

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

PLANNING AND ENVIRONMENT REGULATIONS 2005

Form 2

Section 52 (Planning & Environment Act 1987)

The land affected by the application is located at:	36A Jamieson Street DAYLESFORD VIC 3460 Crown Allotment 11 Section 2C Parish of Wombat
The application is for a permit for:	Two lot subdivision
The applicant for the permit is:	Walsh Mobbs Land Surveyors
The application reference number is:	PA 2908
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge:	Municipal Offices: Hepburn Shire Council Customer Services Building Corner Duke and Albert Streets, Daylesford Planning Department - Ph: 03 5348 2306
DUE TO COVID-19 RESTRICTIONS PLANNING APPLICATIONS ARE UNABLE TO BE VIEWED AT A COUNCIL OFFICE	
Planning applications can however be viewed on Council's web site under the 'Planning and Building' tab then within the 'Statutory Planning' section.	
Follow the link to 'Applications on Advertising' or type in the following address: https://www.hepburn.vic.gov.au/planning-building/statutory-planning/applications-on-advertising/	

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- * be made to the Responsible Authority in writing,**
- * include the reasons for the objection, and**
- * state how the objector would be affected.**

The Responsible Authority will not decide on the application before:	6 November 2020
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If you object, the Responsible Authority will tell you of its decision.

Application for Planning Permit

Office Use Only	
Application No :-
Date Lodged:-
Receipt No:-
Amount Paid:-	\$

Fields marked with an asterisk (*) are mandatory and must be completed.

How to Complete this Application

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.
- If the space provided on the form is insufficient, attach a separate sheet.

The Land - Address to which the Permit Applies

Street / Town / Postcode*

36A Jamieson Street, Daylesford

Formal land description

(this information can be found on the Certificate of Title)

Lot No.

1

PS/LP/PS No.

TP262063X

Crown Allotment No.

Section No.

Parish OR Township

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.

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

2 Lot Subdivision

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.

Estimated cost of development for which the permit is required *

(You may be required to verify this estimate)

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

\$ 0

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.

Residential - One existing dwelling

Title Information

Encumbrances on Title:*

Does the proposal breach, in any way, an encumbrance on title, such as a registered covenant, Section 173 agreement or other obligation such as an easement or building envelope? *

No Yes – attach information relating to the encumbrance

Applicant Details

The person who wants the permit

Title*

Surname*

Given Name(s)*

Business Name

Telephone:

Postal Address*

Town / Postcode*

Email*

Where the preferred contact person for the application is different from the applicant provide the details for that person.

Contact Person

Title*

Surname*

Given Name(s) *

Business Name

Telephone *

Postal Address*

Town / Postcode*

Email*

Owner Details

The person or organisation who owns the land (if different to the applicant). Where the owner is different from the applicant, provide the details for that person.

Title

Surname

Given Name(s)

Amber Dooley & David Mcnamara

Business Name

Telephone *

0402802785 Amber

Postal Address*

36A Jamieson Street

Town / Postcode*

Daylesford

Email*

lilmaca5@gmail.com

Owners Signature (Optional):

Date:

Declaration

This form must be signed by the applicant. *

I declare that I am the applicant; and that all the information provided in this application is true and correct to the best of my knowledge.

The owner (if not myself) has been notified of the permit application.

Signature*



Date *

29/08/2020

Remember it is against the law to provide false or misleading information which could result in a heavy fine and cancellation of the permit.

Need help with the application

If you need help to complete this form, please read [How to Complete the Application for Planning Permit Form](#)

General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

Contact Council's planning department to discuss the specific requirements for this application and obtain a Planning Permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a Council Officer?

(If yes, with whom?) *

Date *

Privacy Statement

The information gathered in the form is used by Council to process the application. To view Council's privacy policy, please either visit Council's offices or go to Council Privacy Statement located on Council's website.

Checklist

Have you *

- Filled in the form completely?
- Paid or included the application fee?
(NB. Most applications require a fee to be paid. Contact Council to determine appropriate fee)
- Provided all necessary supporting information and documents?
- Completed all the relevant Council planning permit checklist?
- Signed the declaration?

