



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 77	Street Name: PRINCESS HIGHWAY
Town: PARRAGON	Postcode:	

FORMAL LAND DESCRIPTION (Please complete either A or B - this information can be found on the Certificate of Title)

Option A:

Lot No:	
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	

Option B:

Crown Allotment Number:	LOT 1 TITLE PLAN 513879B
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:	[REDACTED]				
Business:					
Postal Address:	[REDACTED]			Postcode:	[REDACTED]
Telephone No. (H)	[REDACTED]	(W)		(M)	
Email Address:	[REDACTED]				

Section 3: OWNER DETAILS (if different to the Applicant)

Name(s):					
Postal Address:				Postcode:	
Telephone No. (H)		(W)		(M)	
Email Address:					

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

\$600,000.00

Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit?

Development:

<input type="checkbox"/> Advertising Signage	<i>1 BUILDING</i>	<input type="checkbox"/> Development of 2 or more dwellings Qty:	<input type="text"/>
<input type="checkbox"/> Agricultural Outbuildings		<input type="checkbox"/> Mixed Use Development and Reduction of Carparking	
<input type="checkbox"/> Buildings and Works and Reduction in Carparking		<input type="checkbox"/> Residential Outbuildings	<i>W/C</i>
<input checked="" type="checkbox"/> Commercial or Industrial Buildings and Works	<i>YES</i>	<input type="checkbox"/> Single Dwelling	<i>YES COMMERCIAL</i>
<input type="checkbox"/> Extension / Alteration to Dwelling	<i>NEW BUILDING</i>	<input type="checkbox"/> Telecommunications	

Use:

<input type="checkbox"/> Buildings and Works and Change of Use	<i>COMMERCIAL</i>	<input type="checkbox"/> Home Based Business	<i>NO</i>
<input type="checkbox"/> Change of Use		<input type="checkbox"/> Sale and Consumption of Liquor	<i>NO</i>
<input type="checkbox"/> Change of Use and Single Dwelling			<i>INDUSTRIAL</i>

Subdivision:

<input type="checkbox"/> Boundary Realignment	<i>NO</i>	<input type="checkbox"/> 3 or more Lot Subdivision Qty:	<input type="text" value="NO"/>
<input type="checkbox"/> Variation / Removal of Restriction		<input type="checkbox"/> Create an easement	
<input type="checkbox"/> 2 Lot Subdivision	<i>NO</i>	<input type="checkbox"/> 100 or more Lot Subdivision Qty:	<input type="text" value="NO"/>

Subdivision / Vegetation Removal: *NO*

<input type="checkbox"/> Native Vegetation Removal or Lopping		<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)	
<input type="checkbox"/> Subdivision Qty:	<input type="text"/>	<input type="checkbox"/> Alteration of access RDZ1	<i>NO</i>

Other:

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 No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

FURTHER DETAILS OF PROPOSAL (optional)

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.
Provide a plan of the existing conditions. Photos are also helpful.

VACANT LAND

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input type="checkbox"/>	
Yes <input checked="" type="checkbox"/>	If yes, with whom? <p style="text-align: center;">IV: D SHEA</p>
Date of this meeting	APPROX 7.7.2020

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and all information given is true and correct.		
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date:

CHECK LIST Please ensure you have included the following items with your application form. Failure to provide all the information above may result in a delay in the processing of the application.

- A fully completed and signed copy of this form.
- The application fee (if not already paid). Most applications require a fee to be paid.
- Contact Council to determine the appropriate fee.
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

PRINCES HIGHWAY
(SERVICE ROAD)

