



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 65	Street Name: TONKIN ROAD
Town: LABERTOUCHE	Postcode: 3816	

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:	
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

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Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

Advised

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

Development:

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input checked="" type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

Use:

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivison Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

Subdivision / Vegetation Removal:

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other:

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 ☒ No ☐ Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

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FURTHER DETAILS OF PROPOSAL (optional)

PROPOSAL CONSISTS OF TRANSPORTING AN EXISTING 3 BEDROOM DWELLING ONTO THE
SUBJECT SITE. THE EXISTING DWELLING WILL BE AMENDED TO INCREASE LIVING SPACE AS
SHOWN ON THE PLANS.

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

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

Advertised

The land has been used for horses for 40 years. There is an a 3x2m garden shed which is falling down and a
three sided horse shelter also falling down but nothing else.

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input checked="" type="checkbox"/>	
Yes <input type="checkbox"/>	If yes, with whom?
Date of this meeting	

Section 8: DECLARATION This form must be signed. **PLEASE COMPLETE EITHER box A or B

A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date:
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date: 12 / 06 / 2025

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

☐ A fully completed and signed copy of this form.

☐ Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*

Contact Council to determine the appropriate fee.

☐ Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

☐ Provided plans showing the layout and details of the proposal

☐ Provided any information required by the planning scheme, requested by Council

☐ Provided a description of the likely effect of the proposal (if required)

☐ Completed the declaration in Section 8

☐ Provided a contact phone number and e-mail address

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PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centre: 33 Young Street Drouin		

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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Application to Amend Advertised a Planning Application S50/S57A

Section 1: PERMIT DETAILS

Planning Application No:	PLA0102/25
Address:	65 TONKIN ROAD LABERTOUCHE VIC 3816

Section 2: PERMIT APPLICANT

Name:	
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant before notice	<input checked="" type="checkbox"/>
Section 57A – Amendment to the application after notice of application is given (please note, this will incur a fee)	<input type="checkbox"/>

AMENDMENT DETAILS List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

Amendment to the planning permit application to include the use and development of the land for single dwelling and stand alone shed / garage.	<div>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. 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.</div>

Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	<input checked="" type="checkbox"/> Unchanged from initial application Or total cost \$ 152,000
Does the amendment proposal introduce any additional Permit Triggers? (e.g. creation of easement, parking reduction) If yes, an additional application fee may be required.	<div>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.</div> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>

Section 6: DECLARATION This form must be signed. **PLEASE COMPLETE EITHER box A or B

A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date: Advertised
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date: 16 / 07 / 2025

PLEASE FORWARD THIS APPLICATION TO

E-mail: planning@bawbawshire.vic.gov.au	Mail: Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone: 5624 2411	
In Person: Customer Service Centre: 33 Young Street Drouin	

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- 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.

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

Page 1 of 1

VOLUME 09457 FOLIO 010

Security no : 124125257658A
Produced 12/06/2025 02:28 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 128657.
PARENT TITLE Volume 09040 Folio 382
Created by instrument J735444 01/12/1981

REGISTERED PROPRIETOR

Estate Fee Simple

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP128657 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ184731P (E)	CONV PCT & NOM ECT TO LC	Completed	26/05/2025
AZ187722Y (E)	TRANSFER	Registered	26/05/2025

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

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

Street Address: 65 TONKIN ROAD LABERTOUCHE VIC 3816

ADMINISTRATIVE NOTICES

NIL

eCT Control 23770R LEAD CONVEYANCING
Effective from 26/05/2025

DOCUMENT END

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Document Type	Plan
Document Identification	LP128657
Number of Pages (excluding this cover sheet)	1
Document Assembled	12/06/2025 02:28

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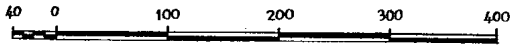
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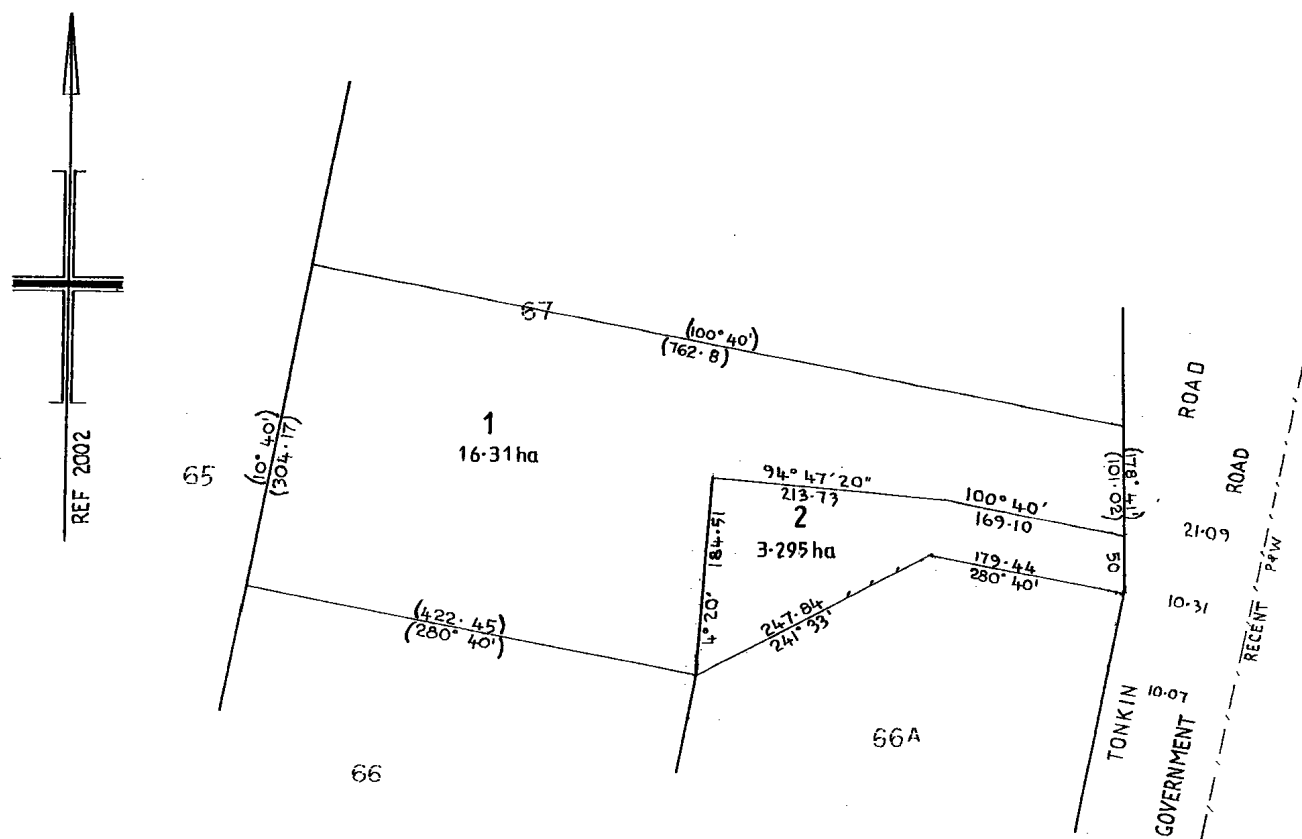
LP128657V

