

PLANNING PERMIT

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| Permit No.: | PA2504037 |
| Planning scheme: | Wangaratta Planning Scheme |
| Responsible authority: | Minister for Planning |
| ADDRESS OF THE LAND: | 38 Glenrowan West Road, Glenrowan, Victoria 3675, formally known as: Vol 09923 Fol 477 |

THE PERMIT ALLOWS:

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

| Planning scheme clause | Matter for which the permit has been granted |
|------------------------|--|
| 35.07-1 | Use the land for a utility installation. |
| 35.07-4 | Construct a building or construct or carry out works associated with a Section 2 use (utility installation) Construct a building or construct or carry out works within 50 metres of a Transport Zone 2 |

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents associated with this permit

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

Commencement

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

Development plans

3. Before the use and development starts, amended plans must be approved and endorsed by the responsible authority. The development plans must be fully dimensioned and drawn to scale. The plans must be generally in accordance with the application plans titled *Proposed Development Plans*, dated 13 November 2025, prepared by Colliers Urban Planning, but modified to include:
 - a. The final location, elevation and materials of all buildings and works.
 - b. Any areas where development interacts with easements.
 - c. The colours and finishes of all buildings and works. All buildings and works, including acoustic noise walls, must be non-reflective and of natural/muted tones to minimise visual impact.
 - d. The location and design of signage, with all business identification signs for the facility to be less than 3m².
 - e. The location of car parking in accordance with Australian Standard AS2890.1.
 - f. Any noise attenuation measures prescribed by the Predictive Noise Assessment approved and endorsed by condition 13 (Predictive Noise Assessment).

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- g. The height of all proposed acoustic noise walls.
- h. Any changes required to comply with condition 11 (Drainage and Stormwater Management Plan).
- i. Any changes required to comply with:
 - i. Emergency management conditions 30-32, inclusive;
 - ii. WorkSafe conditions 33-34 inclusive;
 - iii. Goulburn-Broken Catchment Management Authority conditions 35;
 - iv. Wangaratta Rural City Council conditions 36-37, inclusive;
 - v. Any other condition of this permit.

Written consent to modify endorsed plans

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

Landscaping Plan

- 5. Before the development starts, an Amended Landscaping Plan must be approved and endorsed by the responsible authority.

The Landscaping Plan must be generally in accordance with the planting arrangements illustrated in the submitted Glenrowan Solar Farm – Chivers Road BESS: *Landscape Architectural – Town Planning Package*, dated 15 October 2025, prepared by Arcadia, but modified to include:

- a. Landscaping or other treatments to reduce the visual impact of the facility..
 - b. Details (including type, location, species and height at maturity) of all vegetation buffers.
 - c. A schedule for the implementation of landscaping works.
 - d. A maintenance and monitoring program to ensure the ongoing health of landscaping and the replacement of dead or diseased plants.
 - e. Any changes required to comply with any other condition of this permit.
- 6. The endorsed On-site Landscaping Plan:
 - a. must be implemented and maintained to the satisfaction of the responsible authority.
 - b. must not be altered or modified without the written consent of the responsible authority.

Construction environmental management plan

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

The CEMP must include:

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

- ii. Comply with Australian Standard 4970 Protection of Trees on Development Sites.
 - h. Be prepared to the satisfaction of the responsible authority.
8. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed CEMP.

Operational environmental management plan

9. Before commencement of the use, an Operational Environmental Management Plan (OEMP) must be approved and endorsed by the responsible authority.

The OEMP must:

- a. Include measures to avoid and minimise amenity and environmental impacts during the operation of the energy facility.
 - b. Include design measures and / or procedures to manage dust, odour, light spill, mud, flood, surface water quality and stormwater run-off.
 - c. Include response measures to environmental incidents, including a program for recording and reporting environmental incidents.
 - d. Include organisational responsibilities, and procedures for staff training and communication.
10. The OEMP must be prepared to the satisfaction of the responsible authority.

Drainage and stormwater management plan

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

The DSWMP must:

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

Light spill management

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

Noise

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

- a. Model the final design layout and all electrical components of the facility and assess this against EPA Publication 1826.4.
- b. Demonstrate compliance of the proposal with EPA Publication 1826.5.
- c. Include details of any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.4.

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

Traffic Management Plan

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

- a. Be prepared by a suitably qualified and experienced civil or traffic engineer.

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- b. Specify measures to be taken to manage traffic impacts associated with the construction and operation of the facility.
 - c. Specify designated transportation routes that will be used to access the site during construction of the facility, including the amount and type of vehicles required.
 - d. Include details of any proposed modifications or upgrades to existing roads that will be required before, during and after construction.
 - e. Include a program to inspect, maintain and (where required) repair public roads used by construction traffic.
 - f. Be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority.
16. The endorsed TMP must be implemented to the satisfaction of the responsible authority and relevant road management authority (or authorities).
17. Any proposed alteration or modification to the endorsed TMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement.

Complaint Investigation and Response Plan

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

The CIRP must:

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

Complaints Register

20. Before the development starts, a Complaints Register must be established which records:
- a. The complainant's name and address (if provided), including (for noise complaints) any applicable property reference number contained in the report titled [insert details of noise assessment submitted with application].
 - b. A receipt number for each complaint, which must be communicated to the complainant.
 - c. The time and date of the incident, and operational conditions at the time of the incident.
 - d. A description of the complainant's concerns.
 - e. The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.
21. All complaints received must be recorded in the Complaints Register.
22. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority on each anniversary of the date of this permit and at other times upon request.