NO. 79

NO. 77

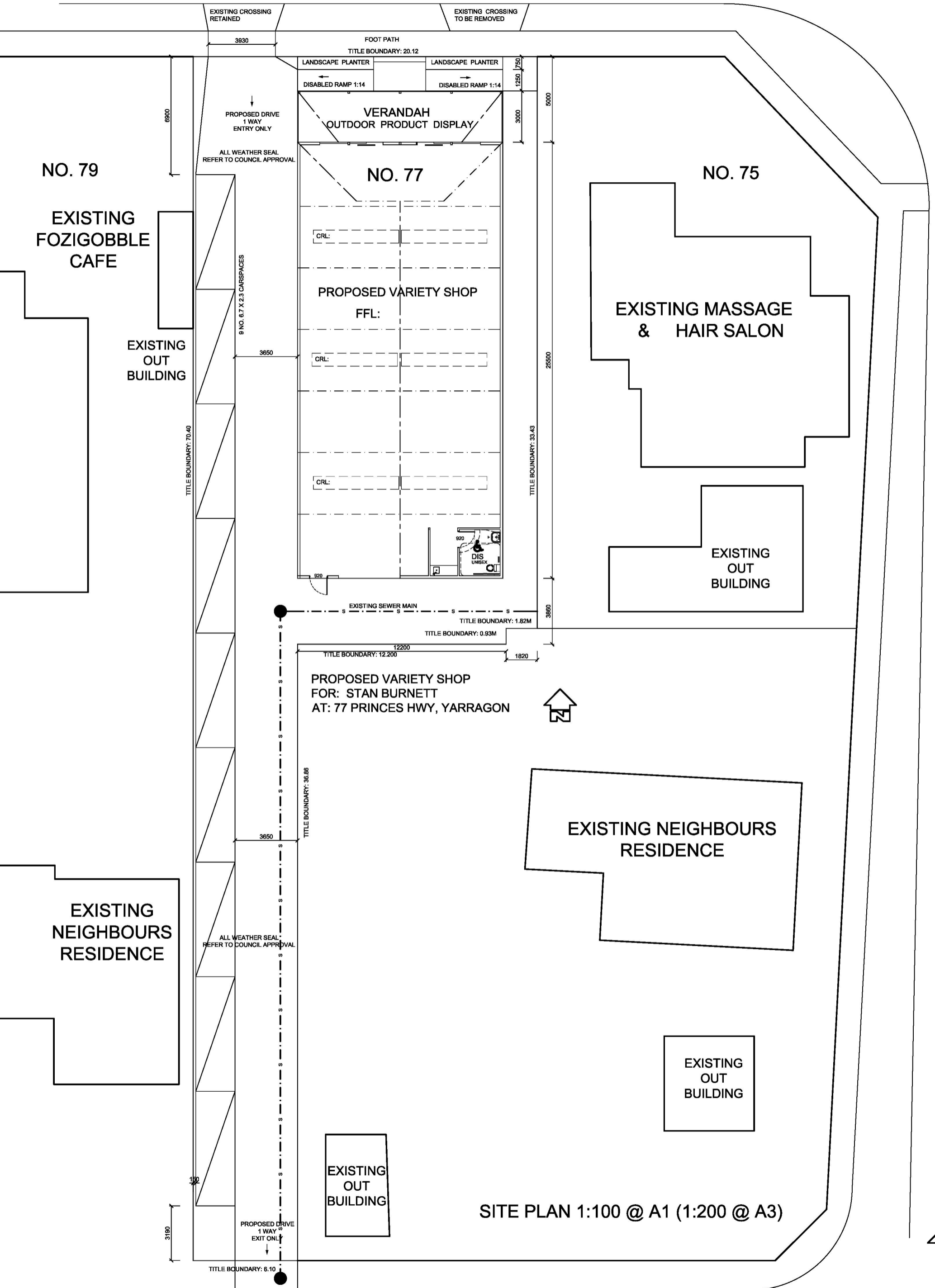
NO. 75

PROPOSED
DEVELOPMENT SITE
VACANT AS AT 27/4/2021

ROLLO STREET,

HANNS LANE

PRINCES HIGHWAY
(SERVICE ROAD)



SITE PLAN 1:100 @ A1 (1:200 @ A3)

