



Application for a Planning Permit

Lodgement Date: **5 June 2023**
 Application Number: **PLA0142/23**
 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* **27 Masterson Court WARRAGUL VIC 3820**
 Land Legal Description* **V 11253 F 529 Lot 22 PS 631943X Drouin East Parish**
 Other Related Property
 Other Related Land

The Proposal

Category* **Commercial/industrial buildings and works**
 Proposal* **Development of a dance studio**
 Estimated Cost* **\$60000.00**

Application Information

Pre-Application Meeting* **No**
 Existing Land Use* **Leisure and Recreation**
 Encumbrances on Title* **No**

Applicant and Owner Details

Applicant Details*

Surname/Company:

First Name:

Postal Address:

Mobile Phone:

Home Phone:

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Work Phone:

Email Address:

Advertised

Agent/Contact Details

Owner Details*

Surname/Company:

First Name:

Attachment Details

Title Search (DOC-23-62891)

Search report (DOC-23-62892)

Cover letter Planning permit (DOC-23-62893)

Build Plans (DOC-23-62894)

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.

*I agree to the declaration terms**

Yes

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 Council's 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

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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 1

VOLUME 11253 FOLIO 529

Security no : 124106290878Q
Produced 23/05/2023 10:35 AM

LAND DESCRIPTION

Lot 22 on Plan of Subdivision 631943X.
PARENT TITLES :
Volume 10964 Folio 908 Volume 11232 Folio 144
Created by instrument PS631943X 09/02/2011

REGISTERED PROPRIETOR

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 PS631943X 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: 27 MASTERSON COURT WARRAGUL VIC 3820

DOCUMENT END

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Document Type	Plan
Document Identification	PS631943X
Number of Pages (excluding this cover sheet)	8
Document Assembled	08/02/2024 12:32

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PS631942A used



PLAN OF SUBDIVISION

Stage No. /

LRS use only

EDITION 6

Location of Land

Parish: DROUIN EAST
Township: _____
Section: A
Crown Allotment: 20 (PT.), 21 (PT.) & 22B (PT.)
Crown Portion: _____

Title References: C/T VOL 11232 FOL 144
C/T VOL 10964 FOL 908

Last Plan Reference: PS 631942A (LOT 1)
PS 548934M (LOT 1)

Postal Address: QUEEN STREET
WARRAGUL, 3820

MGA 94 Co-ordinates: E 408170 Zone 55
(Of approx. centre of plan) N 5775480

Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R1	BAW BAW SHIRE COUNCIL

Council Certification and Endorsement.

Council Name: BAW BAW SHIRE COUNCIL Ref: *PS 5109*

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6. / /~~
- 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~~ has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate *Bouyale*
Council seal

Date *22 / DEC / 2010.*

~~Re-certified under section 11(7) of the Subdivision Act 1988~~

~~Council Delegate
Council seal~~

~~Date / /~~

Notations

Depth Limitation: Does not apply

Staging This is not a staged subdivision.
Planning Permit No. PSB 0051/09

THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.
The Subdivision (Registrar's Requirements) Regulations 2011 apply.

BOUNDARIES SHOWN BY CONTINUOUS HATCHED LINES ARE DEFINED BY BUILDINGS
LOCATION OF BOUNDARIES DEFINED BY BUILDINGS
MEDIAN: BOUNDARIES BETWEEN LOTS 34 & 35 AND LOTS 36 & 37

Survey:- This plan is based on survey.
To be completed where applicable.

This survey has been connected to permanent marks no(s). 123,124&125
In proclaimed Survey Area no. _____

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

Easement Information

Legend: E- Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance
A- Appurtenant Easement R- Encumbering Easement (Road)

LRS use only

Statement of Compliance / Exemption Statement

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	3	PS 403474G	LAND IN PS 403474G
E-1 & E-2	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	PS 548934M - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-3	PARTY WALL	0.30	PS 604330M	LOTS ON PS 604330M
E-4	PIPELINE OR ANCILLARY PURPOSES	2	PS 604330 - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-5	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-5	DRAINAGE	3	THIS PLAN	BAW BAW SHIRE COUNCIL

