Proposed New Battery Energy Storage System (BESS), Warrenheip

This newsletter provides an update on proposed Warrenheip Battery Energy Storage System (BESS) and outlines what we've heard to date and next steps.

In April we met with local landowners and the community at our community drop-in session at Warrenheip Memorial Hall. Thank you to everyone who attended and shared their feedback on the proposal so far. Avenis Energy is committed to building strong relationships in the communities it operates in. We do this by engaging early in the planning process and providing accurate, up-to-date information as plans progress.

Avenis Energy is currently preparing a series of technical assessments to accompany the planning application to Department of Transport and Planning (DTP). The outcomes of these assessments will provide directions for Avenis Energy and help finalise the proposal's design and layout and ensure any potential impacts are minimised.

What is a BESS?

A BESS is an energy storage system that uses a group of batteries to store electrical energy from a variety of sources for later use and can respond faster than other energy storage or generation technologies.

The system compensates for the intermittency of sources, providing backup power to address certain constraints such as weather conditions and lack of grid space.

They are crucial to the increased adoption of dispersed energy sources and infrastructure, reducing the risk of widespread power outages.

What is planned for the site?

Avenis Energy is proposing to develop, construct and operate a BESS at 94-100 Coulsons Road, Warrenheip with a Project Rated Capacity of approximately 240 MW/ 960MWh, equivalent to 4 hours of storage duration. Construction and operation of the project would involve the following key components:

- Battery containers using lithium-ion technology
- Inverters
- Transformers
- Cooling systems if required
- Fire suppressions systems
- Switch rooms
- Switchyard
- Parking, site office and amenities for operational use
- On site water storage
- Landscaping for visual screening
- Security fencing
- Temporary infrastructure, including construction facilities, site offices and amenities, tool and material storage sheds, construction staff car parking, component laydown areas and truck parking and unloading would also be required.

Warrenheip BESS community drop-in session.

What we heard from the community

Below is a summary of the key themes of feedback raised so far by local landowners and the community, and how these will be addressed.

Operational noise

The project will be required to comply with all applicable Victorian noise regulations and standards, and the facility will be designed to operate within those requirements.

As part of the planning approval process, an independent acoustic specialist will undertake a detailed noise assessment to evaluate potential impacts on nearby properties and recommend any mitigation measures required. The findings of this assessment will form part of the planning application and help ensure the facility operates at acceptable noise levels for the surrounding community.

Noise mitigation measures may include acoustic noise barriers and other design responses. Planning permit conditions would also require detailed management plans showing how noise impacts will be avoided, minimised and monitored during construction and operation.

Fire risk

Renewable energy projects are thoroughly assessed for fire hazards with agreed mitigation strategies to reduce fire risk a priority. The Warrenheip BESS project will be designed to comply with relevant fire safety standards. The CFA has strict design guidelines that must be incorporated into the project design.

Measures include requiring cleared vegetation zones, CFA access and roadways, water storage on site, and strict vegetation management plans.

If the project is approved, an Emergency Management Plan and Fire Management Plan will be prepared in consultation with the CFA (who are required to assess this as part of any consent conditions) before construction can start.

Visual impact

As part of the planning application, Avenis Energy has engaged experts to conduct a Landscape and Visual impact Assessment, which will evaluate potential impacts on local character and visual appearance for adjoining landowners and recommend mitigation measures to minimise the visual impact.

The proposal also includes landscape concept plans that incorporate vegetation buffer zones around the site, using tree and shrub planting to reduce visibility from surrounding properties and roads.

Community and economic benefits

Meaningful engagement with the local community is a key priority, ensuring that our project delivers both economic and social benefits. The insights gathered from our community engagement work will help shape community benefit programs that create positive, lasting value for the local area.

