

15 August 2016

Mr James Heitmann
Monash City Council
293 Springvale Road
Glen Waverley VIC 3150

Planning & Property Partners Pty Ltd

ABN 63 343 015 948

Duckboard House

Level 2, 91-93 Flinders Lane

Melbourne VIC 3000

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admin@pppartners.com.au

Dear Sir / Madam,

Planning Permit Application – 35-39 Regent Street, Mount Waverley

We write in relation to the above property and enclose a planning permit application for the development of an aged care facility; the removal of existing vegetation on-site; and the removal of an existing easement on the land.

- 2 x B1 Application Plans (*Spowers Architects Pty Ltd*);
- 3 x A3 Architectural Package (*Spowers Architects Pty Ltd*);
- 3 x A3 Site and Feature Level Survey (*Brian Watson Surveying*);
- 3 x A3 Landscape Plan (*Site Image Landscape Architects Pty Ltd*);
- 3 x A4 Waste Management Plan (*OneMileGrid Pt Ltd*);
- 3 x A4 Transport Impact Assessment (*OneMileGrid Pty Ltd*);
- 3 x A4 Sustainable Management Plan (*Lucid Consulting Australia Pty Ltd*);
- 3 x A4 Cultural Heritage Due Diligence Advice (*Pragmatic Cultural Heritage Services*);
- 3 x A4 Arboricultural Assessment (*Tree Logic Pty Ltd*);
- 3 x A4 Planning Report including Certificate of Title (*Planning & Property Partners Pty Ltd*);
- Completed planning permit application form;
- State Metropolitan Planning Levy Certificate; and
- A cheque for \$8,064 being the requisite application fee.

The proposal generally meets the requirements and strategic direction of the Monash Planning Scheme and will result in a highly resolved development outcome, which is befitting of the sites surrounding residential context.

We trust that you have all relevant information in order to make a decision on this application, however should you require any additional information please contact the undersigned on 8626-9070.

Yours faithfully



Paul Little
Planning and Property Partners Pty Ltd

Metropolitan Planning Levy (MPL) Certificate

Japara Healthcare Limited

Certificate Number: MPLCERT2993

PO Box 16082

Issue Date: 12 July 2016

Collins Street West VIC 8007

Expiry Date: 10 October 2016

PART 1 - APPLICANT DETAILS

Details of person who applied for this Certificate:

Name: Japara Healthcare Limited
Address: PO Box 16082
Collins Street West VIC 8007

PART 2 - LEVIABLE LAND DETAILS

Address of land to which the Metropolitan Planning Levy applies:

Street Address: 35-39 Regent Street
Mt Waverley VIC 3149

Formal Land Description:

Vol/Folio: 09098 / 136 **Lot/Plan:** **Block/Subdivision:**

Crown Reference:

Other:

Municipality: Monash City Council

Estimated Cost of Development: \$22,300,000

PART 3 - MPL PAYMENT DETAILS

MPL Application ID: MPL2993
MPL Paid: \$28,990.00
MPL Payment Date: 8 July 2016

PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

Paul Broderick
Commissioner of State Revenue

PART 5 – EXPLANATORY NOTES

General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

MPL threshold amount

- The threshold amount is \$1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

How MPL is calculated

- The amount of MPL is \$1.30 for every \$1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1000, the estimated cost is to be rounded up or down to the nearest \$1000 (and, if the amount by which it is to be rounded is \$500, it is to be rounded up).

Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate (*Revised*) and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 90 days after the day on which it is issued.

Revised MPL Certificate

- The Commissioner must issue a revised MPL Certificate if:
 - the Commissioner has issued a MPL Certificate, which has not expired;
 - the estimated cost of the development increases before the application for a leviable planning permit is made; and
 - he is satisfied that the whole amount of the MPL has been paid in respect of the increased estimated cost of the development.
- The Commissioner may also issue a revised MPL Certificate to:
 - Correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
 - the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.
- A revised MPL Certificate expires 90 days after the day on which it is issued.

Refund of MPL

- The only circumstance under which a person who has paid a MPL is entitled to a refund is where there has been a mathematical error in calculating the amount of the MPL by reference to the estimated cost of the development stated in the original or revised Application for Metropolitan Planning Levy (MPL) Certificate. Other than that, a person who has paid a MPL is not entitled to a refund of the whole or any part of the MPL.

Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information please contact the State Revenue Office:

Mail State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	Internet www.sro.vic.gov.au Email mpl@sro.vic.gov.au Phone 13 21 61 (local call cost) Fax 03 9628 6856
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Application for Planning Permit

Planning Enquiries
Phone: (03) 9518 3555
Web: www.monash.vic.gov.au

Use this form to make an application for a planning permit and to provide the information required by section 47 of the *Planning and Environment Act 1987* and regulations 15 and 38 of the *Planning and Environment Regulations 2005*.

▲ Privacy notice 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 in accordance with section 51 of the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

▲ Note: This form cannot be used to amend a permit.

If the space provided on this form is insufficient, please attach a separate sheet.

