

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	AusNet Transmission Services Pty Ltd
Business phone number	038610 3094
Email	Roshana.Wickramasuriya@ausnetservices.com.au
Address type	Street address
Street address	

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Unit type	Other
Unit number	
Level number	29
Site or building name	
Street number	2
Street name	Southbank Boulevard
Suburb	Southbank
Postcode	3006
State	VIC

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Owner details

The owner is the applicant	No
Is the owner a person or organisation?	Organisation

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Organisation name	Goorambat East Solar Farm Pty Ltd
Business phone number	0408 685 682
Email	jasper.bostoen@engie.com
Address type	Street address

Street address

Unit type	
Unit number	
Level number	23
Site or building name	
Street number	2

Street name Southbank Boulevard
Suburb Southbank
Postcode 3006
State VIC

Preferred Contact

First name Adi
Last name Ananda
Mobile
Work phone 0399441613
Organisation Beca Pty Ltd
Job title Planner
Email adi.ananda@beca.com
Address type Street address

Street address

Unit type
Unit number
Level number 23
Site or building name Melbourne Quarter Tower
Street number 695
Street name Collins Street
Suburb Docklands
Postcode 3008

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State

VIC

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site?

Yes

Enter the pre-application number

PPA-789

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Land details

Planning scheme

Benalla

At least one location must be provided to submit this application. 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.

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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 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

Manual location details

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

Application details

Describe your proposal AusNet seeks approval to undertake a two-lot subdivision, and to create a carriageway easement at 379 Goorambat-Chesney Road, Goorambat, VIC 3725 (Lots 1 & 2 TP399580L)

Is this application a combined S96A application (i.e. a combined amendment and planning permit application)? No

What is the application trigger? Other

Please specify the provision or clause the application is required under (if known)? 35.07 & 52.02

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Please select the application category Subdivision of land

Enter the estimated cost of any development for which the permit is required \$0.00

What is the current land use? Utility Installation

Describe how the land is used and developed now The site is approved for use as a solar farm. The site contains two power supply easements: E-1 (15.69 metres wide) and E-2 (75.9 metres wide). There is a low number of nearby residences, including the settlement of Goorambat approximately 480m north of the Subject Site, and the residence "Yallambee" at 379 Goorambat-Chesney Road, approximately 240m south of the Subject Site.

Does this application look to change or extend the use of this land? No

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? No

Does this application involve the creation or removal of lots? Yes

Current No. of lots 2

Proposed No. of lots 2

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).

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Supporting documents

Planning Application Report - Goorambat Terminal Station Subdivision (4516460).pdf
Appendix B - Proposed Plan of Subdivision.pdf
Appendix A - Certificates of Title.pdf
Appendix A - Title Plan.pdf
Appendix D - Endorsed Development Plan - 5 September 2024.pdf
Appendix C - Planning Permit P102/19 GESF_Amended Planning Permit_02.09.2022.pdf
Appendix E - Letter of Land Owner Consent_GESF_signed.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.

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	18
Fee amount	\$1453.40
Fee description	To subdivide land into 2 lots (other than a class 9 or class 17 permit)

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	21
Fee amount	\$1453.40
Fee description	To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.

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

Total amount to pay	\$2180.10
Payment method	Credit/Debit card

Credit/Debit card payment successful

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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 approvals](#)

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 04330 FOLIO 940

Security no : 124119951769V
Produced 19/11/2024 10:03 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 399580L.
PARENT TITLE Volume 02318 Folio 523
Created by instrument 0943293 09/06/1920

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GOORAMBAT EAST SOLAR FARM PTY LTD of LEVEL 23 2 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006
AY341259X 26/08/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY341260P 26/08/2024
BNP PARIBAS

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP399580L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY281049R (E)	CAVEAT	Registered	06/08/2024
AY281050H (E)	WITHDRAWAL OF CAVEAT	Registered	06/08/2024
AY310565Q (E)	NOMINATION OF ECT TO LC	Completed	15/08/2024
AY341259X (E)	TRANSFER	Registered	26/08/2024
AY341260P (E)	MORTGAGE	Registered	26/08/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 26/08/2024

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP399580L
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/11/2024 10:03

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TITLE PLAN		EDITION 1	TP 399580L
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Location of Land

Parish: GOORAMBAT
 Township:
 Section:
 Crown Allotment: 58B & 63B (PT)
 Crown Portion:
 Last Plan Reference:
 Derived From: VOL 4330 FOL 940
 Depth Limitation: NIL

