

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	27PD Pty Ltd
Business phone number	0390776115
Email	admin@songbowden.com.au
Address type	Street address
Street address	

Unit type	Unit
Unit number	1
Level number	2
Site or building name	
Street number	902-912
Street name	Mt Alexander Road
Suburb	Essendon
Postcode	3040
State	VIC

Owner details

The owner is the applicant Yes

Preferred Contact

First name	Callum
Last name	Bryant
Mobile	
Work phone	0390776115
Organisation	Song Bowden Planning Pty Ltd
Job title	Senior Town Planner
Email	admin@songbowden.com.au
Address type	Street address
Street address	
Unit type	

Level number	2
Site or building name	
Street number	700
Street name	High Street
Suburb	Kew East
Postcode	3102
State	VIC

Pre-application meeting details

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

Planning scheme	Greater Dandenong
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Location

Location type	Street address
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Street address

Unit type
Level number
Site or building name
Street number
Street name
Suburb
Postcode
State

27
Princes Highway
Dandenong
3175
VIC

Application details

Describe your proposal	Construction of an 18-storey building comprising 97 dwellings and a ground floor retail premises, and alteration of access to a road in the Transport Zone 2
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	Other
Please specify the provision or clause the application is required under (if known)?	Clause 37.02-4, Clause 52.29-2
Please select the application category	One or more new buildings Other Multi-dwelling
Enter the estimated cost of any development for which the permit is required	Failed to convert value: 26000000000
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?	N/A (no such encumbrance applies)

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
Change in the number of dwellings on the site	97
What is the Height (m) of building	57.1
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

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	Urban Context Report.pdf Town Planning Drawings.pdf Title Plan 280524.pdf Sustainability Management Plan.pdf MPL Certificate.pdf 2231 - Reestablishment Survey.pdf 2231 - Feature Survey.pdf Transport Impact Assessment.pdf Town Planning Report.pdf Title 280524.pdf Green Travel Plan.pdf Waste Management Plan.pdf Cover Letter.pdf
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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

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	15
Fee amount	\$27546.80
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

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	22
Fee amount	\$1415.10
Fee description	A permit not otherwise provided for in the regulation

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

Total amount to pay	\$28254.35
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Payment method	EFT
BSB	033-875
Account and reference number	170076571
EFT confirmation	I confirm that the fee has been paid via EFT

Credit/Debit card payment failed

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
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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](#)