


Office Use Only


Application No.: _____ Date Lodged: / /


Application for a **Planning Permit**

If you need help to complete this form, read **MORE INFORMATION** at the end 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 questions, 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

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

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.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					


The Proposal

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

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

 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.


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

Cost \$	 You may be required to verify this estimate. Insert '0' if no development is proposed.
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Existing Conditions

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.


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

Title Information

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.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email:
Mobile phone:	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

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.

Owner *		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date:	
day / month / year		

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:

day / month / year

If completing this form electronically, please tick the box to the right, include a date and type your name above to serve as a declaration that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Need help with the Application?

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

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

 No Yes

If 'Yes', with whom?:

Date:


day / month / year

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?

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).

Completed the relevant council planning permit checklist?

Signed the declaration above?

Lodgement

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

Planning Department
Hepburn Shire Council
PO Box 21
Daylesford VIC 3460

Customer Service Centre
Cnr Duke & Albert Streets
Daylesford VIC 3460

Contact information:

Phone: (03) 5348 1577

Email: shire@hepburn.vic.gov.au

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

Privacy Statement

Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

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

VOLUME 10486 FOLIO 520

Security no : 124085507206N
Produced 15/09/2020 11:53 AM

LAND DESCRIPTION

Lot 1 on Title Plan 016266J.
Created by Application No. 085208U 30/11/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SPARKS CRESWICK PTY LTD of 7 ALFRED STREET CRESWICK VIC 3363
AT403865D 06/07/2020

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP016266J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT398839B (E)	CONV PCT & NOM ECT TO LC	Completed	03/07/2020
AT403865D (E)	TRANSFER	Registered	06/07/2020

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16811U HEINZ & PARTNERS
Effective from 06/07/2020

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
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Number of Pages (excluding this cover sheet)	1
Document Assembled	15/09/2020 11:56

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The document is invalid if this cover sheet is removed or altered.

EDITION 1 TITLE PLAN TP16266J

Location of Land
 Parish: CRESWICK
 Township: CRESWICK
 Crown Allotment: 4 (PT)
 Section: 12
 Crown Portion: -
 LTO base record: SDMB-C (RURAL)
 Last plan Reference:
 Title Reference:
 Depth Limitation: NIL

