

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: | 637-639 Nicholson St Carlton North VIC 3054 |
| The application is for a permit to: | PARTIAL DEMOLITION AND CONSTRUCTION OF A SEVEN STOREY MIXED-USE BUILDING (WITH ROOF TERRACES AND BASEMENT) INCLUDING A SHOP, CAFE, OFFICES AND DWELLINGS (PERMIT REQUIRED FOR DWELLING USE ONLY), REDUCTION IN THE CAR PARKING REQUIREMENTS AND ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1 |
| The applicant for the permit is: | NICHOLSON PLACE PTY LTD PRIORITY PLANNING PTY LTD |
| The application reference number is: | PLN19/0696 |
| You may look at the application and any documents that support the application at the website of the responsible authority at | www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/advertised-planning-applications |
| <p>This can be done anytime, free of charge, at the above link.</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 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: | 30 Jun 2020 |
| If you object, the responsible authority will tell you its decision. | |



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

Planning Enquiries
Phone: 03 92055555
Web: <http://www.yarracity.vic.gov.au>

⚠ 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.

The Land

① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

| | | |
|--------------------------------|------------------|----------------------------|
| Unit No.: | St. No.: 637-639 | St. Name: Nicholson Street |
| | | |
| Suburb/Locality: Carlton North | | Postcode: 3054 |

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

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](#)

Construction of a multi-level building, including shop, offices and 10 Dwellings, associated building demolition, reduction of the car parking requirements, use of land for Dwelling with more than 2m street frontage at ground level and alteration of access to a Road Zone, Category 1.

📎 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 ***

⚠ You may be required to verify this estimate.
Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

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.

📎 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 *

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: | | |
| Title: Mr | First Name: | Surname: |
| Organisation (if applicable): Nicholson Place 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: |

| | | | |
|---|-------------|--|---|
| Contact person's details * | | | Same as applicant (if so, go to 'contact information') <input type="checkbox"/> |
| Name: | | | |
| Title: | First Name: | Surname: | |
| Organisation (if applicable): C/- Priority Planning Pty Ltd | | | |
| Postal Address: | | If it is a P.O. Box, enter the details here: | |
| Unit No.: | St. No.: 47 | St. Name: Bourke Street | |
| Suburb/Locality: Melbourne | State: VIC | Postcode: 3000 | |

| | |
|----------------------------|--|
| Contact information | |
| Business Phone: 9639 9599 | Email: priorityplanning@iprimus.com.au |
| Mobile Phone: 0407 845 686 | Fax: N/A |

| | | | |
|---|-------------|--|--|
| Name: | | | Same as applicant <input type="checkbox"/> |
| Title: Mr | First Name: | Surname: | |
| Organisation (if applicable): Nicholson Place Pty Ltd | | | |
| Postal Address: | | If it is a P.O. Box, enter the details here: | |
| Unit No.: | St. No.: 52 | St. Name: White Avenue | |
| Suburb/Locality: Kew | State: VIC | Postcode: 3102 | |
| 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: <i>Louis Petreantais</i> | Date: 9 Oct 2019 |
| | day / month / year |

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit Form](#)
General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

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

8 Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'yes', with whom?: Michelle King

Date: 20 Feb 2019


day / month / year

Checklist

9 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 the 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 check list.

If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

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

City of Yarra
PO Box 168 Richmond VIC 3121
333 Bridge Road Richmond VIC 3121

Contact information:

Telephone: 61 03 92055555
Fax: 61 03 92055555
Email: info@yarracity.vic.gov.au
DX: 30205