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.

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Contact details

Applicant details

Is the applicant a person or organisation?	Organisation
Organisation name	Moreton Hill Wind Farm Nominees Pty Ltd
Business phone number	1300 119 463
Email	alastair.smith@squadronenergy.com
Address type	Street address

Street address

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Unit type	
Unit number	
Level number	15
Site or building name	
Street number	2
Street name	Lonsdale Street
Suburb	Melbourne
Postcode	3000
State	VIC

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Owner details

The owner is the applicant Yes

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Preferred Contact

First name	caroline
Last name	funnell
Mobile	0449947686
Work phone	
Organisation	Umwelt Environmental and Social Consultants
Job title	Environment Team Manager, Principal Environmental Consultant
Email	cfunnell@umwelt.com.au
Address type	Street address

Street address

Unit type

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Unit number	2
Level number	27
Site or building name	
Street number	530
Street name	Collins Street
Suburb	Melbourne
Postcode	3000
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-2321

Land details

Planning scheme	Golden Plains

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

Manual location details

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

Application details

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Describe your proposal	The proposed works comprise augmentation of the existing Berrybank Terminal Station (approved by the Minister via permit PA1700309 in 2018) to provide infrastructure to connect the Moreton Hill Wind Farm to the National Electricity Market. The works will remain within the 3.26ha existing terminal station site and uses land that was originally secured to accommodate future expansion of the switchyard. The terminal station is owned and operated by Lumea Pty Ltd (part of Transgrid Group) as the Transmission Network Service Provider. The proposal comprises the following buildings and works which remain within the existing Berrybank Terminal Station approved site and generally aligns with the future capacity allowed for in the existing permit: • an additional 220 kV line bay located north-east of the two existing line bays • an additional control building located north-west of the existing control building • extension of the existing switchyard hardstand to accommodate the new line bay, control building and associated operational infrastructure • minor reconfiguration and extension of the existing security fence to accommodate the new line bay and control building • extension of the perimeter access track and asset protection zone (APZ) around the extended hardstand and associated infrastructure, and associated minor reconfiguration of the existing farm fence to encompass these areas • an approximately 100 m section of 220 kV underground transmission line extending from the north-eastern boundary of the subject site (where it connects with the section of MHWF underground transmission line that is subject to separate permit applications) to the new line bay. Clause 35.07-4 – To construct or carry out building or works for a utility installation in FZ Clause 35.07-4 – To construct a building within 100 m of a wetland Clause 35.07-4 – To carry out earthworks identified in Schedule 1 to Clause 35.07 (earthworks which change the rate of flow or the discharge point of water across a property boundary) in FZ Clause 42.01-2 – To construct a building or construct or carry out works in the ESO2 Clause 42.01-2 – To remove, destroy or lop any vegetation, including dead vegetation in the ESO2 Note: No permit is required under Clause 35.07-1 for the use of land for a utility installation in the FZ as the land is already approved for use for a utility installation being the existing Berrybank Terminal Station under Planning Permit No. PA1700309.
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	Other
Enter the estimated cost of any development for which the permit is required	$10,000,000

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Is there a metropolitan planning levy requirement?	No
What is the current land use?	Utility Installation
Describe how the land is used and developed now	The subject site is located at 39 Willowvale Road, Mount Bute, approximately 12 km north-east of Lismore and 24 km south-east of Skipton. The subject site is located within the Golden Plains Shire LGA and the Corangamite Catchment Management Authority (CMA) area. The subject site is located entirely within the Central Highlands Renewable Energy Zone (REZ) identified in VicGrid's Victorian Transmission Plan 2025. The subject site comprises a single parcel of freehold land having a total area of approximately 3.26 ha and described as Lot 1 on Plan PS838361. There are no registered restrictions on the land title. The subject site is owned by Lumea Pty Ltd. The majority of the subject site is occupied by the existing terminal station infrastructure comprising two line bays and auxiliary infrastructure located on a hardstand with a gravel apron surrounding the site along with security fencing and farm fencing separating the works from adjacent cropped land. The subject site does not have direct road frontage. The existing Berrybank Terminal Station is accessed off Lismore-Scarsdale Road via an existing dedicated access track and easement across two privately owned land parcels described as Lot 2 on Plan LP112823 and Lot 1 on Plan LP99425. No new access tracks will be required for the proposed works. An Ecological Due Diligence Assessment determined that the subject site is a highly modified area of low ecological value, and that no native vegetation patches or scattered trees, threatened ecological communities or habitat for threatened species would be impacted by the proposal. The subject site is not located within an Area of Aboriginal Cultural Heritage Sensitivity as defined under the Aboriginal Heritage Regulations 2018. The subject site and associated access are not located within a Bushfire Management Overlay.
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?	N/A (no such encumbrance applies)

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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

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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).

Supporting documents	33589_R01_Berrybank TS Augmentation_Planning Report_Final.pdf Appendix D TNSP terminal station plans combined.pdf Appendix B Titles and Plans Combined (1).pdf Appendix A Development Plans combined.pdf Appendix H Environmental noise assessment.pdf Appendix F Ecology Due Diligence.pdf Appendix G Bushfire Risk Assessment.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.

3D digital model

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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	14
Fee amount	$10,146.10
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 $5,000,000 and not more than $15,000,000

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

Total amount to pay	$10,146.10
Payment method	EFT
BSB	033-875
Account and reference number	170135881
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 assessment

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