

# NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

MITCHELL SHIRE COUNCIL



## Details about the application

The land affected by the application is located at:

120 Arkells Lane WANDONG VIC 3758

The application is for a permit for:

Use and development of the land for industry

The applicant for the permit is:

Goulburn Valley Buildings

The application reference number is:

**PLP355/20**

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:

**16 April 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.: 120	St. Name: Arkells Lane
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.: 132974F

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](#)

Construction of Detached shed - Client to run welding business from 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 \$229705 **⚠** 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.

Existing Dwelling & Shed - See attached Site plan

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 \*

#### 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:		
Title: Ms	First Name: Jemma	Surname: Sykes
Organisation (if applicable): Goulburn Valley Buildings		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 2234
Suburb/Locality: Bendigo DC		State: VIC Postcode: 3554
Contact person's details *		
		Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>
Name:		
Title: Ms	First Name: Jemma	Surname: Sykes
Organisation (if applicable): Goulburn Valley Buildings		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 2234
Suburb/Locality: Bendigo DC		State: VIC Postcode: 3554
Contact information		
Business Phone:	Email:	
Mobile Phone:	Fax:	
Name: <span style="float: right;">Same as applicant <input type="checkbox"/></span>		
Title: Ms	First Name: Lorraine	Surname: McDonald
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 209	St. Name: Northbourne Rd
Suburb/Locality: Campbellfield		State: VIC Postcode: 3061
Owner's Signature (Optional):		Date: 15 Dec 2020 <small>day / month / year</small>

## 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: *Jemma Sykes* Date: 15 Dec 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  
113 High Street Broadford VIC 3658

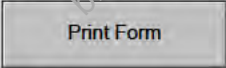
Contact information:

Telephone: 61 03 5734 6200

Email: [mitchell@mitchellshire.vic.gov.au](mailto:mitchell@mitchellshire.vic.gov.au)

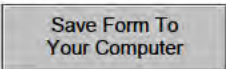
DX: 66003

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 (Title Search) Transfer of  
Land Act 1958**

VOLUME 09738 FOLIO 935

Security no : 124086333012X  
Produced 30/10/2020 02:25 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 115324U (formerly known as part of Crown Allotment 4 Section C Parish of Bylands).  
PARENT TITLE Volume 01918 Folio 565  
Created by instrument M635222N 30/12/1986

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

LORRAINE LOUISE MACDONALD of 209 NORTHBOURNE RD CAMPBELLFIELD 3061  
W933411Y 25/07/2000

**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 TP115324U 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: 120 ARKELLS LANE WANDONG VIC 3758

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP115323W</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>30/10/2020 14:32</b>

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TITLE PLAN		EDITION 1	TP 115323W
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<p><b>Location of Land</b></p> <p>Parish: BYLANDS          Township:          Section: C          Crown Allotment: 6 (PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 9738 FOL 934          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;"><b>Description of Land / Easement Information</b></p> <div style="text-align: center;"> </div>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 14/08/2000          VERIFIED: CL</p>
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TABLE OF PARCEL IDENTIFIERS
<p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p>
<p>PARCEL 1 = CA 6 (PT)</p>

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

VOLUME 09738 FOLIO 934

Security no : 124086333017S  
Produced 30/10/2020 02:25 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 115323W (formerly known as part of Crown Allotment 6 Section C Parish of Bylands).  
PARENT TITLE Volume 01916 Folio 108  
Created by instrument M635222N 30/12/1986

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

LORRAINE LOUISE MACDONALD of 209 NORTHBOURNE RD CAMPBELLFIELD 3061  
W933411Y 25/07/2000

**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 TP115323W 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: 120 ARKELLS LANE WANDONG VIC 3758

