

## Office Use Only

VicSmart?

☐ YES

☐ NO


Specify class of VicSmart application:

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

 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*. If you have any concerns, please contact Council's planning department.

 Questions marked with an asterisk (\*) must be completed.

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

 Click for further information.

Clear Form

## Application Type

Is this a VicSmart application?\*

☒ No ☐ Yes

If yes, please specify which

VicSmart class or classes:.....

 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

## Pre-application Meeting

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

☒ No ☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

## The Land

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

Street Address \*

Unit No.:

St. No.: 56


St. Name: Baggot Drive

Suburb/Locality: Hoppers Crossing

Postcode: 3029

Formal Land Description \*

Complete either A or B.

 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 694 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 090312


OR


B Crown Allotment No.:

Section No.:


Parish/Township Name:


## 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? \*

Removal of existing Dwelling to erect 3 new units on the site, two Double Storey units facing the Street with a Single unit to the rear.

 Provide additional information about 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.

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

Cost \$ 800,000

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


If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the 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 \*

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

The site currently has a two storey Dwelling on the property


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

## Title Information

Encumbrances on title \*

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?

- ☐ 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', for example, restrictive covenants.



## Applicant and Owner Details

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

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title: Mr	First Name: Damian	Surname: Di Martino
Organisation (if applicable): TMC Building Design		
Postal Address: If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.: 19	St. Name: Fernwood Drive
Suburb/Locality: Hoppers Crossing	State: VIC	Postcode: 3029
Contact information for applicant OR contact person below		
Business phone: 9749 6348	Email: damian@tmcbuildingdesign.com.au	
Mobile phone: 0412 803 653	Fax:	
Contact person's details* Same as applicant <input checked="" type="checkbox"/>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Name: Same as applicant <input type="checkbox"/>		
Title: Mr	First Name: Nohan	Surname: Harsha
Organisation (if applicable):		
Postal Address: If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.: 56	St. Name: Baggot Drive
Suburb/Locality: Hoppers Crossing	State: VIC	Postcode: 3029
Owner's Signature (Optional):		Date: day / month / year

## Information requirements


Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

☐ Yes ☒ No

## 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.

Signature:

Date: 20/3/20

day / month / year

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

Page 1 of 1

VOLUME 08897 FOLIO 257

Security no : 124079412492B  
Produced 23/09/2019 09:31 AM

### LAND DESCRIPTION

Lot 694 on Plan of Subdivision 090312.  
PARENT TITLE Volume 06833 Folio 464  
Created by instrument LP090312 16/09/1971

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
NOHAN DHURUVARAJ HARSHA of 3/77 POWELL DRIVE HOPPERS CROSSING VIC 3029  
AN594373G 24/02/2017

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN594374E 24/02/2017  
WESTPAC BANKING CORPORATION

COVENANT E220914 15/11/1971

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 LP090312 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: 56 BAGGOTT DRIVE HOPPERS CROSSING VIC 3029

### ADMINISTRATIVE NOTICES

NIL

eCT Control 19525E WESTPAC BANKING CORPORATION  
Effective from 24/02/2017

DOCUMENT END

# Imaged Document Cover Sheet

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LP 90312

EDITION 2

APPROVED 20/8/71

PLAN OF SUBDIVISION OF  
PART OF CROWN ALLOTMENT 6 SECTION B  
**PARISH OF TARNEIT**

COUNTY OF BOURKE

VOL.6833 FOL.464

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

APPROPRIATIONS

Way, drainage & sewerage — — — Brown  
Drainage & sewerage — — — — Blue  
Way — — — — Purple

ENCUMBRANCES & NOTATIONS

Drainage & sewerage easements, shown coloured blue, are 8 feet wide unless shown otherwise.  
Reference Marks shown thus: R.M. are 12"x1" gal. iron pipes.  
Lot numbers 1-690, 696-812, 832-907, 922-925, 936-1141, 1144, 1148-1208, 1213-1291 & 1296-1364 all inclusive, have been omitted from this plan.  
Lot 1365 is the balance of land in Lot 1362 on L.P. 90311  
The land shown coloured purple denotes an implied easement of drainage & sewerage. vide L.P. 88051

