



Application for Planning Permit and Certification

Supplied by Peter Dennis
Submitted Date 17/08/2021

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 8589
Responsible Authority Name Baw Baw Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S180142C

The Land

Primary Parcel 1/75 BRANDY CREEK ROAD, WARRAGUL VIC 3820
Lot 1/Plan TP177941
SPI 1\TP177941
CPN 18255

Zone: 32.08 General Residential Zone

Overlay: 45.06 Development Plan Contributions

Parcel 2 2/75 BRANDY CREEK ROAD, WARRAGUL VIC 3820
Lot 1/Plan TP177941
SPI 1\TP177941
CPN 18256

Zone: 32.08 General Residential Zone

Overlay: 45.06 Development Plan Contributions

Parcel 3 3/75 BRANDY CREEK ROAD, WARRAGUL VIC 3820
Lot 1/Plan TP177941
SPI 1\TP177941
CPN 18257

Zone: 32.08 General Residential Zone

Overlay: 45.06 Development Plan Contributions

Parcel 4 4/75 BRANDY CREEK ROAD, WARRAGUL VIC 3820
Lot 1/Plan TP177941
SPI 1\TP177941
CPN 18258

Zone: 32.08 General Residential Zone

Overlay: 45.06 Development Plan Contributions

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The Proposal

Subdivision Act (1988) Dealing Type	Section 22 (Subdivision)
Plan Number	PS902177F
Number of lots	4
Planning permit application is to subdivide an existing building	The planning permit application is to subdivide an existing building
Proposal Description	To subdivide four existing units built prior to 1989.
Estimated cost of the development for which a permit is required \$	0

Existing Conditions

Existing Conditions Description	Four brick residential units with common property area for car parking and rear courtyard areas.
Title Information - Does the proposal breach an encumbrance on Title?	The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact	Mr Peter Dennis Dickson Hearn Pty Ltd - Melbourne 685 Glenhuntly Road, Caulfield South, VIC, 3162 Business Phone: 95239155 Email: pdennis@dicksonhearn.com.au
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Applicant

Applicant	(Applicant details as per Applicant Contact)
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Owner

Owner	Perpetual Streams Pty Ltd 2 Renbold Place, Mulgrave, VIC, 3170
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Declaration

I, Peter Dennis, declare that the owner (if not myself) has been notified about this application.

I, Peter Dennis, declare that all the information supplied is true.

I, Peter Dennis, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

Authorised by Organisation

Peter Dennis
Dickson Hearn Pty Ltd - Melbourne

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PLAN OF SUBDIVISION

EDITION 1

PS 902177 F

LOCATION OF LAND

PARISH: DROUIN EAST

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 78 (PART)

CROWN PORTION:

TITLE REFERENCE: Vol. 9132 Fol. 063

LAST PLAN REFERENCE: LOT 1 TP 177941T

POSTAL ADDRESS: 75 BRANDY CREEK ROAD
(at time of subdivision) WARRAGUL, VIC, 3820.

MGA 2020 CO-ORDINATES: E: 406 867 ZONE: 55
(of approx centre of land N: 5 777 412
in plan)

COUNCIL NAME: BAW BAW SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

Boundaries shown by thick continuous lines are defined by buildings.
Location of boundaries defined by buildings:-
- Median: all boundaries marked 'M'.
- Exterior Face: all other boundaries.

The Common Property No.1 is all the land in this plan except Lots 1 to 4.

NOTATIONS

DEPTH LIMITATION Does not Apply

SURVEY:
This plan is/~~is not~~ based on survey.

STAGING:
This ~~is~~/is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). PM 126 & PM 127.

