

Office Use Only

Application No.:

Date Lodged: / /

Date Allocated: / /

Allocated to:

Bayside City Council

Planning and Environment Act 1987

Receipt No.: **ADVERTISED PLAN**

Ward:

Planning Application No.: 5/2024/376/1

Overlay(s): **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: 12 / 08 / 2024

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: 3188

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

OR

Crown Allotment No.:

Section No.:

Parish Name:

- ③ Title information.

☒ ☒ Attach a full, current copy of title information for each individual parcel of land, forming the subject site.

- ④ Describe how the land is used and developed now.

eg. single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.

Single storey brick dwelling.

- ⑤ Plan of the land.

☒ ☒ 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)

- ⑩ Do you require a receipt for the permit fee?

☒ 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.

Applicant
The person or organisation who wants the permit.

Owner
The person or organisation who owns the land.

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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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

my

Date:0910912024

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:

For help or more information

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

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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

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 33 of a total of 100 equal undivided shares

Sol

As

Sol

As

Sol

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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
COUNTY OF BOURKE

LP 44641

EDITION 1

PLAN MAY BE LODGED 13/4/59

SCALE OF FEET



V. 4913. F. 457

V. 5196 F. 120

V. 4872 F. 316

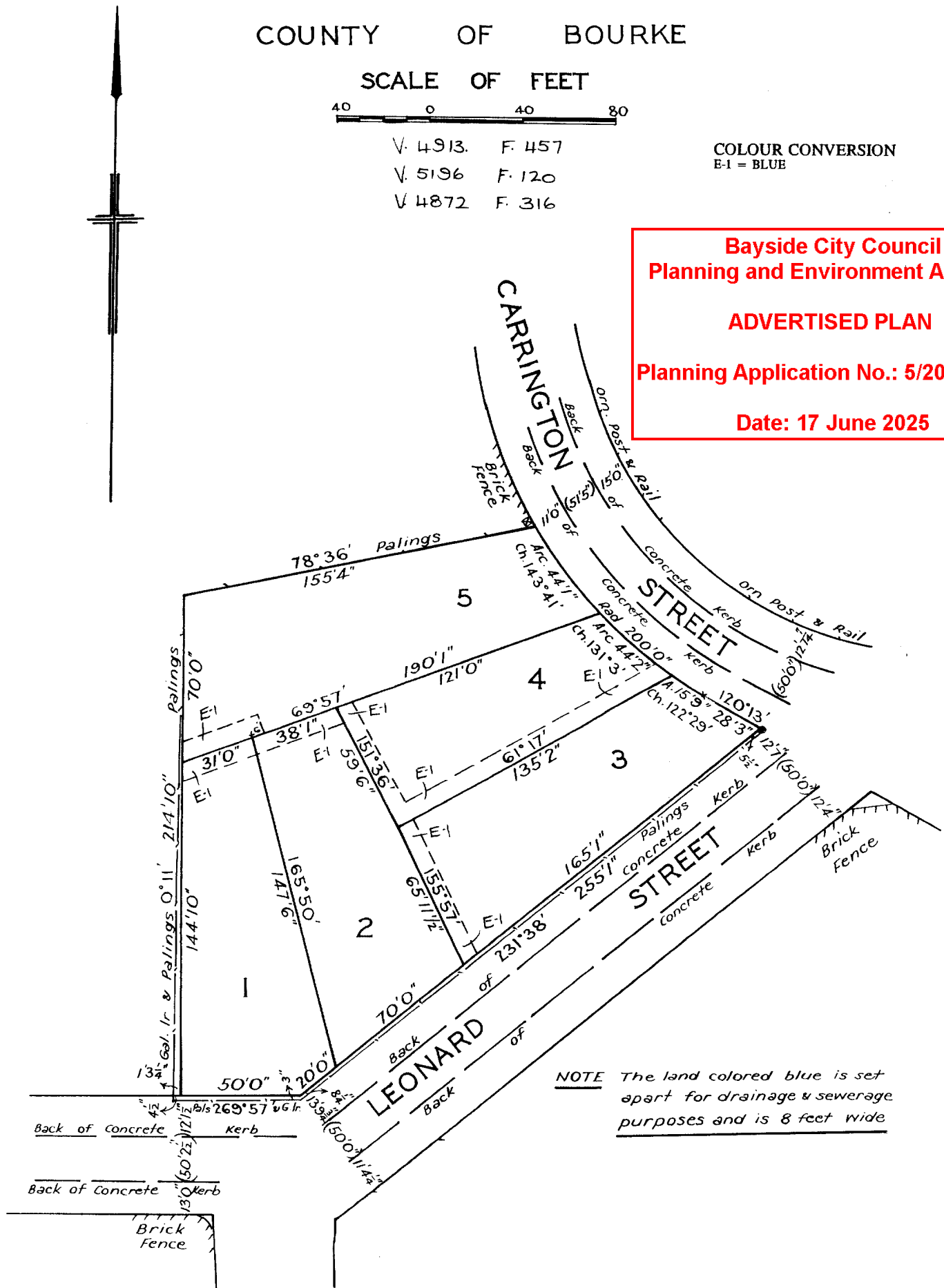
COLOUR CONVERSION
E-1 = BLUE

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Bayside City Council
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FREEHOLD
ADVERTISED PLAN

