

Office Use Only

VicSmart?

Specify class of VicSmart application:

Application No.:

Date Lodged: / /


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Date Plans Provided: 27/07/2021

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.:


St. Name:

Suburb/Locality:

Postcode:

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.:

☐ Lodged Plan

☐ Title Plan

☐ Plan of Subdivision

No.:

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

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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? *

Use and development of a childcare centre, reduction of the associated car parking requirement and display of business identification sign.

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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 \$



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 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.



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.

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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.

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Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		
State:		Postcode:

Contact information for applicant OR contact person below

Business phone:	Email:
Mobile phone:	Fax:

Contact person's details*

Same as applicant ☐

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		
State:		Postcode:

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		
State:		Postcode:
Owner's Signature (Optional):		Date:
		day / month / year

Information requirements


Is the required information provided?

☐ Yes ☐ No

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

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:
	
day / month / year	



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

VOLUME 08909 FOLIO 354

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Security no : 1240872499100
Produced 21/12/2020 10:23 AM

Date Plans Provided: 27/07/2021

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 010869.
PARENT TITLE Volume 05220 Folio 833
Created by instrument E214038 08/11/1971

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BERYL ANN JOYCE of 19 WERRIBEE STREET SOUTH WERRIBEE VIC 3030
AG508747N 15/05/2009

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AT685361F 13/10/2020
Caveator
PALLAVAE DINESH JOSHI
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
05/09/2020
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
JOSHI LAWYERS
Notices to
DINESH JOSHI of "UNIT 114" SUITE 7 22 WALLACE AVENUE POINT COOK VIC 3030

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 LP010869 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AT685361F (E)	CAVEAT Registered	13/10/2020

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

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

Street Address: 19 WERRIBEE STREET SOUTH WERRIBEE VIC 3030

DOCUMENT END

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Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

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Produced 21/12/2020 10:32:20 AM

Status	Registered	Dealing Number	AT685361F
Date and Time Lodged	13/10/2020 12:39:51 PM		

Lodger Details

Lodger Code	19984U
Name	JOSHI LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	20/1460

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

8909/354

Caveator

Given Name(s)	PALLAVAE DINESH
Family Name	JOSHI

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

05/09/2020

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice

Dinesh Joshi

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Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

Address

Property Name	UNIT 114
Unit Type	SUITE
Unit Number	7
Street Number	22
Street Name	WALLACE
Street Type	AVENUE
Locality	POINT COOK
State	VIC
Postcode	3030

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	PALLAVAEE DINESH JOSHI
Signer Name	DINESH JOSHI
Signer Organisation	JOSHI LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 OCTOBER 2020

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Imaged Document Cover Sheet

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Document Identification	LP010869
Number of Pages (excluding this cover sheet)	1
Document Assembled	21/12/2020 10:32

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PLAN OF SUBDIVISION
OF CROWN ALLOTMENTS 1 TO 10 SECTION 9
PARISH OF DEUTGAM
COUNTY OF BOURKE

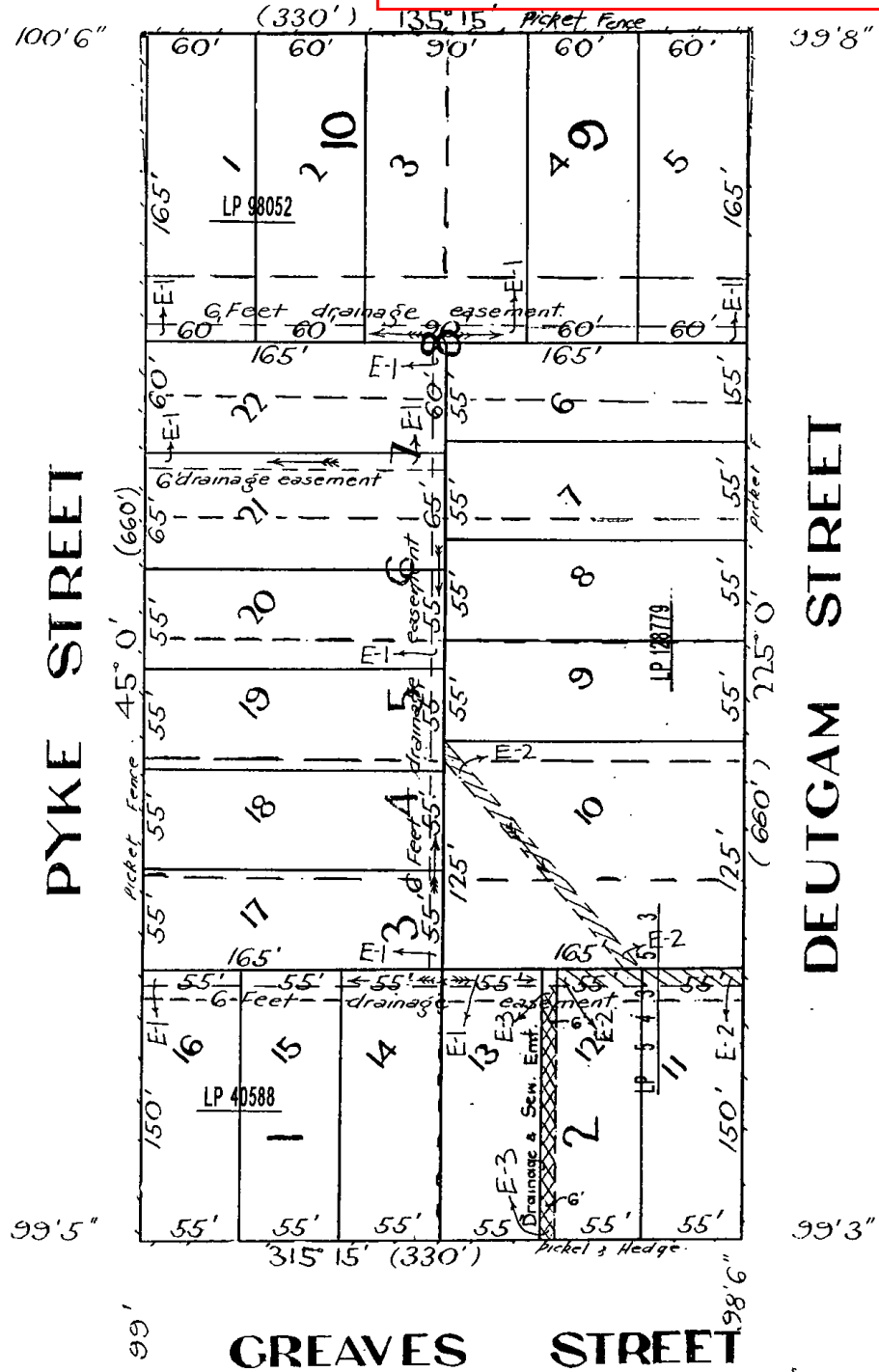
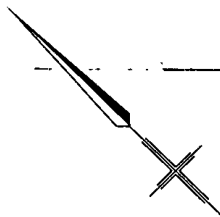
COLOUR CODE
E-1 = BLUE
E-2 = HATCHED RED OVER BLUE
E-3 = CROSS-HATCHED RED

MEASUREMENTS ARE IN
FEET AND INCHES

VOL.5002 FOL.357

LP 10869
EDITION 1
PLAN MAY BE LODGED 7/7/25

DRAINAGE EASEMENT HATCHED
RED OVER BLUE EXCISED
DRAINAGE AND SEWERAGE
EASEMENT CROSS-HATCHED
RED INSERTED VIDE
APPN 16044 SEC 103



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