



Bayside
CITY COUNCIL

Planning Enquiries
Phone: (03) 9599 4666
Web: www.bayside.vic.gov.au

Office Use Only		Bayside City Council
Application No.:		Fee: \$
Date Lodged: / /		Receipt No.:
Date Allocated: / /		Ward:
Allocated to:		Zones:
		Overlay(s):
ADVERTISED PLAN		
Planning Application No.: 5/2024/376/1		
Date: 17 June 2025		

Application for Planning Permit

Use this form to make an application for a planning permit and to provide the information required by section 47 of the *Planning and Environment Act 1987* and regulations 15 and 38 of the Planning and Environment Regulations 2005.

Supplementary information requested in this form should be provided as an attachment to your application. Please print clearly or complete the form electronically (refer to How to complete the Application for Planning Permit form).

Privacy notice

⚠ Information collected with this application will only be used to consider and determine the application. It will be made available for public inspection in accordance with section 51 of the *Planning and Environment Act 1987*.

Need help with the application?

If you need help to complete this form, read *How to complete the Application for Planning Permit form*. For more information about the planning process, refer to *Planning: a Short Guide*. These documents are available from your local council, the Planning Information Centre (Ph: 03 9637 8610, 8 Nicholson Street, Melbourne), or www.dse.vic.gov.au/planning.

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

① Has there been a pre-application meeting with a council officer?

Yes No

If yes, with whom?:

Date: 1 2 / 0 8 / 2 0 2 4

The land

② Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Street No.: 25	Street Name: LEONARD STREET
----------------	-----------------------------

Suburb/Locality: HAMPTON EAST	Postcode: 3 1 8 8
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Formal Land Description

⚠ This information can be found on the certificate of title.

Lot No.: 1	on Lodged Plan, Title Plan or Subdivision Plan No.: LP044641
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OR

Crown Allotment No.:	Section No.:	Parish Name:
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Attach a full, current copy of title information for each individual parcel of land, forming the subject site.

Single storey brick dwelling.

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

The proposal

⚠ You must give full details of your proposal and attach the information required to assess the application.

If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This will delay your application.

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

Read How to complete the Application for Planning Permit form if you need help in describing your proposal.

Demolition of existing single storey dwelling. Proposal is for two (2) double storey townhouses (dual occupancy) side by side.

REV A: Application to include waiver for reduction of carparking to proposed Lot 02. (supported by Traffic Assessment Report)

7 Additional information about the proposal.

Contact council or refer to council planning permit checklists for more information about council's requirements.

◻ Attach additional information providing details of the proposal, including:

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

Plans showing the layout and details of the proposal.

If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

8 Encumbrances on title.

Encumbrances are identified on the certificate of title.

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation on title such as an easement or building envelope?

No, go to 9.

Yes, Attach a copy of the document (instrument) specifying the details of the encumbrance.

Does the proposal breach, in any way, the encumbrance on title?

No, go to 9.

Yes, contact council for advice on how to proceed before continuing with this application.

⚠ Note

Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the Planning and Environment Act 1987). Contact council and/or an appropriately qualified person for advice.

Costs of buildings and works/permit fee

Most applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact council to determine the appropriate fee.

9 Estimated cost of development for which the permit is required.

Cost \$1,400,000



You may be required to verify this estimate.

Write 'NIL' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Yes No

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Contact, applicant and owner details

⑪ Provide details of the contact, applicant and owner of the land.

Contact

The person you want Council to communicate with about the application.

Postcode: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
State preferred contact method	
<input type="checkbox"/> Home address	
<input type="checkbox"/> Work address	
<input type="checkbox"/> Email	
<input type="checkbox"/> Mobile phone	
<input type="checkbox"/> Post	
<input type="checkbox"/> Fax	
<input type="checkbox"/> Other	
<input type="text"/>	
Postcode: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Name of the person or organisation	
<input type="text"/>	
Postcode: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	

Checklist

⑫ Have you?

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration on the next page?

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Application for Planning Permit 09/05

Victoria, Australia

Page 3 of 4

Date: 17 June 2025

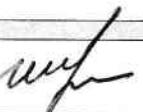
Declaration

(13) This form must be signed. Complete one of A, B or C

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

A Owner/Applicant

I declare that I am the applicant and owner of the land and all the information in this application is true and correct.

Signature 

Date: 09/09/2024

B Owner

I declare that I am the owner of the land and I have seen this application.

Signature

Date: / / / / / /

Applicant

I declare that I am the applicant and all of the information in this application is true and correct.

Signature

Date: / / / / / /

C Applicant

I declare that I am the applicant and:

- I have notified the owner about this application;
- and all the information in this application is true and correct.

