NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

MITCHELL SHIRE COUNCIL

Details about the application

The land affected by the application is located at:	774 Wandong Road WANDONG VIC 3758
The application is for a permit for:	Development of the land for a dwelling
The applicant for the permit is:	Sharon Devlin
The application reference number is:	**PLP048/22**

You may look at the application and any supporting documents by either of the following options:

MITCHELL SHIRE COUNCIL

Via our website https://www.mitchellshire.vic.gov.au/planning-and-building/planning-services/advertised-planning-applications

By contacting the Statutory Planning Department via email statplan@mitchellshire.vic.gov.au

In person during office hours free of charge at:
Wallan Customer and Library Service Centre
Wellington Square, 9/81-99 High Street Wallan - Monday to Friday, 9am to 5pm

Any person who may be affected by the granting of the permit may make a written submission to the Responsible Authority

A submission must:

* **be sent to the Responsible Authority in writing**
* **include the reasons for your submission, and**
* **state how you would be affected.**

Please be aware that copies of submissions received may be made available to any person for the purpose of consideration as part of the planning process.

The Responsible Authority will not decide on the application before:	**22nd August 2022**

If you object, the Responsible Authority will tell you its decision.

Form 2

MITCHELL SHIRE COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

Planning Enquiries
Phone: 03 5734 6200
Web: http://www.mitchellshire.vic.gov.au

If you need help to complete this form, read How to complete the Application for Planning Permit 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 concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Clear Form

The Land

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

Street Address *

Unit No.:	St. No.:	St. Name:
	774	Wandong Rd

Suburb/Locality: Wandong Postcode: 3758

Formal Land Description *
Complete either A or B.

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

A Lot No.: 3 ○ Lodged Plan ✓ Title Plan ✓ Plan of Subdivision No.: 741484Q

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.

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

If you need help about the proposal, read: *How to Complete the Application for Planning Permit Form*

develope land for a perminent residatel building

Provide additional information on 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.

(3) **Estimated cost of development for which the permit is required ***

Cost $ 450,000 ⚠ You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

(4) **Describe how the land is used and developed now ***

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Small building that is being removed - Vacant.

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

Need help with the Application?

If you need help to complete this form, read How to complete the Application for Planning Permit form
General information about the planning process is available at www.dpcd.vic.gov.au/planning

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.

(8) **Has there been a pre-application meeting with a Council planning officer?**

☑ No ○ Yes

Checklist

(9) **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 (eg traffic, noise, environmental impacts).

☐ Completed the relevant Council planning permit checklist?

☐ Signed the declaration (section 7)?

Lodgement

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

Mitchell Shire Council
113 High Street Broadford VIC 3658

Contact information:

Telephone: 61 03 5734 6200
Email: mitchell@mitchellshire.vic.gov.au
DX: 66003

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

Title Information

(5) **Encumbrances on title** *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive 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', eg. restrictive covenants.)

Applicant and Owner Details

(6) Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:
Title: Mr | First Name: Mark | Surname: Devlin

Organisation (if applicable):

Postal Address:
Unit No.: | St. No.: 8 | If it is a P.O. Box, enter the details here: St. Name: Visage Drive

Suburb/Locality: Sth Morang | State: Vic | Postcode: 3752

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 (if so, go to 'contact information') ☐

Name:
Title: Mrs | First Name: Shara | Surname: Devlin

Organisation (if applicable):

Postal Address:
Unit No.: | St. No.: 8 | If it is a P.O. Box, enter the details here: St. Name: Visage Drive

Suburb/Locality: Sth Morang | State: Vic | Postcode: 3752

Please provide at least one contact phone number *

Contact information

Business Phone: | Email: sharon.devlin@yahoo.com.au

Mobile Phone: 0425730837 | Fax:

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.

Same as applicant ☐

Name:
Title: | First Name: | Surname:

Organisation (if applicable):

Postal Address:
Unit No.: | St. No.: | If it is a P.O. Box, enter the details here: St. Name:

Suburb/Locality: | State: | Postcode:

Owner's Signature (Optional): | Date: day / month / year

Declaration

(7) **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: 10/02/2022 day / month / year

VICTORIA State Government

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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.

