

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	Ayk Nominees Pty Ltd
Business phone number	0431525535
Email	ak@optusconnect.com.au
Address type	Street address
Street address	

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Unit type

Unit number

Level number

Site or building name

Street number 1487

Street name Centre Road

Suburb Clayton

Postcode 3168

State VIC

Owner details

The owner is the applicant Yes

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Preferred Contact

First name Phillip

Last name Rygl

Mobile 0400829235

Work phone

Organisation Dartmouth Consulting Pty Ltd

Job title

Email phillip.rygl@dartmouthconsulting.com.au

Address type Street address

Street address

Unit type

Unit number

Level number 7

Site or building name

Street number 420

Street name St Kilda Road

Suburb Melbourne

Postcode 3004

State VIC

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site? Yes

Enter the pre-application number

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Land details

Planning scheme Knox

At least one location must be provided to submit this application. 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 application. Manually entering or editing locations could cause delays in your application processing if that location cannot be found.

Application details

Describe your proposal	Use and development of the land for an education centre (primary school) and display floodlit business identification sign
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)?	35.07-1 use the land for an education centre, 35.07-4 for buildings and works, clause 52.05-4
Please select the application category	Change or extension of use One or more new buildings Signage
Enter the estimated cost of any development for which the permit is required	\$3000000.00
What is the current land use?	Residential / Accommodation
Describe how the land is used and developed now	single dwelling with associated outbuildings
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Education Centre

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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

Additional details

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

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

Bushfire Attack Level Assessment.pdf
Civil Engineering Plans.pdf
Landscape Concept Design.pdf
Waste Management Plan.pdf
Architectural Plans.pdf
Building Services Plan.pdf
Certificate of Title.pdf
Land Capability Assessment.pdf
Legal Point of Discharge Plan.pdf
Transport Impact Assessment.pdf
Geotechnical Site Investigation.pdf
STORM Rating Report.PDF
3 Nortons Lane Wantirna South - cover letter.pdf
MPL Certificate.pdf
35210 3 Nortons Lane Planning Report FINAL.pdf
Sustainable Development Assessment.pdf
Arboricultural Assessment and Report.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	1
Fee amount	\$1496.10
Fee description	Use only

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Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	13
Fee amount	\$3874.70
Fee description	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

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	22
Fee amount	\$1496.10
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	\$5370.80
Payment method	EFT
BSB	033-875
Account and reference number	170116221
EFT confirmation	I confirm that the fee has been paid via EFT

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

Page 1 of 1

VOLUME 09471 FOLIO 579

Security no : 124127840344H
Produced 05/09/2025 04:30 PM

LAND DESCRIPTION

Lot 1 on Title Plan 201559L.
PARENT TITLE Volume 03825 Folio 971
Created by instrument J523516 30/06/1981

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AYK NOMINEES PTY LTD of 1487 CENTRE ROAD CLAYTON VIC 3168
AZ074066N 22/04/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ074067L 22/04/2025
PERPETUAL TRUSTEE COMPANY LTD

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 TP201559L 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)

Street Address: 3 NORTONS LANE WANTIRNA SOUTH VIC 3152

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 22/04/2025

DOCUMENT END

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Imaged Document Cover Sheet

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TITLE PLAN		EDITION 1	TP 201559L
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<p>Location of Land</p> <p>Parish: SCORESBY</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion:</p> <p>Last Plan Reference: LP73349</p> <p>Derived From: VOL 9471 FOL 579</p> <p>Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p> <p style="text-align: center;">all that piece of land in--</p> <p>the Parish of Scoresby County of Mornington being part of Lot 2 on Plan of - Subdivision No.73349 which land is shown enclosed by continuous lines on the map hereon TOGETHER WITH a right of drainage over the land shown marked A and TOGETHER WITH an easement of way over the land shown marked B on the said map</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 28/10/1999</p> <p>VERIFIED: AA</p>
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AO IN S6548714
29-10-93
(Signature)

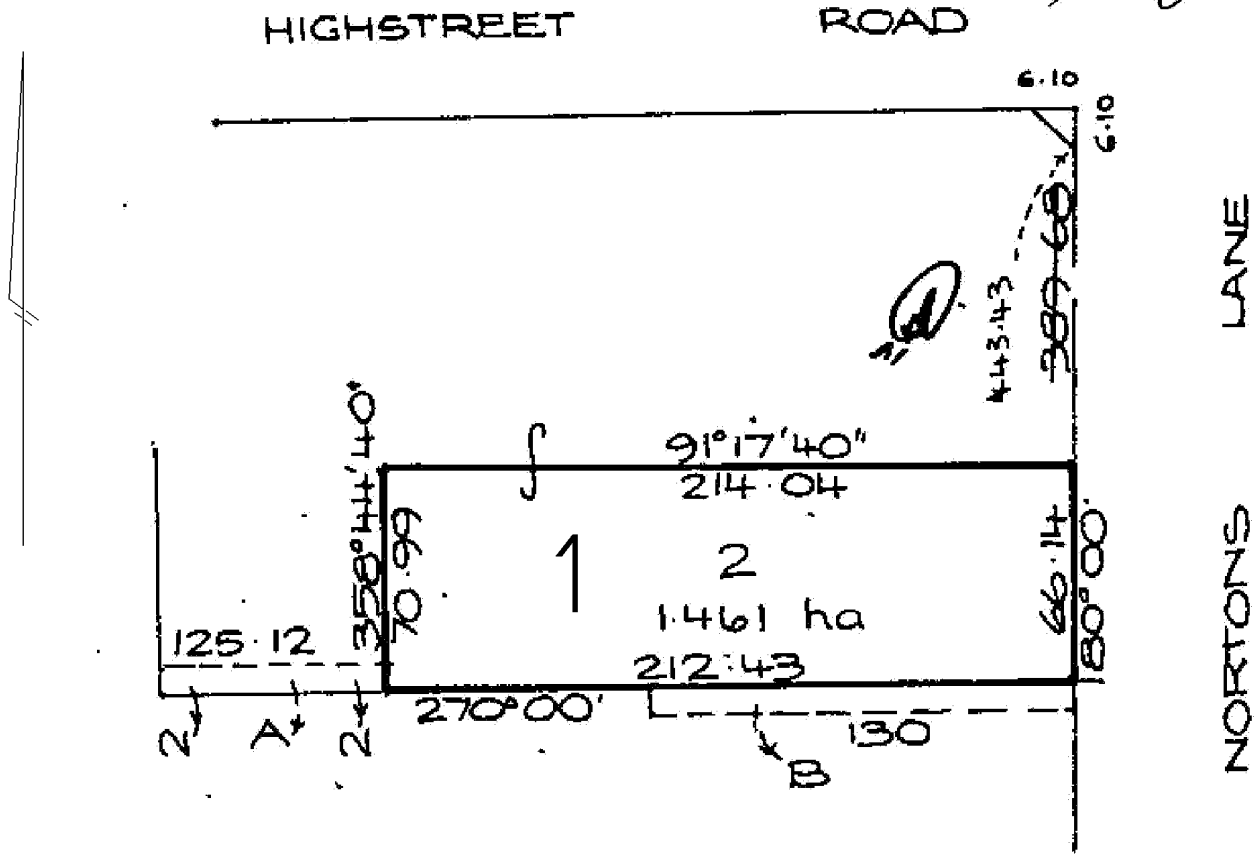


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 2 (PT) ON LP73349

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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