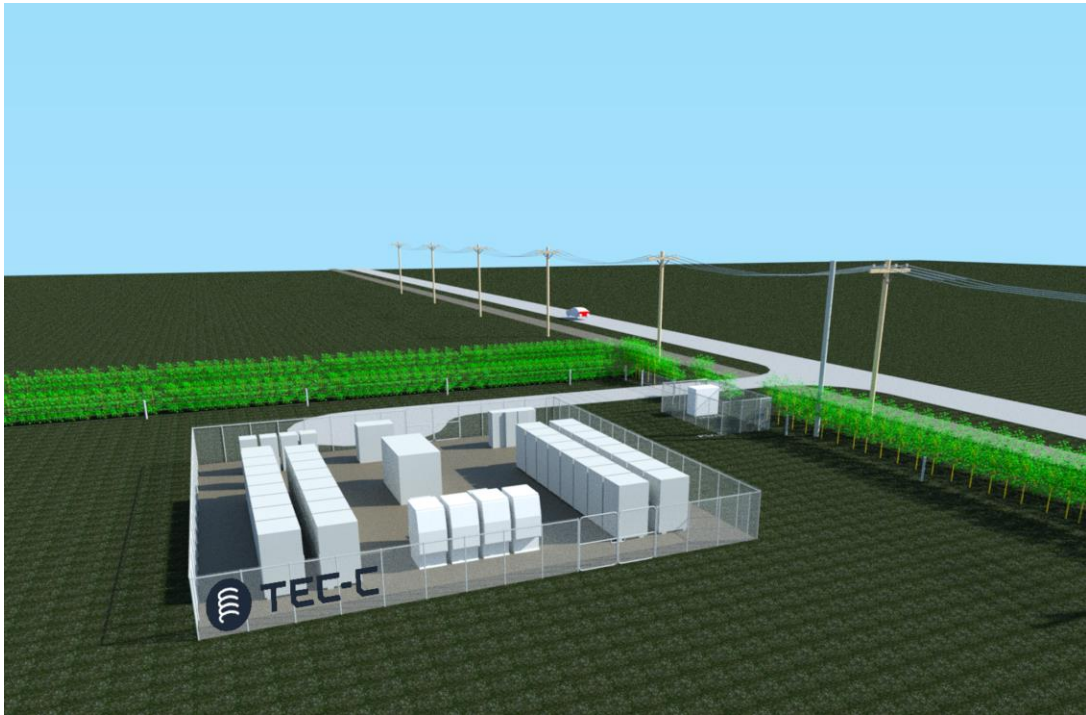


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# Phillip Island Community Energy Storage System and Native Vegetation Removal

## Planning Assessment Report

100 Gap Road, Cowes, and the adjacent Gap Road Reserve

Client: TEC-C Pty Ltd

December 2021

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## Planning Assessment Report

Prepared for  
TEC-C Pty Ltd

December 2021

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### Quality History

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
C	December 2021	Planning Assessment Report	<b>Michelle Harrison</b> Director	Original signed

Author Note: 100 Gap Road, Cowes was previously known as Lot 2, 380 Back Beach Road, Cowes.

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## 1.0 Introduction

### 1.1 Overview

This Planning Permit Application Report has been prepared on behalf of TEC-C Pty Ltd to accompany an application to the Minister for Planning (the Minister) to use and develop the subject land for the purposes of a Utility Installation - the Phillip Island Community Energy Storage System.

The subject land is known as 100 Gap Road, Cowes. Lot 1 fronts onto Gap Road. The application seeks approval for the installation of a 5MW, two hour battery storage system and electrical connection on the subject land. The Proponent for the project is Mondo Pty Ltd.

Located in Bass Coast Shire Council, the site of the proposed Phillip Island Community Energy Storage System is site is subject to the planning policy and controls contained in the Bass Coast Planning Scheme. This Planning Assessment Report therefore provides a comprehensive appraisal of the proposal against the planning policies and controls contained within the Bass Coast Planning Scheme.

Although the site is subject to the provisions of the Bass Coast Planning Scheme, the Responsible Authority for the planning permit application is the Minister for Planning following Amendment VC192, which was gazetted in late 2020. In accordance with Clause 72.01-1 of the Bass Coast Planning Scheme, the Minister is the Responsible Authority for a Utility installation used to store electricity where the capacity is 1 MW or greater.

### 1.2 Planning Assessment

A comprehensive review of relevant Bass Coast Planning Scheme provisions and a visual inspection of the application site and surrounding area has been undertaken to assist with the preparation of this Planning Assessment Report.

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The following planning assessment for the Phillip Island Community Energy Storage System:

- » Identifies and documents the opportunities and constraints affecting the proposed use and development of the subject site for a grid scale battery storage facility.
- » Provides an analysis of the proposal against the Planning Policy Framework (containing State and local planning policies) in the Bass Coast Planning Scheme.
- » Reviews the proposal against the Particular and General Provisions of the Bass Coast Planning Scheme.

The subject site is currently located within the Farming Zone. A planning permit is required to use the land for a Utility Installation (Section 2 use). Pursuant to Clause 35.07, a planning permit is also required for buildings and works.

The Farming Zone applying to the subject land also contains planning permit triggers for buildings and works within:

- » 20 metres of a local road (i.e. Gap Road)
- » 5 metres of a property boundary (i.e. northern boundary)
- » 100 metres of a watercourse (i.e. Saltwater Creek).

As the proposed development does not meet these setbacks, a planning permit is required.

No overlays apply to the subject land and therefore no overlay based planning permit triggers apply. As the project requires the removal of a small area of EVC listed Endangered Swamp Scrub within the road reserve of Gap Road, a planning permit is also required for native vegetation removal.

### 1.3 Pre-application Process

This report has been informed by a range of preliminary consultation and engagement activities undertaken by the project team including Mondo, TEC-C, Phillip Island Planning and XWB Consulting.

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- » Meetings with Bass Coast Shire Council representatives.
- » A meeting with the Department of Environment, Land, Water and Planning's (DELWP) Development Approvals and Design, Renewables team.
- » A meeting with the Country Fire Authority (CFA).
- » Preliminary discussions with WorkSafe, AusNet Services, Totally Renewable Phillip Island, and surrounding landowners/occupiers.

Community information session(s) are to be held by Mondo to coincide with the advertising process for the planning permit application.

## 1.4 Summary

The proposed Phillip Island Community Energy Storage System appropriately addresses all relevant quantitative and qualitative requirements contained within the Bass Coast Planning Scheme. The proposed use and buildings and works will support renewable energy generation and grid stability by providing on-demand electricity.

Long-duration energy storage technologies will play an increasingly important role in our electricity system as Victoria transitions from coal-fired generation to renewables. The proposed use and development are entirely compatible with Victoria's and Council's strategies and objectives for transitioning to a sustainable, affordable, and reliable energy system and on this basis, the proposal merits the issue of a planning permit by the Minister for Planning.

