



GOLDEN AGE HOMES

**Allotment 10F, Section 3, Parish of Raglan
(known as 870 Beaufort-Lexton Road)**

Waterloo

Planning report in support of the re-erection of a dwelling

May 2024

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1.0 Introduction

Golden Age Homes has been engaged by Denise Woolcock to prepare and submit a planning permit application for the re-erection of a dwelling at Allotment 10F, Section 3, Parish of Raglan (870 Beaufort-Lexton Road), Waterloo.

This report has been prepared in support of the application and includes:

- A description of the proposal
- Identification of relevant planning controls; and
- An assessment of the proposal against the relevant planning provisions of the Pyrenees Planning Scheme.

Application Details	
Property Details:	Allotment 10F, Section 3, Parish of Raglan (known as 870 Beaufort-Lexton Road), Waterloo
VicRoads Reference:	57 H7
Current Land Use:	Vacant land
Zones:	Farming Zone (FZ)
Overlays:	Restructure Overlay (RO)
Planning Permit Requirements:	Building & works associated with a dwelling as per the RO and FZ.
Assessing Authority:	Pyrenees Shire Council
Applicant:	Golden Age Homes on behalf of: Denise Woolcock 
Contact Person:	Jonathan Morelli Consultant Golden Age Homes PO Box 64 Seville VIC 3139 P: (03) 59 644 077 M: 0423 260 833 E: jonathan@gah.com.au

2.0 Proposal

The application seeks approval for the re-erection of a dwelling at what is known as 870 Beaufort-Lexton Road, Waterloo (see above for title details). The proposed dwelling shall be located centrally on the front portion of the lot, with the front entrance facing east towards Beaufort-Lexton Road. The house is a small 1960's weatherboard, which will contribute to the variety of building forms and materials in the surrounding area, which are traditionally tin or weatherboard clad structures. The proposed development shall have a minimal impact on the land, amounting to less than 1% of the total site area.

The subject site is located within a Bushfire Prone Area which makes it subject to the regulations of the Building Code and therefore an assessment rating will be undertaken to establish the relevant BAL rating.

3.0 Existing Planning Controls

3.1 Zoning

Pursuant to the Pyrenees Shire Planning Scheme, the property is contained within the **Farming Zone (35.07)**. The proposal is in accordance with the relevant purposes of the zone, which alongside implementing State and Local Planning Policy are:

- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

In response to Clause 35.07, a permit is required if there is more than one dwelling on the lot, or the lot is less than 40 hectares.

Response – FZ

Pursuant to Clause 35.07, a permit is required for the proposed development, as the lot is less than 40 hectares, located to the north of the Western Highway as specified in the Schedule to the Farming Zone. The land is significantly less than the minimum lot size for which no permit is required, at just 2.83 hectares, with approximately 1.4 hectares comprised of native and non-native vegetation, majority of which will be retained, with the exception of some pine trees to increase the bushfire buffer zone. As such, much of the land is not productive agricultural land. However, the proposed dwelling shall support the growth of the population of Waterloo, increasing its inhabitants and benefitting the rural community with small scale infill development suitable for the area. The proposed development will not inhibit the potential expansion of agricultural use on adjacent or nearby land. All adjacent properties are similar in size, if not smaller; consequently, the risk of the dwelling being affected by agricultural activities being undertaken nearby is low.

The proposed dwelling is located less than 100 metres away from Beaufort-Lexton Road, which is a Transport Zone 2 road. Dwellings and other buildings in the vicinity of the site have varied setbacks from the road, including both buildings adjacent to the property, which have setbacks of less than 15 metres from the arterial road. Having a lesser setback shall create safer access to the property, with a larger buffer zone from the vegetation to the dwelling, reducing the potential bushfire risk. The siting will also enable more retention of vegetation to the west of the property, locating the dwelling in a clear, open space. There is an existing crossover off Beaufort-Lexton Road, towards the south-east of the lot, which will be upgraded to the satisfaction of the relevant authorities.

