

Our Ref: 5387
Office: Melbourne

02 October 2013

Rob Ball
Urban Planning Manager
Growth Areas Authority
Level 29, 35 Collins Street
Melbourne Vic 3000

Dear Rob,

**RE: SECTION 96A PLANNING PERMIT APPLICATION – 1425 POUND ROAD THOMPSONS RD,
CLYDE NORTH
PRECINCT STRUCTURE PLAN 53**

We act on behalf of G & MS Gill in relation to the above matter. Further to our letter of 23 August 2013, we have now compiled the additional information to accompany the initial information to support the application. Accordingly, please find enclosed:

- A submission detailing the overall St Germain concept, the long term vision for the site and including a town planning assessment of the two permit applications against relevant state and local planning policy
- A range of appendices including a retail locational analysis, employment impact assessment, traffic and parking analysis, completed CHMP, landscape concept plans and other supporting information
- Amended application forms responding to your email of 16 September 2013

The project architects have reviewed the indicative costing for the town centre and retirement village applications and agree that the cost sits above the \$50m threshold for planning fees. Our clients will arrange to forward a cheque for the shortfall amount as stated in your email.

We trust that this is sufficient information to enable you to assess the applications. Should you have any queries, please contact me on 9524 8803.

Yours sincerely,

BEVERIDGE WILLIAMS & CO PTY LTD



BERNARD COLLINS
Manager Planning Melbourne

Enc.

CC G&MS Gill



Beveridge Williams

ACN 006 197 235
ABN 38 006 197 235

surveying
urban design
town planning
civil engineering
project management
landscape architecture
environmental consulting
contamination assessment

Melbourne

1 Glenferrie Road
(PO Box 61)
Malvern Vic 3144
ph: 03 9524 8888

Bairnsdale

Shop 7 Riviera Plaza
80-88 Main St
(PO Box 1799)
Bairnsdale Vic 3875
ph: 03 5152 4708

Ballarat

96 Main Road
Ballarat Vic 3350
PO Box 1465
Bakery Hill Vic 3354
ph: 03 5327 2000

Geelong

40 Bellerine Street
Geelong Vic 3220
ph: 03 5222 6563

Leongatha

45A Bair St
(PO Box 161)
Leongatha Vic 3953
ph: 03 5662 2630

Sale

45 Macalister St
Sale Vic 3850
ph: 03 5144 3877

Traralgon

18 Hotham St
(PO Box 684)
Traralgon Vic 3844
ph: 03 5176 0374

Warragul

Suite 13, 2/24 Mason St
Warragul Vic 3820
ph: 03 5623 3072

Wonthaggi

134 Graham St
(PO Box 129)
Wonthaggi Vic 3995
ph: 03 5672 1505



Planning Enquiries
Phone: 03 9705 5200
Web: <http://www.casey.vic.gov.au>

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](#).

⚠ 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.

Clear Form

The Land

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

Street Address *

Unit No.:	St. No.:	St. Name:
	1425	Pound Road
Suburb/Locality: CLYDE NORTH		Postcode: 3978

Formal Land Description *
Complete either A or B.

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

A	Lot No.: 2, 3, 4	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 300094R
OR See attached title					
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.

- 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](#)

Buildings and works for medical centre, retail development, offices, apartment & associated works
We permit for apartments b/c Section 1 requirement not met

☒ 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 *

Cost \$ > \$50 million

⚠ 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.

Agriculture - 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:	First Name: GOMS	Surname: GILL
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.: 37	If it is a P.O. Box, enter the details here:
		St. Name: LANGMORE LANE
Suburb/Locality: BERWICK	State: VIC	Postcode:


Contact person's details *		
Same as applicant (if so, go to 'contact information') <input type="checkbox"/>		
Name:		
Title:	First Name: BERNARD	Surname: COLLINS
Organisation (if applicable): BEVERIDGE WILLIAMS & CO PTY LTD		
Postal Address:		
Unit No.:	St. No.: 1	If it is a P.O. Box, enter the details here:
		St. Name: GLENFERRIE RD
Suburb/Locality: MALVERN	State: VIC	Postcode: 3144

Contact information	
Business Phone: 9024 8888	Email: collins@beveridgewilliams.com.au
Mobile Phone:	Fax:

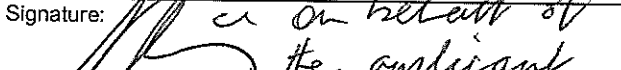
Name:		
Same as applicant <input type="checkbox"/>		
Title:	First Name: GOMS	Surname: GILL
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.:	If it is a P.O. Box, enter the details here:
		St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):		Date:
		day / month / 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: 

Date: 23/08/13
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 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

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 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 (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 Casey
PO Box 1000 Narre Warren VIC 3805
Princes Highway Narre Warren VIC 3805

Contact information:

Telephone: 61 03 9705 5200
Email: caseycc@casey.vic.gov.au
DX: 30460
Translation: 131 450

Deliver application in person, by fax, or by post:



Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:



You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.