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## 1.5 Report Structure and Information

This report for the Phillip Island Community Energy Storage System contains the following sections:

**Table 1 – Report Sections**

Report Section	Content
<b>Section 2</b>	Details and features of subject site and surrounds.
<b>Section 3</b>	A description of the proposed use and development together with associated works.
<b>Section 4</b>	A summary of applicable and relevant planning policy and controls contained in the Bass Coast Planning Scheme.
<b>Section 5</b>	A comprehensive assessment of the Phillip Island Community Energy Storage System including bushfire, native vegetation, noise and traffic considerations.
<b>Section 6</b>	A summary of the main conclusions from the planning assessment undertaken by Phillip Island Planning.
<b>Attachments</b>	Attachment A – Copy of Certificate of Title Attachment B – Concept Plans

## 1.6 Contact Details

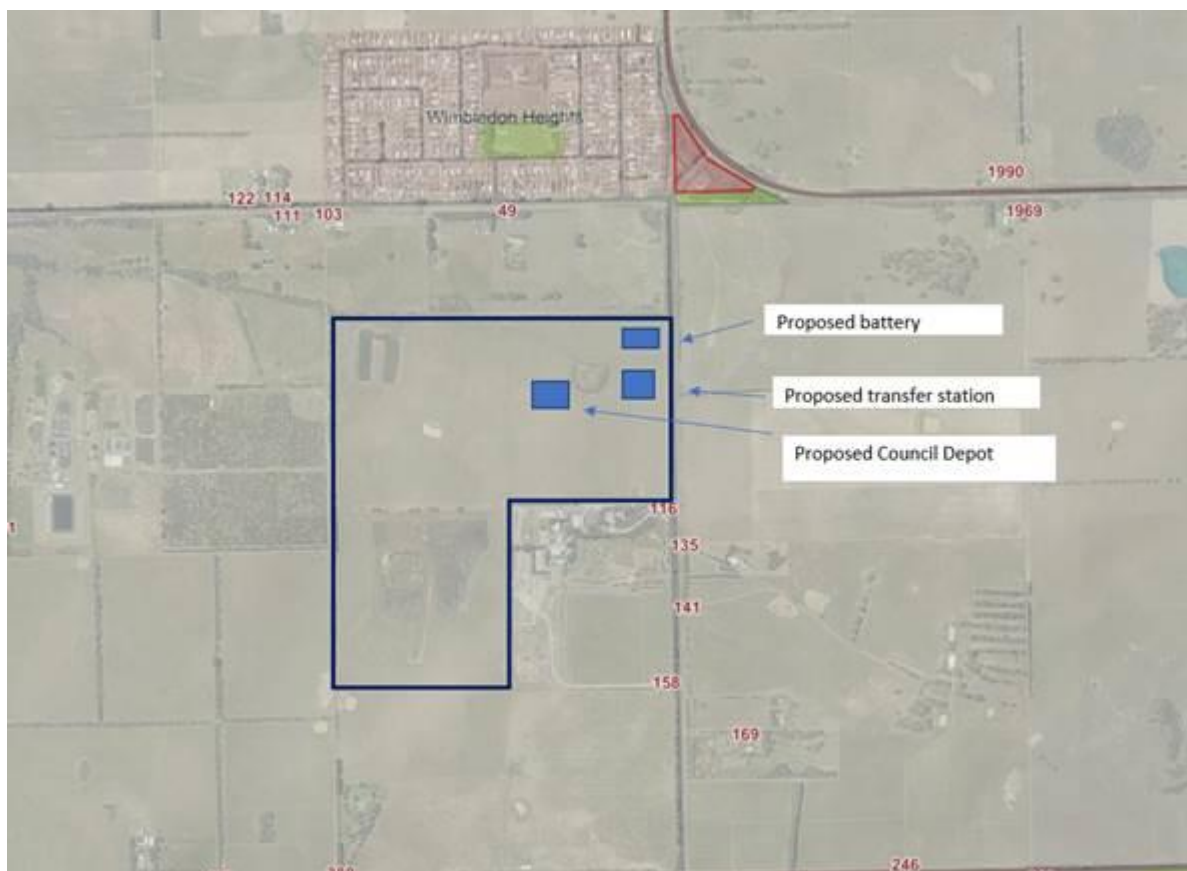
The key contact for the Phillip Island Community Energy Storage System planning permit application is **Mr Thomas Macneish**, Senior Project Manager, TEC-C. Thomas can be contacted on 451 035 344 or [TMacneish@tec-c.com.au](mailto:TMacneish@tec-c.com.au)

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## 2.0 Subject Site and Surrounds

### 2.1 Subject Site

The subject site is an irregular shaped landholding located at 100 Gap Road, Cowes. A Site Locality Plan contained in **Figure 1** below the site within the context of the adjoining properties and the surrounding area.



**Figure 1 – Site Locality Plan**

The 91-hectare landholding comprises two parts with Lot 1 encompassing the proposed Community Energy Storage System (CESS). The subject site is located to the south of Wimbledon Heights and is situated on the western side of Gap Road.

Gap Road is a single carriageway, north south aligned road with a pathway and culvert along the western side. Two rows of Swamp Gum line either side of the pathway.



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The subject site is more particularly known as Lot 2 on PS531085. An easement runs adjacent to the northern boundary. The proposed development will avoid building over this easement. A Section 173 Agreement is registered on the Certificate of Title. There are no direct implications for proposed for the CESS facility. Refer **Attachment A**.

In terms of physical improvements, the subject site comprises vacant farmland. Recently acquired by Bass Coast Shire Council, the land is undergoing an internal master planning process to determine the final composition and location of a number of future land use activities including a proposed waste transfer station and a new Council depot.

As evidenced from the Site Locality Plan from TEC-C, although the subject land is largely cleared, there is small amount of peripheral vegetation planted on the site including the Endangered Swamp Scrub. Adjacent to the Gap Road frontage (i.e. the eastern boundary) is Endangered Swamp Scrub either side of bitumen shared pathway.

Saltwater Creek, a declared waterway, runs east-west through the subject site. The creek is located to the south of the proposed Phillip Island Community Energy Storage System.

Physical infrastructure services such as electricity and telecommunications are available to the subject site. These services are in the road reserve of Gap Road.

Refer **Photographs 1 – 4** for photographs of the subject land.

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**Photograph 1 – View west over the subject site**



**Photograph 2 – View west from pathway over the subject site and old pump station**

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**Photograph 3 – View northwest over the subject site and adjoining vegetation**



**Photograph 4 – View southwest towards Shearing Shed outbuildings**

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## 2.2 Surrounds

The subject site comprises farming land situated to the south of Ventnor Beach Road and the settlement of Wimbledon Heights.

The site is located approximately four kilometres to the south of the Cowes Activity Centre and a similar distance from the south-coast settlement of Smiths Beach.

Immediately to the south of the subject site is 'The Shearing Shed' (116 Gap Road). The Shearing Shed is a wedding and functions venue incorporating seating for 110 people, a fully licensed bar and outdoor area. Further to the south is farming land and the Phillip Island Grand Prix Circuit.

Land to the east and west of the subject site is used for farming purposes.



Photograph 5 – View from Gap Road west towards Shearing Shed entrance

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Photograph 6 – View south from Ventnor Road to the nearest building (barn)



Photograph 7 – View west from Ventnor Road to the nearest dwelling

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## 3.0 Proposal

The proposed use and development of the subject land for the Phillip Island Community Energy Storage System (Utility Installation) is shown in the concept plan provided in **Attachment A**.

### 3.1 Use

The proposed use is a Utility Installation as defined under Clause 73.03 (Operational Provisions) of the Bass Coast Planning Scheme. More specifically, a Utility installation is land used to transmit, distribute, or store power, including battery storage. A Utility Installation is a Section 2 use in the Farming Zone and therefore requires a planning permit.