Signature

Date: / / / / / /

Lodgement

Lodge the completed and signed form and all documents with:

Bayside City Council

PO Box 27, SANDRINGHAM VIC 3191

Corporate Centre, 76 Royal Avenue, SANDRINGHAM VIC 3191

Telephone: (03) 9599 4666

Fax: (03) 9598 4474

Email: enquiries@bayside.vic.gov.au

TTY: (03) 9599 4600

For help or more information

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

Page 1 of 1

VOLUME 08311 FOLIO 312

Security no : 124117982730F
Produced 04/09/2024 01:49 PM**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 044641.

PARENT TITLES :Volume 04872 Folio 316 Volume 05196 Folio 120
Created by instrument B089557 27/10/1960**Bayside City Council
Planning and Environment Act 1987****ADVERTISED PLAN****Planning Application No.: 5/2024/376/1****Date: 17 June 2025****REGISTERED PROPRIETOR**

Estate Fee Simple

TENANTS IN COMMON

As to 33 of a total of 100 equal undivided shares

Sol

As

Sol

As

Sol

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part 1168518

COVENANT as to part 1291784

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 LP044641 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: 25 LEONARD STREET HAMPTON EAST VIC 3188

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP044641
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/09/2024 13:49

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PLAN OF SUBDIVISION
OF PART OF CROWN PORTION 38
PARISH OF MOORABBIN

LP 44641
EDITION 1
PLAN MAY BE LODGED 13/4 159

COUNTY OF BOURKE

SCALE OF FEET

V. 4913. F. 457

V. 5196 F. 120

V 4872 F 316

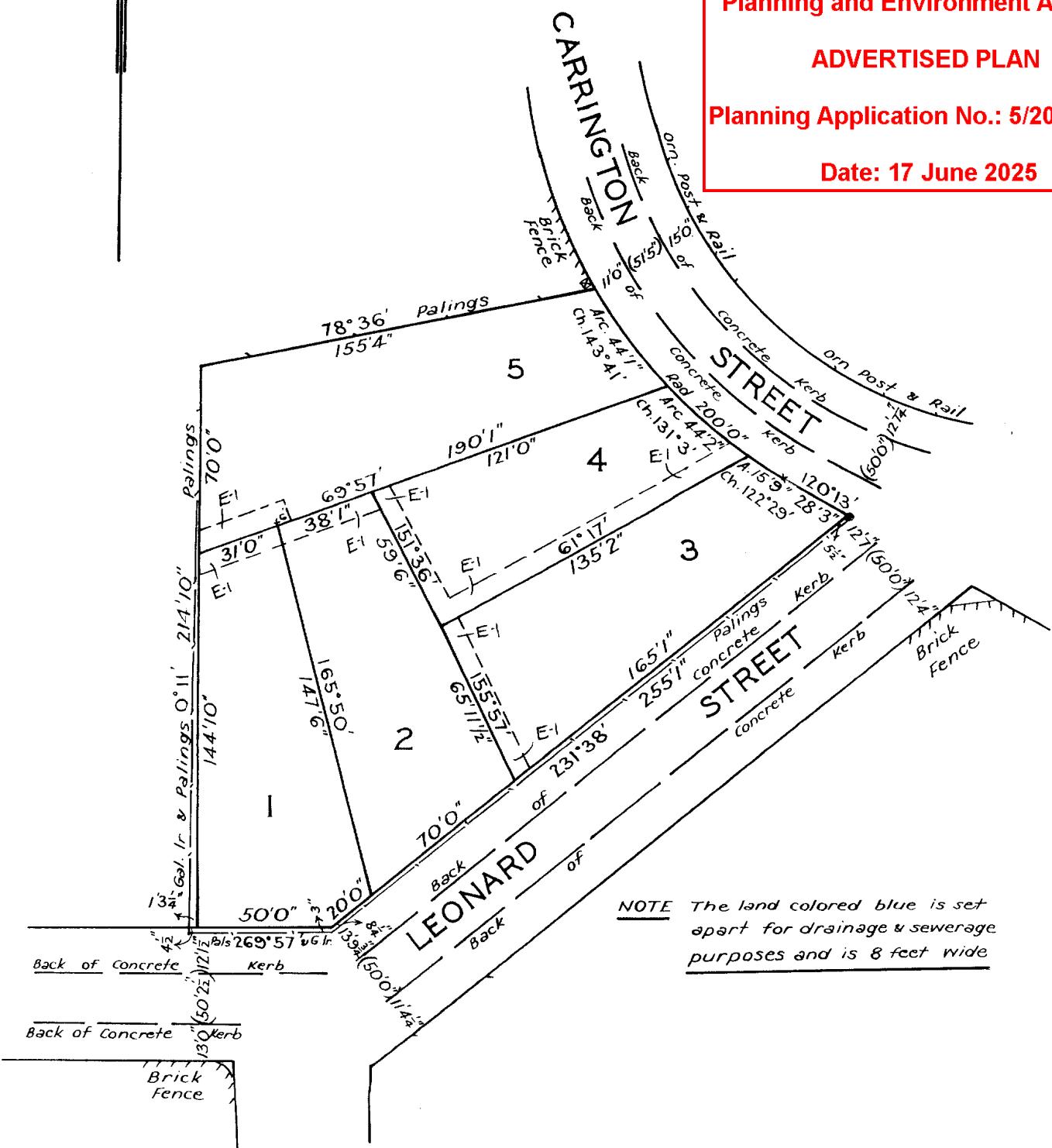
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Bayside City Council Planning and Environment Act 1987

