

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

Squareback Planning Pty Ltd

Business phone number

99651930

Email

jason@squareback.com.au

Address type

PO Box

PO Box address

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PO Box	3376
Suburb	East Melbourne
Postcode	8002
State	VIC

Owner details

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

Organisation name	SCOTT ST DANDENONG PTY LTD
Business phone number	0399651930
Email	jason@squareback.com.au

Address type	Street address
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Street address

Unit type	Unit
Unit number	1

Level number

Site or building name

Street number	556
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Street name	High Street
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Suburb	Preston
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Postcode	3072
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State	VIC
--------------	-----

Preferred Contact

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First name	Jason
Last name	Barnfather
Mobile	0438880282
Work phone	0399651930
Organisation	Squareback Planning Pty Ltd
Job title	Director
Email	jason@squareback.com.au
Address type	PO Box
PO Box address	
PO Box	3376
Suburb	East Melbourne
Postcode	8002
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	PPA-767

Land details

Planning scheme	Greater Dandenong
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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 18 - 24 Scott Street PPA Title Documents.pdf

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

1 of 1 files could not be scanned

The following files are older than 30 days:

- 18 - 24 Scott Street PPA Title Documents.pdf

You may delete the file and upload a more recent version, or enter the location details below

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	Construction of a thirteen storey building, comprising eighty six dwellings, use of the land for dwellings as the frontage at ground level exceeds 2 metres and car parking reduction.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.23
Please select the application category	Multi-dwelling
Enter the estimated cost of any development for which the permit is required	Failed to convert value: 25000000000

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What is the current land use?	Vacant
Describe how the land is used and developed now	Vacant.
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Residential / Accommodation
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? Yes

Dwelling

Dwelling type	Apartments
Number of dwellings currently on site	0
Number of dwellings being demolished as part of application	0
Number of new dwellings being built	86
What is the Height (m) of building	42
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).

Supporting documents

18 - 24 Scott Street PPA Green Travel Plan.pdf
18 - 24 Scott Street PPA VicPlan Planning Property Report.pdf
18 - 24 Scott Street PPA Waste Management Plan.pdf
18 - 24 Scott Street PPA Cover Letter.pdf
18 - 24 Scott Street PPA Development Plans.pdf
18 - 24 Scott Street PPA Land Survey.pdf
18 - 24 Scott Street PPA Town Planning Report.pdf
18 - 24 Scott Street PPA MPL Certificate.pdf
18 - 24 Scott Street PPA Planning Certificate.pdf
18 - 24 Scott Street PPA Sustainable Management Plan.pdf
18 - 24 Scott Street PPA Title Documents.pdf
18 - 24 Scott Street PPA Traffic Impact Assessment.pdf
18 - 24 Scott Street PPA Community Housing Limited Letter.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

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	15
Fee amount	\$28291.70
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 \$28291.70

Payment method EFT

BSB 033-875

Account and reference number 170102791

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

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

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- 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

Page 1 of 1

VOLUME 10785 FOLIO 918

Security no : 124120200321F
Produced 27/11/2024 03:32 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 057871.

PARENT TITLES :

Volume 10636 Folio 147 Volume 10636 Folio 149 Volume 10636 Folio 151

Volume 10636 Folio 153

Created by instrument AB736280G 04/12/2002

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SCOTT ST DANDENONG PTY LTD of UNIT 1 556 HIGH STREET PRESTON VIC 3072
AX604909E 22/12/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX604910V 22/12/2023
BALANCED SECURITIES LTD

MORTGAGE AX604911T 22/12/2023
GAFG PTY LTD

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP057871 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 18-24 SCOTT STREET DANDENONG VIC 3175

ADMINISTRATIVE NOTICES

NIL

eCT Control 21352W DAVID MORTON GEER
Effective from 22/12/2023

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP057871
Number of Pages (excluding this cover sheet)	3
Document Assembled	27/11/2024 15:32

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CERTIFICATE OF TITLE V. ⁷³⁹⁸8255 ✓ F. ⁵⁵²400 ✓
LODGED BY RIDGEWAY, PEARCE & CO.
DEALING No 1958/97 ✓ DATE 1.5.63 ✓
DECLARED BY R.D. STEELE ✓ 23.9.59 ✓
CONSENT OF COUNCIL CITY OF RANDENONG ✓
15.3.60 ✓

PLAN MAY BE LODGED S.M. 92 15 NOV 1963 ✓

THE LAND COLOURED GREEN AND GREEN HATCHED
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE AND SEWERAGE.

THE LAND COLOURED BLUE AND GREEN HATCHED
IS ENCUMBERED SEE
VOL. 7398 FOL. 552

THE LAND COLOURED YELLOW
IS AN APPURTENANT EASEMENT TO PART ONLY
SEE VOL. 8255 FOL. 400

LP 57871.....
BACK OF SHEET ...!.....

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 57871

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

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

Page 1 of 1

VOLUME 10785 FOLIO 917

Security no : 124120200320G
Produced 27/11/2024 03:32 PM

LAND DESCRIPTION

Lot 1 on Title Plan 242817J.
PARENT TITLE Volume 08255 Folio 401
Created by instrument AB736280G 04/12/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SCOTT ST DANDENONG PTY LTD of UNIT 1 556 HIGH STREET PRESTON VIC 3072
AX604909E 22/12/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX604910V 22/12/2023
BALANCED SECURITIES LTD

MORTGAGE AX604911T 22/12/2023
GAFG PTY LTD

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 TP242817J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 18-24 SCOTT STREET DANDENONG VIC 3175

ADMINISTRATIVE NOTICES

NIL

eCT Control 21352W DAVID MORTON GEER
Effective from 22/12/2023

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP242817J
Number of Pages (excluding this cover sheet)	1
Document Assembled	27/11/2024 15:32

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TITLE PLAN		EDITION 1		TP 242817J							
Location of Land Parish: DANDENONG Township: DANDENONG Section: 6 Crown Allotment: 8 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8255 FOL 401 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information <div style="text-align: center; font-size: 2em; color: red; font-weight: bold;"> ADVERTISED PLAN </div>				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 04/10/2000 VERIFIED: AK							
<div style="text-align: center;"> </div>											
<table border="1" style="width: 100%;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">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</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 8 (PT)</td> </tr> </table>						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 8 (PT)	
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 8 (PT)											
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							