

Apply for a planning permit

Before you start



Department
of Transport
and Planning

Are you in the right place?

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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

Venn Energy

Business phone number

0485835404

Email

info@coobasolarproject.com.au

Address type

Street address

Street address

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Unit type

Level number

22

Site or building name

Street number

120

Street name

Spencer Street

Suburb

Melbourne

Postcode

3000

State

VIC

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Owner details

The owner is the applicant

No

Is the owner a person or organisation?

Person

First name

Last name

Mobile

Work phone

Organisation

Job title

Email

fi.c@nghconsulting.com.au

Address type

Preferred Contact

First name

Fi

Last name Cotter

Mobile 0408587095

Work phone

Organisation NGH Consulting

Job title Principal Planner

Email fi.c@nghconsulting.com.au

Address type Street address

Street address

Unit type Suite

Unit number 2

Level number 14

Site or building name

Street number 10

Street name Queen Street

Suburb Melbourne

Postcode 3000

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

Land details

Planning scheme

Campaspe

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.

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

Review locations

Locations created from scanning land title documents or using the map will display here.

124 CORNELLA CHURCH ROAD COLBINABBIN 3559

PLAIN ROAD COLBINABBIN 3559

PLAIN ROAD COLBINABBIN 3559

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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.

Location type	Road reserve
Road reserve	Cornella Church and Heathcote Rochester Rd
Location type	Road reserve
Road reserve	Plain Road
Location type	Road reserve
Road reserve	Davey Road

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Application details

Describe your proposal	Use and development of the land for a solar energy facility and utility installation with associated buildings and works, remove native vegetation, and to construct and display signage
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.22
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 Signage
Enter the estimated cost of any development for which the permit is required	Failed to convert value: 6000000000000000
What is the current land use?	Agriculture
Describe how the land is used and developed now	Primarily low intensity sheep grazing with some cropping (wheat, barley and oats) with associated farm dwelling and outbuildings
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	Battery Solar
What is the renewable project name?	Cooba Solar Farm
Generated capacity (MW)	500
Storage capacity (MW)	300
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.

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

What is the Native Vegetation Removal Report (NVR) number?

What is the credit extract id?

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

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- 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

22-584 Planning Report FINAL _V2.0 .pdf
APP G Final AIA Cooba Solar v0_9.pdf
APP C Biodiversity Assessment, Trees and Offsets.pdf
Appendix D 22-584 Cooba - Agricultural Report 30 July 2024
Cooba Solar Project.pdf
Appendix I Development Plans.pdf
APP J 22-584 Cooba EMP FINAL DRAFT For DA SUBMISSION
230524 (1).pdf
APP F 22584 Cooba SF Traffic Report (1).pdf
Appendix B V23014_Cooba Solar Farm_LVIA_Planning
Application_C_20240731.pdf
22584 Cover letter Cooba 130824.pdf
15619_EHP_DEECA_RFI_Response_12082024.pdf
App E ADP MEL3057 Noise 20240318 Cooba Solar Farm
Acoustic Report r02 (002).pdf
App H 22010291_Cooba_R01V03 Hydrology.pdf
APP A 22-584 FINAL _V2.0 App A Titles.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@delwp.vic.gov.au for assistance.

3D digital model

240726_Cooba SF 3D Model_APP.fbx

Fees and payment

[View planning and subdivision fees](#)

Fee

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Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	\$63589.00
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	\$1453.40
Fee description	Use only

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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 \$64315.70

Payment method Fee waiver

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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