

Apply to amend a planning permit (Section 72 amendment)



Department
of Transport
and Planning

Before you start

- 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.
 - Written description of the changes.
 - Plans that clearly highlight the details of the changes.
 - Any relevant background documents.
- 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

**ADVERTISED
PLAN**

Is the applicant a person or organisation?

Organisation

Organisation name

IMG AUSTRALIA INVESTMENTS PTY LTD C/O- Ratio Consultants Pty Ltd

Business phone number

(03) 94293111

Email

angela.mok@ratio.com.au

Address type

Street address

Street address

Unit type

Level number

Site or building name

Street number	8
Street name	Gwynne Street
Suburb	Cremorne
Postcode	3121
State	VIC

Owner details

The owner is the applicant No

Is the owner a person or organisation? Organisation

Organisation name IMG AUSTRALIA INVESTMENTS PTY LTD

Business phone number (028)38277933

Email 300cityroad@aimg.com.au

Address type Street address

Street address

Unit type

Level number

Site or building name

Street number 48

Street name NICHOLSON STREET

Suburb ABBOTSFORD

Postcode 3067

State VIC

Preferred Contact

First name	Angela
Last name	Mok
Mobile	
Work phone	(03)94293111
Organisation	Ratio Consultants Pty Ltd
Job title	Associate
Email	angela.mok@ratio.com.au
Address type	Street address

Street address

Unit type

Level number

Site or building name

Street number 8

Street name Gwynne 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 PRE23000143

Pre-application name PRE23000143 300 City Road Southbank VIC 3006-Pre-Application Meeting

Land details

Planning scheme Melbourne

Location

Location type Crown allotment

Crown allotment

Allotment 10

Section 79

Portion City of South Melbourne

Parish/Township name Parish of Melbourne South

Location

Location type Crown allotment

Crown allotment

Allotment 11

Section 79

Portion City of South Melbourne

Parish/Township name Parish of Melbourne South

Location

Location type Crown allotment

Crown allotment

Allotment 12

Section 79

Portion City of South Melbourne

Parish/Township name Parish of Melbourne South

Location

Location type	Crown allotment
Crown allotment	
Allotment	13
Section	79
Portion	City of South Melbourne
Parish/Township name	Parish of Melbourne South

Amendment details

Is this application related to a completed application already lodged in Permits Online?	No
This application seeks to amend:	Current conditions of the permit Plans endorsed under the permit Other documents endorsed under the permit
Describe the details of proposed changes	The primary change proposed by this amendment is the removal of the podium levels and introduction of residential apartments within this area. The amendment will result in an additional 65 dwellings within the apartment building. Level 1 will be retained as commercial office space. Level 2 will be utilised as communal open space for the residential apartments.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
Enter the estimated cost of the proposed amended development	Failed to convert value: 14000000000
Cost of the permitted development	Failed to convert value: 12000000000
Cost difference	\$20000000.00
What is the current land use?	Industry and warehouse
Have the conditions of the land changed since the time of the original application?	No

Yes

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

What is the proposed land use? Food and drink premises
Office
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)

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).
- Written description of the changes.
- Plans that clearly highlight the details of the changes.
- Any relevant background documents.

Supporting documents

WE987-03F02(rev0) - Wind Impact Memo.pdf
17155_S0.1B_COMBINED LODGEMENT 7.12.2023.pdf
231206 Stg 1B 292-300 City Rd Southbank WMP.pdf
292-294-city-road-southbank-3006-register-search-statement-title-plan-tp281268v-combined.pdf
17155_300 City Road_Town Planning Lodgement Comparison Report_SPREAD.pdf
17155_300 CITY ROAD_Development Summary_Apartment Scheme_TP Endorsement_STAGE 01.B_REV D.pdf
WE987-07F01(rev2)- Balcony Wind Impacts.pdf
17155_S01.B_Memo_Removal of Wintergardens.pdf
17155_S01.B_Solar Access to Communal Outdoor Open Space.pdf
Traffic Assessment - Stantec.pdf
20774P_Town Planning Report.pdf
20018_231208 300 City Road Stage 1B_ESD Statement Report_Rev03 with Appendix.pdf
20231208BAWA_R1_Acoustic Report_(Stage_1B).pdf
17155_S01.B_Schedule of Changes_231127.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 for assistance.

3D digital model

17155_Facade strategy_Stage 01.B_SPREADS.pdf

Fees and payment

[View planning and subdivision fees](#)

Fee

Fee type	Applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)
Class	13
Fee amount	\$3665.00
Fee description	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000

Fee

Fee type	Applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)
Class	2
Fee amount	\$1415.10
Fee description	Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.

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

Total amount to pay	\$4372.55
Payment method	EFT
BSB	033-875
Account and reference number	170067511
EFT confirmation	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 approvals](#)