In Proclaimed Survey Area No.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT AND LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND, IF APPLICABLE, OWNERS CORPORATION RULES

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Section 12(2) of the Subdivision Act 1988 applies to all the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	1.83	LP 81156	LOTS ON LP 81156

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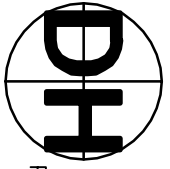
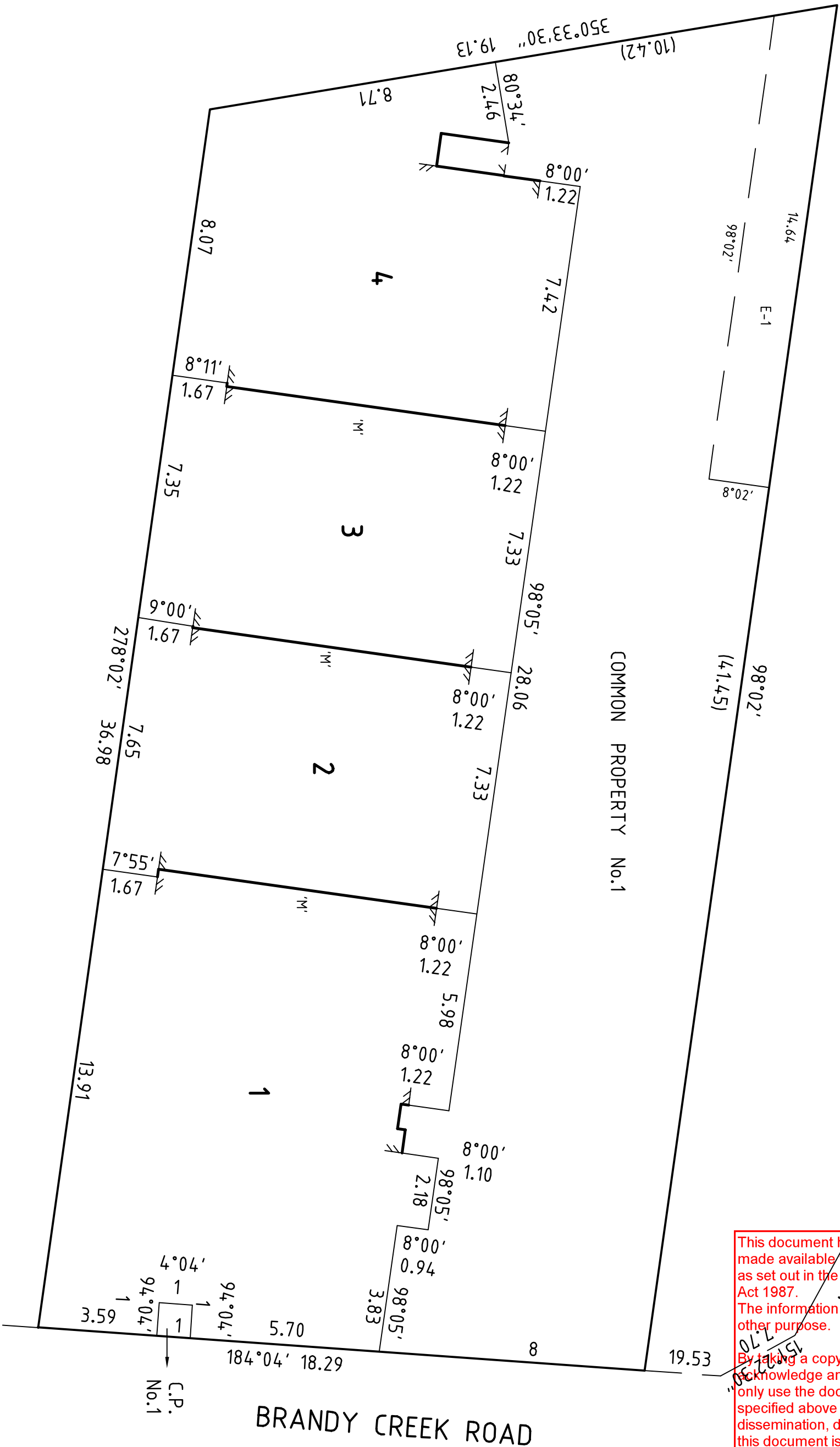
DICKSON HEARN PTY LTD
A.C.N. 162 086 339
685 GLENHUNTLY ROAD,
CAULFIELD SOUTH, 3162.
Phone (03) 9523 9155 Fax (03) 9523 6926
Email: melb@dicksonhearn.com.au

