

PLANNING SUBMISSION

Subject Site: 71 Pascoe Street, Avoca

Title Particulars: Vol: 9421 Fol: 911

Proposal: Two Lot Subdivision



**Site Context Description & Design Response prepared by
James Walsh, Land Surveyor
January 2025**

Address: 71 Pascoe Street, Avoca, 3467

The following information is submitted with a planning application as required by the Pyrenees Shire Planning Scheme.

Neighbourhood Description and Site Context

The subject site is situated on the west side of Pascoe Street approximately 20 metres south of the intersection of North Street and 600 metres from the CBD of Avoca.

The site is zoned General Residential Zone 1 .

The site is relatively flat (see site plan).

Surrounding land uses to the east, west and south are residential and include brick veneer, weatherboard and recent modern developments.

Refer to the proposed plan and site photos for lot dimensions and site features.

Design Response

Neighbourhood Character C6

The neighbourhood character is not compromised by this proposal. Similar developments have been approved within the precinct of the site. All services are available to the site.

Lot Area and Building Envelopes C8

See Design Response Plan.

Solar Orientation of Lots objective C9

Buildings are positioned to enable solar power collection.

Lot Access Objective C21

Access to both lots is from Pascoe Street.

Address: 71 Pascoe Street, Avoca, 3467

Drinking Water Supply Objectives C22

Reticulated water supply is available.

Reused and Recycled Water Objectives C23

The size of the lot will enable ample space such that proposed dwellings can be constructed with recycled water systems to the satisfaction of the relevant authorities.

Waste Water Management Objective C24

Reticulated sewerage is available via Central Highlands Water reticulation.

Urban Runoff Management Objectives C25

The proposal will have no increase in storm water runoff..

Site Management C26

No Development is proposed..

Shared Trenching objectives C27

Shared trenching will be adopted where possible if services are required to be relocated; although each will have separate services connected.

Electricity, Telecommunications and Gas Objectives C28

Electricity, telecommunications are connected.

OVERLAYS

No Overlays affect this site.

Address: 71 Pascoe Street, Avoca, 3467

PHOTOS:



Existing property viewed from Pascoe Street.



Existing property viewed from Pascoe Street.

Address: 71 Pascoe Street, Avoca, 3467



House under construction on property to the south.



Existing access from Pascoe Street.

████████████████████
Address: 71 Pascoe Street, Avoca, 3467

Conclusion

This proposal is consistent with the purposes of the zoning and similar to other developments in the area.

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

VOLUME 07276 FOLIO 103

Security no : 124121606420M
Produced 30/01/2025 12:56 PM

LAND DESCRIPTION

Lot 1 on Title Plan 532798T.
PARENT TITLE Volume 02913 Folio 491
Created by instrument 2176960 12/11/1948

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK782092T 14/12/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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.

DIAGRAM LOCATION

SEE TP532798T 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: 71 PASCOE STREET AVOCA VIC 3467