3.2 Overlays

The subject site is affected by **Restructure Overlay 22 (45.05)**. Alongside implementing State and Local Planning objectives, the purposes of the RO22 are:

- To identify old and inappropriate subdivisions which are to be restructured.
- To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

A permit is required to construct or extend a dwelling or other building. A permit must be in accordance with a restructure plan for the land listed in a schedule to this overlay.

As per the Restructure Plans document by Pyrenees Shire (published October 2007 and revised in March 2013), the objectives of the Waterloo Environs Plan are:

- To give maximum practical effect to the provisions of the Waterloo Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To limit development on land which is subject to flooding.
- To prevent inappropriate development in the environs of Trawalla Creek (which drains into Mt Emu Creek).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic Sediments III Land System.

Requirements for Development of Land

- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the formulae as specified
 - where lots within the Restructure Parcel have been created by virtue of these restructure provisions
 - where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- Not more than one dwelling is to be constructed on any lot

Response – RO22

Pursuant to Clause 45.05, a permit is required for the proposed dwelling, which will be the only one on the lot in accordance with Restructure Overlay 22 Waterloo Environs. There is no intention to subdivide the lot, with the current restructure

parcel only containing one lot. The land is also not impacted by any flood overlays, whilst the dwelling's proposed siting is more than 100 metres away from Trawalla Creek, thus maintaining the quality and health of the waterway. Any runoff from the proposed development will be managed to the satisfaction of the relevant authority, and will not discharge into the nearest watercourse, which is approximately 81 metres away. Proposed excavation works to level the site in the location of the dwelling shall be less than 1 metre in depth, and sediment runoff will be managed by means of a siltfence to prevent or reduce environmental impacts upon the waterways and nearby Trawalla Creek. The proposed dwelling is appropriate for the site, which is too small to support large scale or commercial agricultural purposes, limited also by the fall of the land and the vegetation to the west boundary.

4.0 Conclusion

The proposed works are appropriate for the site and surrounds given the following:

- The proposal meets the State and Local Planning Policy Framework objectives, in that it will better facilitate the use of the land for a dwelling without adversely affecting existing infrastructure or the environmental surrounds.
- The proposal incorporates a design that is site responsive and respects the surrounding context.
- No loss of amenity will result from the use and development.

We trust that sufficient information has been included in this application for a successful assessment and request Pyrenees Shire Council support the application by issuing a planning permit.

Golden Age Homes Pty. Ltd.

May 2024



GOLDEN AGE HOMES

APPENDIX A

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

VOLUME 08085 FOLIO 861

Security no : 124117170141E
Produced 05/08/2024 10:08 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 10F Section 3 Parish of Raglan.

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AH709324P 07/01/2011

Caveator

ARTHUR REX WINDSOR COLE

Grounds of Claim

BENEFICIARY/IES UNDER THE WILL OF THE FOLLOWING DECEASED PARTY, WHERE PROBATE HAS BEEN GRANTED AND ALL DEBTS IN THE ESTATE HAVE BEEN PAID.

Parties

THE REGISTERED PROPRIETOR(S)

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

A B NATOLI PTY (72)

Notices to

NATOLI A B of 24 COTHAM ROAD KEW VIC 3101

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP284838N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY190229V	CONVERT A PCT TO AN ECT	Completed	10/07/2024
AY272689D (E)	TRANSFER CONTROL OF ECT	Completed	04/08/2024
AY217391S (E)	APPLICATION LOST TITLE	Withdrawn	23/07/2024

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

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

Street Address: BEAUFORT-LEXTON ROAD WATERLOO VIC 3373

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 20998A BAYSIDE SOLICITORS
Effective from 04/08/2024

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP284838N
Number of Pages (excluding this cover sheet)	2
Document Assembled	09/04/2024 13:30

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TITLE PLAN		EDITION 1	TP 284838N
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Location of Land

