

# 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

Frank Dando Sports Academy Association Ltd

Business phone number

93720401

Email

gap@gattini.com.au

Address type

Street address

Street address

Unit type

Level number

Site or building name

Street number

33

Street name

Raymond Street

Suburb

Ashwood

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Postcode 3147

State VIC

## Owner details

The owner is the applicant Yes

## Preferred Contact

First name Damian

Last name Loughnan

Mobile

Work phone 9372 0401

Organisation G2 Urban Planning

Job title town planner

Email gap@gattini.com.au

Address type Street address

## Street address

Unit type

Level number

Site or building name

Street number 670

Street name Mt Alexander Road

Suburb Moonee Ponds

Postcode 3039

State VIC

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## Pre-application meeting details

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

## Land details

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Planning scheme Monash

### Location

Location type Street address

Street address

Unit type

Level number

Site or building name

Street number 33

Street name Raymond Street

Suburb Ashwood

Postcode 3147

State VIC

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## Application details

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Describe your proposal Building and works to an existing education centre (secondary school), advertising signage and reduction of car parking

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

Please specify the provision or clause the application is required under (if known)? General Residential Zone, Clause 52.05 & Clause 52.06

Please select the application category	Change or extension of use Waiving of parking requirement Signage
Enter the estimated cost of any development for which the permit is required	\$4700000.00
Is there a metropolitan planning levy?	Yes
What is the current land use?	Education Centre
Describe how the land is used and developed now	Education Centre (secondary school) with 35 students
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?	No

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### Additional details

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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

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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**

17794 Feature Plan 9.12.22.pdf  
 App Plans.pdf  
 title.pdf  
 MPL24143.pdf  
 Planning Report\_Jul 2023.pdf

## Fees and payment

[View planning and subdivision fees](#)

### Fee

<b>Fee type</b>	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
<b>Class</b>	13
<b>Fee amount</b>	\$3665.00
<b>Fee description</b>	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

<b>Fee type</b>	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
<b>Class</b>	1
<b>Fee amount</b>	\$1415.10
<b>Fee description</b>	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** \$4372.55

**Payment method** EFT

**BSB** 033-875

**Account and reference number** 170059111

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**EFT confirmation**

I confirm that the fee has been paid via EFT

## Submit

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

Page 1 of 1

VOLUME 08592 FOLIO 793

Security no : 124107012641Q  
Produced 20/06/2023 04:54 PM

### LAND DESCRIPTION

Lot 7 on Plan of Subdivision 031288.  
PARENT TITLE Volume 08114 Folio 142  
Created by instrument C332638 11/10/1965

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
FRANK DANDO SPORTS ACADEMY ASSOCIATION LTD of 33 RAYMOND STREET ASHWOOD VIC  
3147  
AT822424X 01/12/2020

### ENCUMBRANCES, CAVEATS AND NOTICES

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 LP031288 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)

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18237Q HICKS OAKLEY CHESSELL WILLIAMS  
Effective from 01/12/2020

DOCUMENT END

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# PLAN OF SUBDIVISION PART OF CROWN PORTION 106 AND CROWN ALLOTMENT 106A PARISH OF MULGRAVE

