



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 17	Street Name: Princes Avenue
Town: Drouin		Postcode: 3818

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

Option A:

Lot No:	1
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input checked="" type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	908819

Option B:

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

Section 2: PERMIT APPLICANT

Name:	
Business:	Ta Ching Pty Ltd
Postal Address:	
Telephone No. (H)	
Email Address:	

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

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

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

0

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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..

Advertised

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

See "Other" section below

Development:

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" 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 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 Subdivision Qty: <input style="width: 50px;" 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 style="width: 50px;" 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 style="width: 50px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other: Clause 32.08-3: Subdivide land zoned General Residential Zone Schedule 1 (GRZ1). Clause 42.01-2: Subdivide land and undertake associated works within the Environmental Significance Overlay Schedule 4 (ESO4).
~~Clause 42.01-2: Remove vegetation within the ESO4. Clause 52.17: Removal of native vegetation. Clause 52.29-2: Create access to a road in a Transport Zone 2 (TRZ2). Clause 52.29-2: Subdivide land adjacent to a road in a (TRZ2).~~

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.

FURTHER DETAILS OF PROPOSAL (optional)

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

Advertised

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

Please refer to the Town Planning Report.

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

No

Yes If yes, with whom?

Date of this meeting **25 July 2023**

Section 8: DECLARATION This form must be signed. Complete 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:

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.*

To be paid once issued.

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

Advertised

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

Page 1 of 1

VOLUME 11014 FOLIO 987

Security no : 124110496133L
Produced 14/11/2023 04:14 PM

LAND DESCRIPTION

Lot 1 on Title Plan 908819U.
PARENT TITLE Volume 08846 Folio 852
Created by instrument AF090575X 25/05/2007

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

DIAGRAM LOCATION

SEE TP908819U 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: 17 PRINCES AVENUE DROUIN VIC 3818

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 19/08/2022

DOCUMENT END

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<h1>TITLE PLAN</h1>	EDITION 1	<h1>TP908819U</h1>
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<p>LOCATION OF LAND PARISH: DROUIN WEST TOWNSHIP: SECTION: CROWN ALLOTMENT: 38 (PART), 38A (PART) CROWN PORTION: LAST PLAN REFERENCE: LP88767 - LOT 26 DERIVED FROM: VOL.8846 FOL.852 DEPTH LIMITATION: NIL</p>	<p style="text-align: center;">NOTATIONS</p> <p style="text-align: center;">LOT 1 HEREON IS ALSO KNOWN AS LOT 26 ON LP88767</p>
--	--

EASEMENT INFORMATION					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: D. POPEC Date: 18/06/2007 Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
E-1, E-7, E-8, E-10, E-11, E-12	WATER SUPPLY AND SEWERAGE	2	AF090575X	CENTRAL GIPPSLAND REGION WATER AUTHORITY	
E-2, E-7, E-8	DRAINAGE AND SEWERAGE	2.01	LP88767	LOTS ON LP88767	
E-3	SEWERAGE	1.83	LP88767	LOTS ON LP88767	
E-4, E-5, E-11 & E-12	WATER SUPPLY	2.01	C/E C223465	DROUIN WATER TRUST	
E-5, E-6, E-10 & E-11	TRANSMISSION OF MESSAGES & SIGNALS	SEE DIAG	C/E C511740	COMMONWEALTH OF AUSTRALIA	