Received

Date 3 / 2 / 11

LRS use only

Statement of Compliance / Exemption Statement

DATE 9 / 2 / 11

DATE 9 / 2 / 11

S. Bobko

Assistant Registrar of Titles

SHEET 6 OF 7 SHEETS

ROSS & WORTH PTY. LTD. LAND & ENGINEERING SURVEYORS

* 5/61 SMITH STREET WARRAGUL 56232257
26 CONTINGENT ST. TRAFALGAR 56331577
213B PRINCES HIGHWAY MORWELL 51341368

LICENSED SURVEYOR

SIGNATURE

REF 11716

DRG No. 11716ps6.lcd

DATE *22 / 12 / 2010*

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VERSION 03

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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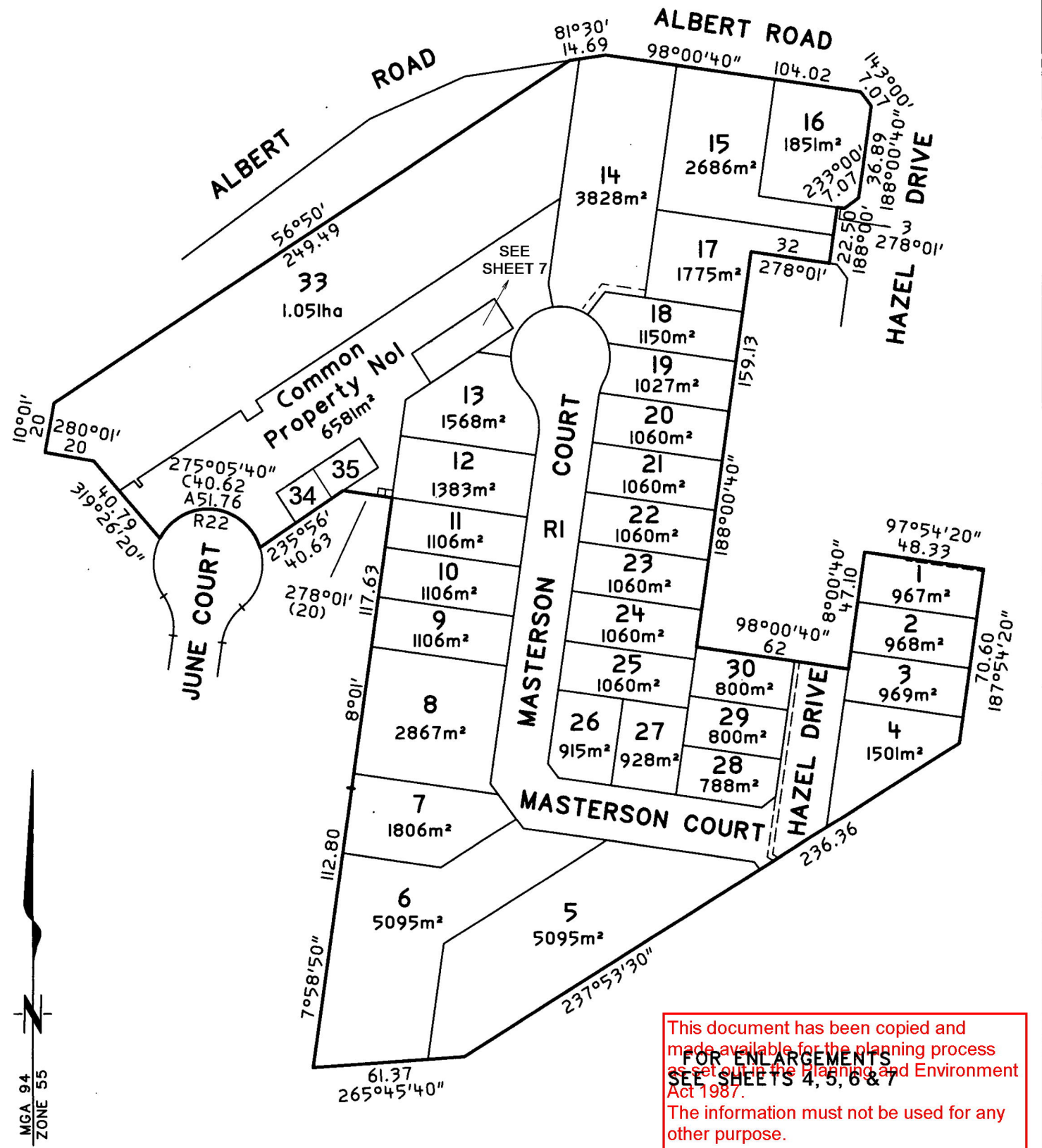
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 631943X



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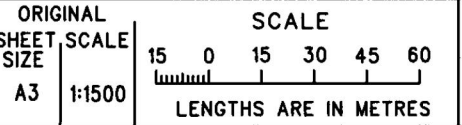
FOR ENLARGEMENTS SEE SHEETS 4, 5, 6 & 7

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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 631943X

