

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	Arcare Pty Ltd
Business phone number	0395599609
Email	bryson.cameron@knowlesgroup.com.au
Address type	PO Box
PO Box address	

**ADVERTISED
PLAN**

PO Box 2250

Suburb Moorabbin

Postcode 3189

State VIC

Owner details

The owner is the applicant Yes

Preferred Contact

First name Chris

Last name Cawkwell

Mobile 0404003828

Work phone 0393476100

Organisation Contour Consultants

Job title Senior Associate

Email ccawkwell@contour.net.au

Address type Street address

Street address

Unit type

Unit number

Level number 1

Site or building name

Street number 283

Street name Drummond Street

**ADVERTISED
PLAN**

Suburb	Carlton
Postcode	3053
State	VIC

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site?	Yes
Enter the pre-application number	PPA-1027

Land details

Planning scheme	Bayside
------------------------	---------

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

**ADVERTISED
PLAN**

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	Buildings and Works associated with a Section 1 use (Residential Aged Care Facility) on land within the Neighbourhood Residential Zone and affected by the Design and Development Overlay Schedule 3 and for the display of internally illuminated business identification and wayfinding signage in accordance with Clause 52.05 of the Bayside Planning Scheme.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.23
Please select the application category	One or more new buildings
Enter the estimated cost of any development for which the permit is required	\$96572000.00
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	MPL Certificate Number MPLCERT002278 is provided with this application.
What is the current land use?	Residential / Accommodation Vacant Other land use
Describe how the land is used and developed now	The land is largely vacant land of the former Epworth Hospital which has been demolished. One dwelling at 16A Alverna Grove currently remains on the site.
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Residential / Accommodation

**ADVERTISED
PLAN**

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 Semi-detached, row or terrace houses, townhouses

Number of dwellings currently on site 1

Number of dwellings being demolished as part of application 1

Number of new dwellings being built 0

Does the application involve native vegetation removal? No

**ADVERTISED
PLAN**

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).

ADVERTISED PLAN

Supporting documents

85-93 Wilson Street Brighton AIA V2.pdf
MPL002278_.pdf
24021 SM 83-85 Wilson St ARCARE_Design Statement (1).pdf
LC3066-20251112-SMP Issue 3.pdf
250040TIA001E-F-All.pdf
PR -029171 - Arcare Brighton 85-93 Wilson Street Functional Area Estimate No. 1A.pdf
J004818 - ART - Arcare Brighton - External - V2 (1).pdf
Arcare Submission Outlining Structure - 16 July 2025.pdf
24021 Wilson St Brighton ARCARE_DTP_G (1).pdf
DRAFT Affordable Housing Agreement under section 173 (251218).docx
Titles (Combined) (February 2026) (1).pdf
Arcare Brighton - Cover Letter (1).pdf
Notice of Planning Application - 16A Alverna Grove 3.03.2026.pdf
PPA-1027 - 85-93 Wilson Street, Brighton - Clause 53.23 Eligibility Confirmation Letter.pdf
26-013 L-TP FINAL.pdf
1068 LP 85 Wilson Street Brighton - Arcare SMP G (1).pdf
13533F_V2.pdf
Arcare Brighton - Town Planning Report - Formal Lodgement (2) (1).pdf
89-93 Wilson Street - Brighton - Waste Management Plan (1).pdf

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 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	16

Fee amount \$65458.10

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 \$50,000,000*

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

Total amount to pay \$65458.10

Payment method EFT

BSB 033-875

Account and reference number 170125871

EFT confirmation I confirm that the fee has been paid via EFT

**ADVERTISED
PLAN**

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](#)

**ADVERTISED
PLAN**