SEE SHEET 2 FOR DIAGRAM

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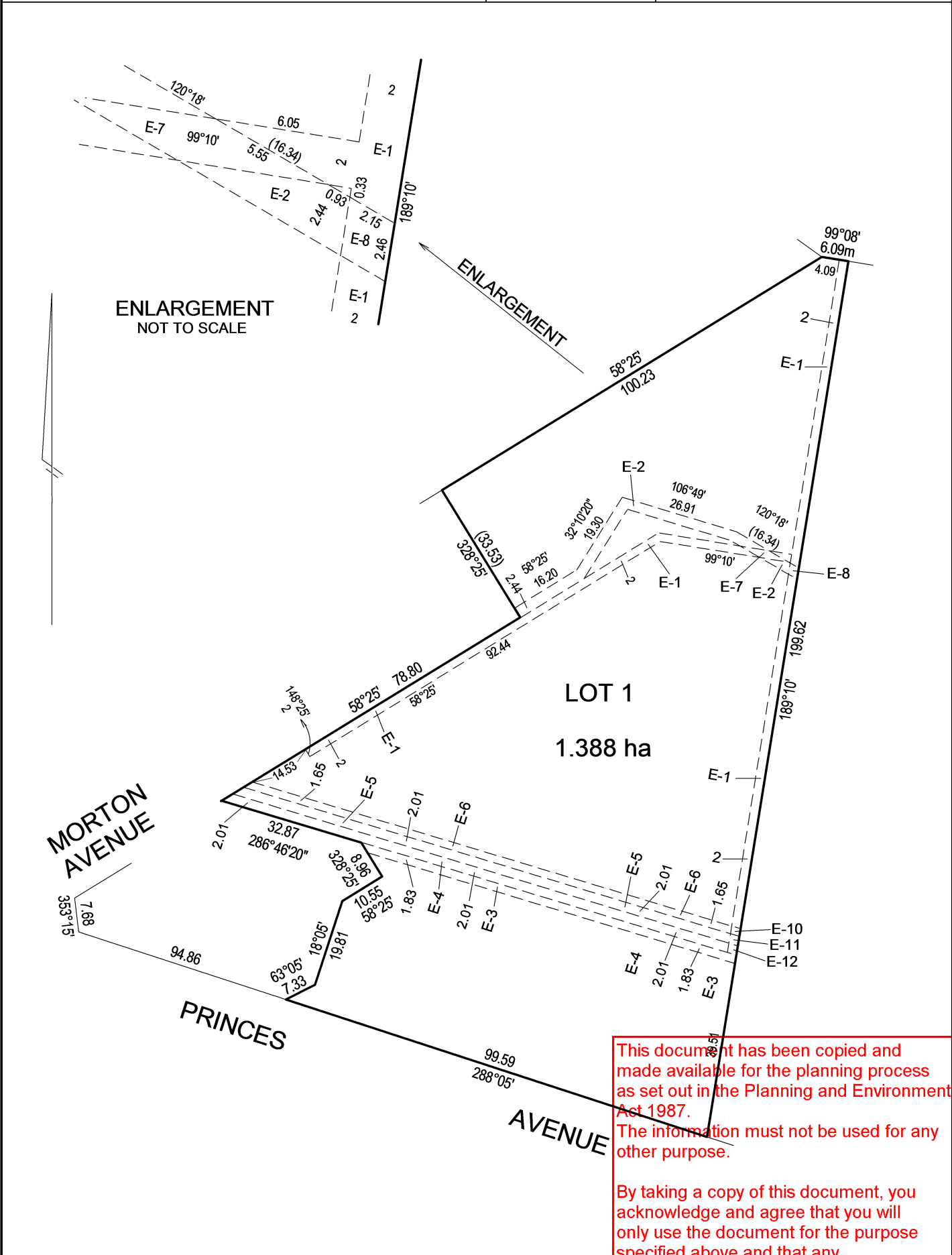
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LENGTHS ARE IN METRES	SCALE	DEALING / FILE No: AF090575X	DEALING CODE: 45E
			SHEET 1 OF 2

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TITLE PLAN

TP908819U



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LENGTHS ARE IN METRES	SCALE 1:800	DEALING / FILE No: AF090575X	SHEET 2



Department of Environment, Land, Water & Planning

Advertised

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 14/11/2023 04:17:01 PM

Status	Registered	Dealing Number	AV978591M
Date and Time Lodged	19/08/2022 02:56:17 PM		

Lodger Details

Lodger Code	15940N
Name	COMMONWEALTH BANK OF AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

11014/987

Transferor(s)

Name
ACN

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 1525000.00

Transferee(s)

Tenancy (inc. share)

Name
ACN
Address
Street Number
Street Name

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Electronic Instrument Statement

Street Type
Locality
State
Postcode

Duty Transaction ID
5510767

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of
Signer Name
Signer Organisation
Signer Role
Execution Date

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of
Signer Name
Signer Organisation
Signer Role
Execution Date

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Application to Amend Advertised a Planning Application S50/S57A

Section 1: PERMIT DETAILS

Planning Application No:	PLA0275/23
Address:	17 Princes Avenue, Drouin

Section 2: PERMIT APPLICANT

Name:	
Business:	Ta Ching Pty Ltd
Postal Address:	
Telephone No. (H)	
Email Address:	

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

Name(s):			
Postal Address:			Postcode:
Telephone No. (H)	(W)	(M)	
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.

