

Much, Much Too Big

267-271 Queens Parade Fitzroy North 3068

VCAT case number is P1501/2019

Statement Of Grounds Due in by : 4pm this Friday 6th Sep 2019

You don't want to have to see this tacky tower for kilometers around ?
Put in a Statement of Grounds by 4pm this Friday telling VCAT why they should agree with our Council, and refuse this eyesore.



Yes this tower is a shocker. Yes the council refused the developer - but VCAT may not. Numbers count – the more Statement of Grounds, the better our chances of keeping this development a bad dream.

Statement Of Grounds - How To

Before you begin

Get a copy of the form to fill in :-)

You can download the form to fill in direct from VCAT :

<https://www.vcat.vic.gov.au/resources/statement-of-grounds-planning-and-environment-list>

If you prefer to fill your forms in using a pen, if you put in an objection, you should have received a paper copy of the form in the post, at the back of the VCAT papers.

It is ok to submit a scanned copy of the completed paper form via email.

Filling in the Form

Case Details

CASE DETAILS	
Date that statement of grounds must be received by VCAT This is on the notice you received or the sign at the site.	06/09/2019
VCAT reference number	P1501/2019
Site address	267-271 Queens Parade Fitzroy North 3068

Your Details

If you can include an email address. VCAT is faster and more reliable via email.

Your Participation In Hearings

YOUR PARTICIPATION IN HEARINGS	
<input checked="" type="checkbox"/> I intend to appear and present a submission at the hearing.	Fees apply.
<input type="checkbox"/> I do not intend to participate in the hearing, but want VCAT to consider my statement of grounds.	No fee applies.
If you do not intend to participate in the hearing, you will not be a party to the proceeding. VCAT considers your statement of grounds in any contested hearing but will not send you further correspondence.	

Tick the **top box** if you want to be **kept informed**, get a copy of any new plans submitted, and may contribute at the hearing. You will **pay a fee**.

Tick the **bottom box** if you just want to let VCAT know why you oppose this development but want **no further involvement**. VCAT will consider your reasons. You will have no further input to proceedings, even if the plans change. You will **not pay a fee**.

PFN recommends paying the fee, if you can spare the fee. Paying the fee keeps you informed, particularly useful when the plans change. You can still choose to stop taking part at any point, but paying makes you a party. You can also allow some-one else to speak on your behalf.

Presenting at the Hearing

PRESENTING AT THE HEARING	
If you intend to present at the hearing, tell us:	
Time required to present your complete case at the hearing (submissions plus witnesses)	
Number of expert witnesses I intend to call (if any)	
Witness area/s of expertise	
For information about witnesses and evidence, visit vcat.vic.gov.au and see Practice Note PNVCAT2 – Expert Evidence.	

You don't have to complete any of the 'Presenting at the Hearing' boxes, unless you want to present a case (e.g. for 5 or 10 or 30 minutes) or call witnesses (e.g. an expert in heritage, etc) and you know roughly how long you will need. You can change your mind on this, and decide closer to the hearing if you will present and for how long.

Who is making this statement ?

WHO IS MAKING THIS STATEMENT?	
This statement of grounds is lodged by or on behalf of:	
Objector/s	
<input checked="" type="checkbox"/>	A person who objected to the original application to the council
<input type="checkbox"/>	A person who did not object to the original application to the council but now wants to object
<input type="checkbox"/>	A person responding to an application to amend plans or make other changes to an existing application
<input type="checkbox"/>	A person responding to a notice by a permit holder to amend a permit

You must tick one the the top two boxes:

Tick the **top box** if you **did lodge** an **objection** with the City of Yarra.

Tick the **second box** if you **did not lodge** an **objection** with the City of Yarra

Joint Statement of Grounds

Leave it blank unless this Statement of Grounds represents a group of people. This guide does not include hints for doing this - try asking the VCAT help line.

Your Statement of Grounds

This section is compulsory. This is where you say your reasons why VCAT should agree with the council's decision to refuse a permit for the development - in your own words.

Remember the developer will read your reasons - as well as VCAT, or members of the public who request to view Statements of Grounds.

Your reasons do not have to be the same as your objection - if you put one in.

Example Only - (using your own words is more relevant and more powerful.)

YOUR STATEMENT OF GROUNDS

A short summary of my reasons for contesting the VCAT application is:

- attached
 in the following field

A permit should be refused because the tower :

- + does not comply with the current or new planning controls for Queens Parade.
- + would be a permanent eyesore, highly visible as an alien presence in heritage streetscapes for kilometers.
- + provides poor amenity, poor external amenity to the public realm, poor internal amenity to its residents.

Certification and Acknowledgement

Last thing before sending in the form - fill in the certification and acknowledgement sections. Self explanatory, we hope.

Fee Relief - hopefully self explanatory.

Fees Payment

(<https://www.vcat.vic.gov.au/resources/planning-and-environment-fees>)

Individuals: \$20.70 HealthCare Card Holders: 10.40

Only credit card payment appears to be available, as VCAT has not provided any details about paying by cheque or Electronic Funds Transfer.

Serve a copy to VCAT, City of Yarra, and the developer's lawyers

Send a copy including all pages to VCAT

One copy of **all 5 pages**, including the credit card authorisation page, and additional documents, if any, you are submitting with your objection, should be sent to **VCAT**.

If you **are** paying the Fee - remember to fill in the credit card fee payment page.

If you **are not** paying the Fee - do not fill in the credit card fee payment page, leave it blank.

VCAT via **Email** send to : admin@vcat.vic.gov.au

OR via **Post** send to : [Victorian Civil and Administrative Tribunal](#)
GPO Box 5408, Melbourne Vic 3001

OR in person hand in : VCAT service counter, ground floor, at 55 King Street Melbourne.

Send a copy without the payment page, to Yarra planning and the developers lawyers.

Send **only pages 1 to 4** of the form and any additional documents, (exclude the credit card payment page)

1. City of Yarra via Email send to : planningadmin@yarracity.vic.gov.au
2. Stephan Koenig Planning Pty Ltd. via **Email** send to : skplan@bigpond.net.au