

Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 700	Street Name: McDougal Road
Town: Neerim South	Postcode: 3831	

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

Option A:

Lot No:	1		
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input type="checkbox"/>	Plan of Subdivision <input type="checkbox"/>
Plan Number:	702722W		

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

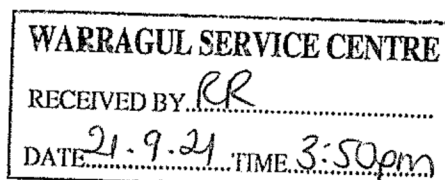
Name:	[REDACTED]
Business:	
Postal Address:	[REDACTED]
Telephone No. (H)	[REDACTED]
Email Address:	[REDACTED]

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

\$9500



21-9-21

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	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text"/>
<input checked="" 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
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

Use:

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivison Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

Subdivision / Vegetation Removal:

<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 RDZI

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)

Erect additional farm shed building of 10.8 x 7.5 = 81m² in association with existing existing house and farm shedding to house machinery and equipment. Site is adjacent to South property boundary and less than 100m from adjacent residence

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

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

please see attached plan

Property is 80 Acres located in farming zone and currently used to run beef cattle.

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

No	<input checked="" type="checkbox"/>	
Yes	<input type="checkbox"/>	If yes, with whom?
		Date of this meeting

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.	Applicant Name: [REDACTED]	Date: 21/9/21
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



Imaged Document Cover Sheet

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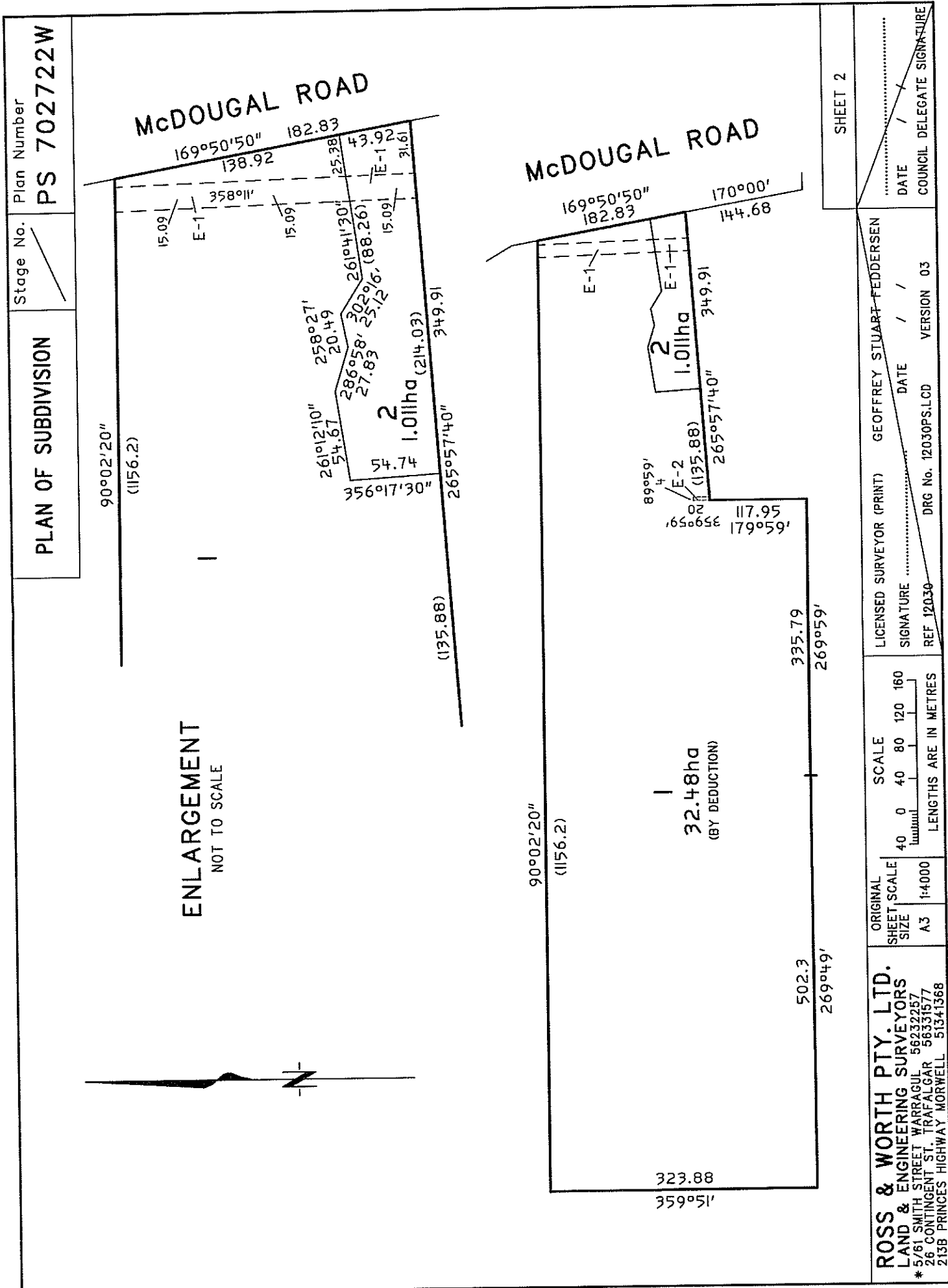
Document Type	Plan
Document Identification	PS702722W
Number of Pages (excluding this cover sheet)	3
Document Assembled	21/09/2021 10:03