Need help with the application?

If you need help to complete this form, read *How to complete the Application for Planning Permit form*. For more information about the planning process, refer to *Planning: a Short Guide*. These documents are available from your local council, or at www.dpcd.vic.gov.au/planning.

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

- ① Has there been a pre-application meeting with a council officer?

Yes No

If yes, with whom?: James Heitmann

Date: 09 / 05 / 2016

The land

- ② Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Street No.: 35-39

Street Name: Regent Street

Suburb/Locality: Mount Waverley

Postcode: 3006

Formal Land Description

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

Lot No.: 7

on Lodged Plan, Title Plan or Subdivision Plan No.: PS058432 &

OR

Plan of consolidation 104150

Crown Allotment No.:

Section No.:

Parish Name:

- ③ Title information.

Attach a full, current copy of title information for each individual parcel of land, forming the subject site.

- ④ Describe how the land is used and developed now.

eg. single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.

The land currently contains two (2) double-storey dwellings with associated outbuildings at their rear.

- ⑤ Plan of the land.

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

The proposal

▲ You must give full details of your proposal and attach the information required to assess the application.

If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This will delay your application.

- ⑥ For what use, development or other matter do you require a permit?

Read *How to complete the Application for Planning Permit form* if you need help in describing your proposal.

Development of the land for a residential building (aged care facility); removal of existing vegetation on-site (including native trees); and the removal of an existing drainage and sewerage easement.

- ⑦ Additional information about the proposal.

Contact council or refer to council planning permit checklists for more information about council's requirements.

Attach additional information providing details of the proposal, including:

- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- Plans showing the layout and details of the proposal.
- If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

- ⑧ Encumbrances on title.

Encumbrances are identified on the certificate of title.

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation on title such as an easement or building envelope?

- No, go to 9.
- Yes, Attach a copy of the document (instrument) specifying the details of the encumbrance.
 - Does the proposal breach, in any way, the encumbrance on title?
 - No, go to 9.
 - Yes, contact council for advice on how to proceed before continuing with this application.

▲ Note

Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the *Planning and Environment Act 1987*). Contact council and/or an appropriately qualified person for advice.

Costs of buildings and works/permit fee

Most applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact council to determine the appropriate fee.

- ⑨ Estimated cost of development for which the permit is required.

Cost \$ 22,300,000.00

▲ You may be required to verify this estimate.

Write 'NIL' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

- ⑩ Do you require a receipt for the permit fee?

Yes No

Contact, applicant and owner details

11 Provide details of the contact, applicant and owner of the land.

Contact

The person you want Council to communicate with about the application.

Name:	Paul Little
Organisation (if applicable):	Planning & Property Partners Pty Ltd
Postal address:	Level 2, 91-93 Flinders Lane, Melbourne, VIC
	Postcode: 3 0 0 0
Contact phone:	8626 9070 <input checked="" type="checkbox"/>
Mobile phone:	<input type="checkbox"/>
Email:	little@pppartners.com.au <input checked="" type="checkbox"/>
Fax:	<input type="checkbox"/>

Indicate preferred contact method

Applicant

The person or organisation who wants the permit.

Same as contact. If not, complete details below.

Name:	
Organisation (if applicable):	Japara Property Holdings Pty Ltd
Postal address:	Level 4, 1 Southbank Boulevard, Southbank, VIC
	Postcode: 3 0 0 6

Owner

The person or organisation who owns the land.

Same as contact Same as applicant

Where the owner is different from the applicant or contact, provide the name of the person or organisation who owns the land.

Name (if applicable):	
Organisation (if applicable):	Japara Property Holdings Pty Ltd
Postal address:	Level 4, 1 Southbank Boulevard, Southbank VIC
	Postcode: 3 0 0 6

Checklist

12 Have you?

<input checked="" type="checkbox"/>	Filled in the form completely?
<input checked="" type="checkbox"/>	Paid or included the application fee?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Attached all necessary supporting information and documents?
<input checked="" type="checkbox"/>	Completed the relevant council planning permit checklist?
<input checked="" type="checkbox"/>	Signed the declaration on the next page?

Declaration

13 This form must be signed.
Complete one of A, B or C

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

A Owner/Applicant

I declare that I am the applicant and owner of the land and all the information in this application is true and correct.

Signature

Date: / /

B Owner

I declare that I am the owner of the land and I have seen this application.

Signature

Date: / /

Applicant

I declare that I am the applicant and all of the information in this application is true and correct.

Signature

Date: / /

C Applicant

I declare that I am the applicant and:

- I have notified the owner about this application;
- and all the information in this application is true and correct.

Signature 

Date: / /

Lodgement

Lodge the completed and signed form and all documents with:

Monash City Council

PO Box 1, GLEN WAVERLEY VIC 3150

Civic Centre, 293 Springvale Road, GLEN WAVERLEY VIC 3150

Telephone: (03) 9518 3555

Fax: (03) 9518 3444

Email: mail@monash.vic.gov.au

TTY: (03) 9518 3655

For help or more information