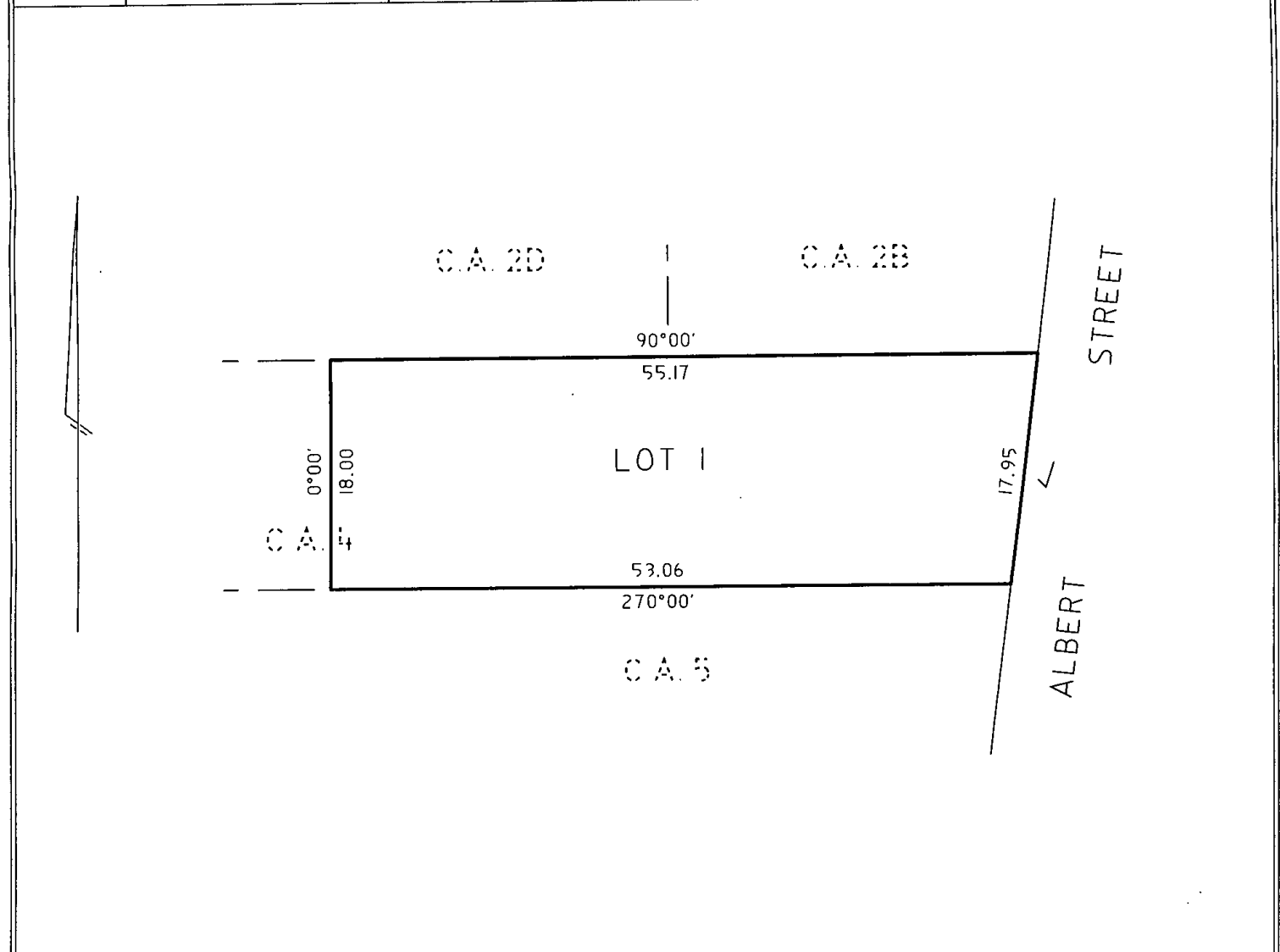
Notations
 Warning as to dimensions :
 Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Easement Information
 E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