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PLAN OF SUBDIVISION		Stage No. /	LRS use only EDITION 1	PS 702722W
Location of Land Parish: NEERIM Township: _____ Section: _____ Crown Allotment: 157B (PART) Crown Portion: _____ Title References: VOL 9615 FOL 624 Last Plan Reference: LP 149038 (LOT 2) Postal Address: 700 McDOUGAL ROAD NEERIM SOUTH, 3831 MGA 94 Co-ordinates: E 413345 Zone 55 (Of approx. centre of plan) N 5788365		Council Certification and Endorsement. Council Name: BAW BAW SHIRE COUNCIL Ref: PSB 0078/11.01 <p style="text-align: center;">THIS IS A SPEAR PLAN</p>		
Vesting of Roads or Reserves				
Identifier		Council/Body/Person		
Nil		Nil		
Notations				
Depth Limitation: 15.24 METRES BELOW THE SURFACE.		Staging This is not a staged subdivision. Planning Permit No. PSB 0078/11		
THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.		WATERWAY NOTATION: LOT 1 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE Survey:- This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). _____ In proclaimed Survey Area no. _____		
Easement Information				LRS use only _____
Legend: E- Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A- Appurtenant Easement R- Encumbering Easement (Road)				Statement of Compliance / Exemption Statement
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY SUPPLY PURPOSES	15.09	LP 69932	LOTS ON LP 69932
E-2	WATER SUPPLY PURPOSES	4	LP 149038	LOTS ON LP 149038
				Received <input checked="" type="checkbox"/>
				Date 4 / 10 / 12
				LRS use only _____
				PLAN REGISTERED
				TIME 11:32
				DATE 9 / 10 / 2012
				S. Bobko Assistant Registrar of Titles
				SHEET 1 OF 2 SHEETS
ROSS & WORTH PTY. LTD. LAND & ENGINEERING SURVEYORS * 5/61 SMITH STREET WARRAGUL 56232257 26 CONTINGENT ST. TRAFALGAR 56331577 213B PRINCES HIGHWAY MORWELL 51341388		LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN SIGNATURE .DIGITALLY.SIGNED DATE / / REF 12030 DRG No. 12030PS.LCD VERSION 02		_____ DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3





Imaged Document Cover Sheet

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Document Type	Instrument
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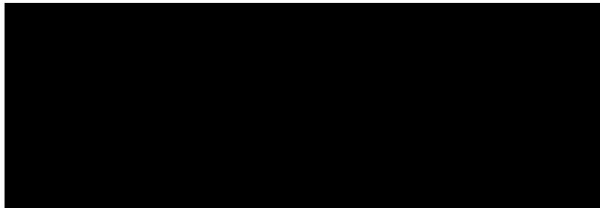
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Application by a Responsible Authority for the Making of a Recording of an Agreement
Section 181 Planning and Environment Act 1987



Lodged by:

Name:
Phone:
Address:
Reference:
Customer Code:



The Responsible Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register.