Construction will create job opportunities. Avenis Energy requires all contractors working on its developments to hire local contractors and utilise local suppliers wherever possible. It is estimated that around 140 workers will be required to construct the project. During operations approximately 3-5 ongoing operational roles will be created. The employment benefits extend through the local supply chains to fuel supply, vehicle servicing, hotels/motels, B&Bs, cafés, pubs, catering, cleaning companies, tradespersons, tool and equipment suppliers and many other businesses.

Impact of property values

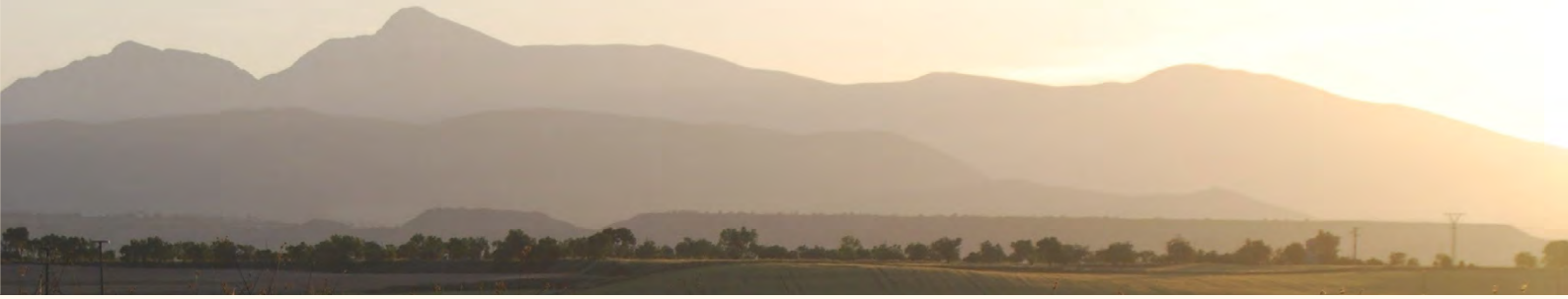
Property values are influenced by a wide range of factors, including local housing demand, economic conditions, infrastructure investment and broader market trends. While it is understandable that some community members may have questions about the potential impact of a proposed BESS on nearby property values, there is currently limited evidence to suggest that proximity to renewable energy infrastructure has a consistent negative effect on property prices.

Research undertaken in areas that host major renewable energy projects has found that property markets generally continue to be driven by broader local and regional factors.

We recognise that property values are an important consideration for residents and landowners. As the project progresses, we will continue to work with the community to understand and address concerns and provide information about the project's design, operation and potential impacts.

Protecting biodiversity

Avenis Energy is undertaking the technical assessments to determine the potential impact to the ecology and wildlife on the site, to avoid, minimise or mitigate any potential impacts to vegetation and potential wildlife habitats and is exploring opportunities with local stakeholders for initiatives that positively contribute to the local ecological value of the area.



Decommissioning

The operational life of the project is expected to be up to 35 years. After this time, the site will either be decommissioned and returned to its original purpose as freehold land.

Depending on future energy requirements, the project may be reutilised and upgraded, subject to landowner agreements and existing approvals. be undertaken to evaluate noise levels, any potential impacts, and provide clear mitigation measures to be incorporated into the BESS design to prevent regulatory noise emission levels at close by receivers. If the project is approved, a permit condition will require the preparation of a decommissioning plan prior to the facility ceasing operation.

Project scale and expansion

There are no plans at this stage for the project to expand its current footprint. The technical assessments undertaken as part of the planning process will inform the sites' final design and layout. These will be available for community review during the public notice period.

Project and private insurance arrangements

The project would carry comprehensive insurance to protect against potential losses, including unlikely events such as fire, and to cover any liability for damage or injury that may be caused to third parties.

There is currently no specific evidence to suggest that renewable energy projects increase the cost or impact the ability for a neighbouring landholder to obtain public liability insurance, and both the Insurance Council of Australia (ICA) and the Clean Energy Council have released publications indicating that, although premiums are rising, this is unlikely to be linked to clean energy projects (cleanenergycouncil.org.au/forconsumers/fact-sheets/impacts-and-benefits-toconsumers-get-the-facts/public-liability-insurancelandholder-protection).