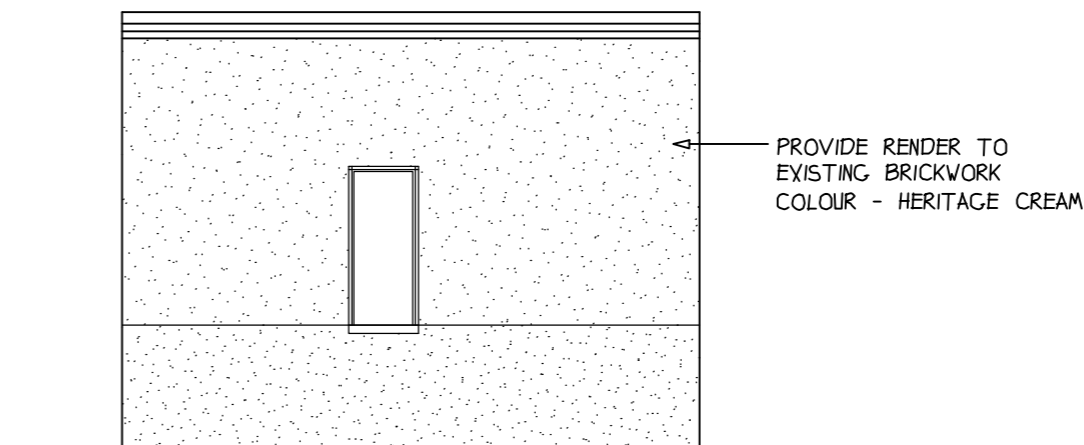
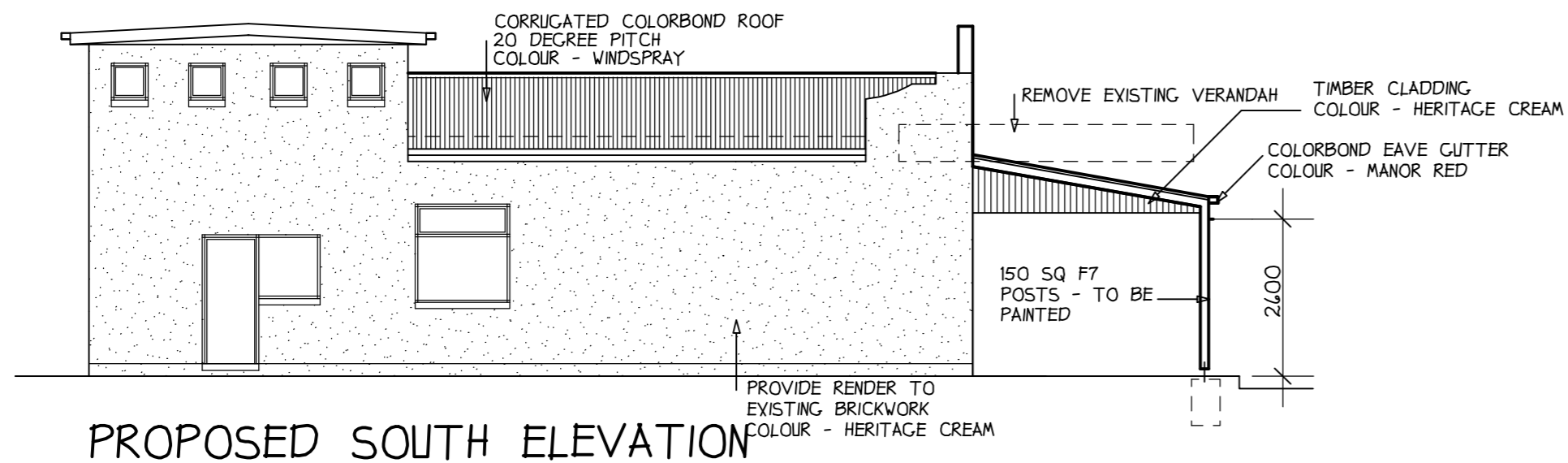
THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
