior to lodgement of the application. We anticipate this engagement to continue before the RMP and FMP will be finalised and an Emergency Management Plan can be prepared.

The RMP identifies the bushfire risk to the proposal site at the landscape, neighbourhood and local level consistent with Clause 13.02-1S. The RMP uses the National Emergency Risk Assessment Guidelines to assess this risk. The RMP finds that the residual risk is unlikely and minor-low, and can be managed to an acceptable level through the implementation of the applicable Model and BESS specific Additional Requirements of the Guidelines.

The RMP ultimately concludes that the project can appropriately prioritise the protection of human life and meet the objectives of Clause 13.02-1S by implementing the applicable Model and BESS specific Additional Requirements of the Guidelines and by developing a Fire Management Plan.

The risks identified in the RMP were used to inform the preparation of the FMP. The FMP describes the specific design details of the proposed BESS facility, outlines the operational design controls, facility construction and commissioning measures and fire hazard controls required during the operation of the facility. These measures include retaining existing fire breaks around the site, access track around the BESS units designed to accommodate an emergency vehicle, fire water tanks and a retention basin for firewater.

While the applicant has engaged with the CFA prior to lodging this application, we expect the CFA will contribute to both the RMP and FMP further through the application process. Our expectation is the reports will be subject to further revisions through this process before they are finalised. On this basis, both reports have been issued with draft watermarks.

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The FMP also proposes an Emergency Management Plan be prepared in conjunction with the CFA before the development starts on site. It is likely the EMP for the Glenrowan Solar Farm could be amended to incorporate measures for the BESS facility. The EMP is best secured as a condition of permit.

5.5 Acoustic Impact

The Noise and Vibration Assessment has demonstrated the construction and operation of the proposed BESS will be well within acceptable limits for nearby sensitive receivers.

The report confirms construction noise will have negligible effects on all nearby receivers. The report also demonstrates that the predicted operational noise are well below the background-adjusted noise limits experienced by nearby receivers and therefore no unreasonable noise, as defined under Regulation 118 of the Environment Protection Regulations 2021, is expected to be generated.

As the proposed Chivers Road BESS will operate in conjunction with the existing Glenrowan Solar Farm, the report also assesses the cumulative noise expected with the operation of both facilities. The report demonstrates the cumulative noise is expected to remain below the combined noise limits at both sensitive receivers during the day, evening and night time periods. This is also the case when the background noise, including the Hume Freeway, are considered.

On this basis, the proposal is consistent with Clause 13.05-1S of the PPF and the Environment Protection Regulations under the *Environment Protection Act 2017.*

5.6 Landscape & Visual Impact

The LVIA prepared in support of the application follows an internationally recognised methodology of establishing the landscape character conditions, identifying the visual catchment, developing an evidence base, the analysing the visual impact.

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The LVIA determines the project will not impact the existing visual character of the area and the existing vegetated backdrop of the prominent hill faces and ridgelines in the surrounding area, consistent with Clauses 12.05-2S and 12.05-2L. In particular, the project will not impact on the overarching rural landscape as it does not seek to remove any remnant vegetation or encroach on key viewlines toward hilltops and the wider rural landscape.

Despite the limited visual impact identified in the LVIA, the appearance of the proposed BESS will be further softened as existing and proposed buffer planting around the perimeter of the site matures. It is noted the LVIA does not recommend any further measures to mitigate the visual impact of the project.

5.7 Agricultural Capability

The proposed BESS would largely occupy the existing compact rock hardstand that has been used as the construction laydown area during the delivery of the solar farm. The firewater retention basin and proposed parking area would replace a small area of grass but would have a negligible impact on the capability of the broader site. A local stockowner utilises the site to graze 1,000 merino sheep. This arrangement will remain unchanged following the development of the BESS. On this basis, the SEIA confirms the project will have no measurable impact on the agricultural capability of the land.

5.8 Biodiversity

The proposal does not remove or impact any remnant or indigenous vegetation and therefore no planning permit is triggered under Clause 52.17 of the Wangaratta Planning Scheme. The Biodiversity Report prepared by Biosis also confirms that no referral is required under the EPBC Act and no permit is required under the FFG Act.

