

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



Details about the application

The land affected by the application is located at:

4 Ballantine Court KILMORE VIC 3764

The application is for a permit for:

Development of the land for a shed

The applicant for the permit is:

Activate Town Planning Consultancy

The application reference number is:

PLP332/20

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:
Kilmore Customer and Library Service Centre
12 Sydney Street, Kilmore - 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:

3 March 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.: 4	St. Name: Ballantine Court
Suburb/Locality: Kilmore		Postcode: 3764

Formal Land Description *

Complete either A or B.

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

A Lot No.: 13 Lodged Plan Title Plan Plan of Subdivision No.: 324989K

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

Remove 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](#)

Development of a new shed

📎 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 \$30K **⚠** 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 i

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.

Low density residential. Single dwelling.

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

Title Information i


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 i

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

Applicant *

The person who wants the permit.

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 *

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): Activate Town Planning Consultancy		
Postal Address:		
Unit No.:	St. No.:	If it is a P.O. Box, enter the details here:
		St. Name: PO Box 52
Suburb/Locality: Eltham	State: VIC	Postcode: 3095

Contact person's details			Same as applicant (if so, go to 'contact information') <input type="checkbox"/>
Name:			
Title: Mr	First Name: Tim	Surname: Hamilton	
Organisation (if applicable): As above			
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: XXXXXXXXXX
Mobile Phone: XXXXXXXXXX	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.

Name:		Same as applicant <input type="checkbox"/>
Title: Mr	First Name: Robert	Surname: Lane
Organisation (if applicable):		
Postal Address:	If it is a P.O. Box, enter the details here:	
<div style="background-color: black; height: 40px;"></div>		
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: 22/11/2020
	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


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.

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

VOLUME 10484 FOLIO 815

Security no : 124086713363X
Produced 22/11/2020 07:08 AM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 324989K.
PARENT TITLE Volume 10419 Folio 126
Created by instrument PS324989K Stage 4 06/12/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROBERT DAVID LANE
JODIE ANNE LANE both of 25 RAINSFORD DR. NOBLE PARK NORTH 3174
X296523T 05/02/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ943503N 02/10/2012
COMMONWEALTH BANK OF AUSTRALIA

COVENANT X296523T 05/02/2001

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 PS324989K 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: 4 BALLANTINE COURT KILMORE VIC 3764

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS324989K
Number of Pages (excluding this cover sheet)	6
Document Assembled	22/11/2020 07:11

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PLAN OF SUBDIVISION

STAGE No.

LTO USE ONLY

PLAN NUMBER

EDITION 5

PS 324989K

LOCATION OF LAND

PARISH: BYLANDS

TOWNSHIP: _____

SECTION: _____

CROWN ALLOTMENT: 49

CROWN PORTION: _____

LTO BASE RECORD: 23/8
TITLE REFERENCES: VOL. 9460 FOL. 046

LAST PLAN REFERENCE/S: APPN. 57243

POSTAL ADDRESS: CORNER OF MILL ROAD AND GEHREYS LANE
(At time of subdivision)

AMG Co-ordinates E 318 400 ZONE: 55
(of approx centre of land N 5 867 160 in plan)

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: SHIRE OF KILMORE

REF: 155.03/758

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 Stage2.....

Council Delegate
Council Seal
Date 20 / 12 / 93

Re-certified under Section 11(7) of the Subdivision Act 1988:

~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

APPLIES TO MASTER PLAN ONLY

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1,R2 & R3 RESERVE No 1	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL

NOTATIONS

STAGING This is/~~is not~~ a staged subdivision.
Planning permit No

DEPTH LIMITATION
DOES NOT APPLY

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SURVEY. THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

SEE SHEET 2

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT
FORM 17 FITTED

RECEIVED

DATE 19/8/94

THIS IS AN L.T.O.
COMPILED PLAN

CHECKED 6/14/95

A. Buiarski
Assistant Registrar of Titles

SHEET 1 OF 5 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 *Eric Salter* DATE 21 / 4 / 93
REF 3482 VERSION

DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 324989K
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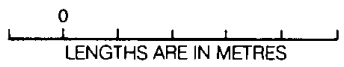
EASEMENT INFORMATION

LEGEND A-Appurtenant easement E-Encumbering easement R-Encumbering easement (Road)

Easement reference	Purpose	Width (metres)	Origin	Land benefited /In favour of
E-1 & E-3	DRAINAGE	2	THIS PLAN	SHIRE OF KILMORE
E-2 & E-3	DRAINAGE	SEE DIAG.	C/ET241364T	SHIRE OF KILMORE Lots 2 to 41(B1) on this plan
E-4 & E-6	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS 2 to 41 (B1) on this plan
E-5 & E-6	SEWERAGE	2.50	THIS PLAN	GOULBURN VALLEY REGION WATER AUTHORITY
E-7 & E-11	DRAINAGE SEWERAGE	3 3	THIS PLAN THIS PLAN	MITCHELL SHIRE COUNCIL GOULBURN VALLEY REGION WATER AUTHORITY
E-8 E-9	DRAINAGE FIRE ACCESS	2 2	THIS PLAN THIS PLAN	MITCHELL SHIRE COUNCIL COUNTRY FIRE AUTHORITY
E-9	SEWERAGE STORM WATER	2 2	THIS PLAN THIS PLAN	GOULBURN VALLEY REGION WATER AUTHORITY MITCHELL SHIRE COUNCIL
E-10	DATA TRANSMISSION	6	THIS PLAN	TELSTRA CORPORATION LIMITED
E-11	DRAINAGE	3	THIS PLAN	MITCHELL SHIRE COUNCIL
R-1,R-2 & R-3	WAY, DRAINAGE SEWERAGE, GAS, ELECTRICITY, TELEPHONE AND DATA TRANSMISSION	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN

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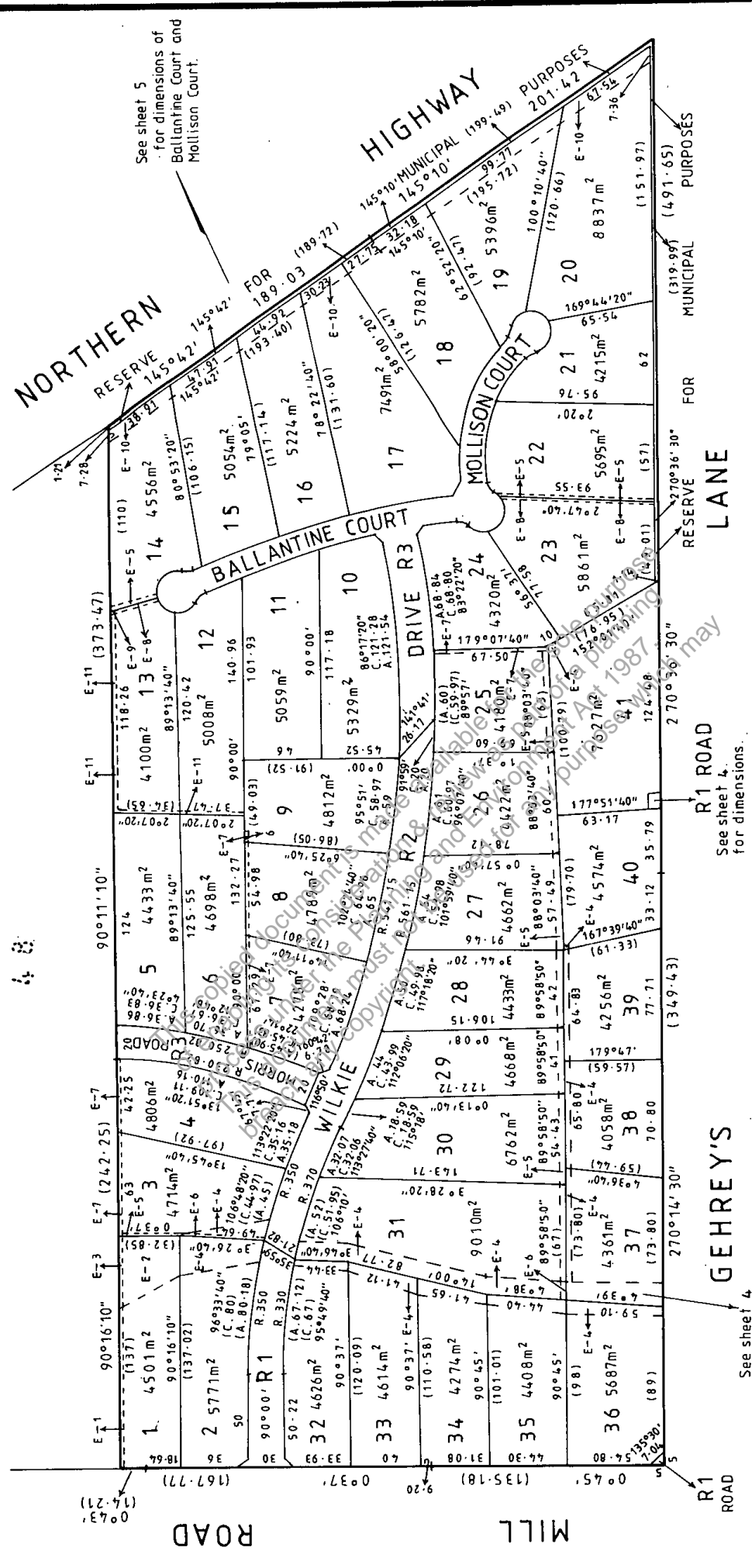
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CONSULTING LAND SURVEYORS
52.A. SYDNEY STREET
KILMORE 3764
TEL. 57821414 FAX. 57822416