HANNS LANE

ROLLO STREET,

77 PRINCES HIGHWAY,
YARRAGON

PROPOSED SHOP

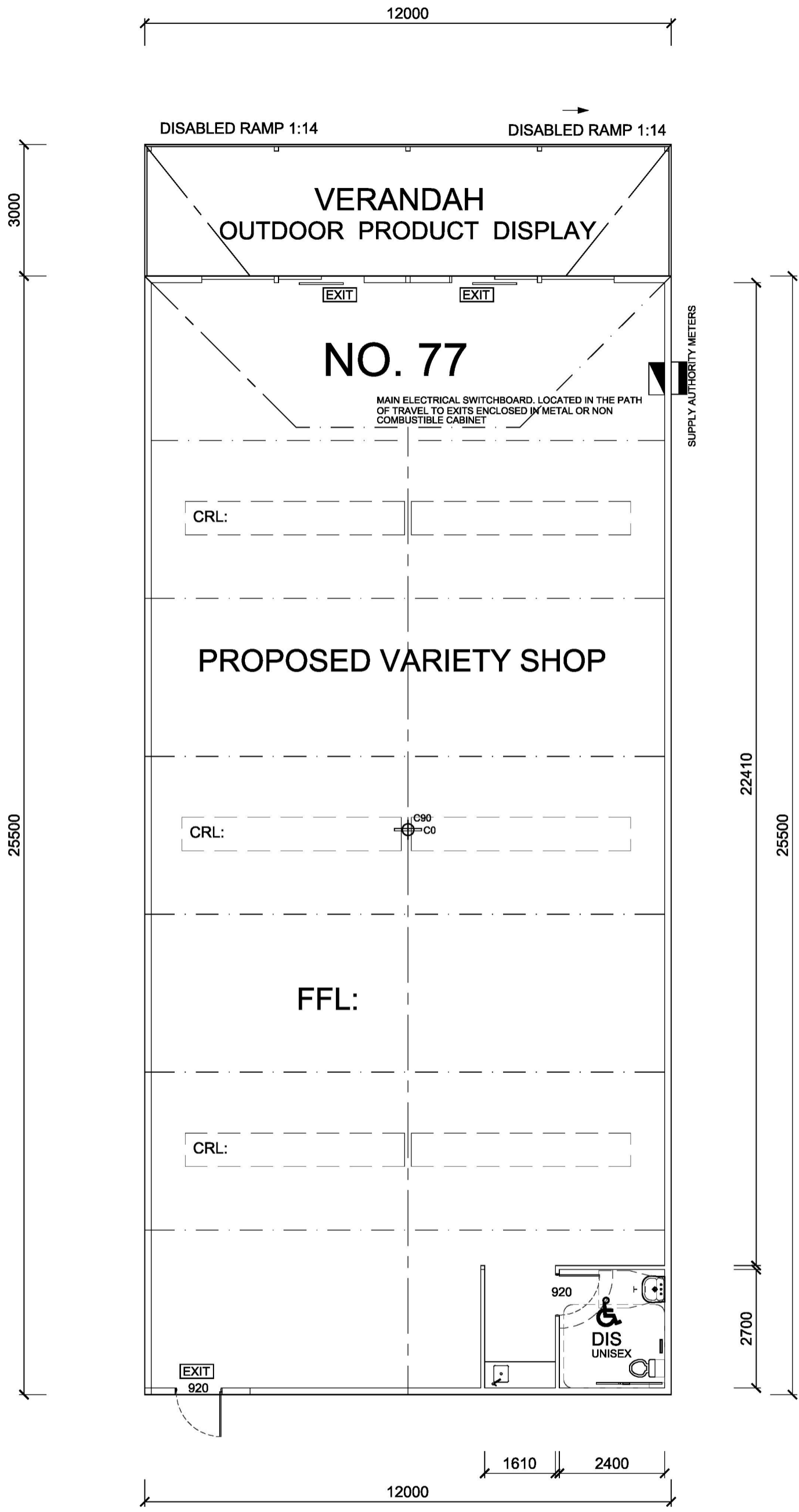
REVISIONS		
A	CONCEPT ELEVATIONS	DATE

TAD
thomasandersondesign

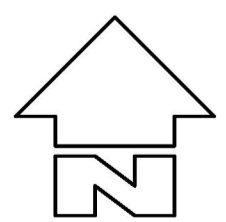
SHEET SIZE
A1
DRAWN: DBN
APRIL 2021
© COPYRIGHT

21-0257
2 OF 5
ISSUE A

ELECTRICAL LEGEND	
	MAIN ELECTRICAL SWITCHBOARD. LOCATED IN THE PATH OF TRAVEL TO EXITS ENCLOSED IN METAL OR NON COMBUSTIBLE CABINET
	SUPPLY AUTHORITY METERS
	EMERGENCY EXIT LIGHTS CLEVERFIT EXIT RANGE
	EXIT
	EMERGENCY LIGHT (STARLITE)
	MOUNT HEIGHT = 2400 DCF8 C0 D2.5 - C90 E2
	MOUNT HEIGHT = 2700 DSL10-LH C0 D20 - C90 D20
	EMERGENCY LIGHT (SABRE)
	MOUNT HEIGHT = 4500 DBS118M C0 D50 - C90 C50
EXIT SIGNS & EMERGENCY LIGHTING TO COMPLY WITH AS2293	