Lodgement

Lodge the completed signed form, the fee payment and all documents. If you intend to post or fax this form please use the details provided below:

Mail:

Planning Department
Hepburn Shire Council
PO Box 21
DAYLESFORD VIC 3460

In person:

Customer Service Centre
Cnr Duke & Albert Streets
DAYLESFORD VIC 3460

Further Information:

E-mail: shire@hepburn.vic.gov.au

Website: www.hepburnshire.com.au

Telephone: (03) 5321 6463

Fax: (03) 5348 1304



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

VOLUME 09377 FOLIO 721

Security no : 124084534258Q
Produced 25/07/2020 05:06 PM

LAND DESCRIPTION

Crown Allotment 11 Section 2C Parish of Wombat.
PARENT TITLE Volume 03457 Folio 341
Created by instrument H904060 14/03/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
 AMBER TERRI DOOLEY of 6 WYNVALE RISE HEPBURN SPRINGS VIC 3461
 DAVID JAMES MCNAMARA of 36A JAMIESON STREET DAYLESFORD VIC 3460
 AL725184C 02/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL725185A 02/03/2015
 BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE TP262063X 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: 36A JAMIESON STREET DAYLESFORD VIC 3460

ADMINISTRATIVE NOTICES

NIL

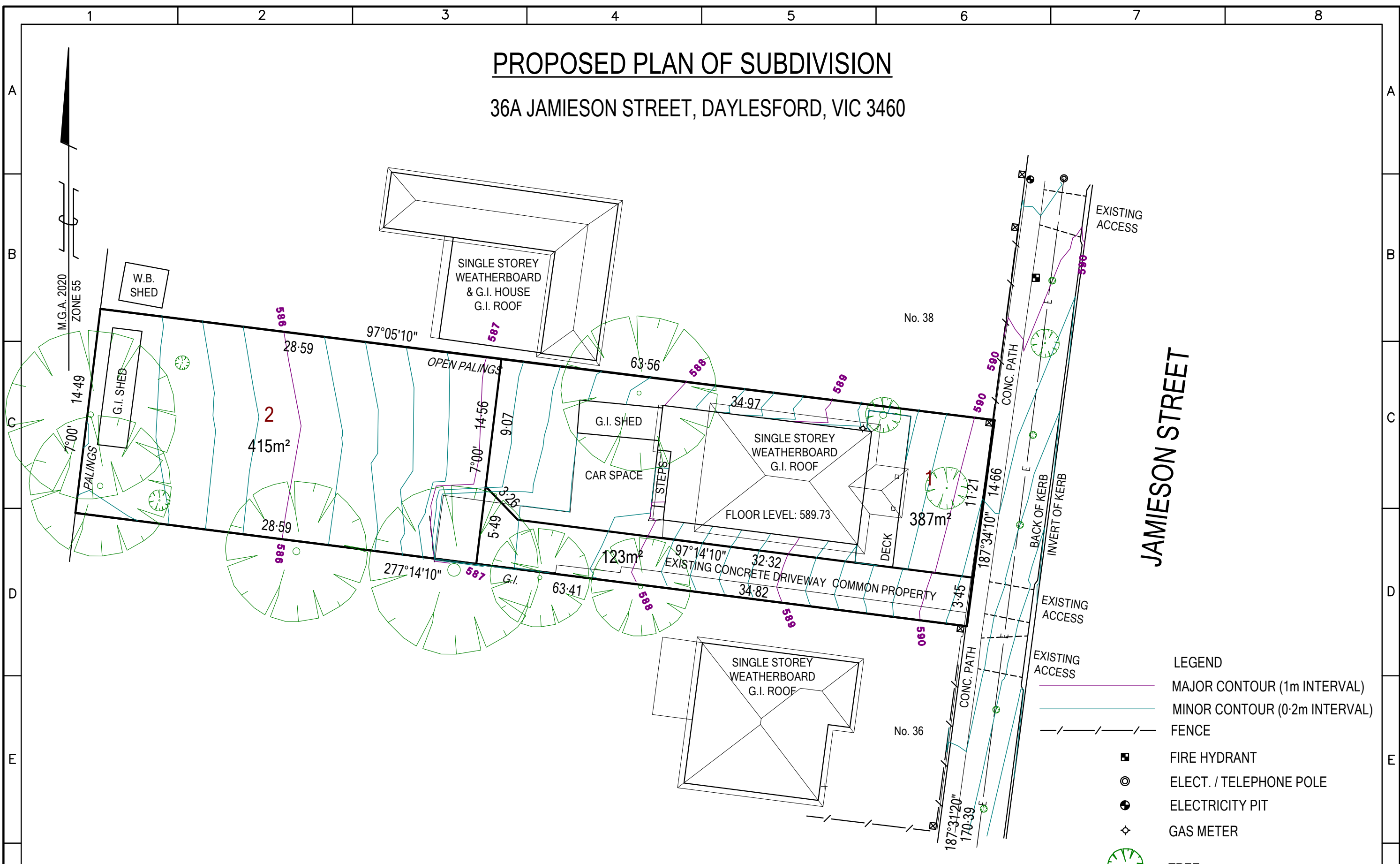
eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

DOCUMENT END

TITLE PLAN		EDITION 1	TP 262063X
Location of Land Parish: WOMBAT Township: 2C Crown Allotment: 11 Crown Portion: Last Plan Reference: Derived From: VOL 9377 FOL 721 Depth Limitation: 15.24 m		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
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: 07/01/2000 VERIFIED: ML	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

