

Energy Assessment
PA2504037

Chivers Road BESS

 Officer Assessment



Department
of Transport
and Planning



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Executive Summary

Key Information	Details		
Application No:	PA2504037		
Received:	1 December 2025		
Statutory Days:	127		
Applicant:	Pacific Partnerships Pty Ltd c/. Colliers Urban Planning		
Planning Scheme:	Wangaratta		
Land Address:	38 Glenrowan West Road, Glenrowan		
Proposal:	100MW Battery Energy Storage System (BESS) at the existing Glenrowan Solar Farm		
Permit preamble:	Use and development of land for a utility installation (Battery Energy Storage System) and associated buildings and works		
Development Value:	\$130 million		
Why is the Minister responsible?	<p>Under Clause 72.01-1, the Minister for Planning is the responsible authority for a planning permit application for the use or development of land associated with a:</p> <ul style="list-style-type: none"> – Utility installation used to: <ul style="list-style-type: none"> – Transmit or distribute electricity – Store electricity if the installed capacity is 1 megawatt or greater. – Application where clause 53.22 applies. 		
Why is a permit required?	Clause	Control	Permit Trigger
Zone:	Clause 35.07-1 Clause 35.07-4	Farming Zone (FZ)	Use of land for an utility installation Construct or carry out building and works associated with a utility installation Construct or carry out a building within 50 metres of a Transport Zone 2
Overlays:	None		
Particular Provisions:	Clause 52.06	Car parking	Car parking to be provided to the satisfaction of the responsible authority
Cultural Heritage:	A CHMP was approved on 12 April 2021 for the wider Glenrowan West Solar Farm and identifies a BESS in the same location that is proposed by this application.		
Referral Authorities:	WorkSafe (s55 – determining)		



Key Information	Details
Public Notice:	Notice of the application under section 52 of the Act was required. Six (6) submissions (including one (1) objection) have been received as of 4 May 2026 . Submissions were received from the following agencies: Country Fire Authority (CFA) Energy Safe Victoria Goulburn Broken Catchment Management Authority Head, Transport for Victoria VicTrack
Delegation:	Approval to determine under delegation received on 10 May 2026 .
Recommendation:	Issue a planning permit subject to conditions.

Process and Documentation

Planning Process

1. The key milestones in the application process were as follows:

Milestone	Date
Application lodgement	1 December 2025
Further information requested	29 December 2025
Further information received	21 January 2026
Public notice (section 52)	24 February 2026 / 20 March 2026

Decision Documents

2. The subject of this report is the decision documents (as advertised with the application and described below).

Decision Documents

- Development Plans prepared by Ethos Urban, including:
 - Locality plan, dated 13/10/25
 - Access plan, dated 13/11/25
 - Site plan, dated 13/11/25
 - Elevations, dated 13/11/25
 - Planning Permit Application Report, prepared by Colliers Urban Planning, dated 21 January 2026
 - Fire Management Plan, prepared by Terramatrix, dated January 2026
 - Landscape and Visual Impact Assessment, prepared by Colliers Urban Planning, dated 20 January 2026
 - Landscape Architectural – Town Planning Package prepared by Arcadia, dated 15 October 2025
 - Noise and Vibration Assessment, prepared by Tonkin & Taylor, dated January 2026
 - Risk Management Plan, prepared by Terramatrix, dated January 2026
 - Social and Economic Impact Assessment, prepared by Colliers Urban Planning, dated 13 January 2026
 - Stormwater Management Strategy, prepared by Colliers Engineering and Design, dated January 2026
 - Traffic Impact Assessment, prepared by Colliers International Engineering and Design, dated 13 January 2026
 - Visual Impact Photomontages and Methodology Report, prepared by Virtual Ideas, dated 12 January 2026
 - Biodiversity Assessment, prepared by Biosis, dated 22 January 2026
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Proposal

3. The application proposes the use and development of a 100 megawatt (MW) battery energy storage system in the northwest corner of the existing Glenrowan Solar Farm.
4. The BESS is proposed to connect to the existing 33kV connection infrastructure at the solar farm, which was designed with flexibility to accommodate a BESS facility. Connection to the broader grid is provided to the Glenrowan AusNet terminal station via the existing 5km underground 33kV transmission cables installed along Winton-Glenrowan Road.
5. The proposed facility will be located on the existing laydown area remaining from the construction of the Glenrowan Solar Farm and will use the existing primary access to the solar farm and has multiple secondary access points via the internal road network.
6. The project can be summarised as follows:
 - 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 hydrants
 - A minimum 10-metre fire break between the facility and any vegetation
7. The applicant has provided the following plans and images of the proposal:



Figure 1: Proposed BESS location in the northwest of the Glenrowan Solar Farm. Source: Planning Report, prepared by Colliers Urban Planning

