

Apply for a planning permit

Before you start



Department
of Transport
and Planning

Are you in the right place?

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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	Ys Housing
Business phone number	0417376639
Email	oscar@yshousing.org.au
Address type	Street address

Street address

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Unit type

Unit number

Level number

Site or building name

Street number

34

Street name

George Street

Suburb

Reservoir

Postcode

3206

State

VIC

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Owner details

The owner is the applicant

Yes

Preferred Contact

First name

Oscar

Last name

McLennan

Mobile

0417376639

Work phone

0417376639

Organisation

Ys Housing

Job title

CEO

Email

oscar@yshousing.org.au

Address type

Street address

Street address

Unit type

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Unit number

Level number

Site or building name

Street number

34

Street name

George Street

Suburb

Reservoir

Postcode

3073

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-1305

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Land details

Planning scheme

Darebin

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

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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

Describe your proposal	Construction of 24 dwellings, including 23 new townhouses and restoration and conversion of an existing church into a standalone dwelling.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	52.25
Please select the application category	Multi-dwelling
Enter the estimated cost of any development for which the permit is required	\$12000000.00
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	Development of new dwellings.
What is the current land use?	Vacant
Describe how the land is used and developed now	The site currently has a vacant kinder garden, church and open air car park. The site was previously owned and managed by the Uniting Church.
Does this application look to change or extend the use of this land?	Yes

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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

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Additional details

Does this application involve the creation or removal of dwellings? Yes

Dwelling

Dwelling type Semi-detached, row or terrace houses, townhouses

Number of dwellings currently on site 0

Number of dwellings being demolished as part of application 0

Number of new dwellings being built 24

Does the application involve native vegetation removal? No

Does this application involve the creation or removal of lots? Yes

Current No. of lots 1

Proposed No. of lots 24

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).

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Supporting documents

00_34 George St_Development Facilitation Program Letter_23 Dec 2025.pdf
 06_34 George St_Sustainable Design Assessment_24 Dec 2025.pdf
 01_34 George St_Architectural Plans_Rev E.pdf
 03_34 George St_Urban Context Report_Rev 04.pdf
 04_34 George St_GDFT Principles Response_Rev 04.pdf
 08_34 George St_Waste Management Plan_28 Nov 2025.pdf
 09_34 George St_Arborist Report_08 Dec 2023.pdf
 02_34 George St_Landscape Design_Rev B.pdf
 07_34 George St_Transport Impact Assessment_28 Nov 2025.pdf
 10_34 George St_Certificate of Title_11 Dec 2025.pdf
 05_34 George St_Planning Report_GDFT_22 Dec 2025.pdf
 12_34 George St_RBS confirmation_Windows on boundary_11 Dec 2025.pdf
 11_34 George St_MPL_10 June 2025.pdf

3D digital model

A 3D digital model will assist to clearly considerate your application's intentions and enhance the review process. We encourage and require you to submit your 3D digital model as part of your application.

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- **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

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	14

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Fee amount \$9875.90

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 \$9875.90

Payment method EFT

BSB 033-875

Account and reference number 170123081

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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
- 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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Metropolitan Planning Levy (MPL)

Certificate

ADVERTISED PLAN

YS HOUSING LTD

34 George ST Reservoir VIC

Certificate Number: MPLCERT002482

Issue Date: 12 December 2025

Expiry Date: 10 June 2026

PART 1 - APPLICANT DETAILS

Details of person who applied for this Certificate:

Name: YS HOUSING LTD
Address: 34 George ST Reservoir VIC
Reservoir
Australia

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PART 2 - LEVIABLE LAND DETAILS

Address of land to which the Metropolitan Planning Levy applies:

Street Address: 34 & 34A George ST
Reservoir VIC 3073

Formal Land Description:

Vol/Folio: 5567 / 310 **Lot/Plan:** **Block/Subdivision:**

Crown Reference:

Other: Adjoining lot: Volume 04915 Folio 996

Municipality: Darebin City Council

Estimated Cost of Development: \$12,000,000

PART 3 - MPL PAYMENT DETAILS

MPL Application ID: MPL002482

MPL Paid: \$15,600.00

MPL Payment Date: 11 December 2025

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 180 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 to the increased 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 on the later of 90 days after its issue date or the date on which the original MPL Certificate issued expires.

