

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

Is the applicant a person or organisation?

Organisation

Organisation name

40 Rokeby Pty Ltd ATF 40 Rokeby Property Trust c/- Planning & Property Partners Pty Ltd

Business phone number

(03) 8626 9000

Email

bird@pppartners.com.au

Address type

Street address

Street address

Unit type

Unit number

Level number

13

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Site or building name

Street number

1

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

40 ROKEBY PTY LTD & 32 ROKEBY PTY LTD

Business phone number

(03) 8626 9000

Email

bird@pppartners.com.au

Address type

Street address

Street address

Unit type

Suite

Unit number

137

Level number

Site or building name

Street number

425

Street name

SMITH STREET

Suburb

FITZROY

Postcode

3065

**ADVERTISED
PLAN**

State VIC

Preferred Contact

First name Paul

Last name Little

Mobile

Work phone (03) 8626 9070

Organisation Planning & Property Partners Pty Ltd

Job title

Email little@pppartners.com.au

Address type Street address

Street address

Unit type

Unit number

Level number 13

Site or building name

Street number 1

Street name Collins Street

Suburb Melbourne

Postcode 3000

State VIC

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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

27 August 2024

Land details

Planning scheme

Yarra

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.

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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.

Amendment details

Is this application related to a completed application already lodged in Permits Online?

Yes

Related application	PA2402824
Related application type	Application for planning permit (including VicSmart)
Application name	PA2402824 32-38 & 40-50 ROKEBY STREET COLLINGWOOD VIC 3066-APPLICATION FOR PLANNING PERMIT
This application seeks to amend:	Current conditions of the permit
Describe the details of proposed changes	Please refer to attached Planning & Property Partners Pty Ltd letter dated 19 December 2024.
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: 11055000000
Cost of the permitted development	Failed to convert value: 11055000000
Cost difference	\$0.00
What is the current land use?	Industry and warehouse
Have the conditions of the land changed since the time of the original application?	No
Does this application look to change or extend the use of this land?	No
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
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).
- Written description of the changes.
- Plans that clearly highlight the details of the changes.
- Any relevant background documents.

Supporting documents

Title - 32-50 Rokeby Street, Collingwood.pdf
 Traffic and Transport Letter - 32-50 Rokeby Street Collingwood.pdf
 Architectural Plans (Rev B) - 32-50 Rokeby Street Collingwood.pdf
 Schedule of Changes - 32-50 Rokeby Street Collingwood.pdf
 Design Statement - 32-50 Rokeby Street Collingwood.pdf
 Draft Tracked Changes Permit - 32-50 Rokeby Street Collingwood.pdf
 S72 Cover letter - 32-50 Rokeby Street Collingwood.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

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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	11
Fee amount	\$1265.60

Fee description Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of the additional development to be permitted by the amendment is \$100,000 or less

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

Total amount to pay \$1265.60

Payment method EFT

BSB 033-875

Account and reference number 170102051

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

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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 Victorian privacy laws. The information you provide will be used for the following purposes: copyright

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- 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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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12197 FOLIO 938

Security no : 124120769148Q
Produced 18/12/2024 03:27 PM

LAND DESCRIPTION

Lot S3 on Plan of Subdivision 825872P.
PARENT TITLE Volume 08920 Folio 730
Created by instrument PS825872P 01/04/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
40 ROKEBY PTY LTD of SUITE 137 425 SMITH STREET FITZROY VIC 3065
AX304850K 28/09/2023

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PLAN**

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX304851H 28/09/2023
ARGYLE SQUARE 40R PTY LTD

MORTGAGE AX304852F 28/09/2023
JR FINANCE PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS825872P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 40 ROKEBY STREET COLLINGWOOD VIC 3066

ADMINISTRATIVE NOTICES

NIL

eCT Control 19207U CORRS CHAMBERS WESTGARTH
Effective from 28/09/2023

DOCUMENT END

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12197 FOLIO 937

Security no : 124120769147R
Produced 18/12/2024 03:27 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 825872P.
PARENT TITLE Volume 08920 Folio 730
Created by instrument PS825872P 01/04/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
40 ROKEBY PTY LTD of SUITE 137 425 SMITH STREET FITZROY VIC 3065
AX304850K 28/09/2023

**ADVERTISED
PLAN**

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX304851H 28/09/2023
ARGYLE SQUARE 40R PTY LTD

