

Ballarat Terminal Station

Incorporated Document
September 2017

*This document is an incorporated document in the Ballarat
Planning Scheme pursuant to Section 6(2)(j) of the
Planning and Environment Act 1987*

1. Introduction

This document is an incorporated document in the Ballarat Planning Scheme, pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

Pursuant to Clause 52.03 of the Ballarat Planning Scheme, the land identified in this incorporated document may be developed and used in accordance with the control contained in this document.

2. Purpose

The purpose of the control in this document is to allow the use and development of land containing the Ballarat Terminal Station, which supports the existing 22kV and 66kV electricity distribution network which supplies Ballarat and surrounds, for a battery energy storage system.

3. Land

The control in this document applies to 124 Coulsons Road, Warrenheip (Lots 1+2 877002Q; Lot 1 on TP597160F; CA1,2,3+6, Section 25, Parish of Warrenheip), as shown below:



4. Control

Despite any provision to the contrary or any inconsistent provision in the Ballarat Planning Scheme, no planning permit is required for, and nothing in the Ballarat Planning Scheme operates to prohibit or restrict the use and development of land for the battery energy storage system.

The battery energy storage system includes, but is not limited to:

- a) The batteries and any associated equipment and infrastructure
- b) Foundation works and structures to house the array of batteries
- c) Construction and use of any laydown areas, access tracks and temporary site facilities
- d) Demolition of any buildings, fixtures and structures
- e) Removal, destruction and lopping of trees and vegetation to the minimum extent necessary
- f) Any required acoustic treatment
- g) Any landscaping works

This control is subject to the conditions in Clause 5 of this document.

5. Conditions

5.1. Before the development starts, not including bulk excavation and site preparation works, plans must be prepared to the satisfaction of the Minister for Planning. When approved the plans will be endorsed by the minister or delegate. The plans must be fully dimensioned, drawn to scale and three copies must be provided.

The plans must show:

- a. The layout of the site
- b. Elevation drawings of new structures and a description of the treatment of external surfaces visible from the site boundaries, including noise attenuation measures.

5.2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Minister for Planning.

5.3. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

- a. Transport of materials, goods or commodities to or from the land
- b. Appearance of any buildings, works or materials
- c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
- d. Presence of vermin
or otherwise to the satisfaction of the responsible authority.

5.4. Noise levels emanating from the land must comply with the requirements of the Environment Protection Authority's Publication 1411 "Noise from industry in Regional Victoria (NIRV)" to the satisfaction of the Responsible Authority. A report by a suitably qualified acoustician must be prepared to the satisfaction of the Minister for Planning to demonstrate how compliance will be achieved and all plant and equipment must be acoustically treated in accordance with the acoustic report.

5.5. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

- 5.6. Before the use of the battery energy storage system commences, a landscaping plan must be prepared in consultation with Ballarat City Council to the satisfaction of the Minister for Planning. When approved the plans will be endorsed by the minister or delegate. The plans must be fully dimensioned, drawn to scale and three copies must be provided.

The plans must include:

- a. Landscaping to screen the battery energy storage system and associated structures
 - b. Details of plant species proposed to be used including height, planting density and size at maturity
 - c. A timetable for implementation of landscape works
 - d. A maintenance and monitoring program to ensure the ongoing health of landscaping.
- 5.7. The landscaping as shown on the endorsed landscaping plan must be completed in accordance with the implementation timetable and monitored and maintained to the satisfaction of the responsible authority.
- 5.8. Prior to the commencement of any buildings and/or works, a Construction Management Plan specifying the measures proposed to ensure that construction activity has minimal impact on surrounding areas, must be prepared and submitted to the responsible authority.

The Construction Management Plan must address the key environmental management issues including:

- a. Project management
- b. Environmental awareness and training
- c. Noise and vibration
- d. Traffic
- e. Surface water and drainage
- f. Soil and earth works
- g. Construction waste
- h. Dust
- i. Contamination
- j. Dangerous goods and refueling

All buildings and/or works must be constructed or carried out in accordance with the Construction Management Plan.

6. Expiry

The control in this Incorporated Document expires if any of the following circumstances applies:

- a. The development allowed by the control is not started by 31 March 2018;
- b. The development allowed by the control is not completed by 31 December 2018; or
- c. The use of the battery energy storage system is not started by 28 February 2019.

The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within six months afterwards.