

Application for a VicSmart Planning Permit

This application form is only for **VicSmart** applications (those listed as meeting the VicSmart provisions as listed within each relevant zone/overlay). For all other planning permit applications, please request the correct form from Council.

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.

ℹ Click for further information.

Clear Form

Application type

Nominate the VicSmart permit triggers (may be more than one)

State VicSmart triggers are listed in each relevant zone and/or overlay

Local VicSmart triggers are listed in the schedule to Clause 59. List if any apply.

Select the VicSmart class(es)	Information requirements and decision guidelines can be found in
<input checked="" type="radio"/> Realign the common boundary between two lots	Clause 59.01
<input type="radio"/> Subdivision of buildings and car parking spaces	Clause 59.02
<input type="radio"/> Subdivide land into two lots (not in a rural zone)	Clause 59.02
<input type="radio"/> Front fence in a residential zone	Clause 59.03
<input type="radio"/> Buildings and works in a residential zone	Clause 59.04
<input type="radio"/> Buildings and works in commercial and industrial zones Buildings	Clause 59.04
<input type="radio"/> and works in special purpose zones	Clause 59.04
<input type="radio"/> Buildings and works in an overlay	Clause 59.05
<input type="radio"/> Remove, destroy or lop a tree	Clause 59.06
<input type="radio"/> Subdivision and buildings and works in a Heritage Overlay	Clause 59.07
<input type="radio"/> Subdivision and buildings and works in a Special Building Overlay	Clause 59.08
<input type="radio"/> Advertising sign	Clause 59.09
<input type="radio"/> Reducing the requirement for car parking	Clause 59.10
<input type="radio"/> Two lot subdivision in a rural zone	Clause 59.12
<input type="radio"/> Buildings and works in a rural zone	Clause 59.13
<input type="radio"/> Extend one dwelling on a lot in a residential zone	Clause 59.14

Pre-application meeting

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

No Yes

If 'Yes', with whom?:

Date: day / month / year

The Land ▶▶


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

Street Address *

Unit No.:	St. No.: 42	St. Name: ALBERT STREET
Suburb/Locality: CRESWICK		Postcode: 3363

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 checked="" 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? *

2 LOT SUBDIVISION (BOUNDARY RE-ALIGNMENT)
<input checked="" type="checkbox"/> 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 development for which the permit is required *

Cost \$ <input type="text" value="0"/>	 You may be required to verify this estimate. Insert '0' if no development is proposed.
--	--

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.

TWO DWELLINGS + ASSOCIATED SITING
<input checked="" type="checkbox"/> 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?
<input type="radio"/> Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
<input type="radio"/> No
<input checked="" type="radio"/> Not applicable (no such encumbrance applies).
<input checked="" type="checkbox"/> 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 i

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

Applicant *

The person who wants the permit.

Name:		
Title:	First Name: LISA	Surname: MACHACEK
Organisation (if applicable): CARDNO TGM		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 563W
Suburb/Locality: BALARAT WEST	State: VIC	Postcode: 3350

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 03 5330 8857	Email: lisa.machacek@cardno.com.au
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: BRAD	Surname: BLAKE
Organisation (if applicable): BLAKE WRIGLEY PTY LTD		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 66	St. Name: ALBERT STREET
Suburb/Locality: CRESSWICK	State: VIC	Postcode: 3363
Owner's Signature (Optional):	Date: day / month / year	


Information requirements


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.

Have you completed the VicSmart information checklist(s)?
<input checked="" type="radio"/> Yes
<input type="radio"/> No

Declaration i

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: 27/11/2020 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.	<input type="checkbox"/>



Need help with the Application?


If you need help to complete this form, read More Information at the end of this form.

General information about the VicSmart planning process is in the Applicant's Guide to Lodging a VicSmart Application which is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Checklist

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	Paid or included the application fee?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input checked="" type="checkbox"/>	Provided all necessary supporting information and documents listed in Clause 59 and the schedule to Clause 59 for the appropriate VicSmart class of application?	
<input checked="" type="checkbox"/>	Completed and attached the relevant information checklist for the appropriate VicSmart application?	
<input checked="" type="checkbox"/>	Signed the declaration?	

