

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?: Dee Gomes

Date: 14/02/2020

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.: 49

St. Name: Stewart Drive

Suburb/Locality: Werribee

Postcode: 3030

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.

i For what use, development or other matter do you require a permit? *

Propose construction of 34 town houses

! 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 \$6,500,000.00

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

i 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 for information.

Existing Conditions **i**

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 double storey dwelling

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

Title Information **i**

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 title documents, such as 'instruments', for example, restrictive covenants.

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Applicant and Owner Details **i**

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: Basel	Surname: Dabbagh
Organisation (if applicable): Dabag Co Developments P/L		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 17-19	St. Name: Maria Street
Suburb/Locality: Laverton North		State: Vic Postcode: 3026

Contact information for applicant OR contact person below	
Business phone:	Email: zac@dabagco.com
Mobile phone: 0434 796 649	Fax:

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:		
Title: Mr	First Name: Zac	Surname: Hasan
Organisation (if applicable): Dabag Co Developments P/L		
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 checked="" type="checkbox"/>
Title: Mr	First Name: Basel	Surname: Dabbagh
Organisation (if applicable): Dabag Co Developments P/L		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 17-19	St. Name: Maria Street
Suburb/Locality: Laverton North		State: Vic Postcode: 3026
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 **i**

This form must be signed by the applicant *

A 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: 18.08.2020
day / month / year	

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Advertised Documents

Certificate of Registration of a Company



Australian Securities & Investments Commission

This is to certify that

DABAG CO DEVELOPMENTS PTY LTD

Australian Company Number 641 679 521

is a registered company under the Corporations Act 2001 and
is taken to be registered in Victoria.

The company is limited by shares.

The company is a proprietary company.

The day of commencement of registration is
the twelfth day of June 2020.

Issued by the
Australian Securities and Investments Commission
on this twelfth day of June, 2020.

James Shipton
Chair



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

Page 1 of 1

VOLUME 10178 FOLIO 990

Security no : 124083609320H

Produced 09/06/2020 03:47 PM

LAND DESCRIPTION

Lot A on Plan of Subdivision 307285V.
PARENT TITLE Volume 09959 Folio 806
Created by instrument PS307285V 21/07/1994

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

AMANDA JANE COURTNEY of 15 BEAMISH STREET WERRIBEE VIC 3030
REBECCA LEE COURTNEY of 30 EIRENE STREET YARRAVILLE VIC 3013
MATTHEW BENJAMIN COURTNEY of 5 MANOR CRESCENT HIGHTON VIC 3216 Executor(s)
of PAUL DAVID COURTNEY deceased
AS459836E 21/08/2019

ENCUMBRANCES, CAVEATS AND NOTICES

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS307285V 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: 49 STEWART DRIVE WERRIBEE VIC 3030

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	PS307285V
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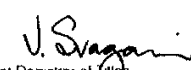