	ORIGINAL SCALE	LICENSED SURVEYOR (PRINT) ERIC GEORGE SALTER SIGNATURE <i>[Signature]</i> DATE 2 / 12 / 99 REF 4337 VERSION 01	SHEET 2 OF 15 SHEETS
	SHEET SIZE A3	COUNCIL DELEGATE SIGNATURE	DATE / /

PLAN NUMBER
PS 3 2 4 9 8 9 K

STAGE No.

PLAN OF SUBDIVISION



4 3

See sheet 4
for dimensions FOR E-4, E-5 & E-6
FOR LOTS 2, 3 & 31 TO 41

SHEET 3 OF 5 SHEETS
DATE / /
COUNCIL DELEGATE SIGNATURE

LICENCED SURVEYOR (PRINT) ERIC GEORGE SALTER
SIGNATURE *[Signature]* DATE 2 / 12 / 99
VERSION 01
REF 4 3 3 7

ORIGINAL SHEET SIZE A3
SCALE 1:2500

SCALE
LENGTHS ARE IN METRES
25 0 25 50 75 100 125

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KILMORE 3764
TEL. 57821414 FAX. 57822416

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 324989K

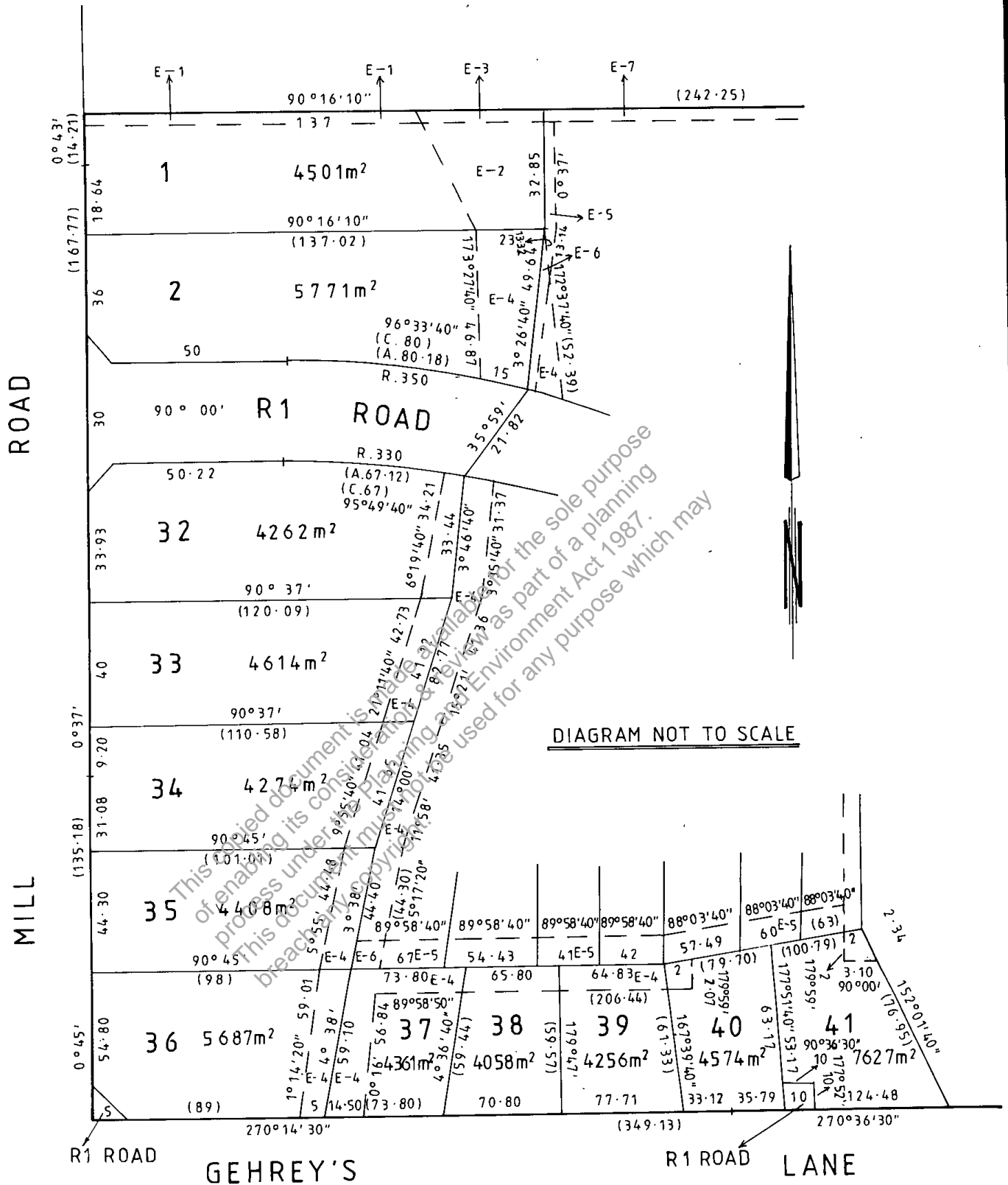


DIAGRAM NOT TO SCALE

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 KILMORE 3764
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ORIGINAL
 SCALE SHEET
 SIZE
 A3

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 SIGNATURE *[Signature]* DATE 2 / 12 / 99
 REF 4337 VERSION 01

