

## Office Use Only

VicSmart?

Specify class of VicSmart application:

Application No.:

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PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:


Date Lodged: / /


Date Plans Provided: 27/07/2024

# 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.: 119


St. Name: POWELL 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.: 7A & B ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 354502N

OR


B ☐ Crown Allotment No.:


Section No.:

Parish/Township Name:

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**Town Planning**  
**Advertised Documents**


## 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? \*


Please find attached, relevant documentation for the purpose of obtaining a town planning permit for a Unit Development at 119 Powell Drive, Hoppers Crossing, for the current owner Nigel Oldham. The existing dwelling and shed are to be removed from the site. Our client wishes to build 2 No. Double Storey dwellings and 1 Single Storey Dwelling. The existing crossover to Powell Drive will be adopted to facilitate the new car parking arrangement and driveway access for the development.

A planning permit has been approved for the variation of the restrictive covenant E729484 which is currently lodged in the spear:  
The varied covenant wording on the plan for certification must read '... the transferees .... shall not at any time build, construct or erect or cause to be built, constructed or erected on the said lot..., any dwelling having external walls at ground floor level of any material other than brick, brick veneer or stone.'  
The development plans have been shown to be in accordance with the varied covenant as per planning permit E729484 adopting brick veneer to ground floor walls and lightweight cladding to the first floor walls

 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.

Cost \$ 900,000

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

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


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.

Existing single storey dwelling.

 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, not 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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Date Made Provided: 27/07/2021

Name:		
Title: Mr	First Name: Gavin	Surname: Scott
Organisation (if applicable): Hargreaves Design Group		
Postal Address:		
Unit No.: 3	St. No.: 5	St. Name: Cook Drive
Suburb/Locality: Pakenham		State: VIC
Postcode: 3810		

#### Contact information for applicant OR contact person below

Business phone: 5940 2340	Email: gavin@hargreaves.design
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: Nigel	Surname: Oldham
Organisation (if applicable):		
Postal Address:		
Unit No.: 9	St. No.: 37-39	St. Name: Little Boundary Road
Suburb/Locality: Laverton North		State: VIC
Postcode: 3026		
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: 30/03/20
day / month / year	

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