The Commissioner cannot issue a revised certificate applied for after the expiration of the 180-day validity period of the original MPL Certificate.

The Commissioner can only provide a refund of the levy if:

- the request is made no later than 30 days after the expiry of the levy certificate or revised certificate if there is one; and
- and the leviable planning permit application in respect of which the levy was paid has not been made; and;

The Commissioner is satisfied of one or more of the following grounds:

- there has been a mathematical error in calculating the amount of the levy in relation to the estimated cost of the development stated in the notice given to the Commissioner when applying for the MPL Certificate.
- the applicant for the leviable planning permit application died before the application was made, and no other person is proceeding with the application.
- the relevant planning scheme was amended before the leviable planning permit application was made and because of the amendment, the authority must refuse to grant the permit.

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.

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

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

VOLUME 04915 FOLIO 996

Security no : 124130690028A
Produced 11/12/2025 04:24 PM

LAND DESCRIPTION

Lot 1 on Title Plan 620389W.
PARENT TITLE Volume 03776 Folio 098
Created by instrument 1188915 20/10/1924

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
YS SPACE PTY LTD of 64 TIVOLI ROAD SOUTH YARRA VIC 3141
AZ479650V 13/08/2025

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP620389W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ479019Q (E)	NOMINATION OF ECT TO LC	Completed	13/08/2025
AZ479650V (E)	TRANSFER	Registered	13/08/2025

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

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

Street Address: 34 GEORGE STREET RESERVOIR VIC 3073

ADMINISTRATIVE NOTICES

NIL

eCT Control 19795X TICK BOX CONVEYANCING SERVICES
Effective from 13/08/2025

DOCUMENT END

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Document Type	Plan
Document Identification	TP620389W
Number of Pages (excluding this cover sheet)	1
Document Assembled	11/12/2025 16:24

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TITLE PLAN	EDITION 1	TP 620389W
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Location of Land

Parish: KEELBUNDORA
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 12 (PT)

Last Plan Reference: LP 5969
 Derived From: VOL 4915 FOL 996
 Depth Limitation: NIL

ADVERTISED PLAN

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 on the map in the margin being part of Lot 42 on Plan of Subdivision No. 5969 - lodged in the Office of Titles and being part of Crown Portion Twelve Parish of -- Keelbundora County of Bourke Together with a right of carriage way over George, - Edwardes and Spring Streets colored brown on said Plan of Subdivision and over the roads colored brown on the said map - - - - -