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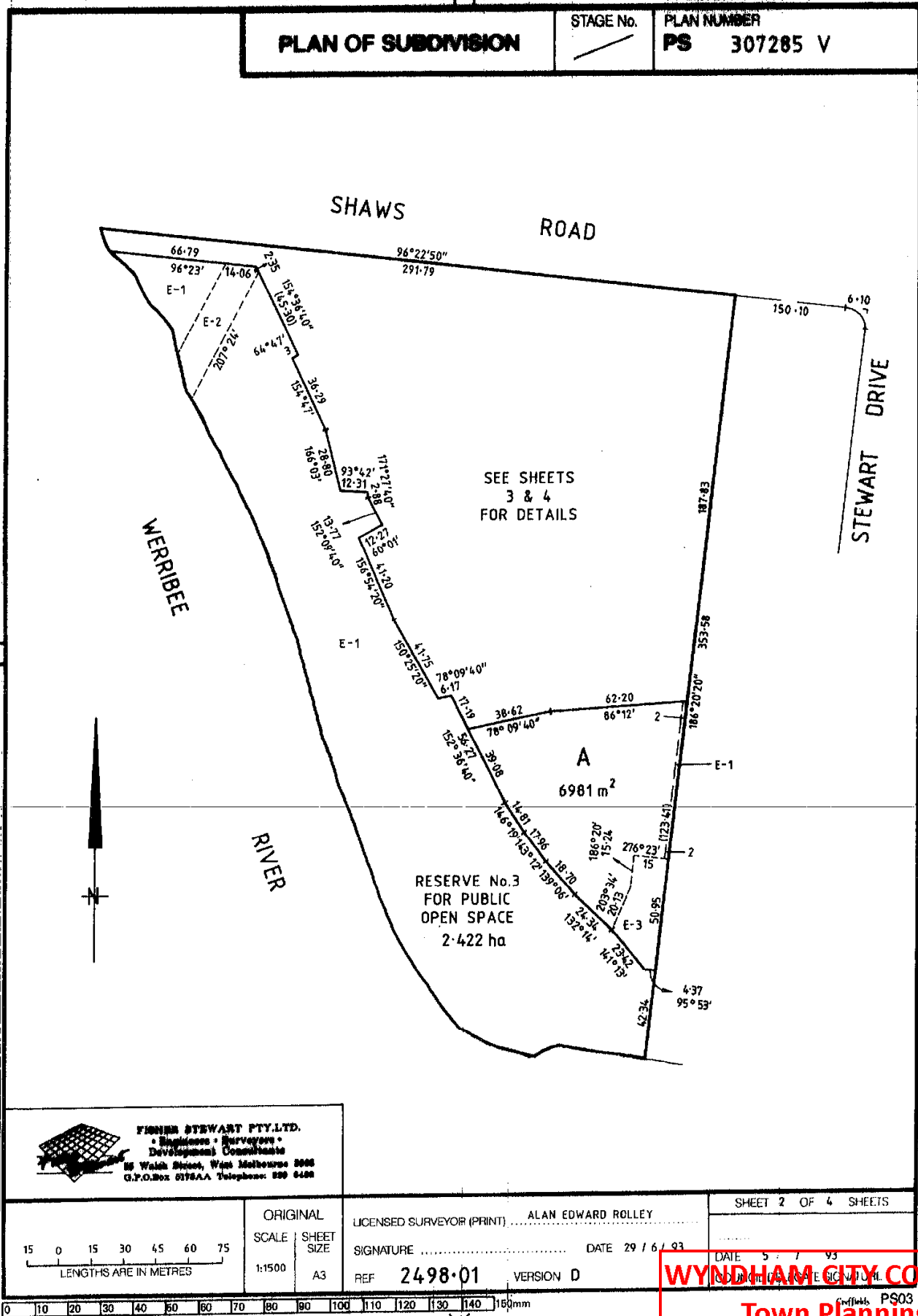
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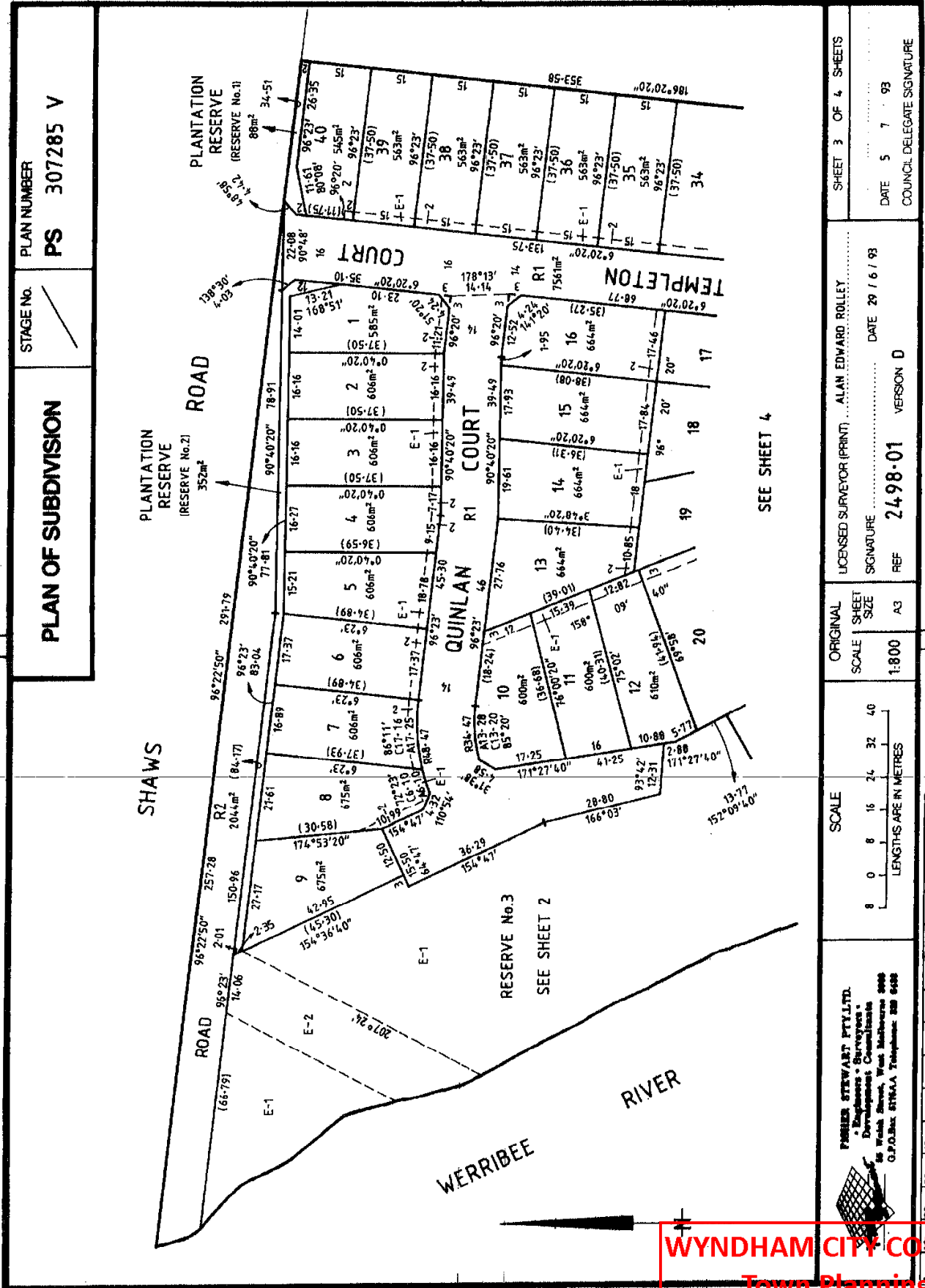
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Town Planning
Advertised Documents