NIL				

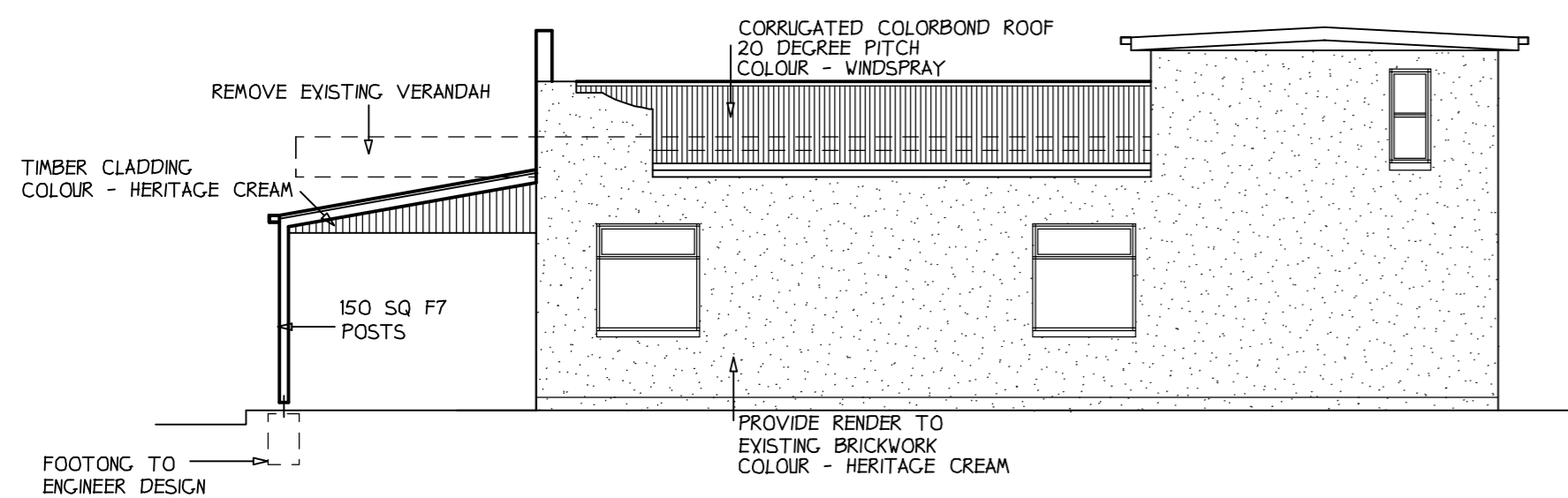
Checked by *[Signature]*
 Date 14/12/99
 Assistant Registrar of Titles



