



# Application for a Planning Permit

Lodgement Date: **24 November 2021**

Application Number: **PLA0345/21**

Lodgement Method: **Online**

Original Permit Number: **Not Applicable**

- ◆ Original Permit Number only relates to Amendment Applications
- ◆ All information in this form was submitted by the Applicant at the time of Lodgement.

## The Land

Property Address*	1005 Brandy Creek Road ROKEBY VIC 3821
Land Legal Description*	V 12325 F 517 Lot 1 PS 839950S Drouin East Parish
Other Related Property	
Other Related Land	

## The Proposal

Category*	Single dwelling
Proposal*	New residential dwelling with domestic shed and septic tank system
Estimated Cost*	\$358924.00

## Application Information

Pre-Application Meeting*	No
Existing Land Use*	Vacant
Encumbrances on Title*	Not applicable (no such encumbrance applies)

## Applicant and Owner Details

### Applicant Details\*

Surname/Company:	Lifestyle Bespoke Home Builders
First Name:	
Postal Address:	Shop 4 1 Main Street BUNYIP VIC 3815

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Mobile Phone:		Home Phone:	Advertised
Work Phone:		Email Address:	

### Agent/Contact Details

Surname/Company:	
First Name:	
Postal Address:	
Mobile Phone:	Home Phone:
Work Phone:	Email Address:

### Owner Details\*

Surname/Company:	Cavanagh	First Name:	David
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### Attachment Details

00559712020012021102212590001 (DOC-21-195031)  
00559712020062021102212590001 (DOC-21-195032)  
00559712020072021102212590001 (DOC-21-195033)  
00559712020142021102212590001 (DOC-21-195034)  
00559712020212021102611400001 (DOC-21-195035)  
211123 Permit Dwellings Lots 1 and 5 (DOC-21-195036)  
2050\_BUILDING ISSUE - 06 (1) final (DOC-21-195037)  
PTI\_letter - 1005 Brandy Creek Road ROKEBY VIC 3821 - 9-11-21 (DOC-21-195038)  
Pages from 165848SCOMBINED (DOC-21-195039)  
HWI (DOC-21-195040)  
working drawings 1 (DOC-21-195041)  
working drawings 2 (DOC-21-195042)  
Developer approval (DOC-21-195043)  
Cover letter Rokeby (DOC-21-195044)

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### Applicant Declaration

I understand and declare that:

- I am the Applicant;
- all information provided within this application is true and correct, and
- the property/land owner (if not myself) has been notified of the application.

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The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

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 of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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

Page 1 of 2

VOLUME 12325 FOLIO 517

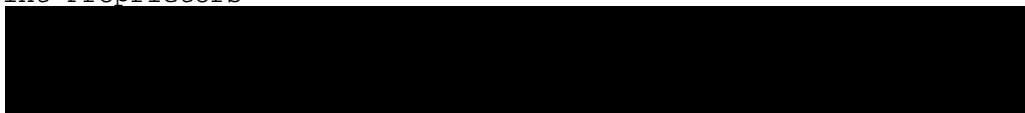
Security no : 124093260742G  
Produced 22/10/2021 12:41 PM

## LAND DESCRIPTION

Lot 1 on Plan of Subdivision 839950S.  
PARENT TITLES :  
Volume 09322 Folio 605 to Volume 09322 Folio 610  
Created by instrument PS839950S 18/08/2021

## REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors



## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU817345P 16/09/2021  
BENDIGO AND ADELAIDE BANK LTD

COVENANT AU817344R 16/09/2021  
Expiry Date 31/12/2030

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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AU568076A 13/07/2021

## DIAGRAM LOCATION

SEE PS839950S FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS839950S (B)	PLAN OF SUBDIVISION	Registered	18/08/2021
AU817343T (E)	DISCHARGE OF MORTGAGE	Registered	17/09/2021
AU817344R (E)	TRANSFER	Registered	17/09/2021
AU817345P (E)	MORTGAGE	Registered	17/09/2021

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

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

Street Address: 935 BRANDY CREEK ROAD ROKEBY VIC 3821

## ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK

Title 12325/517

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Page 1 of 2

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

Page 2 of 2

Effective from 17/09/2021

DOCUMENT END

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Page 5 of 13

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Document Type	<b>Plan</b>
Document Identification	<b>PS839950S</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>22/10/2021 12:59</b>