Land: Volume 09615 Folio 624

Responsible Authority: *Baw Baw Shire Council Civic Place, Warragul, Victoria 3820*

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

Date: *21 August 2012*

Signature for Responsible Authority: 

Name of Officer: (full name) *Peter McWhinney*

Designation of the person signing: *MANAGER - STATUTORY PLANNING.*

THIS AGREEMENT is made the 2 day of August 2012

BETWEEN

Baw Baw Shire Council
of
Civic Place Warragul
(hereinafter called "Council")

AND
Mark Steven Wilson & Helen Louise Wilson
of
700 McDougal Road, Neerim South
(hereinafter called the "Owner")

AJ877934A

28/08/2012 \$115.30 173



Whereas:

1. The Owner is the registered proprietor of Lots 1 & 2 PS 702722W (the "Land") being a subdivision of the land comprised in Certificate of Title Volume 9615 Folio 624
2. The Council and the Owner have agreed to enter into an agreement under Section 173 of the Planning and Environment Act 1987 to provide, as set out in Conditions No 5, 8 & 9 of Planning Permit No PSB 0078/11 that:
 - a) That the land may not be further subdivided to create a smaller lot for an existing dwelling.
 - b) That no more than one dwelling is to be present on the allotment at any one time.
 - c) Access:
 1. there must be no obstructions within one metre of the edge of a minimum formed width of 3.5m for access driveways at anytime;
 2. there must be four metres height clearance above the main driveway for each lot providing access for emergency vehicles to a dwelling;
 3. adequate provision for turning of fire brigade vehicles must be provided at the location of a fire fighting water supply for a dwelling on each lot;
 4. bridges must be designed in accordance with the Australian Bridge Design Standard AS 5100- 2004 to carry a rigid truck of at least 15 tonne;
 5. driveways must have a minimum load limit of 15 tonnes;
 6. the average grade must be no greater than 1 in 7 (14.4%), however, a maximum of 1 in 5 (20%) may be allowed for a maximum of 50 metres. Dips should have no more than a 1 in 8 entry and exit angle; and
 7. all driveways must have a maximum cross fall alignment of 1 in 33 (3%) and a minimum of curves. Curves must have a minimum inner radius of 10 metres.

d) Water Supply:

- i) a water supply for fire fighting purposes must be available on each lot at all times, with access for fire brigade vehicles, and meeting CFA Standards to the satisfaction of the responsible authority;
- ii) each water supply must be located within 60m of any dwelling; and
- iii) the required minimum volume of a fire fighting water supply is to be 15,000 litres each for lots 1 and 3, and 10,000 litres for lot 2.

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28/08/2012 \$115.30 173



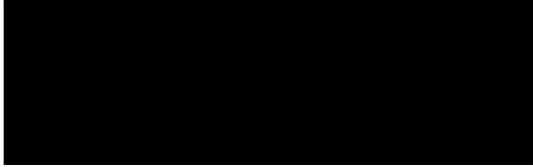
Now this agreement witnesseth and the parties

agree and covenant as follows:

1. Without limiting the operation or effect which this Agreement otherwise has, the parties acknowledge that this Agreement is made pursuant to the provisions of Section 173 of the Planning and Environment Act 1987.
2. This Agreement shall come into force immediately upon execution by both parties hereto or the approval by the Registrar of Titles of Plan of Subdivision PS 702722W whichever is the later, and shall run with the "Land".
3. The Owner covenants that it will bring this Agreement to the attention of all purchasers, mortgagees, transferees and assignees of the "Land".
4. Each of the parties hereto shall respectively sign and execute all such further documents and deeds and do all acts and things as the other party shall reasonably require for completely effectuating this Agreement.
5. The Owner covenants with the Council that:
 - a) That Lot 1 and Lot 2 PS 702722W will not be further subdivided so as to create any additional lots.
 - b) That not more than one dwelling shall be present on Lot 1 or Lot 2 PS 702722W at anyone time.
 - c) Access to the lots shall be maintained to the requirements of the CFA as detailed in Condition No 8 of Planning Permit PSB 0078/11
 - d) Water supply for fire fighting purposes will be available for each lot in accordance with the requirements of the CFA as detailed in Condition No 9 Planning Permit PSB 0078/11.
6. The Owner covenants that it will prepare or cause to be prepared an application under Section 181 of the Planning and Environment Act 1987 to enable the registration of this Agreement at the Land Registry and the Owner further agrees to pay (on request) the Council's costs and expenses in connection with this agreement including anything done in anticipation of this Agreement and the enforcement of any obligations imposed on the owners excepting the cost of any unsuccessful enforcement action.
7. The Owner covenants that it will as soon as practicable upon the formation of this Agreement take all steps reasonably necessary to enter a memorandum of this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Planning and Environment Act 1987 so that it shall run with the "Land".

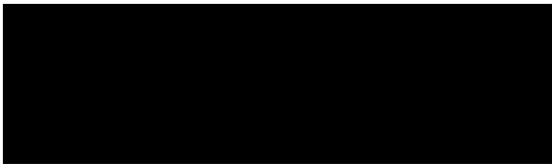
- 8. Whenever herein the word "Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the whole or part of the "Land".
- 9. Upon further subdivision of either Lot 1 or Lot 2 PS 702722W this Agreement will end in relation to the lot that is further subdivided.

EXECUTED AS A DEED

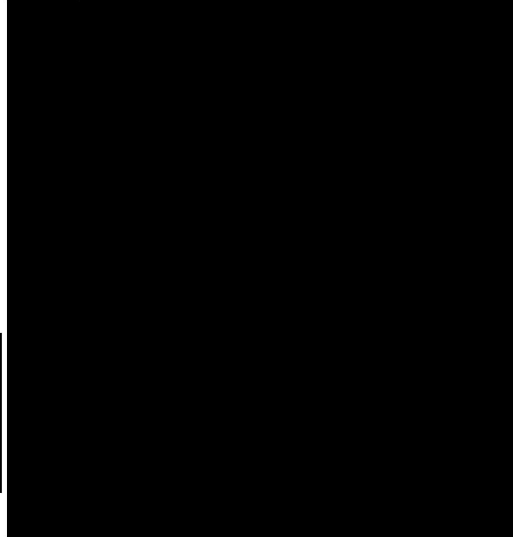


In the presence of:

And



In the presence of:



AJ877934A

28/08/2012 \$115.30 173

Signed on behalf of Baw Baw Shire Council

By Melissa Harris

Director of Growth & Development

pursuant to Instrument of Delegation

Dated 10. November 2010

In the presence of

Witness



**Plan of Subdivision PS702722W
Concurrent Certification and Statement of Compliance
(Form 3)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S022135V
Plan Number: PS702722W
Responsible Authority Name: Baw Baw Shire Council
Responsible Authority Reference Number 1: PSB0078/11.01
Surveyor's Plan Version: 03

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

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Peter McWhinney
Organisation: Baw Baw Shire Council
Date: 03/09/2012



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

VOLUME 11381 FOLIO 432

Security no : 124092596077T
Produced 21/09/2021 09:59 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 702722W.
PARENT TITLE Volume 09615 Folio 624
Created by instrument PS702722W 09/10/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X277612E 23/01/2001
BENDIGO BANK LTD

MORTGAGE AC803437T 19/04/2004
BENDIGO BANK LTD

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AJ877934A 28/08/2012

DIAGRAM LOCATION

SEE PS702722W 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)