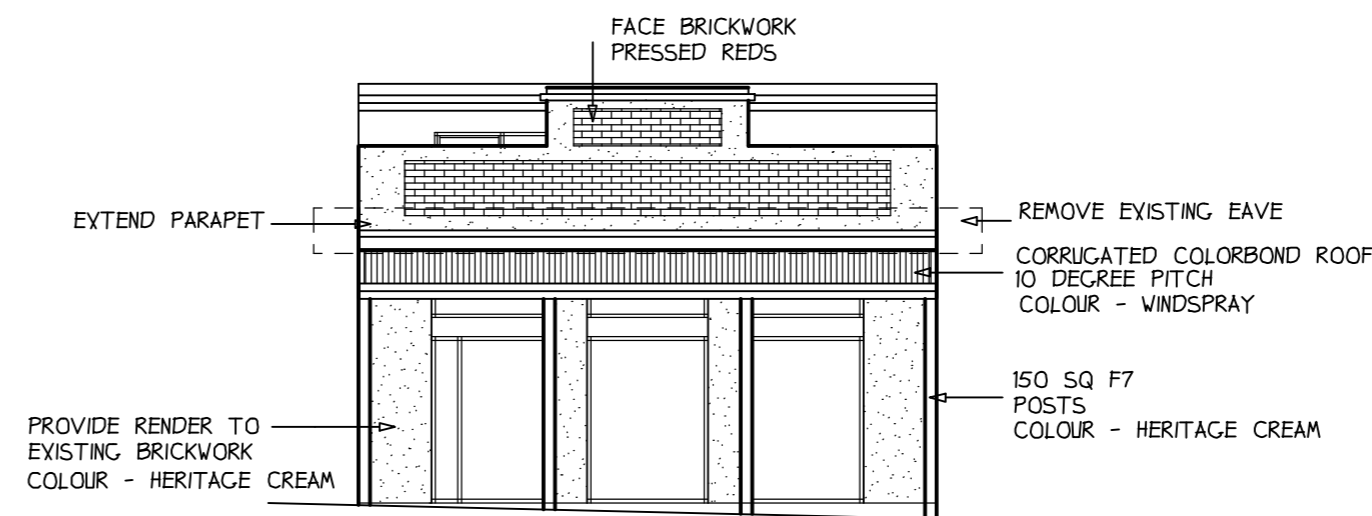
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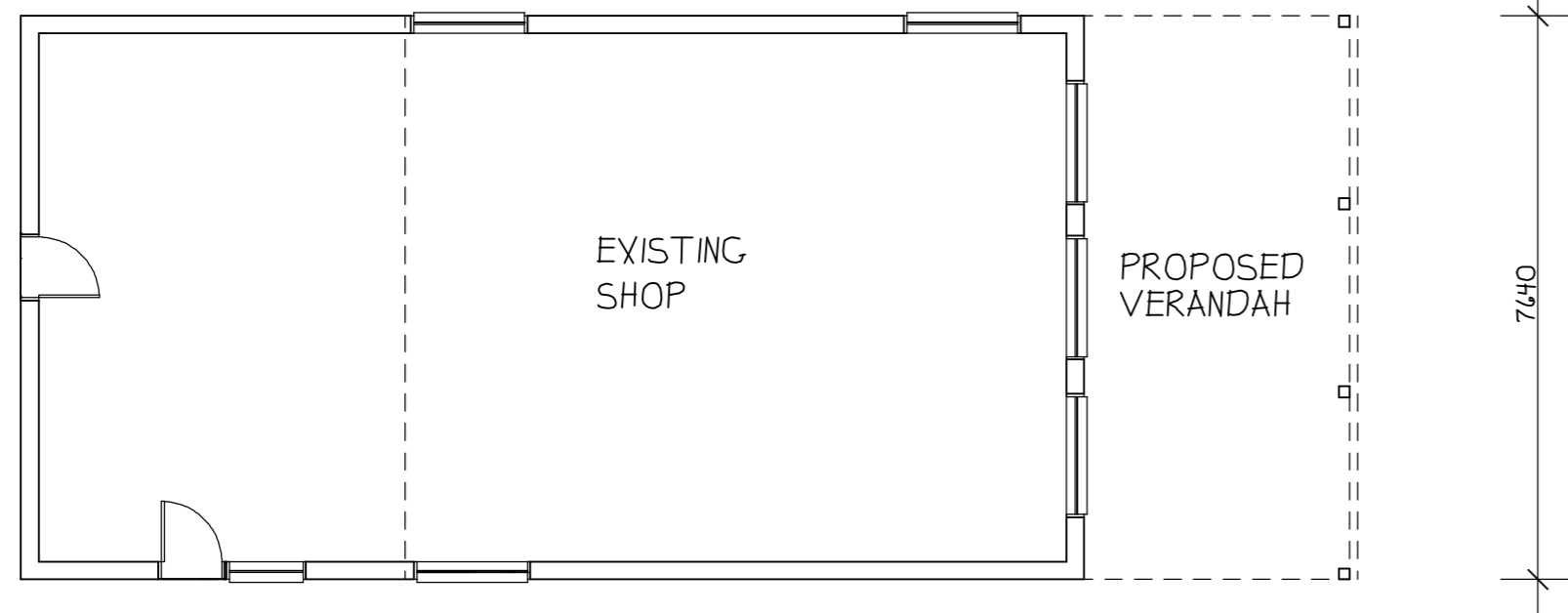
PROPOSED WEST ELEVATION



