

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: 30/09/2020

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.: 18-20

St. Name: Cottrell Street

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.: 4 & 5

☐ Lodged Plan

☐ Title Plan

☒ Plan of Subdivision

No.: 33906

OR

B Crown Allotment No.:

Section No.:

Parish/Township Name:

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The Proposal

A You must give full details of your proposal and attach the information required to assess the proposal. Insufficient or unclear information will delay your application.

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

Buildings and works for the construction of two commercial tenancies, nine apartments and six dwellings.

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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.

Cost **\$3,809,000**

A 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.

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

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.

Both lots contain existing dwellings and associated outbuildings which will be demolished as part of this project.

☒ 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 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): 820 Cottrell St Werribee Pty Ltd		
Postal Address:		
Unit No.:	St. No.:	St. Name: C/- Sierra Homes, 19 West Ct Derrimut 3030
Suburb/Locality:		State:
		Postcode:

Contact information for applicant OR contact person below

Business phone: 03 8459 2890	Email: peter@pmplanning.com.au
Mobile phone: 0409 505 138	Fax:

Contact person's details*

Name:			Same as applicant <input type="checkbox"/>
Title: Mr.	First Name: Peter	Surname: Hawkins	
Organisation (if applicable): PM Planning Pty Ltd			
Postal Address:			
Unit No.:	St. No.:	St. Name: PO Box 6542	
Suburb/Locality: Point Cook		State: Vic	Postcode: 3030

Name:			Same as applicant <input checked="" type="checkbox"/>
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.

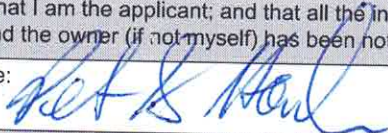
Declaration

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: 19/03/2019

day / month / year


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Checklist

Have you:

- ☒ Filled in the form completely?
- ☒ Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- ☒ Provided all necessary supporting information and documents?

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Date Plans Provided: 30/09/2020
- ☒ A full, current copy of title information for each individual parcel of land forming the subject site.
- ☒ A plan of existing conditions.
- ☒ Plans showing the layout and details of the proposal.
- ☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☒ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- ☒ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.
- ☐ Completed the relevant council planning permit checklist?
- ☒ Signed the declaration above?

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

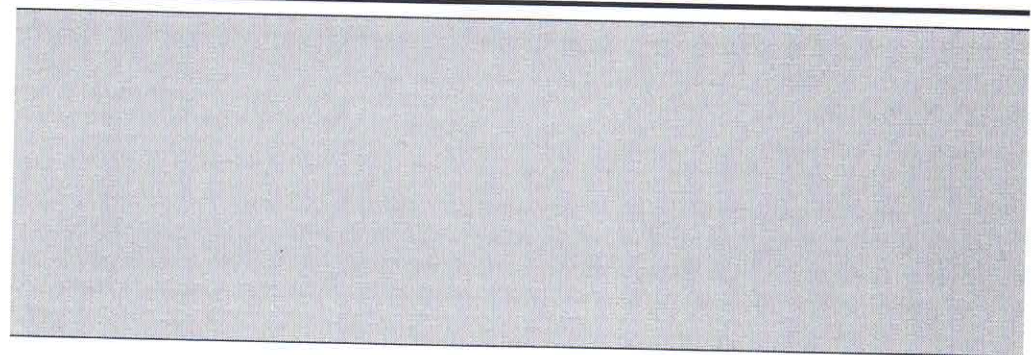
For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:



Deliver application in person, by post or by electronic lodgement.

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

VOLUME 08610 FOLIO 052

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:

Security no : 124075952519S
Produced 01/02/2019 09:50 AM

Date Plans Provided: 30/09/2020

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 033906.
PARENT TITLE Volume 05891 Folio 186
Created by instrument C412327 01/02/1966

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
1820 COTTRELL ST WERRIBEE PTY LTD of 15 SATURN STREET CAULFIELD SOUTH VIC
3162
AN733043J 11/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN733044G 11/04/2017
COMMONWEALTH BANK OF AUSTRALIA

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 LP033906 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: 18 COTTRELL STREET WERRIBEE VIC 3030

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from 11/04/2017

DOCUMENT END

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

VOLUME 08259 FOLIO 080

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:

Security no : 124075952656T
Produced 01/02/2019 10:00 AM

Date Plans Provided: 30/09/2020

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 033906.
PARENT TITLE Volume 05891 Folio 186
Created by instrument A958617 04/05/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
1820 COTTRELL ST WERRIBEE PTY LTD of 15 SATURN STREET CAULFIELD SOUTH VIC
3162
AN473485V 19/01/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN473486T 19/01/2017
COMMONWEALTH BANK OF AUSTRALIA