DEPTH LIMITATION 50 FEET

COLOUR CODE

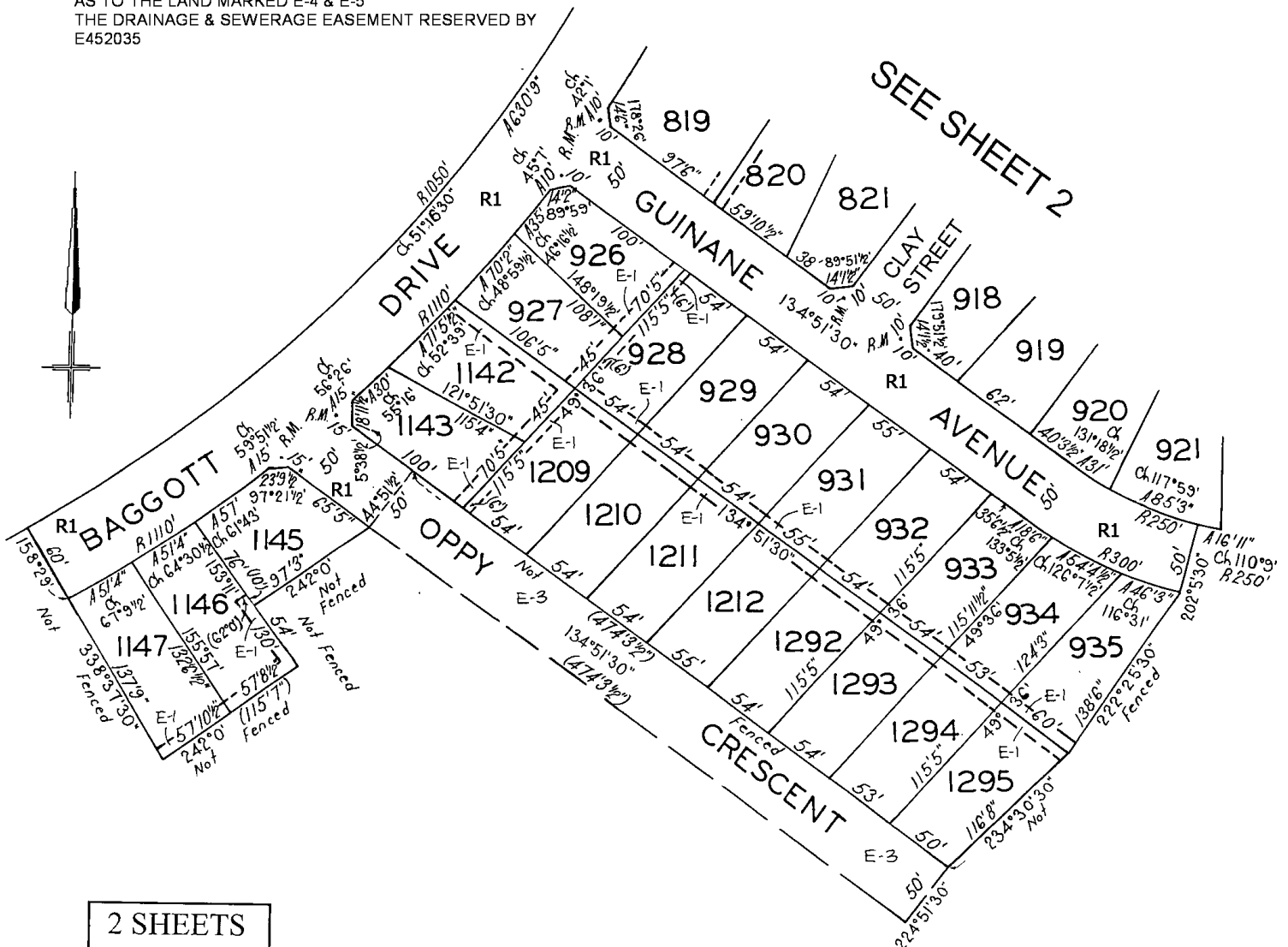
E-4 & E-1=BLUE  
R1=BROWN  
E-3=PURPLE

AS TO THE LAND MARKED E-5

THE DRAINAGE & SEWERAGE EASEMENT CREATED BY E207203

AS TO THE LAND MARKED E-4 & E-5

THE DRAINAGE & SEWERAGE EASEMENT RESERVED BY E452035



2 SHEETS  
SHEET 1

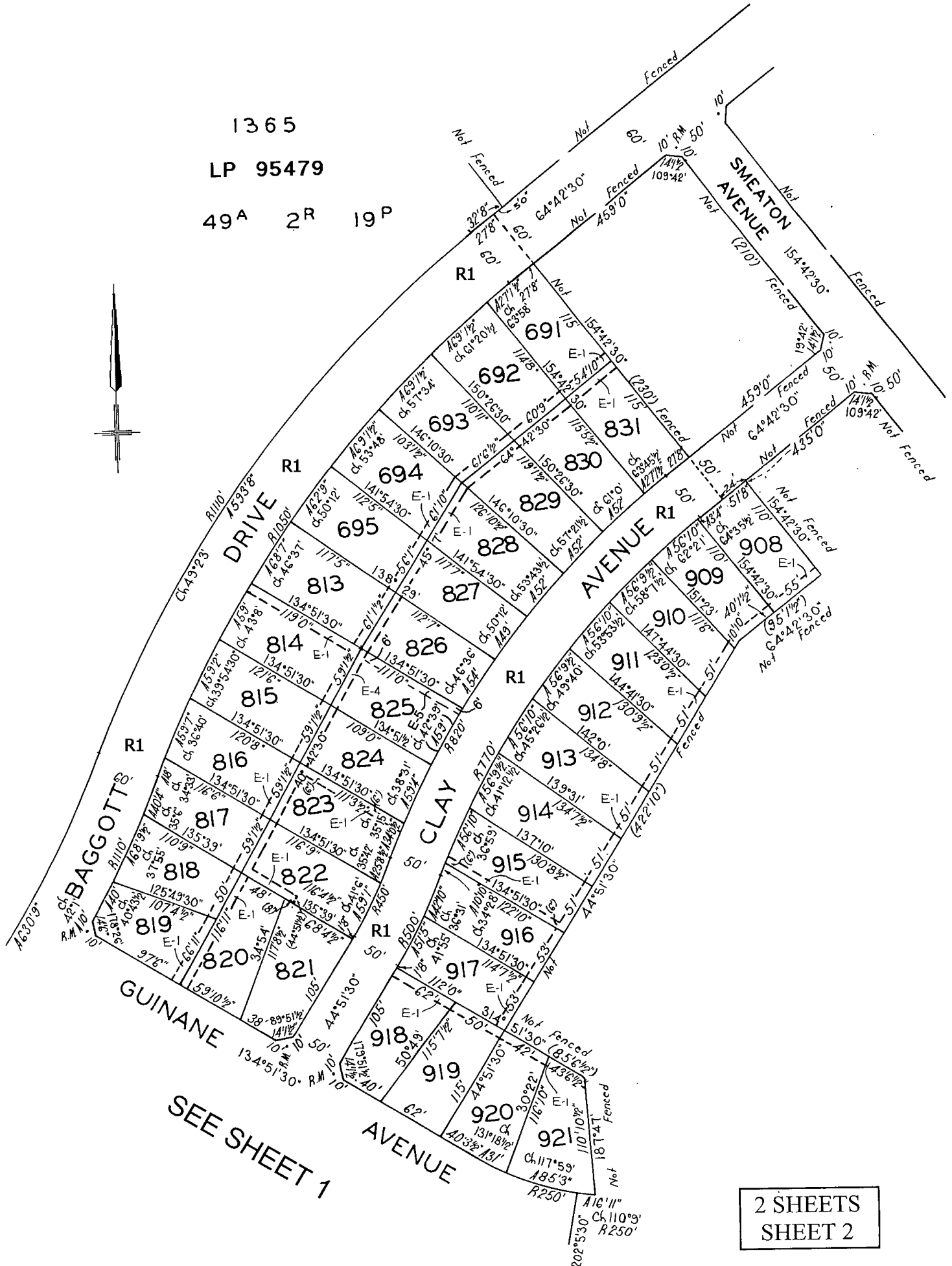
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

LP 90312

1365

LP 95479

49<sup>A</sup> 2<sup>R</sup> 19<sup>P</sup>



## MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# PLAN NUMBER

**LP 90312**

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
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# Imaged Document Cover Sheet

