

## Notice of an application for a planning permit

**Land affected by the application**

3 Waverley Avenue IVANHOE

**Application reference**

P1157/2024

**Applicant**

The Trustee for 3 Waverley Developer Trust

**Responsible Authority**

Banyule City Council

**Application is for a permit to**

Development of apartment building containing ten (10) dwellings in the Design and Development Overlay (Schedule 12) and removal of vegetation

**Planning Scheme Clause**

Clause 32.08-7 (General Residential Zone – Schedule 1 (GRZ1)

**Matter for which a permit is required**

Construct two or more dwellings on a lot.

Clause 43.02-2 (Design and Development Overlay – Schedule 12 (DDO12)

Construct a building (including a front fence) or carry out works.

Clause 42.02-2 (Vegetation Protection Overlay - Schedule 3 (VPO3)

Remove, destroy or lop any vegetation specified in a schedule to this overlay.

**Review the application for free**

Scan or visit [banyule.vic.gov.au/PlanningNotices](http://banyule.vic.gov.au/PlanningNotices)

alternatively

Visit during business hours:

**Banyule Council offices Level 3, 1 Flintoff Street, Greensborough VIC 3088**

To discuss this application, call our Planning Department on 9490 4222

**The Responsible Authority will not decide on the application before: 4 February 2025**

Submissions lodged after this date will only be considered if received by Council before a decision is made.

**What are my options?**

You may object or make other submissions in writing if you are affected by the granting of a permit for this application. If you object, we will tell you our decision and options available.

An objection must be:

- made in writing
- include the reasons for the objection
- state how the objector would be affected.

We must make a copy of every objection available at our office for any person to inspect during office hours. You can view the objections for free until the opportunity to seek a review of the decision for this application passes.

# Planning application



Submitted on	26 November 2024, 4:59PM
Receipt number	61
Related form version	6

## Privacy

The *Planning and Environment Act 1987* (Act) requires a range of information to be made available in accordance with the 'public availability requirements' outlined in Section 197(a-h) of the Act.

By using this form, we are collecting your personal information to enable your application to be lodged and assessed as per the planning process and the *Planning and Environment Act 1987*. If you do not provide your name, address and contact details, your application cannot be assessed.

A copy of your application and relevant information must be made available for any person to inspect at our offices, and/or on our website in accordance with Section 51 of the Act. A copy of the application may be provided to other parties for the purpose of consideration as part of the planning process.

Your application, including your name and address, is a public record and will be made available consistent with the inspection requirements outlined in Section 197(a-h) of the Act.

Personal information you provide by completing this form is managed in line with our [privacy policy](#).

## Details

**Do you consent to making your personal details available on your application?** Yes

The land address for this application will be available through our website.

Personal details available on your application include names, addresses, phone numbers and emails.

Call our Privacy Officer on [9490 4222](#) or email [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au) if you need access to your personal information or need to amend it.

## Background

**Have you had a formal meeting with one of our planning officers about this application?** Yes

**If known, tell us the name of the planning officer you communicated with.** Ms Shi Yang

## Property

### The land

**ADVERTISED PLAN**  
Application No. P1157/2024

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## Property 1

### Address

1/3 WAVERLEY AVENUE IVANHOE

### Formal property description

#### What is the identifier of the property on title?

This distinction can be found on your certificate of title.

Lot number

#### Lot number

8

#### LP, TP or PS number

LP (lodged plan)

TP (title plan)

PS (plan of subdivision)

005841

## Existing conditions

### Existing conditions of the land

Describe how the land is used now, for instance, vacant, 3 dwellings, medical center with 2 practitioners, licensed restaurant with 80 seats.

The site is currently occupied by a single storey, brick dwelling, with hipped tiled roof. The dwelling appears to be of 1970s construction. A more recent pool house has been constructed beyond the rear of the dwelling.