EDITION 1

APPROVED 16/11/78

<p>PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 67 PARISH OF JINDIVICK COUNTY OF BULN BULN</p> <p>SCALE OF METRES</p>  <p>LENGTHS ARE IN METRES</p>	APPROPRIATIONS	ENCUMBRANCES AND OTHER NOTATIONS
		<p>ROAD WIDTHS ARE NOT TO SCALE</p> <p>THE BEARINGS & DISTANCES SHOWN IN BRACKETS ARE NOT NOT OBTAINED AS A RESULT OF THIS SURVEY, BUT ARE BASED ON TITLE DIMENSIONS</p> <p>DEPTH LIMITATION: 15.24m</p>

LITHO SH. 2.



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Date: 06th August 2025

Planning Department
Baw Baw Shire Council
PO Box Warragul, Vic 3820
33 Young St, Drouin VIC 3818

Application number: PLA0102/25
Address: 65 Tonkin Rd Labertouche Vic 3816
Proposal: Alterations to an existing dwelling/ancillary bldg.

Dear

I am writing to you in response to your RFI letter dated 06th August 2025 regarding the above application.

Please see enclosed revised

- Revised architectural plans.
- Written response.
- Land capability assessment report.
- Product / site service specifications.

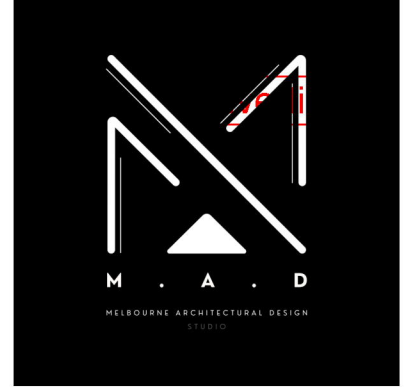
RFI ITEMS:

ITEM	Assessment
1a	<ul style="list-style-type: none">• Refer to Written response.
1b	<ul style="list-style-type: none">• Written response and land capability report provided.
1c	<ul style="list-style-type: none">• Refer to Written response. Product / site service specifications provided.
1d	<ul style="list-style-type: none">• Refer to Written response. Product / site service specifications provided.
2	<ul style="list-style-type: none">• Land capability report provided.
3a	<ul style="list-style-type: none">• Dimensions and details provided on site plan and ground floor plan.• Product / site service specifications provided.
3b	<ul style="list-style-type: none">• Details, notes and dimension provided on ground floor plan.
3c	<ul style="list-style-type: none">• Note provided on site plan and ground floor plan
3d	<ul style="list-style-type: none">• Product / site service specifications provided.
4	<ul style="list-style-type: none">• Provided on elevations page.
5	<ul style="list-style-type: none">• Addressed in 1 item and 3.

If you wish to discuss this matter further please feel free to contact the office.

Yours sincerely,

Director.



Address:
28/326 Settlement Rd.
Thomastown Vic 3074

Mob: 045 666 8877

Email: georges@madstudio.au

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Melbourne Architectural Design Studio

Clause 35.03.2 Written Statement

Address

65 Tonkin Road, Labetrouche

Proposal

Alterations to an existing dwelling/ancillary bldg.

Municipality

BawBaw shire council

Planning application number

PLA0102/25

Date

10 August 2025

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CLAUSE 35.03.2 WRITTEN STATEMENT

Clause 35.03.2 includes the following application requirement:

A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

If any applicable aspect of a standard is not met, then the development is not deemed to comply with the standard.

35.03.2 Use of land for a dwelling or small second dwelling

Standard Check as applicable	Is this standard fully met?	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
A lot used for a dwelling or small second dwelling must meet the following requirements:			
<input type="checkbox"/> Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.	<input checked="" type="checkbox"/> No Existing cross over and driveway located with notes provided on site plan. Driveway access does not need to be in accordance with CFA BMO requirements since the subject site is not impacted by a BMO Neighbouring properties do not have concreted driveways	TP01 TP01 Product document provided	Yes, if standard not met

