

# Apply to amend a planning permit (Section 72 amendment)



Department  
of Transport  
and Planning

## Before you start

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- 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.
  - Written description of the changes.
  - Plans that clearly highlight the details of the changes.
  - Any relevant background documents.
- 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

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### Applicant details

<b>Is the applicant a person or organisation?</b>	Organisation
<b>Organisation name</b>	Squareback Planning Pty Ltd
<b>Business phone number</b>	0438880282
<b>Email</b>	jason@squareback.com.au
<b>Address type</b>	PO Box
<b>PO Box address</b>	
<b>PO Box</b>	3376
<b>Suburb</b>	East Melbourne
<b>Postcode</b>	8002

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State

VIC

## Owner details

The owner is the applicant

No

Is the owner a person or organisation?

Organisation

Organisation name

SCOTT ST DANDENONG PTY LTD

Business phone number

0399651930

Email

jason@squareback.com.au

Address type

PO Box

PO Box address

PO Box

3376

Suburb

East Melbourne

Postcode

8002

State

VIC

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## Preferred Contact

First name

Jason

Last name

Barnfather

Mobile

Work phone

Organisation

Squareback Planning Pty Ltd

Job title

Email

jason@squareback.com.au

Address type

# 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** PA2503483

## Land details

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**Planning scheme** Greater Dandenong

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** 18 - 24 Scott Street S72 Titles.pdf

### 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

1 of 1 files could not be scanned

**Location could not be detected in the following files:**

- 18 - 24 Scott Street S72 Titles.pdf

You may delete the file and try again, or enter the location details below

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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.

**Location type** Street address

**Unit type**

**Level number**

**Site or building name**

**Street number** 18-24

**Street name** Scott

**Suburb** Dandenong

**Postcode** 3175

**State** VIC

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## Amendment details

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**Is this application related to a completed application already lodged in Permits Online?** Yes

**Related application** PA2503483

**Related application type** Application to amend planning permit (including VicSmart)

**Error: Related application number or type, or both, are invalid. Please review and update.**

**This application seeks to amend:** Current conditions of the permit

**Describe the details of proposed changes** Refer to Cover Letter

**Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?** No

\$25,000,000

**Enter the estimated cost of the proposed amended development**

**Cost of the permitted development** \$25,000,000

**Cost difference** \$0

**What is the current land use?** Vacant

**Have the conditions of the land changed since the time of the original application?** No

**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?** 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).
- Written description of the changes.
- Plans that clearly highlight the details of the changes.
- Any relevant background documents.

**Supporting documents** 18 - 24 Scott Street S72 Cover Letter.pdf  
18 - 24 Scott Street S72 Development Plans.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](mailto:visualisation@transport.vic.gov.au) for assistance.

## 3D digital model

## Fees and payment

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[View planning and subdivision fees](#)

### Fee

<b>Fee type</b>	Applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)
<b>Class</b>	11
<b>Fee amount</b>	\$1,302.80
<b>Fee description</b>	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of the additional development to be permitted by the amendment is \$100,000 or less

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

**Total amount to pay** \$1,302.80

**Payment method** Credit/Debit card

Credit/Debit card payment successful

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## Submit

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**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

VOLUME 10785 FOLIO 917

Security no : 124134684941D  
Produced 15/05/2026 11:19 AM

### LAND DESCRIPTION

Lot 1 on Title Plan 242817J.  
PARENT TITLE Volume 08255 Folio 401  
Created by instrument AB736280G 04/12/2002

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
SCOTT ST DANDENONG PTY LTD of UNIT 1 556 HIGH STREET PRESTON VIC 3072  
AX604909E 22/12/2023

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA346837E 24/04/2026  
LEFTFIELD CAPITAL PARTNERS FUNDS PTY LTD

MORTGAGE BA346838C 24/04/2026  
GAFG PTY 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 TP242817J FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA346835J (E)	DISCHARGE OF MORTGAGE	Registered	24/04/2026
BA346836G (E)	DISCHARGE OF MORTGAGE	Registered	24/04/2026
BA346837E (E)	MORTGAGE	Registered	24/04/2026
BA346838C (E)	MORTGAGE	Registered	24/04/2026

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

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

Street Address: 18-24 SCOTT STREET DANDENONG VIC 3175

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18681U MADGWICKS  
Effective from 24/04/2026

DOCUMENT END

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# Imaged Document Cover Sheet

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Document Assembled	<b>15/05/2026 11:19</b>

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TITLE PLAN	EDITION 1	TP 242817J
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<p><b>Location of Land</b></p> <p>Parish: DANDENONG          Township: DANDENONG          Section: 6          Crown Allotment: 8 (PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 8255 FOL 401          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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**Description of Land / Easement Information**

**ADVERTISED PLAN**

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
 COMPILED: 04/10/2000  
 VERIFIED: AK