COUNTY OF BOURKE

VOL. 5747 FOL. 236

VOL. 8114 FOL. 142

Measurements are in Feet & Inches

Conversion Factor

FEET x 0.3048 = METRES

# LP 31288

EDITION 3

PLAN MAY BE LODGED 31 -10 -1955

2 SHEETS  
SHEET 1

## COLOUR CODE

E-1 = BLUE

E-2 = BROWN

## APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND IS 6 FEET WIDE UNLESS OTHERWISE SHOWN

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY & DRAINAGE

## ENCUMBRANCES

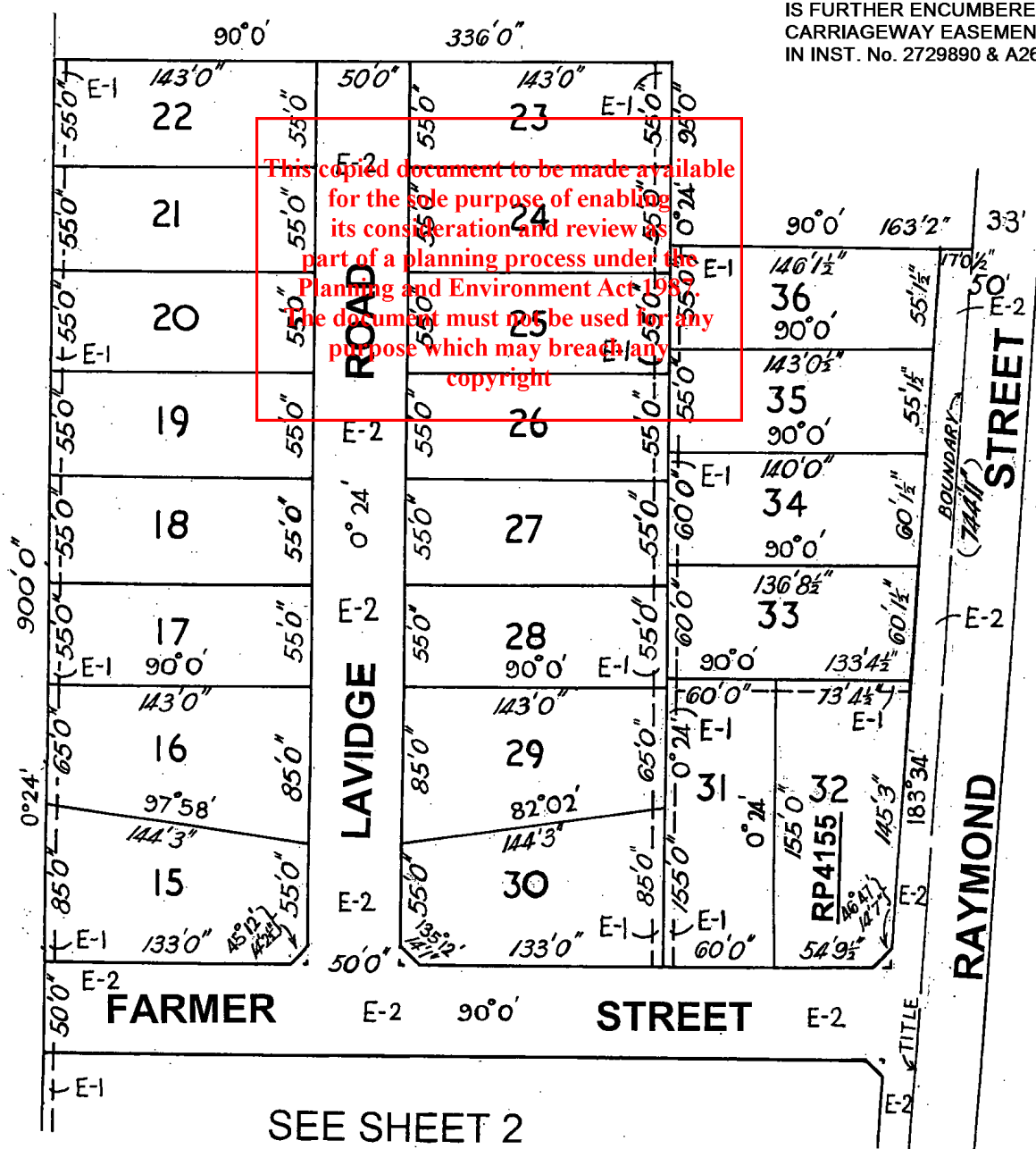
PART OF THE LAND COLOURED BROWN IS FURTHER ENCUMBERED BY THE CARRIAGEWAY EASEMENTS CREATED IN INST. No. 2729890 & A269965.

## NOTATIONS

DEPTH LIMITATION 50 FEET (C.A. 106A)