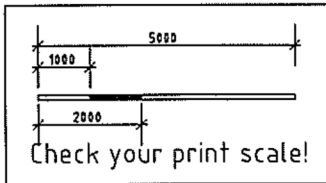
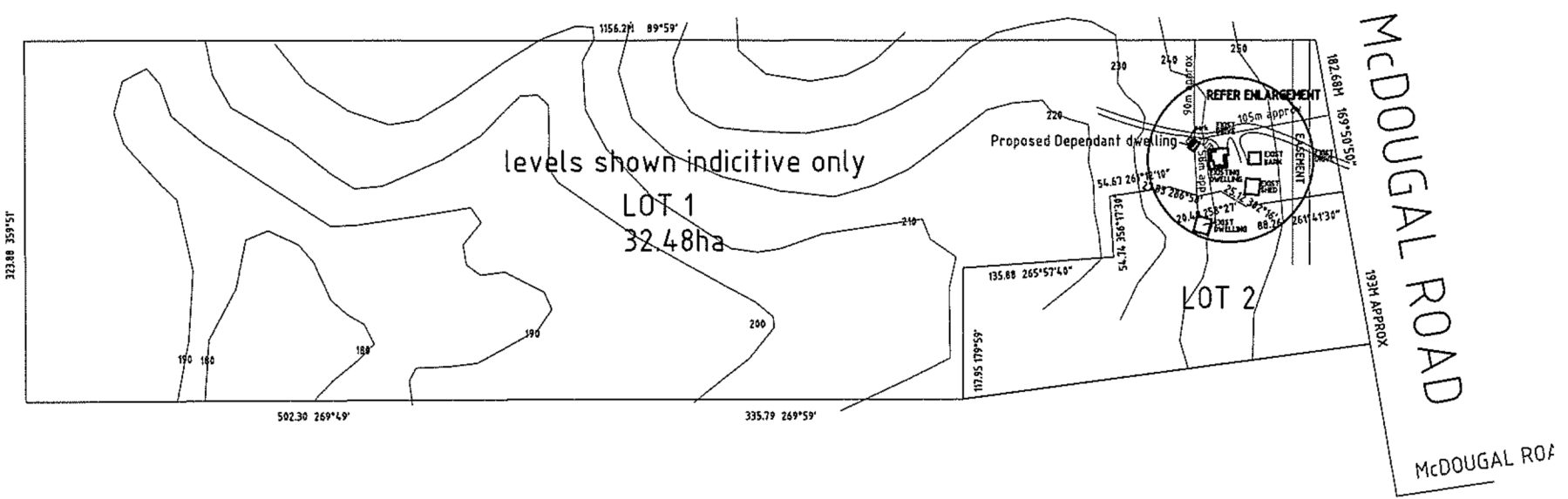
Street Address: 700 MCDUGAL ROAD NEERIM SOUTH VIC 3831

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

DOCUMENT END



PRELIMINARY

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
 ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE.
 ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE WORKS BEGIN.
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SITE PLAN 1
 COPYRIGHT