Common Property No 1 6581m²

ALBERT ROAD

SEE SHEET 5

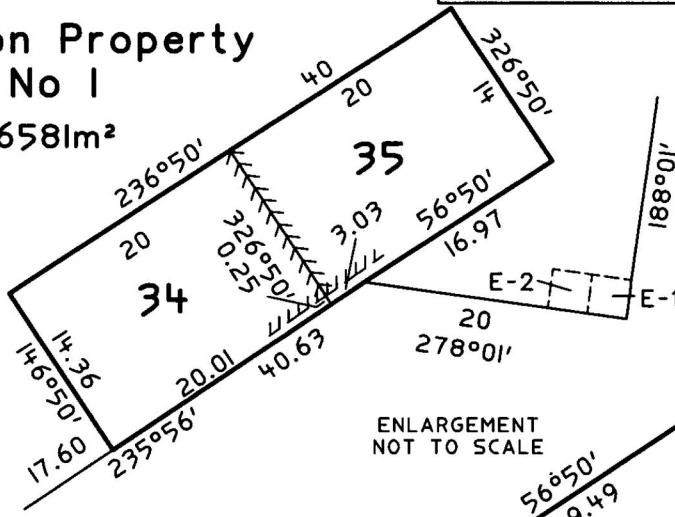
4

SEE SHEET 5

R1 COURT 8619m²

MASTERTSON

SHEET 4



ENLARGEMENT NOT TO SCALE

33 1.051ha

COMMON PROPERTY No 1 6581m²

SEE SHEET 7

13 1568m²

12 1383m²

11 1106m²

10 1106m²

9 1106m²

8 1106m²

MGA 94 ZONE 55

JUNE COURT

ENLARGEMENT NOT TO SCALE

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 SCALE 8 0 8 16 24 32
 LENGTHS ARE IN METRES

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VERSION 03

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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 631943X