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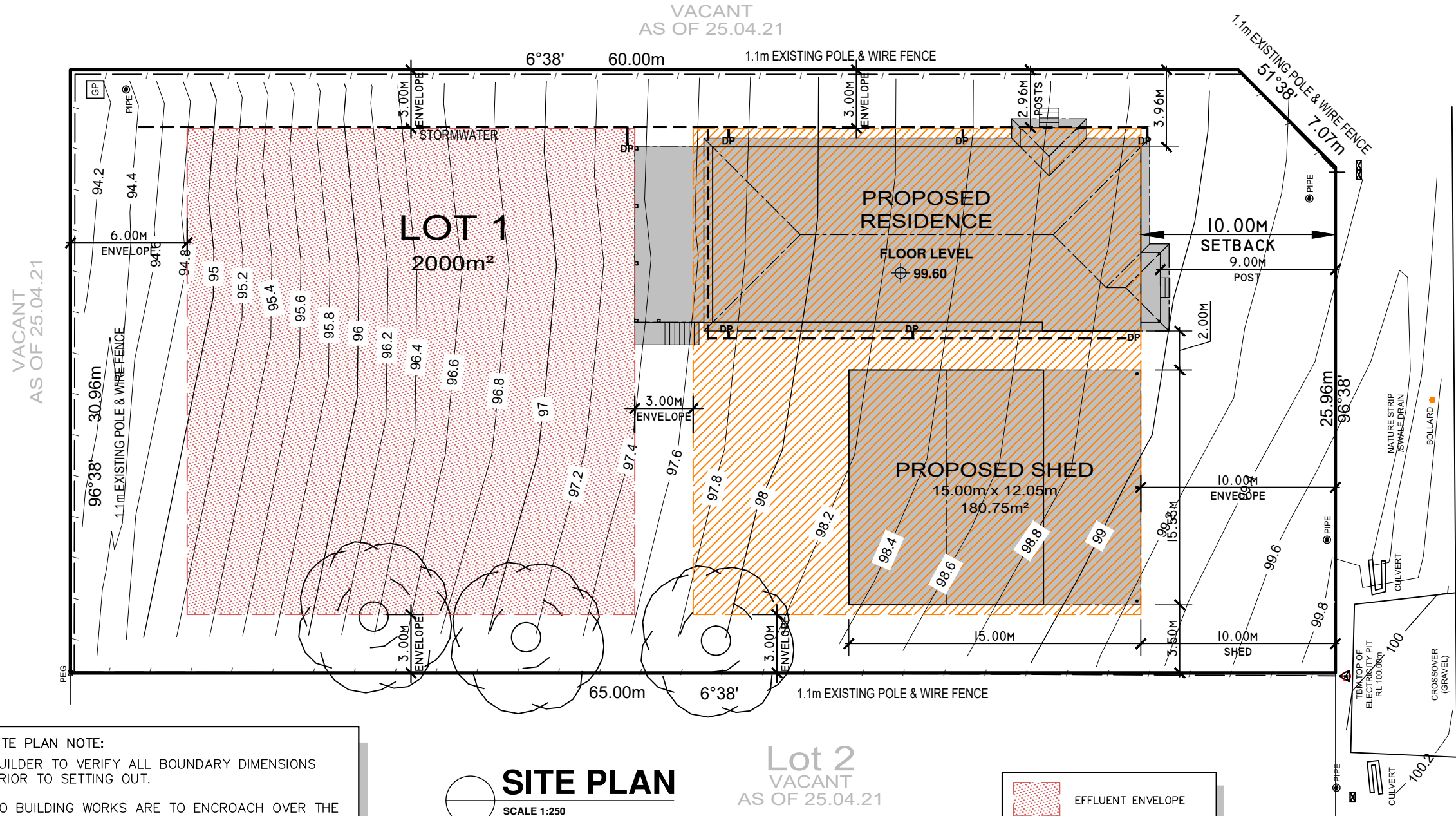
<b>PLAN OF SUBDIVISION</b>		LV USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 839950S</b>	<b>Advertised</b>												
<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> DROUIN EAST</p> <p><b>TOWNSHIP:</b> -</p> <p><b>SECTION:</b> -</p> <p><b>CROWN ALLOTMENT:</b> 20B (PART)</p> <p><b>CROWN PORTION:</b> -</p> <p><b>TITLE REFERENCES:</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">VOL 9322</td> <td style="width: 25%;">FOL 605</td> <td style="width: 25%;">VOL 9322</td> <td style="width: 25%;">FOL 608</td> </tr> <tr> <td>VOL 9322</td> <td>FOL 606</td> <td>VOL 9322</td> <td>FOL 609</td> </tr> <tr> <td>VOL 9322</td> <td>FOL 607</td> <td>VOL 9322</td> <td>FOL 610</td> </tr> </table> <p><b>LAST PLAN REFERENCE:</b> LOTS 3, 4, 5, 6, 7, 8 ON LP128101W</p> <p><b>POSTAL ADDRESS:</b> 935 BRANDY CREEK ROAD (At time of subdivision) ROKEBY, 3821</p> <p><b>MGA 94 CO-ORDINATES:</b> E 405 860 (Of approx. centre of land in plan) N 5785 530      <b>ZONE:</b> 55</p>		VOL 9322	FOL 605	VOL 9322	FOL 608	VOL 9322	FOL 606	VOL 9322	FOL 609	VOL 9322	FOL 607	VOL 9322	FOL 610	<p>Council Name: Baw Baw Shire Council</p> <p>Council Reference Number: PSB0041/20 Planning Permit Reference: PLA0240/19 SPEAR Reference Number: S158435T</p> <p><b>Certification</b></p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 28/08/2020</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Marni Rotteveel for Baw Baw Shire Council on 05/07/2021</p> <p><b>Statement of Compliance</b> issued: 22/07/2021</p>		
VOL 9322	FOL 605	VOL 9322	FOL 608													
VOL 9322	FOL 606	VOL 9322	FOL 609													
VOL 9322	FOL 607	VOL 9322	FOL 610													
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>														
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	<p><b>STAGING</b> This <del>is</del> is not a staged subdivision Planning Permit No PLA0240/19</p> <p><b>DEPTH LIMITATION</b> 15.24m BELOW THE SURFACE</p> <p><b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY</p>														
NIL	NIL															
<p>THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) DROUIN EAST PMs 81, 83, 138 &amp; 139</p>																
<b>EASEMENT INFORMATION</b>																
<p>LEGEND    A - Appurtenant Easement      E - Encumbering Easement      R - Encumbering Easement (Road)</p>																
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of												
E-1	ELECTRICITY SUPPLY PURPOSES	14	LP128101W	LAND IN LP128101W												
E-1, E-2	ELECTRICITY SUPPLY PURPOSES	14	THIS PLAN	AUSNET SERVICES PTY LTD												
E-3	DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN												
<p style="color: red; border: 2px solid red; padding: 5px;">This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</p> <p style="color: red; border: 2px solid red; padding: 5px;">By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>																
<p><b>GIPPSLAND LICENSED SURVEYORS</b> CHRISTOPHER C MORRIS &amp; ASSOCIATES 48 QUEEN STREET WARRAGUL 3820 TELEPHONE (03) 5622 0384 ADMIN@GIPPSLANDSURVEYORS.COM.AU</p>		<p>LICENSED SURVEYOR      JONATHAN NEILSON REF2399      VERSION 3</p> <p>Digitally signed by: Jonathan Paul Neilson, Licensed Surveyor, Surveyor's Plan Version (3), 26/02/2021, SPEAR Ref: S158435T</p>														
		<p>SHEET 1 OF 2 SHEETS ORIGINAL SHEET SIZE A3 PLAN REGISTERED TIME: 2.17pm      DATE: 18/8/2021 Page 7 of 13      A.R.T. Assistant Registrar of Titles</p>														





