



Moreland City Council

Planning Enquiries  
Phone: (03) 9240 1111  
Web: [www.moreland.vic.gov.au](http://www.moreland.vic.gov.au)

## Office Use Only

Fee: \$

Application No.:

Receipt No.:

Date Lodged: / /

Ward:

Date Allocated: / /

Zone(s):

Allocated to:

Overlay(s):

# Application for Planning Permit

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*.

Supplementary information requested in this form should be provided as an attachment to your application. ☒ Please print clearly or complete the form electronically (refer to How to complete the Application for Planning Permit form).

## 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, the Planning Information Centre (Ph: 03 9637 8610, 8 Nicholson Street, Melbourne), or [www.dse.vic.gov.au/planning](http://www.dse.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?:

Renee Ragazzino

Date: 2 6 / 0 6 / 2 0 1 9

## The land

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

### Street Address

Street No.: 145

6

Street Name: Glenlyon Road and

Pitt Street

Suburb/Locality: Brunswick

Postcode: 3 0 5 6

### Formal Land Description

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

Lot No.: 1 and 1

on Lodged Plan, Title Plan or Subdivision Plan No.: TP443505J and TP533324M

OR

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.

Two-storey commercial building with a series of warehouses/former factory buildings to the 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.

For the use of the land for Trade supplies and Restricted retail premises and;  
Related buildings and works and;  
Display of business identification signage (including floodlit) and;  
To reduce the statutory bicycle parking requirement and;  
The creation of an 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 \$ 21,000,000

**⚠** 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:	Michael Dunn
Organisation (if applicable):	Metropol Planning Solutions Pty Ltd
Postal address:	PO Box 6081 Collingwood North VIC
	Postcode: 3 0 6 6
Contact phone:	(03) 9882 3900
Mobile phone:	
Email:	info@metropolplanning.com.au

**Please note** that information associated with this application might be provided electronically and unless otherwise stated, Council takes the completion of this form as consent to use electronic communication. Further Council may use your electronic details for other Council communication.

### Applicant

The person or organisation who wants the permit.

<input type="checkbox"/>	Same as contact. If not, complete details below.
Name:	
Organisation (if applicable):	Brunswick Investment Project Pty Ltd
Postal address:	
	Postcode:

### Owner

The person or organisation who owns the land.

<input type="checkbox"/>	Same as contact	<input type="checkbox"/>	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): APB Australia Pty Ltd			
Postal address: 575 Sydney Road, Brunswick VIC			
Postcode: 3 0 5 6			

## Checklist

⑫ Have you?

- ☒ Filled in the form completely?
- ☒ Paid or included the application fee?
- ☒ ☒ Attached all necessary supporting information and documents?
- ☒ Completed the relevant council planning permit checklist?
- ☒ 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: DD / MM / YYYY

### B Owner

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

Signature

Date: DD / MM / YYYY

### Applicant

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

Signature

Date: DD / MM / YYYY

### 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: 12 / 05 / 2020

## Lodgement

Lodge the completed and signed form and all documents with:

Moreland City Council

Locked Bag 10, MORELAND VIC 3058

90 Bell Street, MORELAND VIC 3058

Telephone: (03) 9240 1111

Fax: (03) 9240 1212

Email: [info@moreland.vic.gov.au](mailto:info@moreland.vic.gov.au)

TTY: (03) 9240 2256

For help or more information

Translation: Chinese (03) 9280 1910, Italian (03) 9280 1911, Greek (03) 9280 1912,

Arabic (03) 9280 1913, Turkish (03) 9280 1914, Vietnamese (03) 9280 1915,

Spanish (03) 9280 1916, Croatian (03) 9280 1917, Polish (03) 9280 1918 and

all other languages (03) 9280 1919

**Privacy notice:** Moreland City Council (MCC) is committed to protecting your privacy in accordance with the Privacy and Data Protection Act 2014 (Vic) and the Health Records Act 2001 (Vic). The personal information requested on this form is being collected by Moreland City Council to consider and determine the application may also be used to update your personal information otherwise held by Council (for example, contact details including email address, phone number). The personal information will be disclosed in the application will be made available for public inspection including on Councils public website whilst the application is being determined, in accordance with section 51 of the Planning & Environment Act 1987. If a planning permit is granted, the permit and any endorsed plans or documents under the permit continue to be available for public inspection including on Councils website on a permanent and may also be used by Council for related purposes. It will not be disclosed to any other external party without your consent, unless required or authorised by law. If the personal information is not provided in your application may result in the application not being accepted, lapsing or being refused. You can gain access to your personal information you have provided to Moreland City Council and if you wish to alter it, please contact Council's Privacy Officer via telephone on 9240 1111 or e-mail at [Privacyofficer@moreland.vic.gov.au](mailto:Privacyofficer@moreland.vic.gov.au).