Parish: RAGLAN
 Township:
 Section: 3
 Crown Allotment: 10F
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 8085 FOL 861
 Depth Limitation: 50 FEET

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8085 FOL. 861 AND NOTED ON SHEET 2 OF THIS PLAN

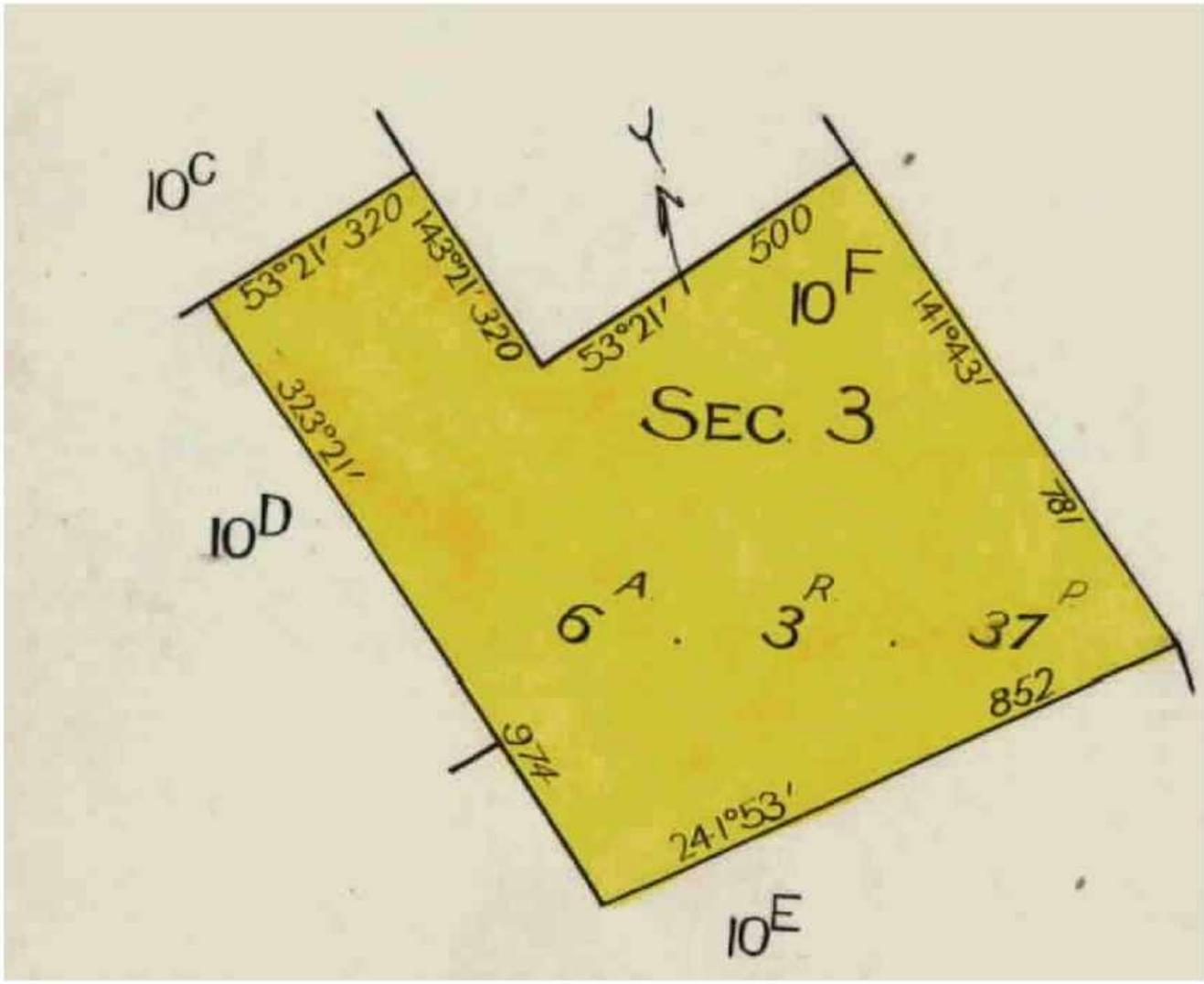
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

COLOUR CODE
 Y = YELLOW

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 24/01/2000
 VERIFIED: GB



TITLE PLAN

TP 284838N

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

SIX THAT PIECE OF LAND in the said State containing six acres three roods and thirty-seven perches more or less being Allotment ten^F of Section three in the Parish of Raglan County- of Ripon

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act 1935* on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1928*.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands.