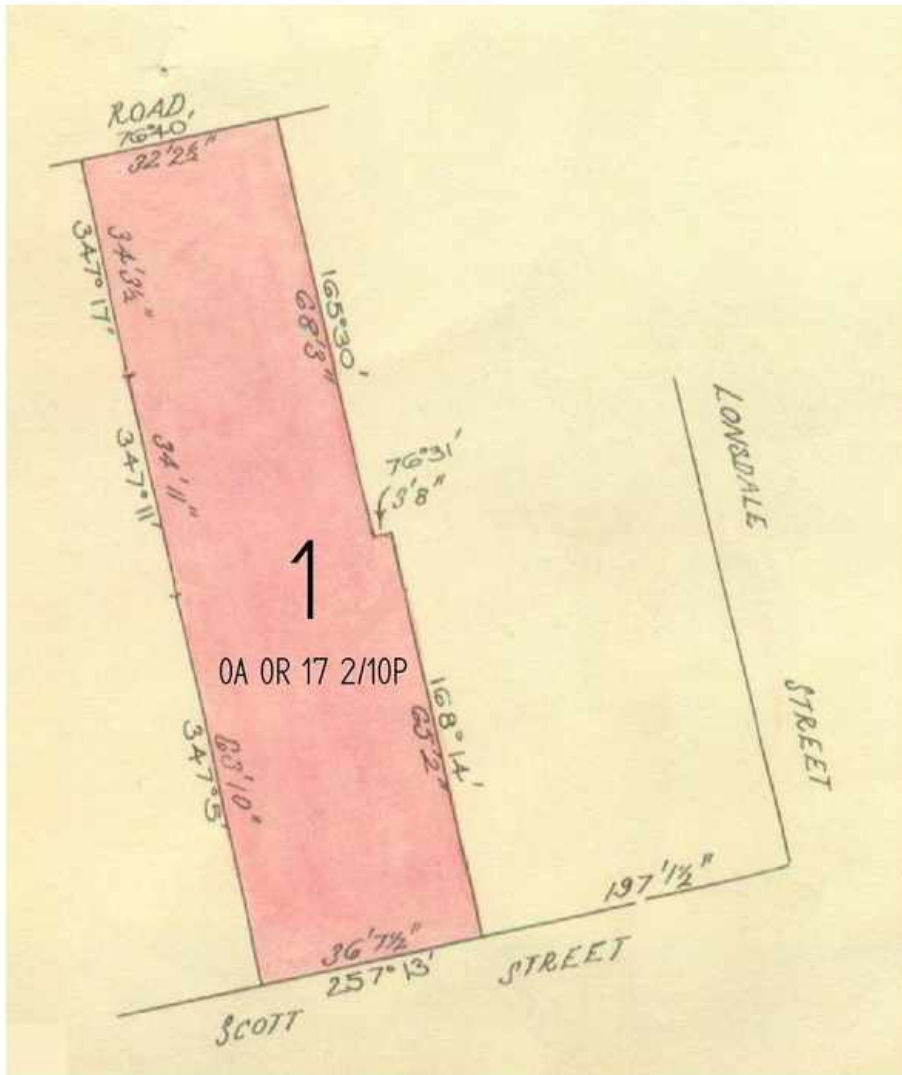


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 8 (PT)

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

VOLUME 10785 FOLIO 918

Security no : 124134684940E  
Produced 15/05/2026 11:19 AM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 057871.

PARENT TITLES :

Volume 10636 Folio 147      Volume 10636 Folio 149      Volume 10636 Folio 151

Volume 10636 Folio 153

Created by instrument AB736280G 04/12/2002

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SCOTT ST DANDENONG PTY LTD of UNIT 1 556 HIGH STREET PRESTON VIC 3072  
AX604909E 22/12/2023

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA346837E 24/04/2026

LEFTFIELD CAPITAL PARTNERS FUNDS PTY LTD

MORTGAGE BA346838C 24/04/2026

GAFG PTY 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 or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP057871 FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA346835J (E)	DISCHARGE OF MORTGAGE	Registered	24/04/2026
BA346836G (E)	DISCHARGE OF MORTGAGE	Registered	24/04/2026
BA346837E (E)	MORTGAGE	Registered	24/04/2026
BA346838C (E)	MORTGAGE	Registered	24/04/2026

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

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

Street Address: 18-24 SCOTT STREET DANDENONG VIC 3175

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18681U MADGWICKS  
Effective from 24/04/2026

