

### Office Use Only

Application No: \_\_\_\_\_

Date Lodged:     /     /

### Is this the right form for me?

Use this form to apply for a planning permit. This form must be accompanied by the appropriate application fee, documents & plans. **You can login to Council's Online Services to apply and pay online** [www.knox.vic.gov.au/planning](http://www.knox.vic.gov.au/planning)

Information marked with an asterisk (\*) are mandatory and must be completed.

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

#### Privacy Statement

The personal information requested on this form is being collected by Knox City Council (Council) for the purpose of assessing your application under the Planning and Environment Act 1987. 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. The personal information will be used by Council for that primary purpose or directly related secondary purposes. The information may also be used to update Council databases to assist Council in discharging its functions or providing services. If the information is not collected, your application can not be processed. Requests for access to and/or amendment of personal information should be made to Council's Chief Privacy Officer.

### The Land

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

#### Street Address\*

Unit No:	St. No: 621	St. Name: Burwood Highway
Suburb/Locality: Knoxfield		Post Code: 3180

#### Formal Land Description\*

Complete either A or B  
This information can be found on the certificate of title.

<b>A</b>	Lot No:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No:
<b>OR</b>					
<b>B</b>	Crown Allotment No: 2258	Section No:			
	Parish/Township Name: Scoresby				

If this application relates to more than one address, please attach details.

### 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.

#### For what use, development or other matter do you require a permit?\*


Subdivision (including a balance lot) in stages.  
Removal of native vegetation.  
Creation of access to a road in a Road Zone Category 1 from an abutting subdivision.  
Associated buildings and 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. Checklists can be found at [www.knox.vic.gov.au/planning](http://www.knox.vic.gov.au/planning)

**Estimated cost of development for which the permit is required\***

Cost \$ Less than \$100,000

 You may be required to verify this estimate  
Insert '0' if no development is proposed

If the application is for the land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.


Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

## Existing Conditions

Describe how the land is used and developed now\*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant.


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

## Title Information

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?

### Encumbrances on Title\*

- ☐ 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

Provide details of the applicant and the owner of the land.

### Applicant\*

The person who wants the permit and will be the primary contact for the application.

Organisation (if applicable): Development Victoria C/O Collie Pty Ltd

Postal Address

Unit No:

St. No: Level 16, 356

If it is a PO Box, enter the details here:

St. Name Collins Street

Suburb/Locality: Melbourne

State: VIC

Postcode: 3000

Please provide at least one contact phone number \*

### Owner\*

The person or organisation who owns the land

Name:

Title:

First Name:

Surname:

Organisation (if applicable): Development Victoria

Postal Address

Unit No.:

St. No.: Level 9, 8

If it is a PO Box, enter the details here:

St. Name Exhibition Street

Suburb/Locality: Melbourne

State: VIC

Postcode: 3000

Please check that the owner

details are consistent with the Certificate of Title.

Owner's Signature (optional):

Date:

day / month / year

## Declaration

**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.

Date:

1 / 4 / 2021  
day / month / year

## Checklist

**Have you:**



Filled in the form completely?



Paid or included the application fee?



Applications require a fee to be paid.  
Contact Council to determine the appropriate fee.



Provided all necessary supporting information and document?



A full and current copy of the 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).



If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.



Completed the relevant Council planning permit checklist?



Signed the declaration (section 7)?

## Pre-application Advice

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



Yes

If 'yes, with whom? Various



No

Date: Various

day / month / year

## Need help?

If you need help with your application, general information about the planning process and checklists can be found at [www.knox.vic.gov.au/planning](http://www.knox.vic.gov.au/planning) or you can contact Knox Planning Services on 9298 8125.

