

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	Antipodean Land Developments Pty Ltd
Business phone number	0405 219 644
Email	vali.valibhoy@gmail.com
Address type	Street address
Street address	

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Unit type

Unit number

Level number

Site or building name

Street number

106

Street name

Kerr Street

Suburb

Fitzroy

Postcode

3065

State

VIC

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Owner details

The owner is the applicant

No

Is the owner a person or organisation?

Organisation

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Organisation name

Mag Nation Pty Ltd

Business phone number

0405 219 644

Email

vali.valibhoy@gmail.com

Address type

Street address

Street address

Unit type

Unit number

Level number

Site or building name

Street number

106

Street name	Kerr Street
Suburb	Fitzroy
Postcode	3065
State	VIC

Preferred Contact

First name	Danny
Last name	Haesy
Mobile	0418 300 413
Work phone	
Organisation	DHP Urban Consultants
Job title	Managing Principal Planner
Email	danny@dhp-urban.au
Address type	Street address

Street address

Unit type	
Unit number	Suite1
Level number	1
Site or building name	
Street number	55
Street name	Collins Street
Suburb	Melbourne
Postcode	3000

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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

PPA-1296

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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.

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Application details

Describe your proposal	Construction of a mixed Use 7 storey building containing 20 apartments, 57sqm ground floor retail tenancy (no. permit required for use) over single basement and 18 car spaces.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	52.25
Please select the application category	Demolition Multi-dwelling
Enter the estimated cost of any development for which the permit is required	\$11,300,000
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	Development in Metropolitan Melbourne over the MPL threshold.
What is the current land use?	Vacant
Describe how the land is used and developed now	Two storey red brick building with bullnose verandah over the footpath, formerly containing shops and office space an an older grey rendered two storey contributory heritage building (former shop) with cantilevered verandah over the footpath.
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?	N/A (no such encumbrance applies)

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Additional details

Yes

Does this application involve the creation or removal of dwellings?

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	20
What is the Height (m) of building	24.7
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

- 14 - Acoustic - V1034-04-P Acoustic Report (r0).pdf
- 16 - Wind - 260407 PARK Wind TP Report.pdf
- 15 - ESD - 260413-GIW25025-290 Park Street, Fitzroy North-SMP-E.pdf
- 1 - Cover 290 Park St, Fitz Nth 170426.pdf
- 3 - MPL003035.pdf
- 7 - Land Survey.pdf
- 2 - Certificate of Title.pdf
- 5 - Arch Drawings - 260415 PARK TP final submission.pdf
- 6 - GDFT Design Principles Rpt 260414 PARK Townplanning Report.pdf
- 8 - Planning Report, 290 Park St, Fitzroy N 170426.pdf
- 9 - Landscape - OW325_Town Planning_03.pdf
- 10 - Transport - 260414 PARK TP Traffic.pdf
- 11 - Waste - 220156WMP003B-F.pdf
- 12 - Green Travel Plan - 260416 PARK TP.pdf
- 13 - Heritage - 290 Park St, Fitzroy North - Heritage Impact Statement.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

- 4 - 3D Model - 260415-ParkSt_290_APP.ifc

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	14
Fee amount	\$9,875.90
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 \$5,000,000 and not more than \$15,000,000

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

Total amount to pay \$9,875.90

Payment method EFT

BSB 033-875

Account and reference number 170128371

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:

- 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.

This copied document to be made available for the 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:
Planning and Environment Act 1987.
The document must not be used for any purpose which may breach any copyright.

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](#)