# Metropolitan Planning Levy (MPL)

## Certificate

Brunswick Investment Project PTY LTD

**Certificate Number: MPLCERT15764**

86 Cumberland Street

Issue Date: 14 May 2020

Sunshine North

**Expiry Date: 12 August 2020**

AUSTRALIA

### PART 1 - APPLICANT DETAILS

#### Details of person who applied for this Certificate:

**Name:** Brunswick Investment Project PTY LTD

**Address:** 86 Cumberland Street

Sunshine North

AUSTRALIA

### PART 2 - LEVIABLE LAND DETAILS

#### Address of land to which the Metropolitan Planning Levy applies:

**Street Address:** 145 Glenlyon Road  
Brunswick VIC 3056

#### Formal Land Description:

**Vol/Folio:** 8936 / 14

**Lot/Plan:** 1 / TP443505J

**Block/Subdivision:**

**Crown Reference:**

**Other:**

**Municipality:** Moreland City Council

**Estimated Cost of Development:** \$21,000,000

### PART 3 - MPL PAYMENT DETAILS

**MPL Application ID:** MPL15764

**MPL Paid:** \$27,300.00

**MPL Payment Date:** 7 May 2020

### 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:**

<b>Mail</b> State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	<b>Internet</b> <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> <b>Email</b> <a href="mailto:mpl@sro.vic.gov.au">mpl@sro.vic.gov.au</a> <b>Phone</b> 13 21 61 (local call cost) <b>Fax</b> 03 9628 6856
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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 07357 FOLIO 314

Security no : 124083078244P  
Produced 12/05/2020 04:45 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 533324M.  
PARENT TITLE Volume 03988 Folio 476  
Created by instrument 2279450 17/01/1950

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
APB AUSTRALIA PTY LTD of 575 SYDNEY RD BRUNSWICK 3056  
V888662L 11/02/1999

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH116437F 23/03/2010  
WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP533324M FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 6 PITT STREET BRUNSWICK VIC 3056

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 23/10/2016

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP533324M</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>12/05/2020 16:47</b>

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TITLE PLAN		EDITION 1		TP 533324M							
<b>Location of Land</b>  Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 99 (PT)  Last Plan Reference: Derived From: VOL 7357 FOL 314 Depth Limitation: NIL			<b>Notations</b>     ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
<b>Description of Land / Easement Information</b>				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 29/05/2000 VERIFIED: GB							
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 99 (PT)</td> </tr> </tbody> </table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 99 (PT)	
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PARCEL 1 = CP 99 (PT)											
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

VOLUME 08936 FOLIO 014

Security no : 124082602659E  
Produced 16/04/2020 10:06 AM

## LAND DESCRIPTION

Lot 1 on Title Plan 443505J (formerly known as part of Portion 99 Parish of Jika Jika).

PARENT TITLES :

Volume 06013 Folio 442      Volume 06104 Folio 648      Volume 06773 Folio 581  
Created by instrument E432425 22/06/1972

## REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

APB AUSTRALIA PTY LTD of 575 SYDNEY RD BRUNSWICK 3056  
T500789H 11/01/1995

## ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT W187246L 28/07/1999

Caveator

CITIPOWER PTY

Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

T.H.D. PTY LTD

Date

04/06/1974

Estate or Interest

LEASEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

CITIPOWER PTY

Notices to

CITIPOWER PTY of COMPANY SECRETARY LEVEL 15 624 BOURKE ST MELBOURNE 3000

CAVEAT AS608837A 11/10/2019

Caveator

BRUNSWICK RETAIL PROJECT PTY LTD ACN: 633679704

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

30/05/2019

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

DENTONS AUSTRALIA

Notices to

GUY ALBECK of LEVEL 18 567 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

## DIAGRAM LOCATION

SEE TP443505J FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 145 GLENLYON ROAD BRUNSWICK VIC 3056

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>TP443505J</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>16/04/2020 10:08</b>

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<b>Location of Land</b>  Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 99(PT)  Last Plan Reference: Derived From: VOL 8936 FOL 014 Depth Limitation: NIL		<b>Notations</b>     ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
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