

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	Pace Development Group
Business phone number	0438514555
Email	tarquin@pacedg.com.au
Address type	

Owner details

The owner is the applicant	No
Is the owner a person or organisation?	Organisation
Organisation name	Pace of 3057 Pty Ltd
Business phone number	0438514555
Email	tarquin@pacedg.com.au
Address type	

Preferred Contact

First name	Tarquin
Last name	Leaver
Mobile	0438514555
Work phone	
Organisation	Pace Development Group
Job title	Head of Planning
Email	tarquin@pacedg.com.au
Address type	

Pre-application meeting details

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

Land details

Planning scheme	Merri-bek
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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

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	Mixed Use development
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	Failed to convert value: 5224000000

What is the current land use?	Retail Premises
Describe how the land is used and developed now	Retail uses within two storey buildings.
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	109
What is the Height (m) of building	27
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

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

Invest Victoria Letter PPA284 - 251-265 Lygon Street & 1A Pitt Street, Brunswick East .pdf
DFP Eligibility Letter - 251-265 Lygon Street & 1A Pitt Street, Brunswick East - PPA284.pdf
240731_Affordable Housing Report.pdf
240912_Urban Context Report.pdf
240913_Planning Report.pdf
240913_Green Travel Plan.pdf
MPL26558.pdf
240814_Wind Impact Assessment.pdf
240822_Traffic Report.pdf
240913_Sustainability Management Plan.pdf
240913_Waste Management Plan.pdf
240905_Landscape Plan.pdf
240814_Acoustic Report.pdf
240912_Architectural Plans.pdf
Plan - TP686976J.pdf
Register Search Statement - VOLUME 04024 FOLIO 799 - Lot 1 on Title Plan 686976J.pdf
Register Search Statement - VOLUME 08359 FOLIO 255 - Lot 2 on LP055645.pdf
Register Search Statement - VOLUME 09370 FOLIO 939 - Land in CP109940.pdf
Plan - CP109940.pdf
Plan - LP055645.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

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	\$63589.00
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*

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 \$64315.70

Payment method EFT

BSB 033-875

Account and reference number 170096271

EFT confirmation I confirm that the fee has been paid via EFT

Credit/Debit card payment failed

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](#)