ALBERT ROAD

HAZEL DRIVE

HAZEL DRIVE

HAZEL DRIVE

MGA 94
ZONE 55

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SHEET 5

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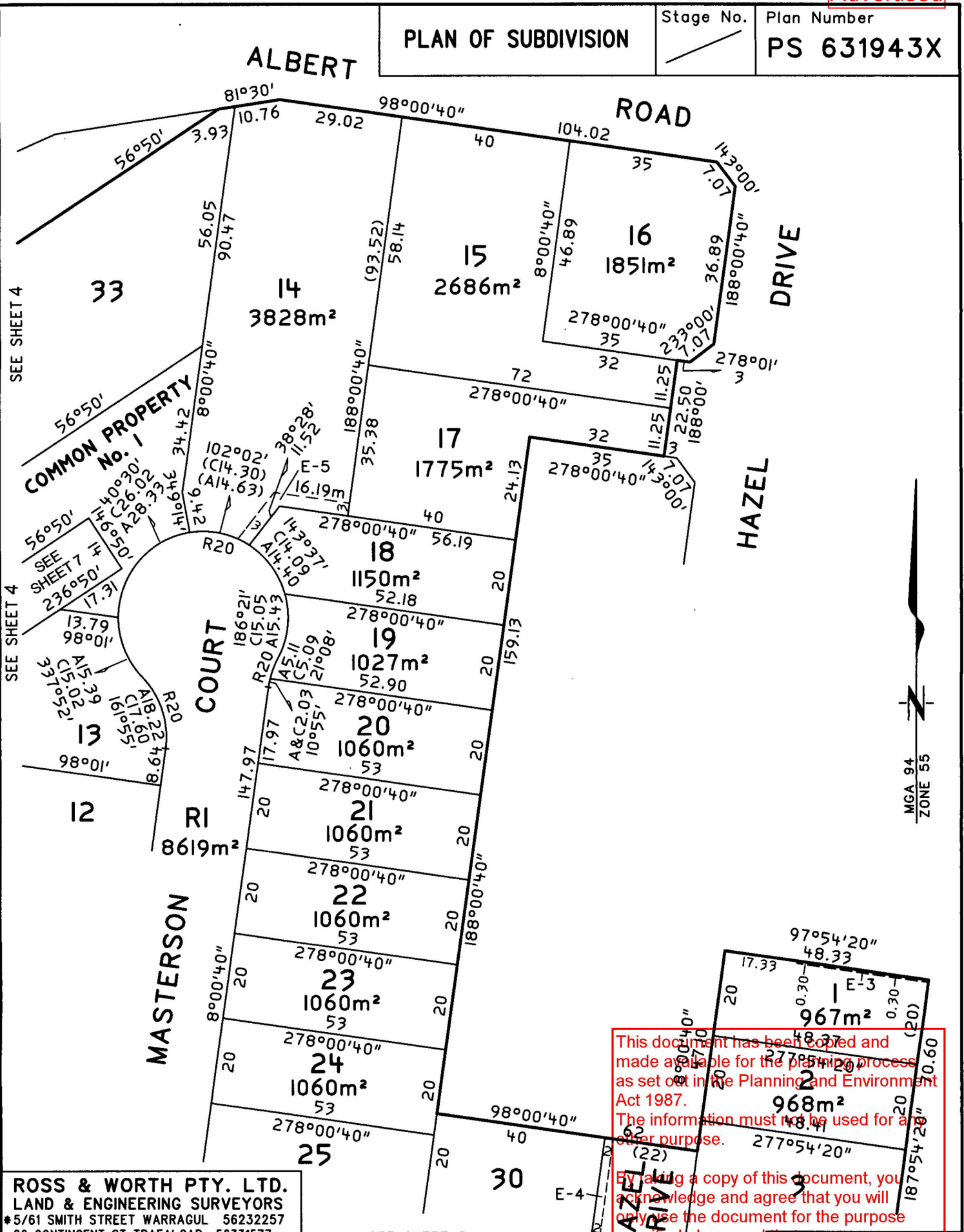
