

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

MITCHELL SHIRE COUNCIL



Details about the application

The land affected by the application is located at:

1297 Broadford Wandong Road
BROADFORD VIC 3658

The application is for a permit for:

Use and development of the land for a dwelling

The applicant for the permit is:

Dennis M Browne Master Builder Pty Ltd

The application reference number is:

PLP306/20

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:

23 April 2021

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

Application for Planning Permit

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.

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

Clear Form

The Land **i**

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

Street Address *

Unit No.:	St. No.: 1297	St. Name: BROADFORD WANDONG ROAD
Suburb/Locality: SUNDAY CREEK		Postcode: 3658

Formal Land Description *

Complete either A or B.

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

A Lot No.: 2 Lodged Plan Title Plan Plan of Subdivision No.: PS311141

OR

B Crown Allotment No.:

Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details.

Add Address

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

Select the focus of this application and describe below:

TO BUILD A RESIDENCE

✍ 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 \$ 513530.00

⚠ 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.

VACANT LAND

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

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 restrictive 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: DENNIS

Surname: BROWNE

Organisation (if applicable): DENNIS M. BROWNE MASTER BUILDER PTY LTD

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO BOX 179

Suburb/Locality: BROADFORD

State: 

Postcode: 3658

Contact person's details:

Same as applicant (if so, go to 'contact information')

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:

Contact information

Business Phone:

Email: 

Mobile Phone: 

Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.


Please provide at least one contact phone number *

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.

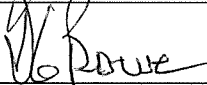
Name:		Same as applicant <input type="checkbox"/>	
Title: Ms <input type="text"/>	First Name: JENNIFER	Surname: LACEY	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 375	St. Name: SUNDAY CREEK RD	
Suburb/Locality: BROADFORD		State: VIC <input type="text"/>	Postcode: 3658
Owner's Signature (Optional):		Date: 6/11,2020 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: 6/11/2020
day / month / year

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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

If 'yes', with whom?:

Date:


day / month / year

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 72)

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 You

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



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

Page 1 of 1

VOLUME 10144 FOLIO 813

Security no : 124088680942A
Produced 15/03/2021 04:59 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 311141X.
PARENT TITLE Volume 09907 Folio 732
Created by instrument PS311141X 01/12/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JENNIFER JOY LACEY of 375 SUNDAY CREEK ROAD BROADFORD VIC 3658
AR369729Q 21/08/2018

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS311141X 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: 1297 BROADFORD-WANDONG ROAD SUNDAY CREEK VIC 3658

DOCUMENT END



Imaged Document Cover Sheet

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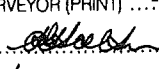
Document Type	Plan
Document Identification	PS311141X
Number of Pages (excluding this cover sheet)	3
Document Assembled	15/03/2021 17:18

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PLAN OF SUBDIVISION				STAGE No. /	LTO USE ONLY EDITION 2	PLAN NUMBER PS 311141X
LOCATION OF LAND PARISH: BROADFORD TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: _____ CROWN PORTION: 108 (PART) LTO BASE RECORD: PARISH PLAN (2235) TITLE REFERENCES: VOL. 9907 FOL. 732 LAST PLAN REFERENCE/S: _____ POSTAL ADDRESS: "GALIAMBIL" WANDONG ROAD (At time of subdivision) BROADFORD AMG Co-ordinates (of approx centre of land in plan) E 326 580 N 5 875 080 ZONE: 55				COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: SHIRE OF BROADFORD REF: 2550 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. — Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 19 / 7 / 91 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES						
IDENTIFIER		COUNCIL/BODY/PERSON				
NIL		NIL				
NOTATIONS						
STAGING This is/ is not a staged subdivision. Planning permit No. 2550.						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY THIS PLAN IS AS SET BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.						
EASEMENT INFORMATION				LTO USE ONLY		
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
				RECEIVED <input checked="" type="checkbox"/>		
				DATE: 29 / 11 / 93		
				LTO USE ONLY PLAN REGISTERED TIME 11:50 am DATE 1 / 12 / 93  Assistant Registrar of Titles		
				SHEET 1 OF 2 SHEETS		
ERIC SALTER PTY. LTD. CONSULTING LAND SURVEYORS 52.A. SYDNEY STREET KILMORE 3764 TEL.(057) 821414 FAX.(057) 822416				LICENSED SURVEYOR (PRINT) ERIC GEORGE SALTER SIGNATURE  DATE 13 / 5 / 91 REF 3161/A VERSION		DATE 19 / 7 / 91 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

