

Our ref: PLN16/0923

11 May 2018

City of Yarra
Statutory Planning Branch
PO Box 168
RICHMOND 3121
ABN 98 394 086 520

Petridis Architects
1/173 Upper Heidelberg Rd
Ivanhoe VIC 3079

Dear Sir/Madam,

Planning application No.: PLN16/0923
Address: 201-215 Queens Pde & 6-12 Dummett Cres Fitzroy North
VIC 3068

I wish to advise that in accordance with the Planning and Environment Act 1987, Council has sent letters to surrounding properties to notify them of your application. Enclosed is a copy of the public notice that was circulated. A fee is payable to Council for this advertising (invoice enclosed).

Also enclosed is a yellow sign that must be displayed at your property for a period of 28 days.

Please complete yellow sign(s) by dating the bottom of the notice at least 28 days from the date it is first displayed.

This sign(s) must be clearly visible to the public (within 1.5m of each street frontage) and must be maintained in good order to Council's satisfaction for the duration of the period. In the event of loss or vandalism of the sign(s), please immediately contact the planning officer.

After 28 consecutive days of giving notice, please complete and return the enclosed statutory declaration as evidence that advertising has been properly undertaken. Failure to meet this requirement may result in the application having to be re-advertised.

Council will not make a decision on your application before the date shown on the public notice. Any submissions that are received will be taken into account when determining your application.

For more information on the planning permit process, please visit Council's website www.yarracity.vic.gov.au/planning. If you have any enquiries, please contact **Vicky Grillakis** on **9205 5124**, or via email **Vasiliky.Grillakis@yarracity.vic.gov.au**.

Yours sincerely,

Mary Osman
Manager Statutory Planning

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

Pursuant To Section 57B Of The Planning And Environment Act 1987

The land affected by the application is located at:	201-215 Queens Pde & 6-12 Dummett Cres Fitzroy North VIC 3068
The application is for a permit to:	USE AND DEVELOPMENT OF THE LAND FOR PARTIAL DEMOLITION AND THE CONSTRUCTION OF A MULTI STOREY BUILDING (RANGING BETWEEN EIGHT AND ELEVEN STOREYS IN HEIGHT PLUS THREE LEVELS OF BASEMENT) WITH TWO GROUND FLOOR RESTAURANTS (200 PATRONS IN TOTAL - 10AM TO 11PM, SEVEN DAYS PER WEEK), 138 DWELLINGS (NO PLANNING PERMIT REQUIRED FOR DWELLING USE), A RESTRICTED RECREATION FACILITY (50 PATRONS) AND REDUCTION IN CAR PARKING REQUIREMENTS. PLEASE NOTE THIS APPLICATION IS BEING RE-ADVERTISED DUE TO A SECTION 57A AMENDMENT TO INCLUDE THE LAND AT NOS.201-203 & 213-215 QUEENS PARADE AS PART OF THE DEVELOPMENT.
The applicant for the permit is:	PETRIDIS ARCHITECTS
The application reference number is:	PLN16/0923
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:	12 Jun 2018
If you object, the responsible authority will tell you its decision.	

City Of Yarra

ABN 98 394 086 520

Tax Invoice

Date: 11 May 2018

Fee applicable for Notice of an Application for a Planning Permit Pursuant to Section 57B of the Planning and Environment Act 1987

Application No: PLN16/0923

Property Address: 201-215 Queens Pde & 6-12 Dummett Cres Fitzroy North VIC 3068

Description of Works: Use and development of the land for partial demolition and the construction of a multi storey building (ranging between eight and eleven storeys in height plus three levels of basement) with two ground floor restaurants (200 patrons in total - 10am to 11pm, seven days per week), 138 dwellings (no planning permit required for dwelling use), a restricted recreation facility (50 patrons) and reduction in car parking requirements. Please note this application is being re-advertised due to a Section 57A Amendment to include the land at Nos.201-203 & 213-215 Queens Parade as part of the development.

Applicant:

Petridis Architects
1/173 Upper Heidelberg Rd
Ivanhoe VIC 3079

Other Payee:

.....
.....
.....

Invoice Issued to: Applicant / Owner / Other (circle which applicable)

Amount excl. GST	GST	Balance Due
\$15,490.88	\$538.32	\$3,413.60



Payment Methods

- VISA and MasterCard Credit Cards incur 0.5% surcharge. AMEX and Diners Credit Cards are not accepted.



