

# Apply to amend a planning permit (Section 72 amendment)



Department  
of Transport  
and Planning

## Before you start

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- 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

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### Applicant details

<b>Is the applicant a person or organisation?</b>	Organisation
<b>Organisation name</b>	SMA Projects
<b>Business phone number</b>	86483500
<b>Email</b>	dhickey@upco.com.au
<b>Address type</b>	Street address
<b>Street address</b>	
<b>Unit type</b>	Building
<b>Unit number</b>	
<b>Level number</b>	3

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**Site or building name**

**Street number** 2-4

**Street name** Ross Street

**Suburb** South Melbourne

**Postcode** 3205

**State** VIC

## **Owner details**

**The owner is the applicant** No

**Is the owner a person or organisation?** Organisation

**Organisation name** 134 Moray Street Pty Ltd

**Business phone number** 0407077224

**Email** dhickey@upco.com.au

**Address type** Street address

### **Street address**

**Unit type**

**Unit number**

**Level number** 3

**Site or building name**

**Street number** 2-4

**Street name** Ross Street

**Suburb** South Melbourne

**Postcode** 3205

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State

VIC

## Preferred Contact

First name

David

Last name

Hickey

Mobile

0407077224

Work phone

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Organisation

Urban Planning Collective

Job title

Email

dhickey@upco.com.au

Address type

## Pre-application meeting details

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

Yes

Enter the pre-application number

PPA-1549

## Land details

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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

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.

## Amendment details

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<b>Is this application related to a completed application already lodged in Permits Online?</b>	Yes
<b>Related application</b>	PA2503652
<b>Related application type</b>	Application for planning permit (including VicSmart)
<b>Application name</b>	PA2503652 134-138 MORAY STREET SOUTH MELBOURNE VIC 3205-APPLICATION FOR PLANNING PERMIT
<b>This application seeks to amend:</b>	Plans endorsed under the permit Other documents endorsed under the permit
<b>Describe the details of proposed changes</b>	Additional level to the approved building and consequential amendment to technical reports - Waste Management Plan, SMP, traffic report & landscape plan
<b>Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?</b>	No
<b>Enter the estimated cost of the proposed amended development</b>	\$33000000.00
<b>Cost of the permitted development</b>	\$28000000.00

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Cost difference \$5000000.00

What is the current land use? Vacant

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

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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

S72 March 2026 Amended Landscape Plan 134-138 Moray Street South Melbourne (ID 2344671).pdf  
S72 March 2026 Title and Plan 134 Moray Street South Melbourne (ID 2344693).pdf  
S72 March 2026 Amended SMP 134-138 Moray Street South Melbourne (ID 2344672).pdf  
S72 March 2026 Amended TIA Report 134-138 Moray Street South Melbourne (ID 2337546).pdf  
S72 March 2026 Amended WMP 134-138 Moray Street South Melbourne (ID 2336662).pdf

S72 March 2026 Amended Plans 134-138 Moray Street South Melbourne (ID 2337543).pdf  
Amended 134 Moray Street\_UCR Perspectives 2026 (ID 2334633).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](mailto:visualisation@transport.vic.gov.au) for assistance.

## 3D digital model

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## Fees and payment

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[View planning and subdivision fees](#)

### Fee

<b>Fee type</b>	Applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)
<b>Class</b>	3
<b>Fee amount</b>	\$226.90
<b>Fee description</b>	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is \$10,000 or less

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

**Total amount to pay** \$226.90

**Payment method** Credit/Debit card

Credit/Debit card payment successful

## Submit

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**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](#)

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

VOLUME 09511 FOLIO 483

Security no : 124132967399W  
Produced 16/03/2026 11:25 AM

### LAND DESCRIPTION

Crown Allotment 11 Section 7 City of South Melbourne Parish of Melbourne South.  
PARENT TITLE Volume 08245 Folio 183  
Created by instrument K023690 28/07/1982

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
134 MORAY STREET PTY LTD of LEVEL 2 428 LITTLE BOURKE STREET MELBOURNE VIC  
3000  
AM559286J 15/02/2016

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ323826G 27/06/2025  
STRODE FAMILY NOMINEES PTY LTD

CAVEAT AB224883E 18/04/2002  
Caveator  
CITIPOWER PTY  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
01/02/2002  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
CITIPOWER PTY LTD  
Notices to  
CITIPOWER PTY of LEVEL 15 624 BOURKE ST MELBOURNE 3000

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For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP427946S 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: 134-138 MORAY STREET SOUTH MELBOURNE VIC 3205

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

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### **ADMINISTRATIVE NOTICES**