PROVIDED FURTHER and this grant is upon this express condition that neither the grantee nor any one claiming from through or under ~~her~~ ^{her} shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein ~~thereon~~ ^{or thereunder} within the meaning of the *Mines Act 1928* or of any Act for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Act or for any purpose authorized by the said Act.

add

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 sheets



GOLDEN AGE HOMES

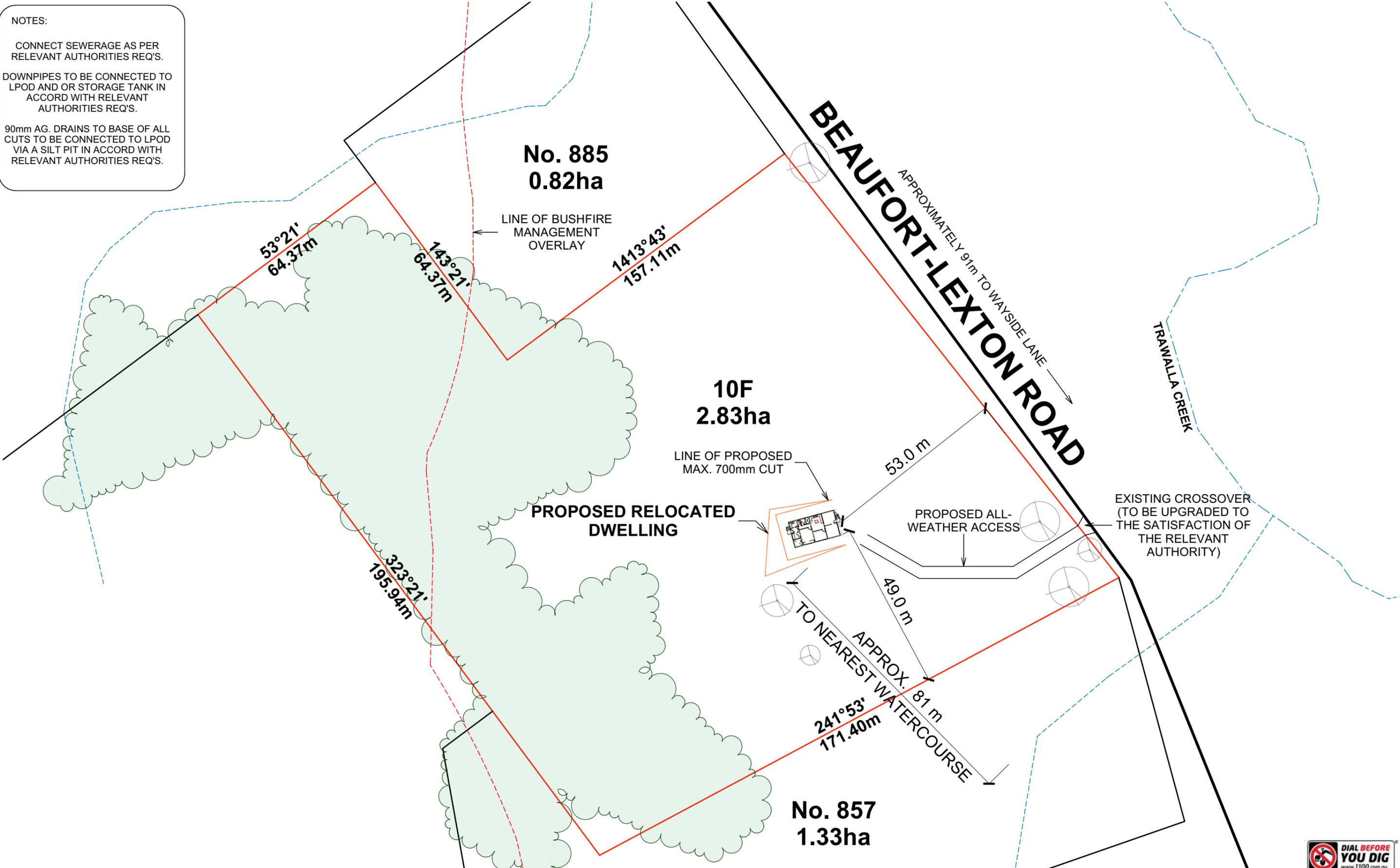
APPENDIX B

NOTES:

CONNECT SEWERAGE AS PER RELEVANT AUTHORITIES REQ'S.

DOWNPIPES TO BE CONNECTED TO LPOD AND OR STORAGE TANK IN ACCORD WITH RELEVANT AUTHORITIES REQ'S.

90mm AG. DRAINS TO BASE OF ALL CUTS TO BE CONNECTED TO LPOD VIA A SILT PIT IN ACCORD WITH RELEVANT AUTHORITIES REQ'S.



GOLDEN AGE BUILDING DESIGN

Ph: 1300 135 120
Email: gah@gah.com.au
Web: www.gah.com.au

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I / WE ACKNOWLEDGE THAT THESE PLANS ARE A TRUE & ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO IN THE CONTRACT BETWEEN GOLDEN AGE HOMES Pty. Ltd. & MYSELF / OURSELVES