## Application type

### Zones

GRZ1

### Overlays

DCPO1 VPO3 DDO12

### This application is seeking a permit:

Selections influence the application fee payable

to develop the land for multi-dwelling developments (class various)

## Proposal

### For what use, development or other matter is a permit needed?

- To construct two or more dwellings on a lot pursuant to Clause 32.08-2
- To remove vegetation pursuant to Clause 42.02
- To construct a building or construct or carry out works pursuant to Clause 43.02-2.

### Total number of dwellings in the development?

Provide a whole number. Include all new dwellings and any existing dwellings being retained.

10

ADVERTISED PLAN  
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### Are any protected trees proposed for removal?

Yes

### Are trees on adjoining properties to be impacted?

No

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## Cost of proposal

Estimate the cost of the project. You may need to verify this estimate and the difference may influence the application fee payable.

**Cost of proposed works** 8000000

What is the estimated cost of the development for which the permit is required?

**Difference in cost:** \$8000000.00

## Upload plans and documentation

### Upload title

Provide a current title, not older than 90 days from today's date for each parcel of land associated with this application. Each title is to include a registered search statement and plan of subdivision.

[unit-1-3-waverley-avenue-ivanhoe-3079-register-search-statement-title-plan-lp005841.pdf](#)  
[2-3-waverley-avenue-ivanhoe-vic-3079-copy-of-plan-plan-lp005841.pdf](#)

**Does the proposal breach, in any way, a restriction or encumbrance on the title?**

Not applicable, no restrictions apply

### Upload metropolitan planning levy certificate

A MPL certificate is needed for all applications that have a cost of proposed works of more than \$1,207,000. More information is published by the [State Revenue Office](#).

[MPL000080.pdf](#)

### Upload planning report

This report explains how the development responds to the relevant planning policies. It also includes: a neighbourhood character assessment, a response to our [Liveable Housing Guidelines](#) and where applicable a Clause 55 (ResCode) assessment.

[21983P\\_3\\_WaverleyAve\\_Report.pdf](#)

### Upload feature survey

Outline the existing conditions of the site. The feature survey is prepared by a qualified land surveyor.

[19734P\\_3\\_Waverley\\_Ave\\_Survey.pdf](#)

### Upload landscape plan

Plans showing how the development will be landscaped, including the size and location of canopy trees and other vegetation. The plan is typically prepared by a qualified landscape architect.

[3\\_Waverley\\_Avenue,\\_Ivanhoe\\_-\\_Landscape\\_Plans\\_for\\_Repeat\\_Application\\_\(Rev\\_I\\_and\\_J\).pdf](#)

### Upload architectural plans

Architectural drawings are essential to this application and typically include neighbourhood and site description, materials schedule, floor plans, elevations and shadow diagrams. Drawings must be drawn to scale showing the location and dimensions of all existing and proposed buildings, including car parking areas.

[3\\_Waverley\\_Avenu,\\_Ivanhoe\\_TP\\_Submission\\_Plans.pdf](#)

## Other documents

### Documentation based on the project details

The plans and reports for uploading in this section are important based on the details about this project.

**By uploading the plans and reports itemised, it's likely your application will benefit from a streamlined review**, without the delay of us asking for further information.

### Upload sustainable management plan

[241030-GIW22227-3\\_Waverley\\_Avenue,\\_Ivanhoe\\_SMP-H.pdf](#) and review  
[241011-GIW22227-3\\_Waverley\\_Ave,\\_Ivanhoe\\_ESDMemo.pdf](#) under the Planning Environment Act 1987.

### Upload waste management plan

Documentation explaining how waste from the development is managed

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Planning - advertising, and review

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where Council is unable to provide a waste collection service. This is typically required for single site developments with four or more dwellings.

#### Upload traffic and swept path diagrams

These diagrams and report indicate if vehicles can safely enter and exit the property in a forward direction and are typically prepared by a qualified traffic engineer.

[3 Waverley Ave - Traffic Report.pdf](#)

#### Vegetation protection

##### Upload arborist report

An arborist report, more specifically an Arboricultural Impact Assessment is required if trees may be impacted by the development or if trees are proposed for removal. This report must be prepared by an arborist with an Australian Qualified Framework (AQF) Level 5 qualification and must be prepared within 12 months of your application.