DOCUMENT END



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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 132121N</b>
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<p><b>Location of Land</b></p> <p>Parish: BYLANDS          Township:          Section: C          Crown Allotment: 4(PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 9056 FOL 001          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 16/08/2000          VERIFIED: BH</p>
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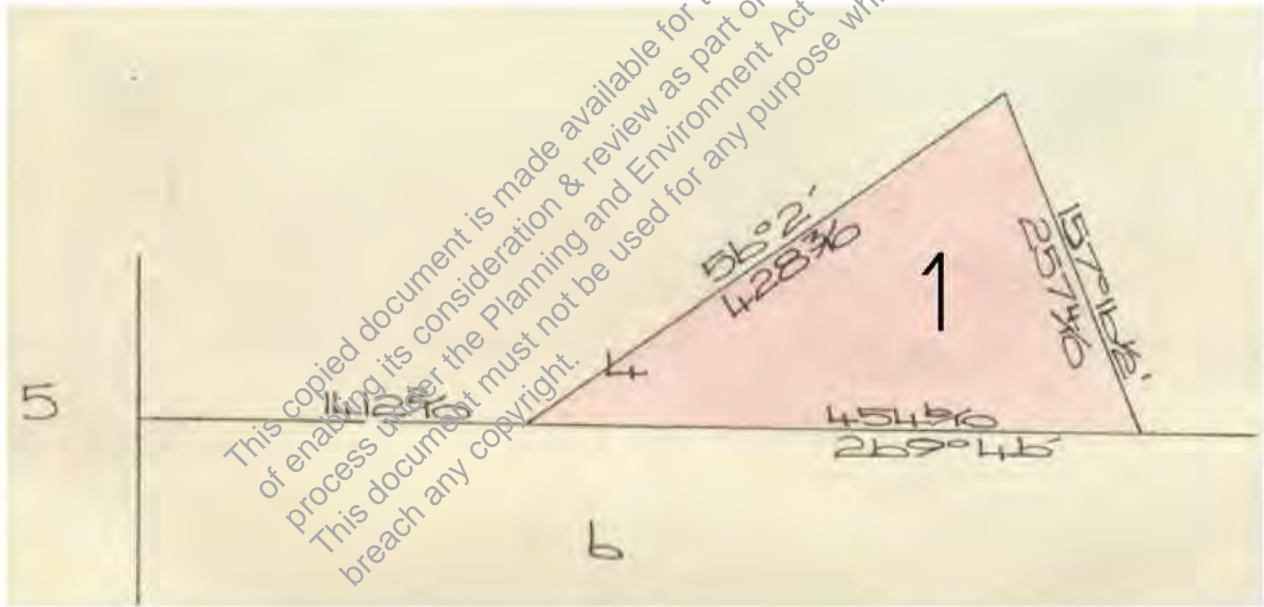


TABLE OF PARCEL IDENTIFIERS
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<p>PARCEL 1 = CA 4 (PT)</p>

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

VOLUME 09056 FOLIO 001

Security no : 124086333015U  
Produced 30/10/2020 02:25 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 132121N (formerly known as part of Crown Allotment 4 Section C Parish of Bylands).  
PARENT TITLE Volume 02885 Folio 819  
Created by instrument F353060 21/06/1974

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

LORRAINE LOUISE MACDONALD of 209 NORTHBOURNE RD CAMPBELLFIELD 3061  
W933411Y 25/07/2000

**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 TP132121N 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: 120 ARKELLS LANE WANDONG VIC 3758