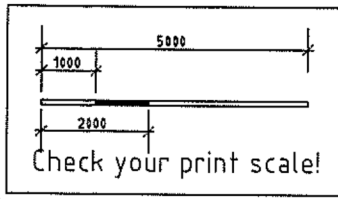
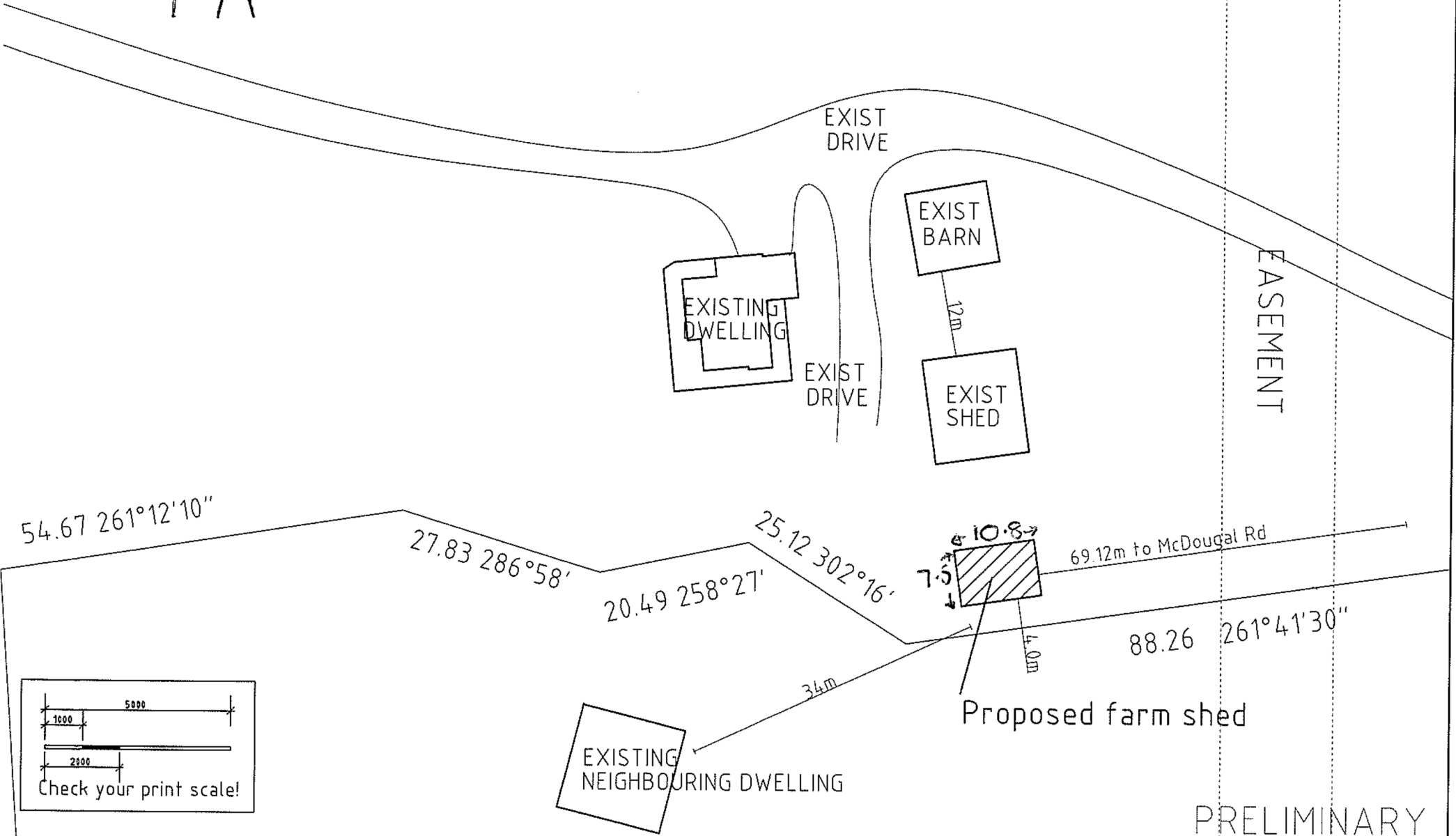
NOZ TECH DRAFTING
 DENISE PANOZZO
 PH 0427 343327
 BP NO DPAD 1448
 P.O. BOX 656, WARRAGUL 3820
denise.noztech@gmail.com

PRELIMINARY DESIGN	15-3-19
COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