## Lodgement

### Online:

An Application can be submitted electronically through Council's Online Services portal. This will save you time and money, as you won't need to print out any plans and documents and you can pay your application fees online. Visit [www.knox.vic.gov.au/planning](http://www.knox.vic.gov.au/planning)

### In person or by post:

Knox City Council Planning Services  
511 Burwood Highway  
Wantirna South VIC 3152

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12014 FOLIO 690

Security no : 124088242783K  
Produced 20/02/2021 11:00 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2258 Parish of Scoresby.  
PARENT TITLE Volume 11770 Folio 351

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DEVELOPMENT VICTORIA of LEVEL 9 8 EXHIBITION STREET MELBOURNE VIC 3000

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP961547B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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MG 94  
ZONE 55

2258  
19.21ha


SEE SHEET 2 FOR  
E-1, E-2 & E-3 DETAILS

BURWOOD HIGHWAY

SCORESBY ROAD

111°16'50" 63.51  
74°14'10" 113.73  
35°11'50" 65.03  
67.61 63°47'10"  
111°16'50" 134.88  
21°16'30" 398.64  
21°16'30" 291°16'30" (177.80)  
21°16'30" 86.92  
61.36 291°16'30"  
21°16'30" 84.45  
12.95 291°22'  
21°16' 29.35  
179.21 291°21'40"  
288°39' 18.29  
36.73 202°25'  
14.97 232°37'  
11.02 275°21'  
111°15'50" 237.28  
117.27 201°16'50"  
123.37 203°50'10"

E-1  
E-2  
E-3

DRAWN: RNB 01/02/2017		EXAMINED: AF 14/2/2017		CAD FILE: TP961547B.DGN		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 3	
OFFICE OF SURVEYOR-GENERAL VICTORIA  DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING			SCALE 1:4000				FILE REF: F2005/00197		
			Prepared from: VDP, S250(A6) AND OP123420A					David R Boyle  Acting Surveyor-General, 01/08/2017	

TP961547B

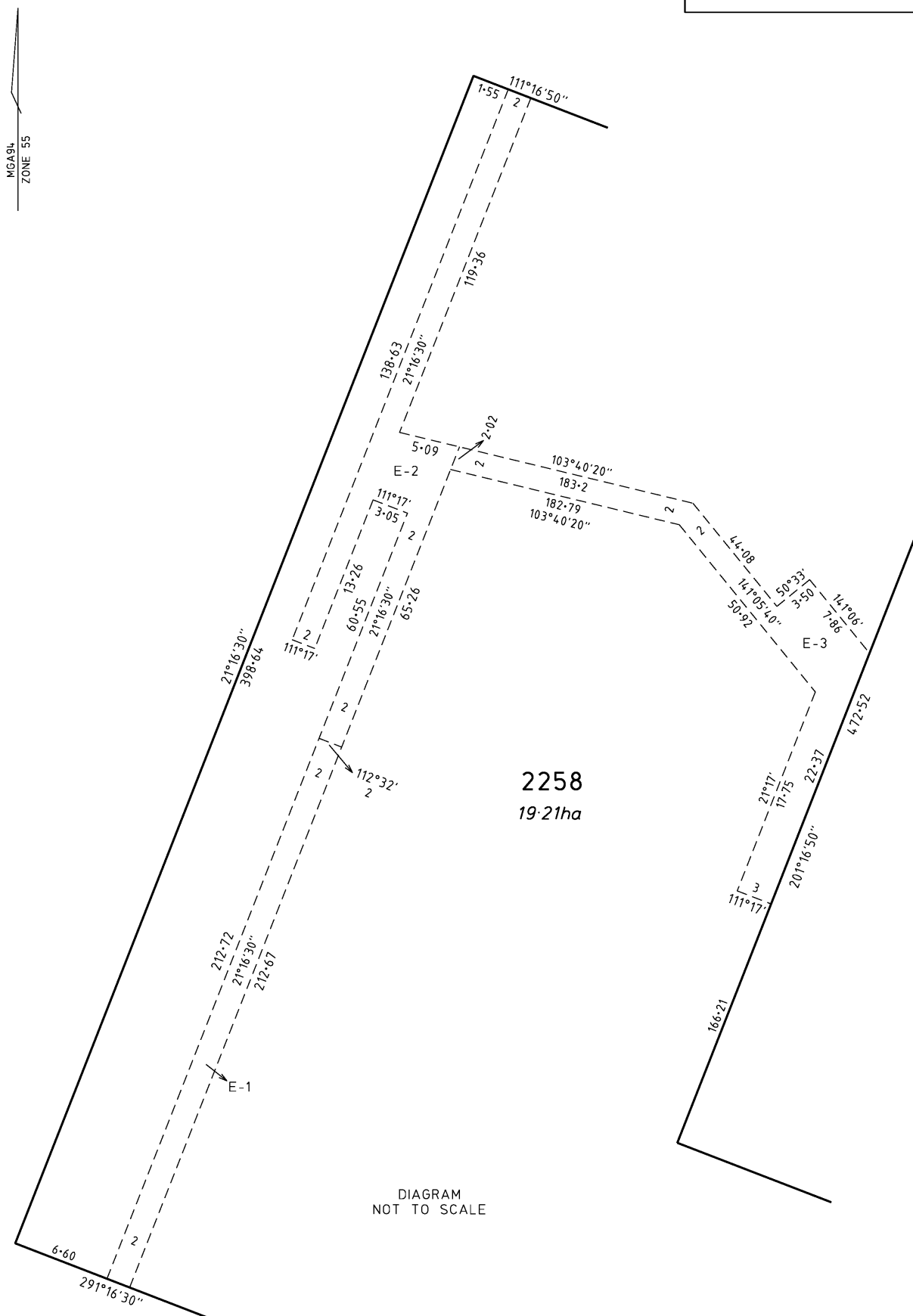
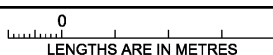