Advertised

Advertised



**SITE PLAN NOTE:**  
BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 AND & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.

SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

**SITE PLAN**  
SCALE 1:250

**Lot 2**  
VACANT  
AS OF 25.04.21

**EFFLUENT ENVELOPE**

**BUILDING ENVELOPE**

**BUSHFIRE ASSESSMENT LEVEL  
BAL - 12.5**

SITE ANALYSIS:	
SITE AREA:	2000 sqm.
RESIDENCE:	200.27 sqm.
PERGOLA:	3.57 sqm.
PORCH:	2.96 sqm.
DECK:	3.57 sqm.
HARD PAVING:	180.75 sqm. approx.
SITE COVERAGE	242.80 sqm. 12.14%
PERMEABILITY	1576.45 sqm. 78.82%

**RESCODE SITE ANALYSIS:**  
NO RESCODE ANALYSIS NEEDED AS DWELLING IS ON A LARGE BLOCK WITH ADJOINING PROPERTIES FURTHER THAN 9.0M AWAY.

**NOTE:**  
BUILDER TO CHECK EXCAVATION LEVELS ON SITE PRIOR TO COMMENCEMENT.

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01	<b>BUILDER:</b> WCLMA PTY LTD 1 PHILLIPS CT ROKEBY, VIC 2821 0422 980 108 / 0432 459 675	<b>CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.</b>  <b>DO NOT SCALE DRAWINGS.</b> <b>ALWAYS USE WRITTEN DIMENSIONS.</b>