Lodgement

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

via 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.



TGM Group Pty Ltd
(a Cardno Company)

ABN 11 125 568 461

1315 Sturt Street
Ballarat VIC 3350
Australia

Phone +61 3 5330 8888

Fax +61 3 5333 3815

www.cardno.com

38-42 Albert Street Creswick
Ref 20391-04

Statutory Planning
Hepburn Shire Council
P.O. Box 21
Daylesford
Vic 3460

This application as submitted is a Planning Permit application for a two-lot subdivision (boundary re-alignment) that I believe can be processed under VicSmart. I will pay the appropriate fees once this is determined.

The proposal rearranges the two existing parcels on this site into two lots around the two dwellings on site which is a more appropriate parcellation of the site. Each of the two houses are separately serviced by water, sewer, electricity and telecommunications and with separate kerb crossovers.

We look forward to a Planning Permit in due course.
Please contact this office if you have any queries or require further information.

Best regards,

Lisa Machacek
Project Co-ordinator Survey/Planning

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

VOLUME 10030 FOLIO 222

Security no : 124086711007J
Produced 21/11/2020 03:57 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 306798U.
PARENT TITLES :
Volume 01393 Folio 579 Volume 10024 Folio 909
Created by instrument PS306798U 02/08/1991

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BLAKE WRIGLEY PTY LTD of 66 ALBERT STREET CRESWICK VIC 3363
AS611178W 11/10/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS611179U 11/10/2019
SPARX SYSTEMS PTY LTD

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 PS306798U 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: 42 ALBERT STREET CRESWICK VIC 3363