[Arborist Report - 3 Waverley DI V3.pdf](#)

##### Upload acoustic report

This may be requested for development and use in sensitive areas or with a potentially adverse impact to surrounding land.

##### Upload any other documentation

[19734P\\_3WaverleyAve\\_Lodgement - Cover Letter.pdf](#)

## Fees

**Fee unit value** 16.33

As set by the Victorian Government [Department of Treasury and Finance](#).

**Subtotal for change of use** \$0.00

**Subtotal for a dwelling and assoc. buildings and works** \$0.00

**Subtotal for other developments** \$9593.90

**Subtotal for SubDiv Class 17** \$0.00

**Subtotal for SubDiv Class 18** \$0.00

**Subtotal for SubDiv Class 19** \$0.00

**Subtotal for SubDiv Class 20** \$0.00

**Subtotal for SubDiv Class 21** \$0.00

**Subtotal for types of permits not in regs** \$0.00

**Combined fee test subdivision** 1

0 = single subdivision fee class applies

1 = multiple subdivision fee classes apply

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**Combined fee test overall** 0

0 = single application fee only

1 = combined fees apply

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**Multiple fee classes apply to this application.** The primary fee is applied in full. In addition, only 50% of all other applicable fees apply. The total is referred to as the Application fee.

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**Application fee** \$9593.90

Total fee payable in full when you submit this application.

## Organisation

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**Is the applicant an organisation?** Yes

**ABN** 80604121755

## Applicant details

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**Organisation name** The Trustee for 3 Waverley Developer Trust

**Email address** michael.ryan@ryancorp.com.au

**Phone number** +61 400 676 403

**Postal address** 35 Market Street South Melbourne VIC 3205

Full postal address including suburb and postcode

**Is the contact the same as the applicant?** Yes

**Is the owner the same as the applicant?** Yes

## Declaration

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**I understand and accept:**

information provided in this form, including plans and personal information will be publicly available, including online, as part of the planning process in accordance with the Planning and Environment Act 1987

copies may be made for interested parties as part of the planning process in accordance with the Planning and Environment Act 1987

**I declare that:**

all information provided in this application is true and correct

the owner has been notified of this application.

## Payment

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**Confirm who will pay the \$9593.90 application fee?** Applicant or consultant

**Name to feature on receipt** 3 Waverley Developer Pty Ltd

**Total amount due**

In case a refund is processed, funds will only be returned to the original card charged for payment.

**Amount:** \$9,593.90

**Transaction ID:** 48916745620

**Payment gateway:** BPoint General Ledgers - BPoint

GST exempt

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 06310 FOLIO 925

Security no : 124119084824B  
Produced 16/10/2024 04:11 PM

#### LAND DESCRIPTION

Lot 8 on Plan of Subdivision 005841.  
PARENT TITLE Volume 01525 Folio 895  
Created by instrument 1737919 14/07/1939

#### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
3 WAVERLEY PTY LTD of 35 MARKET STREET SOUTH MELBOURNE VIC 3205  
AY020673D 21/05/2024

#### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY020674B 21/05/2024  
ZAGGA INVESTMENTS PTY LTD

MORTGAGE AY129536H 24/06/2024  
RYANCORP FUND PTY LTD

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 or imaged folio set out under DIAGRAM LOCATION below.