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	TITLE PLAN	EDITION 1	TP 115324U
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<p><b>Location of Land</b></p> <p>Parish: BYLANDS          Township:          Section: C          Crown Allotment: 4 (PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 9738 FOL 935          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 14/08/2000          VERIFIED: CL</p>
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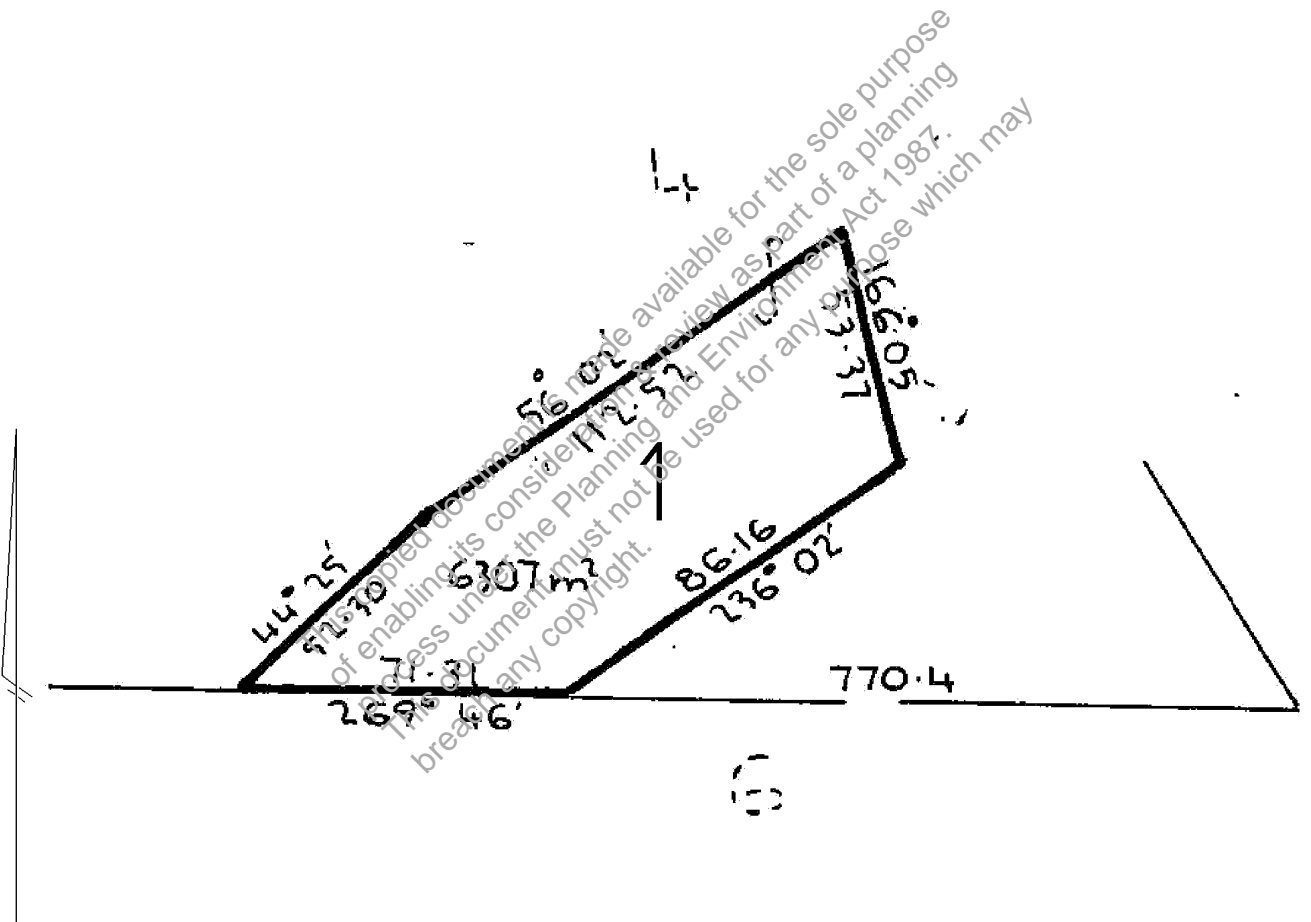


TABLE OF PARCEL IDENTIFIERS
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PARCEL 1 = CA 4 (PT)

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

VOLUME 09498 FOLIO 085

Security no : 124086333010A  
Produced 30/10/2020 02:25 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 132974F (formerly known as part of Crown Allotment 6 Section C Parish of Bylands).  
PARENT TITLE Volume 03102 Folio 314  
Created by instrument K137387 26/10/1982

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

LORRAINE LOUISE MACDONALD of 209 NORTHBOURNE RD CAMPBELLFIELD 3061  
W933411Y 25/07/2000

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE X142732E 09/11/2000  
COMMONWEALTH BANK OF AUSTRALIA

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**DIAGRAM LOCATION**

SEE TP132974F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 120 ARKELLS LANE WANDONG VIC 3758