700 McDOUGAL ROAD
 NEERIM SOUTH
 SCALE 1:4000 @ A3 DRAWN DP



Site fall 1:5 approx
←



PRELIMINARY

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE.
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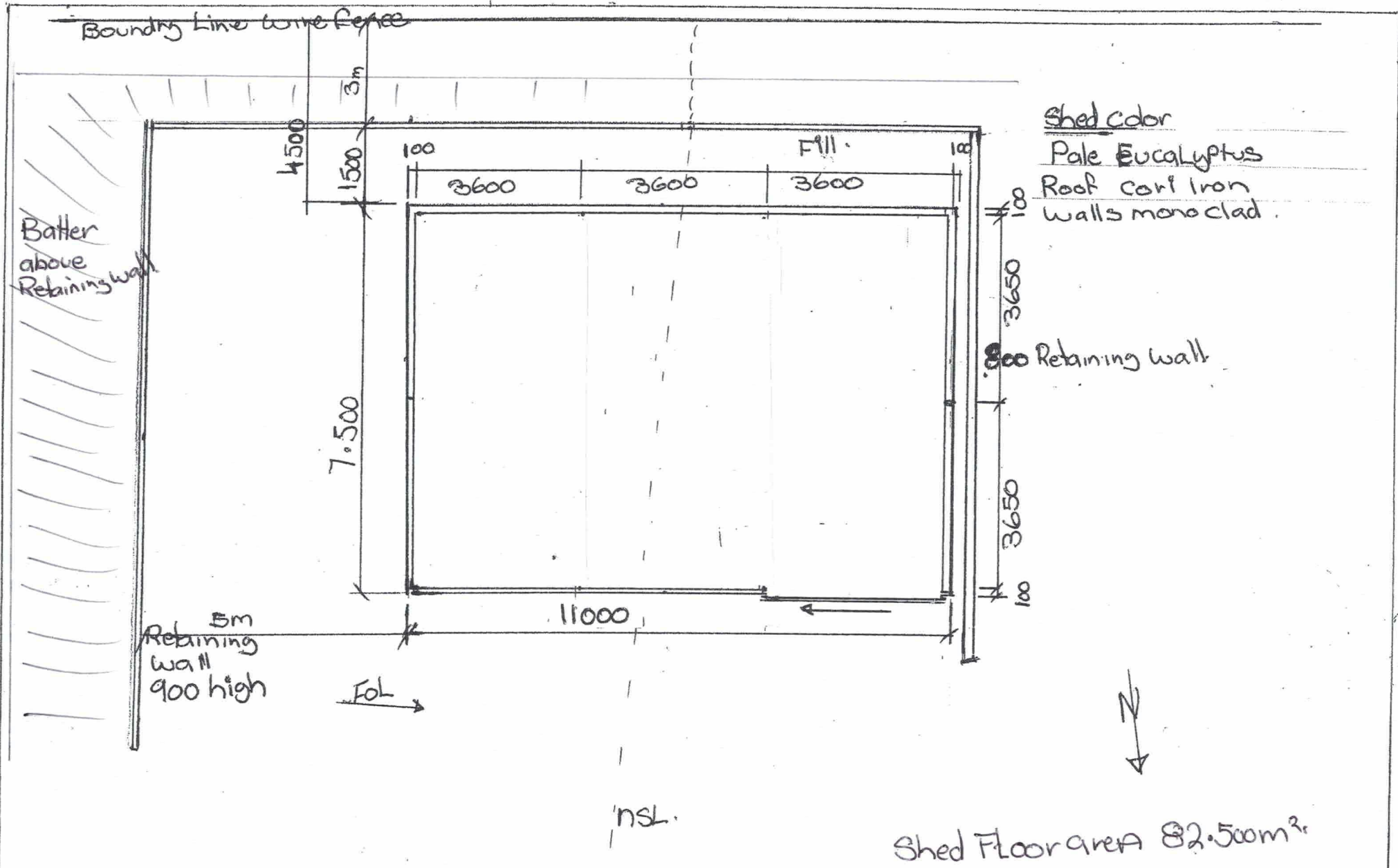
SITE PLAN 2
COPYRIGHT



NOZ TECH DRAFTING
DENISE PANOZZO
PH 0427 343327
BP NO DPAD 1448
P.O. BOX 656, WARRAGUL 3820
denise.noztech@gmail.com

PRELIMINARY DESIGN	14-5-19
COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

