

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

HAMTON HOSTPLUS JVMV PTY LTD C/- UPco

Business phone number

86483500

Email

hmcfall@upco.com.au

Address type

Street address

Street address

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Unit type

Unit number

Level number 4

Site or building name

Street number 412

Street name St Kilda

Suburb Melbourne

Postcode 3004

State VIC

Owner details

The owner is the applicant No

Is the owner a person or organisation? Organisation

Organisation name MOONEE VALLEY RACING CLUB INC

Business phone number 86483500

Email hmcfall@upco.com.au

Address type Street address

Street address

Unit type

Unit number

Level number

Site or building name

Street number 1

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Street name	McPherson
Suburb	Moonee Ponds
Postcode	3039
State	VIC

Preferred Contact

First name	Holly
Last name	McFall
Mobile	86483500
Work phone	86483500
Organisation	Urban Planning Collective (UPco)
Job title	Senior Associate
Email	hmcfall@upco.com.au
Address type	Street address

Street address

Unit type	
Unit number	
Level number	4
Site or building name	
Street number	412
Street name	St Kilda
Suburb	Melbourne
Postcode	3004

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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

Huw Wilson PPA-1429

Land details

Planning scheme

Moonee Valley

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

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.

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Application details

Describe your proposal	Multi-building, multi-storey residential development with affordable housing. A planning permit is required pursuant to: • Clause 32.04-7, construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings. • Clause 43.02-2, to construct a building or construct or carry out works. • Clause 52.06-3, to reduce the number of car parking spaces required under Clause 52.06-5. • Clause 52.37-2, to remove, destroy or lop a canopy tree in the Mixed Use Zone.	
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	Other vegetation removal Waiving of parking requirement Multi-dwelling	
Enter the estimated cost of any development for which the permit is required	\$322,933,000	
Is there a metropolitan planning levy requirement?	Yes	
Metropolitan planning levy application type	Current levy certificate	
Metropolitan planning levy application reason	estimated cost of development	
What is the current land use?	Leisure & recreation	
Describe how the land is used and developed now	Moonee Valley Racecourse	
Does this application look to change or extend the use of this land?	Yes	
What is the proposed land use?	Residential / Accommodation	
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 512

What is the Height (m) of building 86.4

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

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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).

Supporting documents

P2 Formal Lodgement Track Central Plans 300326 (ID 2348536).pdf
P2 Formal Lodgement QS report 030326 P2 (ID 2347150).pdf
P2 Formal Lodgement SMP (ID 2347159).pdf
LTR - P2 Formal Lodgement 020426.pdf
RPT P2 Formal Lodgement North East Precinct 020426.pdf
P2 Formal Lodgement Track East Plans 300326 (ID 2348537).pdf
P2 Formal Lodgement WMP Wilson East, 110 Wilson Street (ID 2347184).pdf
P2 Formal Lodgement WMP Track East, 110 Wilson Street (ID 2347182).pdf
P2 Formal Lodgement Contamination Report (ID 2347153).pdf
P2 Formal Lodgement Wilson East Plans 300326 (ID 2348535).pdf
P2 Formal Lodgement SWMP (ID 2349480).pdf
P2 Formal Lodgement Wind Report (ID 2347178).pdf
Appendix 3 - P2 Formal Lodgement Planning Controls and Policies (ID 2349479).pdf
P2 Formal Lodgement Arborist Report 250326 (ID 2347121).pdf
P2 Formal Lodgement Urban Context Report 300326 (ID 2348533).pdf
P2 Formal Lodgement Site Series Plans 300326 (ID 2348538).pdf
P2 Formal Lodgement Affordable Housing Report (ID 2347187).pdf
P2 Formal Lodgement WMP Track Central, 110 Wilson Street (ID 2347183).pdf
P2 Formal Lodgement Cultural Heritage Advice (ID 2347156).pdf
P2 Formal Lodgement Traffic Impact Assessment (ID 2347181).pdf
P2 Formal Lodgement Landscape Plan 250326 (ID 2347119).pdf
Appendix 4 - P2 Formal Lodgement Clause 58 Assessment 020426.pdf
P2 Formal Lodgement Services Investigation Report (ID 2347157).pdf
Appendix 1 - P2 Formal Lodgement Detailed Description 020426.pdf
P2 Formal Lodgement Economic Impact Report (ID 2347253).pdf
P2 Formal Lodgement QS Report (ID 2347251).pdf
Appendix 2 - P2 Formal Lodgement Site and Surrounds 020426.pdf

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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.

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	\$65,458.10
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 \$65,458.10

Payment method EFT

BSB 033-875

Account and reference number 170127741

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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