ADMINISTRATIVE NOTICES

NIL

eCT Control 16811U HEINZ & PARTNERS
Effective from 11/10/2019

DOCUMENT END

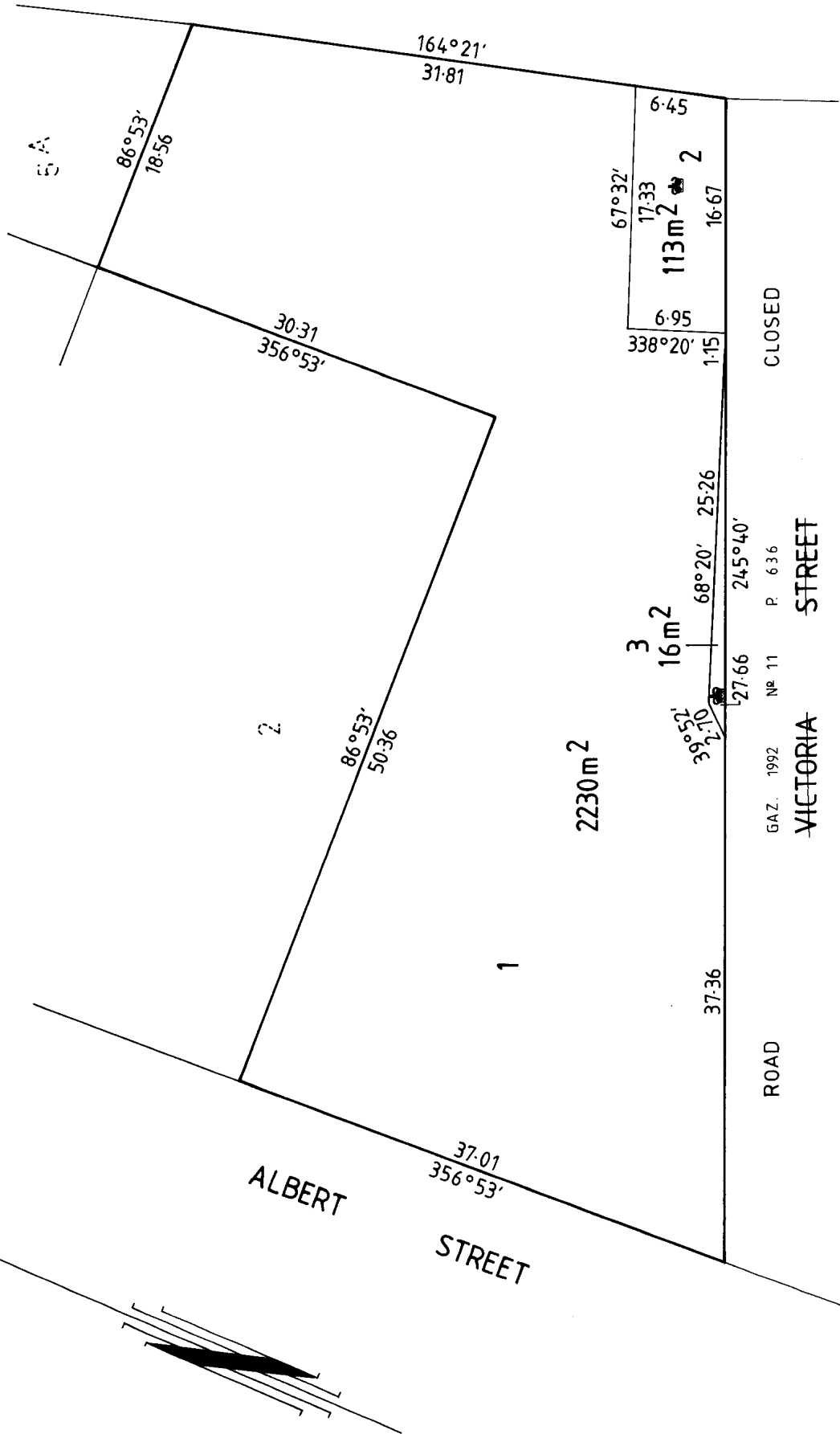
PLAN OF SUBDIVISION	STAGE NO. <hr/>	LTO use only EDITION 3	Plan Number PS306798 U
<p style="text-align: center;">Location of Land</p> <p>Parish: Creswick</p> <p>Township: Creswick</p> <p>Section: 20</p> <p>Crown Allotment: 1, 17</p> <p>Crown Portion: -</p> <p>LTO Base Record: CHART 1</p> <p>Title Reference: Vol. 1437 Fol. 223 Vol. 1393 Fol. 579</p> <p>Last Plan Reference: -</p> <p>Postal Address: Albert Street, (at time of subdivision) Creswick. 3363</p> <p>AMG Co-ordinates E 756130 Zone: 54 (of approx. centre of land N 5854230 in plan)</p>	<p style="text-align: center;">Council Certificate and Endorsement</p> <p>Council Name: CRESWICK Ref: 356</p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988.</p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /</p> <p>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p style="text-align: center;"><u>OPEN SPACE</u></p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage.....</p> <p>Council delegate Council seal</p> <p>Date 14 / 1 / 91</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate Council Seal</p> <p>Date / /</p>		
Vesting of Roads and/or Reserves			
Identifier	Council/Body/Person		
Nil	Nil		
Notations			
Staging		This is /is not a staged subdivision Planning Permit No.	
Depth Limitation		Does not apply.	
WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE			
<p>Survey This plan is is not based on survey</p> <p>This survey has been connected to permanent marks no(s) 83, 161 In Proclaimed Survey Area No. 89</p>			

Easement Information					LTO use only	
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/>	Date 30 / 7 / 91
					LTO use only	
					PLAN REGISTERED	
					TIME	
					DATE 2 / 8 / 91 <i>[Signature]</i> Assistant Registrar of Titles	
					Sheet 1 of 2 Sheets	
I.G. BISHOP and A.A. JEFFREYS PTY. LTD. CONSULTANT SURVEYORS 33 LYDIARD STREET SOUTH, BALLARAT. 3350.			LICENSED SURVEYOR (PRINT)..... I.G. Bishop			
			SIGNATURE..... DATE / /			
			REF SB 3982 VERSION			
					DATE 14 / 1 / 91	
					COUNCIL DELEGATE SIGNATURE	
					Original sheet size A3	

PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 306798 U



Sheet 2 of 2 Sheets

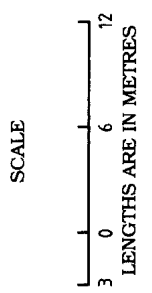
LICENSED SURVEYOR (PRINT)..... I.G. Bishop.....

