

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	Clow St Pty Ltd c/o Urbis Ltd
Business phone number	86634845
Email	anthony.bellofiore@hotmail.com
Address type	Street address
Street address	

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Unit type	Suite
Unit number	2
Level number	11
Site or building name	
Street number	555
Street name	Lonsdale Street
Suburb	Melbourne
Postcode	3000
State	VIC

Owner details

The owner is the applicant Yes

Preferred Contact

First name	Graeme
Last name	Stewart
Mobile	
Work phone	
Organisation	Urbis Ltd
Job title	
Email	gstewart@urbis.com.au
Address type	Street address

Street address

Unit type

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Unit number

Level number 10

Site or building name

Street number 477

Street name Collins Street

Suburb Melbourne

Postcode 3000

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 PPA-1936

Land details

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

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.

Application details

Describe your proposal	Use of the land for a retail premises, buildings and works for a multi-storey building and a reduction to the statutory car parking requirement
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; 52.06; 72.01
Please select the application category	Change or extension of use One or more new buildings Waiving of parking requirement Multi-dwelling
Enter the estimated cost of any development for which the permit is required	\$27,400,000
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	Development cost exceeds minimum threshold
What is the current land use?	Other land use

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Car park area

Describe how the land is used and developed now

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

What is the proposed land use? Residential / Accommodation
Retail Premises

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 Apartments

Number of dwellings currently on site 0

Number of dwellings being demolished as part of application 0

Number of new dwellings being built 78

What is the Height (m) of building 59

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

7-9 Clow Street - Site survey.pdf
7-9 Clow Street - WMP.pdf
7-9 Clow Street - Title.pdf
7-9 Clow Street - Urban design memo.pdf
7-9 Clow Street - MPL.pdf
7-9 Clow Street - Arch plans.pdf
7-9 Clow Street - Pedestrian wind assessment.pdf
7-9 Clow Street - SMP.pdf
7-9 Clow Street - TIA.pdf
7-9 Clow Street - Town planning 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

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Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	15
Fee amount	\$29,123.30
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 \$15,000,000 and not more than \$50,000,000

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	19
Fee amount	\$1,496.10
Fee description	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)

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

Total amount to pay \$29,871.35

Payment method EFT

BSB 033-875

Account and reference number 170129451

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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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09766 FOLIO 648

Security no : 124133795171U
Produced 15/04/2026 10:39 AM

LAND DESCRIPTION

Lot 1 on Title Plan 116905S.
PARENT TITLE Volume 02232 Folio 336
Created by instrument M782446D 07/04/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CLOW ST PTY LTD of LEVEL 14 140 WILLIAM STREET MELBOURNE VIC 3000
AZ768136A 03/11/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ768137X 03/11/2025
LOAN AGENCY SERVICES 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 TP116905S 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: 7-9 CLOW STREET DANDENONG VIC 3175

ADMINISTRATIVE NOTICES

NIL

eCT Control 19085G ASHURST AUSTRALIA
Effective from 03/11/2025

DOCUMENT END

Delivered from the LANDATA® System by Dye & Durham Solutions Pty Ltd

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[Order Details](#)

Volume/Folio	Address	Council Number	Land Description	Municipality	Status
9766/648	7-9 CLOW STREET, DANDENONG 3175	336105	Lot 1 of Plan TP116905S	GREATER DANDENONG	OK

PRINTED ON 15/04/2026

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Electronic Instrument Statement

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Produced 15/04/2026 10:39:46 AM

Status	Registered	Dealing Number	AZ768136A
Date and Time Lodged	03/11/2025 02:42:38 PM		

Lodger Details

Lodger Code	19085G
Name	ASHURST AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9766/648

Transferor(s)

Given Name(s)	ANTON KONRAD
Family Name	MIDDENDORP
Given Name(s)	IAN VANN
Family Name	FISHER
Given Name(s)	LILIANE YASMINE
Family Name	MORAN
Given Name(s)	MARTINE RONELDE
Family Name	MIDDENDORP
Given Name(s)	MICHAEL CHRISTOPHER
Family Name	MIDDENDORP
Given Name(s)	NICHOLAS PATRICK

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Department of Transport and Planning

Electronic Instrument Statement

Family Name	MIDDENDORP
Given Name(s)	PHILIP ANTHONY
Family Name	IBBOTSON

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 1675000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	CLOW ST PTY LTD
ACN	691014230
Address	
Floor Type	LEVEL
Floor Number	14
Street Number	140
Street Name	WILLIAM
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

Duty Transaction ID

6420808

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

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Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	NICHOLAS PATRICK MIDDENDORP MICHAEL CHRISTOPHER MIDDENDORP LILIANE YASMINE MORAN ANTON KONRAD MIDDENDORP MARTINE RONELDE MIDDENDORP IAN VANN FISHER PHILIP ANTHONY IBBOTSON
Signer Name	DAVID MICHAEL RICHTER
Signer Organisation	ROBERT RICHTER & ASSOCIATES PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	03 NOVEMBER 2025

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Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	CLOW ST PTY LTD
Signer Name	NATHANIEL POPELIANSKI
Signer Organisation	CORRS CHAMBERS WESTGARTH
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	03 NOVEMBER 2025

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

TITLE PLAN		EDITION 1	TP 116905S
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<p>Location of Land</p> <p>Parish: DANDENONG</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 38 (PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 9766 FOL 648</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">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="font-size: 2em; color: red; font-weight: bold; margin: 20px 0;">ADVERTISED PLAN</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: 23/08/1999</p> <p>VERIFIED: AA</p>
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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 38 (PT)