

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	Crowther & Sadler Pty Ltd
Business phone number	51525011
Email	contact@crowthersadler.com.au
Address type	PO Box
PO Box address	

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PO Box 722
Suburb Bairnsdale
Postcode 3875
State VIC

Owner details

The owner is the applicant No

Is the owner a person or organisation? Person

First name Alan & Judith

Last name Paulet

Mobile

Work phone

Organisation

Job title

Email contact@crowthersadler.com.au

Address type Street address

Street address

Unit type

Level number

Site or building name

Street number 374

Street name Hendersons Road

Suburb Toongabbie

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Postcode 3856

State VIC

Preferred Contact

First name Kate

Last name Young

Mobile 0402307328

Work phone 51525011

Organisation Crowther & Sadler

Job title Director

Email kate@crowthersadler.com.au

Address type PO Box

PO Box address

PO Box 722

Suburb Bairnsdale

Postcode 3875

State VIC

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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 PRE23000129

Pre-application name PRE23000129 C-Loop Toongabbie Project-Pre-Application Meeting

Land details

Planning scheme Wellington

Location

Location type Lot on plan

Lot on plan

Lot number 4

Plan type Plan of Subdivision

Plan number 835778

Location

Location type Crown allotment

Crown allotment

Allotment 18

Section

Portion

Parish/Township name Toongabbie South

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Location

Location type Crown allotment

Crown allotment

Allotment 1

Section

Portion

Parish/Township name Toongabbie South

Application details

Describe your proposal Use and development of a Renewable Energy Facility and Utility Installation

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)?	35.07-1 & 35.07-4
Please select the application category	Change or extension of use Other buildings and works (including septic tanks, dams, earthworks)
Enter the estimated cost of any development for which the permit is required	Failed to convert value: 3000000000
What is the current land use?	
Describe how the land is used and developed now	Predominantly vacant agricultural land, with part of one title developed with a Broiler Farm
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Energy Generation Facility Utility Installation
Energy type	Waste-to-Energy
What is the renewable project name?	Toongabbie Bioenergy / Biorefinery
Generated capacity (MW)	11000
Storage capacity (MW)	0
Is the site within an irrigation district declared under Part 6A of the Water Act 1989?	No

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Please ensure engagement with Traditional Owners of the subject land is considered and outlined in consultation plans.

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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? N/A (no such encumbrance applies)

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? 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).

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Supporting documents

CoT - Property B Vol 9781 Fol 300.pdf
Cultural Heritage Due Diligence Dec 2023.pdf
GHG & Energy Impact Assessment Jan 2024.pdf
LCA Sept 2023.pdf
Proposed Road and Power Rev A.pdf
Visual Impact Assessment.pdf
COT - Property A Vol 12209 Fol 201.pdf
CoT - Property C Vol 9781 Fol 295.pdf
Sensitive Receptor diagrams.pdf
20437 Report FINAL.pdf
Biodiversity Assessment Aug 2023.pdf
C-Loop Plan Set April 2024.pdf
Overall Site Plan - Baigents.pdf

Summary of Community Consultation.pdf
Noise Assessment Summary Dec 2023.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 250MB.
- 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@delwp.vic.gov.au for assistance.

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3D digital model

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	1
Fee amount	\$1415.10
Fee description	Use only

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Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	15
Fee amount	\$27546.80
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 \$15,000,000 and not more than \$50,000,000

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

Total amount to pay \$28254.35

Payment method EFT

BSB 033-875

Account and reference number 170073571

EFT confirmation I confirm that the fee has been paid via EFT

Submit

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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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