Reconfiguration of proposed subdivision including location of access driveway and addition of one lot. Refer to updated plans and supporting documents for details.

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Section 5: DEVELOPMENT COST

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

Section 6: DECLARATION This form must be signed. Complete box A or B

<p>A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.</p>	<p>Owner/ Applicant signature:</p>	<p>Date: Advertised</p>
<p>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.</p>	<p>Applicant Signature:</p>	<p>Date: 27/06/2024</p>

PLEASE FORWARD THIS APPLICATION TO

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

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Application to Amend Advertised a Planning Application S50/S57A

Section 1: PERMIT DETAILS

Planning Application No:	PLA0275/23
Address:	17 Princes Avenue, Drouin

Section 2: PERMIT APPLICANT

Name:	
Business:	Ta Ching Pty Ltd
Postal Address:	
Telephone No. (H)	
Email Address:	

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

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

Section 4: AMENDMENT CATEGORY Please tick ✓

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

<p>Please refer to the attached plan (MP10-Sub) which has been updated to show the requested dimensions and setbacks of the the road area required to facilitate Council's requested service vehicle turnaround area.</p>	<p style="color: red; font-size: small;">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.</p>
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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 \$
Does the amendment proposal introduce any additional Permit Triggers? (eg. creation of easement, parking reduction) If yes, an additional application fee may be required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Section 6: DECLARATION This form must be signed. Complete box A or B

<p>A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.</p>	<p>Owner/ Applicant signature:</p>	<p>Date: Advertised</p>
<p>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.</p>	<p>Applicant Signature:</p>	<p>Date: 16/01/2025</p>

PLEASE FORWARD THIS APPLICATION TO

<p>E-mail: planning@bawbawshire.vic.gov.au</p> <p>Phone: 5624 2411</p> <p>In Person: Customer Service Centre: 33 Young Street Drouin</p>	<p>Mail: Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820</p>
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Our Ref: 23336/P
Doc Name: MP10 Amendment Application MWC RFI Response
SJJ/ral

23 December 2024

- Principal Statutory Planner
Baw Baw Shire Council
PO Box 304
WARRAGUL VIC 3820

Via Email:

Dear _____,

17 Princes Avenue, Drouin
Planning Permit Application PLA0275/23
Response to Melbourne Water Corporation Request for Information

Taylor's continues to act for Ta Ching Pty Ltd with respect to the above application.

We refer to Council's email dated 10 December 2024 advising of Melbourne Water Corporation's (MWC) request for further information. We have held further discussions with _____ at MWC and now provide this response.

Please refer to the attached plan (MP10-Sub) which has been updated to show the requested dimensions and setbacks to the extent possible. As advised to _____, there is no proposed future internal road. The road area provided is required to facilitate Council's requested service vehicle turnaround area and must be located as shown due to the steeper road grades further to the west. It aligns with an existing gated access to the land and has been shown with a setback to the creek, as dimensioned. The development of the site comprises only the five residential lots shown and the current status-quo remains for the farm on the balance of the land. Whilst an application for development of the balance of the land was previously made, this has been abandoned due to the expressed lack of support from Council and expected lack of support from MWC. Accordingly, the owner intends to only develop the five lots shown in this application. The remainder remains unchanged.

As requested, the application plans show the 20m setback from the Q100 line that is located within the creek reserve. Whilst MWC's intent of this setback is to protect a "riparian zone", it must be noted that the area in question is within the existing farm paddock and contains no environmental values.

We have provided as much information as possible, noting that we are unable to provide future internal road details as this is not proposed.

We trust that this is sufficient detail to now determine the application.. As requested, please also find attached a completed Section 57A amendment form.