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E220914

DAVID BULLARD

E220914

REGD

VICTORIA

\*\*12.00 G RT T

10-20

41617

NOV 1 TRANSFER OF LAND

8/78897-077/8 do J. P. Marshall

\$46-25  
\$12

MOSSFIEL PASTORAL COY. PTY. LTD. and MOSSFIEL NOMINEES PTY. LTD. both  
~~former~~ of 460 Bourke Street, Melbourne ~~former~~ of 2 Market Road, Werribee  
being registered as the proprietors of an estate in fee simple in the land  
hereinafter described subject to the encumbrances notified hereunder IN  
CONSIDERATION of the sum of THREE THOUSAND SIX HUNDRED AND EIGHTY DOLLARS  
paid to us by PETER JOSEPH CROMPVOETS, Clerk and GWENDA PATRICIA BURNSIDE,  
Stenographer both of 33 Oakover Road, Preston DO HEREBY TRANSFER to the said  
PETER JOSEPH CROMPVOETS and GWENDA PATRICIA BURNSIDE all our estate and  
interest in ALL THAT piece of land being Lot 694 on Plan of Subdivision  
No. 90312 lodged in the Office of Titles and being part of the land more  
particularly described in Crown ~~Volume 6833 Folio 464~~ Volume 6833 Folio 464 RESERVING unto  
the transferors their successors in title the registered proprietor or  
proprietors for the time being of Lots 709 and 710 on Plan of Subdivision  
No. 90311 and each and every part thereof their surveyors workmen officers  
servants and others acting under their authority full power and authority  
from time to time until the thirty first day of March 1973 to enter upon  
hereby transferred  
in or through that part of the land as is delineated and colored blue on the  
said Plan of Subdivision No. 90312 and to clear the same from obstruction and to dig  
cut and excavate the same and to lay sewerage mains and drains and storm  
water drains thereunder and to keep open such sewerage mains and drains and  
stormwater drains as occasion may require AND the said transferees with the  
intent that the benefits of this covenant shall be attached to and run at law  
and in equity with the land on the said Plan of Subdivision (other than the  
Lot hereby transferred) and each and every part thereof DOTH HEREBY for  
themselves and their successors in title and other the registered proprietor  
or proprietors for the time being of the land hereby transferred or any part  
thereof and the persons deriving title under it or them (but so that the  
transferees shall not be liable for any breach of covenant committed after  
they have parted with all interest in the land hereby transferred or such  
part thereof) and as separate covenants COVENANT with the transferors and  
their successors in title and other the registered proprietor or proprietors  
for the time being of the land on the said Plan of Subdivision (other than  
the Lot hereby transferred) and each and every part thereof that they will not  
erect on that part of the said land delineated and colored blue on the said  
Plan of Subdivision No. 90312 any building or other erection on or before

No CERT

C. 8897/257 WN

WN Reservations and  
Covenants

Chuch

Index

NOV 13 7 55 56 3 77551

FORM 1 STAMP DUTY

LE E1013 \*\*\*46-25



DE220914-1-5

OVER

AMENDED  
Solicitors for  
with consent  
23/09/2019

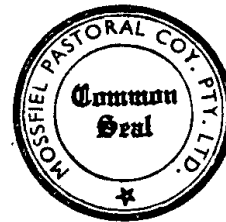
the thirty first day of March, 1973 <sup>benefit</sup> AND the said transferees with the intent that the ~~benefit~~ of this covenant shall be attached to and run at law and in equity with the land on the said Plan of Subdivision <sup>NO 90312</sup> other than the Lot hereby transferred and each and every part thereof and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred DO HEREBY for themselves their successors in title and other the registered proprietor or proprietors for the time being of the land hereby transferred to any part thereof and the persons deriving title under it or them (but so that the Transferees shall not be liable for any breach of covenant committed after they have parted with all interest in the land hereby transferred or such part thereof) and as separate covenants COVENANT with the transferors and their successors in title and other the registered proprietor or proprietors for the time being of the land on the said Plan of Subdivision <sup>NO 90312</sup> other than the Lot hereby transferred and each and every part thereof that they will not at any time bring or cause to be brought on to the said land transferred any secondhand dwelling and they will not erect construct or build or cause to be erected constructed or built on the said land transferred or any part thereof any building other than a building the exterior of which is constructed of new materials.

DATED the DO 11<sup>th</sup> <sup>NO</sup> day of DATE NOVEMBER 1971

The Common Seal of MOSSFIEL PASTORAL COY. PTY.  
LTD. was hereunto affixed in accordance with  
the provisions of its Articles of Association  
in the presence of:

Director: [Signature] .....

Director: [Signature] .....



The Common Seal of MOSSFIEL NOMINEES PTY. LTD.  
was hereunto affixed in accordance with the  
provisions of its Articles of Association in  
the presence of:

Director: [Signature] .....

Director: [Signature] .....



SIGNED by the said PETER JOSEPH CROMPVOETS )

*P.J. Cromptoets*

in the presence of:

*[Signature]*

SIGNED by the said GWENDA PATRICIA BURNSIDE )

*G. Burnside*

in the presence of:

*[Signature]*

ENCUMBRANCES REFERRED TO.

7 001



DE220914-2-1

A memorandum of the within instrument  
has been entered in the Register Book.



To the Registrar of Titles

Please register this transfer & upon  
completion hand title for lot 694  
to the lodging party & return the  
titles for lots 709 & 710 to J.P. Metcalfe & Co.

J.P. Metcalfe & Co.

per: Brown

DATED

1971

MOSSIEL PASTORAL COY. PTY.

LTD.

and

MOSSIEL NOMINEES PTY. LTD.

to

PETER JOSEPH CROMPTON &

GWENDA PATRICIA BURNSIDE

TRANSFER OF LAND

DAVID BULLARD,  
Barrister & Solicitor,  
443 Law Courts Place,  
MELBOURNE. 3000.

PG/BM. 67-9364.  
71/493.