SURVEYORS FILE REF: 8589

ORIGINAL SHEET 1 OF 2
SIZE: A3

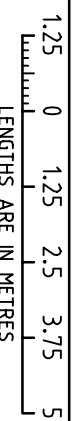
PETER ANDREW DENNIS VERSION 01

M.G.A. 2020 ZONE 55



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 Email: melb@dicksonhearn.com.au

SCALE
1:125



ORIGINAL SHEET
SIZE: A3

SHEET 2

PETER ANDREW DENNIS

VERSION 01

PS 902177 E

CHARLES STILES
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OWNERS CORPORATION SCHEDULE

PS902177F

Advertised

Owners Corporation No. 1

Plan No. PS902177F

Land affected by Owners Corporation: All of the lots in the table below

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	40	40
Balance of existing OC	0	0
Overall Total	40	40

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	10	10									
2	10	10									
3	10	10									
4	10	10									

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Dickson Hearn Pty Ltd - Melbourne
685 Glenhuntly Road Caulfield South VIC 3162

Surveyors file reference: 8589

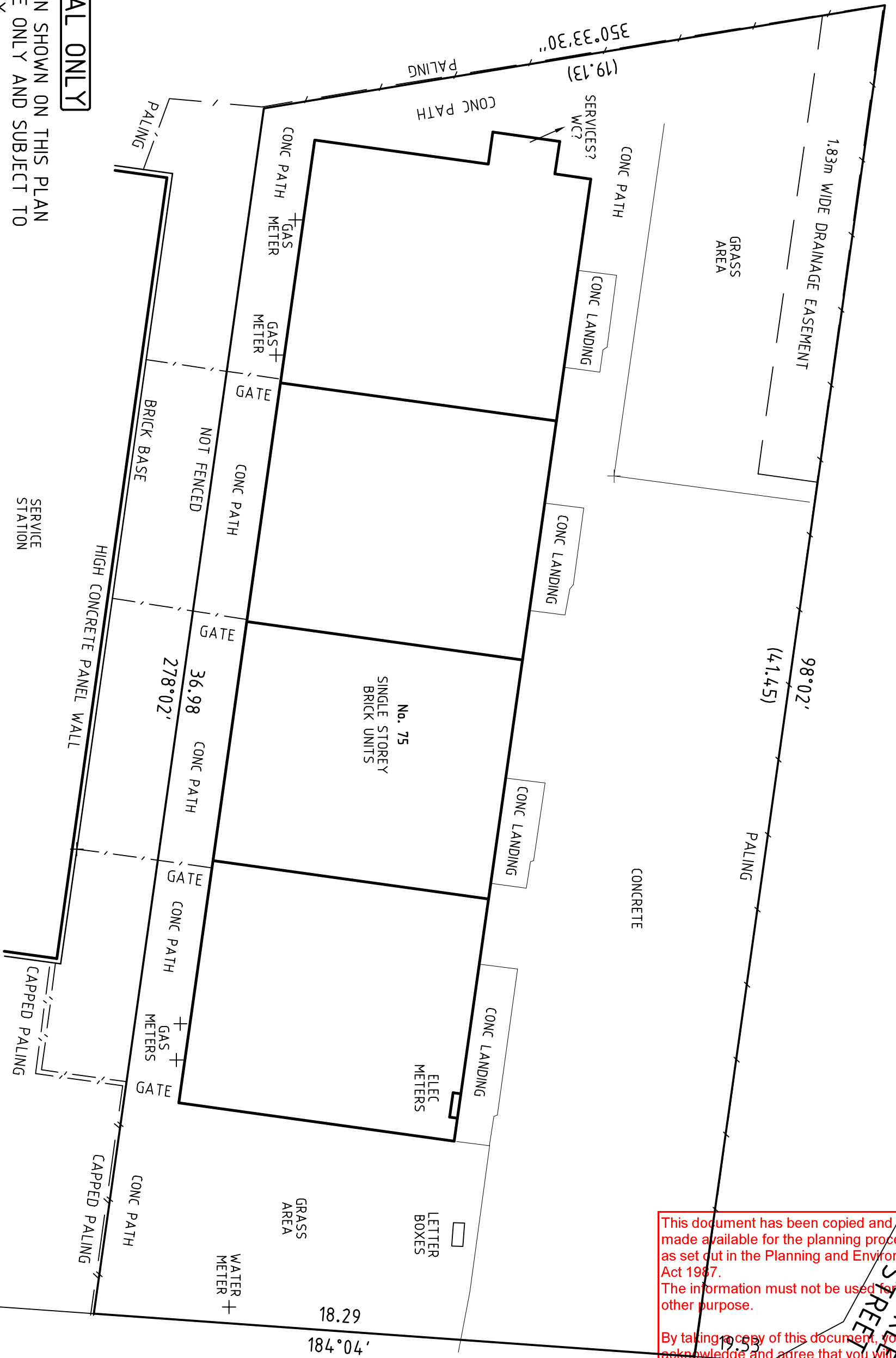
Peter Andrew Dennis, Version 1

SHEET 1 OF 1

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M.G.A. 2020 ZONE 55

PROVISIONAL ONLY
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BRANDY CREEK ROAD

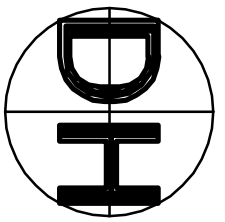
DICKSON HEARN PTY LTD

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685 GLENHUNTLY ROAD,
 CAULFIELD SOUTH, 3162.

Phone (03) 9523 9155 Fax (03) 9523 6926

Email: melb@dicksonhearn.com.au



DATE	REV.	COMMENTS
13/07/21	A	FIELDWORK

PLAN OF SURVEY

75 BRANDY CREEK ROAD
 WARRAGUL
 C/T. VOL. 9132 FOL. 063

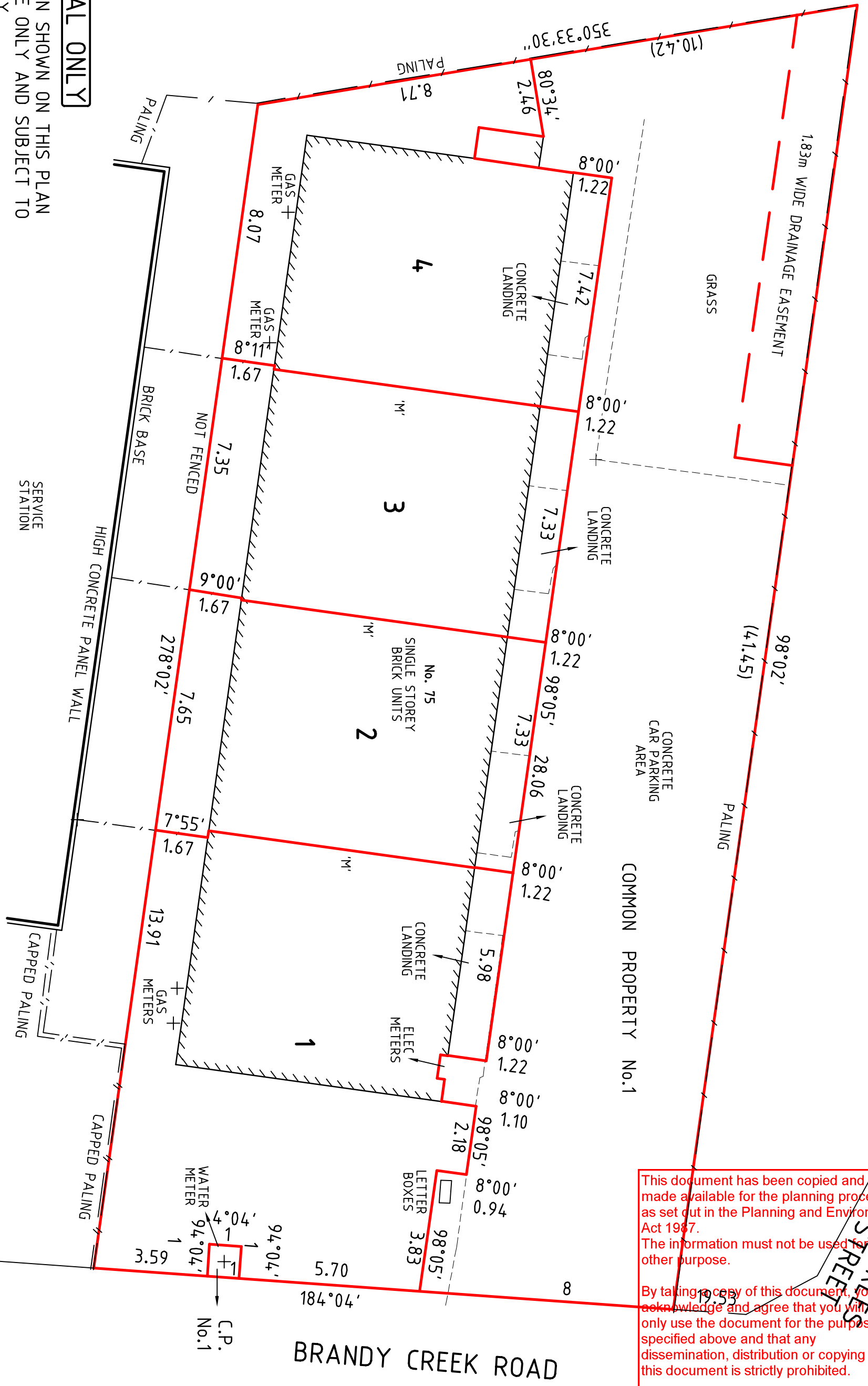
DRAWN BY	P.A.D.	DWG. No.
DATE	23/07/21	8589-01
CHECKED	P.A.D.	REVISION
SCALE	1:125	B
DATUM		SHEET SIZE
		A3
		SHEET 1 OF 1