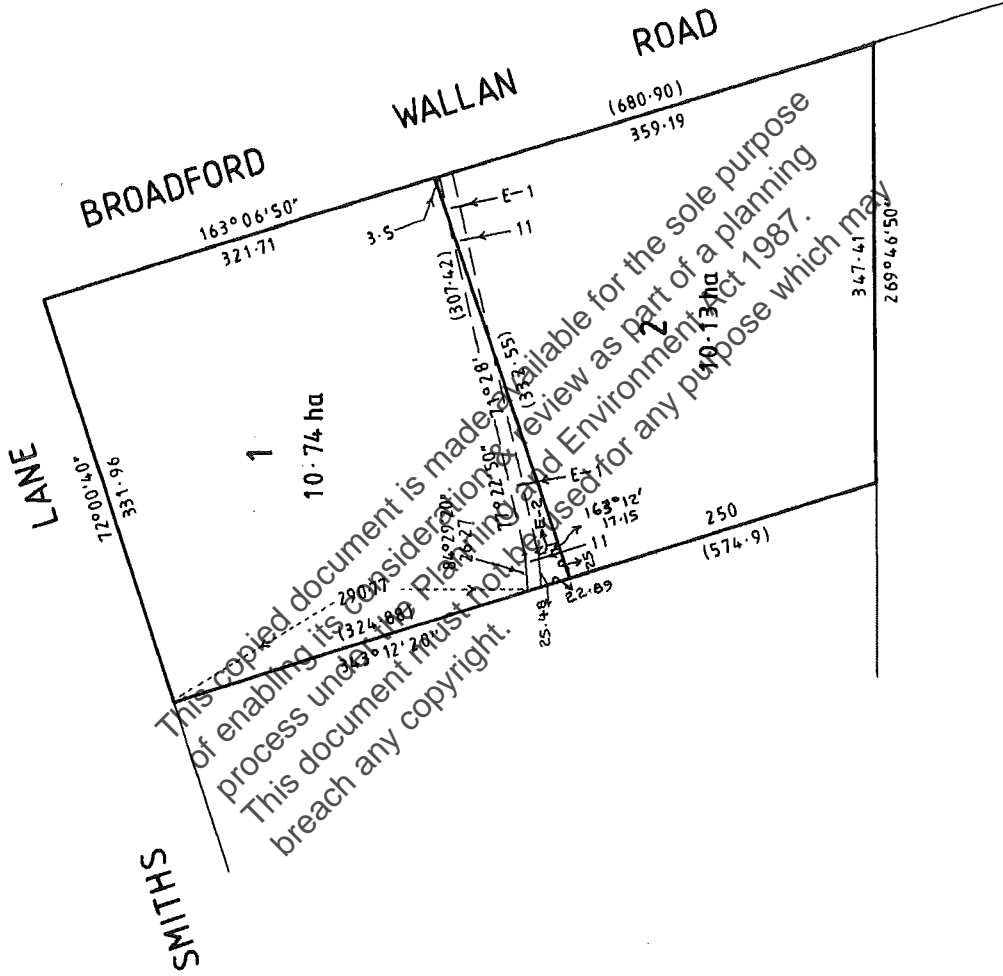
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PLAN OF SUBDIVISION

Stage No. /

Plan Number

PS 311141X



Sheet 2 of 2 Sheets

DATE 19 / 7 / 91

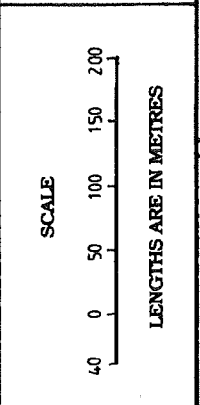
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ERIC GEORGE SALTER

SIGNATURE *[Signature]* DATE 13 / 5 / 91

VERSION

REF 3161/A



ORIGINAL SCALE 1:4,000

SHEET SIZE AS


ERIC SALTER PTY. LTD.
 CONSULTING LAND SURVEYORS
 52. A. SYDNEY STREET
 KILMORE 3764
 TEL. (057) 821414 FAX. (057) 822416

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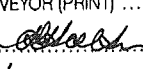
MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

PLAN NUMBER

PS 311141X

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
LOT 1	CREATION OF EASEMENT	T142609P			2	

