

Apply for a planning permit

Before you start



Department
of Transport
and Planning

- 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

Robert Luxmoore Project Management c/o Cogency Australia

Business phone number

03 9421 2600

Email

sreed@luxmoore.com.au

Address type

Street address

Street address

Unit type

Level number

G

Site or building name

Street number

11A

Street name

Newton Street

Suburb

Richmond

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Postcode 3121

State VIC

Owner details

The owner is the applicant No

Is the owner a person or organisation? Organisation

Organisation name Manthos Investments Pty Ltd

Business phone number 0419 593 833

Email kaffenio@net-tech.com.au

Address type Street address

Street address

Unit type

Level number

Site or building name

Street number 12

Street name Waratah Drive

Suburb Morewell

Postcode 3840

State VIC

and LATROBE CITY COUNCIL of
141 COMMERCIAL ROAD MOR-
WELL VIC 3840 (For Crown Allot-
ment 68B Parish of Traralgon)

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Preferred Contact

First name Rebecca

Last name Wardle

Mobile 0400 797 106

Work phone**Organisation** Cogency Australia**Job title** Founder/ Director**Email** rebecca@cogencyaustralia.com.au**Address type** Street address**Street address****Unit type****Level number** 18**Site or building name****Street number** 1**Street name** Nicholson Street**Suburb** East Melbourne**Postcode** 3002**State** VIC**ADVERTISED
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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** PRE23000073**Pre-application name** PRE23000073 Hazelwood North Solar Farm-Pre-Application Meeting

Land details

Planning scheme Latrobe

Location

Location type	Street address	Standard Parcel Identifier:	Owner:
Street address		4\TP839333	Manthos Investments Pty. Ltd.
		3\TP839333	Manthos Investments Pty. Ltd.
Unit type		2\TP839333	Manthos Investments Pty. Ltd.
		1\TP839333	Manthos Investments Pty. Ltd.
		4A~A\PP3647	Manthos Investments Pty. Ltd.
Level number		8A~A\PP3647	Manthos Investments Pty. Ltd.
		8~A\PP3647	Manthos Investments Pty. Ltd.
		3A~A\PP3647	Manthos Investments Pty. Ltd.
Site or building name		63~A\PP3647	Manthos Investments Pty. Ltd.
		68~A\PP3647	Manthos Investments Pty. Ltd.
		68A~A\PP3647	Manthos Investments Pty. Ltd.
		68B\PP3647	Latrobe City Council (Crown Lot)
Street number		67A~A\PP3647	Manthos Investments Pty. Ltd.
		55\PP3647	Manthos Investments Pty. Ltd.
		56~A\PP3647	Manthos Investments Pty. Ltd.
Street name	Firmins Lane	57\PP3647	Manthos Investments Pty. Ltd.
		57A\PP3647	Manthos Investments Pty. Ltd.
Suburb	Hazelwood North	3B~A\PP3647	Manthos Investments Pty. Ltd.
		4B~A\PP3647	Manthos Investments Pty. Ltd.
		1\TP741402	Manthos Investments Pty. Ltd.
Postcode	3840		
State	VIC		

Application details

Describe your proposal Use and development of land for a 450 MW solar farm, associated infrastructure, an internal substation, and a 450 MW / 1800 MWh Battery Energy Storage System.

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

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

Please select the application category

- Change or extension of use
- One or more new buildings
- Other buildings and works (including septic tanks, dams, earthworks)
- Native vegetation removal
- Other vegetation removal
- Signage
- Other

Enter the estimated cost of any development for which the permit is required Failed to convert value: 65100000000

Is there a metropolitan planning levy? No

What is the current land use? Agriculture

Describe how the land is used and developed now The current land use is a combination of grazing with sheep, grazing with cattle, fodder production and dryland cropping. There is one set of portable stockyards located centrally along Firmins Lane and another set of derelict stockyards near the access from Walsh's road. These set of stockyards are not suitable for use and have been deemed possibly unrepairable. There are no other buildings on site. Any on-farm storage is in portable structures or has no solid structure.

Does this application look to change or extend the use of this land? Yes

What is the proposed land use? Energy Generation Facility

Energy type Solar

What is the renewable project name? Hazelwood North Solar Farm

Installed capacity (MW) 400

Is the site within an irrigation district declared under Part 6A of the Water Act 1989? No

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

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

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? See Appendix E Flora & Fauna Assessment

What is the credit extract id? See Appendix E Flora & Fauna Assessment

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

Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)? Yes

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

Planning Application Report Firmins Lane, Hazelwood North 21-07-2023.pdf
Cover Letter Hazelwood North Solar Farm Application.pdf
Appendix P Safety Management Study.pdf
Appendix M Glint & Glare Assessment.pdf
Appendix J Noise Impact Assessment.pdf
Appendix T Site Survey.pdf
Appendix S Waterway Revegetation Plan.pdf
Appendix E Flora & Fauna Assessment.pdf
Appendix Q Environment Effects Self-Assessment.pdf
Appendix O Fire & Bushfire Report.pdf
Appendix R Community & Stakeholder Engagement Summary Report.pdf
Appendix L Aviation Impact Assessment.pdf
Appendix N Socio-Economic Assessment.pdf
Appendix K Agricultural Assessment.pdf
Appendix I Landscape & Visual Impact Assessment.pdf
Appendix H Hydrology and Flooding Impact Assessment.pdf
Appendix L Aviation Impact Assessment.pdf
Appendix G Traffic Engineering Assessment.pdf
Appendix F Aboriginal Cultural Heritage Impact Assessment.pdf
Appendix D BESS Design Plans.pdf
Appendix C Site Layout Masterplan.pdf

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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	\$61914.60
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	1
Fee amount	\$1415.10
Fee description	Use only

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

Total amount to pay \$62622.15

Payment method EFT

BSB 033-875

Account and reference number 170058811

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

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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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