

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	Avenis Energy, on behalf of AE BESS 10
Business phone number	92495542
Email	gerry.mcgrath@fyfe.com.au
Address type	

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Owner details

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The owner is the applicant No

Is the owner a person or organisation? Person

First name Stuart Graham

Last name Cottee

Mobile

Work phone

Please refer to attached letter for all relevant landowners

Organisation

Job title

Email gerry.mcgrath@fyfe.com.au

Address type

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Preferred Contact

First name Gerry

Last name McGrath

Mobile 0439 098 392

Work phone

Organisation NGH Consulting

Job title Planner

Email gerry.mcgrath@fyfe.com.au

Address type

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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-1317

Land details

Please refer to attached letter

Planning scheme

Benalla

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

2. Scan uploaded documents

- Detected street addresses will be added to the system.
- You must check and confirm all the documents 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.

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Scan results

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.

Location type

Road reserve

Road reserve

- Section of Hume Fwy, Winton-Glenrowan Road, & roadside between Winton-Glenrowan Rd & Hume Fwy
- Bowers Road road reserve, adjoining the proposed site access point
- Lee Road road reserve, adjoining the proposed site access point

Application details

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Describe your proposal	Avenis Energy on behalf of AE BESS Pty Ltd as trustee for AE BESS 10 Unit Trust seeks to develop a commercial scale BESS of 120MW / 480 MWh (the Project) in the locality of Winton, which is within the Benalla local government area (LGA). The Project is referred to as the Winton BESS.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.22 & Clause 52.29 (creating access to a road in the Transport Zone 2)
Please select the application category	Change or extension of use Other buildings and works (including septic tanks, dams, earthworks) Native vegetation removal Signage
Enter the estimated cost of any development for which the permit is required	Failed to convert value: 20600000000
Is there a metropolitan planning levy requirement?	No
What is the current land use?	Agriculture
Describe how the land is used and developed now	the proposed BESS lot is currently used for agriculture (grazing sheep and cattle). The project land also includes road reserves associated with the proposed cable route, and the existing Glenrowan Terminal Station land.
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

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Additional details

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

Does the application involve native vegetation removal? Yes

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What is the Native Vegetation Removal Report (NVR) number? 381_20251204_URF

What is the credit extract id?

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

Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)? No

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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

Appendix D - 41485.Winton.BESS.FFA.FIN03.20251204.pdf
Appendix A-1 -83000-4616-PL-01-Winton BESS_Proposal Plans.pdf
Appendix H_FRC - Risk Management Plan - Winton BESS V1.2 October 2025.pdf
Appendix A-2 - Winton BESS Infrastructure Elevations.pdf
Appendix B - Certificate of Title Documentation.pdf
Appendix C - 2401214-Winton Survey Plan.pdf
Appendix F - Rp 001 R02 20241089 - Winton BESS Environmental noise assessment.pdf
Appendix K - Winton BESS Engagement Summary Report - FINAL.pdf
Appendix L - TRZ2 CONSENT LTTR UPDATED--6 Bowers Rd WINTON- PENDING REGION APPROVAL.pdf
Appendix E - 24037_Winton BESS_Visual Impact Assessment_Rev D-Final.pdf
Appendix I - J24-0171_R03v02_Winton BESS Hydrology Report.pdf
Appendix G-Traffic Impact Assessment_IMP2410021TTA01F02.pdf
Appendix J - Agricultural Impact Assessment_Winton BESS Final.pdf
Winton BESS Planning Report Final_8.12.25.pdf

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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

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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	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*

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	22
Fee amount	\$1496.10
Fee description	A permit not otherwise provided for in the regulation

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	Fee waiver

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Submit

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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