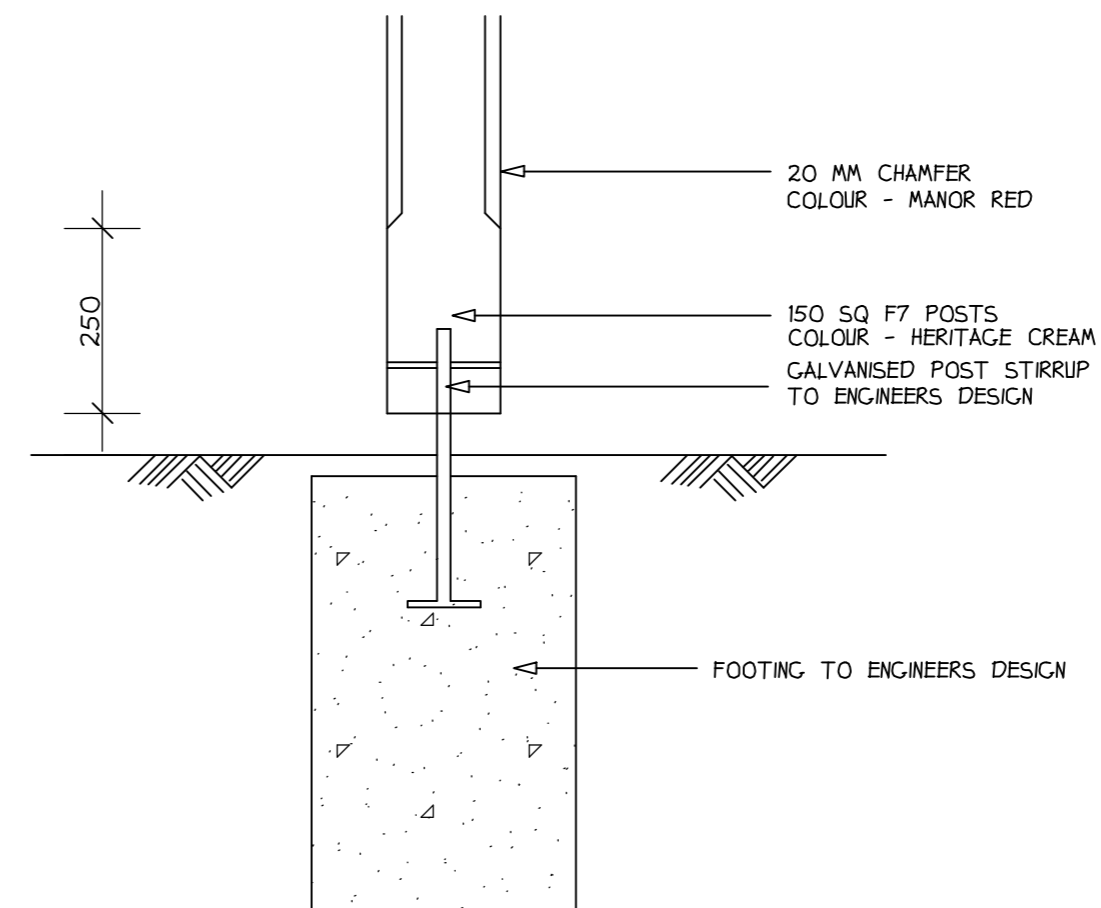
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