M.G.A. 2020 ZONE 55



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BRANDY CREEK ROAD

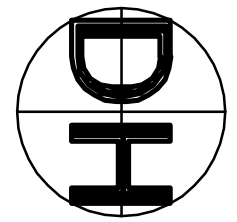
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CHARLES STREETS

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75 BRANDY CREEK ROAD
 WARRAGUL
 C/T. VOL. 9132 FOL. 063

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		8589-01
DATE	23/07/21	REVISION
CHECKED	P.A.D.	C
SCALE	1:125	SHEET SIZE
DATUM		A3
		SHEET 1 OF 1

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

VOLUME 09132 FOLIO 063

Security no : 124091820069F
Produced 13/08/2021 12:57 PM

LAND DESCRIPTION

Lot 1 on Title Plan 177941T.
PARENT TITLE Volume 08704 Folio 175
Created by instrument E760411 30/03/1973

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PERPETUAL STREAMS PTY LTD of 2 RENBOLD PLACE MULGRAVE VIC 3170
AU561366D 09/07/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU561367B 09/07/2021
COMMONWEALTH BANK OF AUSTRALIA

CAVEAT AU627042S 28/07/2021
Caveator
PREMIUM PROPERTY PROFITS PTY LTD ACN: 644353739
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
07/07/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
MELBOURNE REAL ESTATE CONVEYANCING PTY LTD
Notices to
MELBOURNE REAL ESTATE CONVEYANCING of 952-954 HIGH STREET RESERVOIR VIC 3073

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 TP177941T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AU555959J (E)	NOMINATION OF ECT TO LC	Completed	09/07/2021
AU561365F (E)	DISCHARGE OF MORTGAGE	Registered	09/07/2021
AU561366D (E)	TRANSFER	Registered	09/07/2021
AU561367B (E)	MORTGAGE	Registered	09/07/2021
AU627042S (E)	CAVEAT	Registered	28/07/2021