(SIGNED) _____ DATE _____
 (SIGNED) _____ DATE _____

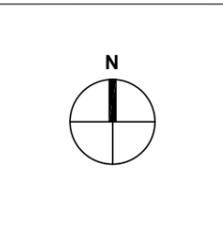
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PRINT DATE: 25/06/2024	JOB NUMBER: 2404	DRAWING TITLE: SITE PLAN	
DRAWN BY: MH	SHEET NUMBER: 3	DRAWING SCALE: 1 : 200 @ A3	
CHECKED BY:	NO. OF SHEETS: 9	PLAN OF SUBDIVISION: CA 10F, SEC. 3, PARISH OF RAGLAN	STATUS: TO BE APPROVED
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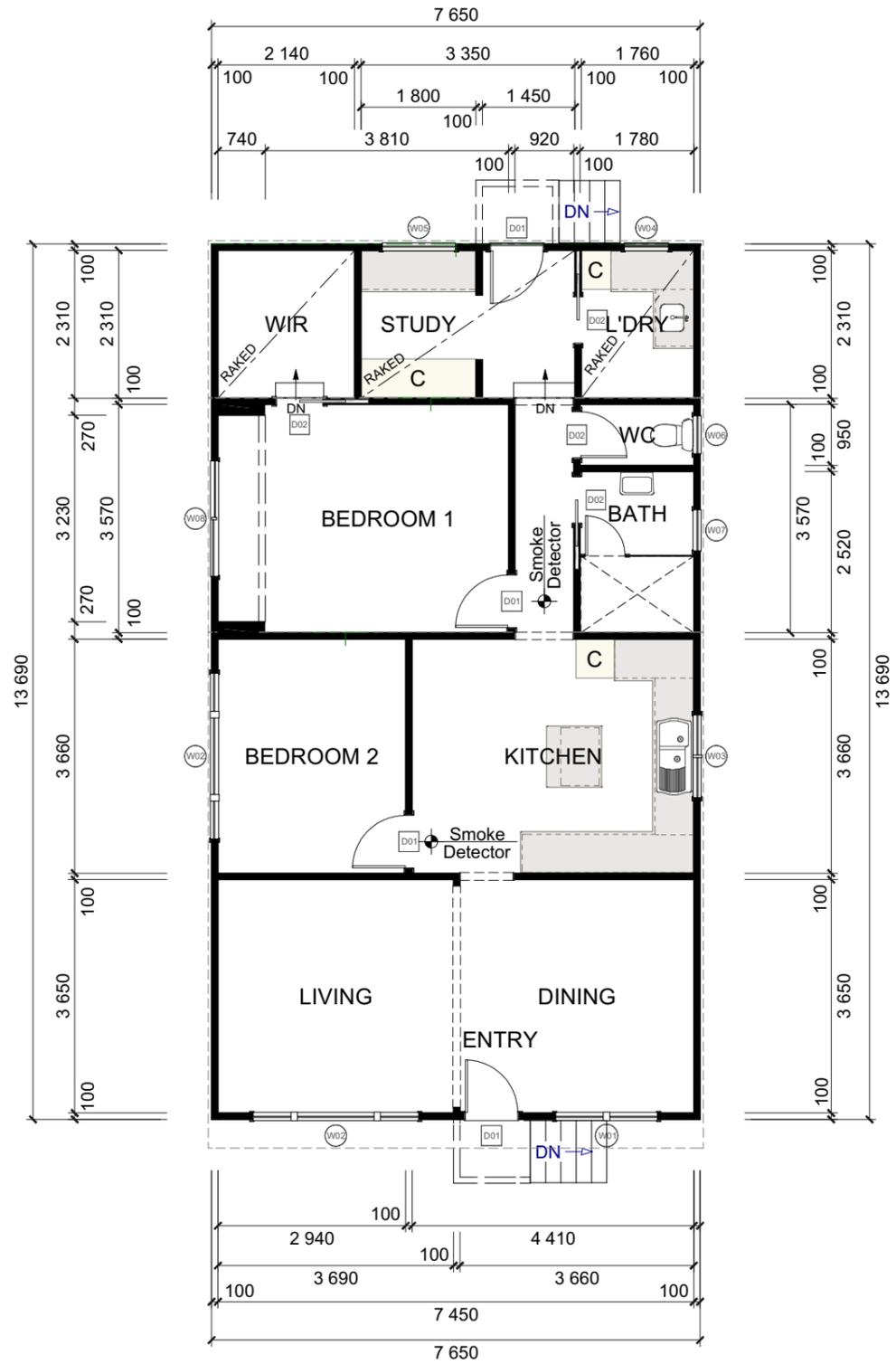
SITE ADDRESS:
870 BEAUFORT-LEXTON ROAD WATERLOO

PYRENEES



WINDOW SCHEDULE		
NUMBER	QTY	SIZE
W01	1	1 300X1 600
W02	2	1 300X2 600
W03	1	1 200X1 300
W04	1	1 120X700
W05	1	1 250X1 150
W06	1	750X600
W07	1	1 400X650
W08	1	510X1 810

DOOR SCHEDULE		
NUMBER	QTY	SIZE
D01	4	820
D02	4	720



FLOOR PLAN 23 - 14
TOTAL AREA
104.7 sq m

NOTE:
 ALL STRUCTURE & LAYOUT AS PER EXISTING
 STEPS AND LANDINGS BY CLIENT

GOLDEN AGE
 BUILDING DESIGN

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I / WE _____
 ACKNOWLEDGE THAT THESE PLANS ARE A TRUE & ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO IN THE CONTRACT BETWEEN GOLDEN AGE HOMES Pty. Ltd. & MYSELF / OURSELVES

(SIGNED) _____ DATE _____
 (SIGNED) _____ DATE _____

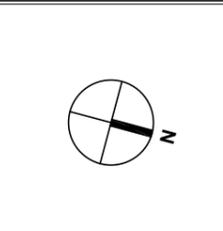
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CHECKED DATE:	VICROADS REF: 57 H7	STATUS: TO BE APPROVED