**INDEPENDENT BUILDERS NETWORK**  
www.independentbuilders.com.au

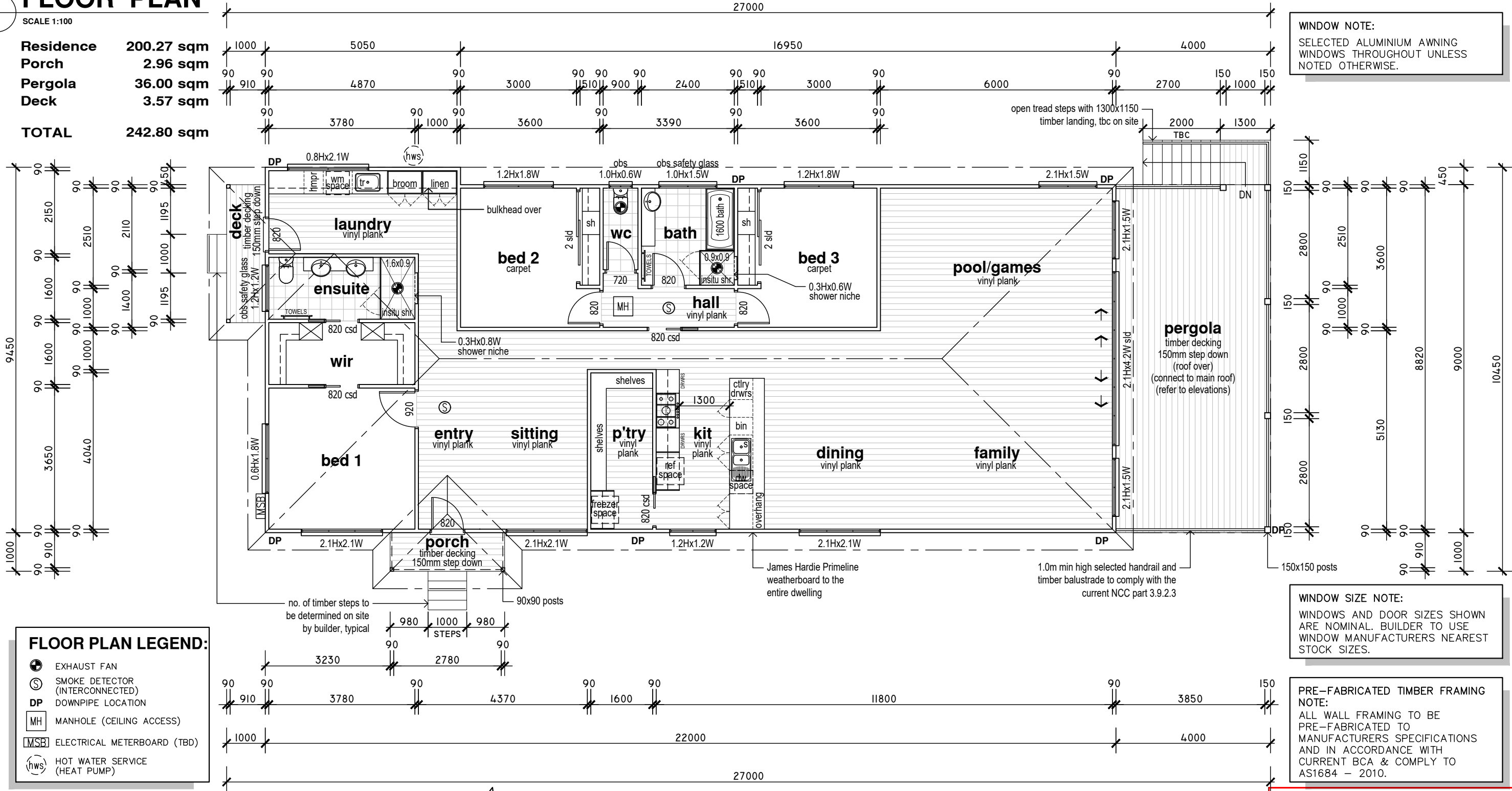
<b>JOB ADDRESS:</b> LOT 1 BRANDY CREEK ROAD ROKEBY, VIC 2821		<b>CLIENT:</b> [REDACTED]	
<b>DRAWN:</b>	SL	<b>SHEET:</b>	01
<b>CHECKED:</b>	DA - DPAD 15038	<b>TIME:</b>	5:05 PM
<b>DATE:</b>	08/06/2021	<b>SCALE:</b>	1:100
<b>DRAFT No:</b>		<b>ISSUE:</b>	BI
<b>CODE:</b>		<b>IB</b>	<b>CUSTOM</b>
<b>TYPE:</b>		<b>NH</b>	<b>REVISION:</b>
<b>DATE:</b>		<b>JOB No:</b>	2050



# FLOOR PLAN

SCALE 1:100

Residence	200.27 sqm
Porch	2.96 sqm
Pergola	36.00 sqm
Deck	3.57 sqm
TOTAL	242.80 sqm



WINDOW NOTE:  
SELECTED ALUMINIUM AWNING  
WINDOWS THROUGHOUT UNLESS  
NOTED OTHERWISE.