SOUTH ELEVATION



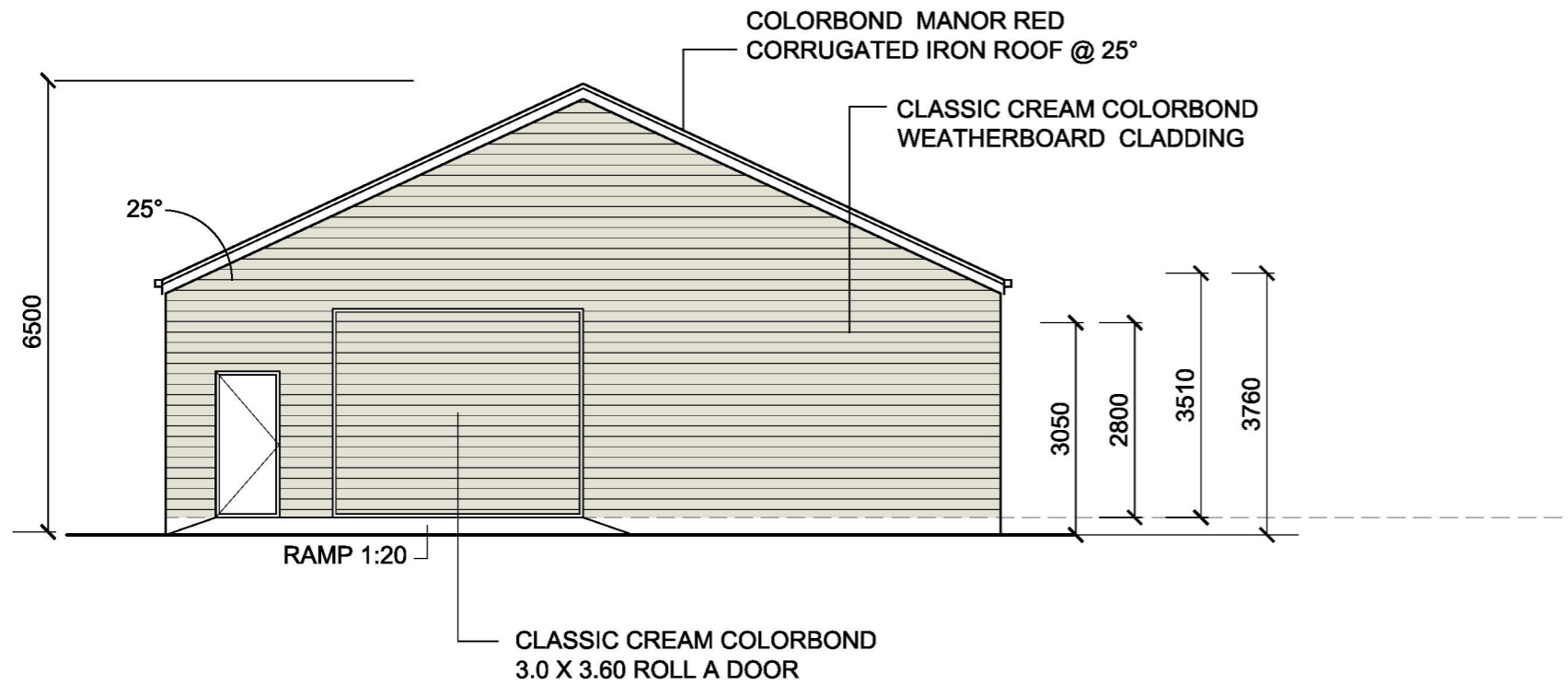
77 PRINCES HIGHWAY,
YARRAGON

PROPOSED SHOP

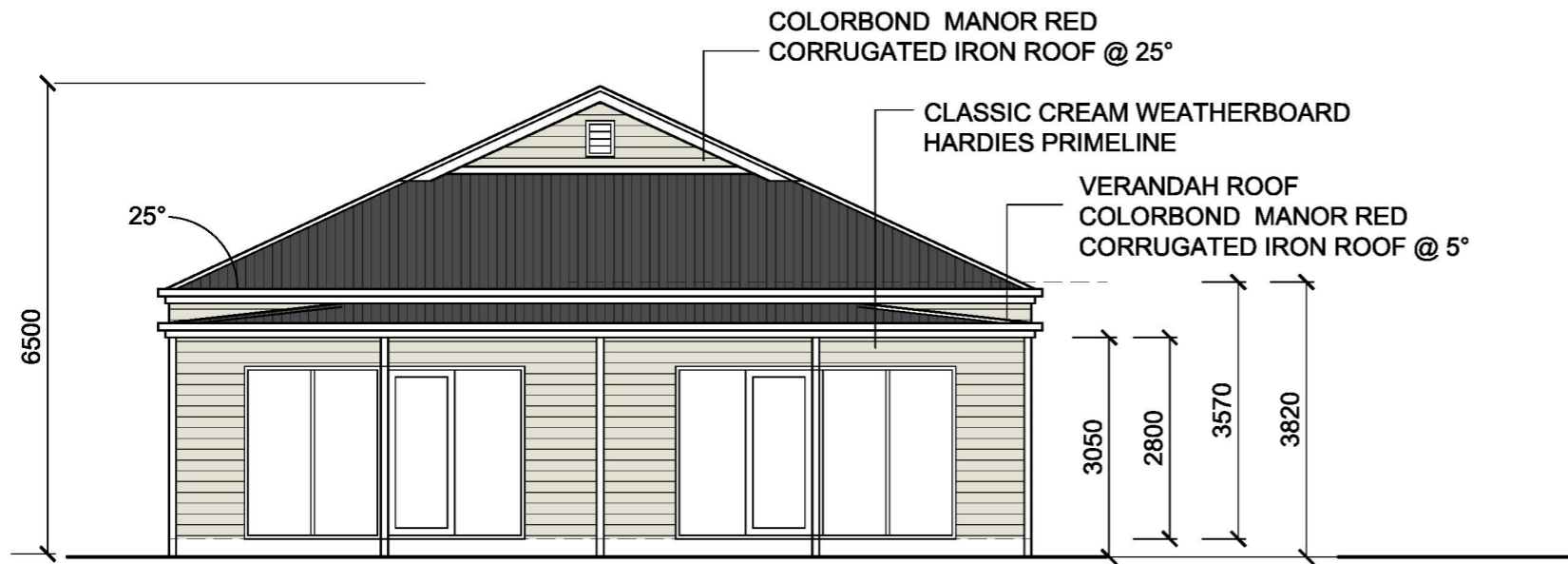
REVISIONS		
