

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 on [Planning and Environment Act 1987 applications](#). You need to pay all fees or request a fee waiver before [submitting an application](#). We accept Credit Card payments online and support EFT payments.

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This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?

Organisation

Organisation name

Park Street Development Partnership Pty Ltd

Business phone number



Email

Address type

Street address

Street address

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Unit type

Unit number

Level number

Site or building name

Street number

161

Street name

Collins Street

Suburb

Melbourne

Postcode

3000

State

VIC

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Owner details

The owner is the applicant

No

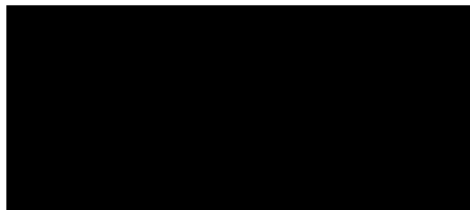
Is the owner a person or organisation?

Organisation

Organisation name

70 Park Street Pty Ltd

Business phone number



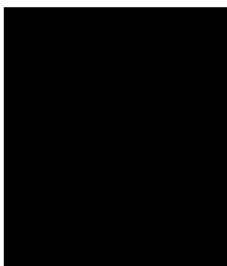
Email

Address type

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Preferred Contact

First name



Last name

Mobile

Work phone

Organisation

Time & Place

Job title

Planning Director

Email



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Address type

Pre-application meeting details

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

No

Land details

Planning scheme

Port Phillip

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

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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	The application consists of a 22 storey development comprising 297 apartments, 128 square metres of ground floor retail space, 108 square metres of co-working space and 86 car parking spaces
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	Change or extension of use One or more new buildings Multi-dwelling
Enter the estimated cost of any development for which the permit is required	\$126000000.00
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	Cost of works exceeds threshold
What is the current land use?	Office Vacant
Describe how the land is used and developed now	The site consists of a four storey office development with vacancy
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

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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 297

What is the Height (m) of building 69

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).

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Supporting documents

260211_Park Street Statement Addressing Department Letter_.pdf
250630_Park St_ Urban Design Advice on additional height.pdf
Park Street Current Titles.pdf
Park Street Current Titles Plans.pdf
260211_Park Street Statement of Voluntary Changes.pdf
G34716R-01H.pdf
260217 Park Street South Melbourne.pdf
P0057025_Park Street Economic Benefits Assessment_Feb26.pdf
260211_Park Street_02 Drawing Set DFP Stage 02 Submission.pdf
RPT 60-74 Park St South Melbourne UCR 241912_final.pdf
260205 Clause 58 Assessment (BADS) updated - Park Street.pdf
24278 - Cost Plan 3.pdf
24-369 AR comb.pdf
Sustainability Management Plan_20260213.pdf
WD25071 - Park Street - Civil Drainage Report V4_Combined.pdf
G34716R-02F (WMP).pdf
M24-110_Park Street_Landscape Plan_[D]_260211.pdf
Environmental Wind Conditions Letter__60-70 Park Street.pdf
20260211_Acoustic_Assessment.pdf
Environmental Wind Conditions
Study_0_60_70_Park_Street_South_Melbourne.pdf
MPL002699.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.

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- **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 \$65458.10

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*

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

Total amount to pay \$65458.10

Payment method EFT

BSB 033-875

Account and reference number 170124861

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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.

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You may access the information you have provided to DTP by contacting [Development assessment](#)

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SUBJECT
Park Street

Statement of amendments addressing the Departments project eligibility letter dated 04.02.2026

