

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	Crowther& Sadler Pty Ltd
Business phone number	03 5152 5011
Email	contact@crowthersadler.com.au
Address type	PO Box
PO Box address	

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PO Box 722
Suburb Bairnsdale
Postcode 3875
State VIC

Owner details

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

Organisation name DEECA
Business phone number 136186
Email pe.assessment@deeca.vic.gov.au
Address type

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Preferred Contact

First name Richard
Last name Hoxley
Mobile 0448 956 060
Work phone 03 5152 5011
Organisation Crowther & Sadler
Job title Principal planner
Email richard@crowthersadler.com.au
Address type PO Box
PO Box address
PO Box 722

Suburb Bairnsdale
Postcode 3875
State VIC

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Pre-application meeting details

Have you submitted a pre-application meeting request already for this site? Yes
Enter the pre-application number PRE204000055

Land details

Planning scheme Alpine Resorts

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

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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 Development of a four storey apartment building (11 apartments)
removal of native vegetation and reduction in car parking

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)? 37.02-4, 43.02-2, 44.01-2, 44.01-2, 44.01-3, 44.06-2, 52.17-1

Please select the application category One or more new buildings
Native vegetation removal
Waiving of parking requirement

Enter the estimated cost of any development for which the permit is required \$10000000.00

What is the current land use?

Describe how the land is used and developed now Accommodation building

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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

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Additional details

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

Dwelling

Dwelling type

Apartments

Number of dwellings currently on site	0
Number of dwellings being demolished as part of application	0
Number of new dwellings being built	11
What is the Height (m) of building	13.57
Does the application involve native vegetation removal?	Yes
What is the Native Vegetation Removal Report (NVR) number?	BIO_2024_037
What is the credit extract id?	24074
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

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	<p>2311_DianaLodge-NMBW_TP SET_240724[D].pdf 20732 BMP V3.pdf 20732 LP Vol_11691_Folio_892.pdf 40067.Diana.Lodge.FFA.FIN01.20240826.pdf 12629362-REP-A_Diana Lodge Falls Creek PGRA.pdf 20732 BHSA V1.pdf 20732 LP Vol_11729_Fol_387.pdf 20732 Report.pdf 40067.Diana.Lodge.Falls.Creek.SEMP.FIN02.20240904..pdf Notification to Landowner.pdf</p>
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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 for assistance.

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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	14
Fee amount	\$9593.90
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 \$5,000,000 and not more than \$15,000,000

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	22

Fee amount \$1453.40

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 \$10320.60

Payment method Credit/Debit card

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Credit/Debit card payment successful

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.

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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 approvals](#)