### 3.2 Buildings and Works

The proposal seeks to install and connect a battery energy storage system at the site in accordance with the following buildings and works:

- » Minor civil and foundation works including laying of crushed rock and security fencing.
- » Installation of prefabricated outdoor enclosures housing battery modules and associated inverters capable of generating 5MW for two hours.
- » Electrical connection between the battery modules and transformers within the CESS footprint
- » Installation of a step-up transformer.
- » Electrical connection to the local electricity distribution network.

### 3.3 Construction Phase

The construction phase will incorporate the following activities:

- » Site preparation.
- » Construction / installation of the CESS.
- » Commissioning.

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Construction of Stage 1 is expected to take approximately 3 – 4 months commencing in 2022.

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It is expected that up to 10 workers would be required during construction of the Phillip Island Community Energy Storage System. Given the scale of the facility, deliveries of equipment and materials would be accommodated on flatbed trucks and smaller vehicles.

## 3.4 Native Vegetation Removal

A planning permit is required for native vegetation removal associated with the Phillip Island Community Energy Storage System. The removal of native vegetation comprising the EVC listed Endangered Swamp Scrub will be required to facilitate temporary access of construction vehicles and equipment during the construction phase and permanent access for maintenance purposes during the operational phase. A small amount of Endangered Swamp Scrub will also need to be removed to facilitate the grid connection of the CESS.

A combined area of 0.017ha of Endangered Swamp Scrub has been identified for removal by Acacia Environmental Management. Vegetation removal for the site access will be minimised by utilising an existing partial gap in between the two rows of Endangered Swamp Scrub. General offsets are available from Biodiversity Offsets Victoria for the removal of the native vegetation associated with the project. The offsets will be secured by Mondo/TEC-C prior to the commencement of buildings and works on the subject land.

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## 4.0 Planning Policy and Controls

### 4.1 Planning Policy Framework

The Planning Policy Framework (PPF) provides context for spatial planning and decision making in Victoria. The PPF seeks to ensure that the objectives of planning in Victoria, as set out in Section 4 of the *Planning and Environment Act (1987)*, are fostered through appropriate land use and development planning policies and practices. The PPF provisions are outlined at Clause 11 to Clause 19 of the Bass Coast Planning Scheme. The following Statewide planning policies are relevant to the Phillip Island Community Energy Storage System planning permit application.

#### **Clause 11 Settlement**

##### **Clause 11.01 Victoria 11.01-1R Gippsland**

##### **Clause 11.03-4S - Coastal settlement**

Objective: To plan for sustainable coastal development.

#### **Clause 12 – Environment and Landscape Values**

##### **Clause 12.01 - Biodiversity 12.01-1S Protection of biodiversity**

##### **Clause 12.01-2S - Native vegetation management**

Objective: To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategy: To ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach (i.e. avoid, minimise and offset) in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).

#### **Clause 13 - Environmental Risks and Amenity**

##### **Clause 13.02 - Bushfire 13.02-1S Bushfire planning**

Objective: To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

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Strategies include:

- » To reduce the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.
- » To ensure that the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.

Although the subject land is not affected by a Bushfire Management Overlay under the Bass Coast Planning Scheme, it is however located in a Bushfire Prone Area.

### ***Clause 15 Built Environment and Heritage***

#### ***Clause 15.01-5S Neighbourhood Character***

**Objective:** To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

**Strategy:** To ensure that development responds to cultural identity and contributes to existing or preferred neighbourhood character.

#### ***Clause 15.03 – Heritage***

##### ***Clause 15.03-2S - Aboriginal Cultural Heritage***

**Objective:** To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies include:

- » Identify, assess, and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.
- » Provide for the protection and conservation of pre- and post-contact Aboriginal cultural heritage places.
- » Ensure that permit approvals align with recommendations of a Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

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Note: The subject site is in a general area of cultural heritage sensitivity as described in the *Aboriginal Heritage Regulations 2018*. Refer **Figure 2** overleaf.

Division 5 – Regulation 49 of the *Aboriginal Heritage Regulations 2018* identifies whether the preparation of a Cultural Heritage Management Plan is required. A CHMP is not required for the proposed Phillip Island Community Energy Storage System. Council has recently prepared a CHMP for the site to inform its master planning process.

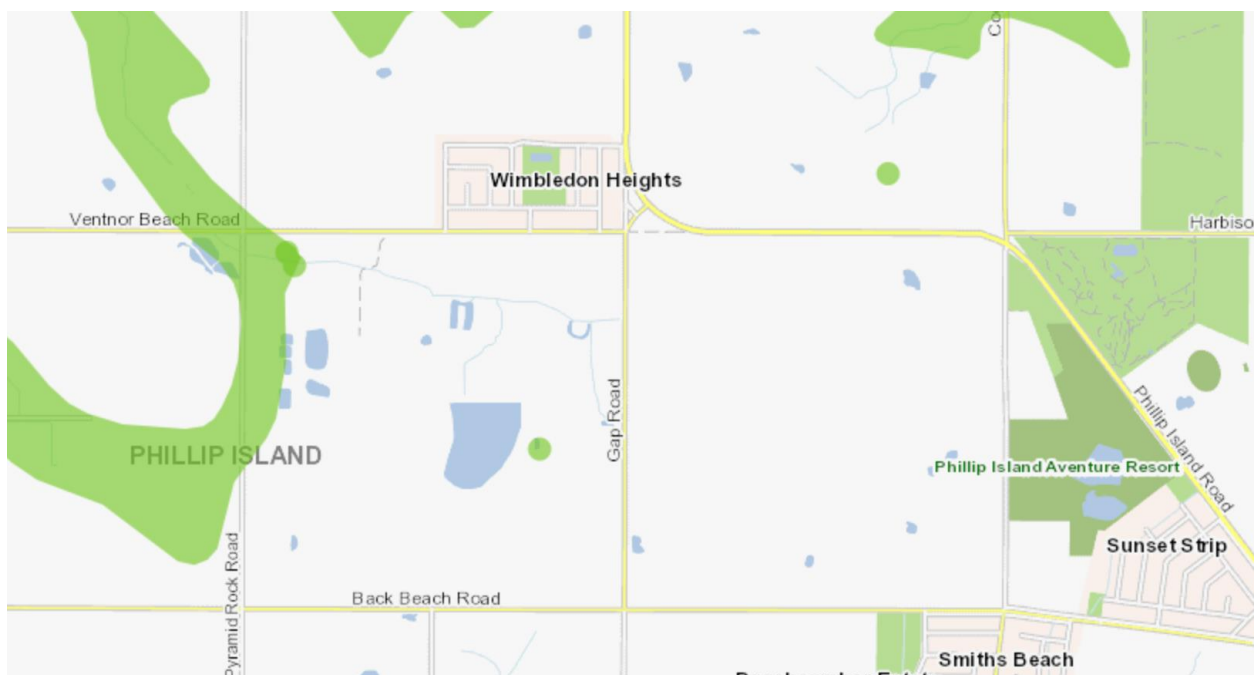


Figure 2 – Area of Cultural Heritage Sensitivity Plan

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**Clause 19 - Infrastructure**

The development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible, and timely.