PROJECT	Park Street, South Melbourne
PROJECT NUMBER	13600
DATE	11.02.2026

Further Information		
	Page	Notes
5		
a.i	TP714 TP700-706	Shadow diagrams submitted for the 21 June in accordance with Clause 58.03-3 Solar access to communal open space. The shadow diagrams updated to show the extent of existing and proposed shadows cast by the development.
b.i.	TP805	The finished floor level along the entire ground floor shown in accordance with the flooding advice provided by the City of Port Phillip.
b.ii.		ii. Compliance with Clause 58 of the Port Phillip Planning Scheme, particularly in relation to: <ul style="list-style-type: none"> - Clause 58.03-3 – Solar access to communal outdoor open space objective - Clause 58.03-5 – Landscaping objective - Clause 58.04-2 – Internal Views objective - Clause 58.06-1 – Common property objective - Clause 58.06-2 – Site Services objective - Clause 58.07-2 – Room Depth objective - Clause 58.07-3 – Windows objective - Clause 58.07-4 – Natural Ventilation objective
Objective		
Clause 58.03-3 – Solar access to communal outdoor open space objective	TP714	At least 50 per cent of the primary communal outdoor open space receive a minimum of two hours of sunlight between 9am and 12pm on 21 June.
Clause 58.03-5 – Landscaping objective	TP808	Given the context of the site and the provision of basement car parking, there is not the potential for deep soil planting on site. Nonetheless, the proposal provides a generous provision of landscaping at the ground floor plane, and on podium / roof top levels. Appreciating the highly urban area and surrounding urban context, the proposal is considered an appropriate response in its locality.
Clause 58.04-2 – Internal Views objective	TP809-811	The apartments comply entirely with respect to preventing internal views between dwellings.
Clause 58.06-1 – Common property objective	TP808	The proposal is considered to appropriately delineate areas of private, communal, and public spaces through sensitive treatments. Each of the common property spaces will be highly functional and useable, including resident amenities and lounges, and dwell spaces within the residential lobby.

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		Each of the spaces are consolidated to ensure management is easy and effective by the body corporate.
Clause 58.06-2 – Site Services objective	TP805	The site has adequately planned for site services to be housed within accessible locations on the ground floor, primarily to the Park Street frontage. Mailboxes will be housed within a dedicated area to the residential lobby as identified on the floor plans. These will be appropriately located for resident use while also maintaining water protection and durability. Mechanical plant and remaining services are contained on the roof levels, with plant screening provided around the stipulated area.
Clause 58.07-2 – Room Depth objective	TP1022	Appreciating that all dwellings' living rooms combine the living, dining, and kitchen areas, all dwellings comply with the 9 metre depth requirements of Standard D27.
	TP1000-1026	Room depths dimensioned on all clause 58 plans.
Clause 58.07-3 – Windows objective	TP1022	All habitable rooms within the development's proposed dwellings are provided with a window to an external wall of the building.
Clause 58.07-4 – Natural Ventilation objective	TP1022	41% compliance.
		Each of the proposed dwellings have been designed to ensure that, at their external wall interfaces, ventilation has been maximised where possible through the use of operable windows and sliding doors.
		As required, each of the dwelling windows occupy approximately the same openable area, ensuring occupants can appropriately maintain natural ventilation of their dwellings.
	TP1000-1026	Cross ventilation paths and lengths drawn on all clause 58 plans where applicable.

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SUBJECT
Park Street

Statement of Voluntary Changes

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PROJECT Park Street, South Melbourne

PROJECT NUMBER 13600

DATE 11.02.2026

	Page	Change
PLANS		
General		
1.		Core configuration updated to meet fire egress compliance with central staircase providing egress to the entire building to the ground level. Back of House arrangement updated in accordance with the core re-configuration.
2.		Bin chute location changed.
3.		Further coordination of structural column locations and resultant in slab thickness
4.		Car park layout updates due to coordination with structural and services.
5.		Minor reconfiguration of apartment types due to structural coordination while still complies to Clause 58(refer to BADS Plans change list)
6.		300mm parapet introduced due to further consultant coordination - minor additional shadows to the opposite building and foot path
Basement		
7.	TP804	Core configuration updated to meet fire egress compliance with central staircase providing egress to the entire building to the ground level. Back of House arrangement updated in accordance with the core re-configuration and structural/services coordination
8.	TP804	Carpark layout update due to coordination with structure and services.
9.	TP804	Services coordination. Reconfiguration of services zones. Fire pumps moved to ground floor next to fire tanks.
Ground		
10.	TP805	Core configuration updated to meet fire egress compliance with central staircase providing egress to the entire building to the ground level.
11.	TP805	Back of house layout updates due to core reconfiguration. Coordination of waste room and bin shouts allowing for connection via direct corridor.
12.	TP805	Fire egress location updated.
13.	TP805	Booster location and orientation parallel to boundary facing directly onto Park St for compliance following authority advice.
14.	TP805	Location of cafe shown along southern façade.
15.	TP805	Mail room located on west façade of ground floor.
16.	TP805	Building manager office and concierge added.