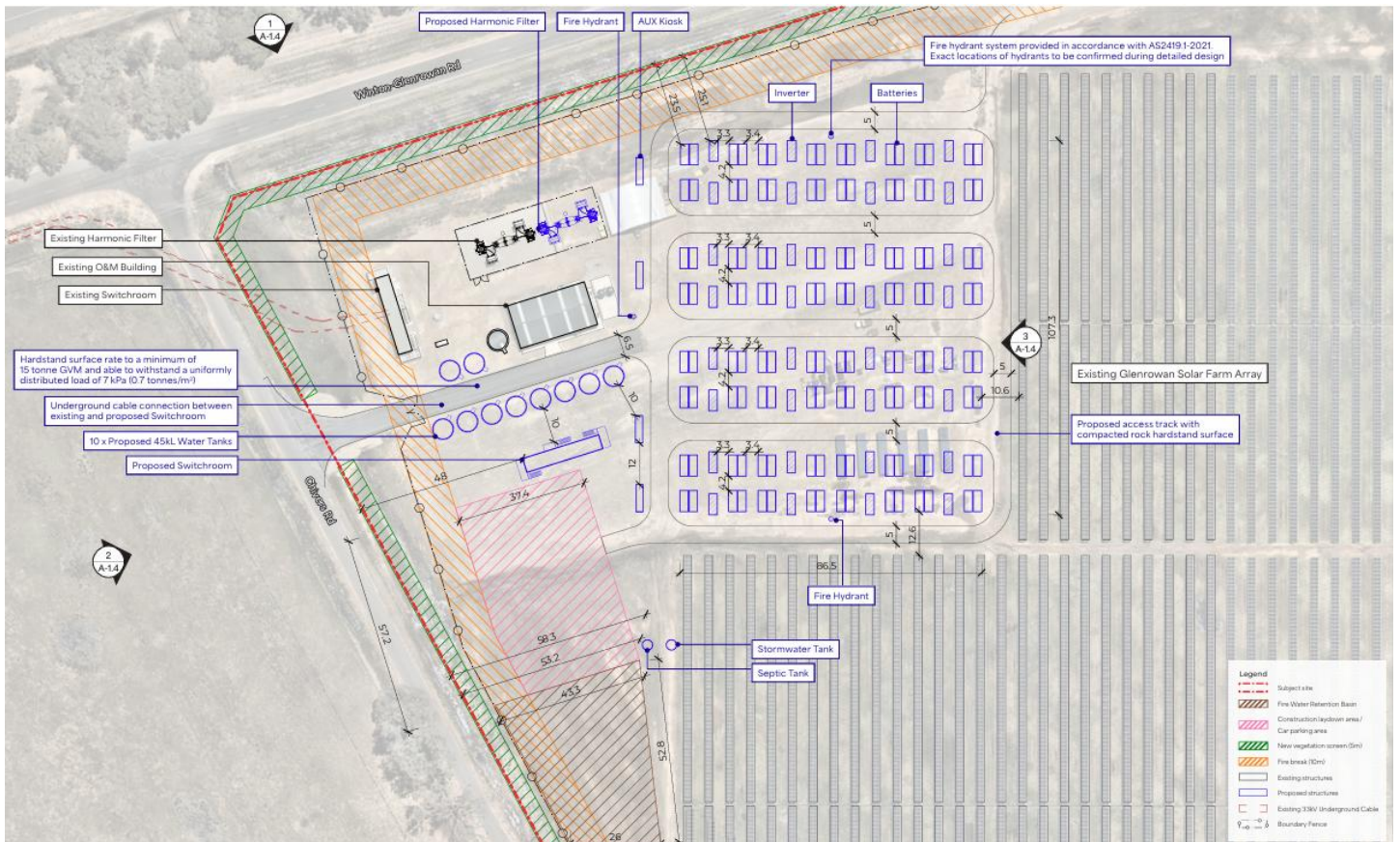



Figure 2: Proposed BESS layout and adjoining Glenrowan Solar Farm. Source: Development Plans, prepared by Ethos Urban

Subject Site and Surrounds

Site Description

8. The site is located approximately 16km southwest of Wangaratta, 4km west of Glenrowan and 9km east of Winton. The Hume Freeway passes to the north of the site, with the Glenrowan interchange 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 the Hume Freeway and Old Hume Highway.
9. The site largely comprises the Glenrowan Solar Farm, with the north east corner of the site the location for the proposed BESS. The broader Glenrowan Solar Farm is irregular in shape and approximately 265 hectares, with the BESS development site approximately 2.7 hectares.
10. The site is bound by Chivers Road to the west and Winton-Glenrowan Road to the north.



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11. The site is formally described as comprising the following land parcels:
 - Lot 1 on TP142462D
 12. There are no easements or restrictions listed on the registered title documents, with the exception of a caveat claiming a lease between the registered proprietor and Glenrowan Solar Farm.
 13. The land is within the Farming Zone, and no overlays encumber the land. The land is predominantly flat and no waterways flow over the BESS site itself, although an unnamed waterway is located further to the east, flowing through the solar farm. The site is within a Bushfire Prone Area and is largely cleared of vegetation, except for a small, grassed area to the south.
 14. The land is predominantly developed for the Glenrowan Solar Farm, with a section of compacted rock hardstand in the northeast corner of the site, which was formerly used as a laydown area during the construction of the solar farm.
 15. Vehicle access to this area is from the primary access to the solar farm, from Chivers Road. There are several other secondary access points from all road frontages, which connect to the proposed BESS site through an internal road network through the solar farm. Some of these access points are dedicated emergency service vehicle accesses.
 16. The site is within the Wangaratta Rural City local government area, however, Chivers Road is the boundary with the Benalla Rural City local government area.

