



Application for Planning Permit and Certification

Supplied by [REDACTED]
Submitted Date 22/10/2024

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 2394
Responsible Authority Name Central Goldfields Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S238860V

The Land

Primary Parcel 83 BARKLY STREET, DUNOLLY VIC 3472
Crown Allotment No 9
Section No 14
Parish Name DUNOLLY
SPI 9~14\PP5257
CPN 20430.083
Zone: 34.01 Commercial 1
Overlay: 43.01 Heritage

Parcel 2 94 BROADWAY, DUNOLLY VIC 3472
Crown Allotment No 8
Section No 14
Parish Name DUNOLLY
SPI 8~14\PP5257
CPN 21050.594
Zone: 34.01 Commercial 1
Overlay: 43.01 Heritage

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS927473L
Number of lots 4
Proposal Description Four lot subdivision with Common Property.
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Proposed lot 1 - Butchers Shop and WC on separate part of lot. Proposed lot 2 - Laundromat. Proposed lot 3 - Vacant. Proposed lot 4 - dwelling in Barkly St.

Title Information - Does the proposal breach an encumbrance on Title? Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.

Applicant Contact

Applicant Contact

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Applicant

Applicant

[REDACTED]
[REDACTED]
[REDACTED]

Owner

Owner

[REDACTED]
[REDACTED]
[REDACTED]

Declaration

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]



North Central Land Surveying Pty Ltd
Postal:
C/O Post Office Learmonth 3352
Mobile: 0492 206 667
E-mail: nclsurvey@bigpond.com
Director: Michael.C.Wilson LS
ACN 121 755 477
ABN 63 567 643 054

RESPONSIBLE AUTHORITY Central Goldfields Shire Council

PLANNING SCHEME Central Goldfields Planning Scheme

PROPOSAL Proposed four lot subdivision
92-94 Broadway
Dunolly

APPLICANT Strachan Superannuation Pty Ltd
C/O North Central Land Surveying Pty Ltd
Ref 2394
October 2024

1 PROPOSAL

The proposal being presented to Council is a four lot subdivision of this property realigning two existing titles which are in conflict with features on the site.

Proposed lot 1 contains a commercial premises (Butchers shop) and is in two parts with the second part containing the toilets for the premises and is 237m² in size that being the sum total of both parts. Front access is directly off Broadway and rear access is via proposed common property.

Proposed lot 2 contains a laundromat and is 88m² in size. Front access is directly off Broadway with access via proposed common property at the sides or rear.

Proposed lot 3 is wholly vacant and is 139m² in size. Front access is directly off Broadway with access via proposed common property at the sides or rear.

Proposed lot 4 contains a dwelling with its rear boundary being the existing fence. It is proposed to stand separately from the rest of the development not being a party to the Owners Corporation or having use of common property. It is expected that the common property boundary will be fenced off so it is then wholly enclosed by fencing.

Proposed Common Property is 160m² in area and is for the purpose of improving access to lots 1, 2 & 3 from both Barkly St and Broadway. It is also to facilitate common services to three lots which are expected to be located where necessary within Common Property if not available by direct connection.

2 EXISTING CONDITIONS

The site is located in the centre of Dunolly in the historic precinct of the primary commercial street Broadway. It is characterized by historic shops with typically short frontages.

Barkly Street transitions to a mix of residential and commercial usages.

Pedestrian access is straight-forward off Broadway. Common Property is to be wide enough to allow rear access delivery to shops if required.

On site parking will be minimal if any other than lot 4 which has sufficient off street residential parking.

All services are available to the site with some modifications for electricity, water and sewer possibly required to satisfy the various referral authorities.

The lot boundary between lot 1 and 2 will follow the existing wall which appears to be 230mm thick and sufficient for fire separation. This is the only location sharing as common building boundary in the site. 96 Broadway next door shares a common wall with lot 1 but is not in the subdivision and likewise 90 Broadway has a two storey brick wall on the boundary with lot 3. My presumption is that fire separation requirements can be met on all boundaries.

At this stage I don't foresee the need for any easements.

3 ZONING AND OVERLAYS

The land is zoned Commercial Zone 1 (CZ1) with a Heritage Overlay (HO205 – Dunolly general).

The proposal fits the objectives of the zone including the creation of an additional vacant lot with frontage to Broadway. These objectives are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

The proposal is not in conflict with the Heritage Overlay with no building alterations or removal expected. The proposal seeks to fit around the existing buildings and structures on site.