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd

TITLE PLAN		EDITION 1	TP 532798T
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<p>Location of Land</p> <p>Parish: AVOCA Township: AVOCA Section: 27B Crown Allotment: 2(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 7276 FOL 103 Depth Limitation: 50 FEET</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: 30/05/2000 VERIFIED: PC</p>
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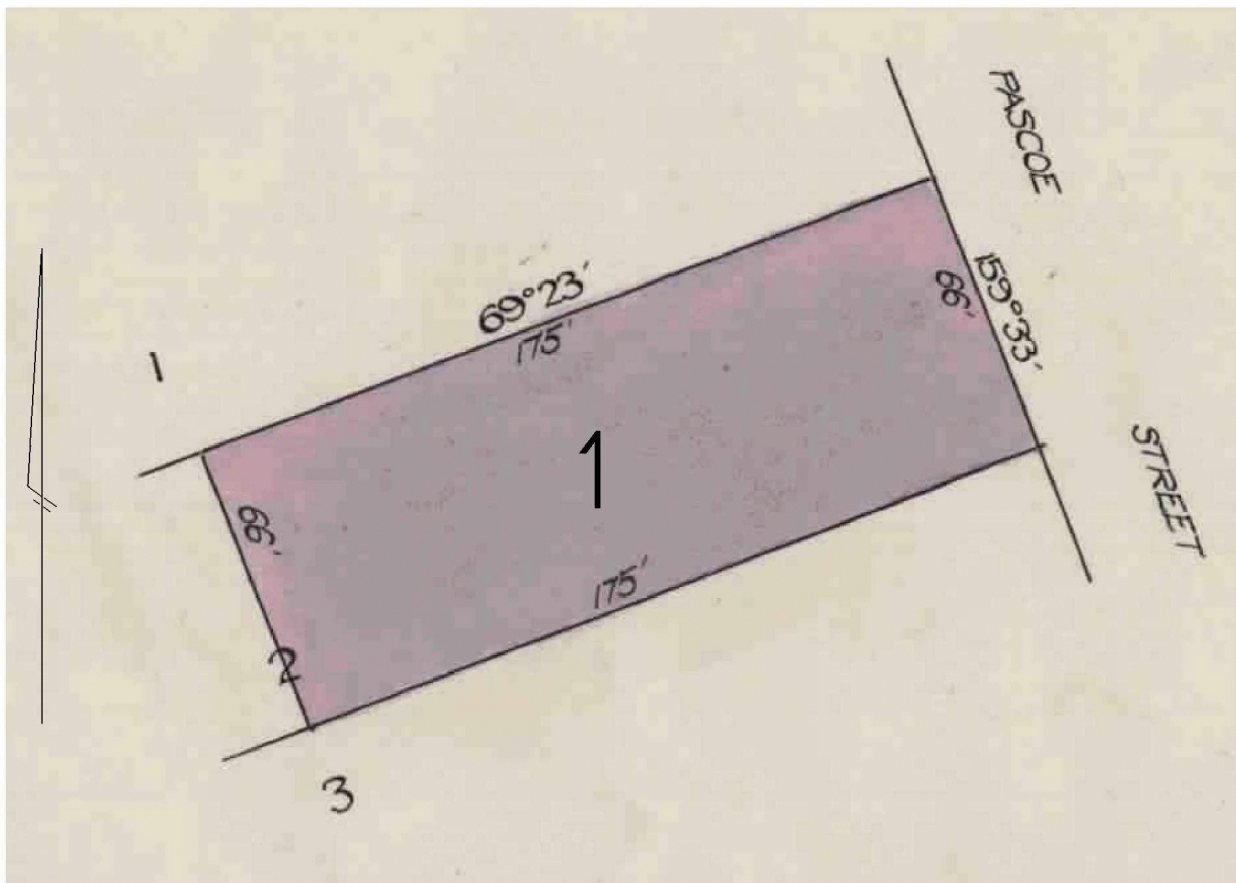



TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 2 (PT)


Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20250013**
Date Lodged: **6/02/2025**

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: 71	St. Name: Pascoe Street
<input type="text"/>	<input type="text"/>	<input type="text"/>
Suburb/Locality: Avoca		Postcode: 3467
<input type="text"/>		<input type="text"/>

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?*

Two Lot Subdivision with existing 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 \$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.

 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: James	Surname: Walsh
Organisation (if applicable): Walmac Developments		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No:	St. Name:
Suburb/Locality:		State:
		Postcode:

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:6 February 2025

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



Application for Planning Permit for a Subdivision

Supplied by James Walsh
Submitted Date 30/01/2025

Application Details

Application Type Planning Permit for a Subdivision
Version 1
Applicant Reference Number 3679
Responsible Authority Name Pyrenees Shire Council
Responsible Authority Reference Number(s) S243393B
SPEAR Reference Number S243393B
Application Status Lodged with Responsible Authority
Planning Permit Issue Date NA
Planning Permit Expiry Date NA

The Land

Primary Parcel 71 PASCOE STREET, AVOCA VIC 3467
Lot 1/Plan TP532798
SPI 1\TP532798
CPN 225040000
Zone: 32.08 General Residential

The Proposal

Plan Number (Not Supplied)
Number of lots 2
Proposal Description Two Lot Subdivision with existing dwelling.
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Residential
Title Information - Does the proposal breach an encumbrance on Title? The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact James Walsh
Walmac Developments Pty Ltd
PO Box 35 Daylesford, VIC, 3460
Business Phone: 0427 847 930
Email: ajwalsh@mmnet.com.au