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Bayside City Council
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FREEHOLD
ADVERTISED PLAN

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Date: 17 June 2025

1291784

EGGLESTON & EGGLESTON

VICTORIA

TRANSFER OF LAND

8/aid.

0.00
1 NOV 1926
2/23



STAMP DUTY
1-NOV. 1926
VICTORIA

17/11/1
-699.
and one
acre
and the cost
hereon

12-11-22

12-11-22

SIGNED in Victoria by the said KATE
RATCLIFF in the presence of

E H K Ratcliff

Kate Ratcliff

IMAGED

1871081

SIGNED in Victoria by the said Henry RUPERT
BERNARD COBB in the presence of

H. R. B. Cobb
(his) H. R. B.

Witnessed by Alfred R. Stone JP
signed here

SIGNED in Victoria by the said VERBENA EMILY
CORAM in the presence of V.E. Coram

Verbena E.

Clerk to Eggleston & Eggleston
Solicitors, Melbourne

ENCUMBRANCES REFERRED TO.

Nil.

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Date: 17 June 2025

Appeared before me at Melbourne the thirtieth day of July, One thousand nine hundred and twenty six Ernest Henry Montague Ratcliff one of the abetting witnesses to this instrument, and declared that he personally knew Hale Ratcliff one of the persons signing the same, and whose signature the said Ernest Henry Montague Ratcliff attested, and that the name purporting to be the signature of the said Hale Ratcliff, was his own handwriting, and that she was of sound mind and freely and voluntarily signs such instrument.

James Christie
Clerk to Melbourne
Solicitor Melbourne

Dated

1926

IRS. K. RATCLIFF

by direction of MR. H.R. COBB

-to-

IRS. V.T. CORAM

TRANSFER

**Bayside City Council
Planning and Environment Act 1987**

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MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF REG. TH. REC'D.
TRANSFER AS TO PART	THE 1 st DAY OF November 1926	To Verbenia Emily Coram	1291784

Geoffrey

ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE
TIME LAST MENTIONED IN THE REGISTER BOOK VOL

H747 FOL 948699
Geoffrey

ASSISTANT REGISTRAR OF TITLES

**Bayside City Council
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Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	1168518
Number of Pages (excluding this cover sheet)	2
Document Assembled	15/11/2024 15:01

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Certificate of Registrar
of Titles or other auth-
orised person taking
declaration of attesting
witness.

Appeared before me at Melbourne the Second day of

June One thousand nine hundred and Twenty four Ernest
Henry Montague Ratcliff one by
the attesting witness to this instrument and declared that he personally knew Kate Ratcliff

the person signing the same, and whose signature the said Ernest Henry
Montague Ratcliff
attested; and that the name purporting to be the signature of the said Kate Ratcliff

was his own handwriting, and that he was of sound mind, and freely and voluntarily signed such

Instrument.

A. Christie
Clerk to Wissewould & Duncan
Stationers Melbourne

Dated

1924

Mrs. K. Ratcliff

Transfer

TO

Mr. V. G. Coram

MEMORIAL OF INSTRUMENT.

Nature of Instrument	Time of its production for Registration	Names of the Parties thereto to whom given	Number or Symbol thereon
TRANSFER as to part	The <u>17th</u> day of <u>June</u> 1924 at <u>o'clock in the</u> <u>noon</u>	<u>TO</u> <u>Veronica Emily</u> <u>Coram</u>	<u>1168518</u>

W. H. Anderson

Assistant Registrar of Titles.

I certify that a memorial of the within instrument was entered in the Register Book Vol 4744 Fol. 946699
at the time last above-mentioned.

W. H. Anderson
Assistant Registrar of Titles.

**Bayside City Council
Planning and Environment Act 1987**

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