4 CONCLUSION

As the proposal satisfies the purposes, objectives and requirements of the Zone and Overlay and seeks to overcome significant boundary anomalies of some standing, a Permit for a four lot subdivision is sought on behalf of the applicant.



<p>Co-ordinates of Plot Corners</p> <p>NW 743488,5917358</p> <p>SW 743483,5917230</p> <p>MGA Zone 54</p>	<p>Data Source: Vicmap Property</p>	<p>Co-ordinates of Plot Corners</p> <p>NE 743700,5917349</p> <p>SE 743695,5917221</p> <p>MGA Zone 54</p>
<p>0 5 10 15 20 25 30 35 40 45 50m</p> <p>Scale of Metres (1:800)</p>		<p>MGA Zone 54</p> <p>Vicroads- 559 S3 (ed.8)</p> <p>Created 06:44 PM on Oct 22, 2024</p>

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

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

Page 1 of 1

VOLUME 10728 FOLIO 133

Security no : 124119126827W
Produced 18/10/2024 09:03 AM

LAND DESCRIPTION

Crown Allotment 8 Section 14 Township of Dunolly Parish of Dunolly.
Created by Application No. 097055B 26/05/2003

REGISTERED PROPRIETOR

Estate Fee Simple

3103

AS997222P 17/02/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP024135E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

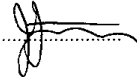
DOCUMENT END

EDITION 1 TITLE PLAN TP24135E

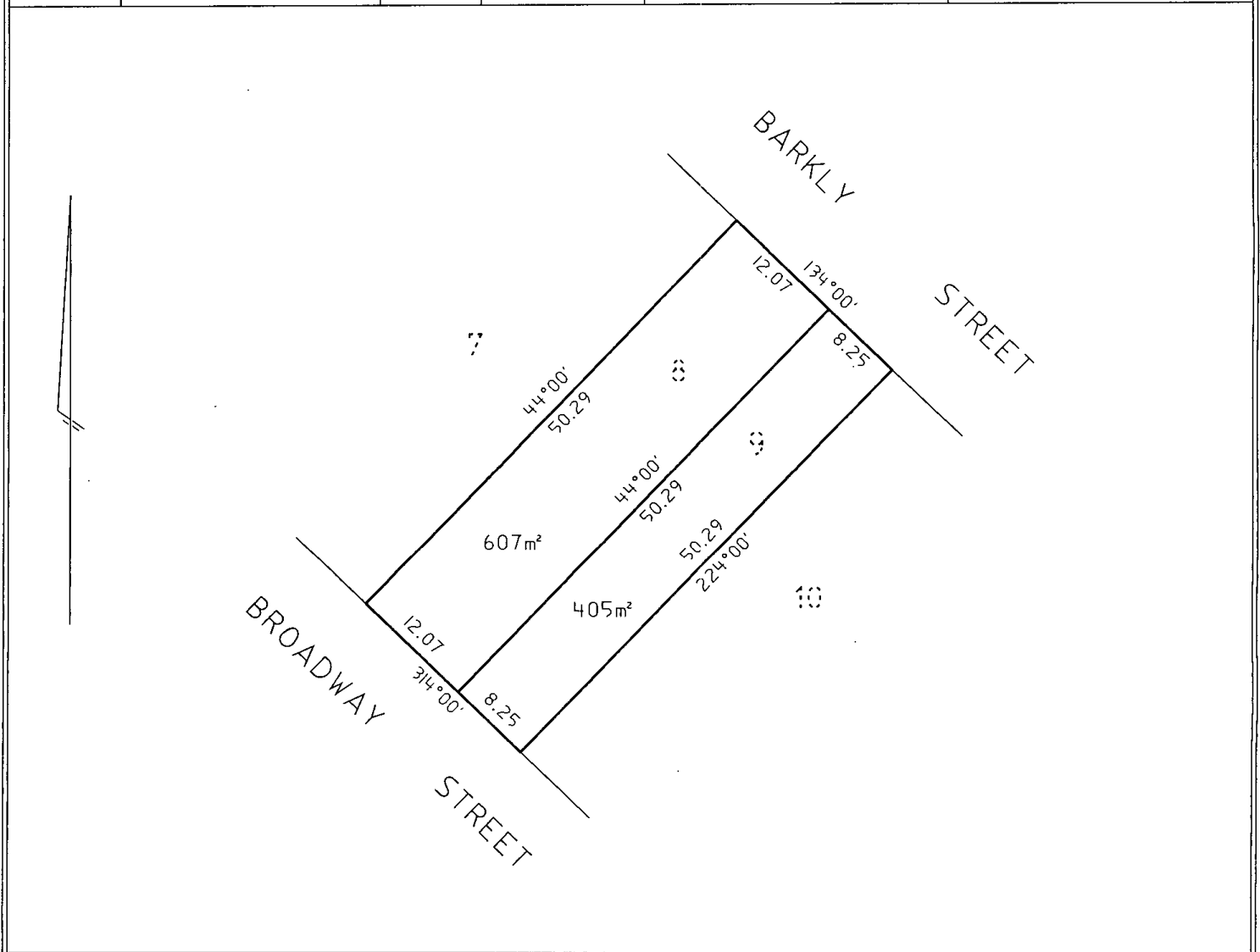
Location of Land
 Parish: DUNOLLY
 Township: DUNOLLY
 Crown Allotment: 8 & 9
 Section: 14
 Crown Portion: -
 LTO base record: D.C.M.B
 Last plan Reference:
 Title Reference:
 Depth Limitation: NIL

