

# NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

MITCHELL SHIRE COUNCIL



## Details about the application

The land affected by the application is located at:

2977 Epping Kilmore Road  
WANDONG VIC 3758

The application is for a permit for:

Development of the land for a dwelling and alteration of access to a Road Zone Category 1

The applicant for the permit is:

Whiteman Property And Associates

The application reference number is:

**PLP341/20**

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](mailto: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:

**8 March 2021**

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

# 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 i

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

Street Address \*

Unit No.:	St. No.: 2977	St. Name: Epping-Kilmore Road
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.:  Lodged Plan  Title Plan  Plan of Subdivision  No.:

OR

B  Crown Allotment No.: 60  Section No.: C

Parish/Township Name Parish of Bylands

## 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](#)

Construction of one dwelling on a lot and alteration of access to a Road Zone Category 1

**✎** 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 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.

Small shed

**✎** 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.

Name:		
Title: Mr	First Name: Iain	Surname: Bryant
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:

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') <input type="checkbox"/>		
Name:		
Title: Mr	First Name: Cristina	Surname: Leggett
Organisation (if applicable): Whiteman Property & Associates		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 3/20	St. Name: Enterprise Drive
Suburb/Locality: Bundoora	State: VIC	Postcode: 3083

Please provide at least one contact phone number \*

Contact information		

#### 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.

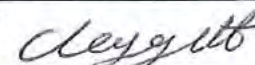
Name:			Same as applicant <input checked="" type="checkbox"/>
Title: Mr	First Name: Iain	Surname: Bryant	
Organisation (if applicable):			
Postal Address:			If it is a P.O. Box, enter the details here:
Owner's Signature (Optional):			Date: 16 November 2020
			day / month / year

## Declaration i

### 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: 16 November 2020
	day / month / year

## 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](http://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  
13 High Street Broadford VIC 3658

### Contact information:

Telephone: 61 03 5734 6200

Email: [mitchell@mitchellshire.vic.gov.au](mailto: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 - Volume 9463 Folio 194

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 09463 FOLIO 194

Security no : 124086019693M  
Produced 13/10/2020 12:25 PM

LAND DESCRIPTION

Crown Allotment 6D Section C Parish of Bylands.  
Created by Government Gazette 1981 Page 0873 16/04/1981

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

IAIN MATHEW BRYANT of 34B RUTLEDGE STREET KILMORE VIC 3764  
AQ555889N 15/12/2017

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP767638F 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: EPPING-KILMORE ROAD WANDONG VIC 3758

ADMINISTRATIVE NOTICES

NIL

eCT Control 17828V KILMORE PROPERTY TRANSFERS  
Effective from 15/12/2017

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 13/10/2020, for Order Number 64588326. Your reference: CL Epping-Kilmore

**Road, Wandong.**

This copied document is made available for the sole purpose of enabling its consideration & review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

Produced 13/10/2020 12:31:41 PM

Status	Registered	Dealing Number	AQ555889N
Date and Time Lodged	15/12/2017 11:46:03 AM		

### Lodger Details

Lodger Code	17828V
Name	KILMORE PROPERTY TRANSFERS
Address	
Lodger Box	
Phone	
Email	
Reference	

## TRANSFER OF LAND

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

9463/194

### Land and Transferor(s)

Given Name(s)	HEATH ANDREW
Family Name	NEWTON
Given Name(s)	MEEGAN LEE
Family Name	NEWTON

### Estate or Interest

Fee Simple

### Consideration

\$AUD 120000

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Given Name(s)	IAIN MATHEW
Family Name	BRYANT
Address	
Street Number	34B



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Street Name	RUTLEDGE
Street Type	STREET
Locality	KILMORE
State	VIC
Postcode	3764

### Covenants

MCP	NONE
-----	------

### Duty Transaction ID

4171771

The transferor transfers to the transferee their estate and interest specified, in the land described, for the consideration expressed, subject to any restrictive covenant set out or referred to in this transfer.

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	HEATH ANDREW NEWTON
of	MEEGAN LEE NEWTON
Signer Name	JODI GOSS
Signer Organisation	JLG CONVEYANCING
Signer Role	CONVEYANCING PRACTICE
Execution Date	13 DECEMBER 2017

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	IAIN MATHEW BRYANT
Signer Name	SUZANNE AISBETT
Signer Organisation	KILMORE PROPERTY TRANSFERS
Signer Role	CONVEYANCING PRACTICE
Execution Date	13 DECEMBER 2017

### File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 767638F</b>
Location of Land  Parish: BYLANDS Township: Section: C Crown Allotment: 6D Crown Portion:  Last Plan Reference: Derived From: VOL 9463 FOL 194 Depth Limitation: 15 m		Notations      ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information  <b>ENCUMBRANCES REFERRED TO</b>  As to the land shown marked E-1 - - - -  THE EASEMENT to the State Electricity - Commission of Victoria by virtue of --- Section 106(1) of the State Electricity Commission Act 1958 referred to in --- Government Gazette No.25 dated 18th - - March 1981 Page 873 - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  COMPILED: 13/01/2003 VERIFIED: BP	
Government Gazette Dated 18th March 1981 Page 873			
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	