Forwarded by post to the City of Yarra, PO Box 168, Richmond 3121 (if you are paying by post, please send a "not- negotiable" cheque); or



Presented in person at the Cashier Office at the Collingwood Town Hall, 140 Hoddle Street, Abbotsford or Richmond Town Hall, 333 Bridge Road, Richmond.



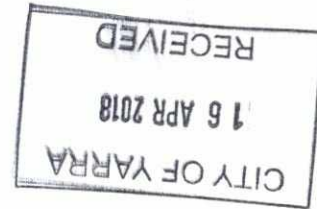
To make payment via the telephone call 1300 792 772 use your MasterCard or Visa and enter the Yarra e-pay number below:



To make payment via the internet please go to <https://www.yarracity.vic.gov.au/pay> and enter the Yarra e-pay number below:

Yarra E-Pay number: 844646

16th April, 2017



**ATTN: VICKY GRILLAKIS
PLANNING DEPARTMENT
YARRA CITY COUNCIL**

**RE: REQUEST FOR FURTHER
INFORMATION
PLN16/0923
201-215 QUEENS PARADE AND 6-12
DUMMETT CRESCENT,
FITZROY NORTH**

Please find enclosed:

- 1 X CD INCLUDING ELECTRONIC COPY OF SUBMISSION**
- 1 X UPDATED APPLICATION FORM**
- 1 X AMENDED A3 PLANS**
- 1 X ESD RESPONSE SUMMARY [LID CONSULTING]**
- 1 X AMENDED ESD REPORT [LID CONSULTING]**
- 1 X AMENDED TRAFFIC REPORT [QUANTUM TRAFFIC]**
- 1 X AMENDED WASTE MANAGEMENT PLAN [LID CONSULTING]**
- 1 X RFI WRITTEN RESPONSE**



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

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

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.: 201-215; 6-12	St. Name: QUEENS PARADE; DUMMETT CRESCENT
Suburb/Locality: FITZROY NORTH		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

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 Lot No.: 10&11 Lodged Plan Title Plan Plan of Subdivision No.: 006254

OR

B Crown Allotment No.: Section No.:
Parish/Township Name:

Remove Address

Formal Land Description *
Complete either A or B.

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

A Lot No.: 1&2 Lodged Plan Title Plan Plan of Subdivision No.: 580391E

OR

B Crown Allotment No.: Section No.:
Parish/Township Name:

Remove Address

Formal Land Description *
Complete either A or B.

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

A Lot No.: 22 Lodged Plan Title Plan Plan of Subdivision No.: 434182V

OR

B Crown Allotment No.: Section No.:
Parish/Township Name:

Remove Address

Formal Land Description *
Complete either A or B.

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

A Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 434182V

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](#)

BUILDINGS AND WORKS ASSOCIATED WITH AN 11 STOREY MIXED USE BUILDING (COMMERCIAL AND RESIDENTIAL) WITH THREE BASEMENT LEVELS, REDUCTION TO THE STANDARD CARPARKING REQUIREMENTS, WAIVER OF THE LOADING BAY REQUIREMENTS, PARTIAL DEMOLITION AND USE FOR 2NO. RESTAURANTS AND A GYM.



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 \$25800000



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.

RESTAURANT ON QUEENS PARADE; VACANT ON DUMMETT CRESCENT.

 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.

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

Please provide at least one contact phone number *

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): PETRIDIS ARCHITECTS		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 1	St. No.: 173	St. Name: UPPER HEIDELBERG ROAD
Suburb/Locality: IVANHOE	State: VIC	Postcode: 3079

Contact person's details *		Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable): PETRIDIS ARCHITECTS		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 1	St. No.: 173	St. Name: UPPER HEIDELBERG ROAD
Suburb/Locality: IVANHOE	State: VIC	Postcode: 3079

Contact information	
Business Phone: 0394998826	Email: OFFICE@PETRIDISARCHITECTS.COM.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): CBE ASIAPACIFIC PTY LTD			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 30	St. Name: KEES ROAD	
Suburb/Locality: LARA		State: VIC	Postcode: 3212
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: 16/4/2018
	day / month / year