

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	Coles Group Property Developments Ltd
Business phone number	0407 374 566
Email	luke.hill@coles.com.au
Address type	Street address

Street address

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Unit type

Level number

Site or building name

Street number 800

Street name Toorak Road

Suburb Hawthorn East

Postcode 3123

State VIC

Owner details

The owner is the applicant Yes

Preferred Contact

First name Jackie

Last name Kirby

Mobile 0431813533

Work phone

Organisation Tract Consultants Pty Ltd

Job title Principal Town Planner

Email jkirby@tract.net.au

Address type Street address

Street address

Unit type

Level number 6

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Site or building name

Street number

6

Street name

Riverside Quay

Suburb

Southbank

Postcode

3006

State

VIC

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Pre-application meeting details

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

Yes

Enter the pre-application number

DFP-349

Land details

Planning scheme

Greater Geelong

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

1. 2024-07-09 Certificate of Title (158-162 High St, Belmont).pdf

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

All files successfully scanned. You may review the location details below.

Review locations

Locations created from scanning land title documents or using the map will display here.

158-162 HIGH STREET BELMONT 3216

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	Buildings and Works associated with the Construction of a Supermarket and Bottle Shop and Display of Signage (including illuminated signage) and Reduction in Car Parking
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.22
Please select the application category	One or more new buildings Waiving of parking requirement Signage
Enter the estimated cost of any development for which the permit is required	Failed to convert value: 3100000000
What is the current land use?	Retail Premises
Describe how the land is used and developed now	Existing supermarket (refer to Planning Report for a more detailed description).
Does this application look to change or extend the use of this land?	No

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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? No

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).

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Supporting documents

2024-07-12 - Let-DFP Cover letter_Coles 158-162 High St, Belmont.pdf
1. 2024-07-09 Certificate of Title (158-162 High St, Belmont).pdf
4. Landscape Drawings_321-0877-01-L-01 Landscape Concept rev04.pdf
2. Invest Victoria Letter DFP-349 Coles Belmont.pdf
3. Architectural Drawings_Coles Belmont_TP Pack 20240313.pdf
5. Planning Report - DFP Lodgement - Coles Belmont_2024-07-11.pdf
6a. Transport Impact Assessment_19490T-REP01-F02.pdf
6b. 19490T-LET01-F01 - Discovery Lane Loading Arrangements.pdf
7. Waste Management Plan - 158-162 High St Belmont.pdf
8a. Acoustic Report - 158-162 High Street, Belmont.pdf
8b. L01 22147 158-162a High Street Belmont - Response to Council.pdf
9a. 20231201 1681A Coles Belmont SMP RFI REV C.pdf
9b. 20231207 1681A Coles Belmont MUSIC.sqz
10. 19002 SWMS Coles Redevelopment Belmont V0.pdf
11. Legal Access Mechanism_Herbert Smith Freehills_11 July 2024.pdf
12a. Liquor Licence_C7796_-LEASE_-01.pdf
12b. Liquor Licence_L3718_-LEASE_-01.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

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	15

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Fee amount	\$28291.70
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 \$15,000,000 and not 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	\$28291.70
Payment method	EFT
BSB	033-875
Account and reference number	170079041

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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.

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

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