

# 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	107 High Street Pty Ltd
Business phone number	0427 889 297
Email	benc@upproperty.com.au
Address type	Street address
Street address	

**Unit type**

**Unit number**

**Level number** 1

**Site or building name**

**Street number** 85

**Street name** Union Street

**Suburb** Armadale

**Postcode** 3143

**State** VIC

## **Owner details**

**The owner is the applicant** Yes

## **Preferred Contact**

**First name** Claire

**Last name** Whelan

**Mobile** 0431 464 799

**Work phone** 0431 464 799

**Organisation** Tract

**Job title** Principal

**Email** cwhelan@tract.net.au

**Address type** Street address

**Street address**

**Unit type**

**Unit number**

**Level number**

**Site or building name**

**Street number** 39

**Street name** Gheringhap Street

**Suburb** Geelong

**Postcode** 3220

**State** VIC

## Pre-application meeting details

---

**Have you submitted a pre-application meeting request already for this site?** Yes

**Enter the pre-application number** PPA794

## Land details

---

**Planning scheme** Greater Geelong

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

---

<b>Describe your proposal</b>	A mixed use development comprising apartments, retail, medical centre and gymnasium within a multi storey building, and the development of 5 townhouses.
<b>Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?</b>	No
<b>What is the application trigger?</b>	53.23
<b>Please select the application category</b>	One or more new buildings Waiving of parking requirement Other Multi-dwelling
<b>Enter the estimated cost of any development for which the permit is required</b>	Failed to convert value: 7980000000
<b>Is there a metropolitan planning levy requirement?</b>	No
<b>What is the current land use?</b>	Retail Premises
<b>Describe how the land is used and developed now</b>	The Site is currently utilized as a Food Factory (supermarket), Bicycle Centre and an Indian Grocer. A portion of the Site is vacant.
<b>Does this application look to change or extend the use of this land?</b>	Yes
<b>What is the proposed land use?</b>	Leisure & recreation Office 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** 116

**What is the Height (m) of building** 29

**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).

<b>Supporting documents</b>	<p>2025-04-15 - Swanson - Survey Plan.pdf          2025-10-23 - Invest Vic - Eligibility Letter.pdf          2025-11-07 - Vipac - Wind Impact Assessment.pdf          2025-12-04 - Traffix - TEA.pdf          2025-12-08 Certificate of Title.pdf          2025-12-22- Lett-DFP (High Street Belmont).pdf          318-0187-02-PR01 - Town Planning Report (High Street Belmont).pdf          LS000745_HIGH ST BELMONT_LANDSCAPE TP REPORT [G].pdf          2025.12.15_230114_High St Belmont_TP RFI (1).pdf          2025-12-08 Certificate of Title (123 High Street).pdf          2025-10-09 - Consent to remove carriageway easement.docx.pdf          2025-12-04 - SDC - SDA.pdf          2025-12-08 Certificate of Title (107-113 High Street).pdf          2025-12-01 - Senversa - PSI.pdf          2025-12-04 - WMP.pdf          2025-12-08 Certificate of Title (119 High Street).pdf          2025-12-08 Certificate of Title (125 High Street).pdf          Pre-development Arboricultural Impact Assessment. 107-123 High Street, Belmont, VIC 3216. December 2025.pdf</p>
-----------------------------	--

### 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](mailto:visualisation@transport.vic.gov.au) for assistance.

<b>3D digital model</b>	<p>251126_HighSt_107-123_APP.3dm          251126_HighSt_107-123_APP.fbx          251126_HighSt_107-123_APP.ifc          251126_HighSt_107-123_APP.obj</p>
-------------------------	---

## Fees and payment

---

[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>	16
<b>Fee amount</b>	\$65458.10
<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 \$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>	1
<b>Fee amount</b>	\$1496.10
<b>Fee description</b>	Use only

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

<b>Total amount to pay</b>	\$66206.15
<b>Payment method</b>	EFT
<b>BSB</b>	033-875
<b>Account and reference number</b>	170122971
<b>EFT confirmation</b>	I confirm that the fee has been paid via EFT

## Submit

---

<b>Applicant declaration</b>	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](#)