

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:	218-228 Hoddle St Abbotsford VIC 3067
The application is for a permit to:	DEVELOPMENT OF THE LAND FOR THE CONSTRUCTION OF AN ELEVEN STOREY (PLUS THREE BASEMENT LEVELS) BUILDING FOR USE AS OFFICE AND FOOD & DRINK PREMISES (NO PERMIT REQUIRED FOR USE) AND A REDUCTION IN THE CAR PARKING REQUIREMENTS, AND BUILDING AND WORKS TO A ROAD ZONE CATEGORY 1 ROAD.
The applicant for the permit is:	H & F PROPERTY GROUP PROURBAN PLANNING
The application reference number is:	PLN18/0267
You may look at the application and any documents that support the application at the office of the responsible authority or alternatively at www.yarracity.vic.gov.au/services/planning-and-development	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:	24 Aug 2018
If you object, the responsible authority will tell you its decision.	



Office Use Onl

Application No.:

Date Lodged: / /

Application for a Planning Permit

Planning Enquiries
Phone: (03) 9205 5555
Web: 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.: 218-228 St. Name: Hoddle Street

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.: 755042

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? *

To construct a building or construct or carry out works for a mid-rise commercial office building, with a reduction in the required car parking rate.

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 \$25,000,000

⚠ 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.

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

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.

The site is currently occupied by a single-storey, brick warehouse premises with built form to the boundaries. Two crossovers service the site from Stafford Avenue.

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): H & F Property Group 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:	Email: tim.retrot@pro-urban.com.au
Mobile phone: 0407241728	Fax:

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 <input type="checkbox"/>		
Name:		
Title: Mr	First Name: Tim	Surname: Retrot
Organisation (if applicable): proUrban Advisory, Planning & Management		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 201	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.

Name: Same as applicant <input type="checkbox"/>		
Title:	First Name:	Surname:
Organisation (if applicable): Deetman Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 200	St. Name: Hoddle Street
Suburb/Locality: Abbotsford		State: Vic Postcode: 3067
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: 20/04/18
day / month / year

Need help with the Application?

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?: Vicky Grillakis

Date: numerous


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

DX: 30205

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