

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	Model Australia Pty Ltd
Business phone number	0408322184
Email	rory@themodel.com.au
Address type	Street address
Street address	

Unit type**Unit number****Level number** 10**Site or building name****Street number** 477**Street name** Collins Street**Suburb** Melbourne**Postcode** 3000**State** VIC**Owner details****The owner is the applicant** No**Is the owner a person or organisation?** Organisation**Organisation name** James Richardson (WHOLESALE) Company Pty Ltd**Business phone number** 0405437983**Email** hredgrove@urbis.com.au**Address type** Street address**Street address****Unit type****Unit number****Level number** 5**Site or building name****Street number** 71

Street name	Queens Road
Suburb	Melbourne
Postcode	3000
State	VIC

Preferred Contact

First name	Rochelle
Last name	Fleming
Mobile	
Work phone	0386399724
Organisation	Urbis Ltd
Job title	Associate Director
Email	rfleming@urbis.com.au
Address type	Street address

Street address

Unit type	
Unit number	
Level number	10
Site or building name	
Street number	477
Street name	Collins Street
Suburb	Melbourne
Postcode	3000

State

VIC

Pre-application meeting details

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

Yes

Enter the pre-application number

PPA-788

Land details

Planning scheme

Yarra

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

Describe your proposal	Clause 32.04 - Construct a building or construct or carry out works (two or more dwellings) Clause 43.02 - Construct a building or construct or carry out works Clause 43.01 - Partial Demolition, Construct a building or construct or carry out works, External Alterations/Painting, Roadworks which change the appearance of a heritage place.
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	\$75,400,000
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	Cost of works exceed \$1,311,000
What is the current land use?	Leisure & recreation
Describe how the land is used and developed now	Heritage Schweppes Cordial Factory - Partial Leisure & Recreation Use
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Food and drink premises Residential / Accommodation
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?	N/A (no such encumbrance applies)

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 151

What is the Height (m) of building

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

Acoustic Assessment (Acoustic Logic 29 October 2025).pdf
Affordable Housing Report - (Model 25 March 2026).pdf
Daylight Modelling (ARUP 02 February 2026).pdf
Land Survey (Breese Pitt Dixon 04 September 2024).pdf
Metropolitan Planning Levy Certificate (issued on 25 March 2026).pdf
Quantity Surveyor Report (Slattery 4 December 2025).pdf
Architectural Plans (Warren and Mahoney Architects 27 March 2026).pdf
Sustainability Management Plan (ARUP 29 October 2025).pdf
Town Planning Report - 35-45 Lithgow Street, Abbotsford - Formal Submission.pdf
Traffic Engineering Assessment (Traffic Group 30 March 2026).pdf
Urban Context and Design Response Report (Warren and Mahoney Architects March 2026).pdf
Waste Management Plan (Traffix Group 30 October 2025).pdf
Cover letter and Response to Eligibility (Urbis 30 March 2026).pdf
Wind Impact Assessment (ViPAC 30 October 2025).pdf
Certificates of Title (purchased 30.03.2026).pdf
Landscape Plan (Ratio 29 October 2025).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

260327_LithgowSt_35-45_APP.fbx

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	\$65,458.10

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 \$65,458.10

Payment method EFT

BSB 033-875

Account and reference number 170127291

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 assessment](#)