**Clause 19.01-1S Energy Supply**

Objective: To facilitate the appropriate development of energy supply infrastructure.

Strategies include:

- » Support the development of energy facilities in appropriate locations where they take advantage of existing infrastructure and provide benefits to industry and the community.

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- » Support transition to a low-carbon economy with renewable energy and greenhouse emission reductions including geothermal, clean coal processing and carbon capture and storage.

### Clause 19.01-2S Renewable energy

Objective: To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

## 4.2 Planning Controls

### Zoning

The subject site is in the Farming Zone pursuant to Clause 35.07 of the Bass Coast Planning Scheme. Refer **Figure 3** below.

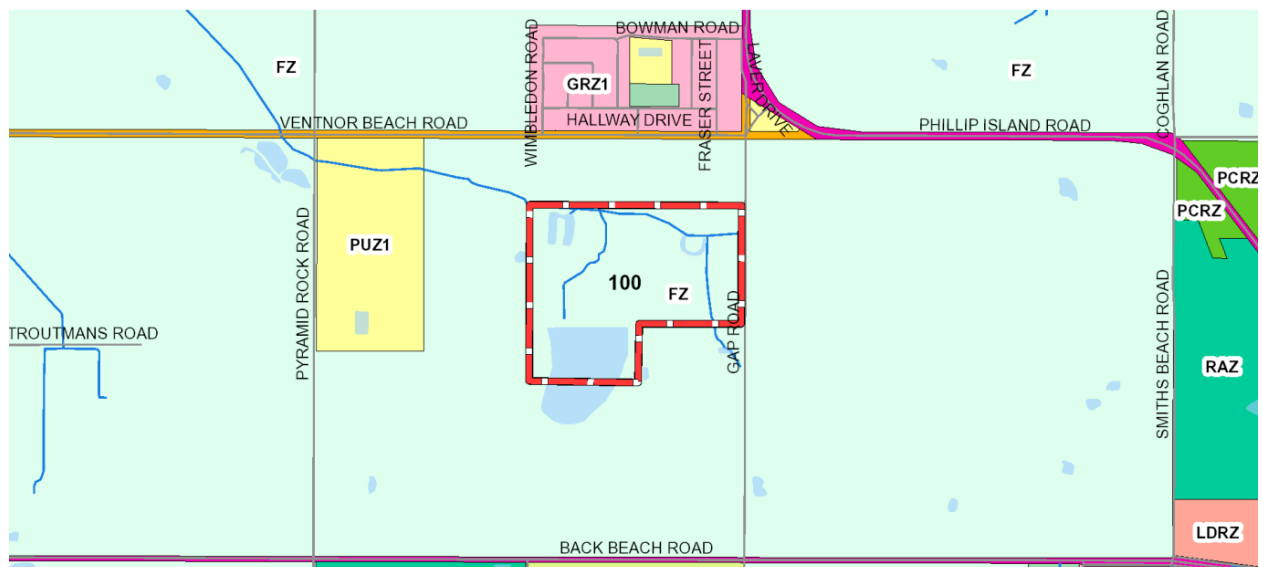


Figure 3– Zoning Plan

The purpose of the Farming Zone is:

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- » 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.



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- » 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.

The proposed Phillip Island Community Energy Storage System is defined as a 'Utility installation' other than a Minor utility installation and Telecommunications facility. In accordance with Clause 35.07-1, a planning permit is required to use the land for the purpose of a Utility installation.

A planning permit is required for building or works associated with a use in Section 2 of Clause 35.07-1. The listed exemptions are not applicable.

The Farming Zone applying to the subject land also contains planning permit triggers for buildings and works within:

- » 20 metres of a local road (i.e. Gap Road)
- » 5 metres of a property boundary (i.e. northern boundary)
- » 100 metres of a watercourse (i.e. Saltwater Creek).

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Before deciding on an application to use or subdivide land, construct a building or construct, or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate the decision guidelines at Clause 35.07-6.

### Overlays

No overlays apply to the subject land.

### 4.3 Particular Provisions

The following Particular Provisions contained in the Bass Coast Planning Scheme are relevant to the proposed Phillip Island Community Energy Storage System:



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- » Clause 52.05 – Advertising Signage
- » Clause 52.06 - Car Parking
- » Clause 52.17 – Native Vegetation.

#### 4.4 Referral Requirements

In accordance with Clause 66 of the Bass Coast Planning Scheme, it is expected that the planning permit application will be referred to AusNet Services and WorkSafe on the basis of the following:

- » Clause 66.02-4 requires that an application which carries out works on land within 60m of a major electricity line (220kV or more) or an electricity transmission easement to be referred to AusNet Services. Note: Mondo is a subsidiary company of AusNet Services.
- » Clause 66.02-7 requires that an application that includes using the land for a utility installation and a fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012 be referred to WorkSafe.

It is also expected that comments will be sought by DELWP from the CFA.

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## 5.0 Planning Assessment

### 5.1 Alignment with Government Policy and Plans

#### **Victoria's Renewable Energy Roadmap**

In 2015, the Victorian Government released Victoria's Renewable Energy Roadmap. As the centrepiece of Victoria's energy transition, the Roadmap has the objective of accelerating development of renewable energy generation in Victoria to reduce emissions, create jobs, and put downward pressure on energy prices and a priority area of transforming the generation stock in the wholesale electricity market towards renewable energy.

Although the Phillip Island Community Energy Storage System is a storage system and not considered renewable energy generation, it is acknowledged that batteries are vital in supporting the continued deployment and penetration of renewables into the NEM. As with other grid scale battery projects, the proposal would provide services such as flexible ramping and black start services.

#### **Victorian Renewable Energy Target**

The Victorian Government has a Renewable Energy Target of 50 per cent by 2030 and in the 2019-20 financial year approximately 24.3 per cent of Victoria's electricity generation was provided by renewable energy sources. To ensure that the 2030 target is achieved, another 5,400 MW of generation needs to be added before 2030<sup>1</sup>.

Assets such as batteries are vital in achieving this target as they can help reduce the instances of curtailment (when renewable generation is high) allowing excess electricity to be stored and then used at peak demand. This provides confidence to the Australian Energy Market Operator (AEMO) that the transmission network and electricity system can cope with increased renewable energy generation.

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<sup>1</sup> Transmission Roadmap for Victoria (AEMO, 2020)  
100 Gap Road, Cowes  
Phillip Island Community Energy Storage System  
Planning Assessment Report

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### Victoria's Renewable Energy Action Plan (2018)

The Renewable Energy Action Plan outlines the actions that the State Government is taking to encourage investment in our energy sector and to ensure Victorians continue to benefit from a renewable, affordable, and reliable energy system into the future. A priority under Victoria's Renewable Energy Action Plan is *strengthening our affordable, reliable, and resilient energy system*. Of particular relevance to the proposed use and development is Action 17 which seeks to *support energy storage that integrates with renewable generation*. The proposed Phillip Island Community Energy Storage System, will contribute towards the attainment of Action 17.

In addressing the Renewable Energy Action Plan, the proposed Phillip Island Community Energy Storage System would:

- » Provide instantaneous energy during critical peak times.
- » Allow low-cost power to be stored for time of high-cost and high-demand.
- » Support renewable energy penetration and maintain reliable, affordable energy.