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1291784

EGGLESTON & EGGLESTON

VICTORIA

TRANSFER OF LAND



*4704 m.
- 699.
unduan
acre
Enc the cov.
herein*

*Hand.
8.11.76*

*Hand.
12.11.22*

*Hand.
25/11/76*

I, KATE RATCLIFF of 38 Dandenong Road Caulfield Married Woman being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject to the encumbrances notified hereunder, in consideration of the sum of ONE HUNDRED AND TWENTY ONE POUNDS NINE SHILLINGS AND TWO PENCE paid to me by HARRY RUPERT BERNARD COBB of 47 Agnew Street North Brighton LABORER

and in further consideration of the sum of One hundred and twenty one pounds nine shillings and two pence paid to the said HARRY RUPERT BERNARD COBB by VERBENA EMILY CORAM formerly of 183 Asling Street Gardenvale but now of Carrington Street, Moorabbin, Married Woman

DO HEREBY at the request and by the direction of the said HARRY RUPERT BERNARD COBB (testified by his being a party hereto and signing this Instrument of Transfer) TRANSFER to the said Verbena Emily Coram all my estate and interest in ALL THAT piece of Land being Lot 100 on Plan of Subdivision No. 9985 lodged in the Office of Titles being part of Crown Portion 38 at Moorabbin Parish of Moorabbin County of Bourke and being part of the land comprised in Certificate of Title entered in the Register Book Volume 4744 Folio 948689 Together with all registered appurtenant and reserved easements AND the said Verbena Emily Coram DOETH HEREBY for herself her heirs executors administrators and transferees COVENANT with the said Kate Ratcliff her heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land remaining untransferred in the said Certificate of Title (a) not to remove or permit or cause to be removed any sand, stone, marl, earth, clay or gravel from the said land hereby transferred except for the purposes of excavating for the foundations of any building to be erected thereon; (b) not to erect any building or hoarding for advertisement purposes nor forge nor timber yard upon the said land hereby transferred nor allow the said land or any part thereof to be used for the storage of timber.

DATED the 1st day of November the thousand and nine hundred and twenty six.

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

Kate Ratcliff

E. H. M. Ratcliff

IMAGED

1871081

SIGNED in Victoria by the said HARRY RUPERT
BERNARD GOBB in the presence of

H. R. B. Cobb
sign here

Widow
sign here
Alfred R Stone JP

SIGNED in Victoria by the said VERBENA EMILY
CORAL in the presence of

V. E. Coram

Alfred R Stone

Clerk to Eggleston & Eggleston
Solicitors, Melbourne

ENCUMBRANCES REFERRED TO.

Nil.

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Appeared before me at Melbourne the thirtieth day of July
 One thousand nine hundred and twenty six Ernest Henry
 Montague Ratcliff one of the attesting witnesses to this
 instrument, and declared that he personally knew Kate
 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 Kate Ratcliff was his own handwriting, and
 that she was of sound mind and freely and voluntarily signed
 such instrument.

Rose James Christie
 Clerk to His Honour the Registrar
 Solicitor Melbourne

Dated

1926

MRS. K. RATCLIFF

by direction of MR. H.E. COBB

-to-

MRS. V.E. CORAM

TRANSFER

1-10
 1-101

5. 10

74-107

EGGINGTON & EGGINGTON,
 Solicitors,
 143 Queen Street,
 MELBOURNE.

**Bayside City Council
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MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF REOL TH REON
TRANSFER AS TO PART	THE 1 st DAY OF November 1926	To Verbera Emily Coram	1291784

Geo. S. Searcy
 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 474 FOL 948699.
Geo. S. Searcy
 ASSISTANT REGISTRAR OF TITLES

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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 of
the attesting witnesses 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 she was of sound mind, and freely and voluntarily signed such

Instrument.

A. J. Christie
Clerk to W. H. W. & Co. Ltd.
Melbourne

Wise & Duncan
Australian Printing and Stationery Co.,
Melbourne. Phone 4403.

Transfer

W. H. W. & Co. Ltd.

TO

Mrs. K. Ratcliff

Date 1924

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 <i>17th</i> day of <i>June</i> 192 <i>4</i> at <i>11</i> o'clock in the <i>noon</i>	TO <i>Perbena Emily</i> <i>Boram</i>	<i>1168518</i>

I certify that a memorial of the within Instrument was entered in the Register Book Vol *4744* Fol. *948699*
at the time last above-mentioned.

W. H. W. & Co. Ltd.
Assistant Registrar of Titles.

W. H. W. & Co. Ltd.
Assistant Registrar of Titles.

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