Emergency services

23. Before the development starts, the permit holder must provide spatial information data to Land Use Victoria via email vicmap@transport.vic.gov.au to be used to direct emergency services to and within the site. This information must be in the ESRI Shapefile or Geodatabase .gdb format, GDA94 or GDA2020 datum and include:

- a. The location and boundaries of the facility extends polygon(s)
 - b. All access entry points onto private property.
 - c. All internal roads.
 - d. The locations of site compound, substations, maintenance facilities.
24. If there are any subsequent changes to infrastructure location, internal roads or access points during construction, or after completion of construction, updated data must be provided to Land Use Victoria via email vicmap@transport.vic.gov.au within 30 days of the change, to enable details of any changes to the facility to be known to emergency services dispatchers.

Decommissioning

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

The DMP must include, as a minimum:

- a. Identification of infrastructure, equipment, buildings, structures and signs to be removed, and details of how these will be removed.
 - b. Details of how the site will be rehabilitated to meet the requirements of condition 26.
 - c. A requirement that a Decommissioning Traffic Management Plan (DTMP) be submitted to, approved and endorsed by the responsible authority prior to decommissioning works starting. The DTMP must be approved by the relevant road management authority (or authorities) prior to submission to the responsible authority for endorsement. The DTMP must specify measures to manage traffic impacts associated with removing the infrastructure, equipment, buildings and structures from the site, to the satisfaction of the responsible authority.
 - d. A requirement that all decommissioning works identified in the DMP be completed to the satisfaction of the responsible authority as soon as practicable, but no later than 12 months after the DMP is endorsed, or such other period approved by the responsible authority.
28. The endorsed DMP must be implemented to the satisfaction of the responsible authority.

Notification of works commencing

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

Emergency management

30. Before plans are endorsed under condition 3, in consultation with CFA, a Risk Management Plan must be submitted to, approved and endorsed by the responsible authority. The Risk Management Plan must be prepared in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement), and:
- a. Describe the risks and hazards at the facility to and from the battery energy storage system and related infrastructure.

- b. Describe the risk controls for the facility, including:
- i. Dedicated fire water supplies for the battery energy storage system:
 - Of a quantity no less than 432kL effective capacity (30L/s for four hours), to the satisfaction of CFA.
 - Provided otherwise in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations.
 - Located reasonably adjacent to the battery energy storage system but in a position that is accessible without undue danger in an emergency, to the satisfaction of CFA.
 - Commissioned prior to the arrival of the battery energy storage system enclosures/containers at the facility.
 - ii. A fire hydrant system provided in accordance with the CFA Guidelines and AS 2419.1-2021: Fire hydrant installations, to the satisfaction of CFA.
 - iii. The separation distance:
 - Of no less than 3m between battery containers/enclosures to adjacent battery containers/enclosures, to the side with the battery module access doors.
 - Of battery containers/enclosures and related battery infrastructure, buildings/structures, and vegetation based on radiant heat flux (output) as an ignition source.
 - iv. The management of on- and off-site hazards and risks at the facility, including:
 - All proposed battery energy storage system safety and protective systems.
 - For the storage of battery energy storage system enclosures/containers on-site, prior to their installation, for any length of time.
 - A summary of the findings of WorkSafe and ESV's Arc Flash Self-Audit Tool (dated June 2022), including the proposed risk controls to manage arc flash risks for site personnel and emergency responders.
 - Where noise/acoustic barriers are proposed on three or more sides, include consequence modelling and assessment of toxic and flammable gas releases that takes into account the proposed position of acoustic barriers, to the satisfaction of CFA.
 - v. Provide an evidence-based determination of the effectiveness of the risk controls against the identified hazards, including justification for the omission of any safety and protective system/s.
 - vi. Specify that planning for decommissioning of the facility will be in consultation with CFA.
 - vii. Form the basis for the design of the facility.
31. Before plans are endorsed under condition 3, an Emergency Plan (EP) and Fire Management Plan (FMP) must be submitted to, approved and endorsed by the responsible authority. The EP and FMP must be prepared in consultation with CFA and be in accordance with the CFA Design Guidelines and Model Requirements for Renewable Energy Facilities (newest version at time of submitting plan for endorsement).
32. Before the use commences, all fire protection measures shown on the endorsed plans (including separation distances, emergency vehicle access, firefighting water supply and equipment, and fire breaks) must be implemented. Fire protection measures must be maintained on a continuing basis for the life of the permit, to the satisfaction of the responsible authority.

Referral authority conditions

WorkSafe

33. The Risk Management Plan and Fire Management Plan must be updated once the battery supplier and layout have been finalised to confirm the requirements of the *CFA Guidelines* are met, and to the satisfaction of the CFA's Dangerous Goods Unit, prior to BESS arrival on site.
34. The Applicant must develop an Emergency Response Plan in line with the *CFA Guidelines*, conducted by a suitably competent person and to the satisfaction of CFA's Dangerous Goods Unit, prior to commissioning and operation.

Agency conditions (section 52)

Goulburn-Broken Catchment Management Authority

35. The finished floor level of the proposed building associated with BESS must be constructed at least 300 millimetres above the 1 in 100 AEP flood level of as documented within the Water Technology report as submitted.

Wangaratta Rural City Council

36. All stormwater runoff from roofed and paved and/or sealed areas must either be retained within the boundaries of the lot or collected and conveyed to a drainage easement or legal point of discharge, by such means so as to prevent stormwater nuisance to adjoining land and to the satisfaction of the Responsible Authority.
37. No part of any open channel that conveys stormwater from and/or through the developed site may pass through the zone of influence of an effluent disposal field to the satisfaction of the Responsible Authority.

Expiry

38. This permit will expire if one of the following applies:

- a. The development is not started 3 years of the date of this permit.
- b. The development is not completed within 6 years of the date of this permit.
- c. The use has not commenced within 3 years of the completion of the development.

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

Useful Information

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

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

Noise

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

Roads

- National Heavy Vehicle Register approval may be required.