Site Surrounds

17. The landscape surrounding the project area is characterised by agricultural uses, primarily grazing, and renewable energy (particularly solar) facilities. There are a number of dwellings and smaller hobby farms surrounding the site.
18. The land surrounding the site can be described as follows:
 - To the **north** of the site is the Winton-Glenrowan Road, and beyond that the Hume Freeway and a railway line which services the Wangaratta V-Line train. The Winton Wetlands are located approximately 7km north of the site.
 - To the **south** of the site, beyond the solar farm, is agricultural land, including several rural dwellings.
 - To the immediate **east** of the site is the solar farm, with rows of PV panels the dominant built form. Further east, land is predominantly developed for rural residential or hobby farm type uses. Glenrowan is located approximately 3.5km away from the site.
 - To the **west** of the site is Chivers Road, and beyond that is an agricultural property with a dwelling. The Winton Glenrowan Terminal Station is approximately 4.6km west of the site and beyond that are a number of solar farms along Winton-Glenrowan Road.
19. The broader area to the west forms part of the proposed Central North Renewable Energy Zone (REZ), although the site itself is not within the REZ area.
20. There are several batteries/energy facilities etc existing, approved or proposed in the surrounding area, as illustrated in **Figure 3**.

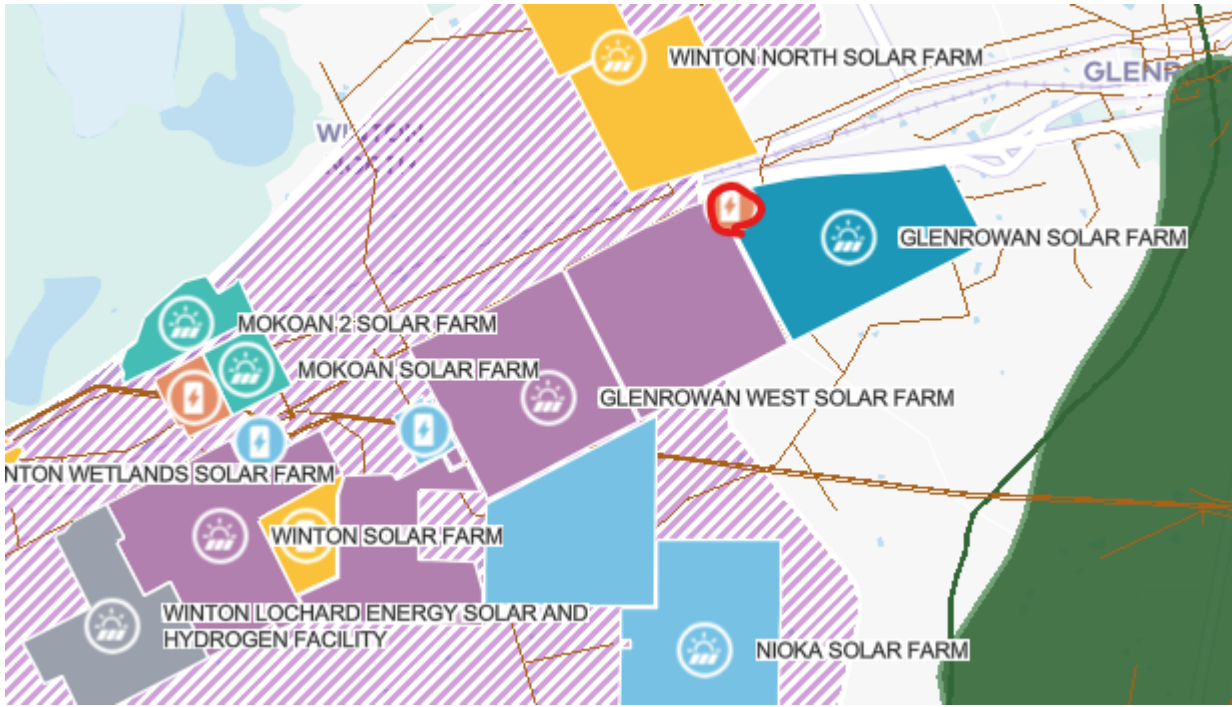


Figure 3: Proposed BESS location (in red) and surrounding renewable energy projects. Proposed Central North REZ shown in purple hatch.

21. A site inspection of the subject site and surrounds was undertaken. Images of the site and surrounds as shown in the submitted planning report are reflected in Figures 4-10.



Figure 4: view of site from Hume Freeway



Figure 5: Location of proposed BESS units on existing compact rock hardstand



Figure 6: location of proposed firewater retention basin



Figure 8: view of site from intersection of Chivers Road/Winton-Glenrowan West Road



Figure 9: view of the site from Glenrowan West Road from the east



Figure 10: view of the site from Glenrowan West Road from the south

Referrals

22. The application was referred to the following authorities under section 55 of the *Planning and Environment Act 1987* (PE Act), as summarised below:

Organisation	Referral Type	Provision/ Clause	Response Date	Response	DTP Assessment
WorkSafe Victoria	Determining	Clause 66.02-7 – Use and development referrals (Industry, utility installation or warehouse)	24 March 2026	No objection subject to conditions requiring: <ul style="list-style-type: none"> The Risk Management Plan and Fire Management Plan must be updated once the battery supplier and layout have been 	These conditions have been included in the recommendation.