Traffic, road use, and infrastructure

As part of the planning process, a Traffic Impact Assessment will be conducted to assess, manage and maintain the local road network during construction and operation.
We will collaborate with the Council to minimise any impact on neighbouring residents.

Project benefits:

Supporting the clean energy transition

The proposed BESS will significantly contribute towards Victoria's renewable energy target of 95% by 2035 and at least 2.6GW of energy storage capacity by 2030.

Network reliability

BESS technology provides fast and reliable response times to prevent blackouts and other disruptions, ensuring a more reliable, stable and secure power supply.

Economic benefit

The project will provide local social and economic benefits with approximately 140 jobs during construction and 3-5 full time jobs once in operation.

Local businesses and suppliers will be used where possible, helping support the regional economy.

Efficiency and affordability

The battery stores electricity when demand is low and releases it during peak times.

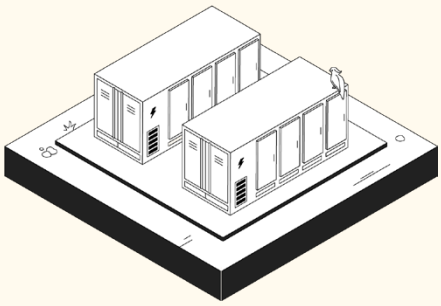
This helps balance the grid, makes better use of existing energy, and reduces pressure on the network, which can help keep energy costs down over time.

The planning pathway

Avenis Energy is preparing a range of assessments to support the planning application including:

1. VISUAL ASSESSMENT
2. BUSHFIRE RISK ASSESSMENT
3. AGRICULTURAL, ENVIRONMENTAL, AND BIODIVERSITY ASSESSMENTS
4. HYDROLOGY AND FLOOD STUDIES
5. LOCAL TRAFFIC AND TRANSPORT
6. NOISE AND VIBRATION

Once the proposal has been lodged, DTP will notify the local community through the public notice period. During this time all supporting technical assessments are made available for community review and anyone can make a submission. This period is typically 14–28 days, depending on the Minister's direction. The exhibition is managed by DTP, and all submissions are considered by the Minister for Planning before any decision is made.



Timeline

WE ARE HERE

Avenis Energy is preparing a series of technical assessments to accompany the planning application. The outcomes of these assessments will provide information needed for Avenis Energy to help ensure any potential impacts are minimised.

Avenis Energy are also out in the community providing information about the project and seeking community feedback on the proposal.

MID 2026

Avenis Energy intends to lodge the planning application with DTP. After the application is lodged the DTP will notify the local community through the public notice period. The community will be formally invited to provide feedback to DTP as part of this process.

LATE 2026 / EARLY 2027

Avenis Energy is expecting a determination within six to nine months of lodging the application with DTP.

LATE 2027

Subject to obtaining the necessary approvals, Avenis Energy would commence construction. Construction is expected to take approximately 18-24 months.

Contact

Community engagement is an important part of the development application process and the broader project life cycle. It helps us understand and respond to any questions or concerns the community may have.

If you have any questions or feedback, please contact us using the details below.

warrenheip@avenisenergy.com.au

1800 227 210

avenisenergy.com.au/projects/warrenheip

About Avenis Energy

Avenis Energy is dedicated to developing utility BESS projects and large-scale renewable energy projects that deliver clean, green energy into the transmission network, reducing reliance on fossil fuels and help minimise the impacts of climate change. Avenis prides itself on working closely with landowners, near neighbours, key stakeholders and the wider communities where our projects are proposed.

The Avenis team has significant experience in the industry across all elements of the development cycle, from site selection, planning and permitting to engineering, construction and operation. The team has been working together since 2018 and is entirely dedicated to the Australian market, with a proven track record of developing high quality community sensitive projects.