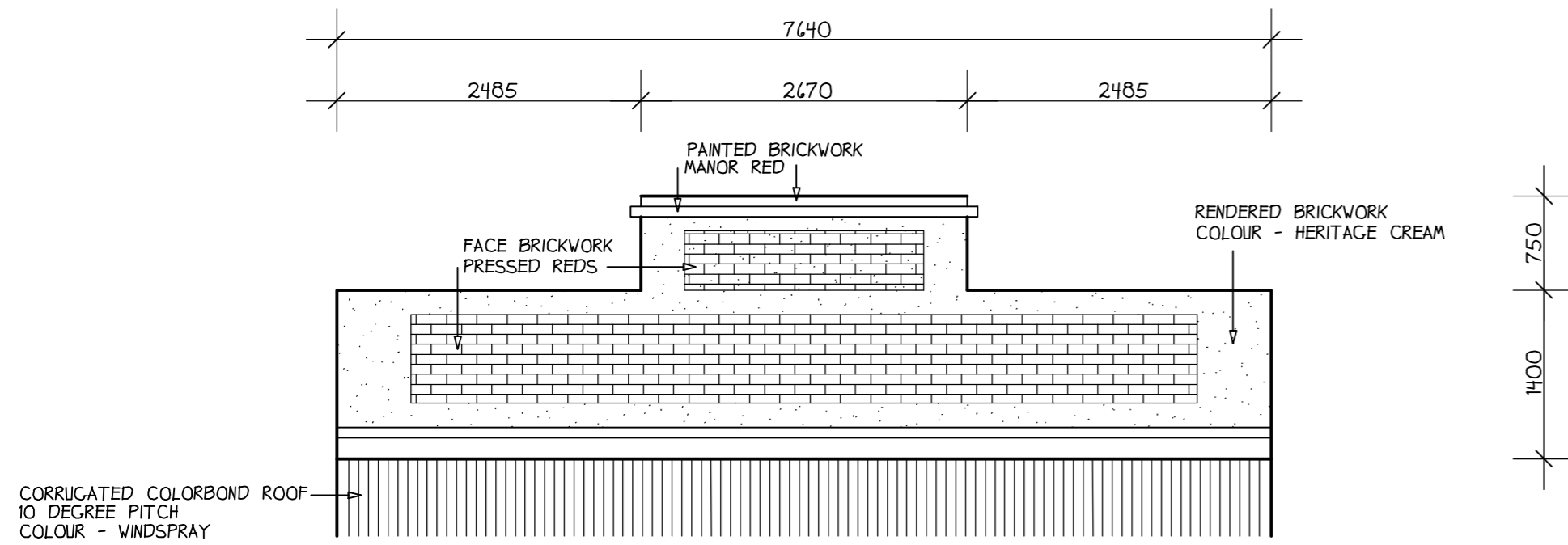
PROPOSED EXISTING FLOOR PLAN



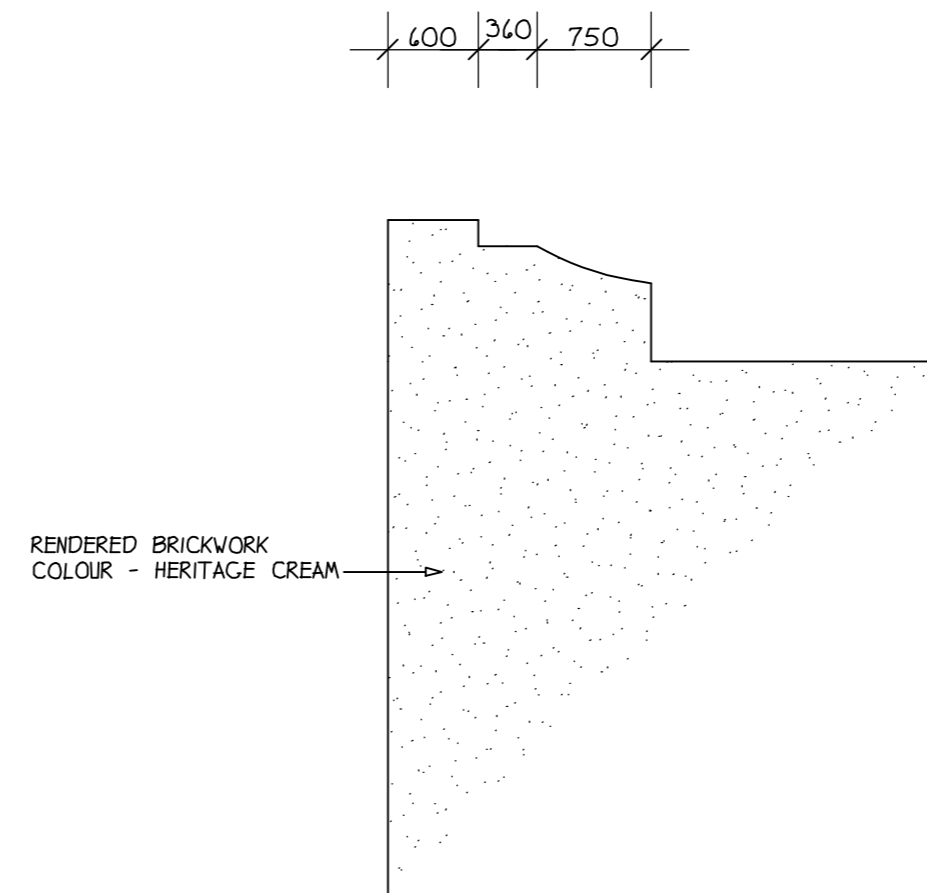
FOOTING DETAIL
SCALE 1:25

FOR ALL FOOTING DETAILS
REFER ENGINEERS DESIGN

WINDOW SCHEDULE		
ALL GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047		
NUMBER	HEIGHT X WIDTH	REMARKS
SHOWER SCREENS TO BE LAMINATED SAFETY GLASS		
AREA		
DESCRIPTION	METRES SQUARE	SQUARES
DVELLING		
GROUND FLOOR		
FIRST FLOOR		
GARAGE		
CARPOR		
VERANDAH		
DATE	PLANS ISSUED	
SHEET DETAIL		
LOCATION PLAN		
DATE	AMENDMENT	
PROJECT		
PROPOSED ALTERATIONS TO EXISTING BUILDING		
PROPRIETOR		
SPARKS CRESWICK PTY LTD		
SITE LOCATION		
91 ALBERT STREET CRESWICK		
DATE	SCALES	
9 : 11 : 20	1:100	
DRAWN	SHEET NUMBER	
T. Janssens	1 OF 2	
ROSS BARNETT DESIGN		
224A Doveton St. Sth.		
Ballarat 3350		
Ph/Fax 53322077		
Registered Building Practitioner DP-AD1268		
<p>NORTH</p>	<p>ROSS BARNETT DESIGN</p>	



FRONT PARAPET ELEVATION



SIDE PARAPET ELEVATION

DATE		PLANS ISSUED	
SHEET DETAIL LOCATION PLAN			
DATE		AMENDMENT	
PROJECT PROPOSED ALTERATIONS TO EXISTING BUILDING			
PROPRIETOR SPARKS CRESWICK PTY LTD			
SITE LOCATION 91 ALBERT STREET CRESWICK			
DATE 6 : 11 : 20		SCALES 1:50	
DRAWN T. Janssens		SHEET NUMBER 2 OF 2	
ROSS BARNETT DESIGN 224A Doveton St. Sth. Ballarat 3350 Ph/Fax 53322077 Registered Building Practitioner DP-AD1268			
<p>NORTH</p>		<p>ROSS BARNETT DESIGN</p>	

91 Albert Street Creswick Vic 3363- Planning Summary (November 2020)

THE PROPOSAL

The proposal seeks to obtain planning approval for external alterations to the old Commonwealth Bank Building located at 91 Albert Street Creswick.