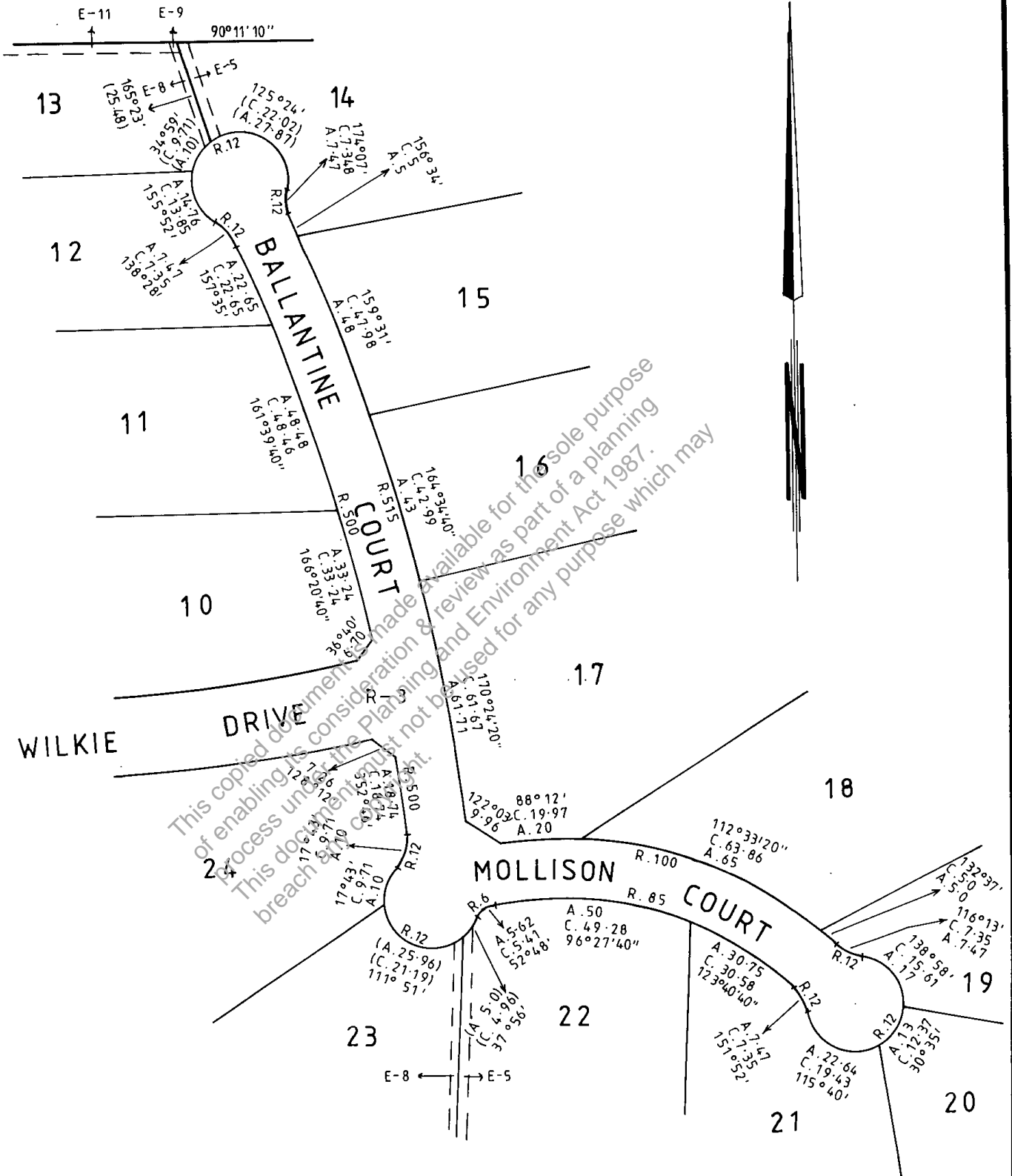
SHEET 4 OF 5 SHEETS
 DATE / /
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 3 2 4 9 8 9 K



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CONSULTING LAND SURVEYORS
52.A. SYDNEY STREET
KILMORE 3 7 6 4
TEL.(03) 57 821414 FAX.(03) 57822416

<p>LENGTHS ARE IN METRES</p>	ORIGINAL	LICENSED SURVEYOR (PRINT) ERIC. GEORGE. SALTER
	SCALE SHEET SIZE	SIGNATURE <i>Eric Salter</i> DATE 2 / 12 / 97
1:1000	A3	REF 4337 VERSION 02