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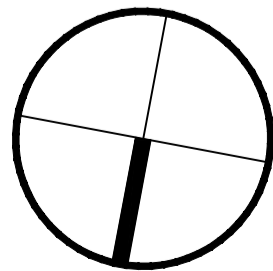
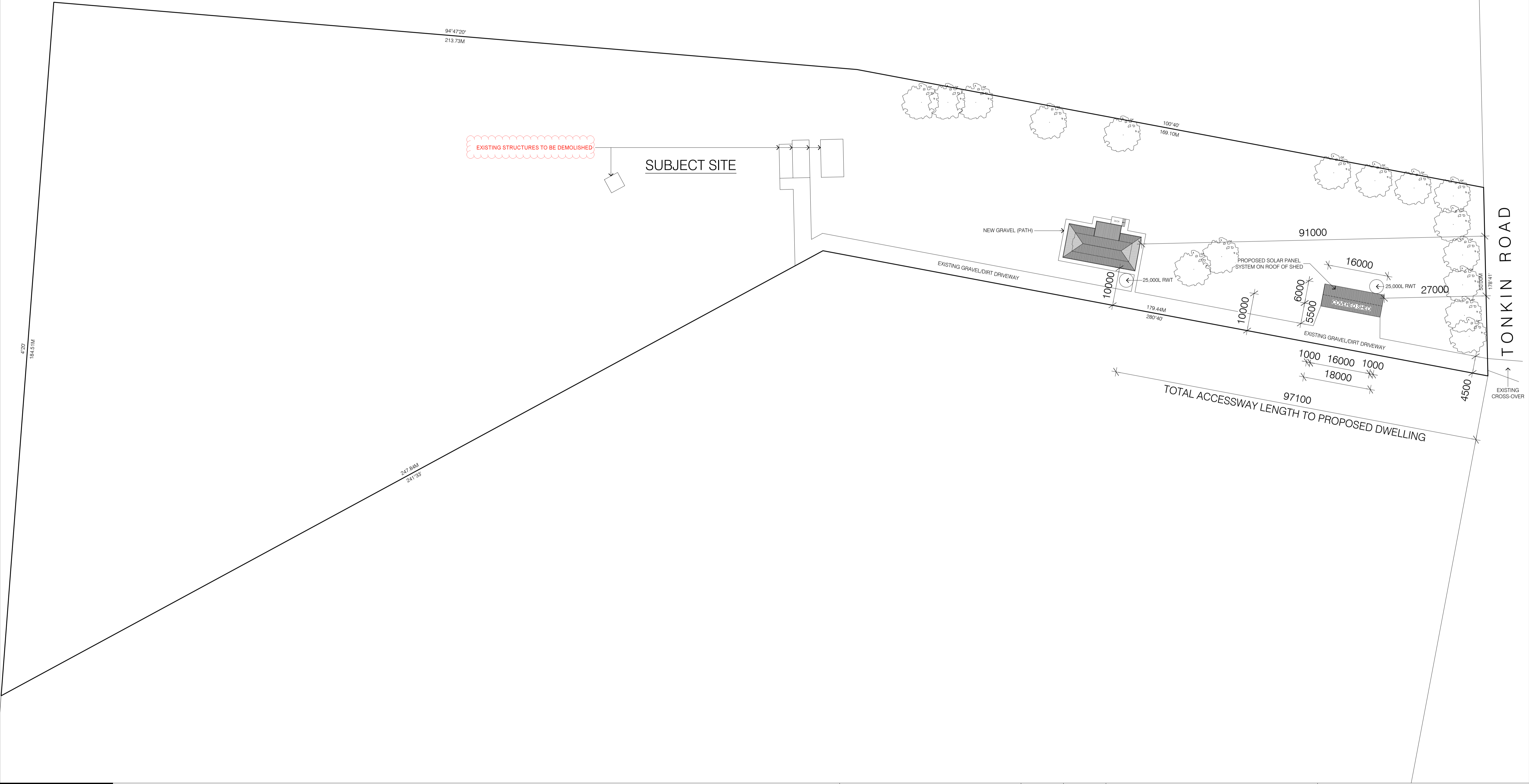
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Standard Check as applicable	Is this standard fully met?	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
<input type="checkbox"/> Each dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.	<input checked="" type="checkbox"/> Yes Located on site plan. Land capability assessment provided. Document provided from company engaged or similar to be used.	TP01 Product document provided	
<input type="checkbox"/> The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.	<input checked="" type="checkbox"/> Yes Located on site plan. Document provided from company engaged or similar to be used	TP01 Product document provided	
<input type="checkbox"/> The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.	<input checked="" type="checkbox"/> Yes Located on site plan. Document provided from company engaged or similar to be used	TP01 Product document provided	

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BUILDING WORKS:
NO EARTHWORKS OR RETAINING WALL ARE PROPOSED OR WILL BE
REQUIRED FOR THIS PROPOSAL



DO NOT SCALE THIS DRAWING.
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON
SITE PRIOR TO COMMENCEMENT OF WORKS.

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WWW.MELBOURNEARCHITECTURALDESIGN.COM.AU

DATE	PROJECT#	REVISION ISSUE
AUG 2025	10002	Rev - A 12.06.2025 ISSUE FOR TP SUBMISSION
		Rev - B 06.08.2025 ISSUE FOR COUNCIL'S RFI
		Rev - C 27.08.2025 ISSUE FOR COUNCIL'S RFI
CHECKED	DRAWN	
	GE	