PROPOSED PLAN OF SUBDIVISION

36A JAMIESON STREET, DAYLESFORD, VIC 3460

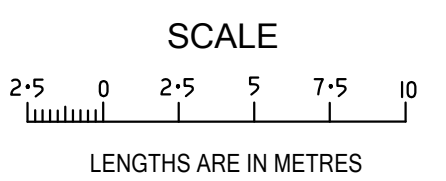


JAMIESON STREET

- LEGEND**
- MAJOR CONTOUR (1m INTERVAL)
 - MINOR CONTOUR (0.2m INTERVAL)
 - FENCE
 - FIRE HYDRANT
 - ELECT. / TELEPHONE POLE
 - ELECTRICITY PIT
 - GAS METER
 - ⊗ TREE

WALSH MOBBS
LAND SURVEYORS
 PO BOX 77, DAYLESFORD 3460
 M 0408 994 985
 admin@walshmobbs.com.au
 www.walshmobbs.com.au

ORIGINAL SCALE
 SHEET SIZE **A3**
 SCALE **1:250**



LICENSED SURVEYOR
 REF **3525**

----- ROWAN MOBBS -----

VERSION **3525** DRAWN: 25/08/2020

Address: 36A Jamieson Street, Daylesford

RESCODE SUBMISSION CLAUSE 56

Subject Site: 36A Jamieson Street, Daylesford

Title Particulars: Vol:9377 Fol: 721

Proposal: Two (2) Lot Subdivision

Applicant: Walsh Mobbs Land Surveyors



***Site Context Description & Design Response prepared by
Walsh Mobbs Land Surveyors***

Date Prepared: August 2020

The following information is submitted with a planning application as required under Clause 56 of the Hepburn Shire Planning Scheme for Subdivisions.

Neighborhood Description and Site Context

The subject site is located within the Township of Daylesford, approximately 700m north of the main street. The land is rectangular in shape and occupies approximately 900m². It has an east-west orientation and slopes from Jamieson Street to the rear boundary by a fall of approximately 5 metres (see contours on proposed plan of subdivision).

There is an existing dwelling within proposed lot 1. The existing access will become common property and provided access for both lots.

There is little vegetation over the site and there will be no trees to be removed in order to site a future dwelling within lot 2.

The site is in a developed residential area and is zoned General Residential Zone 1 under the Hepburn Shire Planning Scheme.

Surrounding land uses are residential and includes cottages, weatherboard and brick veneer houses.

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

Address: 36A Jamieson Street, Daylesford

Design Response

Neighbourhood Character C6

The neighbourhood character is not compromised by this proposal as any proposed dwelling will be in keeping with existing surrounding dwellings and layouts.

Lot Area and Building Envelopes C8

The sizes of the proposed lots are acceptable for the zoning. This will enable a dwelling to be appropriately sited and constructed while also providing for solar access, private open space, vehicle access and parking.

Solar Orientation of Lots objective C9

The size and orientation of the proposed lots will ensure adequate solar orientation and solar access is provided for.

Common Area Objectives C11 & C21

A common driveway from Jamieson St will provide access to both lots.

Drinking Water Supply Objectives C22

Reticulated water supply is readily available to the site.

Reused and Recycled Water Objectives C23

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

Waste Water Management Objective C24

Reticulated sewerage is readily available to the site

Urban Runoff Management Objectives C25

The proposal will have a minimal increase in storm water runoff. The terrain of the property will allow natural drainage.

Site Management C26

No development proposed at this stage. Future development of this site will be managed to minimise environmental effects to the satisfaction of the relevant authorities.

Shared Trenching objectives C27

Shared trenching will be adopted where possible.

Address: 36A Jamieson Street, Daylesford

Electricity, Telecommunications and Gas Objectives C28

All services are readily available to the site and will be connected to the satisfaction of the relevant authorities.

Address: 36A Jamieson Street, Daylesford

OVERLAYS

Environmental Significance Overlay (ESO1)

Proclaimed Catchment Protection:

1. To protect the quality of domestic water supplies within the Shire and the broader region.
2. To maintain and where practicable enhance the quality of water within watercourses.
3. To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.
4. To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.
5. To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

Response:

No effect to water quality will occur during the development of the proposed lots. When the proposed additional lots are to be developed upon, then the requirements of this overlay need to be met.

Environmental Significance Overlay (ESO2): Permit not required for subdivision

Address: 36A Jamieson Street, Daylesford

PHOTOS:



Existing access from Jamieson Street



View looking north along Jamieson Street, subject site left of view.

Address: 36A Jamieson Street, Daylesford



View looking west across lot 2



View of private open space for lot 1