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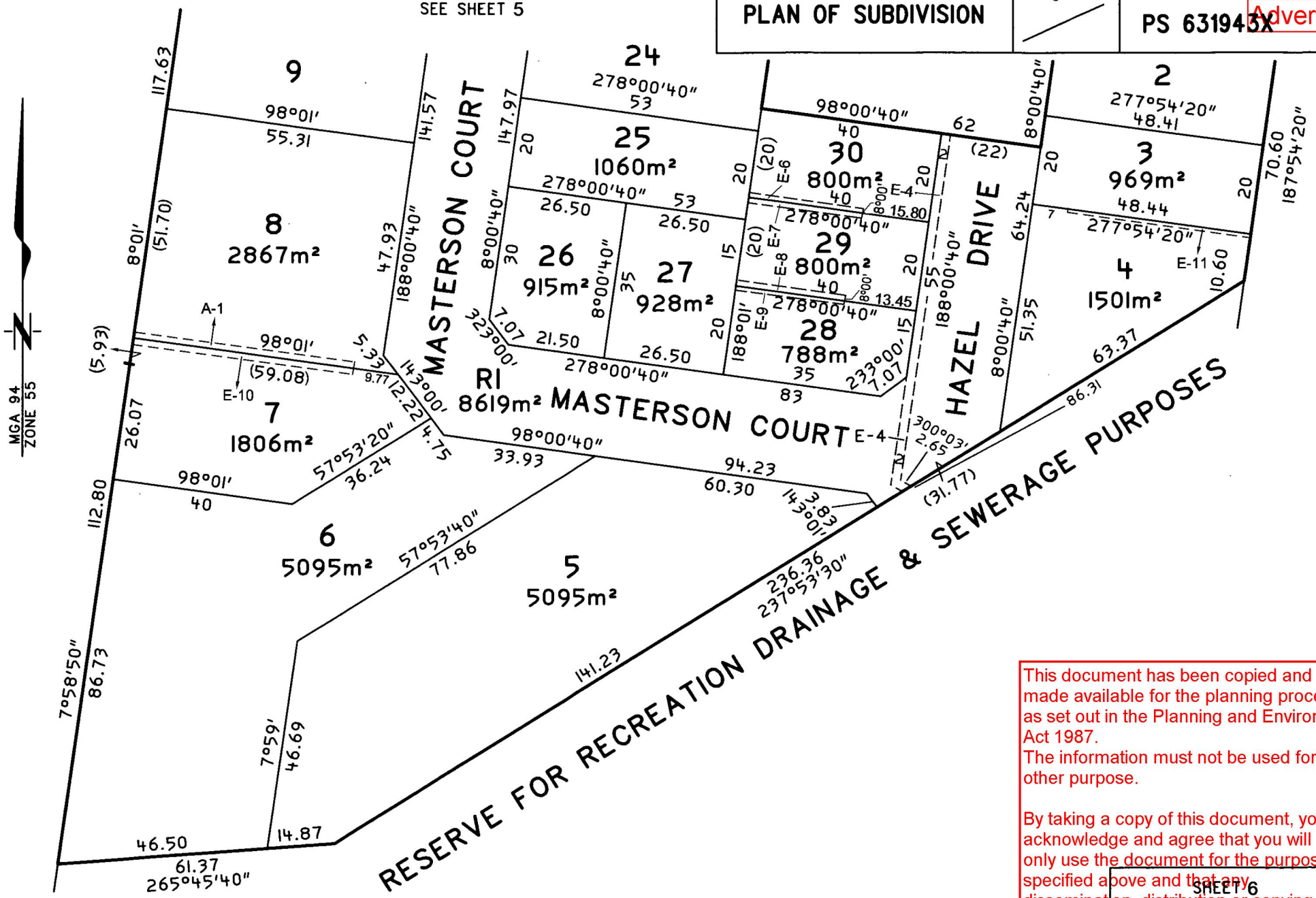
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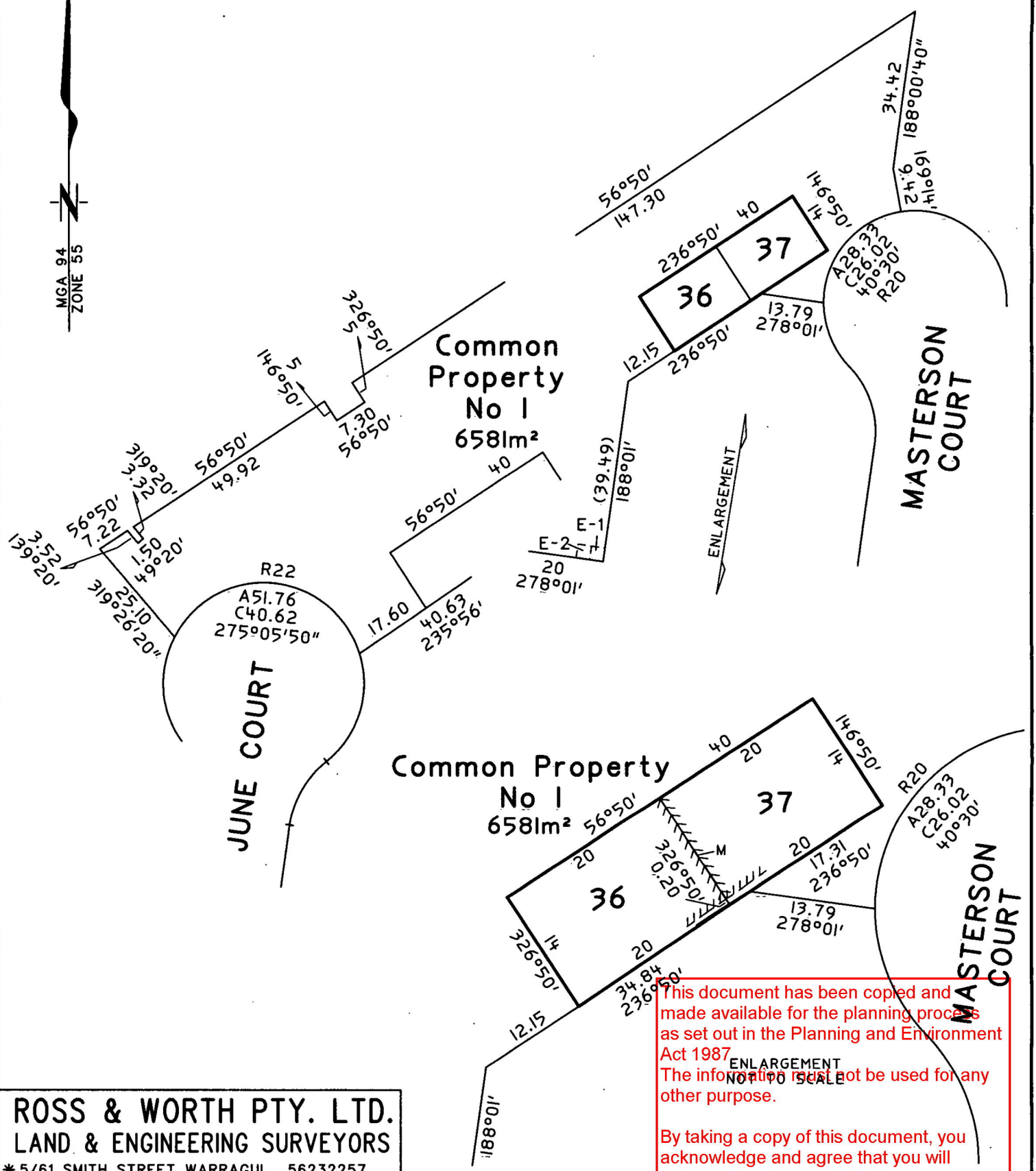
SHEET 6