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

COMPILED: 01/09/2000
 VERIFIED: HG

COLOUR CODE
 R = RED

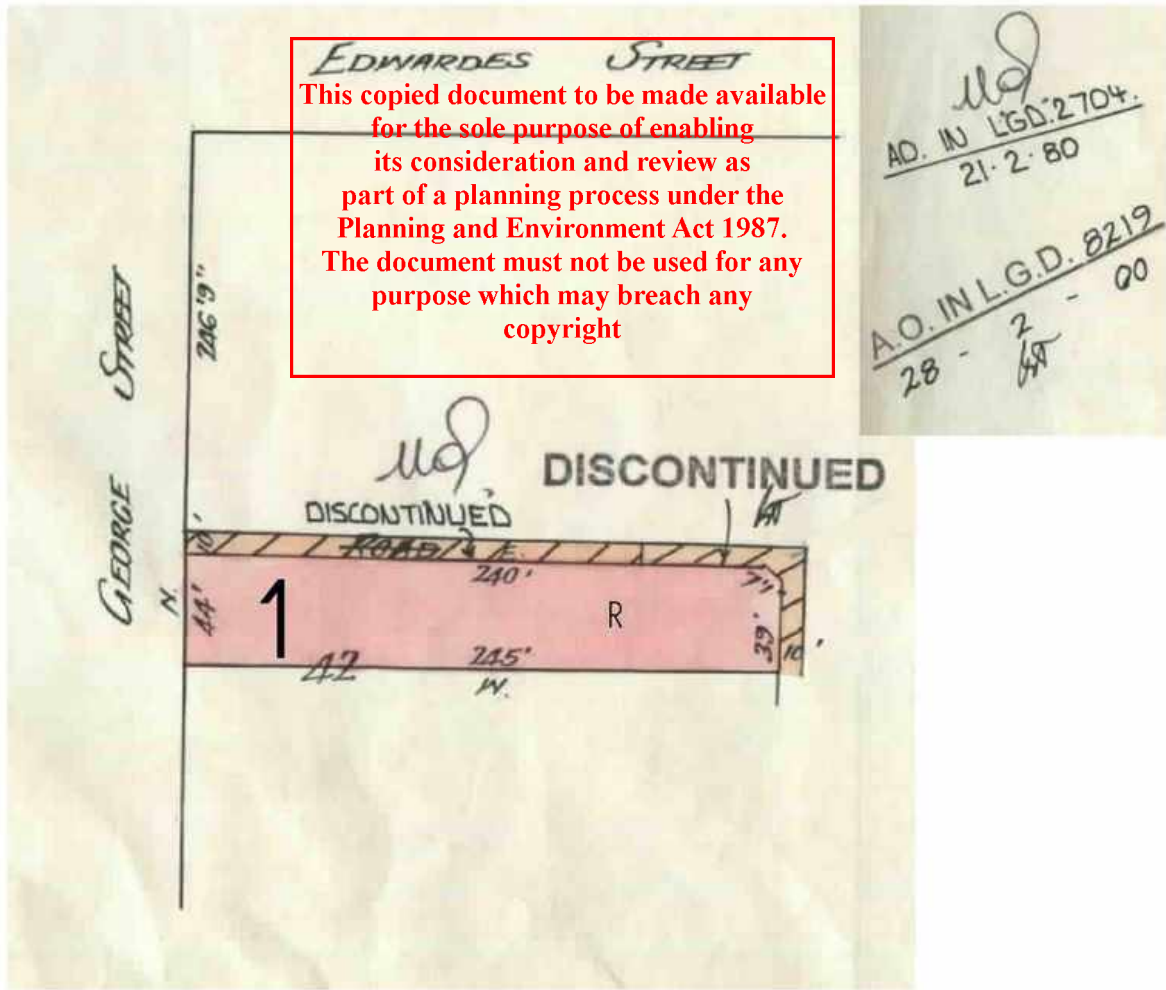


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962.
PARCEL 1 = LOT 42 (PT) ON LP 5969

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

VOLUME 05567 FOLIO 310

Security no : 124130689845Y
Produced 11/12/2025 04:21 PM

LAND DESCRIPTION

**ADVERTISED
PLAN**

Lot 1 on Title Plan 605715W.
PARENT TITLE Volume 03776 Folio 098
Created by instrument 1424455 05/08/1929

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
YS SPACE PTY LTD of 64 TIVOLI ROAD SOUTH YARRA VIC 3141
AZ479650V 13/08/2025

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP605715W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ479019Q (E)	NOMINATION OF ECT TO LC	Completed	13/08/2025
AZ479650V (E)	TRANSFER	Registered	13/08/2025

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

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

Street Address: 34 GEORGE STREET RESERVOIR VIC 3073

ADMINISTRATIVE NOTICES

NIL

eCT Control 19795X TICK BOX CONVEYANCING SERVICES
Effective from 13/08/2025

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 605715W
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Location of Land

Parish: KEELBUNDORA
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 12 (PT)