NIL

eCT Control 18776H HARWOOD ANDREWS  
Effective from 02/07/2025

DOCUMENT END

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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
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TITLE PLAN		EDITION 1	TP 427946S
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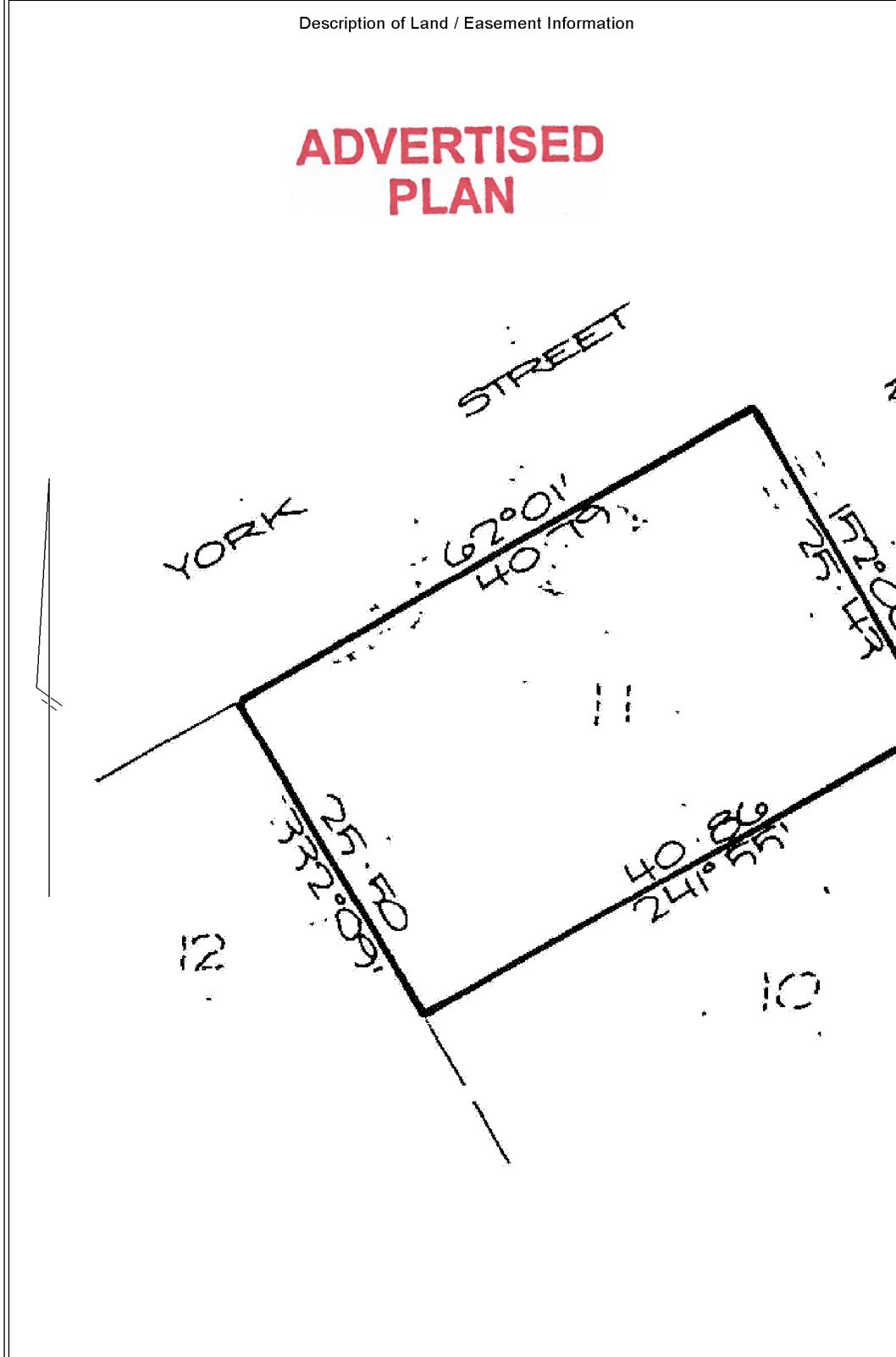
**Location of Land**

Parish: CITY OF SOUTH MELBOURNE PARISH OF MELBOURNE SOUTH  
 Township:  
 Section: 7  
 Crown Allotment: 11  
 Crown Portion:

Last Plan Reference:  
 Derived From: VOL 9511 FOL 483  
 Depth Limitation: NIL

**Notations**

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 05/05/2000  
 VERIFIED: P.C.