

## 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:	411 – 421 SMITH STREET FITZROY VIC 3065
The application is for a permit to:	PART DEMOLITION OF THE EXISTING BUILDING AND DEVELOPMENT AND USE OF A TEN-STOREY BUILDING CONTAINING 71 DWELLINGS, SHOP AND OFFICE (PERMIT NOT REQUIRED FOR SHOP/OFFICE) AND A REDUCTION IN THE CAR PARKING REQUIREMENTS.
The applicant for the permit is:	PLANNING & PROPERTY PARTNERS PTY LTD
The application reference number is:	PLN18/0888
You may look at the application and any documents that support the application at the office of the responsible authority or alternatively at	<p>Statutory Planning Department City Of Yarra Richmond Town Hall 333 Bridge Road Richmond 3121</p> <p><i>Office Hours: 8.30 am - 5.00 pm Weekdays</i></p> <p><a href="http://www.yarracity.vic.gov.au/services/planning-and-development">www.yarracity.vic.gov.au/services/planning-and-development</a></p>
<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"><li>• Be sent to the responsible authority in writing</li><li>• Include the reasons for the objection, and</li><li>• State how the objector would be affected</li></ul>
The responsible authority will not decide on the application before:	24 JUNE 2019
If you make a submission, the Responsible Authority will tell you its decision.	



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

**Office Use Onl**

Application No.:

Date Lodged: / /

# 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.

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.: <b>411-421</b>	St. Name: <b>Smith Street</b>
Suburb/Locality: <b>Fitzroy</b>		Postcode: <b>3065</b>

### 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:

## 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? \*

The use of land for dwellings and to construct and carry out works for a multi-level development comprising of dwellings, retail premises and office, and a reduction in the statutory car parking requirements.

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 **\$26,000,000**

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

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

## Existing Conditions ◀ ▶

### 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 buildings containing retail premises.

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

## Title Information ◀ ▶

### 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 ◀ ▶

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): ACC Smith Street 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 \*

<b>Contact information for applicant OR contact person below</b>	
Business phone:	Email:
Mobile phone:	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: Johan	Surname: Moylan
Organisation (if applicable): Planning & Property Partners Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here
Unit No.: 13	St. No.: 1	St. Name: Collins Street
Suburb/Locality: Melbourne		State: VIC Postcode: 3000

### 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.

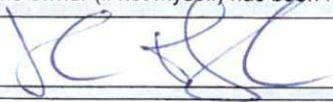
<b>Owner *</b>		Same as applicant <input type="checkbox"/>
Name		
Title:	First Name:	Surname:
Organisation (if applicable): Oakover Rd Development Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here
Unit No.:	St. No.: 7	St. Name: Sarah Crescent
Suburb/Locality: Templestowe		State: VIC Postcode: 3106
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: 17 11 18

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?: Vasiliky Grillakis

Date: Various


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 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.