DIAGRAM  
NOT TO SCALE

OFFICE OF  
SURVEYOR-GENERAL VICTORIA  
DEPARTMENT OF ENVIRONMENT,  
LAND, WATER AND PLANNING

SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 2

David R Boyle  
Acting Surveyor-General, 01/08/2017

TP961547B

**RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS**

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantee and its successors in title will allow the full and free right to and for the owner or owners or occupier or occupiers for the time being of allotment 2259 in the parish aforesaid at all times hereafter to make cut construct maintain and repair as such owner or owners or occupier or occupiers may deem necessary or desirable all drains and other like works upon over along or under that portion of the land granted shown marked E-1 and E-2 in the said plan.

The right of the Knox City Council, and its successors in title for the time being concerned with the control and management of public or municipal watercourses or drains in the vicinity of the land hereby granted and its officers agents servants contractors and workmen to cut make and construct and from time to time use maintain repair cleanse and enlarge a drain for the purpose of conveying surface and other waters from any adjoining or adjacent land upon over under and along that portion of the land hereby granted shown marked E-2 and E-3 in the said plan.



1 April 2021

Knox City Council  
Town Planning Department  
511 Burwood Highway  
WANTIRNA SOUTH VICTORIA 3152

## **PLANNING PERMIT APPLICATION**

### **Subdivision**

### **609 to 621 Burwood Highway, Knoxfield**

Dear Madam / Sir,

On behalf of Development Victoria, please find enclosed a planning permit application for the subdivision of 609 to 621 Burwood Highway, Knoxfield.

In order to assist you in the consideration of this application, please find enclosed the following information.

- A completed Application for a Planning Permit form.
- A planning report on the proposal including the following appendices.
  - Relevant title information.
  - The incorporated Comprehensive Development Plan.
  - 621 Burwood Highway Knoxfield - Master Plan Report, 18 December 2020 prepared by Architectus, for information and context only.
  - 621 Burwood Highway Knoxfield Subdivision Plan (two sheets), 25 February 2021 prepared by Collie Pty Ltd.
  - Indicative housing graphics.
  - 'Knoxfield - landscape masterplan + concepts' plan, prepared by MDG Landscape Architects.
  - Knoxfield 'Temporary Stormwater Management Plan' prepared by Paroissien Grant and Associates Pty Ltd - for information only.
  - A plan dated February 2021 by MDG Landscape Architects indicating native vegetation to be removed and retained.
- Subdivision Plan (two sheets)(version V001, Collie Pty Ltd, 25022021), for endorsement under the planning permit.
- Background reports comprising:
  - Cultural Heritage Management Plan 15226, 20 February 2018 prepared by Archaeology at Tardis;
  - Ecological Assessment: Stage 1 – 7 Development Area, March 2021 report prepared by Ecocentric Environmental Consulting;
  - 621 Burwood Highway, Knoxfield Transport Impact Assessment, 19 February 2021 prepared by One Mile Grid;
  - Knoxfield Residential Development Sustainability Management Plan, 14 December 2020 prepared by Aurecon;
  - 621 Burwood Highway, Knoxfield Waste Management Plan, 19 February 2021 prepared by One Mile Grid;
  - Housing Diversity And Adaptability Report for 621 Burwood Highway, Knoxfield, 15 December 2020 prepared by Development Victoria;
  - 609-621 Burwood Highway, Knoxfield Services Investigation & Development Report, 26 October 2020 prepared by Paroissien Grant and Associates Pty Ltd;