#### DIAGRAM LOCATION

SEE LP005841 FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NUMBER	NOMINATION OF ECT TO LC	STATUS	DATE
AY129036E (E)		Completed	24/06/2024
AY129536H (E)	MORTGAGE	Registered	24/06/2024

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

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

#### ADMINISTRATIVE NOTICES

NIL

ECT Control 16667Y GADENS LAWYERS  
Effective from 24/06/2024

DOCUMENT END

Delivered from the LANDATA® System by Landchecker Pty Ltd

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Document Type	<b>Plan</b>
Document Identification	<b>LP005841</b>
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Document Assembled	<b>15/06/2023 12:22</b>

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PLAN OF SUBDIVISION OF  
PART OF CROWN PORTION 1  
PARISH OF KEELBUNDORA  
COUNTY OF BOURKE

VOL.1302 FOL.369  
VOL.1525 FOL.895

Measurements are in Feet & Inches  
Conversion Factor  
FEET x 0.3048 = METRES

LP 5841

EDITION 4

PLAN MAY BE LODGED 28/08/12

COLOUR CODE

E-1, E-3 & E-4 = BLUE  
R1 & A-1 = BROWN

APPROPRIATIONS

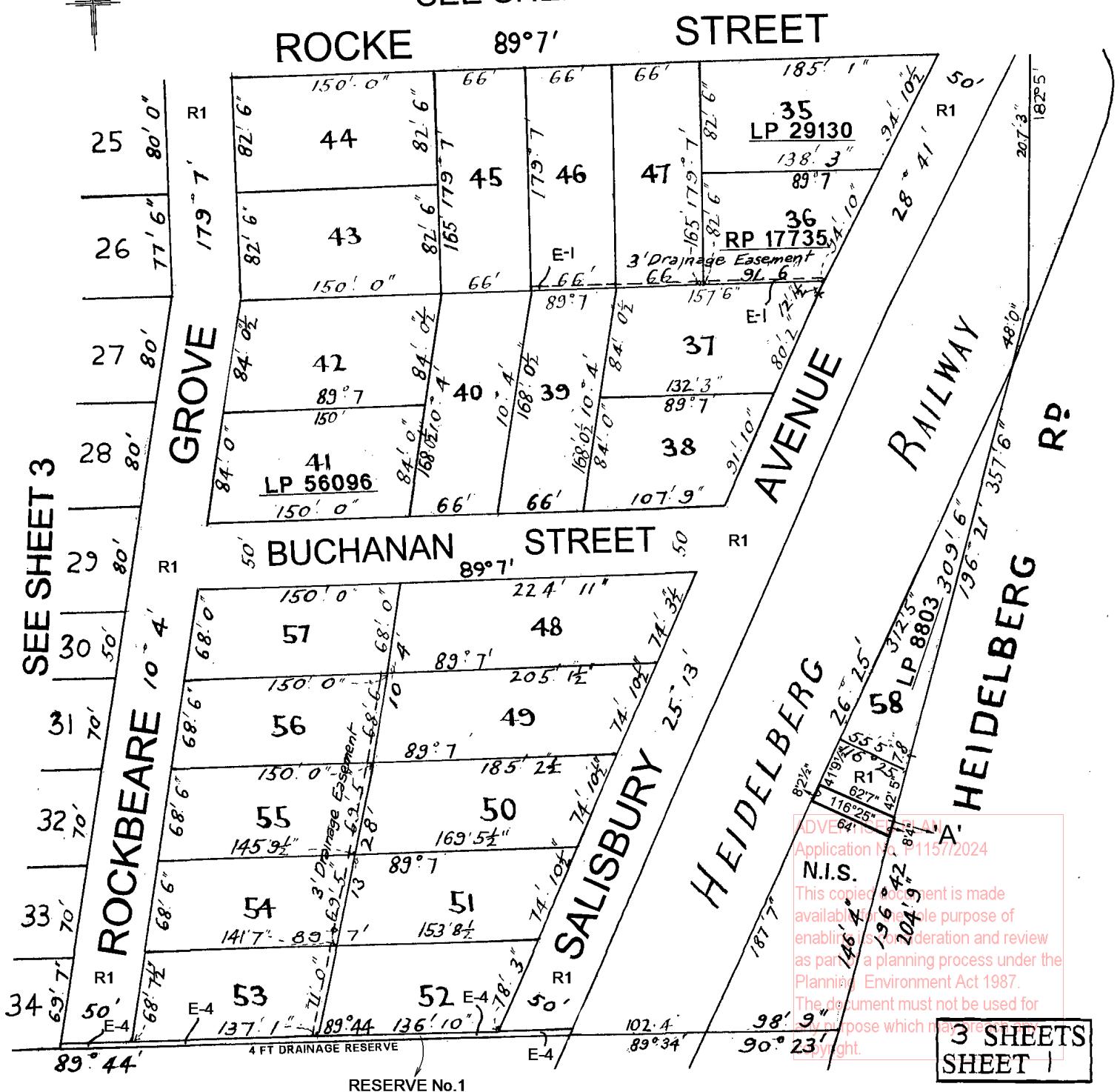
THE LAND COLOURED BROWN IS  
APPROPRIATED OR SET APART  
FOR ROADS

ENCUMBRANCES

AS TO THE LAND MARKED E-3  
THE DRAINAGE EASEMENT RESERVED  
BY TR 743772

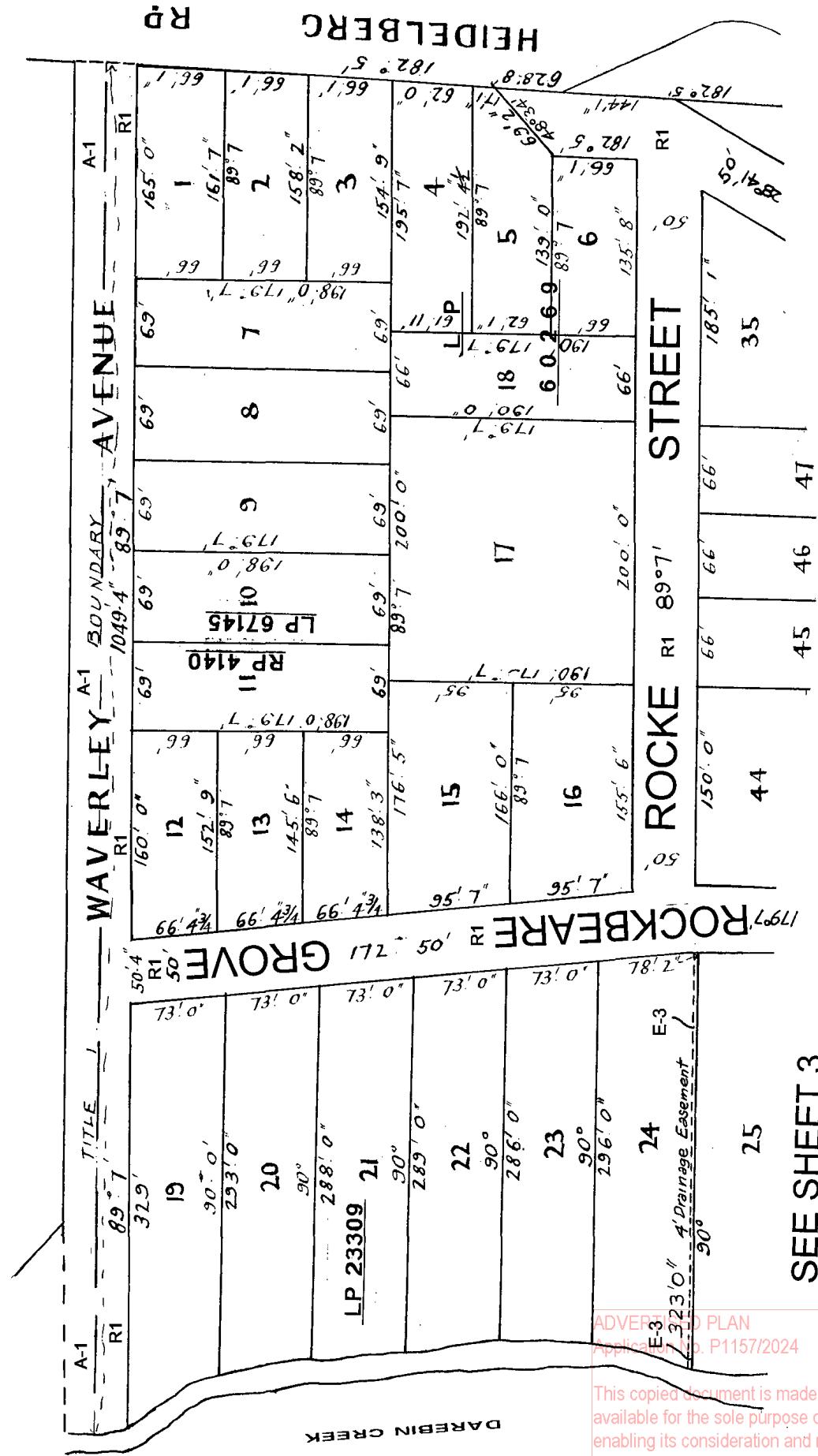
AS TO E-4 & R1  
ANY EASEMENTS AFFECTING  
THE SAME

SEE SHEET 2



LP 5841

3 SHEETS  
SHEET 2



SEE SHEET 3

SEE SHEET 1

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## MODIFICATION TABLE

## RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

## PLAN NUMBER

LP 5841

**WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.**

1 November 2024

Banyule City Council  
PO Box 94  
GREENSBOROUGH VIC 3088

**Planning Permit Application**  
**3 Waverley Avenue, Ivanhoe**

Dear Sir / Madam,

Ratio Consultants acts on behalf of 3 Waverley Developer P/L the permit applicant, who seeks planning approval for the construction of a multi-dwelling development, over a shared basement and for the removal of vegetation at 3 Waverley Avenue, Ivanhoe.

In support of the planning application, please find enclosed the following:

- The MPL Certificate.
- A copy of the Certificate of Title (contained within the Planning Report).
- Town planning drawings, prepared by KUD Architecture.
- A Traffic Impact Assessment, prepared by Ratio Consultants.
- A Waste Management Plan, prepared by Ratio Consultants.
- A Landscape Plan, prepared by Jack Merlo Design and Landscape.
- A Sustainable Management Plan prepared by GIW Environmental Solutions.
- An Arboricultural Assessment and Report prepared by Melbourne Arborist Reports.
- A Town Planning Report prepared by Ratio Consultants.

We look forward to Council's prompt consideration of the application.

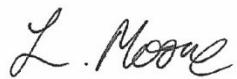
The requisite planning application fee will be paid at the time of lodgement.