A	CONCEPT ELEVATIONS	DATE



SHEET SIZE A1 **21-0257**
DRAWN: DEN APRIL 2021 3 OF 5
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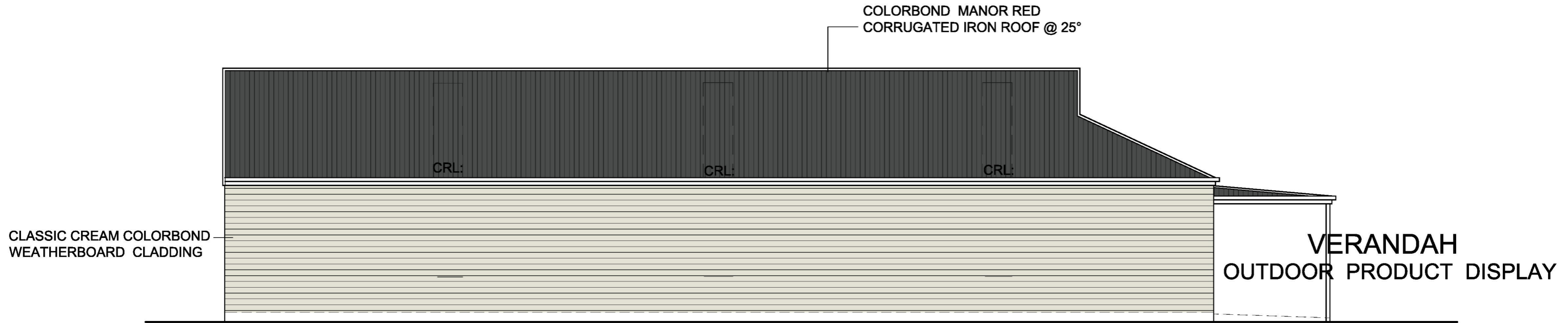