WINDOW SIZE NOTE:  
WINDOWS AND DOOR SIZES SHOWN  
ARE NOMINAL. BUILDER TO USE  
WINDOW MANUFACTURERS NEAREST  
STOCK SIZES.

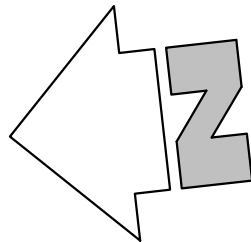
PRE-FABRICATED TIMBER FRAMING  
NOTE:  
ALL WALL FRAMING TO BE  
PRE-FABRICATED TO  
MANUFACTURERS SPECIFICATIONS  
AND IN ACCORDANCE WITH  
CURRENT BCA & COMPLY TO  
AS1684 - 2010.

## FLOOR PLAN LEGEND:

- EXHAUST FAN
- SMOKE DETECTOR (INTERCONNECTED)
- DOWNPIPE LOCATION
- MANHOLE (CEILING ACCESS)
- ELECTRICAL METERBOARD (TBD)
- HOT WATER SERVICE (HEAT PUMP)

## EXTERNAL CLADDING NOTE:

ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO THE WALL  
FRAME ONLY AND DO NOT INCLUDE THE THICKNESS OF THE  
SELECTED 'JAMES HARDIE - SCYON AXON' CLADDING.  
ALL CLADDINGS TO BE INSTALLED TO MANUFACTURER'S  
SPECIFICATIONS.



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02	BUILDER:	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.
	WCLMA PTY LTD 1 PHILLIPS CT ROKEBY, VIC 2821 0422 980 108 / 0432 459 675	

 **INDEPENDENT BUILDERS NETWORK**  
www.independentbuilders.com.au

JOB ADDRESS: LOT 1 BRANDY CREEK ROAD ROKEBY, VIC 2821		CLIENT: [REDACTED]	
DRAWN: SL	CHECKED: DA - DPAD 15038	SHEET: 02	CODE: IB
DATE: 08/06/2021	SCALE: 1:100	TIME: 5:05 PM	TYPE: NH
DRAFT No: FINAL		ISSUE: BI	REVISION: 2050
JOB No: 2050		Page 10 of 13	

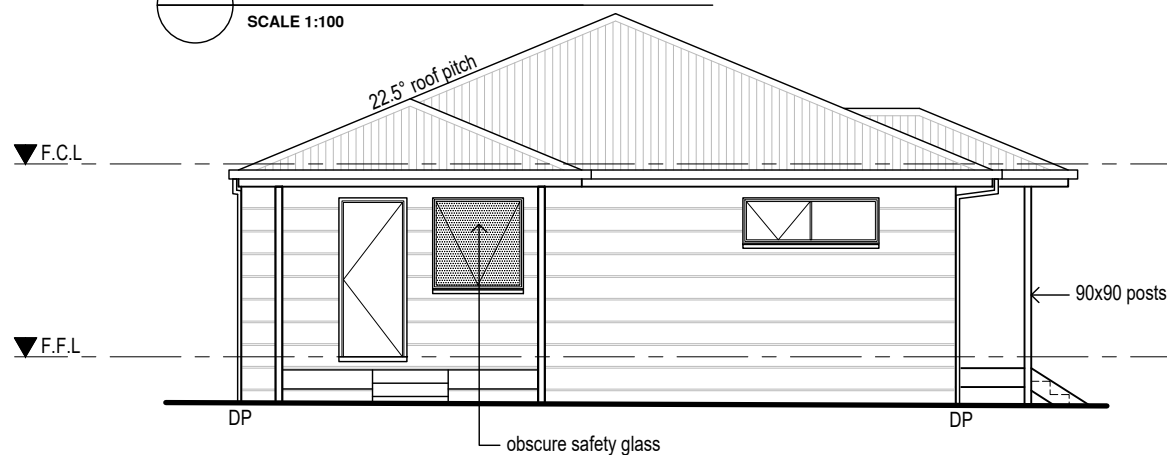
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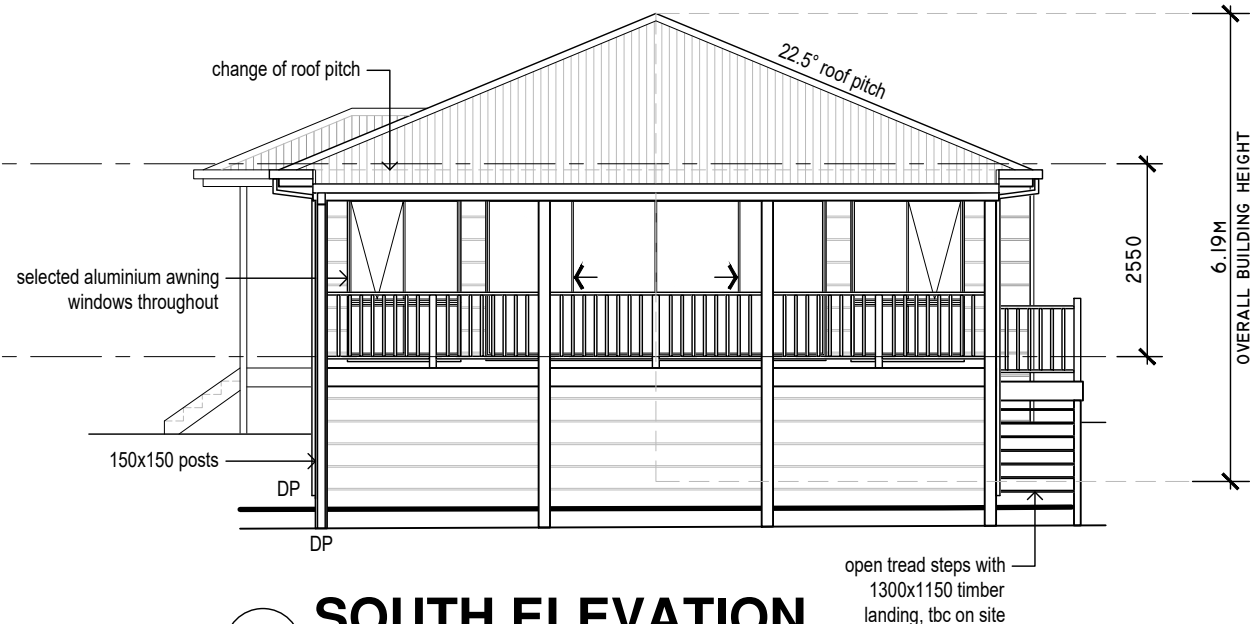
## WEST ELEVATION