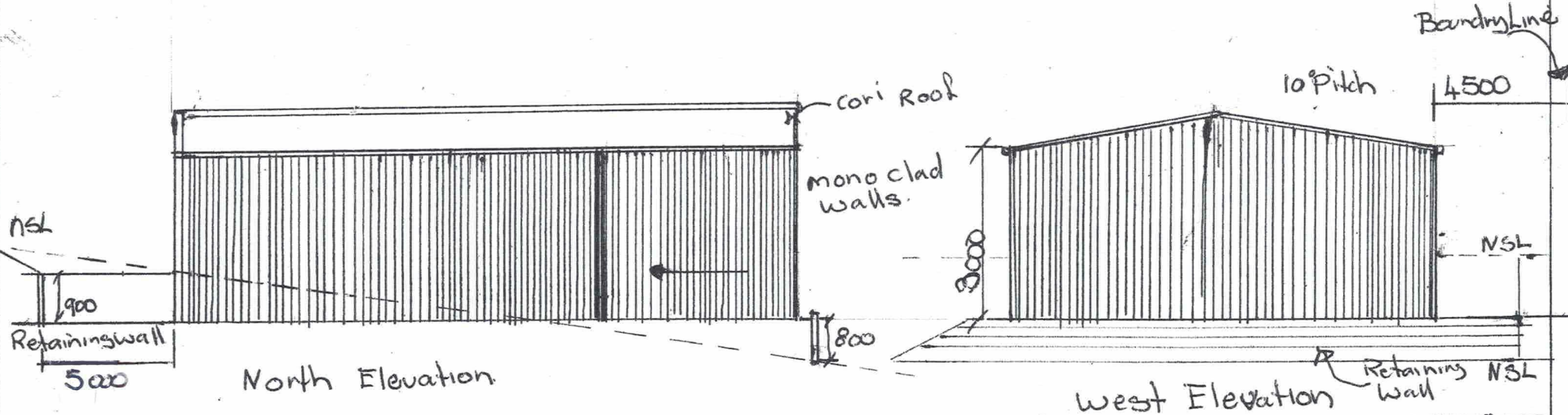
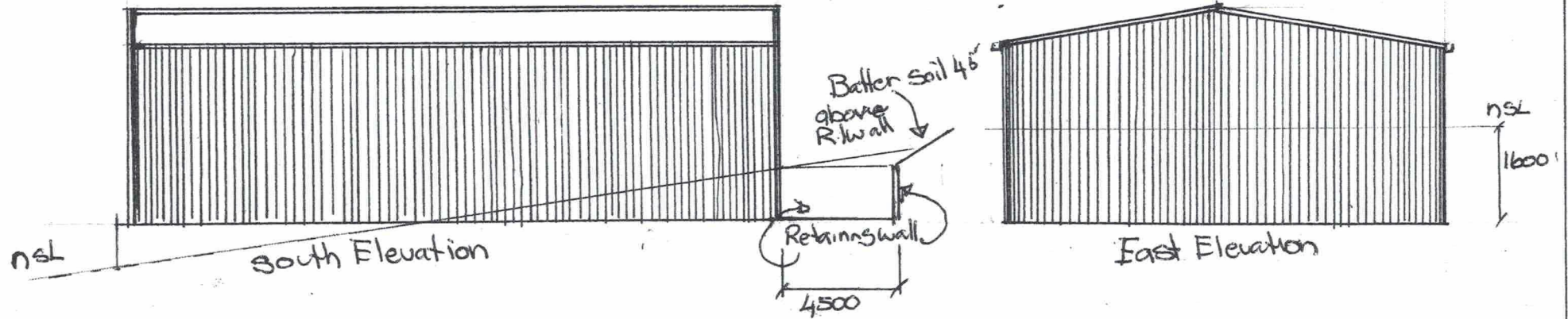
700 McDOUGAL ROAD
NEERIM SOUTH
SCALE 1:500 @ A3 DRAWN DP



Shed color
 Pale Eucalyptus
 Roof corr Iron
 walls mono clad.

Shed Floor area 82.500m².

Proposed shed for [REDACTED] 700 m ² Dougal Rd Neerim south	Date - 26-11-21 Drawn by Helen Wilson	Shed floor Plan. Sheet 1 of 3
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Proposed shed for
 [REDACTED]
 700 m² Dougal Rd Neerim south

Date - 26-11-21
 Drawn by
 Helen Wilson

Shed Elevations -
 sheet 3 of 3