SITE PLAN

65 TONKIN RD
LABERTOUCH

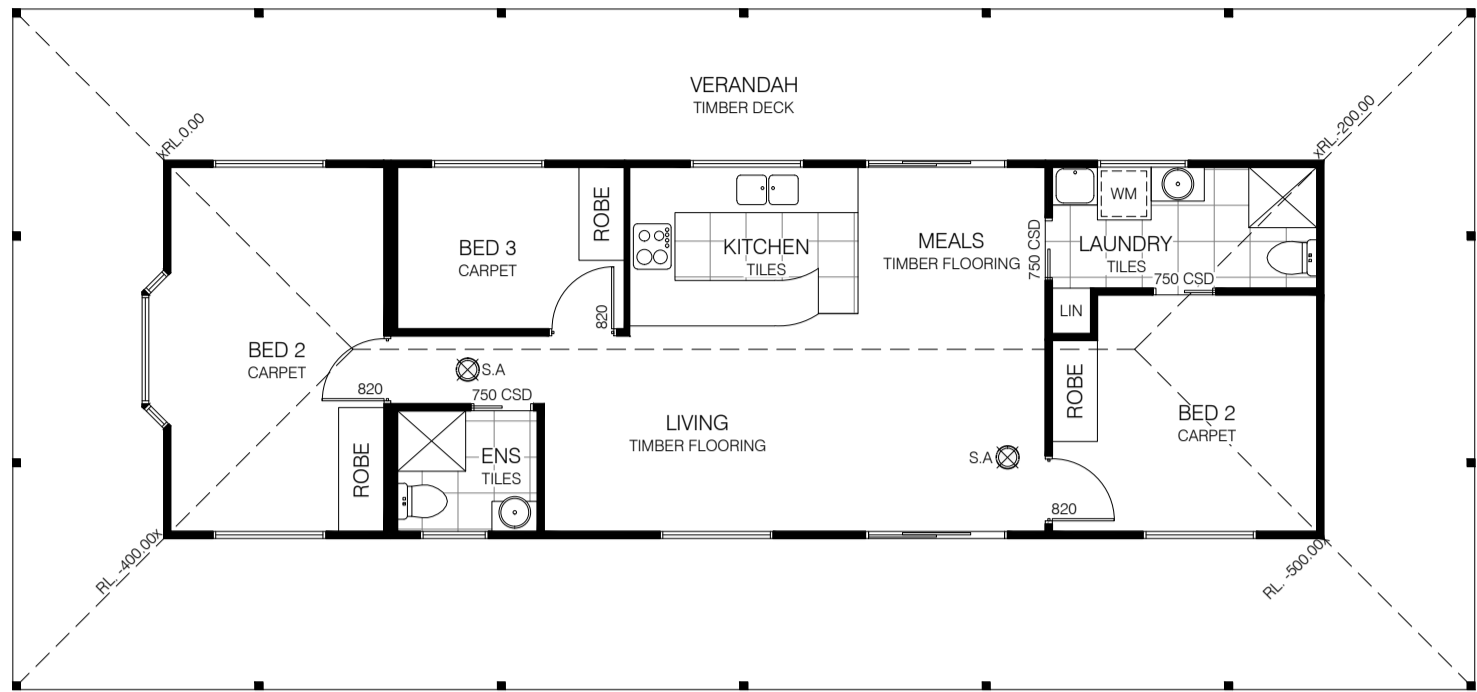
TP01

REV C

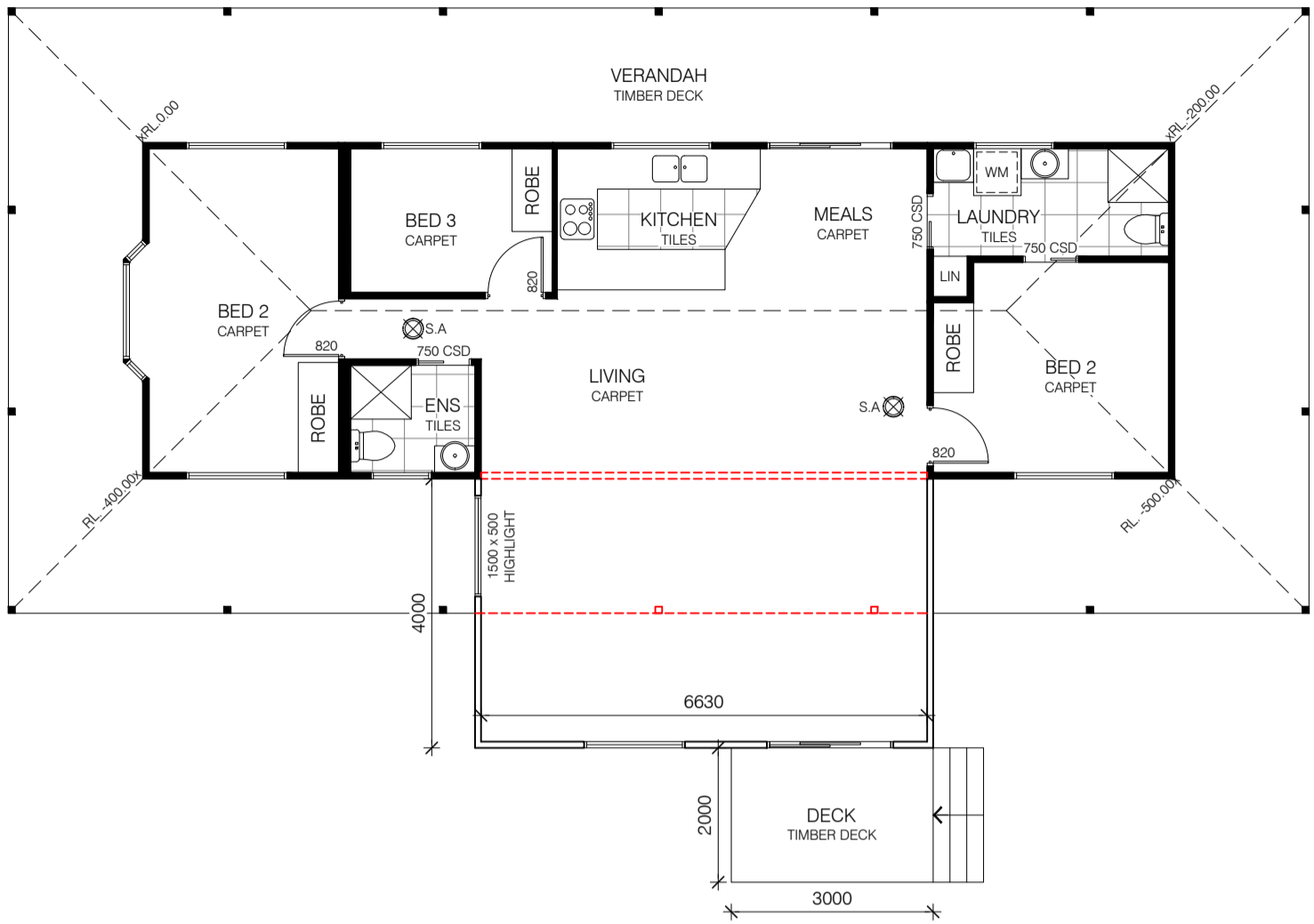
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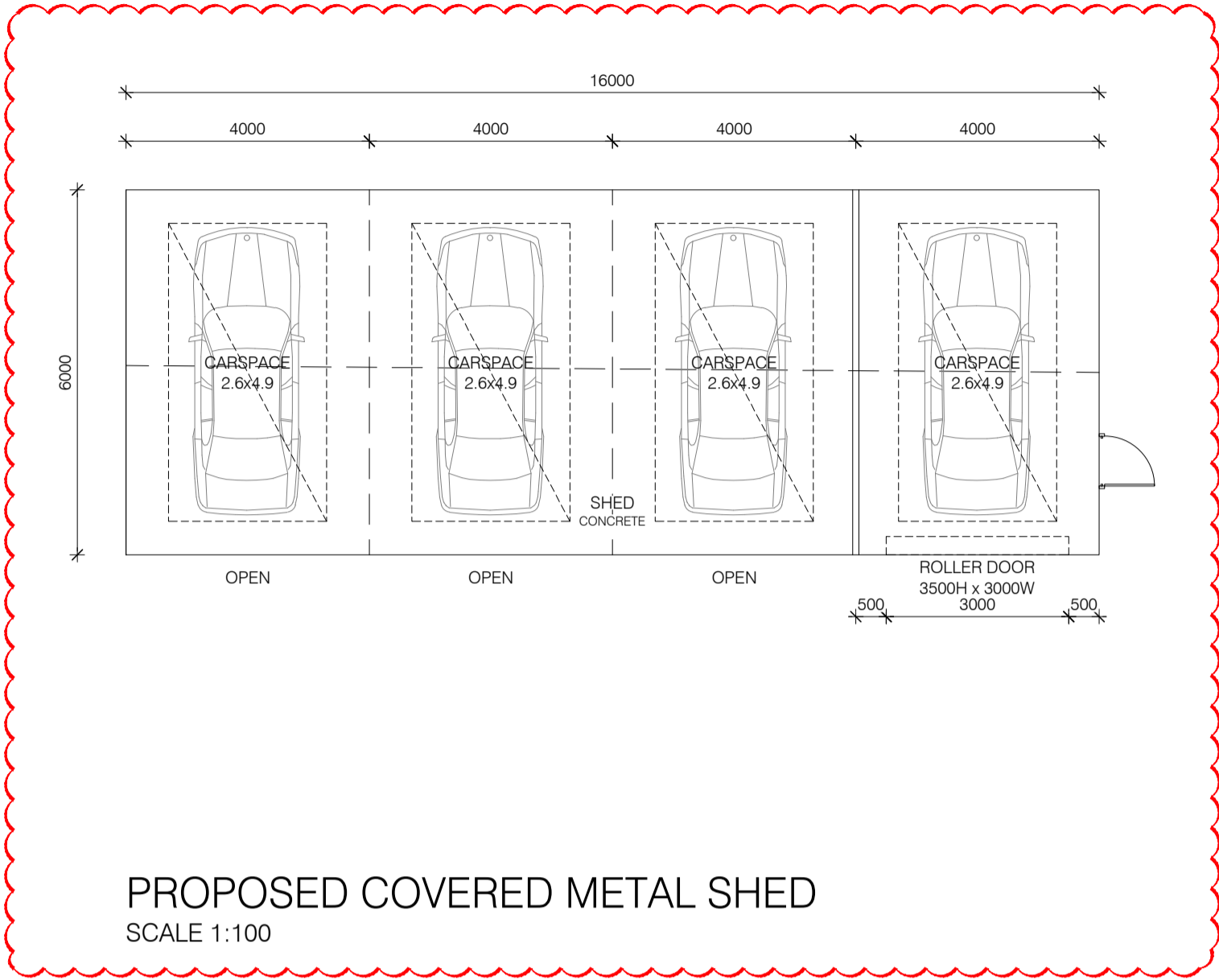
BUILDING WORKS:
NO EARTHWORKS OR RETAINING WALL ARE PROPOSED OR WILL BE
REQUIRED FOR THIS PROPOSAL