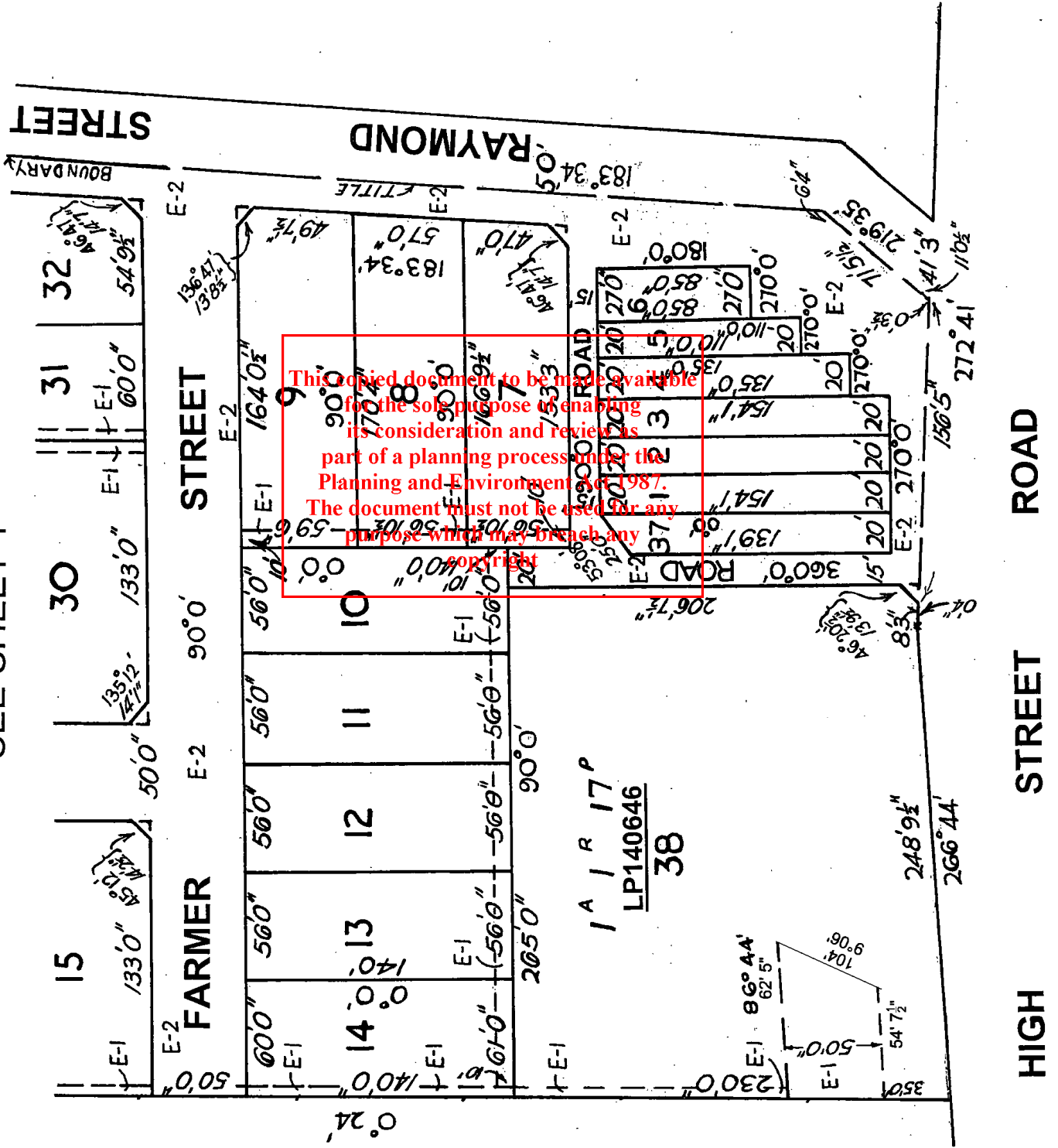
REFERENCE MARKS (IRON PIPES) HAVE BEEN PLACED AT THE INTERSECTION OF ALL STREET ALIGNMENTS

THE DISTANCE FROM SPLAY CORNERS TO STREET ALIGNMENTS IS 10 FEET



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SEE SHEET 1



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# Metropolitan Planning Levy (MPL)

## Certificate

FRANK DANDO SPORTS ACADEMY ASSOCIATION LIMITED

**Certificate Number: MPLCERT24143**

33 Raymond ST Ashwood VIC 3147

**Issue Date:** 9 June 2023

**Expiry Date:** 7 September 2023

### PART 1 - APPLICANT DETAILS

#### Details of person who applied for this Certificate:

**Name:** FRANK DANDO SPORTS ACADEMY ASSOCIATION LIMITED

**Address:** 33 Raymond ST Ashwood VIC 3147  
Ashwood  
AUSTRALIA

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### PART 2 - LEVIABLE LAND DETAILS

#### Address of land to which the Metropolitan Planning Levy applies:

**Street Address:** 33 Raymond ST  
Ashood VIC 3147

#### Formal Land Description:

**Vol/Folio:** 8114 / 142 **Lot/Plan:** **Block/Subdivision:**

**Crown Reference:**

**Other:**

**Municipality:** Monash City Council

**Estimated Cost of Development:** \$4,700,000

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### PART 3 - MPL PAYMENT DETAILS

**MPL Application ID:** MPL24143

**MPL Paid:** \$6,110.00

**MPL Payment Date:** 2 June 2023

### 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:

<b>Mail</b> State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	<b>Internet</b> <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> <b>Email</b> <a href="mailto:mpl@sro.vic.gov.au">mpl@sro.vic.gov.au</a> <b>Phone</b> 13 21 61 (local call cost) <b>Fax</b> 03 9628 6856
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