

NOTE:
TITLE DIMENSIONS SHOWN HAVE BEEN BASED ON SURVEY AND VARY FROM CERTIFICATE OF TITLE.

CERTIFICATE BY LICENSED SURVEYOR FOR PLAN
I, RUSSELL JOHN DICKSON of 3/92 Bridge Mall, Ballarat, certify that this plan has been prepared from a survey made under my immediate direction and supervision in accordance with the Surveying Act 2004 and completed on 28/03/19, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required for level land as defined in regulation 7 (1) of the Surveying (Cadastral Surveys) Regulations 2015.
Date:

Licensed Surveyor,
Surveying Act 2004.

KEY	
PP	- POWER POLE
SIO	- SEWER INSPECTION PIT
WM	- WATER METER
WT	- WATER TANK
INV	- INVERT OF KERB

TOTAL SITE AREA
4112m²

DICKSON HEARN PTY LTD
A.C.N. 162 086 339
3/92 BRIDGE MALL,
BALLARAT, 3350.
Phone (03) 5333 2225 Fax (03) 5333 3220
email: ball@dicksonhearn.com.au

PLAN OF SURVEY
24 HOMEBUSH ROAD
AVOCA
C/T. VOL.8673 FOL.443


DRAWN BY	R.J.D.	DWG. No. 7854-01
DATE	28/03/19	
CHECKED	D.J.H.	SHEET SIZE A3
SCALE	1:500	
DATUM	ARB.	REVISION B
		SHEET 1 OF 1


Office Use Only


VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20240090**
Date Lodged: **28/07/2024**

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
 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: 24	St. Name: Homebush Road
Suburb/Locality: Avoca		Postcode: 3467

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 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?*

I am seeking to subdivide my block to create a 600sqm block for residential purposes. The proposed subdivision has previously been approved (P42837t19). The reason for re-lodging the application is the planning permit expired before I could complete certification of the plans.

 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 **\$0.00**

 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.

The block currently has two dwellings over it and ancillary buildings.

 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.)

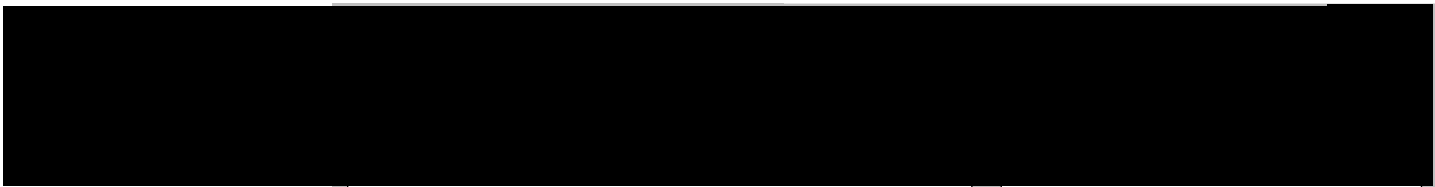
Applicant and Owner Details

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

Applicant *

The person who wants the permit

Name:		
Title:	First Name: Clayton	Surname: Furniss
Organisation (if applicable):		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No: 38	St. Name: Logan street
Suburb/Locality: maryborough		State: VIC
		Postcode: 3465



[Empty rectangular box]

Date:

day / month / year

Information Requirements


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

Is the required information provided?

- 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: 28 July 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

PLAN OF SUBDIVISION

EDITION 1

PS 831748 F

LOCATION OF LAND

PARISH: AVOCA

TOWNSHIP: AVOCA

SECTION: A2

CROWN ALLOTMENT: 3

CROWN PORTION:

TITLE REFERENCE: v.8673 f.443

LAST PLAN REFERENCE: TP 418670K

POSTAL ADDRESS: 24 HOMEBUSH ROAD,
(at time of subdivision) AVOCA 3467.

MGA 94 CO-ORDINATES: E: 720 384 ZONE: 54
(of approx centre of land N: 5 893 498
in plan)

COUNCIL NAME : PYRENEES SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION Does not Apply

SURVEY:
This plan is/~~is not~~ based on survey.

STAGING:
This ~~is~~/is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s).