Organisation	Referral Type	Provision/ Clause	Response Date	Response	DTP Assessment
				<p>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.</p> <ul style="list-style-type: none"> 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 the CFA's Dangerous Goods Unit, prior to commissioning and operation. 	

Public Notice

23. In accordance with section 52 of the PE Act, public notice of the application was given between 24 February 2026 and 17 April 2026

24. Notice was given in the following manner:

Section of PE Act:	Notice was given to:	Given by:
52(1)(a)	Owners and occupiers of all land within 1 km of the project site	Permit applicant
52(1)(b)	Wangaratta Rural City Council	DTP
52(1)(d)	<p>To the following agencies:</p> <ul style="list-style-type: none"> Energy Safe Victoria Emergency Management Victoria Country Fire Authority (CFA) Head, Transport for Victoria (TfV) Yorta Yorta Nation Aboriginal Corporation VicGrid (DEECA) 	DTP

25. **Six (6)** submissions (including one (1) objection) have been received at the time of writing this report.

Objections

26. The following concerns were raised in the objection:

- Increased running costs of neighbouring property due to the risk of fire or water escaping to subject site.

27. A response to the matters raised in the objection is provided in the table below:

Objector Concern	DTP Officer Response
Liability for any damage to project from objector land/Insurance costs	<p>DTP is aware of concerns from landowners about the impact of energy projects on their public liability insurance. However, the consideration of insurance costs is not included within the decision guidelines of the Scheme and has not been considered as part of this assessment.</p> <p>It is noted that the Insurance Council of Australia issued a statement on 14 May 2024 saying:</p> <p><i>Current information indicates that insurers generally do not have specific concerns related to a property hosting transmission lines or neighbouring energy infrastructure. At the time of writing, the Insurance Council is not aware of any instances where Insurance Council members have been unable to provide insurance or have increased premiums as a result of a farm (or a neighbouring property) hosting energy infrastructure.</i></p>

28. Overall, DTP submits that the matters raised in the objections which are relevant to the planning assessment are suitably addressed by the application, subject to the recommended permit conditions.

29. As this application is being assessed under Clause 53.22 Significant Economic Development, the application is exempt from review rights.

Submissions

30. Five (5) submissions were received from government agencies and authorities (who were not referral authorities under section 55 of the PE Act), as summarised below:

Submitter	Date received	Summary of submission	DTP Officer Response
Country Fire Authority (CFA)	16/04/2026	No objection and recommended standard conditions relating to submission of a Risk Management Plan, Emergency Plan and Fire Management Plan for inclusion in any permit issued.	Noted and conditions can be included on any permit issued.
Energy Safe Victoria	17/04/2026	No objection. The submission notes there are requirements for BESSs under Electricity Safety legislation and regulations.	Noted. Requirements under other legislation will need to be dealt with separately by the developer.

Submitter	Date received	Summary of submission	DTP Officer Response
Goulburn Broken Catchment Management Authority	07/04/2026	No objection subject to a condition requiring minimum finished floor levels being included on any permit issued.	Noted. Condition can be included on any permit issued.
Head, Transport for Victoria	17/04/2026	No objection.	Noted.
VicTrack	17/04/2026	No objection.	Noted.

Assessment

Key Considerations

31. The planning scheme contains policies and controls that guide the assessment of utility installations. These are found in the state and local planning policies, the relevant zone and overlays, and other relevant provisions. The assessment below addresses the relevant sections of the planning scheme while having regard to the matters which must be considered in accordance with Section 60 of the PE Act.
32. The following are deemed the key considerations in assessing the acceptability of the proposal:
- Strategic policy context and planning controls
 - Whether the proposal responds to the vision and strategic directions of the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF)
 - Suitability of the land use in the FZ, and impacts on agricultural land
 - Suitability of the proposal against the relevant overlays and particular provisions
 - Biodiversity and native vegetation impacts
 - Flooding and water quality
 - Bushfire risk and emergency management
 - Vehicle access, road and traffic considerations
 - Amenity impacts in terms of noise, light spill and visual impact

Permit Triggers

33. A planning permit for the project is triggered by the following clauses of the Wangaratta Planning Scheme (the scheme):

Clause	Permit Trigger
Clause 35.07-1	Use the land for a utility installation
Clause 35.07-4	Construct a building or construct or carry out works for a use in Section 2 (utility installation) of Clause 35.07-1
Clause 35.07-4	Construct a building within 50 metres of a Transport Zone 2 (Winton-Glenrowan Road)

Strategic Direction and Policy Context

34. Overall, the Purpose and Vision for Victoria (Clause 01), Municipal Planning Strategy (Clause 02) and the Planning Policy Framework (PPF) of the Wangaratta Planning Scheme encourage the facilitation of renewable energy and storage projects, on balance with the protection of the environment and agricultural land. Clause 01.01 (Purposes of this Planning Scheme) identifies that a key purpose of the scheme is “to support responses to climate change”.
35. The project is supported by *Plan for Victoria (2025)*, which seeks to ensure that ‘Regional Victorian communities will attract and benefit from investment in renewable energy – wind, solar and battery storage – projects’.
36. Additionally, *Victoria’s Renewable Energy Action Plan, 2018* and *Victoria’s Climate Change Strategy, 2021* both outline the importance of renewable energy generation and battery storage projects in Victoria’s renewable energy transition.