On this basis, the proposal is considered to be consistent with the MPS and clauses 12.01-1S, 12.01-1L, 12.01-2S and 12.01-2L of the PPF by preserving existing vegetation and local wildlife habitat. The proposal is also consistent with the purpose of Clause 52.17 to avoid the net loss of biodiversity.

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5.9 Traffic & Access

The Traffic Impact Assessment demonstrates the construction and operational periods of the Chivers Road BESS will not impact the surrounding road network. While construction traffic is not anticipated to impact the surrounding road network, we acknowledge DFP may require a construction traffic management plan to control any potential impacts on the network.

While the Wangaratta Planning Scheme does not set a statutory parking requirement for a BESS facility, the TIA demonstrates the peak parking demand for the project of only five parking spaces. The proposal has made allowance for at least this many parking spaces once the project is operational.

This is consistent with Clause 18.01-1S, 18.01-2L-01, 18.01-2L-02 and Clause 18.1-3S of the Wangaratta PPF.

5.10 Stormwater

The report provides MUSIC modelling to demonstrate compliance with the water treatment best practice standards for suspended solids, phosphorus, nitrogen and gross pollutants in Clause 53.19 of the Wangaratta Planning Scheme and in the *Urban Stormwater - Best Practice Environmental Management Guidelines (CSIRO)*. It is noted that the Clause 53.18-1 design standards are over and above those that apply in a Farming Zone.

Consistent with Clause 13.03-1S and 13.03-1L, the stormwater report demonstrates the compacted hardstand base where the proposed BESS will be located has already been designed to provide freeboard above the 1% AEP event and will protect life, property and infrastructure.

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6.0 Conclusion

6.1 Final Assessment

The proposed BESS facility responses to all key planning policy, renewable energy guidelines and standards, the Municipal Planning Strategy and Planning Policy Framework. The project should be supported as it:

- Is strongly aligned with policy across Plan for Victoria, the Victorian Transmission Plan, the legislated targets in the *Renewable Energy (Jobs and Investment) Act 2017*, Victoria's Emissions Reduction Target Strategy and the Wangaratta Planning Scheme for increasing battery storage capacity to ensure the renewable energy grid remains resilient and able to respond to energy demands as Victoria transitions to a net zero energy grid.
- Will provide substantial social and economic benefits to Glenrowan and the State of Victoria.
- Is consistent with the purpose and decision guidelines of the Farming Zone.
- Is accompanied by a Risk Management Plan and Fire Management Plan have been prepared which demonstrate compliance with Clause 13.02-1S of the Wangaratta Planning Scheme and the Design Guidelines and Model Requirements: Renewable Energy Facilities published by the CFA.
- Have demonstrated the noise and vibration associated with the project will remain well below acceptable limits during construction and operation.
- Will not impact the existing visual character of the area, including the existing vegetated backdrop of the prominent hill faces and ridgelines in the surrounding area, and the overarching rural landscape.
- Will not undermine the agricultural capability of the site.
- Avoids any impact to remnant or indigenous vegetation.

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Appendix A - Detailed Planning Policy Context

Clause 11 – Settlement

Clause 11.01-1S (Settlement) seeks *to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

Relevant strategies include:

- *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.*
- *Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.*
- *Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.*
- *Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.*
- *Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.*
- *Create and reinforce settlement boundaries.*
- *Provide for growth in population and development of facilities and services across a regional or sub-regional network.*
- *Plan for development and investment opportunities along existing and planned transport infrastructure.*
- *Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.*
- *Strengthen transport links on national networks for the movement of commodities.*
- *Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:*
  - *Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.*
  - *Developing settlements that will support resilient communities and their ability to adapt and change.*
  - *Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.*
  - *Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.*
  - *Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.*
  - *Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.*
  - *Improving transport network connections in and between regional cities, towns and Melbourne.*
  - *Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.*
  - *Minimising exposure to natural hazards, including increased risks due to climate change.*
  - *Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.*
- *Encourage a form and density of settlements that supports healthy, active and sustainable transport.*
- *Limit urban sprawl and direct growth into existing settlements.*
- *Promote and capitalise on opportunities for urban renewal and infill redevelopment.*
- *Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.*
- *Ensure retail, office-based employment, community facilities and services are concentrated in central locations.*

