

# 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	Holy Monastery of Axion Esti
Business phone number	0399981898
Email	northcote@greekorthodox.org.au
Address type	PO Box
PO Box address	

<b>PO Box</b>	PO Box 169
<b>Suburb</b>	Northcote
<b>Postcode</b>	3070
<b>State</b>	VIC

## Owner details

<b>The owner is the applicant</b>	No
<b>Is the owner a person or organisation?</b>	Organisation

<b>Organisation name</b>	Greek Orthodox Archdiocese of Australia Consolidated Trust
<b>Business phone number</b>	0399981898
<b>Email</b>	northcote@greekorthodox.org.au
<b>Address type</b>	

## Preferred Contact

<b>First name</b>	Sam
<b>Last name</b>	D'Amico
<b>Mobile</b>	
<b>Work phone</b>	0394293111
<b>Organisation</b>	Ratio Consultants
<b>Job title</b>	Director
<b>Email</b>	samd@ratio.com.au
<b>Address type</b>	Street address
<b>Street address</b>	
<b>Unit type</b>	

**Unit number****Level number** 5**Site or building name****Street number** 65**Street name** Dover Street**Suburb** Cremorne**Postcode** 3121**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-272

## Land details

---

**Planning scheme** Darebin

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** Certificate of title.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:

- Certificate of title.pdf

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

## 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

---

<b>Describe your proposal</b>	Mixed use development
<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>	53.23
<b>Please select the application category</b>	Extension to existing building or structure (other than dwelling) One or more new buildings Native vegetation removal Multi-dwelling
<b>Enter the estimated cost of any development for which the permit is required</b>	Failed to convert value: 18000000000
<b>What is the current land use?</b>	Place of assembly Residential / Accommodation
<b>Describe how the land is used and developed now</b>	Former Little Sisters for the Poor Home for Aged currently occupied by the Greek Orthodox Archdiocesan Church of Our Lady of Axion Esti, Greek Orthodox Archdiocese of Australia Book Centre, administration offices of Aetolian College and dwellings.

**Does this application look to change or extend the use of this land?** Yes

**What is the proposed land use?** Food and drink premises  
Place of assembly  
Residential / Accommodation  
Child Care

**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?** 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** 22

### Dwelling

**Dwelling type** Apartments

**Number of dwellings currently on site** 10

**Number of dwellings being demolished as part of application** 0

**Number of new dwellings being built** 47

**What is the Height (m) of building** 17.92

### Dwelling

**Dwelling type** Apartments

**Number of dwellings currently on site** 10

**Number of dwellings being demolished as part of application** 10

**Number of new dwellings being built** 13

**What is the Height (m) of building**

**Does the application involve native vegetation removal?** Yes

**What is the Native Vegetation Removal Report (NVR) number?**

**What is the credit extract id?**

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

**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).

## Supporting documents

MPL001525.pdf  
Planning Report - Ratio.pdf  
SMP-GIW.pdf  
Transport Impact Assessment - Ratio.pdf  
Waste Management Plan - Ratio.pdf  
Survey Plan.pdf  
A\_PLANS Pt 1.pdf  
A\_PLANS Pt 2.pdf  
A\_PLANS Pt 3.pdf  
Arborist Report - John Patrick.pdf  
Landscape Plan - ACRE - reduced.pdf  
Cover letter - Ratio.pdf  
22-004\_B\_PLANS\_250821.pdf  
22-004\_C\_PLANS\_250821.pdf  
22-004\_D\_PLANS\_250821.pdf  
22-004\_UCR\_250821.pdf  
Affordable Housing Report - Urbanxchange.pdf  
Executed Funding Agreement.pdf  
Acoustic Report - Acoustic Logic.pdf  
CHORA Operating Strategy FINAL.pdf  
DDA Report - Functional Access.pdf  
Fire Engineering Memo - SQR1.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

---

[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

<b>Fee amount</b>	\$65458.10
<b>Fee description</b>	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*

## Fee

<b>Fee type</b>	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
<b>Class</b>	1
<b>Fee amount</b>	\$1496.10
<b>Fee description</b>	Use only

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

<b>Total amount to pay</b>	\$66206.15
<b>Payment method</b>	EFT
<b>BSB</b>	033-875
<b>Account and reference number</b>	170115071
<b>EFT confirmation</b>	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](#)