

Apply for a planning permit



Environment,
Land, Water
and Planning

Before you start

- 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 DELWP or outlined in a DELWP 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	Aaron Zhou C/o Human Habitats
Business phone number	9909 2202
Email	daniel@humanhabitats.com.au
Address type	Street address
Street address	
Unit type	
Level number	424
Site or building name	
Street number	838
Street name	Collins Street
Suburb	Docklands

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Postcode 3101

State VIC

Owner details

The owner is the applicant

No

Is the owner a person or organisation?

Person

First name

Zhiyun

Last name

Zhou

Mobile

Work phone

Organisation

Job title

Email

daniel@humanhabitats.com.au

Address type

Street address

Street address

Unit type

Level number

Site or building name

Street number

7

Street name

Kerrie Road

Suburb

Glen Waverly

Postcode

3150

State

VIC

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Preferred Contact

First name	Daniel
Last name	Cameron
Mobile	0448 576 155
Work phone	9909 2202
Organisation	Human Habitats
Job title	Urban Planner
Email	daniel@humanhabitats.com.au
Address type	Street address
Street address	
Unit type	
Level number	424
Site or building name	
Street number	838
Street name	Collins Street
Suburb	Docklands
Postcode	3008
State	VIC

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Pre-application meeting details

Have you submitted a pre-application meeting request already for this site? No

Land details

Planning scheme Greater Dandenong

Location

Location type Street address

Street address

Unit type

Level number

Site or building name

Street number 58

Street name Princes Highway

Suburb Dandenong

Postcode 3175

State VIC

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Application details

Describe your proposal Development of a five storey apartment complex comprising 15 apartments

Please specify the provision or clause the application is required under (if known)? Clause 32.07-5, Clause 52.06-3 and Clause 52.29-2

Please select the application category Waiving of parking requirement
Other
Multi-dwelling

Enter the estimated cost of any development for which the permit is required \$4500000.00

Is there a metropolitan planning levy? Yes

What is the current land use? Residential / Accommodation

Describe how the land is used and developed now Residential - single dwelling

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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)

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 DELWP or outlined in a DELWP 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

- 13246 - Landscape Plan.pdf
- 13246 - Plans.pdf
- 13246 - BESS Report.pdf
- 13246 - SDA Report.pdf
- 13246 - WMP.pdf
- 13246 - Swept Paths.pdf
- 13246 - Certificate of Title.pdf
- 13246 - MPL22837.pdf
- 13246-Town Planning Report.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	13
Fee amount	\$3524.30
Fee description	To develop land (other than a class 6 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 and not more than \$5,000,000

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	22
Fee amount	\$1360.80
Fee description	A permit not otherwise provided for in the regulation
Total amount to pay	\$4204.70
Payment method	Credit/Debit card

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Credit/Debit card payment successful

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 Environment, Land, Water and Planning (DELWP) 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 DELWP or its contracted service providers under confidentiality agreements to survey you about your experience with DELWP.

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 DELWP, 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, DELWP may be unable to process your request.

You may access the information you have provided to DELWP by contacting [Development approvals](#)

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Metropolitan Planning Levy (MPL)

Certificate

Aaron Zhou

Certificate Number: MPLCERT22837

424 838 Collins ST Docklands VIC 3008

Issue Date: 2 November 2022

Expiry Date: 31 January 2023

PART 1 - APPLICANT DETAILS

Details of person who applied for this Certificate:

Name: Aaron Zhou
Address: 424 838 Collins ST Docklands VIC 3008
Docklands
AUSTRALIA

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PART 2 - LEVIABLE LAND DETAILS

Address of land to which the Metropolitan Planning Levy applies:

Street Address: 58 Princes HWY
Dandenong VIC 3175

Formal Land Description:

Vol/Folio: 11576 / 4 **Lot/Plan:** **Block/Subdivision:**

Crown Reference:

Other:

Municipality: Greater Dandenong City Council

Estimated Cost of Development: \$4,500,000

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PART 3 - MPL PAYMENT DETAILS

MPL Application ID: MPL22837

MPL Paid: \$5,850.00

MPL Payment Date: 25 October 2022

PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

Paul Broderick
Commissioner of State Revenue

PART 5 – EXPLANATORY NOTES

General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

MPL threshold amount

- The threshold amount is \$1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

How MPL is calculated

- The amount of MPL is \$1.30 for every \$1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1000, the estimated cost is to be rounded up or down to the nearest \$1000 (and, if the amount by which it is to be rounded is \$500, it is to be rounded up).

Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate (*Revised*) and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 90 days after the day on which it is issued.

Revised MPL Certificate

- The Commissioner must issue a revised MPL Certificate if:
 - the Commissioner has issued a MPL Certificate, which has not expired;
 - the estimated cost of the development increases before the application for a leviable planning permit is made; and
 - he is satisfied that the whole amount of the MPL has been paid in respect of the increased estimated cost of the development.
- The Commissioner may also issue a revised MPL Certificate to:
 - Correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
 - the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.

- A revised MPL Certificate expires 90 days after the day on which it is issued.

Refund of MPL

- The only circumstance under which a person who has paid a MPL is entitled to a refund is where there has been a mathematical error in calculating the amount of the MPL by reference to the estimated cost of the development stated in the original or revised Application for Metropolitan Planning Levy (MPL) Certificate. Other than that, a person who has paid a MPL is not entitled to a refund of the whole or any part of the MPL.

Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information please contact the State Revenue Office:

Mail State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	Internet www.sro.vic.gov.au Email mpl@sro.vic.gov.au Phone 13 21 61 (local call cost) Fax 03 9628 6856
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11579 FOLIO 004

Security no : 124101321996Y
Produced 21/10/2022 02:53 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 009116.
PARENT TITLE Volume 04943 Folio 459
Created by instrument AL969090Y 19/06/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ZHIYUN ZHOU
JINGYU OU both of 7 KERRIE ROAD GLEN WAVERLEY VIC 3150
AT100455N 24/03/2020

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT100456L 24/03/2020
WESTPAC BANKING CORPORATION

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 TP716502V 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: 58 PRINCES HIGHWAY DANDENONG VIC 3175

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 24/03/2020

DOCUMENT END

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Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP716502V
Number of Pages (excluding this cover sheet)	1
Document Assembled	21/10/2022 14:57

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TITLE PLAN		EDITION 1	TP 716502V
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Location of Land

Parish: DANDENONG
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 37 (PT)

Last Plan Reference: LP 9116
 Derived From: VOL 4943 FOL 459
 Depth Limitation: NIL

Notations

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ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

All that piece of Land, delineated and coloured red and blue on the map in the margin being Lot 3 on Plan of Subdivision No. 9116--- lodged in the Office of Titles and being part of Crown Portion Thirty-seven Parish of Dandenong County of Bourke Together with a right of carriage way over Herbert- and Henty Streets colored brown on said Plan of Subdivision - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 12-12-2000
 VERIFIED: AD

COLOUR CODE
 BL=BLUE
 R=RED

ENCUMBRANCES REFERRED TO.

As to the land colored blue - - -
 ANY EASEMENTS implied under Act No. 3168 -

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