SHEET 5 OF 5 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

PLAN NUMBER
PS 324989K

MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

MASTER PLAN REGISTERED DATE 14/9/94 TIME 12.20 pm

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
LOT 1	CREATION OF EASEMENT	C/E T241364T	8-3-95	1.30	2	ZKD
LOT S2	STAGE 2	T241365Q	28/3/95	10:00 am	3	B
LOT S3	STAGE 3	V670502U	16/12/98	9:30am	4	B
LOT S4	STAGE 4	W182122V	6/12/99	11:50AM	5	GSN

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Document Identification	X296523T
Number of Pages (excluding this cover sheet)	2
Document Assembled	22/11/2020 07:11

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958
Lodged by:



X296523T
050201 1007 45 58

Name: _____
Phone: _____
Address: **N.Z. BANK** _____
Ref: _____
Customer Code: _____



MADE AVAILABLE/CHANGE CONTROL
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land:
Certificate of Title Volume 10484 Folio 815
Estate and Interest:
All Its Estate In Fee Simple



Consideration:
\$58,000.00

Transferor:
R W DEVELOPMENTS PTY. LTD. ACN 006 518 583

Transferee:
ROBERT DAVID LANE AND JODIE ANNE LANE
of 25 Rainsford Drive NOBLE PARK NORTH 3174 as Joint Proprietors

Directing Party:
NIL

Creation and/or Reservation and/or Covenant

The Transferees with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with each and every Lot on Plan of Subdivision No. PS324989K (other than Lot 13 hereby transferred) and each and every part thereof and that the burden of this Covenant shall be annexed to and run at law and in equity with Lot 13 hereby transferred DO HERERY for themselves their heirs administrators and transferees the registered proprietors for the time being of Lot 13 hereby transferred and every part thereof and the persons deriving title under them jointly and severally and as separate Covenants covenant with the said R W Developments Pty Ltd ACN 006 518 583 and its successors in title and other the registered proprietor or proprietors for the time being of the Lots on the said Plan of Subdivision (other than the Lot hereby transferred) that they will not at

Approval No. 11019810A **ORDER TO REGISTER**
Please register and issue title to

T2
Page 1 of 2

Customised Databases

Signed _____ Cust. Code: _____

STAMP DUTY USE ONLY

Stamp Duty	105
Transfer Fee	58,000
Stamp Duty	1,192.00
Stamp Duty	300,356.41
Stamp Duty	24,101
Stamp Duty	6

THE BACK OF THIS FORM MUST NOT BE USED

10-2-01

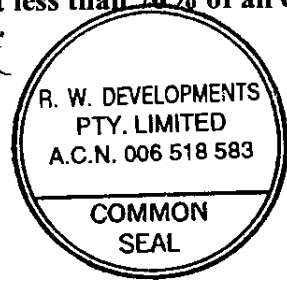
PTO →

any time erect or cause or permit to be erected or remain erected on the land hereby sold or any part thereof any dwelling other than:

- (a) one single dwelling house no part of which consists of any prefabricated pre existing building or dwelling house;
- (b) a dwelling house having a habitable area of not less than 140 square metres including the exterior walls but excluding verandahs, garages and outbuildings and having not less than 70% of all external walls of brick, brick veneer or glass.

Dated: *Leave undated 21/2/2000*
Execution and attestation

Seal



The COMMON SEAL of R W Developments Pty Limited was hereunto affixed in accordance with its Articles of Association in the presence of:

X J F Wilkie.....Director
 Name in full: Jennifer Elizabeth Wilkie
 Both of 'S' 2 Tootle Street, Kilmore 3764

X R L Wilkie.....Secretary
 Name in full: Raymond Wilkie

Signed by the Transferees in the presence of:

X Kellie L. Brides
 Witness

[Signature]
 Robert

[Signature]
 Jodie

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Approval No. 11019810A

T2

Page 2 of 2



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