

Apply for a planning permit

Before you start



Department
of Transport
and Planning

Are you in the right place?

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

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

You will need these documents to submit this application:

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

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

This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?	Organisation
Organisation name	EE Australia Pty Ltd
Business phone number	0499 893 114 (Steven Gibson)
Email	SGI@europeanenergy.com
Address type	Street address
Street address	

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Unit type

Unit number

Level number 3

Site or building name

Street number 33

Street name Stewart Street

Suburb Richmond

Postcode 3121

State VIC

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Owner details

The owner is the applicant No

Is the owner a person or organisation? Organisation

Organisation name

Owner of Tramway Road, Hazelwood North, Lot 1 on TP383784H

Obenvale Pty Ltd c/o BZ Renewables

Business phone number 0433 293 427

Email john@bzrenewables.com.au

Address type Street address

Street address

Owner of Hazelwood Terminal Station, 530 Tramway Road, Hazelwood North
Crown Allotment 2G Section A Parish of Hazelwood
GPU Powernet Pty Ltd of Level 8, 1 Spring Street, Melbourne VIC 3000

Unit type

Unit number

Level number

Site or building name

Street number 33

Street name	Bank Street
Suburb	South Melbourne
Postcode	3205
State	VIC

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Preferred Contact

First name	Nathan
Last name	Li
Mobile	0425 253 988
Work phone	
Organisation	PlaceX Pty Ltd
Job title	Lead Consultant
Email	nathan@placex.au
Address type	PO Box

PO Box address

PO Box	531
Suburb	Chadstone Centre
Postcode	3148
State	VIC

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Pre-application meeting details

Have you submitted a pre-application meeting request already for this site?	Yes
Enter the pre-application number	PPA-1351

Land details

Planning scheme

Latrobe

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

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

Upload and scan land titles to automatically populate street addresses

1. Upload documents

00794184760012026012122240001.pdf
00794184760282026012122240001.pdf
00794184760192026012122240001.pdf
00794184760112026012122240001.pdf
00794184760292026012122240001.pdf
00794184760302026012122240001.pdf

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2. Scan uploaded documents

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

Scan results

The subject site includes:

- BESS site: Tramway Road, Hazelwood North, Lot 1 on TP383784H
- Connection site: Hazelwood Terminal Station, 530 Tramway Road, Hazelwood North
- Crown Allotment 2G Section A Parish of Hazelwood
- Connection road corridor: Tramway Road road reserve

Manual location details

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

Application details

Describe your proposal

Use and development of utility installation (battery energy storage system)

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

No

Permit triggers:

- Use and development of 'Utility installation' in the Farming Zone
- Use and development of 'Utility installation' in the Transport Zone 2
- Development of 'Utility installation' in the Special Use Zone - Schedule 1
- Creation of an access to the Transport Zone 2 under Clause 52.29
- Removal of native vegetation under Clause 52.17

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What is the application trigger? 53.22

Please select the application category
Change or extension of use
One or more new buildings
Native vegetation removal

Enter the estimated cost of any development for which the permit is required \$4000000000.00

Is there a metropolitan planning levy requirement? No

What is the current land use? Agriculture
Utility Installation

Describe how the land is used and developed now Grazing land with high voltage powerlines

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

What is the proposed land use? Utility Installation

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

Additional details

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

Does the application involve native vegetation removal? Yes

What is the Native Vegetation Removal Report (NVR) number? 337_20241216_8CV

What is the credit extract id? 27773

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

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No

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

Supporting documents

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

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

Supporting documents

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Site Layout Plan 260553-ELE-LAY-0000_A.pdf
Site Layout Plan 260553-ELE-LAY-0001_C.pdf
Draft CHMP - Gippsland BESS 20412 30 January 2026.pdf
Fire Safety Study & Risk Management Plan - Gippsland BESS V2
January 2026 (1).pdf
Planning Report AE1260.2_Gippsland BESS_29 Jan 26_v1.pdf
Surface Water Assessment - 26010170_Gippsland_BESS_R01V02.
pdf
Visual Impact Assessment
AE1260_Gippsland_BESS_LCVIA_30Jan26_v2.pdf
Agricultural Assessment Hazelwood Tramway Road BESS Jan.
2026.pdf
Ecological Assessment 24215AE_Gippsland BESS
Project_Hazelwood North_Final 3.2_19012026.pdf
Traffic Impact Assessment 1433 rep 251222 final.pdf

3D digital model

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

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

- If you are unable to submit your 3D digital model, contact visualisation@transport.vic.gov.au for assistance.

3D digital model

Fees and payment

[View planning and subdivision fees](#)

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	1
Fee amount	\$1496.10
Fee description	Use only

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Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	\$65458.10
Fee description	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000*

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

Total amount to pay \$66206.15

Payment method EFT

BSB 033-875

Account and reference number 170124031

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

Submit

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Applicant declaration

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

Privacy statement

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

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

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

The information you provide may be made available to:

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

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

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

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