Advertised

Stage No.

Plan Number

PS631943X



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 REF 12026
 DATE 9/12/11
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 VERSION 01

SHEET 7
 COUNCIL DELEGATE SIGNATURE



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION 1
PLAN NO. PS631943X**

The land in PS631943X is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 33 - 37.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
OC009911H 09/02/2011

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 33	2.5	2.5
Lot 34	2.5	2.5
Lot 35	2.5	2.5
Lot 36	2.5	2.5
Lot 37	2.5	2.5
Total	100.00	100.00

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Department of Environment, Land, Water & Planning

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Owners Corporation Search Report

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**OWNERS CORPORATION 1
PLAN NO. PS631943X**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

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Page 2 of 2

Planning Permit information.**27 Masterson Cour, Warragul.****Carparking, class times/days, class sizes and an request for an extension of time to process this application...****Carparking –**

We have 3 staff car parks on site and majority of the time we only have 3 staff max on at the studio.

We also have 8 car parks (one disabled) for parents dropping off and picking up their children. Around 85% of our parents drop and run and then return to pick up their children when their classes are finished. Many of our students do multiple classes so parents are picking up at different times so the car park is only full at drop off or pick up times. With our younger classes, parents do stay but we have enough car parks for them to park and stay as these classes are run when the studio is much quieter and these classes are the only classes running. We do get a lot of the gym across the roads clients parking in the court outside of our building so it can look like there are more cars there at times. This is the case most mornings, afternoons and evenings so this can make it look like the cars are from the studio but they are actually clients of the gyn across the road.