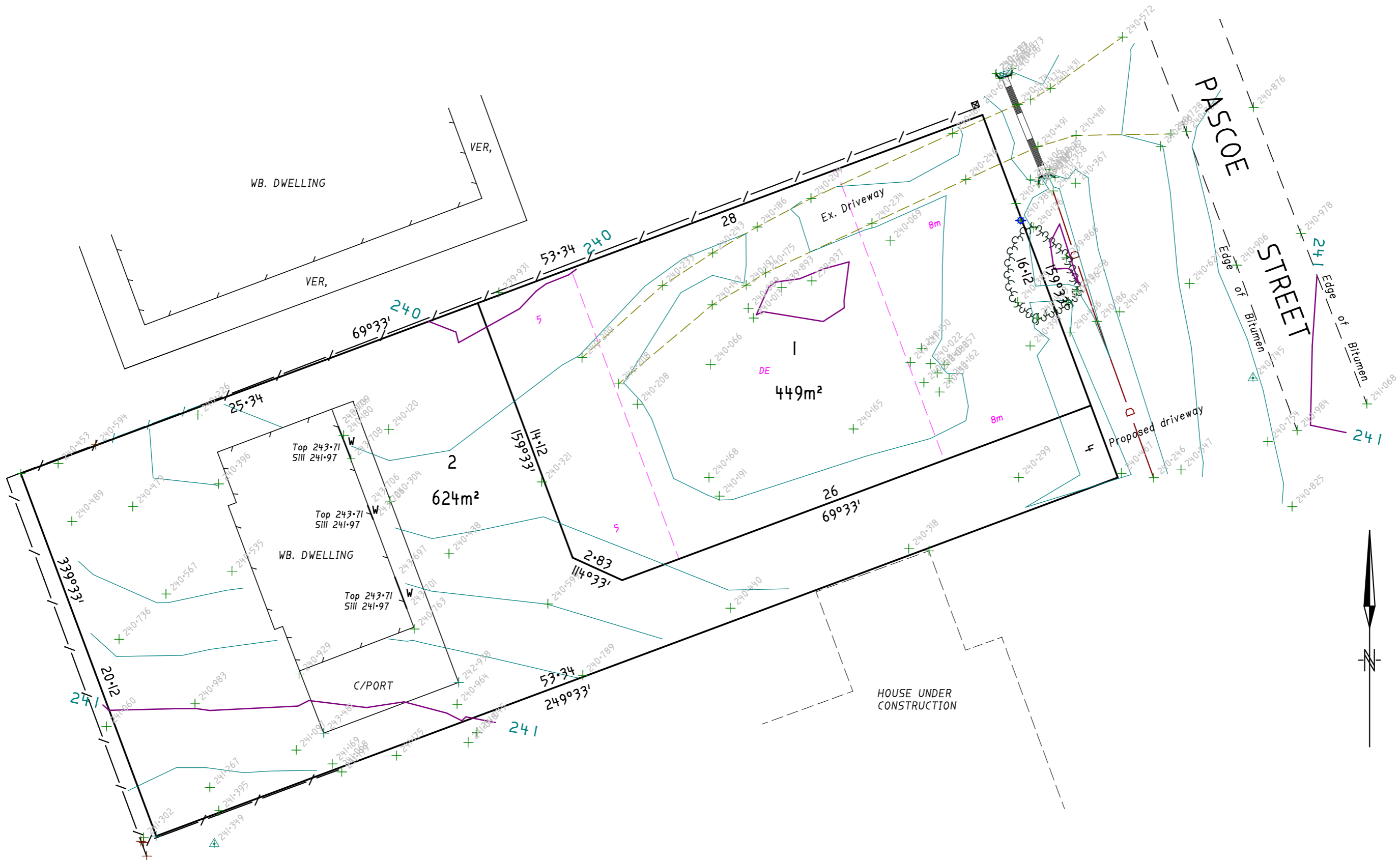
Declaration

I, James Walsh, declare that the owner (if not myself) has been notified about this application.

I, James Walsh, declare that all the information supplied is true.

**Authorised by
Organisation**

James Walsh
Walmac Developments Pty Ltd



JAMES WALSH LICENSED SURVEYOR
 PO BOX 35
 DAYLESFORD, 3460
 TEL: 0427847930
 Email: ajwalsh@mmnet.com.au

NOTATIONS		
Levels are to the A.H.D. based on PSM 19 Contour Interval is 0.20m		
VERSION 2	ORIGINAL SCALE 1:200	SHEET SIZE A3
		SURVEYORS REF. 3644
		SHEET 1 OF 1

LEGEND	
	CONCRETE PIPE
	TITLE BOUNDARY
	FENCE
	DE DENOTES DWELLING ENVELOPE
	WATER METER
	Edge Vegetation

PROPOSED SUBDIVISION PLAN
 PARISH OF AVOCA
 TOWNSHIP OF AVOCA
 SECTION 27B
 CROWN ALLOTMENT 2 (PART)
 71 Pascoe Street, Avoca
 January 2025