

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



Details about the application

The land affected by the application is located at:

31 Broadford Wandong Road
WANDONG VIC 3758

The application is for a permit for:

2 Lot Subdivision

The applicant for the permit is:

Planright Australasia Pty Ltd

The application reference number is:

PLP357/20

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:

1 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.: 31	St. Name: Broadford Wandong 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 Lodged Plan Title Plan Plan of Subdivision

OR

B

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:

2 Lot Subdivision

📎 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 ***



⚠ 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.

1 Existing dwelling in LDRZ

 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: Ms First Name: Michelle Surname: Duggan

Organisation (if applicable): Planright Australia Pty Ltd

Postal Address:

Unit No.: St. No.: 24a St. Name: Sydney Street

Suburb/Locality: Kilmore State: VIC Postcode: 3764

Contact person details

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

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Contact information

Business Phone: Email:

Mobile Phone: 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: Ms <input type="text"/>	First Name: Gayle	Surname: Dodds
Organisation (if applicable):		
Postal Address:	If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 31	St. Name: Broadford Wandong Road
Suburb/Locality: Wandong	State: VIC <input type="text"/>	Postcode: 3758
Owner's Signature (Optional):	Date:	
	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: 16/12/2020
	day / month / year

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

VOLUME 11604 FOLIO 163

Security no : 124087069449X
Produced 10/12/2020 12:30 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 725517T.
PARENT TITLE Volume 09905 Folio 542
Created by instrument PS725517T 09/10/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GAYLE ELIZABETH DODDS of 31 BROADFORD ROAD WANDONG VIC 3657
PS725517T 09/10/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE960851K 20/03/2007
COMMONWEALTH BANK OF AUSTRALIA

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 PS725517T 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: 31 BROADFORD-WANDONG ROAD WANDONG VIC 3758


See MI307174W for WATER FRONTAGE LICENCE details

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988				LV USE ONLY EDITION 1	PLAN NUMBER PS 725517T		
LOCATION OF LAND PARISH: GLENBURNIE TOWNSHIP: SECTION: D CROWN ALLOTMENT: 16F CROWN PORTION: TITLE REFERENCES: VOL.9905 FOL.542 LAST PLAN REFERENCE/S: TP020667Q POSTAL ADDRESS: 31 BROADFORD – WANDONG ROAD (at time of subdivision) WANDONG VIC 3758 MGA 94 Co-ordinates (of approx. centre of land in plan) E 325 150 N 5 864 500 Zone: 55				Council Name: MITCHELL SHIRE COUNCIL			
Vesting of Roads or Reserves				NOTATIONS			
Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered				Staging This is not a staged subdivision Planning Permit No.			
Identifier	Council/Body/Person						
RESERVE NO. 1	GOULBURN VALLEY REGION WATER CORPORATION			1. LAND TO BE ACQUIRED BY AGREEMENT IS RESERVE NO. 1 2. ALL THE LAND IS TO BE ACQUIRED FREE FROM ALL ENCUMBRANCES OTHER THAN ANY EASEMENTS SPECIFIED ON THIS PLAN. 3. THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES. 4. RESERVE NO. 1 CONSOLIDATES THE ACQUIRED LAND WHEN THE LAST VESTING DEALING IS REGISTERED.			
NOTATIONS							
DEPTH LIMITATION : NIL. WATERWAY NOTATION : USE OF CROWN LAND WHICH MAY ABUT THE LAND IN THIS PLAN MAY BE SUBJECT TO A CROWN LICENCE.				OTHER PURPOSES OF THIS PLAN			
SURVEY THIS PLAN IS BASED ON SURVEY. BOUNDARIES WITH DIMENSIONS UNDERLINED HAVE NOT BEEN SURVEYED. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(s): BYLANDS PM's 8 & 45 IN PROCLAIMED SURVEY AREA NO: 53				5 THE EASEMENT CREATED IN FAVOUR OF THE GOULBURN VALLEY REGION WATER CORPORATION AND SHOWN AS E-1 ON TP020667Q AND CREATED IN DEALING NO X348836E ON 05/03/2001 IS TO BE REMOVED ON REGISTRATION OF THIS PLAN, BY THE CONSENT OF ALL REGISTERED/ INTERESTED PARTIES 6 EASEMENT E-1 IS TO BE CREATED FOR CARRIAGEWAY PURPOSES ON REGISTRATION OF THIS PLAN.			
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easements marked (-) are existing easements Easements marked (+) are created upon registration of this plan Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered							
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
+	E-1	CARRIAGEWAY	SEE PLAN	THIS PLAN	GOULBURN VALLEY REGION WATER AUTHORITY		
 PO Box 112 Benalla Victoria Australia 3672 Telephone (03) 5762 7866 Mobile 0419 592 787				DIGITALLY SIGNED BY LICENSED SURVEYOR: PAUL F KENNY			
				REF: FN's 1000 Survey No. Corr No. Plan No. PS725515X		VERSION 02 PFK	
				SHEET 1 OF 3 SHEETS ORIGINAL SHEET SIZE A3		PLAN REGISTERED TIME 1 : 52 PM DATE 9 / 10 / 2015 ROB Mc BAIN Assistant Registrar of Titles	