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- *Ensure land that may be required for future urban expansion is not compromised.*
- *Support metropolitan and regional climate change adaption and mitigation measures.*

Clause 12 – Environmental and Landscape Values

Clause 12.01-1S – Protection of biodiversity seeks *to protect and enhance Victoria's biodiversity.*

Relevant strategies include:

- *Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.*
- *Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.*
- *Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:*
  - *Cumulative impacts.*
  - *Fragmentation of habitat.*
  - *The spread of pest plants, animals and pathogens into natural ecosystems.*
- *Avoid impacts of land use and development on important areas of biodiversity.*
- *Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).*
- *Assist in the identification, protection and management of important areas of biodiversity.*
- *Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.*
- *Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.*

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Clause 13 – Environmental Risks and Amenity

Clause 13.02-1S – Bushfire planning seeks *to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Relevant strategies include:

Protection of human life

- *Give priority to the protection of human life by:*
  - *Prioritising the protection of human life over all other policy considerations.*
  - *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
  - *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.*

Bushfire hazard identification and assessment

- *Identify bushfire hazard and undertake appropriate risk assessment by:*
  - *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
  - *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.*
  - *Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.*
  - *Considering and assessing the bushfire hazard on the basis of:*
    - *Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;*

- *Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;*
- *Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and*
- *The site for the development.*

- *Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.*
- *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.*
- *Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.*

Settlement planning

- *Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:*
  - *Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).*
  - *Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.*
  - *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.*
  - *Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.*
  - *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.*
  - *Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.*
  - *Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).*

Areas of biodiversity conservation value

- *Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.*

Use and development control in a Bushfire Prone Area

- *In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:*
  - *Subdivisions of more than 10 lots.*
  - *Accommodation.*
  - *Child care centre.*
  - *Education centre.*
  - *Emergency services facility.*
  - *Hospital.*
  - *Indoor recreation facility.*
  - *Major sports and recreation facility.*
  - *Place of assembly.*
  - *Any application for development that will result in people congregating in large numbers.*
- *When assessing a planning permit application for the above uses and development:*

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- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

Clause 13.05-1S – Noise management seeks *to assist the management of noise effects on sensitive land uses.*

Relevant strategies include:

- *Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.*
- *Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Clause 13.07-1S – Land use compatibility seeks *to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

Relevant strategies include:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses*
- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*
- *Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.*

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Clause 17 – Employment

Clause 17.01-1S – Diversified economy seeks *to strengthen and diversify the economy.*

Relevant strategies include:

- *Protect and strengthen existing and planned employment areas and plan for new employment areas.*
- *Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.*
- *Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.*
- *Improve access to jobs closer to where people live.*
- *Support rural economies to grow and diversify.*

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Clause 19 – Infrastructure

Clause 19.01-1S – Energy supply seeks *to facilitate appropriate development of energy supply infrastructure.*

Relevant strategies include:

- *Support the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy.*
- *Develop appropriate infrastructure to meet community demand for energy services.*
- *Ensure energy generation, storage, transmission and distribution infrastructure and projects are resilient to the impacts of climate change.*
- *Facilitate the production and distribution of zero emission gases and fuels.*
- *Support energy infrastructure projects in locations that minimise land use conflicts, including in any renewable energy zones declared under section 63 of the National Electricity (Victoria) Act 2005.*
- *Support energy infrastructure projects in locations that take advantage of existing and planned resources and infrastructure networks.*
- *Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes.*
- *Facilitate renewable energy generation and storage to meet on-site energy needs.*

Clause 19.01-2S – Renewable energy seeks to support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Relevant strategies include:

- *Facilitate renewable energy development in appropriate locations, including in any renewable energy zones declared under section 63 of the National Electricity (Victoria) Act 2005.*
- *Protect renewable energy infrastructure against competing and incompatible uses.*
- *Set aside suitable land for future renewable energy infrastructure.*
- *Consider the economic, social and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.*
- *Support wind energy facilities in locations with consistently strong winds over the year.*

Clause 19.01-2L – Renewable energy

Relevant strategy include:

- *Support local energy production such as solar power and wind turbines.*

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