Yours faithfully,

Principal Planner

Mob:

Email:

Cc:

Encl: Section 57A form
Updated plan 23336_MP10-Sub

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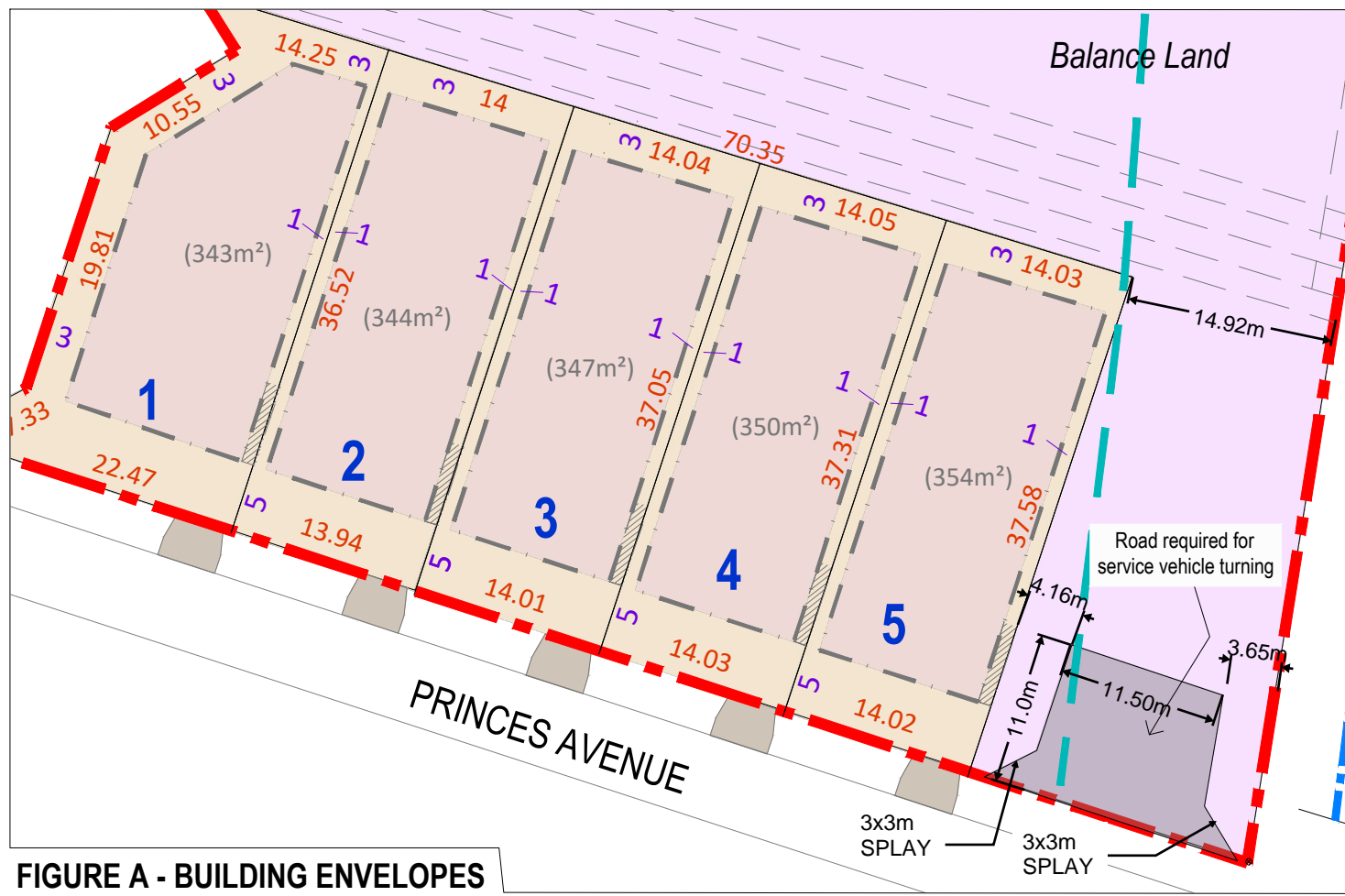
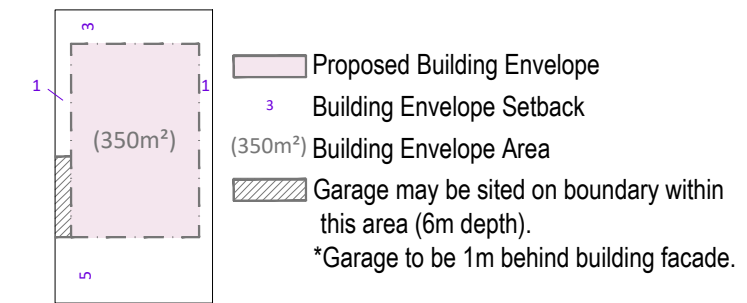
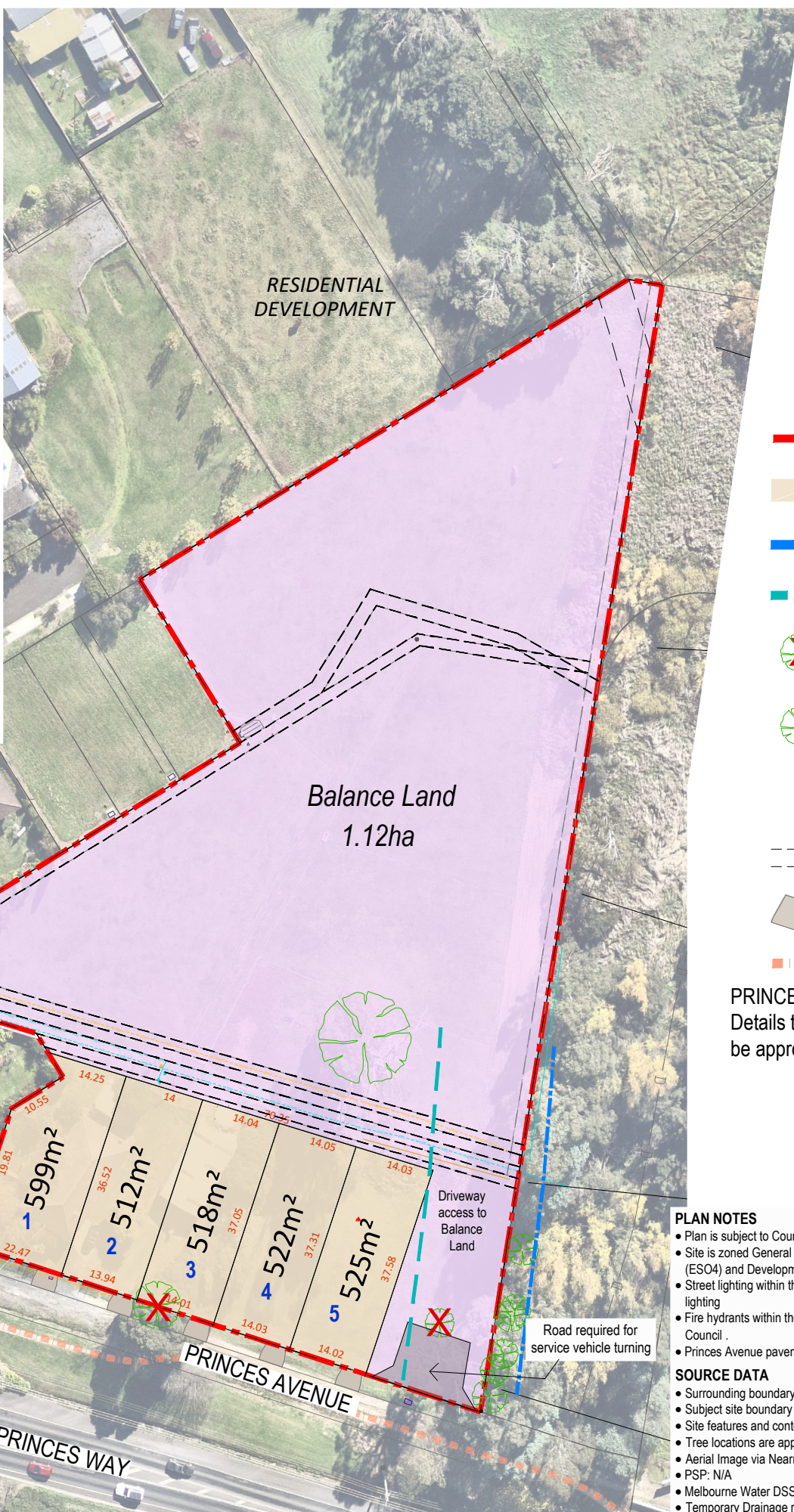
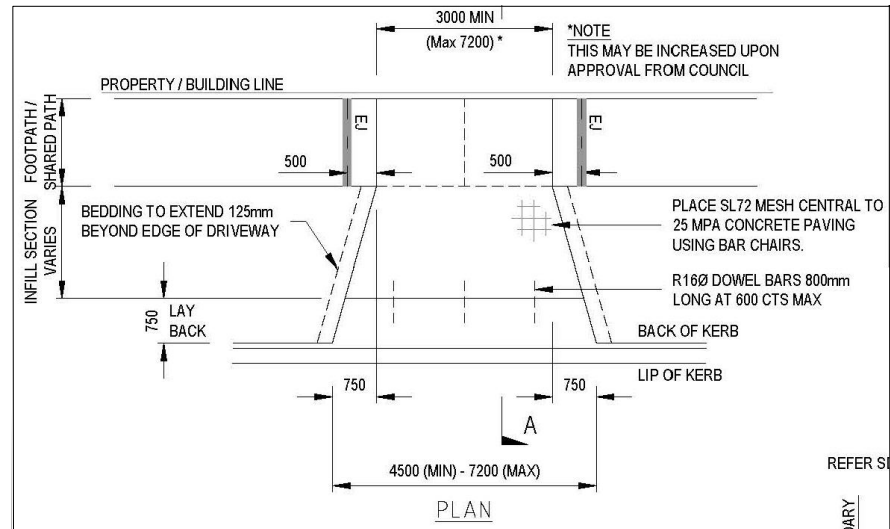


