

# Apply for a planning permit

## Before you start

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Department  
of Transport  
and Planning

- 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

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### Applicant details

**Is the applicant a person or organisation?**

Organisation

**Organisation name**

Housing First Ltd

**Business phone number**

0404239239

**Email**

skhurrum@housingfirst.org.au

**Address type**

Street address

**Street address**

**Unit type**

Suite

**Unit number**

301

**Level number**

3

**Site or building name**

**Street number**

492

**Street name**

St Kilda Road

<b>Suburb</b>	Melbourne
<b>Postcode</b>	3004
<b>State</b>	VIC

## **Owner details**

<b>The owner is the applicant</b>	Yes
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## **Preferred Contact**

<b>First name</b>	Fidel
<b>Last name</b>	Freijah
<b>Mobile</b>	0432194454
<b>Work phone</b>	
<b>Organisation</b>	Urbis Ltd
<b>Job title</b>	Associate Director
<b>Email</b>	ffreijah@urbis.com.au
<b>Address type</b>	Street address

## **Street address**

<b>Unit type</b>	
<b>Level number</b>	10
<b>Site or building name</b>	
<b>Street number</b>	477
<b>Street name</b>	Collins Street
<b>Suburb</b>	Melbourne
<b>Postcode</b>	3000

State

VIC

## 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**

## Land details

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**Planning scheme**

Port Phillip

### Location

**Location type**

Street address

**Street address**

**Unit type**

**Level number**

**Site or building name**

**Street number**

17

**Street name**

Grosvenor Street

**Suburb**

Balaclava

**Postcode**

3183

**State**

VIC

### Location

**Location type**

Street address

**Street address**

**Unit type**

**Level number**

**Site or building name****Street number**

1A-F

**Street name**

Woodstock Street

**Suburb**

Balaclava

**Postcode**

3183

**State**

VIC

## Application details

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**Describe your proposal**

Application being made under Clause 53.23 (Category 2) for social housing funded by Homes Victoria, involving: Total demolition of all existing buildings on-site and construction of a new 3-storey social housing apartment development comprised of two east-west oriented building wings located at the northern and southern sides of the site and separated by a central communal open space, all of which sits above a shared basement car park, within a Heritage Overlay and GRZ1, and a reduction in the standard 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?**

53.23

**Please select the application category**

Multi-dwelling

**Enter the estimated cost of any development for which the permit is required**

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**What is the current land use?**

Residential / Accommodation

**Describe how the land is used and developed now**

Twenty (20) attached single / double storey social housing units, arranged around the perimeter of the site facing Grosvenor, Woodstock, and Brunning Streets.

**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? N/A (no such encumbrance applies)

## Additional details

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

### Dwelling

Dwelling type	Apartments
Number of dwellings being demolished as part of application	20
Number of dwellings currently on site	20
Number of new dwellings being added to site as part of application	68
What is the Height (m) of building	10.6
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

## 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).

### Supporting documents

1. MPL25477.pdf
2. Certificate of Title1.pdf
4. HIS\_17 Grosvenor Street\_Balaclava\_Jan\_Final\_2224.pdf
3. Planning Report - 17 Grosvenor St, Balaclava (final).pdf
7. WMP - 240208 - 17 Grosvenor St & 1 A-F Woodstock St Balaclava.pdf
8. 17 Grosvenor Street & 1A-F Woodstock Street, Balaclava - SMP. V1 (09-02-2024).pdf
6. Traffix TIA.pdf
5. Arb report - 013174 - 13 Grosvenor & 1A-F Woodstock Streets, Balaclava.pdf
12. 2334- HF- Grosvenor St - Planning - UCR & Arch Plans.pdf
10. SWMS - 23173-CI-RPT-001-B.pdf
11. Survey Plan 10151558 RFL version 2.pdf
9. Acoustic Report - Jan 2024.pdf
13. ZLA \_ Grosvenor Street Balaclava\_Landscape Concept Package 05.02.2024.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@delwp.vic.gov.au](mailto:visualisation@delwp.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 for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
<b>Class</b>	15
<b>Fee amount</b>	\$27546.80
<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 \$15,000,000 and not 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>	22
<b>Fee amount</b>	\$1415.10
<b>Fee description</b>	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.

<b>Total amount to pay</b>	\$28254.35
<b>Payment method</b>	EFT
<b>BSB</b>	033-875
<b>Account and reference number</b>	170072591
<b>EFT confirmation</b>	I confirm that the fee has been paid via EFT

## 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 approvals](#)