

Our Ref: 5387  
Office: Melbourne



02 October 2013

**Beveridge Williams**

ACN 006 197 235  
ABN 38 006 197 235

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

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

Dear Rob,

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

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

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

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:

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

- 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

**Geelong**  
40 Bellerine Street  
Geelong Vic 3220  
ph: 03 5222 6563

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.

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

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

**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	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 431177 T
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.

- 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](#)

Use and Buildings and works for Retirement Village (24 dwellings, 16 apartments, administration/community building, associated facilities, associated works)

☒ 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 \$ 150 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: 9524 8888	Email: collinsb@kenwill.com.au
Mobile Phone:	Fax:

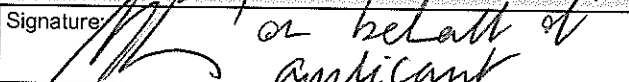
Name:		
Same as applicant <input type="checkbox"/>		
Title:	First Name: GOMS	Surname: GILL
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.:	If it is a P.O. Box, enter the details here:
		St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):		Date:
		day / month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

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](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

## 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](mailto:caseycc@casey.vic.gov.au)  
DX: 30460  
Translation: 131 450

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

Print Form

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:

Save Form To  
Your Computer

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