Last Plan Reference: LP 5969
 Derived From: VOL 5567 FOL 310
 Depth Limitation: NIL

Notations

ADVERTISED PLAN

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COMPILED: 21/08/2000
 VERIFIED: AK

COLOUR CODE
 BR = BROWN R = RED

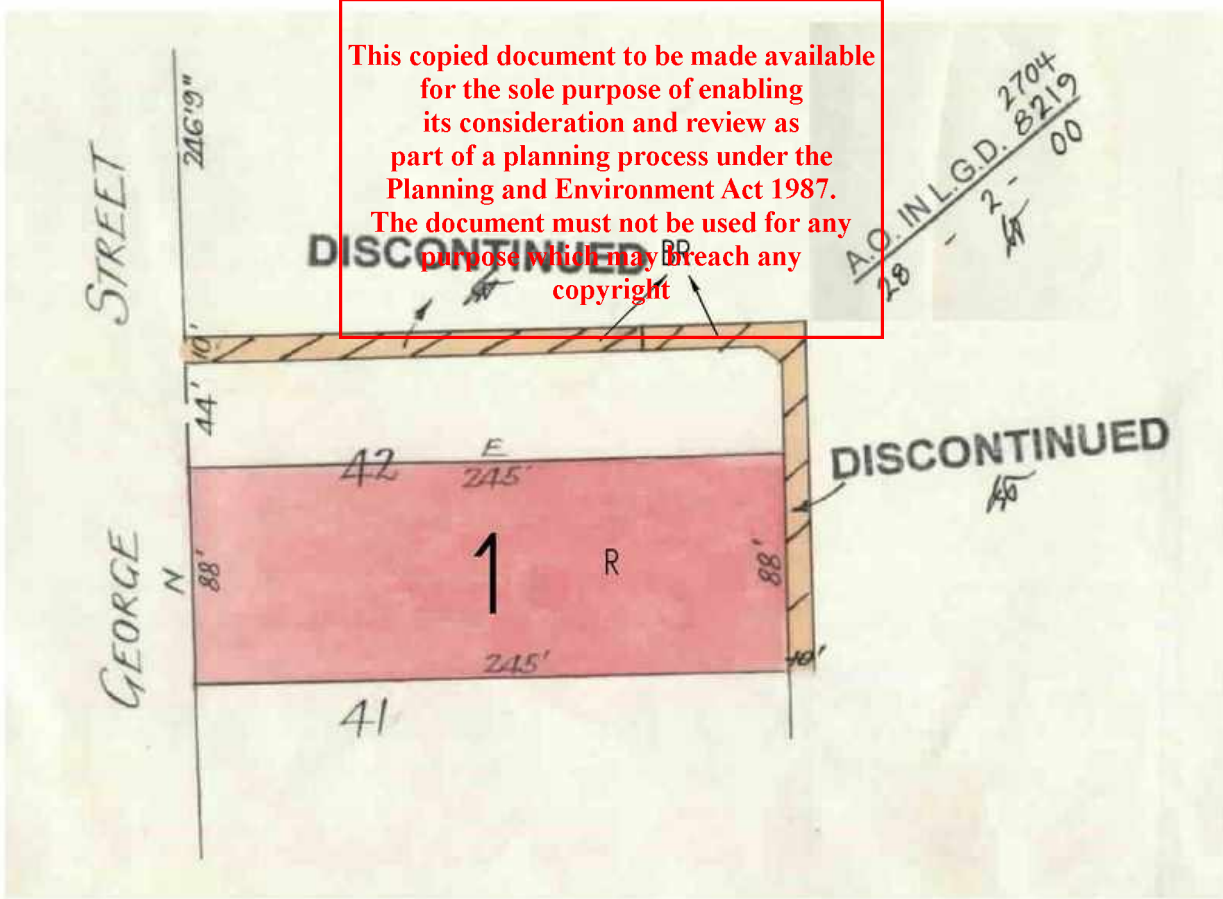


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