

# 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	JCP Property Pty LTd
Business phone number	0428055514
Email	aking@contour.net.au
Address type	PO Box

PO Box address

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**PO Box** PO BOX 1040  
**Suburb** Carlton  
**Postcode** 3053  
**State** VIC

## Owner details

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

**Organisation name** Sebastopol Road Investments Pty Ltd  
**Business phone number** 0425055514  
**Email** aking@contour.net.au  
**Address type** Street address

### Street address

**Unit type**  
**Unit number**  
**Level number**

### Site or building name

**Street number** 28  
**Street name** Dundas Road  
**Suburb** Maryborough  
**Postcode** 3465  
**State** VIC

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## Preferred Contact

**First name** Amy  
**Last name** King  
**Mobile**  
**Work phone**  
**Organisation** Contour Consultants  
**Job title** Senior Associate  
**Email** aking@contour.net.au  
**Address type** PO Box

**PO Box address**

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## Pre-application meeting details

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**Have you submitted a pre-application meeting request already for this site?** Yes  
**Enter the pre-application number** PPA-1989

## Land details

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**Planning scheme** Central Goldfields

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

### 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

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<b>Describe your proposal</b>	<ul style="list-style-type: none"> <li>• The construction of 34 single-storey dwellings, containing a mix of two and three bedrooms each.</li> <li>• An internal accessway to service the dwellings from Sebastopol Road.</li> <li>• A drainage reserve within 22 Sebastopol Road and a retention basin located within 7 Sebastopol Road.</li> <li>• Car parking and landscaping.</li> </ul>
<b>Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?</b>	No
<b>What is the application trigger?</b>	53.22
<b>Please select the application category</b>	Multi-dwelling
<b>Enter the estimated cost of any development for which the permit is required</b>	\$5,000,000
<b>Is there a metropolitan planning levy requirement?</b>	No
<b>What is the current land use?</b>	Vacant

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Describe how the land is used and developed now NA

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

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

### Dwelling

Dwelling type Houses

Number of dwellings currently on site 0

Number of dwellings being demolished as part of application 0

Number of new dwellings being built 34

Does the application involve native vegetation removal? Yes

What is the Native Vegetation Removal Report (NVR) number? 313\_20250513\_6Z5

What is the credit extract id? 29712

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

00. Submission letter.pdf
01. Certificate of Titles.pdf
02. Draft conditions - Contour notes.xlsx
03. CEO Consent Letter 21 April 2026.pdf
05. FFL REV-16.pdf
09. Functional Layout Plan, Beverage Williams, Rev. P6, 18.7.2025 (r).pdf
10. Landscape Master Plan, Beveridge Williams, Rev. D - 8.10.2025.pdf
11. Planning Report (34 Dwellings) Ver. 4 - 27.10.pdf
17. BMO Assessment, BAL Assessments, V7, 22.5.2025(r).pdf
19. 20262502-Council-Meeting-Agenda.pdf
20. 20251021 038-25 - North Central CMA Referral Response - 7 Sebastopol Road Maryborough.pdf
04. Development Plans, Tony James, Rev. 16 - 8.10.2025.pdf
06. Design Response, Beveridge Williams, V06 - 8.10.2025.pdf
12. Clause 55 Written statement checklist, 9.10.2025.pdf
13. Traffic Impact Assessment, Salt3, Vers. F02 - 1.10.2025.pdf
14. Waste Management Plan, Salt3, Vers. F03 - 3.10.2025.pdf
03. AHPP RFP - Letter of Offer - YWCA.pdf
20. 20251006 038-25 - CFA Response (Conditional Consent) - 7 Sebastopol Road, Maryborough.pdf
07. Materials & Finishes Schedule, G.J. Gardner Homes, Bendigo. pdf
16. Biodiversity Report Aug 2025.pdf
18. Stormwater Management Plan, Dryside Engineering, V06, 9.7.2025(r).pdf
08. Feature Survey, Stantec, 02-01, 10.10.2024(r).pdf
15. Arboricultural Impact Assessment, Axiom Tree Management, 12.8.2025(r).pdf
20. 20251107 038-25 - DECCA response (CC) - 7 7 Sebastopol Rd MARYBOROUGH.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@transport.vic.gov.au](mailto:visualisation@transport.vic.gov.au) for assistance.

### 3D digital model

## Fees and payment

[View planning and subdivision fees](#)

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### 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>	\$3,874.70
<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

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

<b>Total amount to pay</b>	\$3,874.70
<b>Payment method</b>	Fee waiver

## Submit

<b>Applicant declaration</b>	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.

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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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