SOUTH ELEVATION

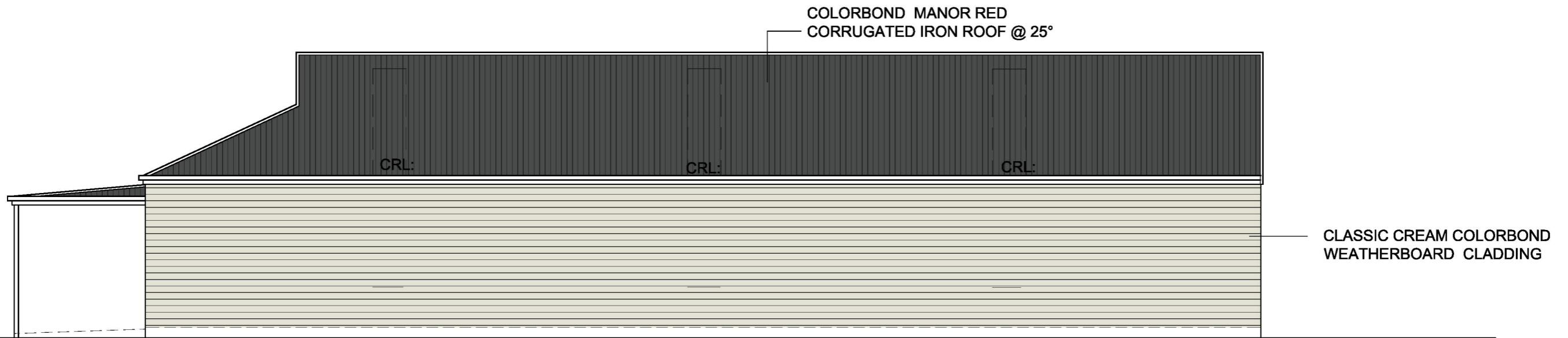


NORTH ELEVATION

REVISIONS		
A	CONCEPT ELEVATIONS	DATE



EAST ELEVATION



WEST ELEVATION

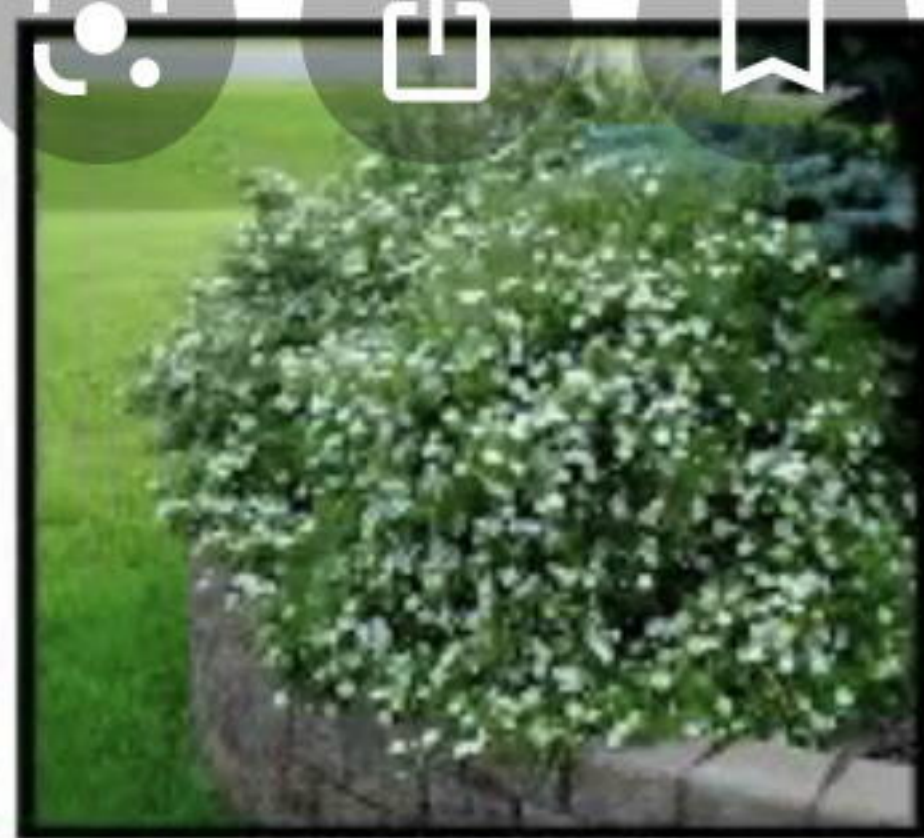
REVISIONS		
A	CONCEPT ELEVATIONS	DATE



Ninebark-Diablo Purple Leaf



Potentilla-Pink



Potentilla-White



Potentilla-Yellow



Quince-Japanese Red



Quince-Texas Scarlet



Spirea-Anthony Waterer



Spirea-Blue Mist



Spirea-Goldflame



Spirea-Goldmound



Spirea-Limemound



Spirea-Little Princess

Plants that will be used





Stan Burnett Title.pdf



Department of Environment, Land, Water and Planning

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REGISTRATION CONFIRMATION STATEMENT

Produced: 19/06/2020 11:23:44 AM

VOLUME 8885 FOLIO 065

LAND DESCRIPTION -----

Lot 1 on Title Plan 513879B.
PARENT TITLE Volume 01161 Folio 012
Created by instrument E052516 26/05/1971

REGISTERED PROPRIETOR -----

Estate Fee Simple
Joint Proprietors



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 TP513879B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS -----

NUMBER		STATUS	DATE
AT349997J (E)	CONV PCT & NOM ECT TO LC	Completed	18/06/2020
AT351150J (E)	TRANSFER	Registered	19/06/2020

TITLE PLAN		EDITION 1	TP 513879B
Location of Land Parish: WARRAGUL Township: YARRAGON Section: 9 Crown Allotment: 11 (PT) Crown Portion:		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Last Plan Reference: Derived From: VOL 8885 FOL 065 Depth Limitation: NIL			