SCALE 1:100



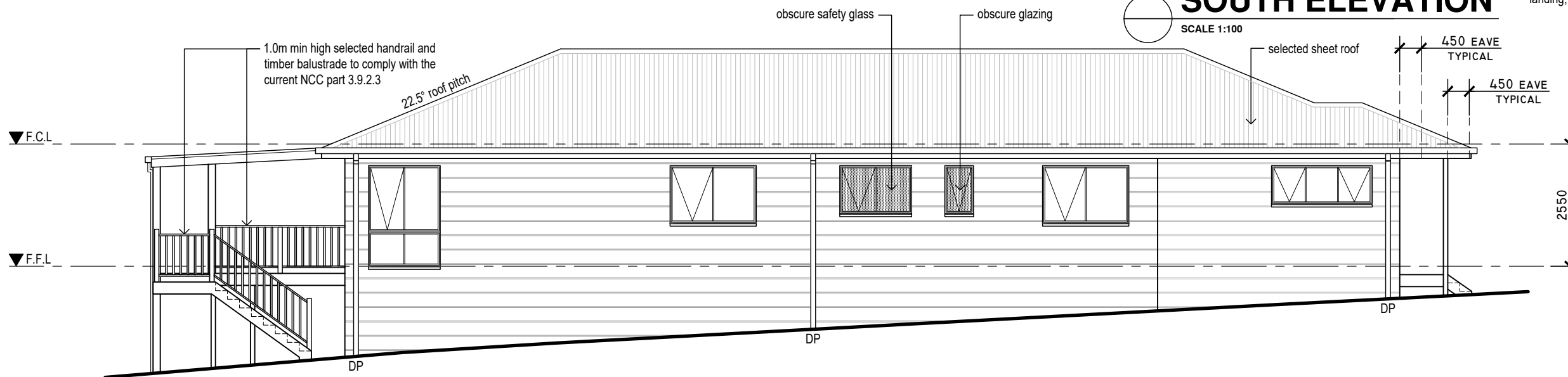
## NORTH ELEVATION

SCALE 1:100



## SOUTH ELEVATION

SCALE 1:100



## EAST ELEVATION

SCALE 1:100

PRE-FABRICATED TIMBER FRAMING NOTE:  
ALL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT BCA & COMPLY TO AS1684-2010.

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03

BUILDER:  
WCLMA PTY LTD  
1 PHILLIPS CT  
ROKEBY, VIC 2821  
0422 980 108 / 0432 459 675

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ALWAYS USE WRITTEN DIMENSIONS.