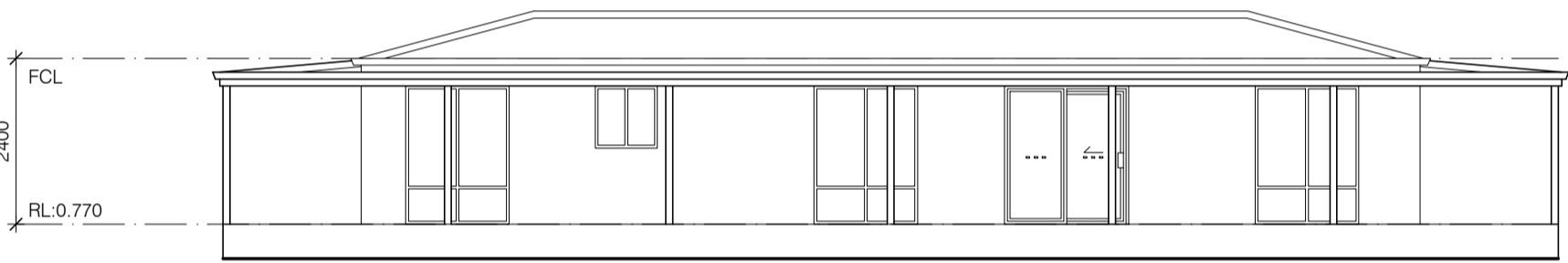
EXISTING GROUND FLOOR PLAN
SCALE 1:100



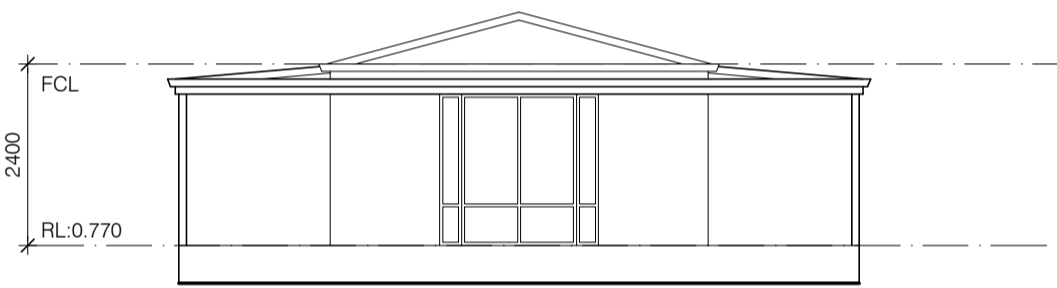
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



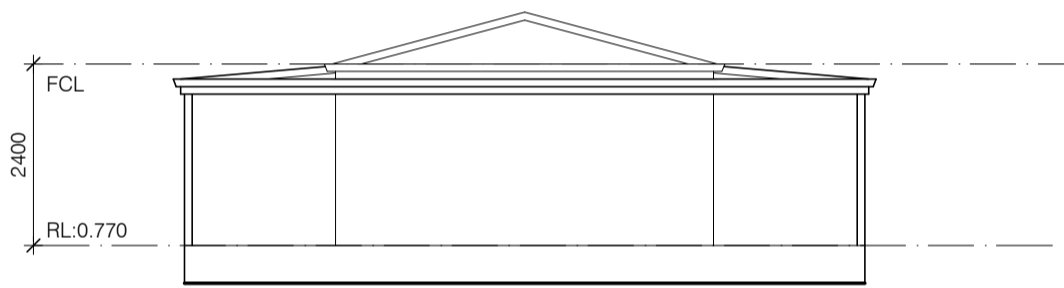
PROPOSED COVERED METAL SHED
SCALE 1:100



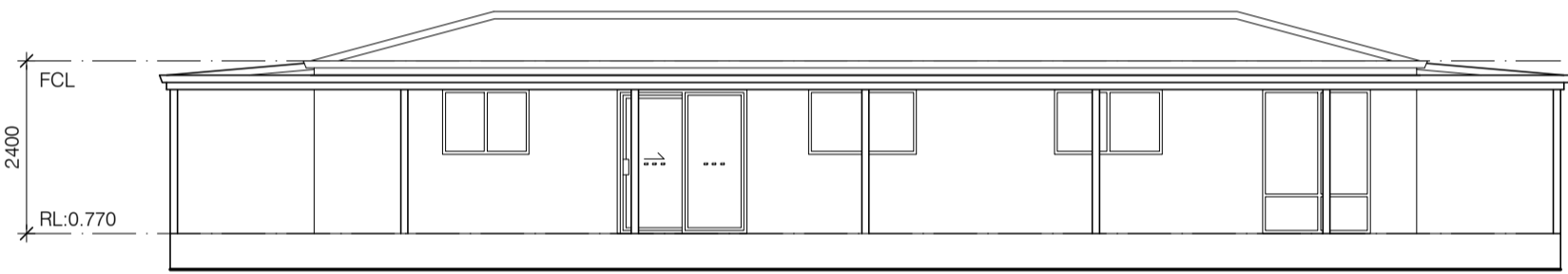
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