MORTGAGE AX304852F 28/09/2023
JR FINANCE PTY LTD

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DIAGRAM LOCATION

SEE PS825872P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 50 ROKEBY STREET COLLINGWOOD VIC 3066

ADMINISTRATIVE NOTICES

NIL

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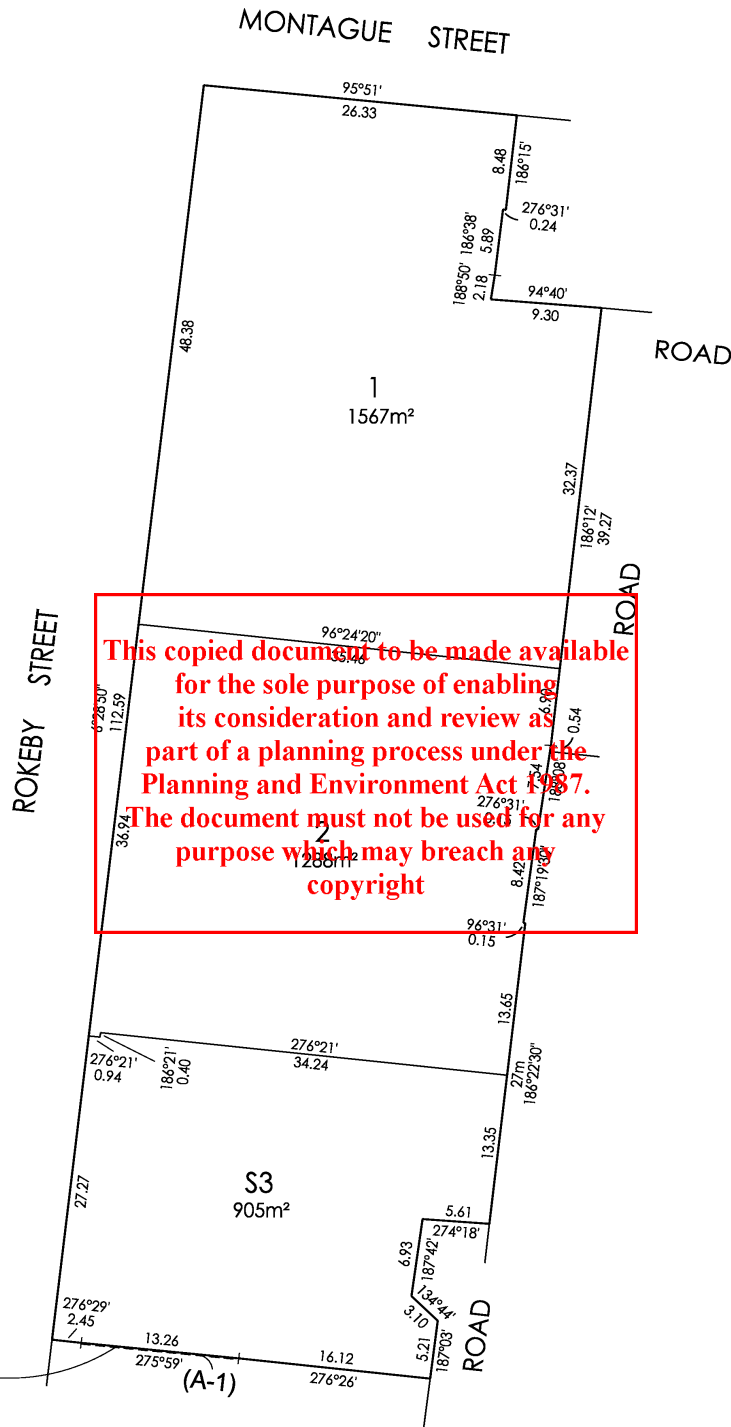
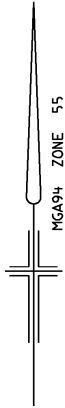
PLAN OF SUBDIVISION		LRS USE ONLY EDITION 1	PLAN NUMBER PS 825872P	
LOCATION OF LAND PARISH: JIKA JIKA TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: --- CROWN PORTION: 54 (PART) TITLE REFERENCES: VOL. 8920 FOL. 730 LAST PLAN REFERENCE: LAND IN CP100769 POSTAL ADDRESS: 40-72 ROKEBY STREET (at time of subdivision) COLLINGWOOD 3066 MGA 94 CO-ORDINATES: E: 322900 ZONE: 55 (of approx. centre of plan) N: 5813610 DATUM: GDA94		Council Name: Yarra City Council Council Reference Number: SC19/0021 Planning Permit Reference: SP19/0016 SPEAR Reference Number: S137231T Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Danielle Connell for Yarra City Council on 18/03/2020 Statement of Compliance issued: 18/03/2020		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL FURTHER PURPOSE OF PLAN: TO REMOVE ALL EASEMENTS SHOWN OVER THE LAND MARKED (E-1) ON DP100769 REASONS FOR REMOVAL: PLANNING PERMIT No. ...			
NOTATIONS		DEPTH LIMITATION DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK JIKA JIKA PW 835 LAND NOT IN PROCLAIMED SURVEY AREA STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.		
ESTATE:		AREA: 3760m ²	No. OF LOTS: 3	MELWAY: 44:C:6
EASEMENT INFORMATION				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE LAND AND LOTS IN THIS PLAN				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(A-1)	PARTY WALL	SEE PLAN	LP13283	LOTS ON LP13283
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 7935/SUB VERSION: 4 Digitally signed by: David John Versteegen, Licensed Surveyor, Surveyor's Plan Version (4), 08/04/2019, SPEAR Ref: S137231T	ORIGINAL SHEET SIZE A3 SHEET 1 OF 2 SHEETS PLAN REGISTERED TIME: 11:41 am DATE: 01/04/20 Assistant Registrar of Titles	
CHECKED DMC	DATE: 08/04/19			