FIGURE A - BUILDING ENVELOPES



IDM TYPICAL RESIDENTIAL SINGLE VEHICLE CROSSING



SITE AREA (via Survey)	1.39 ha	
Balance lot/ land	1.12 ha	81%
sub total	1.12 ha	81%
NET DEVELOPABLE AREA	0.27 ha	
Residential Lot Area	0.27 ha	19%
sub total	0.27 ha	19%
RESIDENTIAL LOT YIELD		
Yield	5	
Average	535 m ²	
Density	18.7	lots/NDA
Range (min - max)	512 m ²	599 m ²
Lot Schedule by Area		
500m ² +:	5	100%
total	5	100%

- Site Boundary
 - Residential Lots
 - 1% AEP line
 - 20m offset from 1% AEP.
 - Native Vegetation requiring a permit under Clause 52.17- To be Removed.
 - Vegetation not impacted or proposed for removal. All other trees within future lots 1 - 5 not protected under Clause 52.17
 - Existing Services Easement
 - Crossover (subject to detailed design)
 - Existing Footpath
- PRINCES AVE: Proposed road construction. Details to Council requirements in accordance with plans to be approved under permit condition

PLAN NOTES

- Plan is subject to Council approval.
- Site is zoned General Residential Zone (GRZ1) and is affected by Environmental Significance Overlay (ESO4) and Development Contributions Plan Overlay (DCPO).
- Street lighting within the development to be installed in accordance with AS 1158.1.1 - Category V3 Street lighting.
- Fire hydrants within the development to be installed in accordance with the Planning and Environment Act 1987.
- Princes Avenue pavement and footpaths and Cross-overs subject to detail design and approval by Council.

SOURCE DATA

- Surrounding boundary and contour information via VICMAP digital data.
- Subject site boundary derived from: Survey (6413-RE&FL-0001-R06)
- Site features and contours derived from: Survey (6413-RE&FL-0001-R06 and 23336-S1-D1_V4)
- Tree locations are approximate and based on the Arboriculture Impact Assessment dated 2 November 2023.
- Aerial Image via Nearmap under agreement.
- PSP: N/A
- Melbourne Water DSS Scheme: 2640 Balfour Road DS
- Temporary Drainage reserves required subject to detailed design.

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