SIGNATURE..... DATE / /

REF SB 3982

VERSION

COUNCIL DELEGATE SIGNATURE



ORIGINAL SCALE SHEET SIZE A3

1:300

I.G. BISHOP and A.A. JEFFREYS PTY. LTD.
CONSULTANT SURVEYORS
33 LYDIARD STREET SOUTH,
BALLARAT. 3350.

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

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

VOLUME 10574 FOLIO 586

Security no : 124086711009G
Produced 21/11/2020 03:57 PM

LAND DESCRIPTION

Crown Allotment 2 Section 20 Township of Creswick Parish of Creswick.
Created by Application No. 085199S 06/03/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

BLAKE WRIGLEY PTY LTD of 66 ALBERT STREET CRESWICK VIC 3363
AS612089Q 11/10/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS612090G 11/10/2019
SPARX SYSTEMS PTY LTD

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP021542G 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: 38 ALBERT STREET CRESWICK VIC 3363

ADMINISTRATIVE NOTICES

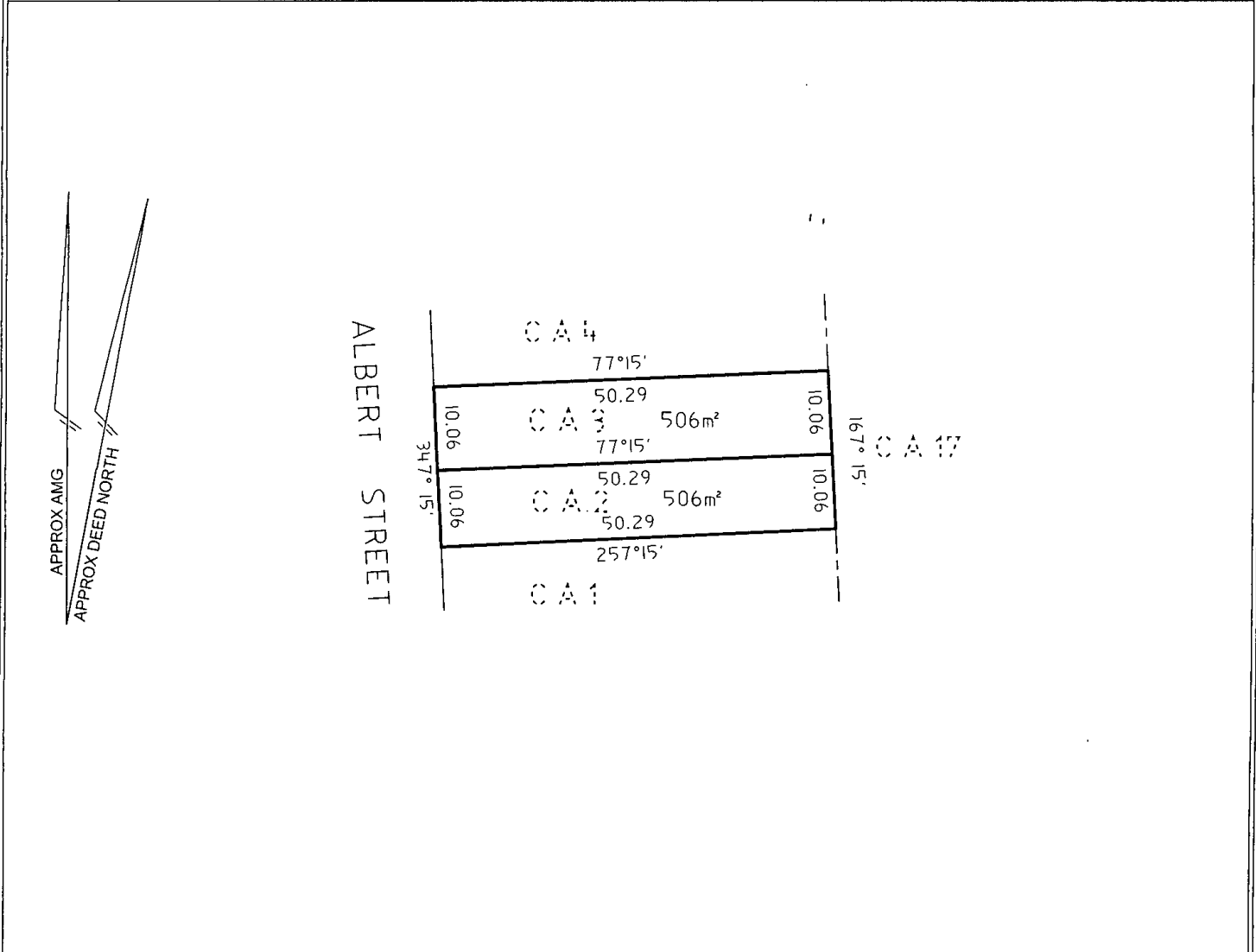
NIL

eCT Control 16811U HEINZ & PARTNERS
Effective from 11/10/2019

DOCUMENT END

EDITION 1	TITLE PLAN	TP21542G
Location of Land Parish: CRESWICK Township: CRESWICK Crown Allotment: 2 & 3 Section: 20 Crown Portion: - LTO base record: S.D.M.B.-C (RURAL) Last plan Reference: Title Reference: Depth Limitation: NIL		Notations