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

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 09/07/2021

DOCUMENT END

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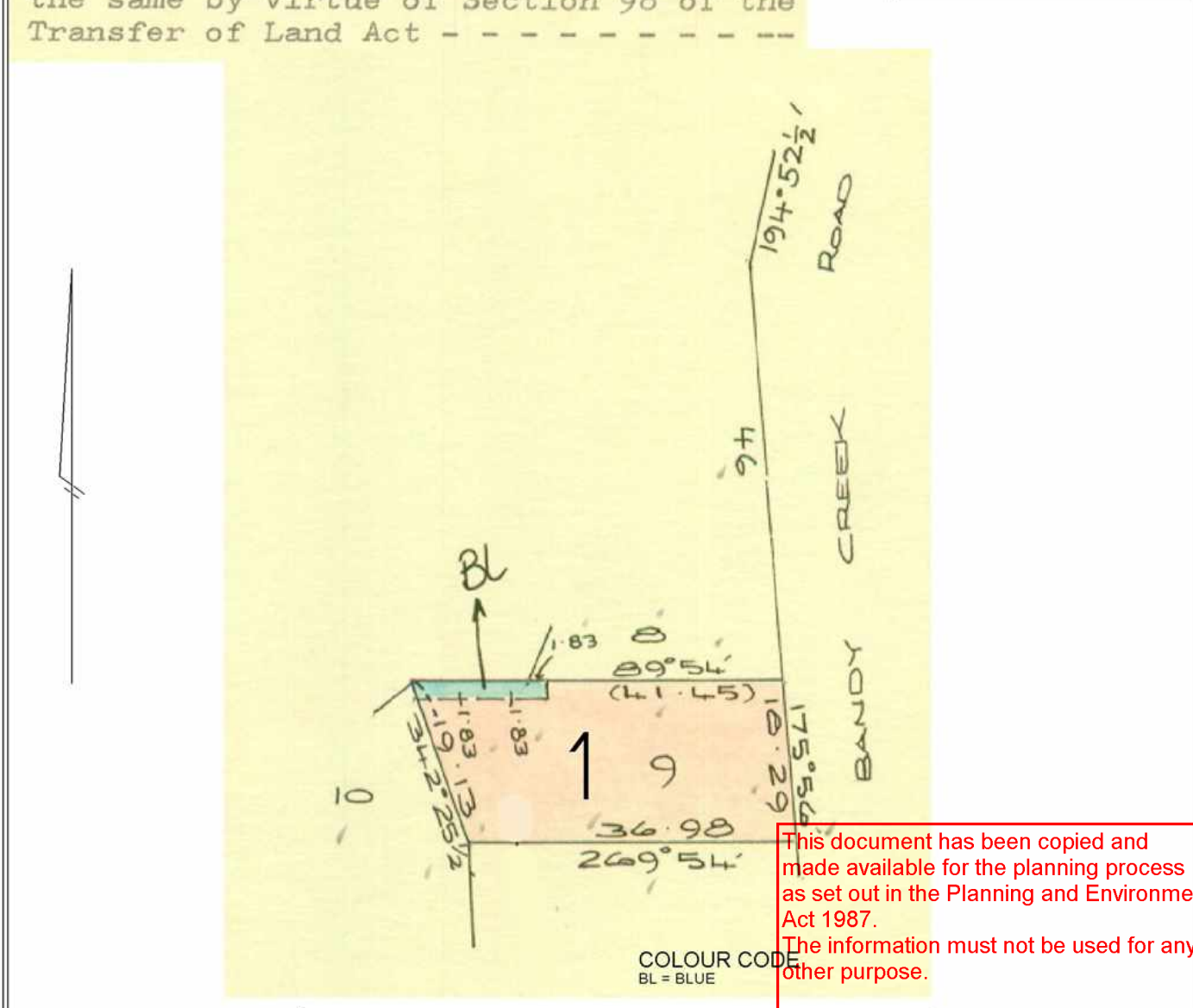
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TITLE PLAN	EDITION 1	TP 177941T
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<p>Location of Land</p> <p>Parish: DROUIN EAST Township: Section: Crown Allotment: 78(PT) Crown Portion:</p> <p>Last Plan Reference: LP 81156 Derived From: VOL 9132 FOL 063 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p> <p>ENCUMBRANCES REFERRED TO</p> <p>As to the land coloured blue - - - - -</p> <p><u>THE EASEMENTS</u> (if any) existing over -- the same by virtue of Section 98 of the Transfer of Land Act - - - - -</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 07/10/1999 VERIFIED: M.P</p>
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TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = LOT 9 ON LP 81156	

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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