

## NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

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

<b>The land affected by the application is located at:</b>	12-20 Victoria Cres Abbotsford VIC 3067
<b>The application is for a permit to:</b>	<b>USE AND DEVELOPMENT OF THE LAND FOR THE CONSTRUCTION OF TWO OFFICE BUILDINGS (SIX AND NINE STOREYS IN HEIGHT, HOURS OF OPERATION 8AM TO 6PM MONDAY TO FRIDAY, 1200 STAFF) WITH TWO GROUND FLOOR FOOD AND DRINKS PREMISES (MAXIMUM 100 PATRONS AND HOURS OF OPERATION 7AM TO 6PM, SEVEN DAYS PER WEEK), A REDUCTION IN CAR PARKING REQUIREMENTS AND PART DEMOLITION.</b>
<b>The applicant for the permit is:</b>	<b>CPG OFFICE 1 PTY LTD PROURBAN</b>
<b>The application reference number is:</b>	PLN18/0239
<b>You may look at the application and any documents that support the application at the office of the responsible authority or alternatively at</b>  <a href="https://www.yarracity.vic.gov.au/services/planning-and-development">https://www.yarracity.vic.gov.au/services/planning-and-development</a>	<b>Statutory Planning Department City Of Yarra Richmond Town Hall 333 Bridge Road Richmond 3121</b>  <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>	
<b>An objection must:</b>	<ul style="list-style-type: none"><li>• <b>Be sent to the responsible authority in writing</b></li><li>• <b>Include the reasons for the objection, and</b></li><li>• <b>State how the objector would be affected</b></li></ul>
<b>The responsible authority will not decide on the application before:</b>	<b>31 Aug 2018</b>
If you object, the responsible authority will tell you its decision.	



Office Use Only

Application No.:

Date Lodged: / /

# Application for a Planning Permit

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

If you need help to complete this form, read MORE INFORMATION at the end of this form.

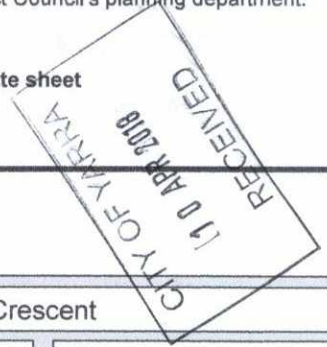
**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *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.

Clear Form



## The Land **i**

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

### Street Address \*

Unit No.: St. No.: 12-20 St. Name: Victoria Crescent

Suburb/Locality: Abbotsford Postcode: 3067

### 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.: 1  Lodged Plan  Title Plan  Plan of Subdivision No.: 893929N

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

## 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? \*

- Buildings and works associated with the demolition and construction of a multi-level, mixed use development pursuant to Clauses 33.01-4 and Clause 43.01-1;
- Use of the land for the purpose of a food and drink premises pursuant to Clause 33.01-1;
- Use of the land for the purpose of an office pursuant to Clause 33.01-1; and
- Variation in car parking requirements pursuant to Clause 52.06.

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 \$41,000,000.00

**⚠** 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](http://www.sro.vic.gov.au) for information.

## Existing Conditions i

### 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.

Industry - single storey building

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

## Title Information i

### 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 i

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): CPG Office 1 Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 202	St. No.: 785	St. Name: Toorak Road
Suburb/Locality: Hawthorn East	State: VIC	Postcode: 3123

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>	
Business phone: 0403 844 026	Email: hugh.mckenzie@pro-urban.com.au
Mobile phone: 0403 844 026	Fax:

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

<b>Contact person's details*</b>		Same as applicant <input type="checkbox"/>
Name:		
Title: Mr	First Name: Hugh	Surname: Mckenzie
Organisation (if applicable): proUrban		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: Suite 2.01	St. No.: 5	St. Name: Claremont Street
Suburb/Locality: South Yarra	State: VIC	Postcode: 3141

### 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.

<b>Owner *</b>		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
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

**\*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: 09/04/2018

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://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?: Vicky Grillakis

Date: 13/10/2017 & 05/04/2018


day / month / year


## Checklist

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

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](mailto:info@yarracity.vic.gov.au)

DX: 30205

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