- Knoxfield construction and demolition waste management plan prepared by Aurecon.

Please note, payment of the application fee has been made online at the time of lodgement through the Knox City Council planning permit application portal.

Under CDZ2, an application to subdivide land is exempt from the notice requirements of Section 52(1)(a),(b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

We trust that the enclosed information is to your satisfaction and look forward to your consideration of this application. Please contact [REDACTED] of this office should you have any queries.

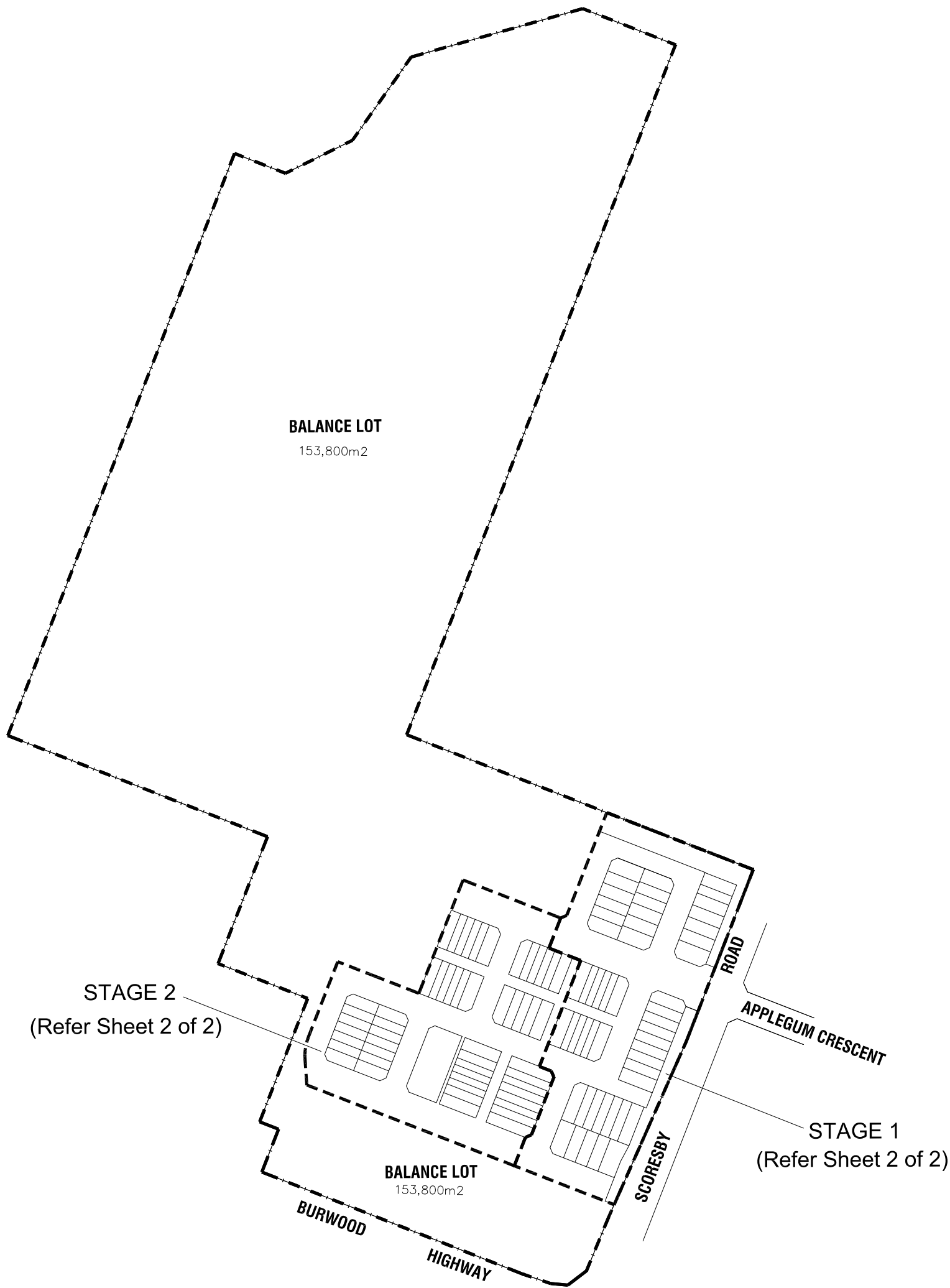
Yours faithfully,



**Collie Pty Ltd**

Copy  
Enclosure

Ms Jessamy Smooker, Development Victoria  
As listed above.



- LEGEND
- Application site boundary
  - Indicative stage boundary

Anticipated Population (2.8 people per dwelling) - 294

The number of lots, areas,dimensions and stage boundaries may vary in plans of subdivision to be certified, based on final survey work associated with each subdivision stage.

Location and detailed design of easements, road pavements, indented car parking bays, crossovers and footpaths are provided in the relevant Plans of Subdivision and Engineering Plans submitted for certification or approval. Any such design details shown on the Subdivision Plan are indicative only.

Detailed design of landscape works is provided in the relevant Landscape Plans.

This plan is subject to Knox City Council approval.

*Note: This subdivision plan was prepared using a CAD survey base plan provided by Paroissien Grant and Associates Pty Ltd and reflects an overall site masterplan prepared by Architectus.*