SITE ADDRESS:
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 ROAD
 WATERLOO**

PYRENEES

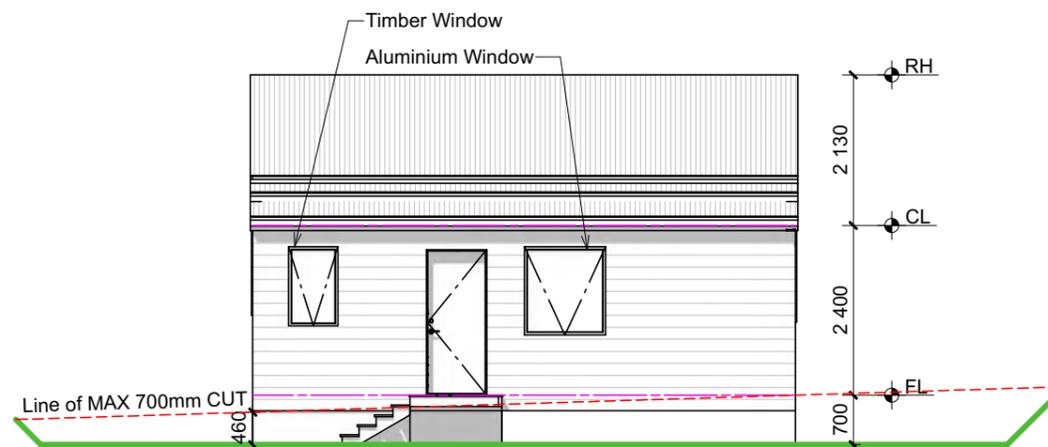




East Elevation

Colour Schedule

-  Roof & Gutters: Galvanised
-  Walls: Dulux, Strap or similar
-  Windows/Trims: Dulux, Marais or similar



West Elevation



GOLDEN AGE
BUILDING DESIGN

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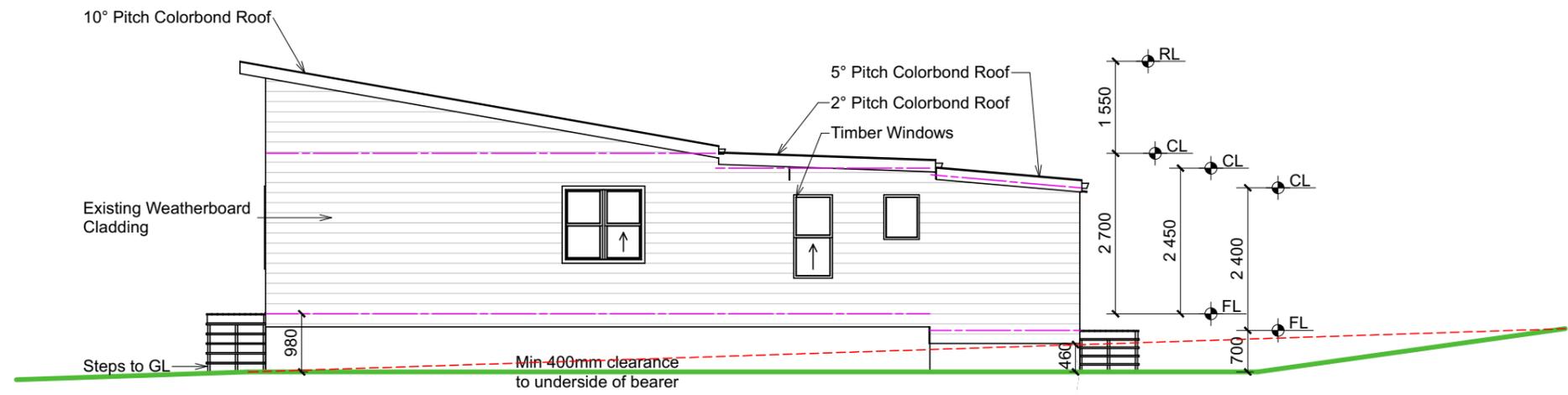
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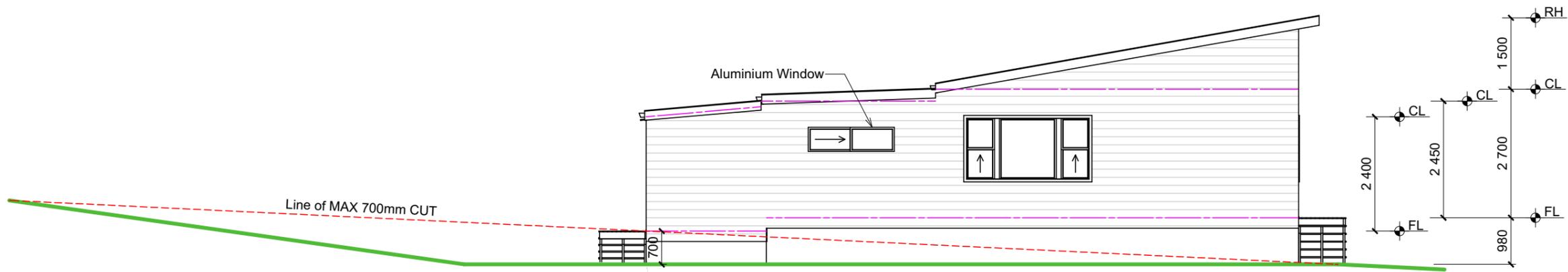
REVISION	