### Southern Gippsland Renewable Energy Roadmap (2019)

The Southern Gippsland Renewable Energy Roadmap (2019) provides guidance for achieving a desired renewable energy future for Southern Gippsland. Extensive community and stakeholder engagement in Bass Coast and South Gippsland local government areas helped inform the vision and approaches contained within the Roadmap.

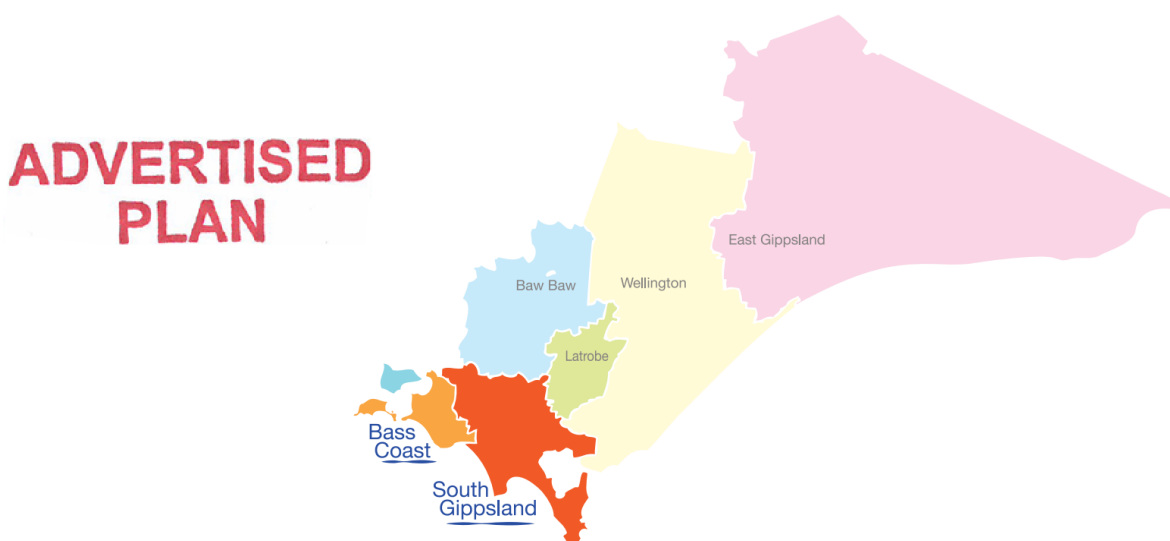


Figure 4 – Southern Gippsland Renewable Energy Roadmap Area



The Southern Gippsland Renewable Energy Roadmap identifies strong support for solar PV as well as on-shore and off-shore wind farms. The proposed Phillip Island Community Energy Storage System would support the development of these types of renewable energy facilities in Southern Gippsland and Bass Coast more specifically, by providing network support services to ensure the reliability and security of the transmission system is maintained.

## 5.2 Response to Planning Policy

The proposed Phillip Island Community Energy Storage System provides an excellent opportunity to make a positive, locally significant contribution to the achievement of State and local planning policies, particularly those related to Victoria's energy transition.

Of specific relevance to the proposed Phillip Island Community Energy Storage System are the requirements outlined in **Clause 19.01-1S Energy Supply** of the Bass Coast Planning Scheme.

This State-wide planning policy clause seeks to:

- » Support the development of energy facilities in appropriate locations where they take advantage of existing infrastructure and provide benefits to industry and the community.
- » Support transition to low-carbon economy with renewable energy and greenhouse reductions including geothermal, clean coal processing and carbon capture and storage.
- » Facilitate local energy generation to help diversify the local economy and improve sustainability outcomes.

The proposed Phillip Island Community Energy Storage System is entirely compatible with these key strategies, as summarised below.

**Siting of infrastructure:** The proposed buildings and works is sited on generally low quality, flat agricultural land, a short distance away from the local substation. The proposed Phillip Island Community Energy Storage System also makes use of the existing infrastructure by directly connecting into the 22kv power line at the front of the site. The CESS will therefore be able to export energy using the existing transmission network.



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**Energy transition:** The continued proliferation of renewable energy generation into the NEM means that energy infrastructure that can deliver security, reliability and firming services becomes more important. The proposed CESS is a perfect example of this, with the energy stored being able to be dispatched instantaneously in response to directions from AEMO. Development of new battery infrastructure like the proposal will give AEMO confidence that the electricity network can continue to function as more and more renewable generators come online.

**Local benefits:** In a response to a 1,000 strong community petition, Bass Coast Shire Council declared a 'climate emergency' in September 2019. The declaration acknowledges that climate change poses serious risks to Bass Coast and Australia and requires immediate and urgent action to reverse global warming. To address this declaration, a transition away from thermal (i.e. coal) electricity generation will be required. The development of a grid scale battery storage facility on Phillip Island will directly aid and support the ongoing development and penetration of renewable energy assets in Victoria and the NEM more broadly. The proposed CESS therefore has a direct relationship with improving sustainability outcomes locally on Phillip Island.

**Impact on agricultural land:** In proposing new energy infrastructure on agricultural land, it is important to consider the impact on productive agriculture and farming activities. The Planning Policy Framework in the Bass Coast Planning Scheme seeks to protect productive agricultural land and manage competing demands for valuable farming land. Clause 14.01-01S Protection of agricultural land in the Bass Coast Planning Scheme sets out policy objectives and strategies to manage and protect agricultural land.

The subject land is neither strategically significant nor valuable agricultural land. It has been vacant farmland for many years. The low agricultural value attached to the land is evidenced by Council proposing a waste transfer station and Council depot on the balance of Lot 1 to the south. The subject site comprises 'poor' agricultural quality that is not productively used. In the area of the proposed CESS, the land is generally water ladden and there is evidence of acid sulfate soils.

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### 5.3 Environmental Noise Assessment

An Environmental Noise Assessment has been prepared by Resonate to inform the planning permit application for the proposed Phillip Island Community Energy Storage System. The Resonate report is included in the application documentation.

A three-dimensional digital noise model was developed by Resonate based on provided noise, structure, and geographical data. Predicted noise levels were then assessed against relevant noise limits established at surrounding residential properties and considering reasonably practicable noise mitigation measures.

Section 25(1) of the *Environment Protection Act 2017* (the Act) outlines the General Environmental Duty (GED). Under the GED, a person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste must minimise those risks, so far as reasonably practicable. The CESS has an obligation to understand the risks associated with noise and to take reasonably practicable steps to minimise those risks. Furthermore, the assessment of noise from commercial, industrial and trade premises at noise sensitive areas must be carried out in accordance with the Noise Protocol.

With the proposed noise barrier for Scenario 2, the predicted noise levels are at least 2 dB below the night-time noise limit at all locations.

The Resonate assessment concluded that with the adoption of reasonably practicable noise mitigation measures such as localised barriers (refer Scenario 2) around the noise-generating equipment at the site, noise emissions are predicted to comply with relevant legislative requirements.

### 5.4 Bushfire Planning

Clause 13.02-1S Bushfire planning of the Bass Coast Planning Scheme seeks *to strengthen the resilience of settlements and communities to bushfire through risk-based planning that priorities the protection of human life.*

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In accordance with Clause 13.02-1L of the Bass Coast Planning Scheme, local planning policy sets out that development should:

- » Site, design, and construct development to mitigate bushfire risk.
- » Provide necessary bushfire protection measures, including:
  - Defendable space.
  - A dedicated fire-fighting water supply.
  - Fire authority access to and within the land

As the proposed Phillip Island Community Energy Storage System is to be sited in a designated bushfire prone area, an independent bushfire assessment was completed by XWB Consulting in accordance with AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia). The XWB Report is included in the application documentation.