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PLAN OF SUBDIVISION

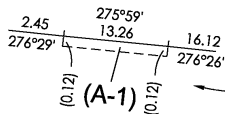
PLAN NUMBER
PS 825872P



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ENLARGEMENT
NOT TO SCALE

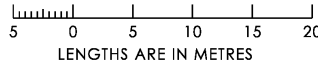
S3



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:400



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3 SHEET 2

REF: 7935/SUB VERSION: 4

Digitally signed by: David John Versteegen, Licensed Surveyor, Surveyor's Plan Version (4), 08/04/2019, SPEAR Ref: S137231T

Digitally signed by: Yarra City Council, 18/03/2020, SPEAR Ref: S137231T

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09781 FOLIO 954

Security no : 124120769146S
Produced 18/12/2024 03:27 PM

LAND DESCRIPTION

Land in Plan of Consolidation 166391G.

PARENT TITLES :

Volume 06417 Folio 346 Volume 06736 Folio 197 Volume 08442 Folio 492
Volume 08506 Folio 629
Created by instrument CP166391G 01/12/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

32 ROKEBY PTY LTD of SUITE 137 425 SMITH STREET FITZROY VIC 3065
AX346538A 12/10/2023

ENCUMBRANCES, CAVEATS AND NOTICES

1. MORTGAGE AX353511G 13/10/2023
ARGYLE SQUARE 32R PTY LTD
2. MORTGAGE AX346540P 12/10/2023
JR FINANCE PTY LTD

VARIATION OF PRIORITY AX353572F 16/10/2023

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP234294L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 19207U CORRS CHAMBERS WESTGARTH
Effective from 19/10/2023

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TITLE PLAN		EDITION 1	TP 234294L
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion:		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Last Plan Reference: CP 166391G Derived From: VOL 9781 FOL 954 Depth Limitation: NIL			
Description of Land / Easement Information ALL THAT PIECE OF LAND IN THE PARISH OF JIKA JIKA - - - - BEING THE LAND IN PLAN OF CONSOLIDATION NO.166391G WHICH LAND IS SHOWN- ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON - AS TO THE LAND SHOWN - MARKED "E-1" TOGETHER WITH A RIGHT TO USE THE LAND SHOWN MARKED "A-1" - FOR PARTY WALL PURPOSES - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 17/06/2002 VERIFIED: AP	
ENCUMBRANCES AS TO THE LAND SHOWN MARKED E-1 THE PARTY WALL EASEMENT CREATED BY TRANSFER 1466485 -			
<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold;"> This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright </div>			
<p>Diagram details: West boundary: 359°59' (feet), 17.37 (meters) East boundary: 17.35 (feet), 180°34' (feet) South boundary: 270°00' (feet), 13.27 (meters), 269°30' (feet), 15.93 (meters), 269°52' (feet) North boundary: 89°57' (feet) Area: 551.72 Streets: ROKEBY STREET, VICTORIA PARADE, ROAD</p>			
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	
			Sheet 1 of 1 sheets

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