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 LP033906 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: 20 COTTRELL STREET WERRIBEE VIC 3030

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from 19/01/2017

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP033906
Number of Pages (excluding this cover sheet)	1
Document Assembled	01/02/2019 10:05

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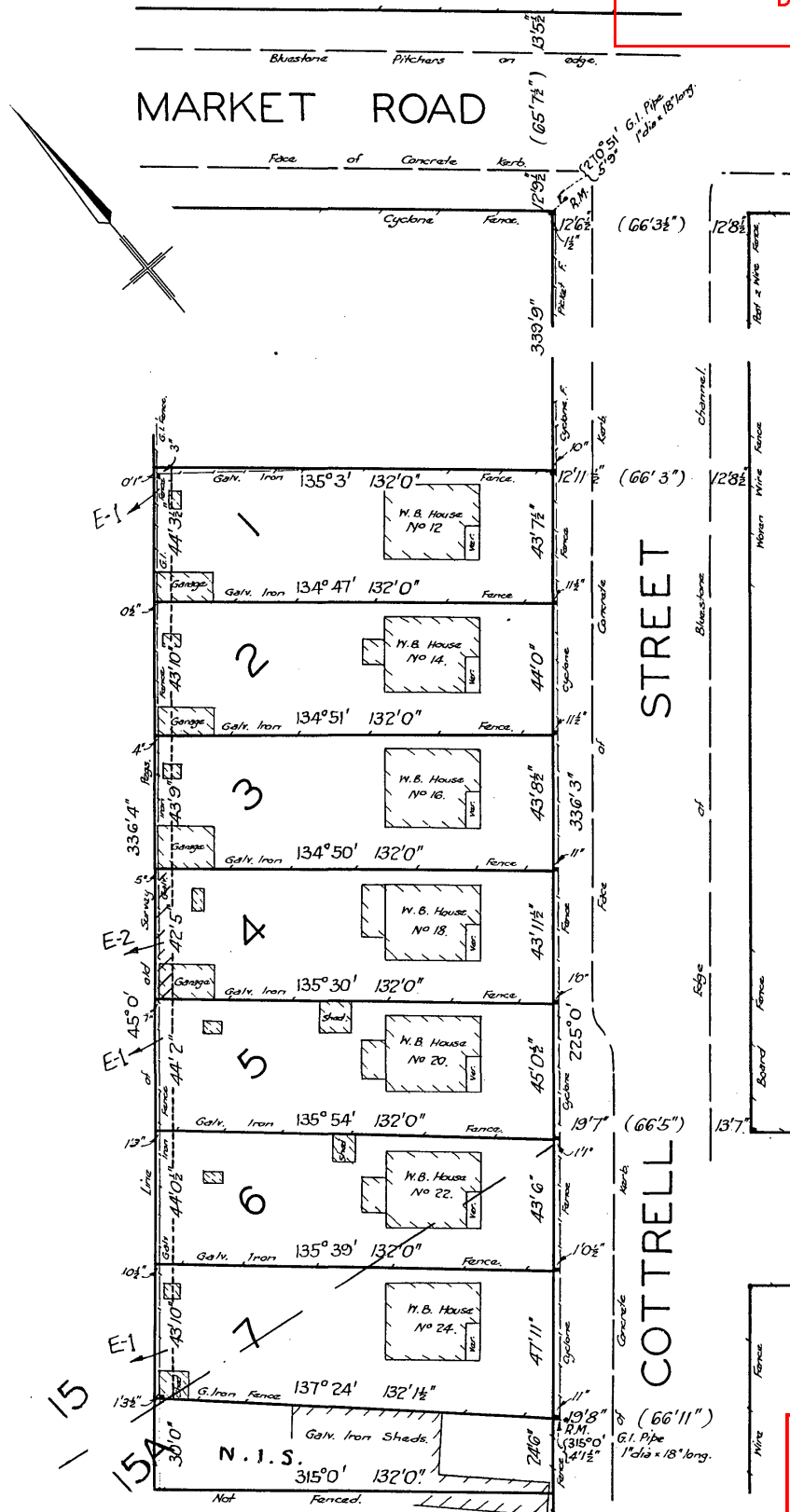
PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENTS 15, 15A PARISH OF DEUTGAM

COUNTY OF BOURKE
VOL 5891 FOL 186
Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

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APPROPRIATIONS
THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
SEWERAGE

NOTATION:
THE LAND COLOURED BLUE AND
BLUE HATCHED IS 6 FEET WIDE
AND IS SET APART FOR A
SEWERAGE EASEMENT

THE EASEMENT COLOURED
BLUE HATCHED HAS BEEN REMOVED
VIDE AP 79435S SECTION 73 / 2.3.2000

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