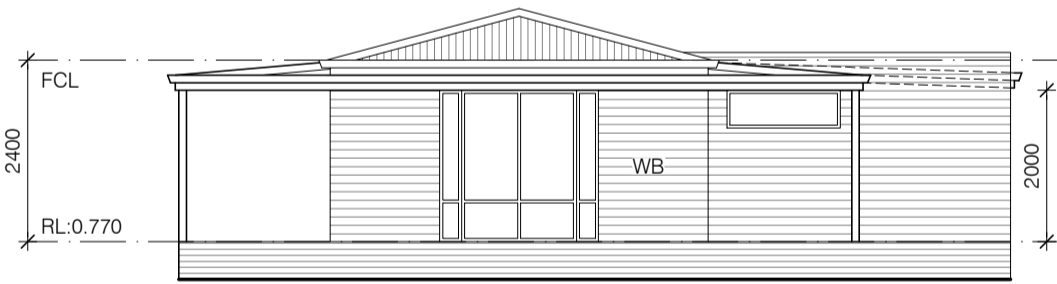
WEST ELEVATION
SCALE 1:100



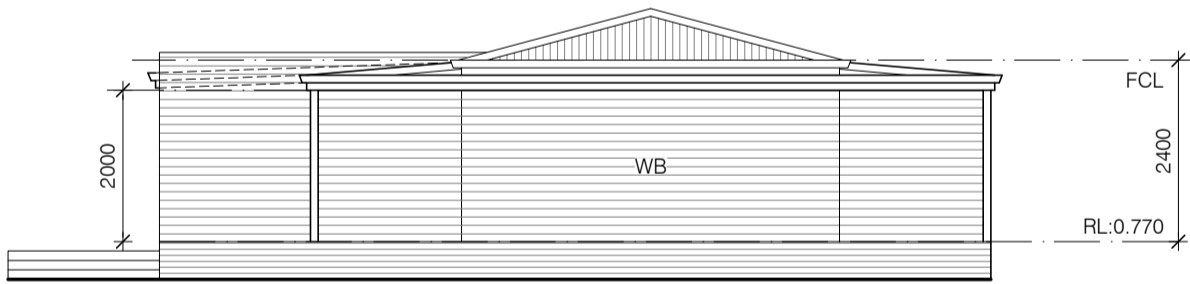
SOUTH ELEVATION
SCALE 1:100



PROPOSED
NORTH ELEVATION
SCALE 1:100



PROPOSED
EAST ELEVATION
SCALE 1:100

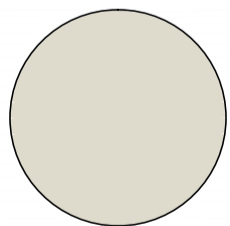


PROPOSED
WEST ELEVATION
SCALE 1:100

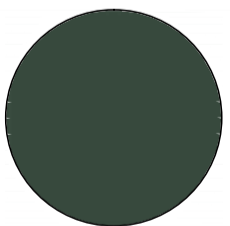


PROPOSED
SOUTH ELEVATION
SCALE 1:100

MATERIAL & COLOUR SCHEDULE



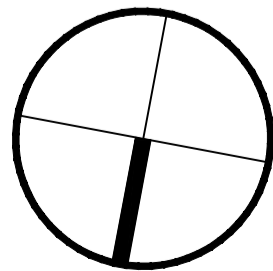
WB - WEATHBOARD:
OFF-WHITE



ROOF / FASCIAS / WINDOWS
EXTERNAL DOORS
GREEN

PLAN LEGEND

□ BUILDING COMPONENT TO BE DEMOLISHED SHOWN RED



DO NOT SCALE THIS DRAWING.
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON
SITE PRIOR TO COMMENCEMENT OF WORKS.

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DATE	PROJECT#	REVISION	ISSUE
AUG 2025	10002	Rev - A	12.06.2025 ISSUE FOR TP SUBMISSION
		Rev - B	06.08.2025 ISSUE FOR COUNCIL'S RFI
		Rev - C	27.08.2025 ISSUE FOR COUNCIL'S RFI
CHECKED	DRAWN		
	GE		