Class sizes –

At our busiest on a Tuesday & Wednesday afternoon from 4-7pm we have around 15-20 students on site in our studios and potentially 5 parents who will stay and watch their children. Majority of our parents will drop off and pick up after their child has finished class. For 10 minutes before and after the classes there will be more cars in the car park and in the court outside our premises just to drop off and to pick up, but while classes are on the car park and court remain quite clear. On our quieter nights on a Monday, Thursday and Saturdays the car park and off street parking right outside the studio (if it isn't taken by the gym clients from across the road) is ample space for our parents to drop off, pick up or to park and stay to watch their child's class.

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Class days/times –

We run classes on the following days and times;

Monday

9.30-10am One staff member and one studio being used.

4.15 – 5pm Two staff members and two studios being used

6-8pm One staff member and one studio being used.

Tuesday –

4pm – 7pm Three staff members and three studios being used.

7-9pm One staff member and one studio being used.

Wednesday –

4pm – 7pm Three staff members and three studios being used.

7-9pm Two staff members and two studios being used.

Thursday –

4.15pm – 8.15pm Two Staff members and two studios being used.

Saturday –

9am – 10.45am One staff member and one studio being used.

Extension of time...

I would also like to apply for an extension of time to have this application processed as it has taken a little bit longer to get the plans from my landlord and also have the builder get the plans back to me. I would appreciate an extension of however long you think may take to get further information gathered should it be required.

Thank you so much.

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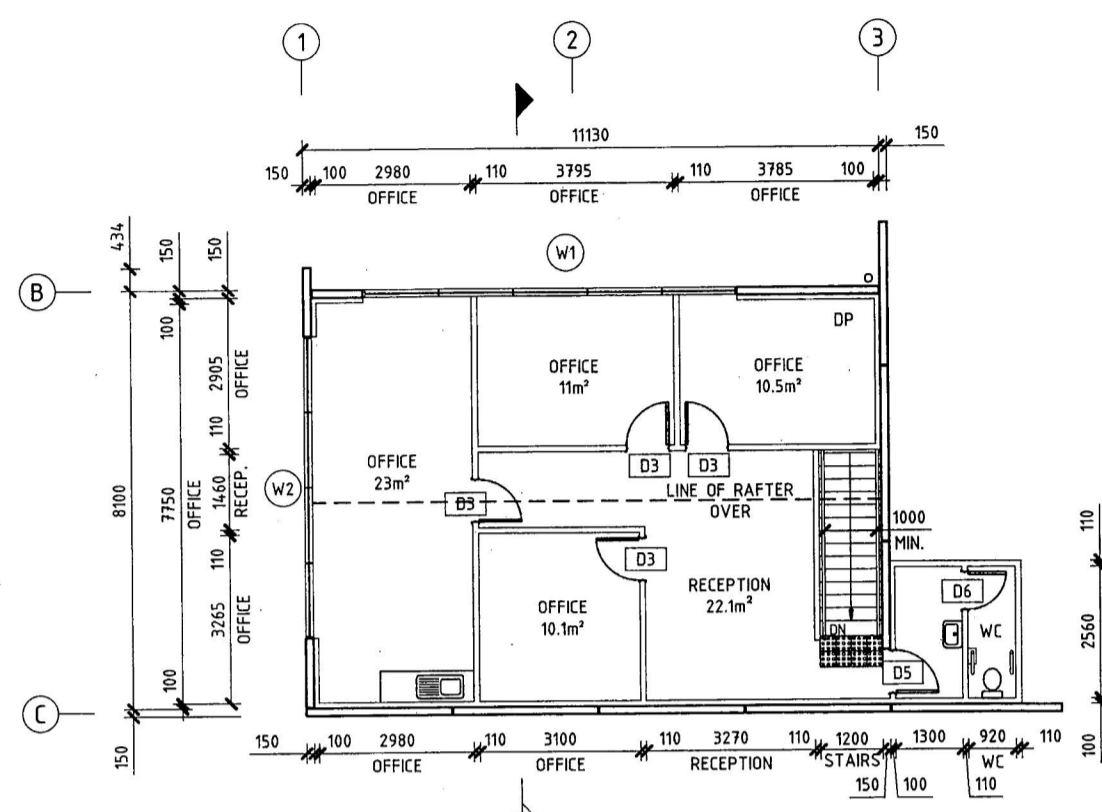
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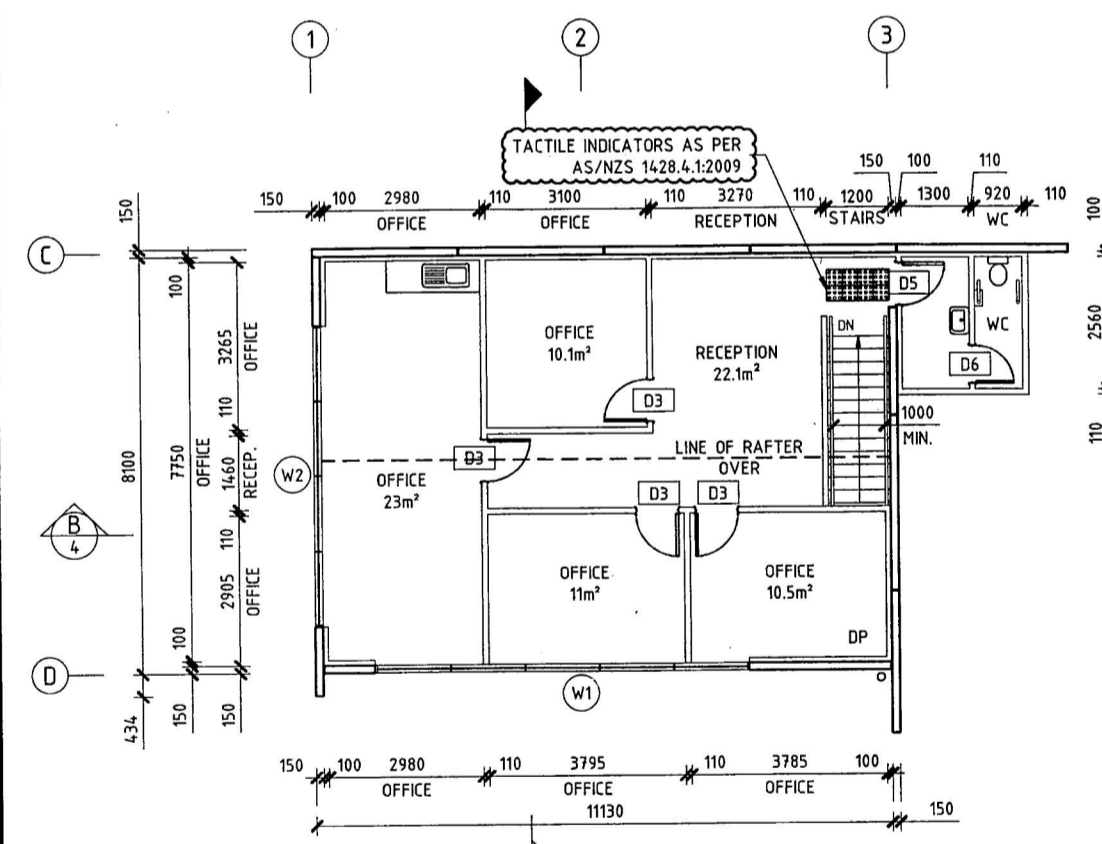
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FIRST FLOOR PLAN
OFFICE 1
SCALE 1:100