There is no history of significant bushfires or grassfires on Phillip Island based on the mapping available from DELWP. The landscape bushfire risk to the site is considered low given the absence of significant bushland areas on Phillip Island and likelihood of grassfires being more localised fires of limited intensity.

XWB Consulting recommended that bushfire protection measures be provided for the Phillip Island Community Energy Storage System facility including a water tank, access for fire trucks and vegetation management within 20 metres of the CESS facility.

A water supply is required to protect the Phillip Island CESS in the event of a bushfire/grassfire in the surrounding landscape, or in the event of a fire involving the BESS facility. A static water supply with a minimum capacity of 10,000 litres will be provided on site for bushfire/grassfire protection purposes.

The assessment by XWB Consulting concluded that the overall bushfire risk is low, and the proposed use and development will be acceptable from a bushfire risk perspective. Bushfire protection measures will be implemented in the development of the CESS facility.

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## 5.5 Native Vegetation Removal

Clause 12.01-1S Protection of biodiversity and Clause 12.01-2S Native vegetation management of the Bass Coast Planning Scheme set out the policy objectives and strategies to protect biodiversity and native vegetation across Victoria.

If native vegetation is to be removed, lopped, or destroyed, it will require a planning permit under Clause 52.17 Native Vegetation of the Bass Coast Planning Scheme. This clause seeks to manage the removal, destruction or lopping of native vegetation to minimise land and water degradation. Furthermore, the clause allows for an offset to compensate for the biodiversity impact if a planning permit is granted to remove, destroy, or lop native vegetation. No listed exemptions under Clause 52.17 are applicable to the proposed Phillip Island Community Energy Storage System.

The removal of native vegetation comprising the EVC listed Endangered Swamp Scrub will be required to facilitate temporary access of construction vehicles and equipment during the construction phase and permanent access during the operational phase. A small area of EVC listed Endangered Swamp Scrub, to the south of the proposed site access point, will also require removal to accommodate the CESS' grid connection.

A relatively small area of 0.017ha of Endangered Swamp Scrub has been identified for removal by Acacia Environmental Management. As the extent of native vegetation removal is to be minimised by utilising an existing crossing of the Gap Road culvert and pathway, the proposal will have a minor but acceptable impact on the extent of EVC listed Endangered Swamp Scrub. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species. General offsets are available from Biodiversity Offsets Victoria for the removal of the native vegetation associated with the project. The offsets will be secured by Mondo/TEC-C prior to the commencement of buildings and works on the subject land. A copy of Acacia Environmental Management's native vegetation assessment is included with the application documentation.

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## 5.6 Traffic and Transport Considerations

The proposed Phillip Island Community Energy Storage System appropriately addresses State and local transport and physical infrastructure assets.

As the CESS will be remotely managed, the ongoing traffic and transport demand will be minimal and only required for intermittent facility maintenance. The main traffic impacts from the relatively small CESS will be during the construction phase. The primary access route to the site will be via Phillip Island Road and Gap Road. Outside of peak tourism periods and major events on Phillip Island, both roads have adequate capacity to accommodate the transportation of construction materials.

Other than a crane, the largest typical vehicle expected to service the site will be a standard semi-trailer truck, which will be used for transporting components (i.e. modular battery units in containers) and other materials. Light vehicles will be used by construction workers daily for travelling to and from the subject site.

Minor road works will be required to accommodate access from Gap Road to the site. Vehicle ingress and egress for the Phillip Island Community Energy Storage System will occur in the location of the current culvert crossing on the western side of Gap Road. As evidenced from Photographs 8 and 9, the north-south aligned single carriageway road has a posted speed of 80 km/ph. Subject to the removal of native vegetation within the road verge, an acceptable line of sight in both directions will be available along Gap Road.



**Photograph 8 – View north along Gap Road**



Photograph 9 – View south along Gap Road

The statutory car parking requirements for the proposed development are specified at Clause 52.06 (Car Parking) of the Bass Coast Planning Scheme. Clause 52.06-05 does not however specify a rate for a 'Utility' use however a rate for 'Industry' is provided that specifies 2.9 spaces to each 100 square metres of net floor area. occupiable building space. The infrastructure is unoccupiable module battery units. Sufficient space around the perimeter of the battery units will be provided to accommodate maintenance vehicles.

Clause 52.34-3 of the Bass Coast Planning Scheme specifies a rate of one bicycle space to each 1,000 square metres of net floor area. As the infrastructure is unoccupiable module battery units, and no permanent onsite staffing will be accommodated, no bicycle spaces will be provisioned by Mondo. The proposed traffic and parking arrangements for the Phillip Island Community Energy Storage System are considered appropriate.

## 5.7 Visual Impact

State planning policy with respect to design for rural areas, generally seeks to ensure that new development respects valued areas of rural character. Nevertheless, Significant Landscape Overlays (SLOs) are the only planning control preserving and protecting the landscape qualities of features and areas in the Bass Coast Planning Scheme. There is a distinction however between farming land in SLOs and other land outside the SLOs. As previously noted, no overlays apply to the subject land.

The siting, scale, and appearance of the proposed Phillip Island CESS is limited. The development is limited in its physical footprint as well as its overall height above ground level.

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The extent of landscape screening in this part of Lot 1 (i.e. along Gap Road and the northern boundary) will ensure that the development has limited offsite visual impact. A far greater visual impact from key viewpoints in the public realm will arise from the proposed Council waste transfer facility immediately to south.

The visual amenity of residential properties in Wimbledon Heights facing Ventnor Road will be appropriately maintained via a combination of the intervening distance and vegetation screening. The degree of visibility from any location must take account of many variables, including topography, vegetation, time of day/year and weather conditions. Although the proposed CESS facility might be noticed or visible, to varying degrees, that does not automatically equate to an unacceptable visual impact. In our view, the proposal will not result in unacceptable landscape and visual impacts within the local area and from key viewpoints.

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## **6.0 Conclusion**

The proposed use and development at 100 Gap Road, Cowes together with the associated native vegetation removal on the adjoining road reserve is supported by the energy sector transition policies and plans of the Victorian Government. The Phillip Island Community Energy Storage System will enhance network reliability, drive down electricity prices and support the State's energy transition to a renewable energy future. The project provides demonstrable benefits to industry and the community, none more so that supporting a transition to a low-carbon economy with renewable energy and greenhouse emission reductions. The project will also provide much needed jobs during the construction phase as the local economy deals with and recovers from Covid-19.

The Phillip Island Community Energy Storage System appropriately responds to the planning policy objectives and strategies contained within the Bass Coast Planning Scheme including the objective of facilitating the appropriate development of energy supply infrastructure.

Located away from sensitive receptors, the proposed development will take advantage of existing infrastructure whilst at the same time minimising residential amenity impacts. The CESS on the Gap Road site will be co-located with other future, strategically planned community facilities including a waste transfer station and Council depot.