Client

DEVELOPMENT VICTORIA

Project

609-621 BURWOOD HIGHWAY KNOXFIELD

Drawing Title

SUBDIVISION PLAN

Project Number

16-8340-00200

Sheet 1 of 2


Drawing Number

V001

© Collie Pty Ltd

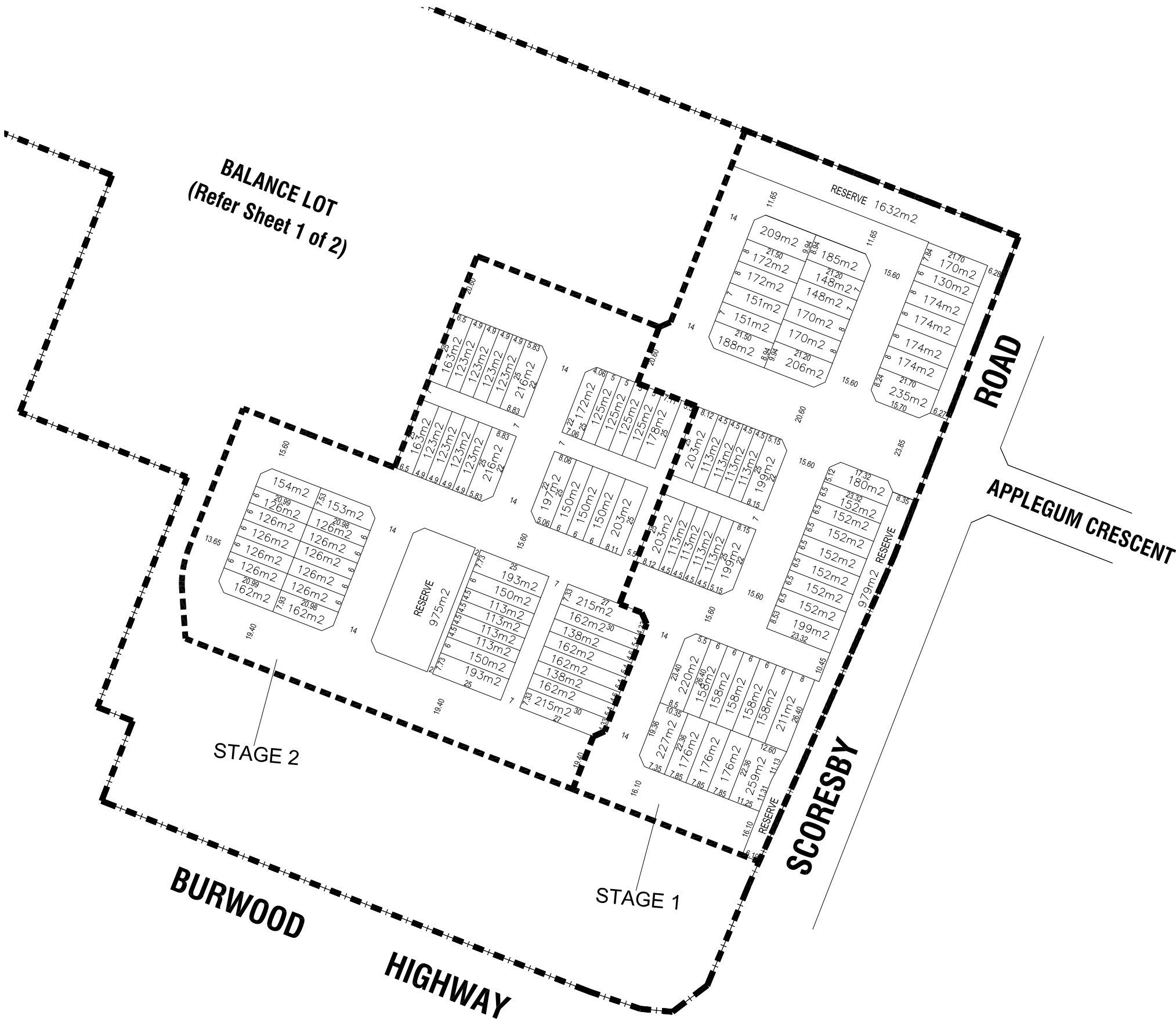
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**COLLIE PTY LTD**  
ABN 11 078 790 080

Level 16, 356 Collins Street Melbourne Australia 3000  
+61 3 8698 9300  
consult@colliepl.com.au



- LEGEND
- Application site boundary
  - Indicative stage boundary

Anticipated Population (2.8 people per dwelling) - 294

The number of lots, areas,dimensions and stage boundaries may vary in plans of subdivision to be certified, based on final survey work associated with each subdivision stage.

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Detailed design of landscape works is provided in the relevant Landscape Plans.

