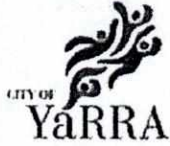


NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

Pursuant To Section 52(1) Of The Planning And Environment Act 1987

The land affected by the application is located at:	26-56 Queens Pde Fitzroy North VIC 3068
The application is for a permit to:	PART DEMOLITION AND DEVELOPMENT OF THE LAND FOR THE CONSTRUCTION OF A MAXIMUM 16 STOREY BUILDING, PLUS 2 BASEMENT LEVELS, TO BE USED AS 476 DWELLINGS (NO PERMIT REQUIRED FOR DWELLING USE), A CAFE, FOOD AND DRINKS PREMISES AND A SHOP, USE OF PART OF THE LAND (FOOD AND DRINKS PREMISES AND CAFÉ) FOR THE SALE AND CONSUMPTION OF LIQUOR, REDUCTION IN THE CAR PARKING REQUIREMENTS, WAIVER OF THE LOADING BAY REQUIREMENTS AND ALTERATION OF ACCESS TO A ROAD ZONE.
The applicant for the permit is:	GURNER 26-56 QUEENS PARADE PTY LTD CONTOUR CONSULTANTS AUST PTY LTD
The application reference number is:	PLN16/0434
You may look at the application and any documents that support the application at the office of the responsible authority or alternatively at http://www.yarracity.vic.gov.au/planning--building/advertised-planning-applications/	Statutory Planning Department City Of Yarra Richmond Town Hall 333 Bridge Road Richmond 3121 <i>Office Hours: 8.30 am - 5.00 pm Weekdays</i>
<p>This can be done during office hours and is free of charge.</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>	
An objection must:	<ul style="list-style-type: none">• Be sent to the responsible authority in writing• Include the reasons for the objection, and• State how the objector would be affected
The responsible authority will not decide on the application before:	23 Sep 2016
If you object, the responsible authority will tell you its decision.	



Planning Enquiries
 Phone: 03 9205 5555
 Web: <http://www.yarracity.vic.gov.au>

Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

▲ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

▲ Questions marked with an asterisk (*) are mandatory and must be completed.

▲ If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land i ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 26-56	St. Name: Queens Parade
Suburb/Locality: North Fitzroy		Postcode: 3068

Formal Land Description *

Complete either A or B.

▲ This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

Remove Address

Formal Land Description *

Complete either A or B.

▲ This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

Remove Address

Formal Land Description *

Complete either A or B.

▲ This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision

806845M

OR

B

Remove Address

Formal Land Description *

Complete either A or B.

▲ This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

Remove Address

Formal Land Description *
Complete either A or B.

A Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 806885Y

⚠ This information can be found on the certificate of title.

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

Remove Address

Formal Land Description *
Complete either A or B.

A Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 806871L

⚠ This information can be found on the certificate of title.

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

Remove Address

Formal Land Description *
Complete either A or B.

A Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 806855J

⚠ This information can be found on the certificate of title.

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

Remove Address

Formal Land Description *
Complete either A or B.

A Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 806841V

⚠ This information can be found on the certificate of title.

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

Remove Address

If this application relates to more than one address, please click this button and enter relevant details.

Add Address

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read: [How to Complete the Application for Planning Permit Form](#)

Use and development of the land in association with the demolition of existing structures except for the heritage façade facing Queens Parade and construction of an apartment building ranging in height from three to 16 storeys over a basement car park with a licensed café (Restaurant/Café Liquor Licence) and a licensed food and drink premises/shop (General Liquor Licence) at ground floor level and reduction of the parking and loading bay requirements.

ALTERATION OF ACCESS TO A ROAD ZONE DEVELOPMENT TO BE UNDERTAKEN IN TWO STAGES

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ Estimated cost of development for which the permit is required *

Cost \$85,050,000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.


If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

- ④ Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

One and two storey warehouse and factory buildings

 Provide a plan of the existing conditions. Photos are also helpful.


Title Information

- ⑤ Encumbrances on title *

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

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?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
 No
 Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

- ⑥ Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): Gurner 26-56 Queens Parade Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: Level 1, 162	St. Name: Williams Road
Suburb/Locality: Prahran	State: VIC	Postcode: 3181

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details *		Same as applicant (if so, go to 'contact information') <input type="checkbox"/>
Name:		
Title: Miss	First Name: Sophie	Surname: Kuszniarczyk
Organisation (if applicable): Contour Consultants		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: P.O. Box 1040
Suburb/Locality: Carlton	State: VIC	Postcode:

Please provide at least one contact phone number *

Contact information	
Business Phone: 93476100	Email: sophie@contour.net.au
Mobile Phone:	Fax:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable): Satnam Properties Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: Level 16 / 390	St. Name: St Kilda Road
Suburb/Locality: MELBOURNE		State: VIC
		Postcode: 3004
Owner's Signature (Optional):		Date:
		day / month / year

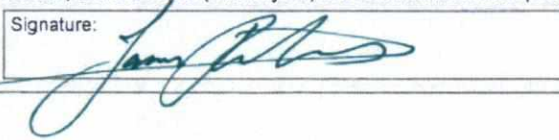
Declaration 

7 This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:



Date:

16/05/2016
day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'yes', with whom? Matt Cohen

Date: 19 April 2016


day / month / year

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

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 council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (eg 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). Failure to comply means the application is void.

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

City of Yarra
PO Box 168 Richmond VIC 3121
333 Bridge Road Richmond VIC 3121

Contact information:


Telephone: 61 03 9205 5555
Email: info@yarracity.vic.gov.au
DX: 30205

Deliver application in person, by fax, or by post:



Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:



You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.