As demonstrated by the independent assessments of the specialist consultants, the proposed Phillip Island Community Energy Storage System will have acceptable ecological, noise, and transport impacts. More specifically, the proposed development will deliver an acceptable planning outcome having regard to the following considerations:

- » The co-location of the CESS on the Gap Road site with other future, strategically planned community facilities including a waste transfer station and Council depot.
- » The relatively flat, cleared nature of the site in conjunction with excellent buffers from residential dwellings in Wimbledon Heights and on surrounding properties.



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- » The proposal will not result in the loss of cultural heritage or detrimentally impact landscape values of significance.
- » The proposal will have a minor but overall acceptable native vegetation impact that can be addressed via the purchase of native vegetation offsets through Biodiversity Offsets Victoria. Existing vegetation stands adjacent to the Phillip Island Community Energy Storage System site will provide a degree of screening thereby limiting visual impacts of the facility on neighbouring uses and public views along Gap Road.
- » The proposal appropriately addresses and responds to bushfire risk via the fire suppressant design of the storage equipment, non-combustible material buffer around the facility and other mitigation measures.
- » The proposal will support the provision of convenient, safe, and secure vehicle access and car parking arrangements.

A weighting of the various competing factors confirms the overall suitability of the site at 100 Gap Road, Cowes for the proposed CESS.

Based on the foregoing submission, it is submitted to the Minister of Planning and DELWP that the planning permit application for the proposed Phillip Island Community Energy Storage System merits the issuance of a planning permit, subject to the inclusion of standard permit conditions.

**PHILLIP ISLAND PLANNING SERVICES**

**NOVEMBER 2021**

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**ATTACHMENT A**

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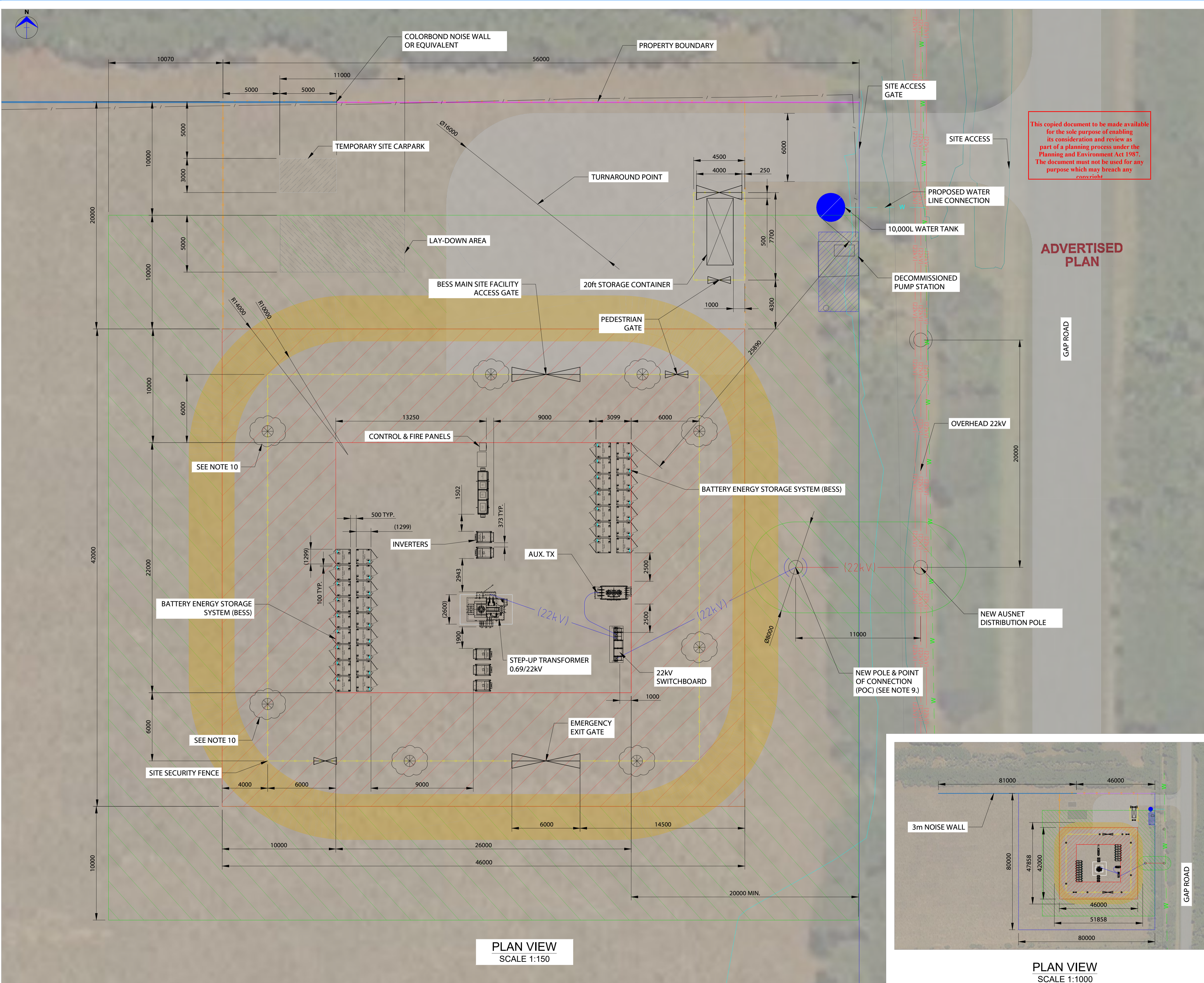


## ATTACHMENT B

### CONCEPT PLAN

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**PLAN VIEW**  
SCALE 1:150

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REFERENCE DRAWINGS:

- GENERAL NOTES:
- ALL DIMENSIONS IN MILLIMETRES
  - DRAWN TO AS1100
  - DO NOT SCALE FROM THIS DRAWING
  - ALWAYS CHECK DIMENSIONS ON SITE BEFORE USING ANY INFORMATION CONTAINED WITHIN THIS DRAWING.
  - ALL DIMENSIONS SHOWN ARE INDICATIVE ONLY AND NEED TO BE VERIFIED ON-SITE. CLEAN TECHNOLOGY PARTNERS ACCEPTS NO LIABILITY FROM ERRORS OR OMISSIONS SHOWN ON THIS DRAWING.
  - CHECK THIS DRAWING IN THE LATEST VERSION. DO NOT REPRODUCE ALL OR PART OF THIS DRAWING WITHOUT PRIOR CONSENT.
  - FINAL F.G.L IS SUBJECT TO CHANGE PENDING DETAIL DESIGN.

- NOTES:
1. DESIGN IS PRELIMINARY ISSUE ONLY. NOT FOR CONSTRUCTION.
  2. PRELIMINARY DESIGN COMPLIES WITH CFA GUIDELINES FOR BATTERY INSTALLATIONS.
  3. ROADWAY TO BE CONSTRUCTED OF COMPACTED, SELF-DRAINING, ALL-WEATHER GRAVEL SURFACE, IN ACCORDANCE TO DEVELOPMENT APPROVAL AND OWNER'S REQUIREMENTS.
  4. SITE ACCESS ROADS AND ENTRANCES TO BE IN ACCORDANCE WITH THE APPROVED LOCAL AUTHORITY DEVELOPMENT PLAN.
  5. VEGETATION SCREENING TO BE IN ACCORDANCE WITH THE APPROVED LOCAL AUTHORITY DEVELOPMENT PLAN.
  6. INTERNAL ACCESS ROADS TO BE AT LEAST 6.0m IN WIDTH, HAVE A LOAD LIMIT OF 15 TONNES, BE OF ALL WEATHER CONSTRUCTION AND HAVE A MINIMUM TURNING RADIUS OF 8M.
  7. BOLLARDS TO BE PLACED AT THE MAIN & EMERGENCY ACCESS GATE. FINAL LOCATIONS TO BE ADVISED BY THE OWNER.
  8. SECURITY CAMERAS TO LOCATE NEAR THE LIGHTS. SUBJECT TO FURTHER DETAIL.
  9. FINAL LOCATION OF THE NEW ACR POLE IS SUBJECT TO AUSNET DESIGN AND SITE SURVEY.
  10. FINAL QUANTITY & LOCATION OF LIGHTS IS SUBJECT TO FINAL LIGHTING STUDY.