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 01/06/2000
 VERIFIED: AK

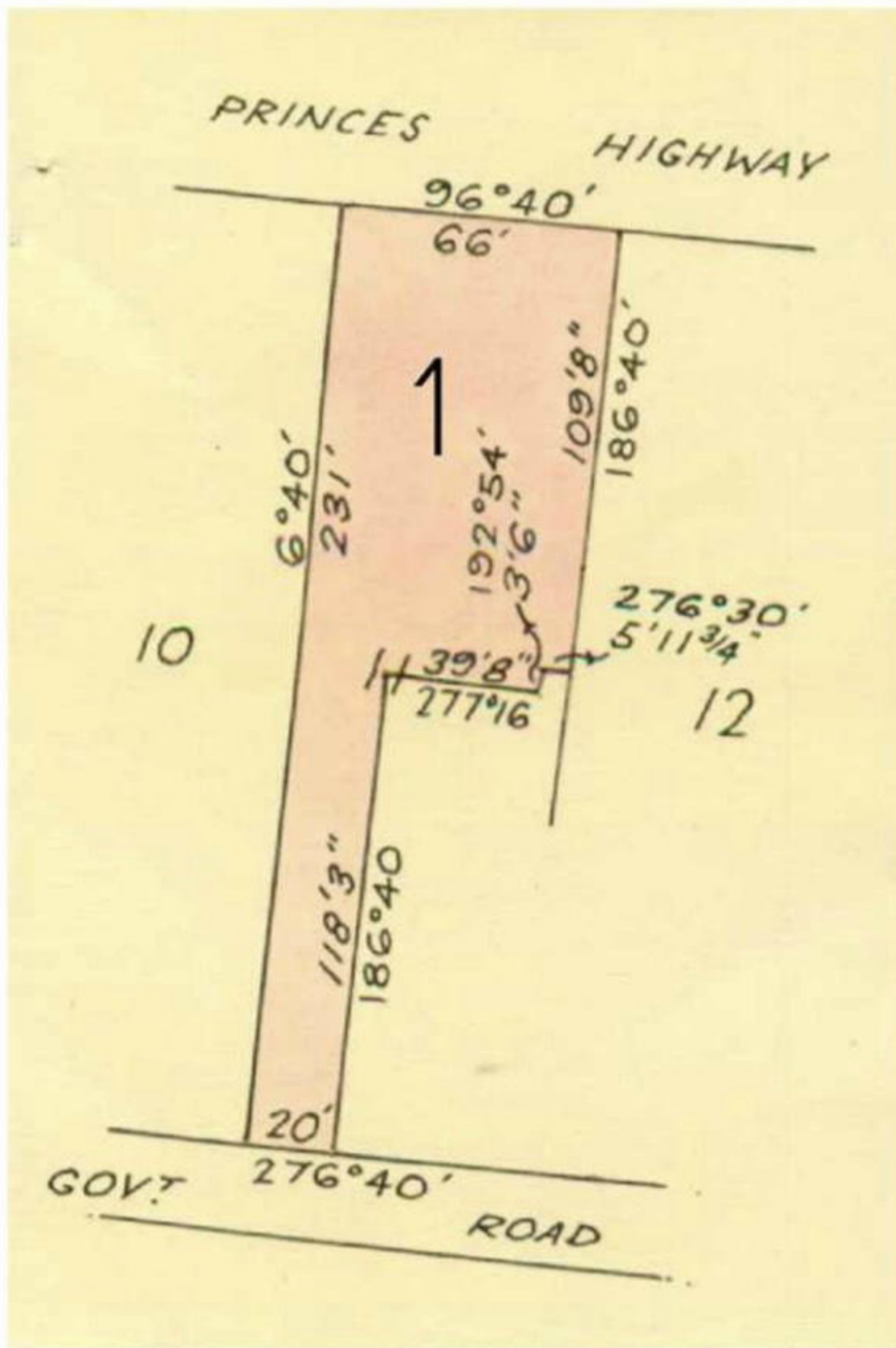


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 11 (PT)