PLAN NUMBER

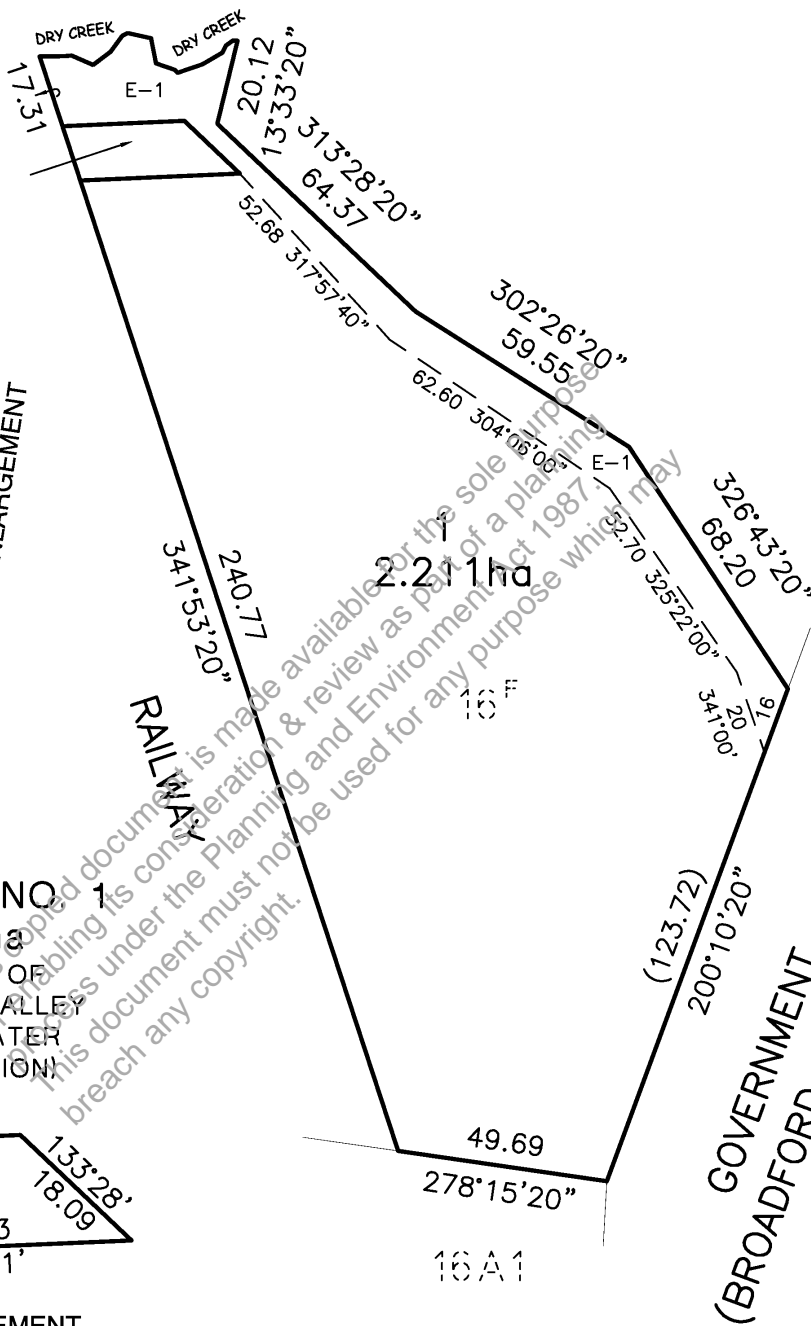
PS 725517T

RESERVE NO. 1
0.043ha
 (FOR USE OF
 GOULBURN VALLEY
 REGION WATER
 CORPORATION)