Notations

Easement Information
 E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
 Checked by 
 Date 29.5.2003
 Assistant Registrar of Titles

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
NIL				



LENGTHS ARE IN METRES NOT TO SCALE SHEET SIZE A3 DEALING No: AP97055B
 DEALING CODE: 14

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

Page 1 of 1

VOLUME 10728 FOLIO 134

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Created by Application No. 097055B 26/05/2003

REGISTERED PROPRIETOR

Estate Fee Simple

AS997222P 17/02/2020

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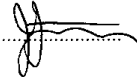
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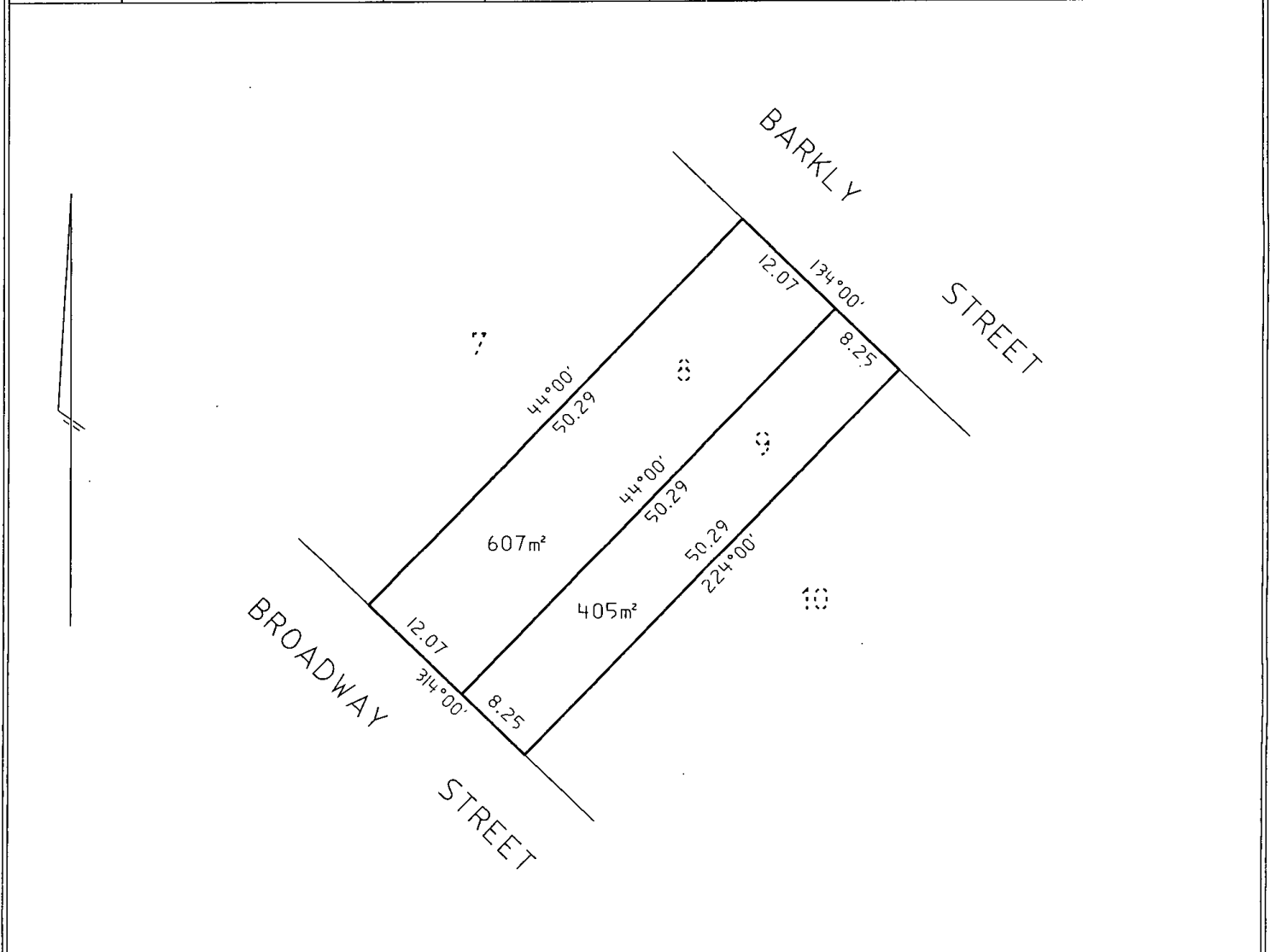
EDITION 1 TITLE PLAN TP24135E