Notations

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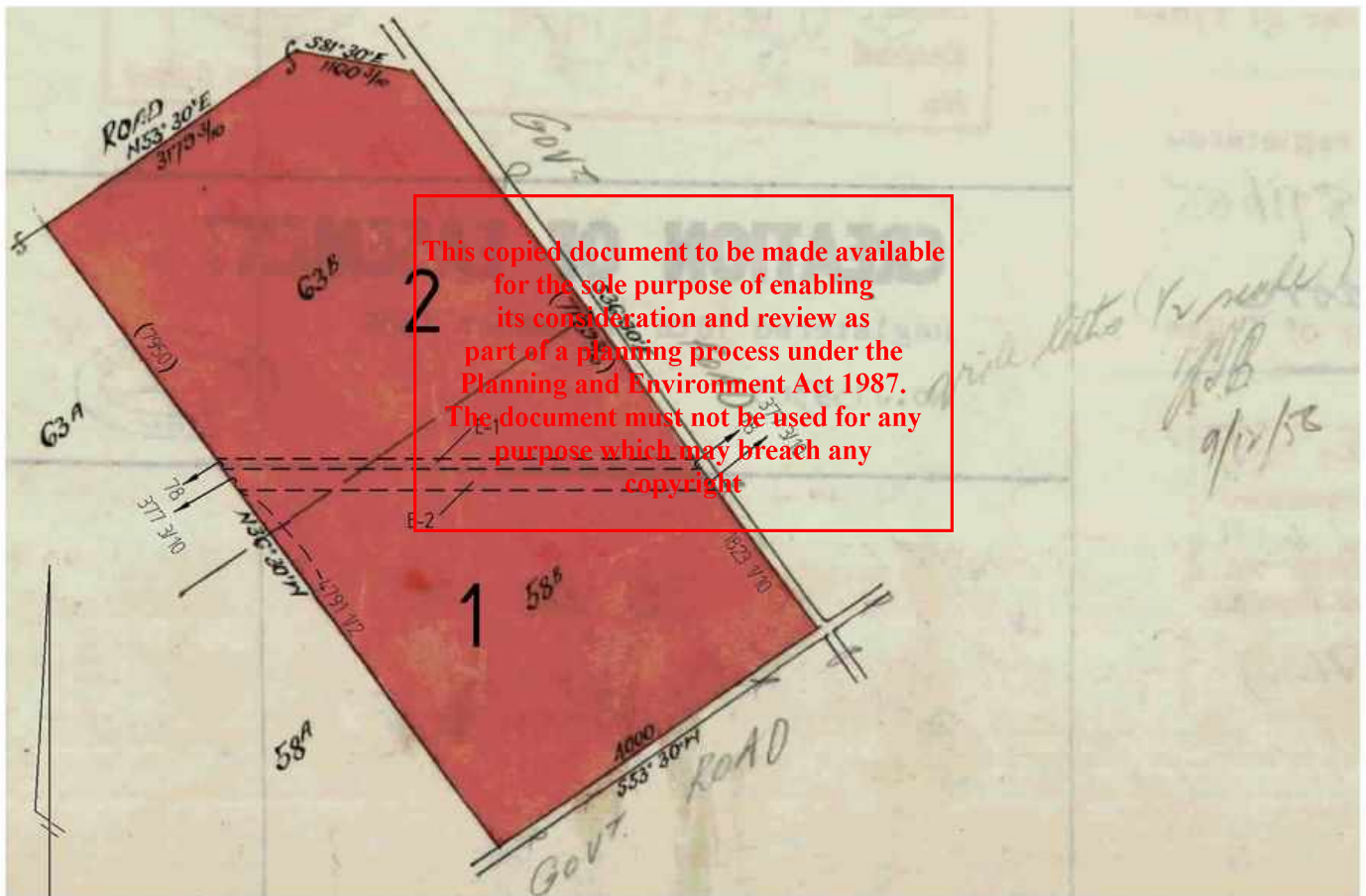
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

E-1 = EASEMENT TO SEC CREATED BY C/E J159363
 E-2 = EASEMENT TO SEC CREATED BY C/E A580633

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 12/04/2000
 VERIFIED: P.C.



TOTAL AREA = 314A 2R 21P

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 58B
PARCEL 2 = CA 63B (PT)