Plan: 6 of 10

PLAN OF SUBDIVISION		STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 307285 V
LOCATION OF LAND PARISH: DEUTGAM TOWNSHIP: SECTION: 16 CROWN ALLOTMENT: 1 CROWN PORTION: LTO BASE RECORD: CHART 3B (25/8) TITLE REFERENCES: VOL. 9959 FOL. 806 LAST PLAN REFERENCE/S: POSTAL ADDRESS: 2 - 14 SHAWS ROAD (At time of subdivision) WERRIBEE VIC 3030 AMG Co-ordinates E 292765 ZONE: 55 (of approx centre of land N 5803650 in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF WERRIBEE REF: 75/150/1794 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 19 / 7 / 91 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/had not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date / / Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date 5 / 7 / 93		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
R1 R2 RESERVE No.1 RESERVE No.2 RESERVE No.3	CITY OF WERRIBEE CITY OF WERRIBEE CITY OF WERRIBEE CITY OF WERRIBEE CITY OF WERRIBEE			
NOTATIONS				
STAGING This is not a staged subdivision. Planning permit No. WPS 1194				
DEPTH LIMITATION				
DOES NOT APPLY				
SHAWS ROAD No. OF LOTS 40		1 AREA 3.44ha SURVEY THIS PLAN IS IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.		
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE SEWERAGE	SEE PLAN	THIS PLAN	CITY OF WERRIBEE MELBOURNE WATER CORPORATION
E-2	POWERLINE	15	THIS PLAN. SECTION 103B S.E.C. ACT 1950	S.E.C.V.
E-3	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF WERRIBEE
LTO USE ONLY				
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT				
RECEIVED <input checked="" type="checkbox"/>				
DATE 15 / 7 / 94				
LTO USE ONLY				
PLAN REGISTERED				
TIME				
DATE 21 / 7 / 94				
 Assistant Registrar of Titles				
SHEET 1 OF 4 SHEETS				
 FISHER STEWART PTY.LTD. Engineers • Surveyors Town Planners Environmental Consultants 55 Welsh Street, West Melbourne 3008 G.P.O.Box 5175AA Telephone: 529 6483		LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE DATE 29 / 6 / 93 REF 2498.01 VERSION D		
 WYNDHAM CITY COUNCIL Town Planning Advertised Documents Plan: 7 of 10		DATE 5 / 7 / 93 ORIGINAL SHEET SIZE A3		





PS 307285 V

STAGE No.