This plan is subject to Knox City Council approval.

Lot Dimensions (metres)	Area (m2)	No.of Lots	% of Total
4.5 x 25	113	20	19
4.5 x 30	135	2	2
5 x 25	125	4	3
5 x 30	150	4	3
6 x 21	126	10	10
6 x 21.5	130	1	1
6 x 23.3	140	8	8
6 x 25	150	7	7
6 x 26.6	160	5	5
7 x 21	147	6	6
7 x 21.5	150	3	3
7 x 22.3	156	4	3
7 x 25	175	4	3
7 x 30	210	2	2
8 x 21	168	3	3
8 x 21.5	172	8	8
8 x 23.3	186	1	1
8 x 25	200	8	8
8 x 26	208	2	2
9 x 21	189	1	1
9 x 21.5	193	1	1
11 x 22.3	245	1	1
Total		105	100

Note: This subdivision plan was prepared using a CAD survey base plan provided by Paroissien Grant and Associates Pty Ltd and reflects an overall site masterplan prepared by Architectus.

Client

DEVELOPMENT VICTORIA

Project

609-621 BURWOOD HIGHWAY KNOXFIELD

Drawing Title

SUBDIVISION PLAN

Project Number

16-8340-00200

Sheet 2 of 2

Drawing Number

V001

© Collie Pty Ltd

Issue Date

18022021

Scale 1:1500 (A3)