ENLARGEMENT

RESERVE NO. 1
0.043ha
 (FOR USE OF
 GOULBURN VALLEY
 REGION WATER
 CORPORATION)

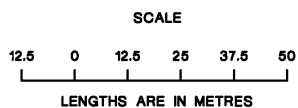
ENLARGEMENT
 Not to Scale



MGA 94 ZONE 55



PO Box 112 Benalla
 Victoria Australia 3672
 Telephone (03) 5762 7866
 Mobile 0419 592 787



ORIGINAL
 SCALE
 1:1250

SHEET 2 OF 3 SHEETS

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: PAUL F KENNY
 REF: FN's 1000
 Survey No.
 Corr No.
 PLAN No. PS725515X

VERSION 02 PFK

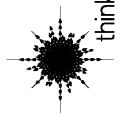
PLAN NUMBER

PS 725517T

GOULBURN VALLEY REGION WATER CORPORATION

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land affected	Land acquired by compulsory process prior to certification		Land acquired by compulsory process after registration of plan		Land acquired by agreement		LR reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature
	Vesting date	Government Gazette Page	Year	Date of re-ording of vesting date	Government Gazette Page	Year		
RESERVED NO. 1 1) C/T VOL.9905 FOL.542							09/10/2015	AM136856C RMCB



PO Box 112 Bendalla
Victoria Australia 3672
Telephone (03) 5762 7866
Mobile 0419 592 787

ORIGINAL SCALE

DIGITALLY SIGNED BY LICENSED SURVEYOR: PAUL F KENNY

REF: FN's 1000
Survey No.
Corr No. PS25515X
Plan No. VERSION 02

PFK

SHEET 3 OF 3 SHEETS
ORIGINAL SHEET SIZE A3

Plan Pursuant to Section 35 PS725517T

Certification and Statement of Compliance of Acquisition Plans (Form 4)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S049809C

Plan Number: PS725517T

Responsible Authority Name: Mitchell Shire Council

Responsible Authority Reference Number 1: PLS018/14

Responsible Authority Reference Number 2: N/A

Surveyor's Plan Version: 1

This is a plan under section 35 of the **Subdivision Act 1988** which does not create any additional lots.

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Digitally signed by Council Delegate: Julian Edwards

Organisation: Mitchell Shire Council

Date: 10/07/2015

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AE960851K



Lodged By:
Name: Commonwealth Bank of Australia
Customer Code: 20S

MORTGAGE OF LAND

Reference: 713200002

Privacy Collection Statement:

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

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage.

The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

Memorandum of Common Provisions:

AA966

Land: (Unique Land Identifier appropriate to the jurisdiction)
Volume 9905 Folio 542

Mortgagor: (full name)
Gayle Elizabeth Dodds

Estate and Interest being mortgaged: (eg "fee simple")
Fee Simple

Mortgagee: (full name and address including postcode)
Commonwealth Bank of Australia ABN 48 123 123 124
385 Bourke Street, Melbourne 3000

COVENANTS:

Where a MCP is incorporated into this mortgage, the mortgagor acknowledges that they received, read and understood a copy of the MCP before signing this mortgage.

The mortgagor covenants with the mortgagee as follows:

1. A reference to "this mortgage" in this cover sheet, in any annexure to this cover sheet or in the MCP specified in the first page of this cover sheet is a reference to the mortgage constituted by this cover sheet, each annexure to this cover sheet and that MCP. You (the mortgagor) agree to keep to the provisions in the MCP.
2. You acknowledge giving this mortgage and incurring obligations and giving rights under it in return for the things we (the mortgagee) do when we enter into a Secured Agreement.
3. The mortgage includes not only the land but all of The Property as defined in the MCP.
4. You warrant that:
 - (a) neither you nor any person on your behalf has sold The Property under a terms contract within the meaning of the Sale of Land Act 1962; and
 - (b) you have told us if you have a tenant in The Property.

AE960851K



Date: 15/02/07

Execution and Attestation:

Signed by:

Signed in my presence

Kennedy

Signature of Witness

Catherine Kennedy
5 Graham Street
Seamour 3660

Full Name & Residential Address of Witness
(BLOCK LETTERS)

Gayle Elizabeth Dodds

Signature of mortgagor

Signature of mortgagor

Order to Register

Please register and issue CoFT to:

Signed:

Customer Code:

Firm's Name:

Approval Number: 27600610G

Office of Titles Victoria

Bank Form Number: TLS100VIC
Print Date: 151106

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