In Proclaimed Survey Area No.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



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SURVEYORS FILE REF: 7854

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 2

DIGITALLY SIGNED
PETER ANDREW DENNIS VERSION 01

A.M.G. ZONE 54

HOMEBUSH ROAD

ROWE STREET

MONIER STREET

114.45

36°30'40" 27.68

46.74

126°31' 31.44

19.06

31.44

1 600m²

36°31' 19.13

126°23' 87.98

56.54

306°06' 38

2 3512m²

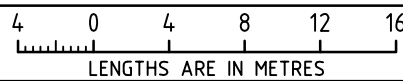
306°47'20" 50.16

216°17'40" 46.90



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SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 2

DIGITALLY SIGNED
PETER ANDREW DENNIS

VERSION 01



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP418670K
Number of Pages (excluding this cover sheet)	1
Document Assembled	28/07/2024 11:12

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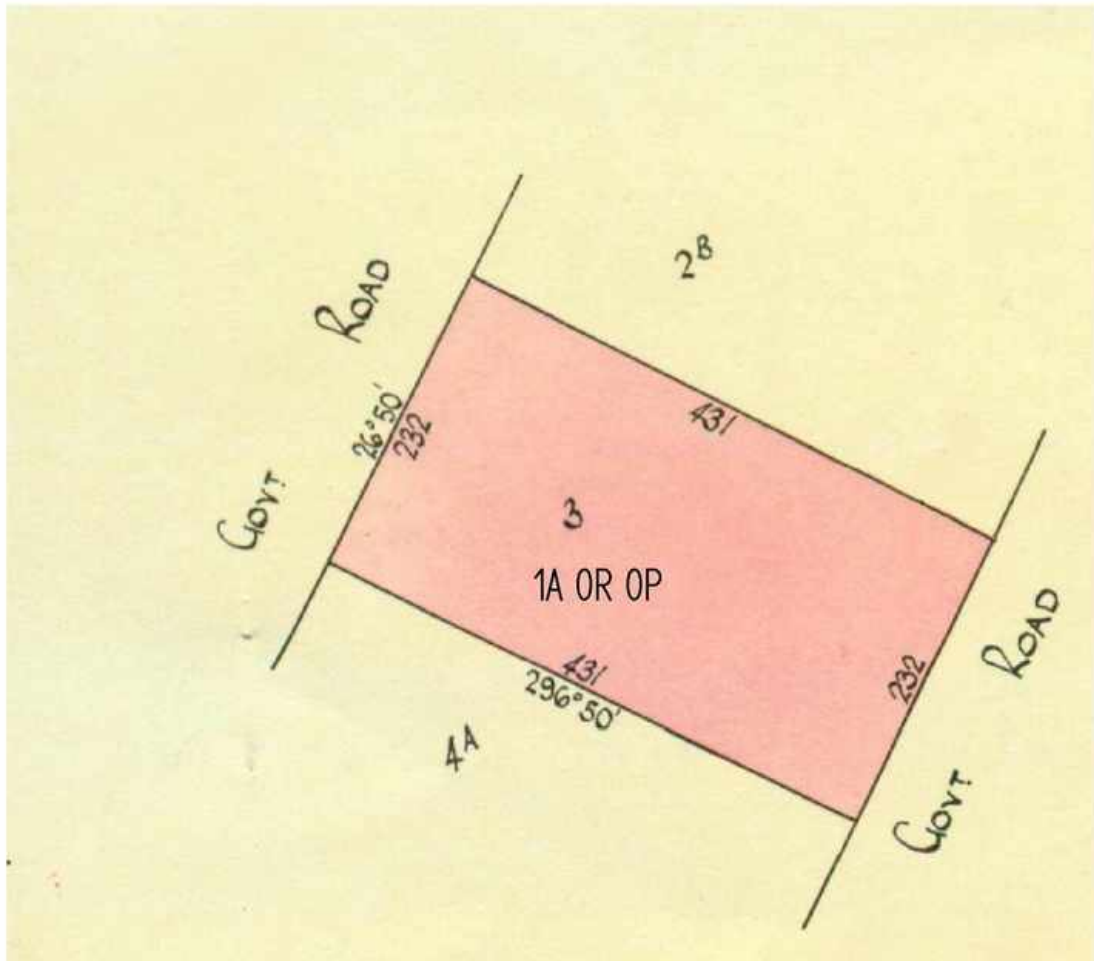
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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 418670K
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<p>Location of Land</p> <p>Parish: AVOCA Township: AVOCA Section: A2 Crown Allotment: 3 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 8673 FOL 443 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</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: 27/04/2000 VERIFIED: P.C.</p>
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 08673 FOLIO 443

Security no : 124116979919S
Produced 28/07/2024 11:12 AM

LAND DESCRIPTION

Crown Allotment 3 Section A2 Township of Avoca Parish of Avoca.
PARENT TITLE Volume 01693 Folio 594
Created by instrument C566299 03/05/1967

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX863447T 02/04/2024
WESTPAC BANKING CORPORATION

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP418670K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX863446V (E)	DISCHARGE OF MORTGAGE	Registered	02/04/2024
AX863447T (E)	MORTGAGE	Registered	02/04/2024

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 02/04/2024

DOCUMENT END