Municipal Planning Strategy (MPS)

37. An assessment against the relevant objectives and strategies of the Municipal Planning Strategy (MPS) of the scheme is provided in the table below:

Clause	Description	Assessment
02.01	Context	The proposal responds to the local context and vision through siting in proximity to existing electricity generation and transmission infrastructure. This minimises the impact of the proposal on the environmental, cultural and scenic values listed in 2.01 and is in alignment with land-use management principles highlighted in 2.02.
02.02	Vision	
02.03	Strategic Directions	<p>The proposal responds to Clause 2.02-2 by minimising the impacts to native flora and fauna on the site. This has been achieved by locating the facility in a cleared area that seeks to avoid and minimise native vegetation removal. It is also noted that the existing landscape values in the immediate area have been impacted given the proliferation of existing solar energy facilities and transport infrastructure. Given this existing context and the siting does not present a substantial visual impact.</p> <p>The proposal responds to Clause 2.03-3 by incorporating fire safety and environmental management measures including fire breaks, and on-site fire water retention and fire-fighting infrastructure in compliance with CFA guidance. Together these measures ensure climate resilience and mitigate bushfire risk.</p> <p>The proposal responds to Clause 2.03-4 by appropriately siting the project in proximity to existing energy infrastructure, minimising fragmentation of existing agricultural land.</p> <p>The proposal responds to Clause 2.03-7 by providing additional employment opportunities in the region at a</p>

Clause	Description	Assessment
		facility supporting the renewable energy transition. The project is expected to generate 50 jobs during the construction period and 2 FTE ongoing jobs.
02.04	Strategic Framework Plans	The project land is not within any strategic framework plans in the Wangaratta Planning Scheme

Planning Policy Framework (PPF)

38. An assessment of the project against the relevant objectives and strategies of the Planning Policy Framework (PPF) is provided in the table below:

Clause	Description	Assessment
Clause 12	Environment and Landscape Values	
12.01-1S	Protection of biodiversity	Clause 12 focuses on the protection of environmental and landscape values. Of particular relevance to this proposal, ecological systems and landscapes.
12.01-1L		
12.05-2S	Landscapes	Where possible, the project has avoided impacts to ecological values, including: <ul style="list-style-type: none"> - Siting the project in cleared land within an existing solar energy generation facility. - Locating all infrastructure including access in areas requiring no native vegetation removal. Refer to the biodiversity section of the report below for a more detailed discussion of these matters.
12.05-2S		
Clause 13	Environmental Risks and Amenity	
13.02-1S	Bushfire	The facility has been developed in accordance with the CFA's Guidelines and Model Requirements for Renewable Energy Facilities (the CFA Guidelines) to appropriately respond to bushfire risk. Refer to the bushfire section of the report for additional information.
13.02-1L		
13.05-1S	Noise management	The project is predicted to achieve compliance with the relevant noise limits. Conditions of the recommendation will require the preparation of a final predictive noise assessment, measuring the impact of the final chosen BESS units. Refer to the noise section of the report below for additional information and assessment.
13.07-1S	Land use compatibility	As discussed further below in this assessment, the proposed use is considered acceptable with appropriate mitigation measures in place, on balance with the storage of renewable energy.
Clause 14	Natural resource management	


Clause	Description	Assessment
14.01-1S	Protection of agricultural land	<p>These provisions seek to protect the state’s agricultural base by preserving productive farmland and facilitating diversified agricultural uses.</p> <p>Given it is located within an existing renewable energy generation facility on previously cleared land, the proposed facility will not impact any agricultural land</p> <p>The development will not unreasonably impact agricultural activities on surrounding land.</p>
Clause 17	Economic Development	
17.01-1S	Diversified economy	<p>The proposed BESS meets the objectives of clause 17 by creating jobs during the construction and operation of the facility, and by supporting the rural economy to grow and diversify without unreasonably affecting existing agricultural uses surrounding the site.</p>
Clause 19	Infrastructure	
19.01-1S	Energy supply	<p>The proposal is consistent with clause 19 which supports the renewable energy led transition to a low-carbon economy with reduced greenhouse gas emissions. The proposed facility is estimated to store 100MW of electricity, meeting evening peak demand needs for approximately 34,438 homes.</p> <p>Further the proposal contributes to local energy production and the development of energy hubs within the Hume region through co-location with the existing solar energy facility.</p> <p>The proposed BESS will also assist in the delivery of power during peak times to the network to meet community demand for energy needs.</p>
19.01-2S	Renewable energy	
19.01-2R	Renewable energy (Hume)	
19.01-2L	Renewable energy	

39. Overall, the proposal is consistent with the relevant planning policies within the MPS and PPF.

Zoning and Overlays

Farming Zone (FZ)

40. Clause 35.07 seeks to provide for the use of land for agricultural purposes and for non-agricultural uses that do not adversely affect the use of the land for agriculture, as well as encouraging the retention of productive agricultural land and promoting the retention of rural employment to support rural communities. The site is not encumbered by any overlays.
41. A planning permit is required for the use of the land for a utility installation in accordance with Clause 35.07-1, as this is a Section 2 use in the Farming Zone. A planning permit is also required for buildings and works associated with a section 2 use, and to construct a building within 50 metres of a Transport Zone 2.
42. The proposed use and development are considered appropriate within the Farming Zone for the following reasons:

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- The proposal is sited on the existing Glenrowan Solar Farm and will not require any additional land to be removed from agricultural use. It is noted that the planning approval for the Glenrowan Solar Farm has already considered the loss of the land across the broader solar farm site. The site has not been identified as holding strategic significance for agricultural purposes.
 - The proposal will not fragment productive agricultural land (noting the proliferation of surrounding solar farm developments) and will not impinge on agricultural use on nearby land.
 - The project can be readily decommissioned in the future to allow for the site to be returned to agricultural use post-operation.
 - The co-location of the BESS with the solar farm and in proximity to other renewable energy generation and transmission infrastructure supports the efficient integration of energy infrastructure and avoids unnecessary land consumption elsewhere in the region.
 - The proposed use and development of the site has considered potential fire hazards and incorporates the fire safety design recommendations in accordance with CFA guidelines, including fire breaks, site access and appropriate separation.
 - The proposed design and layout of the BESS and ancillary infrastructure will be sufficiently setback from adjoining properties. The BESS will be largely screened from view by the existing solar farm and benefits from some screening from roadside vegetation on Chivers Road. The proposal also includes a 5 metre wide planted vegetation screen along the northern and western boundaries to limit visual impact, details of which can be a permit condition.
 - The facility is expected to generate approximately 50 jobs during the construction stage, and 2 full time operational jobs.

Particular and General Provisions

Clause 52.06 – Car parking

43. Clause 52.06 seeks to ensure that sufficient car parking is provided to cater for the expected level of demand from activities on the land and the nature of the locality. It also seeks to ensure parking does not adversely affect the amenity of the locality and ensure, safe, easy and efficient use of car parking facilities.
44. Clause 52.06-2 outlines the statutory car parking requirements for specific land uses. A utility installation is required to provide car parking to the satisfaction of the responsible authority.
45. The Traffic Impact Assessment, prepared by Colliers Engineering and Design was submitted with the application, which addresses the likely demand for car parking at the site. The assessment finds that five car parking spaces are required to facilitate the expected four staff at the facility during operations of the solar farm and BESS and to accommodate periodic visits by technicians or maintenance personnel.
46. The provision outlined in the TIA is reasonable and will adequately satisfy the expected demand the facility will create.

Other Matters

Agricultural Impact

47. Clause 14.01-1S (Protection of agricultural land) seeks to protect the state's agricultural base by preserving productive farmland.
48. There will be no loss of agricultural land because of the proposal. The BESS is located on an existing solar farm, and no additional land is proposed to be impacted.

Bushfire Risk

49. The subject site is located within a Bushfire Prone Area (BPA) and the surrounding area is predominantly used for renewable energy generation, agriculture and the Hume Freeway.



50. Clause 13.02-1S (Bushfire Planning) requires all applications in a BPA/BMO to have consideration of bushfire risk, to strengthen the resilience of settlements and communities and prioritise the protection of human life.
51. A Fire Management Plan and Risk Management Plan, both prepared by Terramatrix, support the application.
52. The reports find that the fire risk for the proposed BESS is considered very low.
53. The CFA were notified of the application under Section 52 and provided a submission. The CFA did not object to the application subject to conditions being applied to the planning permit. These conditions include the completion of a Risk Management Plan, completion of an Emergency Plan, and that implementation of fire safety measures be completed before commissioning of the facility.
54. These conditions are appropriate to address bush fire concerns and it is recommended they be included on the permit.

Noise

55. Clause 13.05-1S (Noise management) requires the consideration of noise effects on sensitive land uses.
56. The proposed BESS facilities are not expected to generate any unreasonable noise impacts through construction or in operation.
57. The application is supported by a noise and vibration assessment prepared by Tonkin and Taylor consultants, which has been prepared in accordance with EPA publication 1826.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues.
58. Two sensitive receivers were identified in the report with the closest located approximately 610m from the BESS boundary (Figure 11). An additional receiver at 215 Glenrowan W Road was noted in Figure 11 however given its separation from the project (approximately 1.6km), it has not been included in the noise and vibration assessment.
59. The noise and vibration assessment states that all construction noise levels are within the relevant noise limits for the receivers at the two relevant receivers. Further, construction activity during nighttime is not expected and as such, construction noise will have a negligible impact on all receivers.
60. The operational noise reports for both applications find that neither proposal will generate noise in excess of EPA prescribed limits at any time during operation of the BESS facilities.
61. Cumulative noise resulting from operation of Chivers Road BES and Glenrowan Solar Farm was assessed under Regulation 119 of the Environment Protection Regulations 2021 and is not expected to result in noise levels in excess of EPA noise limits at any time.
62. The report finds that unreasonable noise will not be generated during the operation of Chivers Rd BESS as defined under Regulation 118 of the Environment Protection Regulations 2021.



Figure 11: Identified sensitive receivers from Noise and Vibration Assessment by Tonkin and Taylor.

Landscape and Visual Impact

- 63. The site is located within a rural area surrounded primarily by the existing Glenrowan Solar Farm and Glenrowan West Solar Farm.
- 64. The proposal is supported by a landscape and visual assessment by Colliers dated 20 January 2026 which finds that visual impacts of the proposal are generally low.
- 65. The proposal is co-located with the existing Glenrowan Solar Farm. Further, the proposed development will not exceed the height of existing structures. Vegetation screening is also proposed to further reduce the visual impacts of the project.
- 66. The proposed vegetation screening is detailed in the landscape plan by Arcadia dated 15 October 2025.
- 67. The landscape and visual impact assessment identifies seven significant viewpoints (Figure 12) which were identified in line with *Guidelines for Landscape and Visual Impact Assessment Third Edition*.
- 68. The report finds that the BESS development is expected to have negligible to low visual impacts on the site and surrounds.