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 Checked by <i>[Signature]</i> Date 22/3/01 Assistant Registrar of Titles
Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of	
NIL					



LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	FILE No. AP85199S DEALING CODE No.:14
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PLAN OF SUBDIVISION

EDITION 1

PS 844950 N

LOCATION OF LAND

PARISH : CRESWICK
 TOWNSHIP : CRESWICK
 SECTION : 20
 CROWN ALLOTMENTS : PARTS 1 & 17
 CROWN PORTION : ----
 TITLE REFERENCES : VOL. 10030 FOL. 222
 VOL. 10574 FOL. 586
 LAST PLAN REFERENCES : TP 21542G
 PS 306798U (LOT 1)
 POSTAL ADDRESS : 42 ALBERT STREET
 (At time of subdivision) CRESWICK 3363
 MGA Co-ordinates
 (of approx centre of land in plan) E 756 238 ZONE: 54
 N 5 854 430 GDA 2020

COUNCIL CERTIFICATION AND ENDORSEMENT
 COUNCIL NAME: HEPBURN SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS:
 WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE.

NOTATIONS

DEPTH LIMITATION does not apply to the land in this plan

SURVEY:
 This plan is based on survey (PC379281M).

Planning Permit No.

This survey has been connected to permanent marks No(s). 83, 161, 186
 In Proclaimed Survey Area No. 89

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
 Phone +61 3 5330 8888 Fax +61 3 5333 3815
 Email: victoria@cardno.com.au Web: www.cardno.com