Location of Land Parish: DUNOLLY Township: DUNOLLY Crown Allotment: 8 & 9 Section: 14 Crown Portion: - LTO base record: D.C.M.B Last plan Reference: Title Reference: Depth Limitation: NIL	Notations
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NIL				

Checked by 
 Date 29.5.2003
 Assistant Registrar of Titles



LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	DEALING No: AP97055B
			DEALING CODE: 14

PLAN OF SUBDIVISION

STAGE NO.

LRS use only
EDITION

Plan Number
PS 927473L

Location of Land

Parish: DUNOLLY
 Township: DUNOLLY
 Section: 14
 Crown Allotments: 8 & 9
 Title References: VOL 10728 FOL 133
 VOL 10728 FOL 134
 Last Plan Ref: TP 24135E

Postal Address: 92-94 BROADWAY
 (at time of subdivision) DUNOLLY 3472

MGA Co-ordinates E 743535 ZONE: 54
 (of approx centre of land in plan) N 5917280 GDA 2020

Vesting of Roads and or Reserves

Notations

Identifier

Council/Body/Person

Lots on this plan may be affected by one or more Owners Corporations.

For details of Owners Corporation(s) including purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information.

Notations

Depth Limitation Does not apply to the land in this plan.

Survey
 This plan is based on survey.

Staging:
 Planning Permit No:
 This survey has been connected to permanent marks No: 20, 46, 52
 In Proclaimed Survey Area No: -
 Lot 1 comprises two parts.


Easement Information

Legend: A - Appurtenant Easement R - Encumbering Easement (Road) E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement

Section 12(2) of the Subdivision Act 1988 applies to all land in this plan

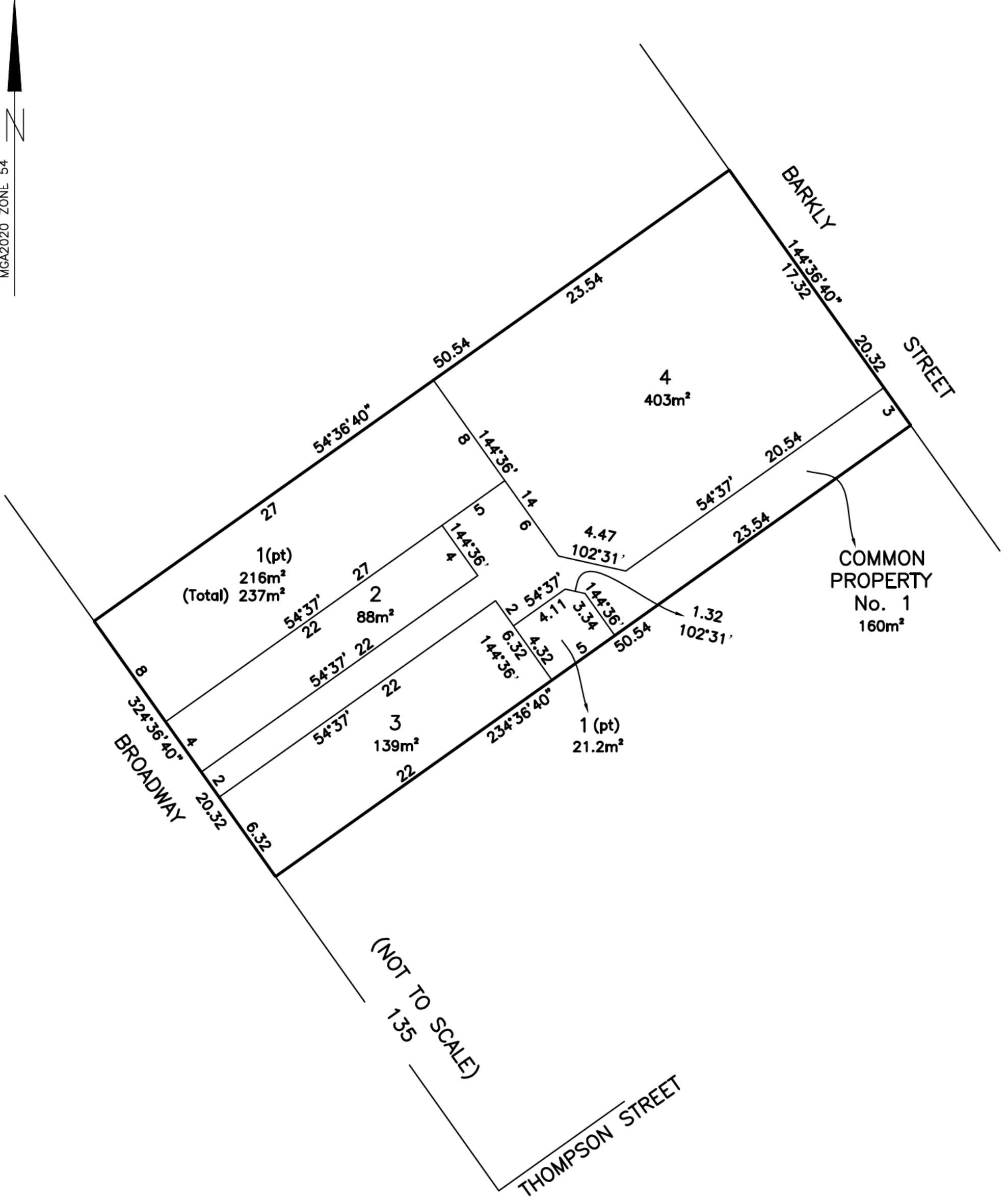
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
-	-	-	-	-

NORTH CENTRAL LAND SURVEYING
 Mob: 0492 206 667
 C/O P.O Learmonth 3352



SURVEYORS FILE REF: 2394 VERSION 01 LICENSED SURVEYOR: MICHAEL CRAIG WILSON ORIGINAL SHEET SIZE: A3 Sheet 1 of 2 Sheets

MGA2020 ZONE 54



(NOT TO SCALE)
135

OWNERS CORPORATION SCHEDULE

PS927473L

Owners Corporation No. 1 Plan No. PS927473L

Land affected by Owners Corporation Lots: 1, 2, 3
Common Property No.: 1

Limitations of Owners Corporation: UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	100	100
Previous stages	0	0
Overall Total	100	100

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	50	50									
2	20	20									
3	30	30									



SURVEYORS FILE REFERENCE: 2394 VERSION 01

SHEET 1

ORIGINAL SHEET SIZE: A3

< MICHAEL CRAIG WILSON >



Ref: 2394
Date: 22nd October 2024

Planning Department
Central Goldfields Shire Council
P.O.Box 194
Maryborough
Vic 3465

**Re: Plan of Subdivision PS927473L
Application for Permit and Certification
Crown Allotments 8 & 9 Section 14
Township and Parish of Dunolly
92-94 Broadway Dunolly
Strachan Superannuation Pty Ltd**



Dear Sir/Madam,

Please find enclosed via Spear #S238860V an application for a Planning Permit and Certification of this plan of subdivision that seeks a four lot subdivision:

1. Plan of Subdivision PS927473L
2. Application for a Planning Permit and Certification
3. Application fees (will be paid upon receipt of an invoice or request from council).
4. Copy of titles
5. Abridged Property Report describing proposal

The subdivision addresses a situation whereby two shops and one house currently occupy two titles. There are currently buildings across lot boundaries. Some further detail is provided in item 5.

Please contact this office if you have any queries or require further information. I look forward to a Planning Permit, Certified plan and Statement of Compliance in due course.

Yours faithfully
North Central Land Surveying Pty Ltd

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