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

VOLUME 11911 FOLIO 553

Security no : 124095409479X
Produced 10/02/2022 10:33 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 741484Q.
PARENT TITLES :
Volume 10887 Folio 686 to Volume 10887 Folio 688
Created by instrument PS741484Q 01/09/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SHARON LEE DEVLIN
MARK CHRISTOPHER DEVLIN both of 8 VISAGE DRIVE SOUTH MORANG VIC 3752
AU894603H 08/10/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU894604F 08/10/2021
AFSH NOMINEES PTY LTD

COVENANT PS741484Q 01/09/2017

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.

STATEMENT Section 110 Planning and Environment Act 1987
HEAD, TRANSPORT FOR VICTORIA
AT333180B 12/06/2020

DIAGRAM LOCATION

SEE PS741484Q 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: 774 WANDONG ROAD WANDONG VIC 3758

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 08/10/2021

DOCUMENT END

MITCHELL SHIRE COUNCIL

STATUTORY PLANNING CHECKLIST

Single-dwelling development or alterations

Use this information as a guide to complete your application to use the land or construct or extend a single dwelling on a lot.

In these instances:

- 'Construction' of a dwelling means to construct a new dwelling.
- An 'extension' is considered an increase to the floor area of the existing dwelling, such as adding an extra room or wing to a dwelling, or something such as building a garage or pergola.
- An 'alteration' is generally considered making an internal or external change to an existing dwelling.

Considerations that may affect your application

When making a decision on an application of this nature, Council will generally consider:

- The planning controls that apply to the site.
- The planning policy framework found within the Mitchell Planning Scheme.
- The suitability of the proposed development in response to the site and neighbourhood character of the area.

Documents to submit with your application

Council requires certain information to be provided with your application in order to properly assess it. To ensure that your application can be processed quickly and efficiently, it is important that you provide the following documentation:

	Document
1	A complete and valid certificate of title
2	Metropolitan Planning Levy certificate (if applicable)
3	Development plans including site plan, floor plans, garden area plan, elevation plans and shadow diagrams.
4	A written response against relevant the relevant zones and policies of the Mitchell Planning Scheme, as well as the General Decision Guidelines of Clause 65. This report is generally known as a town planning report.
5	Clause 54 Assessment regarding how the development responds to the standards and objectives of 'ResCode'

MITCHELL SHIRE COUNCIL

Other things to consider

Other considerations for an application of this nature may include:

- The impact on existing vegetation on the site and adjoining properties
- The impact that the build form may have on neighbourhood character and the streetscape.

Contact Us

Send us an email	mitchell@mitchellshire.vic.gov.au
Give us a call	(03) 5734 6200 (option 3) Monday to Friday, 9.00am – 5pm
Visit a planner	Planning and Building Services Office Level 1, 61 High Street, Wallan Monday to Friday, 9.00am – 5pm

G.J. Gardner. HOMES

External

As per Select Inclusions List
Classic Façade included
Austral Bricks Group 1-3 included as per Select Inclusions
Cement Sheet to Eaves, Portico & Alfresco included as per Select Inclusions
Brick Infills above all Windows & Doors included as per Select Inclusions
Standard Concrete Finish to Alfresco & Porch included as per Select Inclusions

Bushfire $2,750.00

- BAL 12.5

Additional Items

Managers Oct Promotions: Black Taps, Door Handles & Hinges from Builders Range included
Managers Oct Promotions: Black Stone from Builders Range included
Managers Oct Promotions: Colorbond Roof included
Managers Oct Promotions: Tiled Shower Base from Builders Range included
Managers Oct Promotions: Freestanding Bath from Builders Range included
Customizing by Flipping Laundry & Bathroom but still Maintaining the same Size included.

Utilities: Electricity, Water, Sewer, Stormwater, NBN, Gas up to 6mt only.

All demolitions & Tree Removals are not included in the quote (Builder can facilitate at additional cost)

Location of LPOD & Sewer connection point to be confirmed by owner (Builder will connect 6mt only).

Including your customised items and upgrades
Total Quotation Cost (Incl. GST): $430,795.20

This quote is valid for 30 days and is subject to the final approval of the manager.

If you have any queries about this quote please contact me on 0434 912 136.

Kind regards,

Paul Naikovu