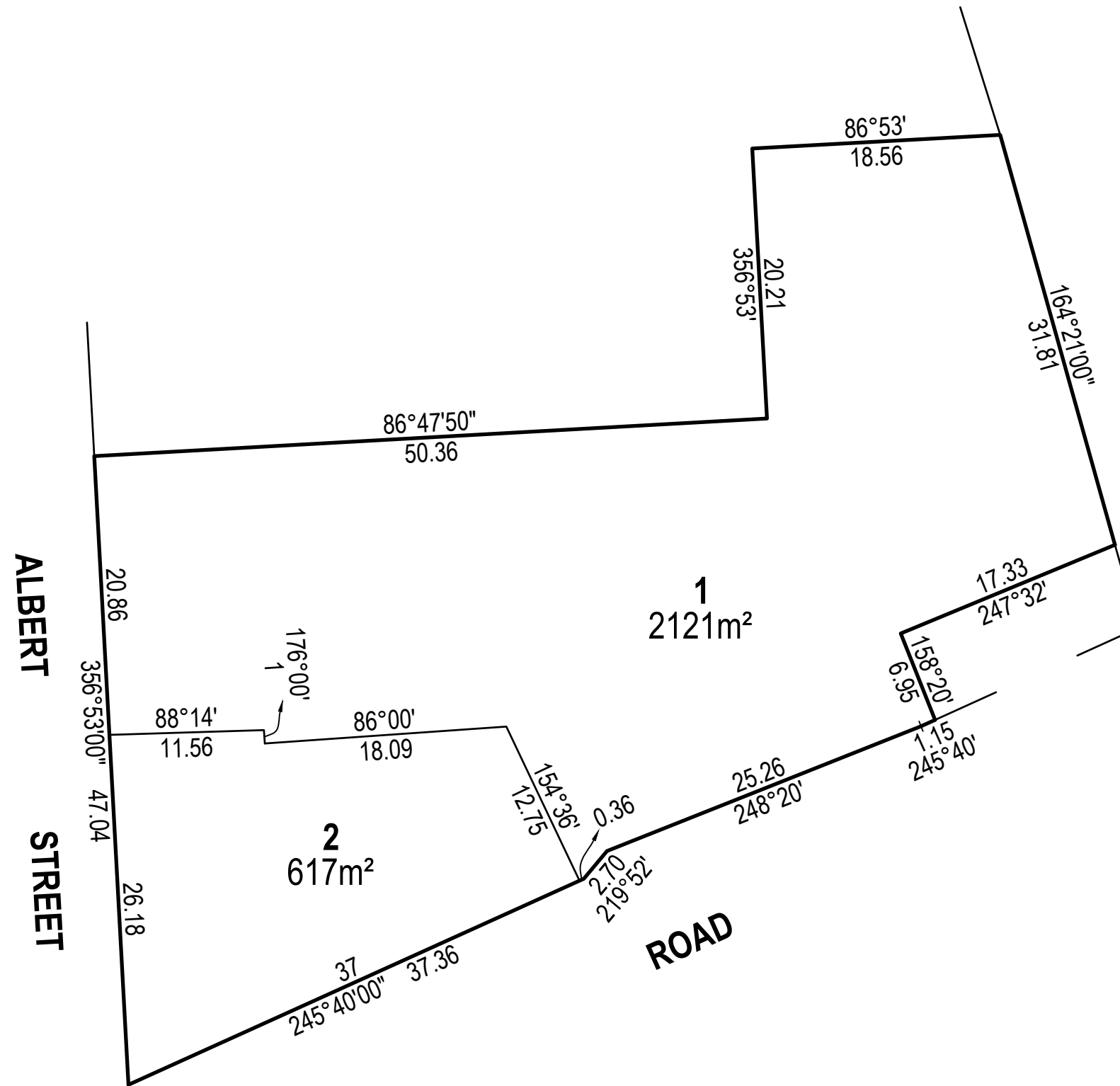
FILE REF: 20391-04-PS844950N-01.dwg
 DATE: 27/10/2020

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 2

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 1

M.G.A. 2020
ZONE 54

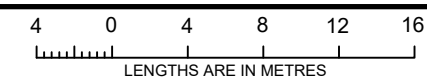


FILE REF: 20391-04-PS844950N-01.dwg



ABN 11 125 568 461
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
Phone +61 3 5330 8888 Fax +61 3 5333 3815
Email: victoria@cardno.com.au Web: www.cardno.com

SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 2

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 1