69. DTP therefore considers the potential visual impacts to be reasonable, subject to conditions including requiring an approved and endorsed amended landscaping plan in accordance with the submitted landscaping plan but modified to include an implementation schedule, maintenance and monitoring program, and any other changes required to comply with other conditions of the permit.

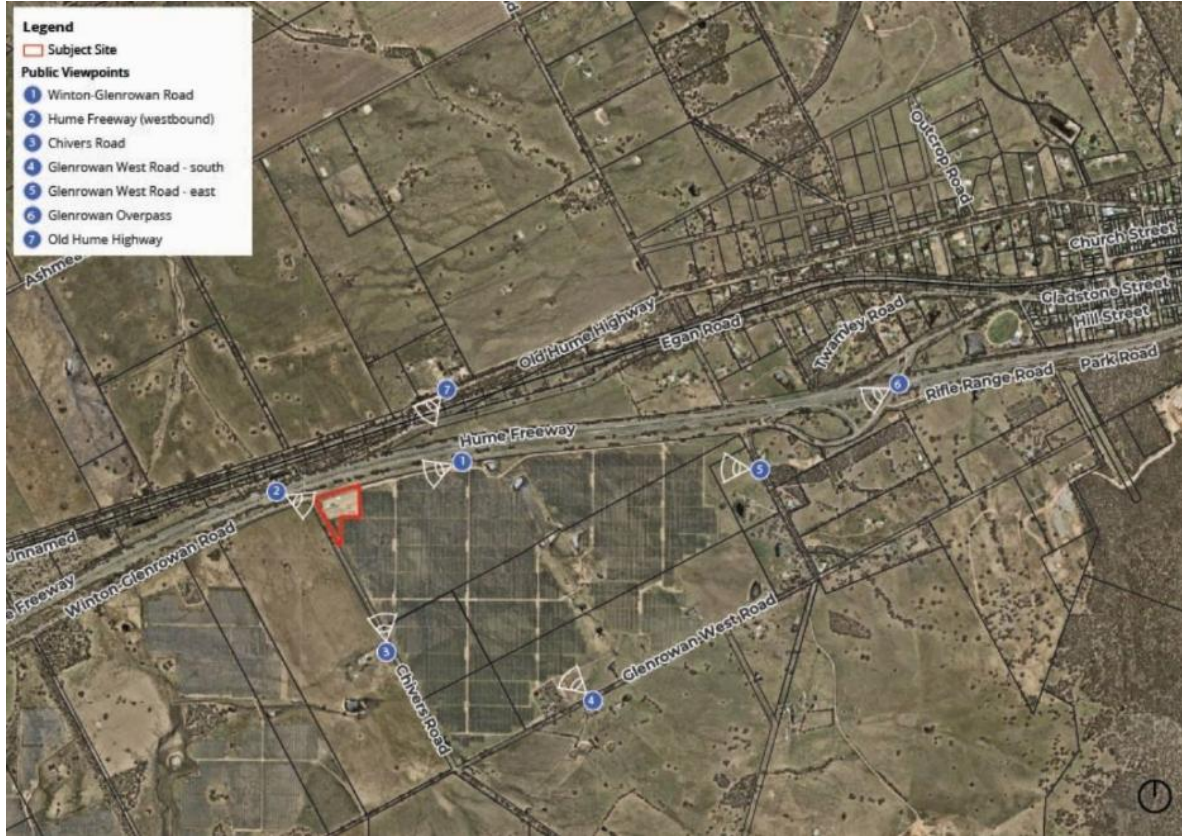



Figure 12: Identified viewpoints from Landscape and Visual Impact Assessment by Colliers.

Traffic

70. Clause 18.01-1S, the FZ and clause 65.02 all require consideration of access and traffic impacts relating to the proposed use and development.
71. The application is supported by a Traffic Impact Assessment Report by Colliers dated 13 January 2026.
72. As designed, the existing access to the site and internal arrangements of roads and solar farm infrastructure are capable of accommodating all required vehicle types.
73. During construction, up to 93 arrivals/departures are expected for delivery of battery units and associated infrastructure. Over an assumed 2-week delivery schedule, this is expected to generate 9 delivery movements per day. Additional light vehicle movements are expected during the construction period for construction workers and additional truck movements associated with construction of the switch room and underground cable connection.
74. During operation, the site (solar farm and BESS) will be staffed by 4 full-time employees, generating 4 arrivals/departures each day. The site will also be infrequently visited by OEM technicians and maintenance contractors. Parking will be provided on site for these employees in accordance with 52.06.

Biodiversity

75. Clause 12.01-1S (Protection of biodiversity) seeks to protect and enhance Victoria's biodiversity.
76. The application is supported by a biodiversity report, prepared by Biosis, which finds there will be no impact to any nearby native vegetation.



77. The proposed BESS does not require the removal of any native vegetation. A planning permit is not required under Clause 52.17 Native vegetation of the Wangaratta Planning Scheme.