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17.	TP805	Relocation of co-working space, holding the southwest corner of the site.
18.	TP805	Design development of internal feature stair design.
19.	TP805	Carpark layout update due to coordination with structure and services.
20.	TP805	Removal of secondary street access to café
21.	TP805	Realignment of façade to Park street and Little Bank street due to structural coordination and integration of columns
22.	TP805	Bike parking configuration updated to comply with clearances due to structural coordination
Level 01-02		
23.	TP806-807	Planter removed over western entry canopy for Little Bank Street as there is no common property access for maintenance.
24.	TP806-807	Car park layout updates due to coordination with structural and services.
25.	TP806-807	Minor reconfiguration of apartment types due to structural coordination while still complies to Clause 58(refer to BADS Plans change list
26.	TP806-807	Corner balcony introduced to the south west level 1-2 apartment due to structural coordination
Level 14 – Level 16		
27.	TP809	Duplicate typical level 14 to better align product mix to target market for more affordable product.
28.	TP809	Minor reconfiguration of apartment types due to structural coordination while still complies to Clause 58(refer to BADS Plans change list
Level 15 – Level 18		
29.	TP810	Roof services coordination .to centralise plant area from level 19 to level 22 for better amenity on level 19 for residents and maintenance efficiency.
ELEVATIONS		
General		TP900 Series
30.		Façade glazing panel break up update from 2 panels per bay to 3 panels per bay for constructability and transportation on all facades
31.		Realignment of façade to Park Street and Little Bank Street due to structural coordination and integration of columns
South		
32.	TP900	Booster location and orientation parallel to boundary facing directly onto Park St for compliance following authority advice.
33.	TP900	Realignment of façade to Park Street at ground level due to structural coordination (see general note.)
34.	TP900	Canopy to park street realigned and raised due to façade articulation updates
35.	TP900	Corner balcony introduced to the southwest level 1-2 apartment due to structural coordination
West		
36.	TP901	Realignment of façade to Little Bank Street from ground level to level 02 due to structural coordination (see general note.)
North		

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37.	TP902	Ground level and podium facade realignment due to structural and services coordination.
East		
38.	TP903	Refer to general notes
SECTIONS		
General		
39.	TP904	Core configuration updated to meet fire egress compliance with central staircase providing egress to the entire building to the ground level. Back of House arrangement updated in accordance with the core re-configuration.
40.	TP904	Design development of internal feature stair design.
BADS Plans		
General		TP1000 Series
41.		Extent of built-in joinery updated for flexibility of furnishing while storage volume still complies with Clause 58. Bathroom vanity updated to have modularised joinery types for constructability.
42.		Alternative selection of accessible apartment types as a result of amendment to apartment layout while still complying to Clause 28.
	TP 008	- 2C.1 – circulation adjusted, type updated to accessible
	TP 009	- 2E – circulation adjusted, type updated to accessible
	TP 011	- 2N – circulation adjusted, no longer accessible
	TP 007	- 2A.1 – accessible bathroom changed from en-suite to main bathroom
43.		Layout reconfiguration to coordinate with structure
	TP 004	- 1B
	TP 004	- 1C
	TP 006	- 1D – private open space added
	TP 012	- 2B
	TP1010	- 2F
	TP1013	- 3F – structural coordination, no longer cross ventilated apartment
	TP1020	- 3H
	TP1020	- 3J
	TP1021	- 3K
44.		Types renamed
	TP1011	- 2G renamed 2N
	TP1012	- 2I renamed 2B
	TP1013	- 3A renamed 3G
	TP1013	- 3B renamed 3F
	TP1014	- 3D renamed 3I
	TP1017	- 2Q renamed 2N.1
45.		Types added
	TP1002	- S1.1
	TP1002	- S1.2
	TP1015	- 1B.1
	TP1015	- 1B.2
	TP1025	- S3
	TP1026	- 1E
	TP1026	- 1G

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