

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:	27-45 Best St & 102-114 Scotchmer St Fitzroy North VIC 3068
The application is for a permit to:	PARTIAL DEMOLITION FOR THE USE AND DEVELOPMENT OF THE LAND FOR THE CONSTRUCTION OF A PART FIVE, PART SEVEN STOREY (PLUS THREE BASEMENT LEVELS) MIXED USE BUILDING (SUPERMARKET, BOTTLE SHOP AND 89 DWELLINGS - PERMIT REQUIRED FOR DWELLING USE ONLY), SALE OF PACKAGED LIQUOR (ASSOCIATED WITH THE BOTTLE SHOP- HOURS OF OPERATION 7AM TO 11PM, SEVEN DAYS PER WEEK) AND A REDUCTION IN CAR PARKING REQUIREMENTS.
The applicant for the permit is:	PIEDIMONTE DEVELOPMENTS PTY LTD CONTOUR CONSULTANTS
The application reference number is:	PLN17/0618
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:	19 Dec 2017
If you object, the responsible authority will tell you its decision.	



Planning Enquiries
Phone: (03) 9205 5555
Web: www.yarracity.vic.gov.au

Clear Form

Application for a Planning Permit

If you need help to complete this form, read **MORE INFORMATION** at the end of this 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 questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

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

i Click for further information.

The Land **i**

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

Street Address **i**

Unit No.:

St. No.:

St. Name: 25-45 BEST STREET AND 102-114 SCOTCHMER STREET

Suburb/Locality: FITZROY NORTH VIC

Postcode: 3068

Formal Land Description

Complete either A or B.

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

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A

Lot No.:

Lodged Plan

Title Plan

Plan of Subdivision

No.:

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name: MULTIPLE LOTS - REFER ATTACHED SCHEDULE

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

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

PARTIAL DEMOLITION AND REDEVELOPMENT OF THE LAND FOR A PART FIVE (5) AND PART SEVEN (7) STOREY BUILDING TO BE USED FOR THE PURPOSES OF AN EXPANDED SUPERMARKET, RETAIL PREMISES INCLUDING AN EXPANSION TO THE EXISTING RED LINE AREA ASSOCIATED WITH THE SUPERMARKET BOTTLESHOP, DWELLINGS AND A REDUCTION IN THE STATUTORY CAR PARKING REQUIREMENTS, GENERALLY IN ACCORDANCE WITH THE SUBMITTED PLANS AND SUPPORTING INFORMATION

Provide additional information about 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.

Cost \$45,000,000

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

i Estimated cost of any development for which the permit is required

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 1

Describe how the land is used and developed now *

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

SINGLE AND DOUBLE STOREY SUPERMARKET, RETAIL PREMISES INCLUDING LICENSED BOTTLE SHOP, DWELLINGS AND ROAD

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

Title Information 1

Encumbrances on title *

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', for example, restrictive covenants.

Applicant and Owner Details 1

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): PIEDIMONTE DEVELOPMENTS PTY. LTD.

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: (03) 9347 6100

Email: jhaysey@contour.net.au

Mobile phone: 040 234 55 88

Fax: (3) 9347 6860

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

Name:

Title:

First Name: JOHN

Surname: HAYSEY

Organisation (if applicable): CONTOUR CONSULTANTS AUSTRALIA PTY LTD

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO BOX 1040

Suburb/Locality: CARLTON

State: VIC

Postcode: 3053

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

Title:

First Name:

Surname:

Organisation (if applicable): REFER TO ATTACHED SCHEDULE

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Owner's Signature (Optional):

Date:

day / month / year



Declaration i

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:

25/7/17
day / month / year

Need help with the Application? i

General information about the planning process is available at planning.vic.gov.au

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

Has there been a pre-application meeting with a council planning officer

No Yes

If 'Yes', with whom?: MARY OSMAN

Date: 16/05/2017

day / month / year

Checklist i

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 (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). Failure to comply means the application is void

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement i

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

City of Yarra
PO Box 168
Richmond VIC 3121

333 Bridge Road
Richmond VIC 3121

Contact information:

Phone: (03) 9205 5555

Email: info@yarracity.vic.gov.au

DX: 30205

Deliver application in person, by post or by electronic lodgement.