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CHECKED BY:	NO. OF SHEETS: 9	PLAN OF SUBDIVISION: CA 10F, SEC. 3, PARISH OF RAGLAN	
CHECKED DATE:	VICROADS REF: 57 H7	STATUS: TO BE APPROVED	

SITE ADDRESS: 870 BEAUFORT-LEXTON ROAD WATERLOO
PYRENEES



North Elevation



South Elevation

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PRINT DATE: 25/06/2024	JOB NUMBER: 2404	DRAWING TITLE: ELEVATIONS	
DRAWN BY: MH	SHEET NUMBER: 8	DRAWING SCALE: 1 : 100 @ A3	
CHECKED BY:	NO. OF SHEETS: 9	PLAN OF SUBDIVISION: CA 10F, SEC. 3, PARISH OF RAGLAN	STATUS: TO BE APPROVED
CHECKED DATE:	VICROADS REF: 57 H7		

SITE ADDRESS:
**870 BEAUFORT-LEXTON
ROAD
WATERLOO**

PYRENEES

Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20240094**
Date Lodged: **5/08/2024**

Application for Planning Permit

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.**

Application type

Is this a VicSmart Application?*

No
If yes, please specify which VicSmart class or classes:

 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

False

If 'yes', with whom?:

Date:

day / month / year

The Land

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

Street Address*

Unit No:	St. No:	St. Name: Beaufort-Lexton Road
Suburb/Locality: Waterloo		Postcode: 3373

Formal Land Description*

Complete either A or B

 This information can be found on the certificate of title.

A	Lot No:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No:
OR					
B	Crown Allotment No: 10F		Section No: 3		
Parish/Township Name: Raglan					

If this application relates to more than one address, please attach details.

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.

① For what use, development or other matter do you require a permit?*

Single storey relocated dwelling

 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.

① Estimated cost of development for which the permit is required*

Cost **\$300,000.00**

 You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant land

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

Title Information

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

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:		
Title:	First Name: Giovanni	Surname: Morelli
Organisation (if applicable): Golden Age Homes		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No: 664-668	St. Name: Warburton Hwy
Suburb/Locality: Seville		State: VIC
		Postcode: 3139

Information Requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Yes

No

Declaration

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: 5 August 2024

day / month / year

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	

Lodgement

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

Contact information:
Telephone: (03) 5349 1100
Email: pyrenees@pyrenees.vic.gov.au