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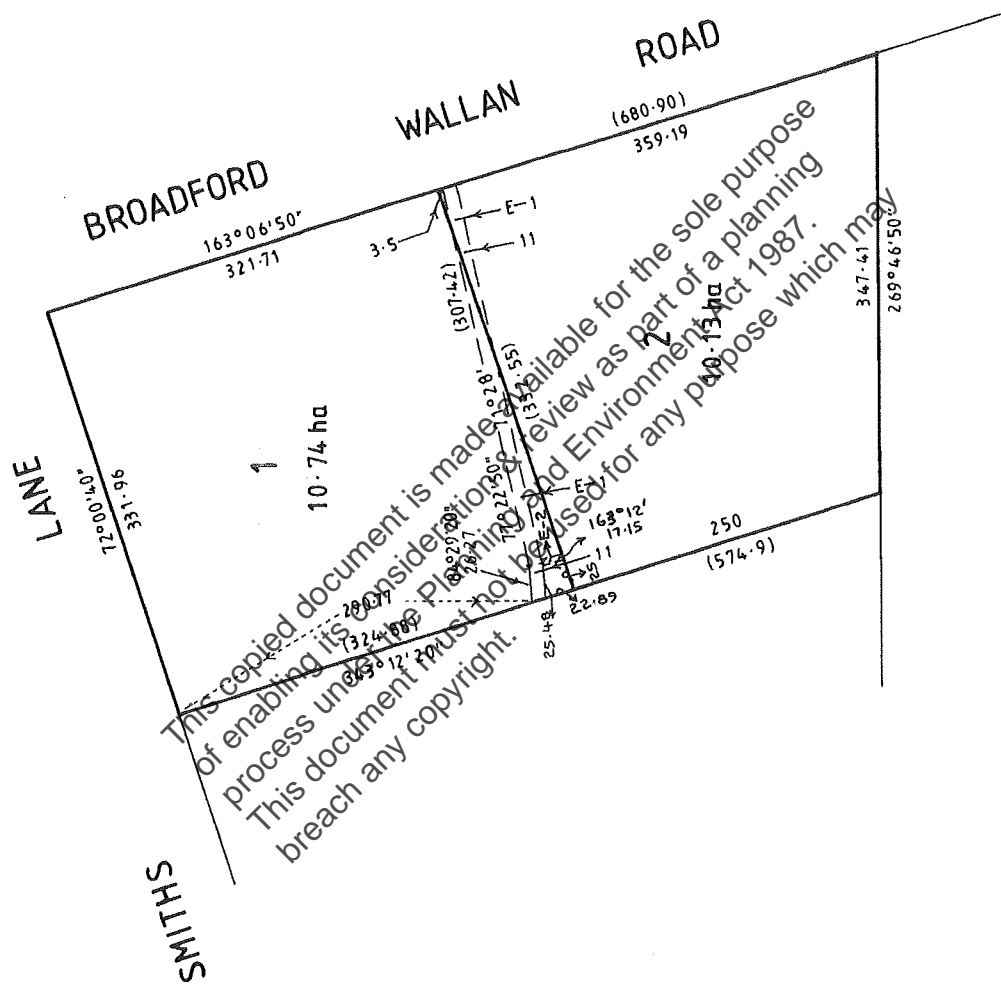
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 E-2	ELECTRICITY SUPPLY ELECTRICITY SUPPLY	11 2	THIS PLAN C/E T 142609 P	S.E.C.V. LOT 2
		RECEIVED <input checked="" type="checkbox"/>		
		DATE: 29 / 11 / 93		
		LTO USE ONLY PLAN REGISTERED TIME 11:50 am DATE 1 / 12 / 93  Assistant Registrar of Titles		
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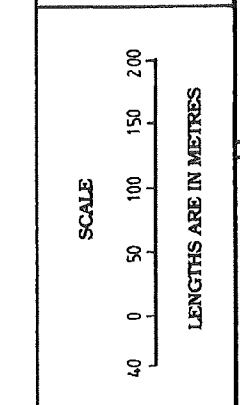
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Sheet 2 of 2 Sheets

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DATE 19 / 7 / 91
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT)..... ERIC GEORGE SALTER
SIGNATURE..... *Eric George Salter* DATE 13 / 5 / 91
REF 3161/A VERSION




ORIGINAL SCALE SHEET SIZE AS
1:4 000

ERIC SALTER PTY. LTD.
CONSULTING LAND SURVEYORS
52. A. SYDNEY STREET
KILMORE 3764
TEL. (057) 821414 FAX. (057) 822416

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

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RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

PLAN NUMBER
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LOT 1	CREATION OF EASEMENT	T142609P			2	

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