**ADMINISTRATIVE NOTICES**

NIL

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

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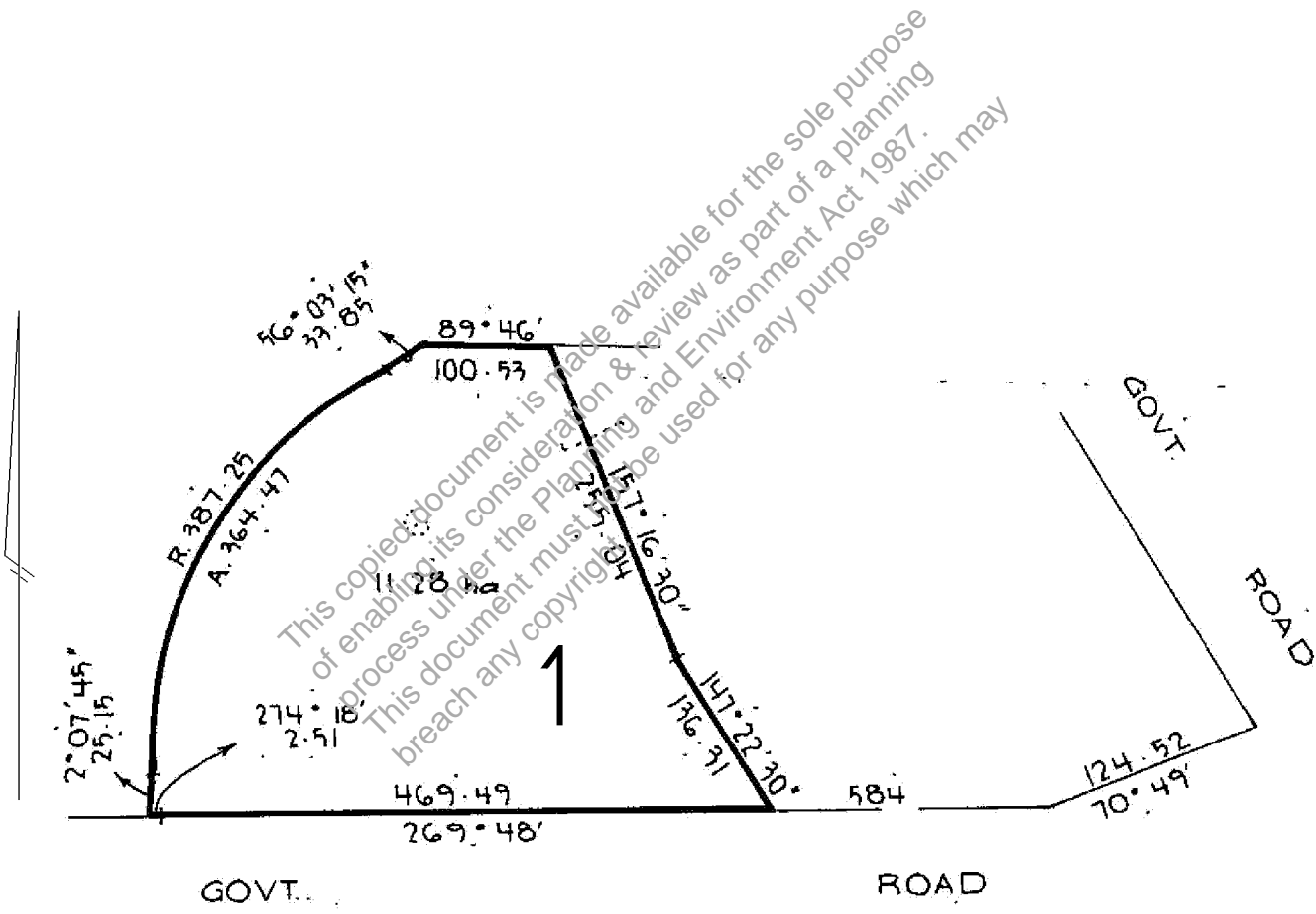
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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 132974F</b>
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<p><b>Location of Land</b></p> <p>Parish: BYLANDS          Township:          Section: C          Crown Allotment: 6 (PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 9498 FOL 085          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 14-08-2000          VERIFIED: A.D.</p>
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