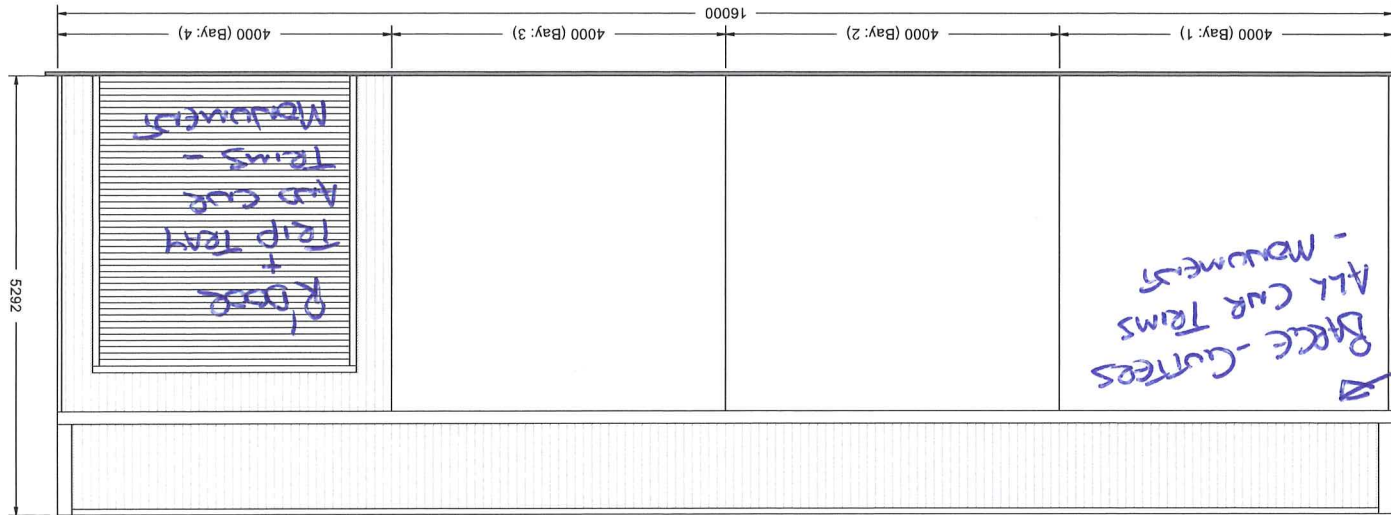
EXISTING / PROPOSED
GROUND FLOOR PLAN &
ELEVATIONS

65 TONKIN RD
LABERTOUCHE VIC 3024

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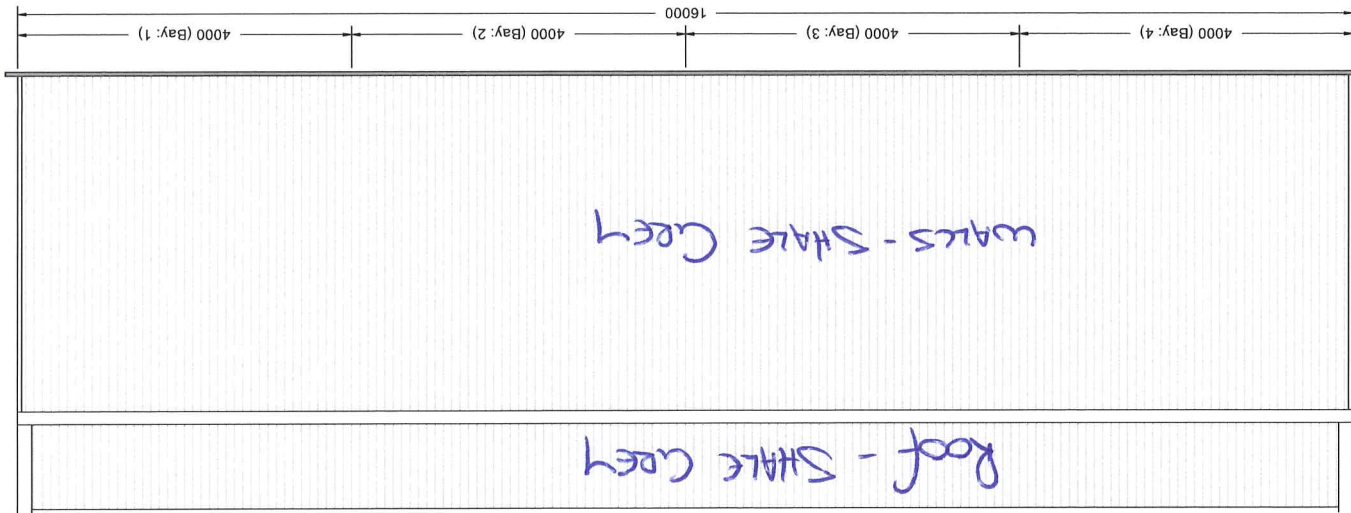
RIGHT ELEVATION