PLAN NUMBER

PLANTATION RESERVE (RESERVE No. 1)

PLANTATION RESERVE (RESERVE No. 2)

QUINLAN R1 COURT

RESERVE No. 3

SEE SHEET 2

SEE SHEET 4

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Town Planning

Advertised Documents

Plan: 9 of 10

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SIGNATURE

DATE 29 / 6 / 93

REF 2498-01

VERSION D

SHEET 3 OF 4 SHEETS

DATE 5 7 93

COUNCIL DELEGATE SIGNATURE

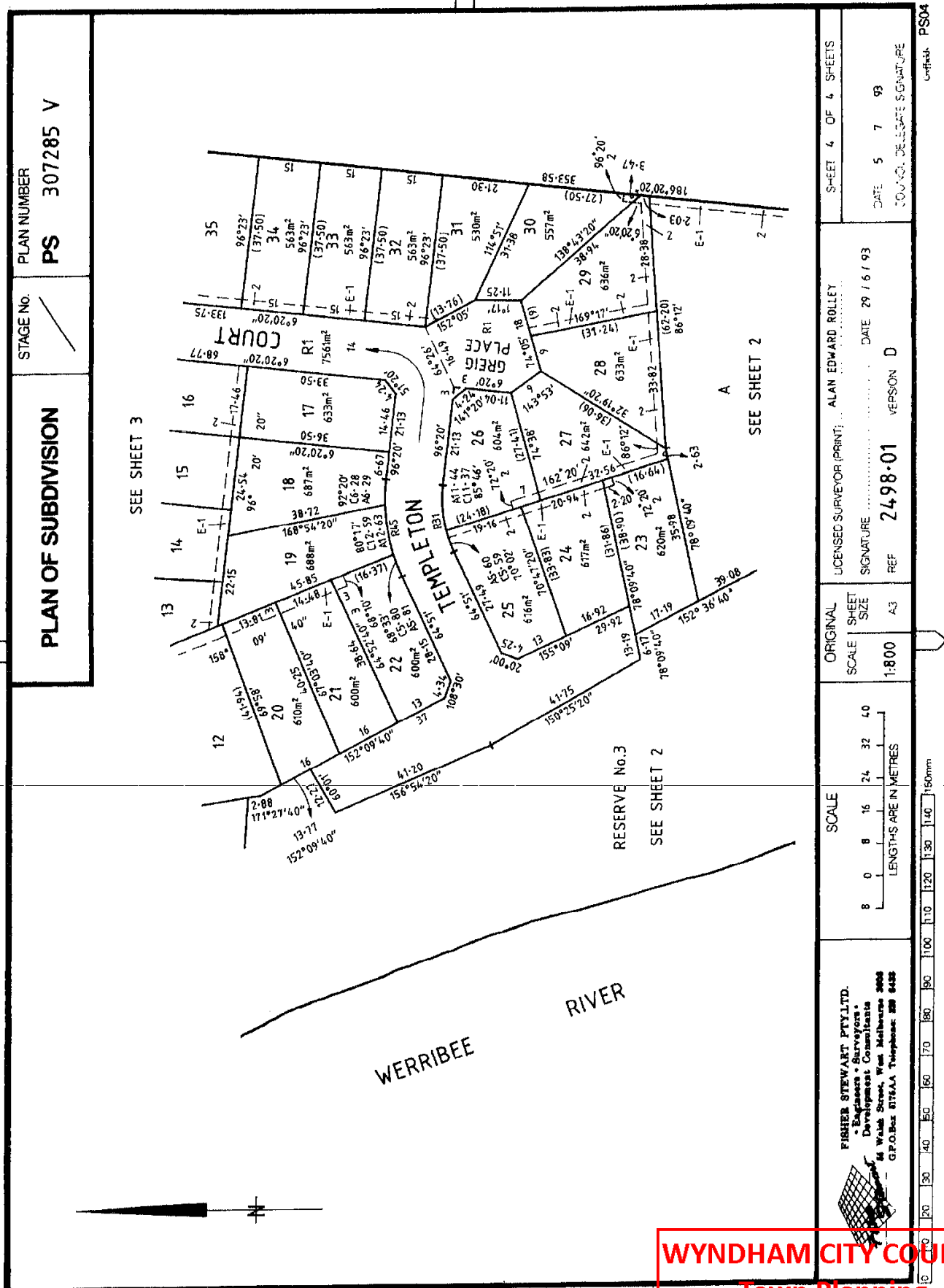
ORIGINAL SCALE 1:800

SCALE

LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

PS04



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Plan: 10 of 10

FISHER STEWART PTY LTD.
 Engineers • Surveyors •
 Development Consultants
 44 Wicks Street, West Melbourne 3003
 G.P.O. Box 871111, Telephone: 888 8448

SCALE 8 0 8 16 24 32 40 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:800	SHEET SIZE A3	LICENSED SURVEYOR (PRINT): ALAN EDWARD ROLLEY SIGNATURE: _____ REF: 2498-01 VERSION: D	SHEET 4 OF 4 SHEETS DATE 5 7 93 COUNCIL DELEGATE SIGNATURE: _____

PS04