The proposal includes replacing existing roof with a new roof which has a higher pitch, rendering the existing brickwork and removing the existing veranda and eaves and replacing with a new veranda. The entire building would then be painted.

ZONING

- Commercial 1 Zone
- Environmental Significance Overlay
- Heritage Overlay

REQUIREMENT FOR A PLANNING PERMIT

Commercial 1 Zone- Carry out works within 30 meters of land which is in a residential zone.
Heritage Overlay- Construct a building or carry out works.

SITE DESCRIPTION

Site Area; 976m²

There are two buildings on the site. The works are to be completed to the front building.

Site Photos;



COMMERCIAL 1 ZONE

Purpose;

To implement the Municipal Planning Strategy and the Planning Policy Framework. To create vibrant mixed-use commercial centres for retail, office, business, entertainment and community uses. To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Response;

While the proposed works are within 30 meters of land which is in a residential zone the proposed alterations are sympathetic with the neighbourhood character and should have no impact on the neighbouring community.

HERITAGE OVERLAY

Purpose;

To implement the Municipal Planning Strategy and the Planning Policy Framework. To conserve and enhance heritage places of natural or cultural significance. To conserve and enhance those elements which contribute to the significance of heritage places. To ensure that development does not adversely affect the significance of heritage places. To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Response:

The building itself is in a heritage precinct only and is not of individual significance. The proposed alterations are sympathetic with neighbouring buildings as are the proposed colours.