DOCUMENT END



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LP57871

EDITION 2

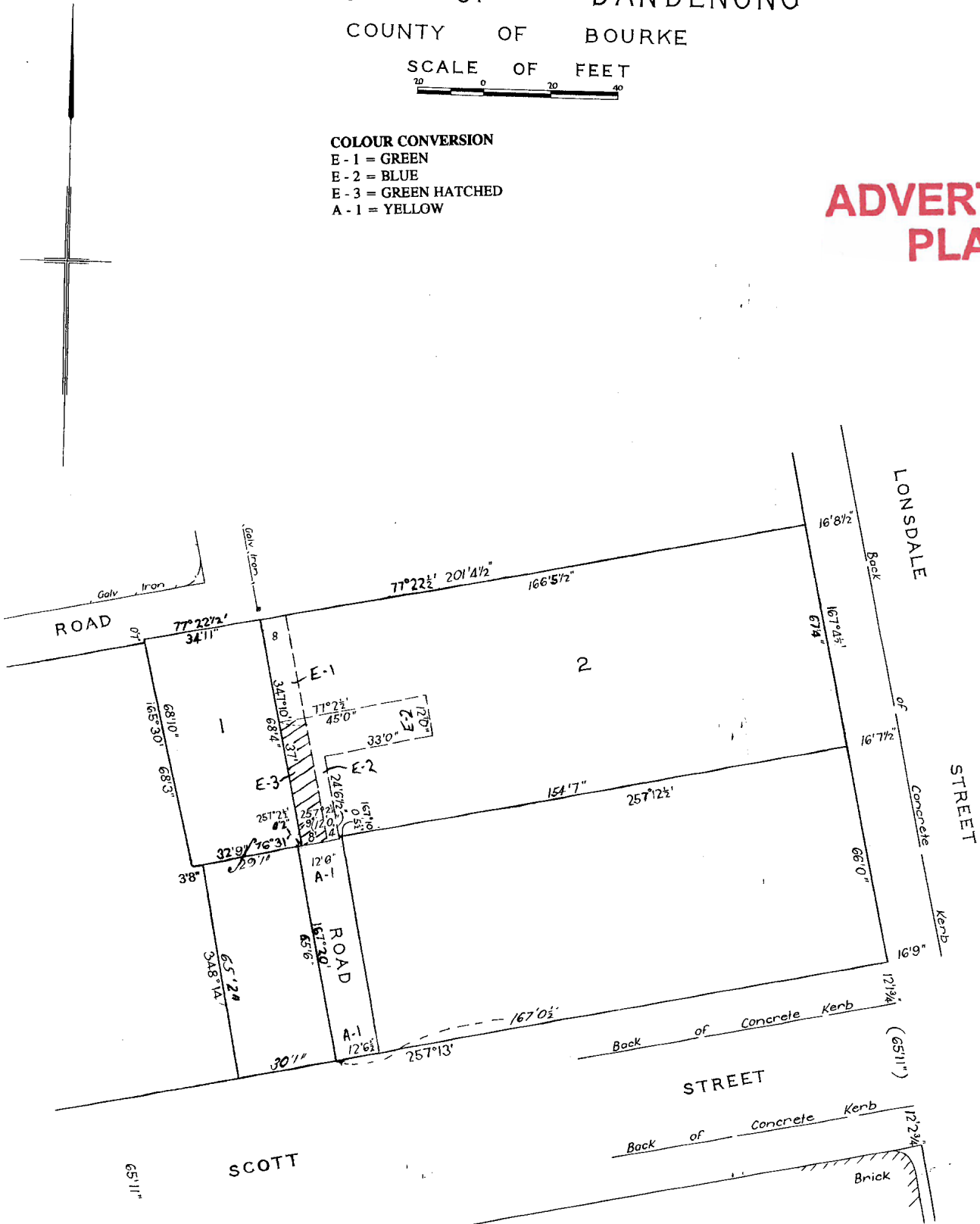
PLAN MAY BE LODGED 15/11/63

PLAN OF SUBDIVISION  
OF PART OF CROWN ALLOTMENTS 7 & 8 SECTION 6  
TOWNSHIP OF DANDENONG  
PARISH OF DANDENONG  
COUNTY OF BOURKE

SCALE OF FEET  
0 20 40

COLOUR CONVERSION  
E-1 = GREEN  
E-2 = BLUE  
E-3 = GREEN HATCHED  
A-1 = YELLOW

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**NOTE:**  
 The land coloured Blue & Green-hatched is encumbered see Certificate of Title Vol. 7398 Fol. -552  
 The land coloured Green & Green-hatched is set apart for drainage & Sewerage purposes.  
 The land coloured yellow is appurtenant to part only of the land in the subdivision

FOR APPROPRIATIONS, ETC,  
SEE BACK HEREOF

CERTIFICATE OF TITLE V. <sup>7398</sup>8255 ✓ F. <sup>552</sup>400 ✓

LODGED BY RIDGEWAY, PEARCE & CO.

DEALING No 1 958/97 ✓ DATE 1 5 63 ✓

DECLARED BY R.D. STEELE ✓ 23 9 59 ✓

CONSENT OF COUNCIL CITY OF DANDENONG ✓

15 3 60 ✓

PLAN MAY BE LODGED S.M. 92 15 NOV 1963 ✓

THE LAND COLOURED GREEN AND GREEN HATCHED  
IS APPROPRIATED  
OR SET APART FOR  
EASEMENTS OF DRAINAGE AND SEWERAGE.

THE LAND COLOURED BLUE AND GREEN HATCHED  
IS ENCUMBERED SEE  
VOL. 7398 FOL. 552

LP 57 871.....  
BACK OF SHEET ...!.....

THE LAND COLOURED YELLOW  
IS AN APPURTENANT EASEMENT TO PART ONLY  
SEE VOL. 8255 FOL. 400

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