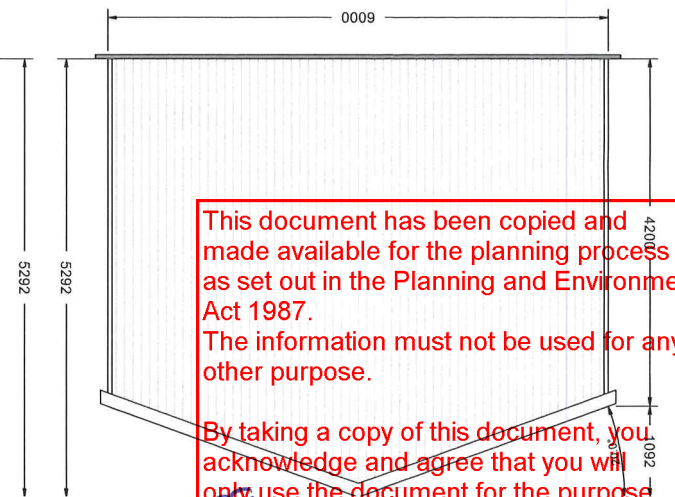
REAR ELEVATION



LEFT ELEVATION



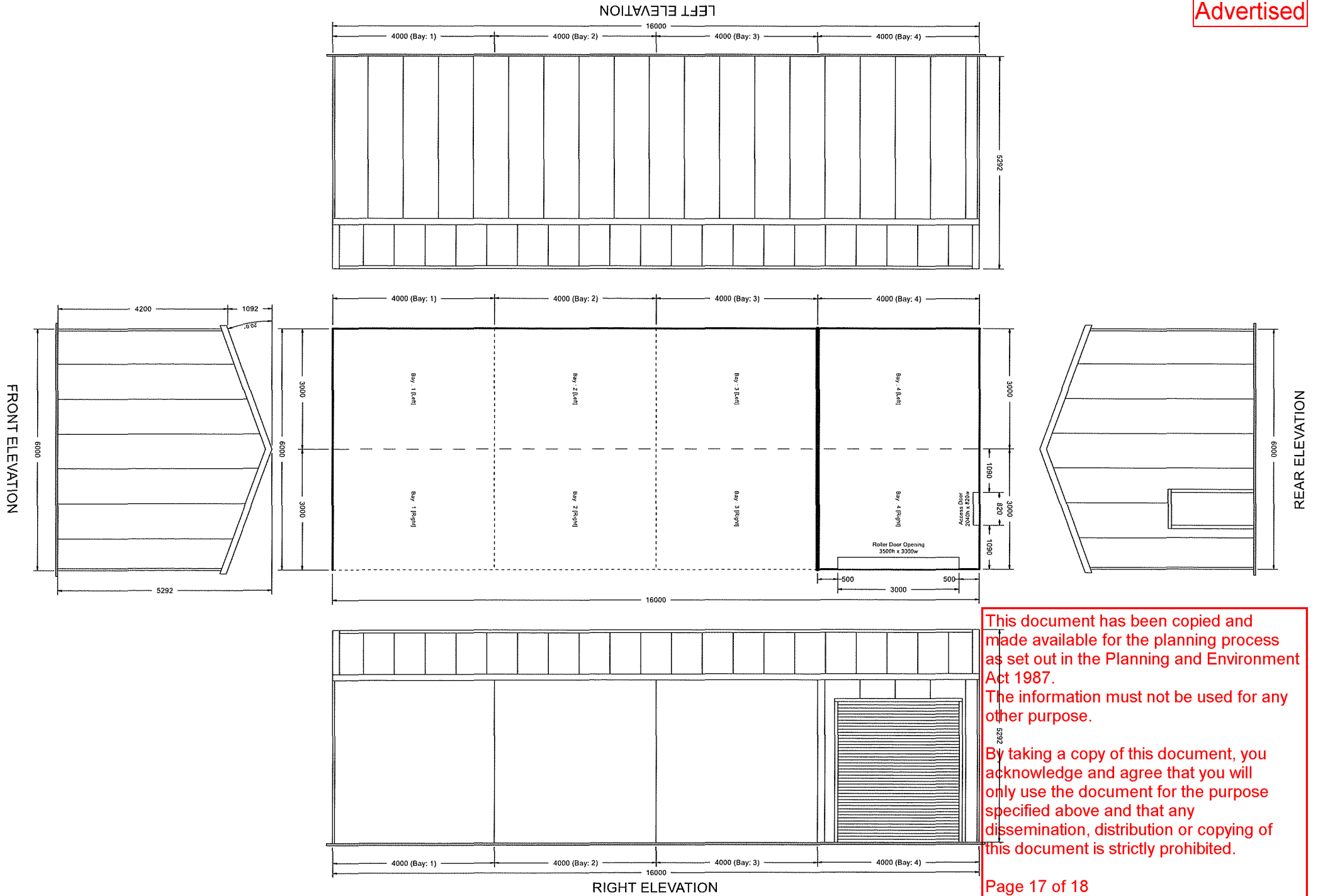
FRONT ELEVATION



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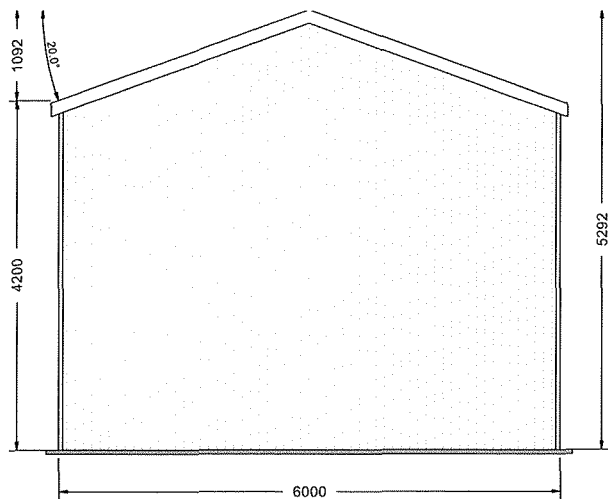
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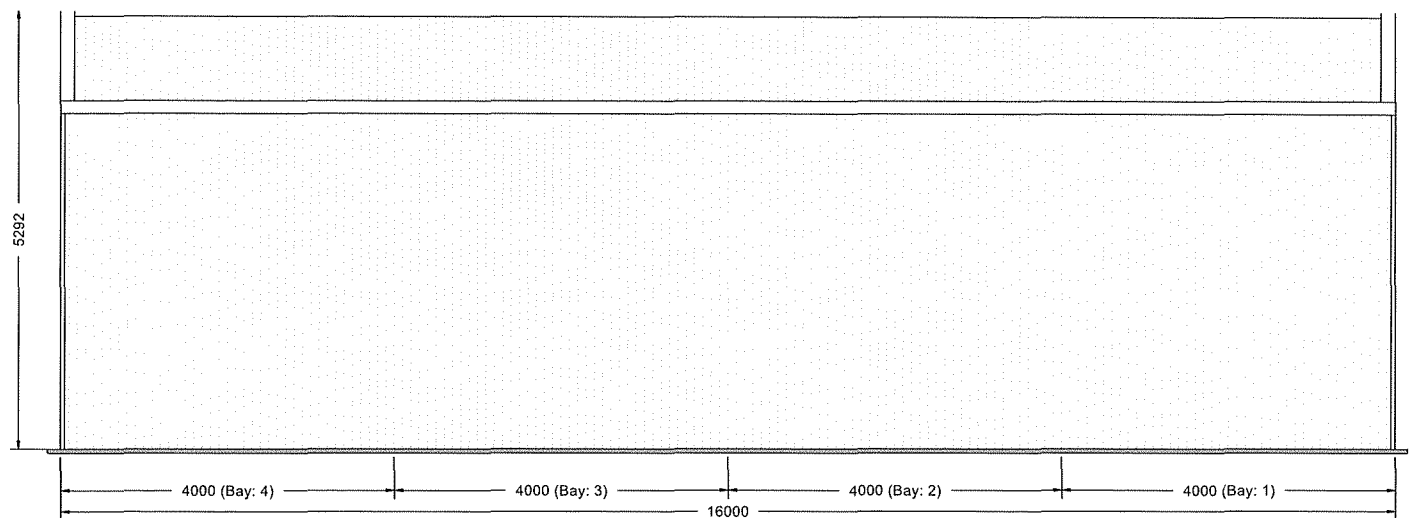


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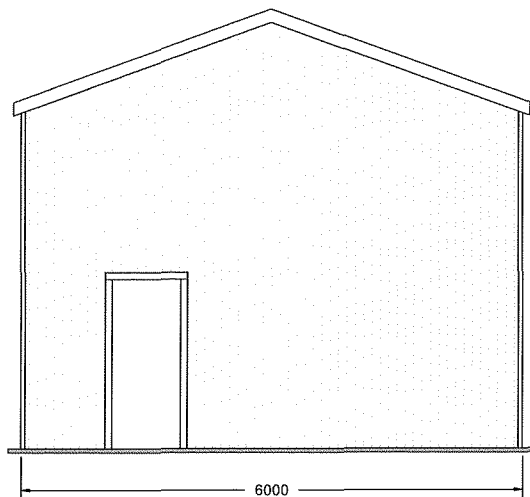
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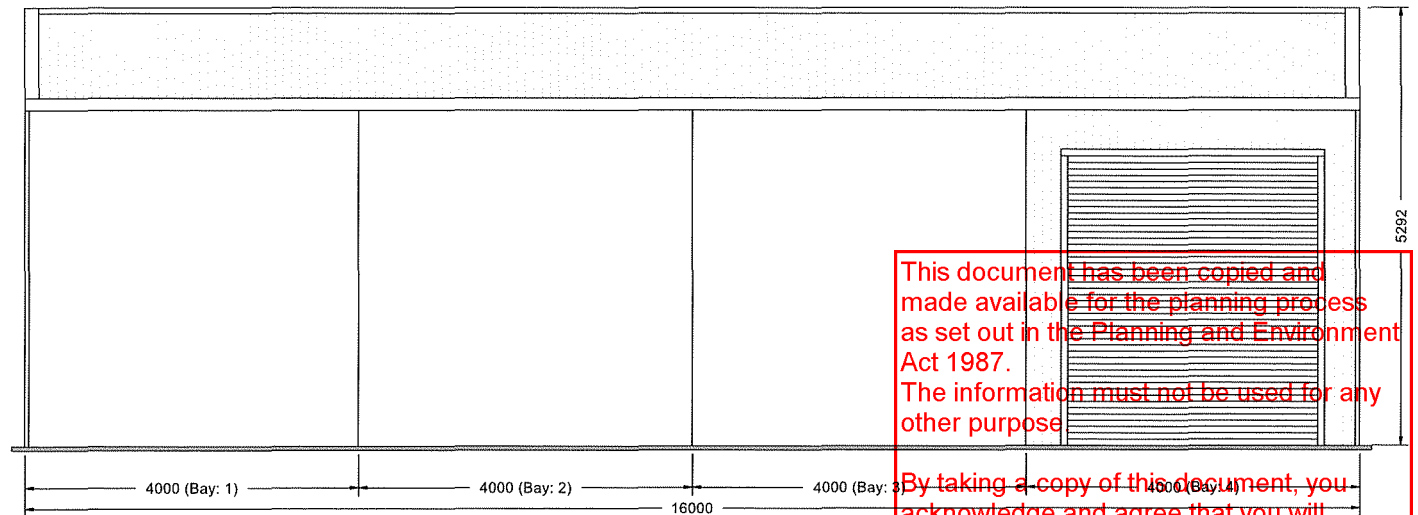
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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