Social and Economic Effects

78. Sections 60(1)(f) and 60(1B) of the PE Act require the responsible authority to consider any significant social effects the use or development may have, including having regard to the number of objectors in considering whether the use or development may have a significant social effect.
79. It is considered that, on balance, the proposal achieves a net community benefit when balanced with its other social, economic and environmental outcomes.

Decommissioning

80. The future decommissioning of the proposed facility can be adequately addressed via permit conditions requiring a decommissioning management plan. These conditions will require the infrastructure to be removed from the site and the land to be rehabilitated and reinstated to its prior condition to ensure that there is no permanent loss of agricultural land.



Recommendation

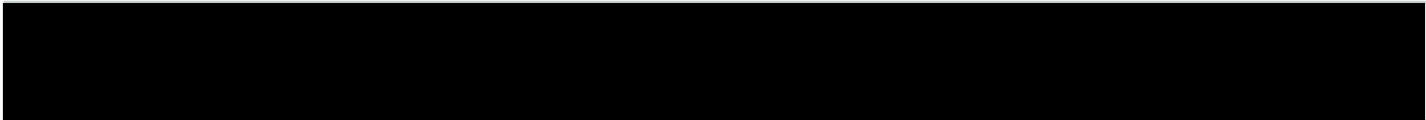
81. The proposal has been considered against the matters at section 60 of the PE Act, is consistent with the relevant planning policies of the Wangaratta Planning Scheme and will contribute to the provision of renewable energy generation and storage in Victoria.
82. The proposal is supported by the various referral agencies, subject to conditions which have been included in the recommendation.
83. It is recommended that planning permit PA2504037 for the use and development of land for a utility installation (Battery Energy Storage System) and associated buildings and works be issued under delegation from the Minister for Planning, subject to conditions.
84. It is recommended that the following stakeholders be notified of the above decision in writing:
 - Applicant
 - Council
 - Objectors
 - All submitters, including the following agency submitters:
 - CFA
 - VicTrack
 - Energy Safe Victoria
 - Goulburn Broken CMA
 - Head, Transport for Victoria
 - Referral authorities:
 - WorkSafe etc



Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:**
 - Completed the Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.**



Dated: 26 May 2026

Reviewed by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:**
 - Completed the Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.**

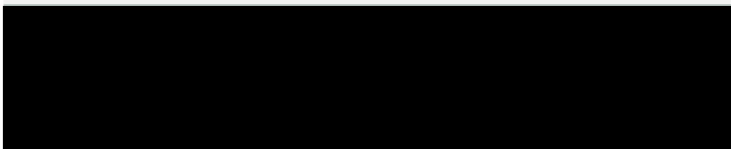


Dated: 27 May 2026

Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:**
 - Completed the Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.**



Dated: 27 May 2026

Attachment 1: Requirements under other legislation

Act	Discussion
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	<p>Under the EPBC Act, an action that has, will have, or is likely to have, a significant impact on matters of national environmental significance (MNES), must be referred to the Commonwealth Minister for Environment and Water.</p> <p>Not required.</p>
Aboriginal Heritage Act 2006 (AH Act)	<p>The AH Act seeks to avoid adverse effects to Aboriginal cultural heritage values as far as reasonably practicable. Where adverse effects cannot be avoided, measures must be implemented to minimise and mitigate adverse effects.</p> <p>The subject site includes areas of Aboriginal cultural heritage sensitivity, and a mandatory Cultural Heritage Management Plan (CHMP) is required. The CHMP for the Glenrowan Solar Farm was approved on 12 April 2021, which includes details of a BESS in the location of the proposed BESS.</p>
Climate Action Act 2017 (CA Act)	<p>The purpose of the CA Act includes (but is not limited to):</p> <ul style="list-style-type: none">– to facilitate the consideration of climate change issues in specified areas of decision making of the Government of Victoria; and,– to set policy objectives and guiding principles to inform decision-making under this Act and the development of government policy in the State. <p>Section 20 of the CA Act states that:</p> <p><i>The Government of Victoria will endeavour to ensure that any decision made by the Government and any policy, program or process developed or implemented by the Government appropriately takes account of climate change if it is relevant by having regard to the policy objectives and the guiding principles.</i></p> <p>This assessment has had consideration of the policy objectives and the guiding principles of the CA Act.</p> <p>The proposed facility is estimated to store 100 MW of electricity which will provide firming storage for the existing Glenrowan Solar Farm and other nearby renewable energy facilities to help achieve the emissions reduction targets in Part 2 of the CA Act.</p> <p>It is noted that the community were invited to be involved in the decision-making process via public notice under s52 of the PE Act.</p>
Charter of Human Rights and Responsibilities Act 2006 (the Charter)	<p>The Charter gives legal recognition and protection in Victoria to many important human rights, particularly civil and political rights. DTP is committed to upholding its responsibilities under the Charter.</p> <p>This planning application has been assessed in a manner that is compatible with the human rights identified in the Charter.</p>
Transport Integration Act 2010 (TI Act)	<p>The purpose of the TI Act is to create a new framework for the provision of an integrated and sustainable transport system in Victoria.</p> <p>The assessment of this planning application has had regard to the transport system objectives and decision making principals of the TI Act.</p>



Department
of Transport
and Planning