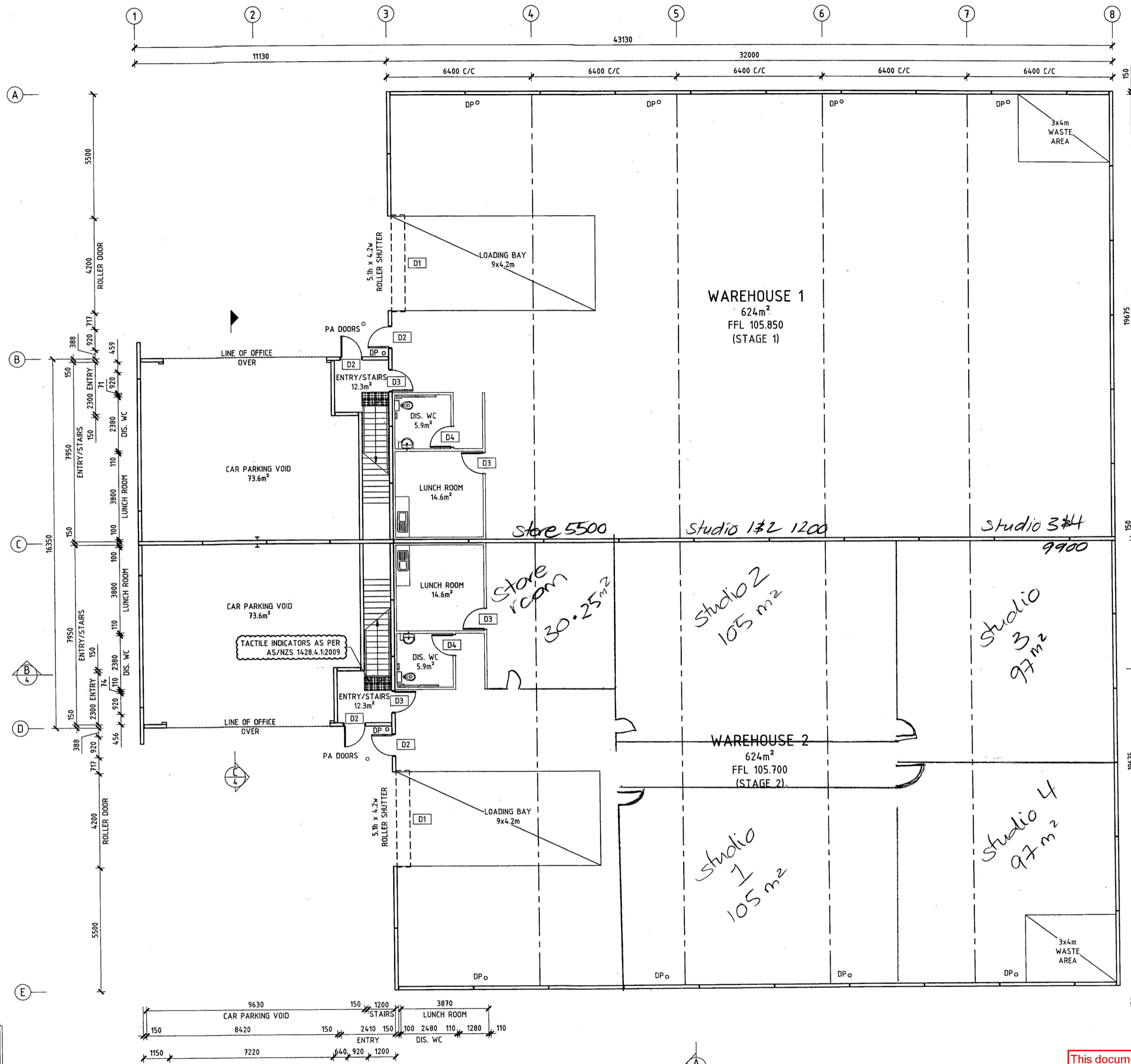
FIRST FLOOR PLAN
OFFICE 2
SCALE 1:100

WINDOW & DOOR SCHEDULE

D1	QTY2	5100Hx4200W ROLLER SHUTTER
D2	QTY4	2040Hx920W METAL CLAD PA DOOR
D3	QTY12	2040Hx920W STANDARD INTERNAL DOOR BY OTHERS
D4	QTY2	2040Hx920W STANDARD INTERNAL DOOR SELF CLOSING BY OTHERS
D5	QTY2	2040Hx820W STANDARD INTERNAL DOOR BY OTHERS
D6	QTY2	2040Hx720W STANDARD INTERNAL DOOR BY OTHERS
W1	QTY2	1800Hx720W, AL WINDOW BY OTHERS
W2	QTY2	1800Hx505W, AL WINDOW BY OTHERS

NOTE: STAIRS TO COMPLY WITH AS 1428.1-2009

- RISER TO BE OPAQUE
- STAIR NOSINGS NOT TO PROJECT BEYOND THE FACE OF THE RISER BY MORE THAN 25mm.
- HANDRAIL SHALL EXTEND AT LEAST ONE TREAD DEPTH PARALLEL TO THE LINE OF NOSINGS PLUS MINIMUM OF 300mm HORIZONTALLY FROM THE LAST RISER.
- NOSINGS TO HAVE A NON-SLIP STRIP NOT LESS THAN 50mm AND NOT MORE THAN 75mm DEEP ACROSS THE FULL WIDTH OF THE PATH OF TRAVEL. NON-SLIP STRIP TO MEET NCC 2016 PART D2.13 (a) (v) (b).



GROUND FLOOR PLAN
SCALE 1:100

Rev.	By	Date	Description	Checked
A	JW	10/05/17	AMENDED AS PER RBS REGULATORY ASSESSMENT	
REVISIONS				

SAFETY STEEL STRUCTURES
34-50 NATHAN ROAD DANDENONG SOUTH VIC 3175
TELEPHONE (03)9706 7711 FACSIMILE (03)9706 7992

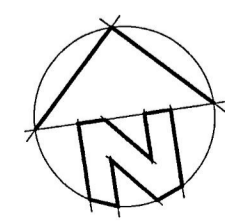
This drawing remains the intellectual property of Safety Steel Structures and shall be used only as authorised by Safety Steel Structures

Issue Status: CONSTRUCTION	Drawing Title: FLOOR PLANS
Date: 10/05/17	Client:
Drawn: JW	Project: PROPOSED WAREHOUSE
Checked: CH	Site: 26 & 27 MASTERSON COURT (ARRAGULL)
Scale: 1:100	Project No. 68715
Plot Date: 10/05/17	Drawing No. A02

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