SYSTEM SPECIFICATIONS	
BESS RATED POWER	5 MW
BESS RATED ENERGY	10 MWh

- LEGEND:
- SITE BOUNDARY
  - BESS AREA
  - SITE SECURITY FENCING
  - TEMPORARY FENCING
  - FIREBREAK OFFSET 10M FROM EQUIPMENT
  - 22KV OVERHEAD ELECTRICAL LINE
  - 22KV UNDERGROUND ELECTRICAL LINE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - VEGETATION
  - SITE CONTOUR
  - SITE CONTOUR
  - INVERTER MAX. FOOTPRINT
  - SITE ACCESS GATE
  - 10m FIRE BREAK (F.G.L 44.4m AHD)
  - SITE ACCESS ROADS (6.0m WIDE, F.G.L 44.4m AHD)
  - TEMPORARY CONSTRUCTION ON-SITE HOLDING AREA, ON-SITE PARKING AND AMENITIES.
  - DECOMMISSIONED PUMP STATION
  - 3.5m HIGH NOISE BARRIER
  - 3m HIGH NOISE BARRIER
  - INDICATIVE OPERATIONS & MAINTENANCE ACCESS
  - VEGETATION CLEAR ZONE
  - BESS BATTERY MODULE (CATL)
  - INVERTER
  - TRANSFORMER
  - CONTROL PANEL
  - LIGHT
  - COMPACTED GRAVEL CFA ACCESS (F.G.L 44.4 AHD)

**FOR APPROVAL**

Rev	Date	Comments	Dwn	Chkd
I	03/12/21	REVISED 80% DESIGN ISSUE	DS	LW
H	16/11/21	REVISED PLANNING ISSUE	DS	LW
G	15/11/21	FOR PLANNING ISSUE	DS	LW
F	11/11/21	80% REVISED DESIGN ISSUE	DS	LW
E	29/10/21	80% REVISED DESIGN ISSUE	DS	LW
D	29/10/21	80% REVISED DESIGN ISSUE	DS	LW
C	28/10/21	80% DESIGN ISSUE	DS	LW

CLIENT: **TEC-C**

CLIENT LOGO: **TEC-C**

DESIGNED BY: L.WALKER      CHECKED BY: C.MANRIQUE

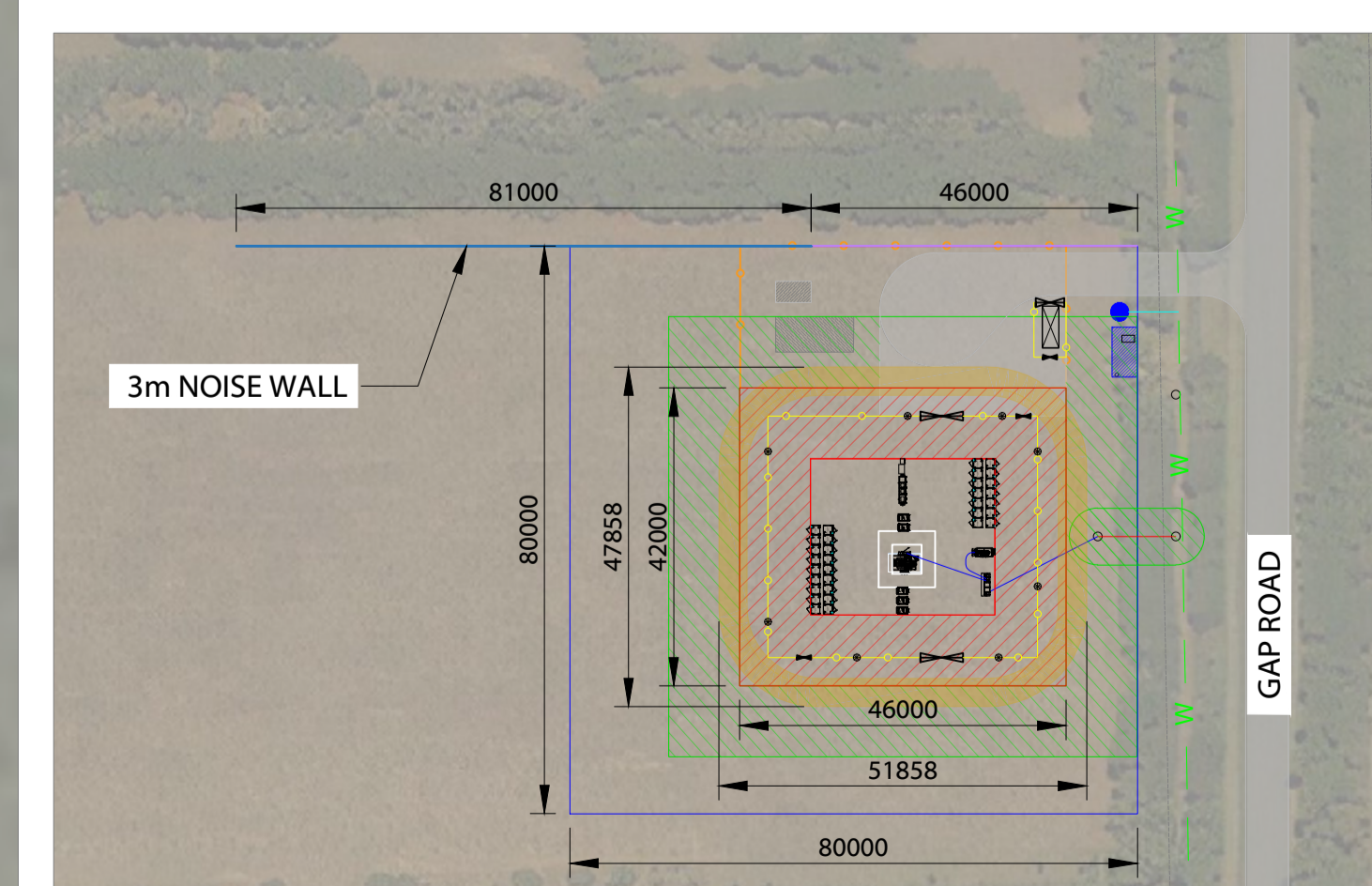
DRAWN BY: D.STRADA      APPROVED BY: C.MANRIQUE

SI metric

PROJECT: Phillip Island Community Energy Storage System (PICESS)

100 GAP ROAD, COWES, VIC 3922

TITLE: SITE GENERAL ARRANGEMENT



**PLAN VIEW**  
SCALE 1:1000