JOB ADDRESS:  
LOT 1 BRANDY CREEK ROAD  
ROKEBY, VIC 2821

DRAWN: SL/ EZ  
CHECKED: DA - DPAD 15038  
DATE: 08/06/2021

CLIENT:  
[Redacted]

SHEET: 03  
TIME: 5:05 PM  
DRAFT No: FINAL

CODE: IB  
TYPE: NH  
ISSUE: BI

REVISION: Page 11 of 13

JOB No: 2050



104.89

HW

H 108.30

S 106.30

HABITABLE WINDOW

NHW

H 108.30

S 106.30

NON-HABITABLE WINDOW

DOOR

H 108.30

B 106.30

DOOR

S

SEWER MANHOLE

E

ELECTRICITY PIT

EC

ELECTRICITY CABINET

TBM

WV

WATER VALVE

LIGHTPOLE

GP

GRATED PIT

SEP

SIDE ENTRY PIT

JP

JUNCTION PIT

UNK

UNKNOWN PIT

TELSTRA PIT

G

GAS METER

WATER TAP

WATER METER

POWER POLE

P.S.M.

FH

FIRE HYDRANT

FP

FIRE PLUG

SV

SEWER VENT

IS

SEWER INSPECTION SHAFT

SIGN

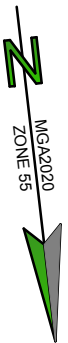
GV

GAS VALVE

EVERGREEN TREE

HEIGHT 5m

SPREAD 3m

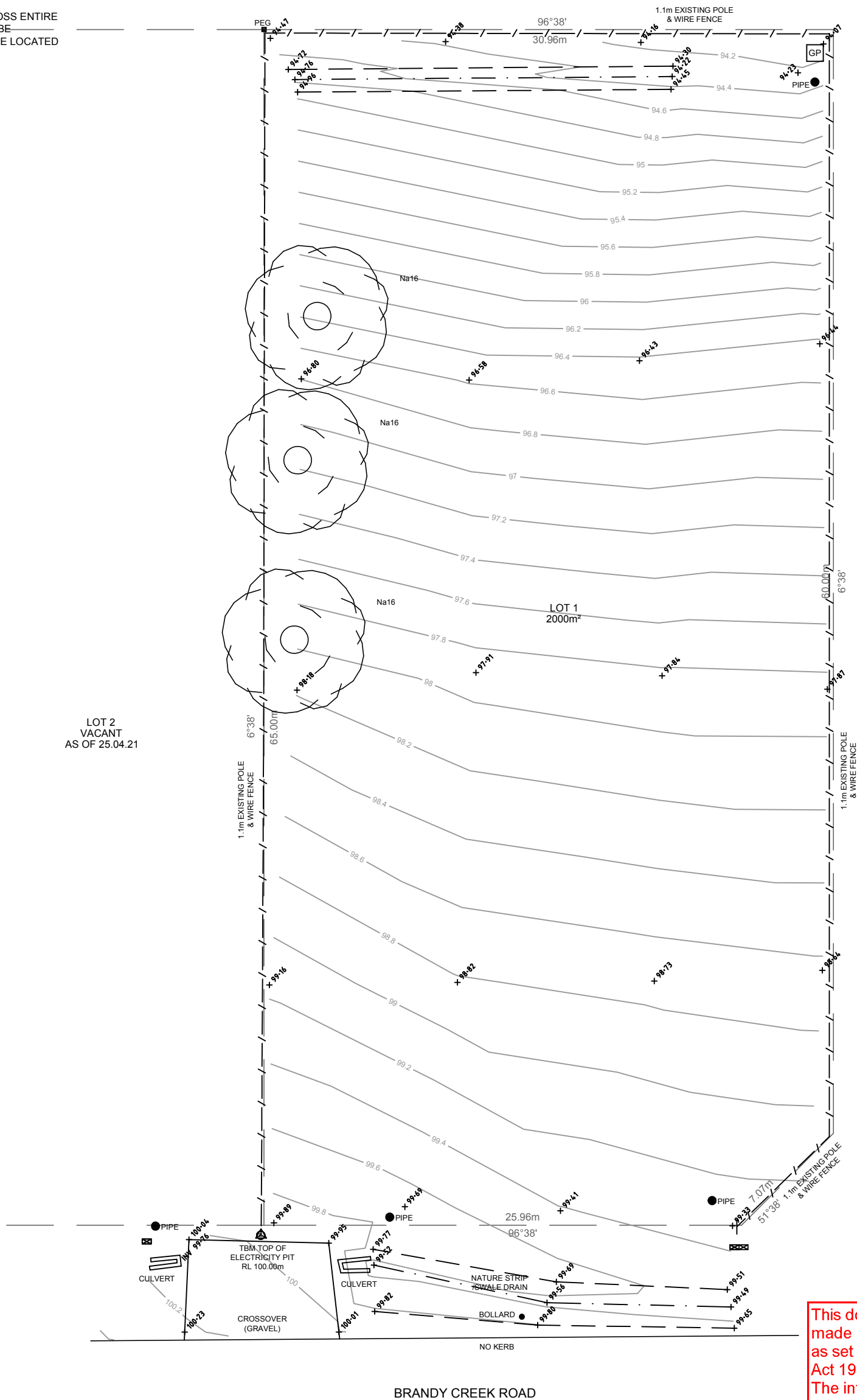


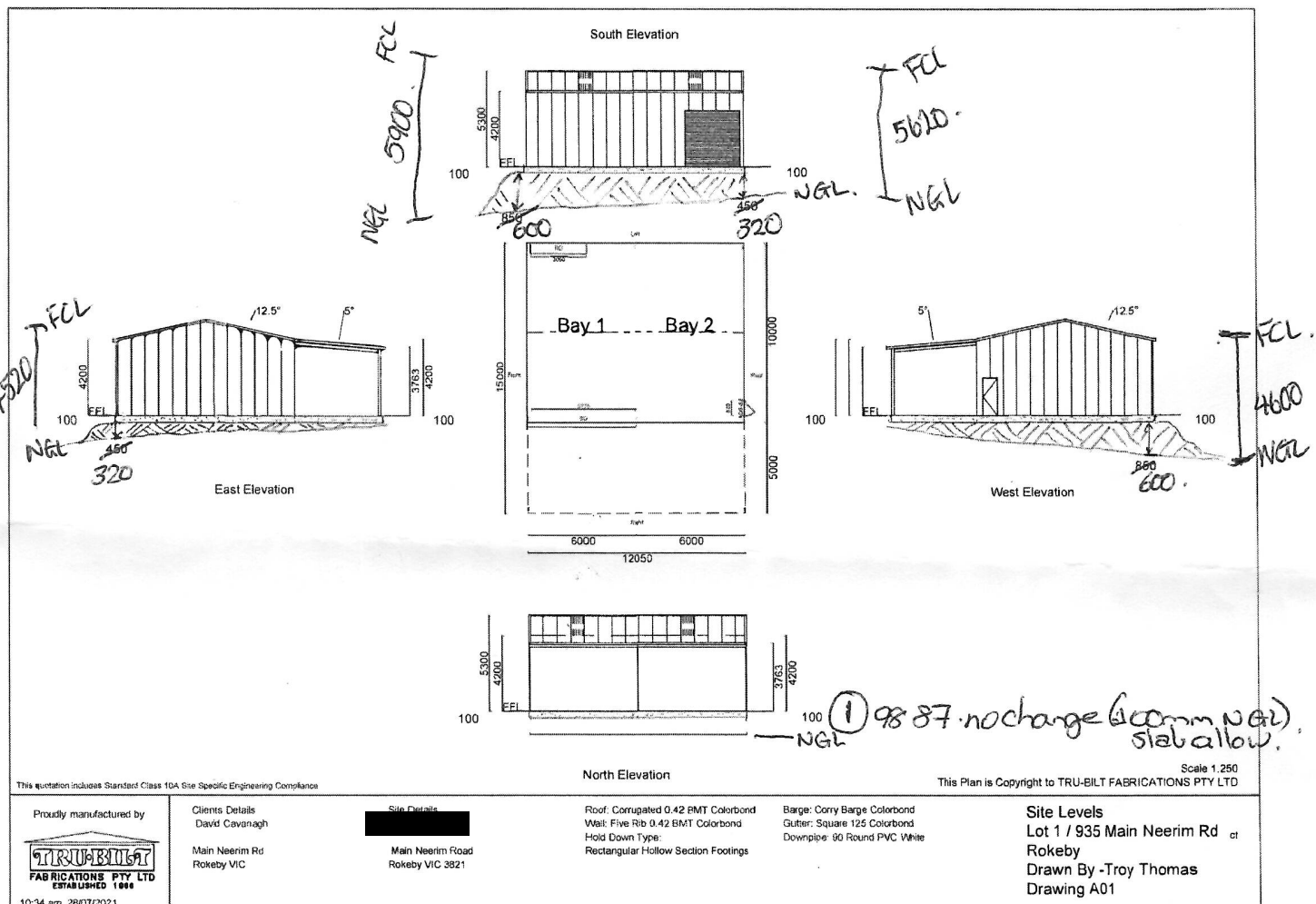
NOTE:  
THE ALIGNMENT OF TITLE BOUNDARY IS INDICATIVE ONLY DUE TO ONE BOUNDARY PEG AND EXISTING FENCES PRESENT AT TIME OF SURVEY. A RE-ESTABLISHMENT SURVEY MAY BE REQUIRED.

NOTE:  
DUE TO LONG GRASS ACROSS ENTIRE SITE SOME SERVICES MAYBE OBSCURED & UNABLE TO BE LOCATED AT TIME OF SURVEY.

VACANT  
AS OF 25.04.21

VACANT  
AS OF 25.04.21





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