Should you have any queries relating to the town planning submission please contact me on (03) 9429 3111 or by email at [lewis.moore@ratio.com.au](mailto:lewis.moore@ratio.com.au).

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Yours faithfully,



**Lewis Moore**  
**Senior Planner / Urban Designer**  
**Ratio Consultants Pty Ltd**

**ratio:**

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21983P\_3WaverleyAve\_Lodgement P2

ratio.com.au

# Metropolitan Planning Levy (MPL)

## Certificate

The Trustee for 3 Waverley Developer Trust

**Certificate Number:** MPLCERT000080

3 Waverley AVE Ivanhoe VIC

**Issue Date:** 16 October 2024

**Expiry Date:** 14 April 2025

### PART 1 - APPLICANT DETAILS

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

**Name:** The Trustee for 3 Waverley Developer Trust

**Address:** 3 Waverley AVE Ivanhoe VIC  
Ivanhoe  
Australia

### PART 2 - LEVIABLE LAND DETAILS

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

**Street Address:** 3 Waverley AVE  
Ivanhoe VIC 3079

#### Formal Land Description:

**Vol/Folio:** 6310 / 925      **Lot/Plan:**      **Block/Subdivision:**

#### Crown Reference:

#### Other:

**Municipality:** Banyule City Council

**Estimated Cost of Development:** \$8,000,000

### PART 3 - MPL PAYMENT DETAILS

**MPL Application ID:** MPL000080

ADVERTISED PLAN  
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**MPL Paid:** **\$10,400.00**

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**MPL Payment Date:** 9 October 2024

### 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

