



Use Only

Application Number: _____ Date Lodged: / /

Is this a VicSmart application? Yes No

Application Class: _____

Application for a Planning Permit

Your application and the personal information on this form is collected by Central Goldfields Shire Council (the Shire) for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act).

If you do not provide your name and address, the Shire will not be able to consider your application.

Your application will be available at the Shire offices for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

You can request access to your personal information by contacting the Shire Town Planning Department.

ⓘ Questions marked with a star (★) must be completed.

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

Application Type

Is this a VicSmart application? ★

No Yes
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?

No Yes If 'Yes', with whom?:
Date: day / month / year

The Land

Civic address of the land ★

Unit No.:	St. No.: 49	St. Name: Napier st
Suburb/Locality: Maryborough	Postcode: 3465	

Formal land description ★

① Complete either A or B. This information can be found on the certificate of title. If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 2	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: PS744376C
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

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

① 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.

2 bedroom brick veneer dwelling
<input checked="" type="checkbox"/> Provide additional information about 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 ★

Cost \$ 300,000	▲ You may be required to verify this estimate. Insert '0' if no development is proposed.
If the application is for land within metropolitan Melbourne (as defined in section 3 of the <i>Planning and Environment Act 1987</i>) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.	

Existing Conditions

Describe how the land is used and developed now ★

① For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant lot
<input checked="" type="checkbox"/> Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title ★

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?
<input type="radio"/> Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
<input type="radio"/> No
<input checked="" type="checkbox"/> Not applicable (no such encumbrance applies).
<input checked="" type="checkbox"/> 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', for example, restrictive covenants.

Applicant and Owner Details

Applicant ★

- ① The applicant is the person who wants the permit.
- ① Please provide at least one contact phone number and a full postal address.
- ① Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:		
Title: Mr	First Name: Nigel	Surname: Douglas
Organisation (if applicable): B.F. & R Douglas Building Consultants		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 98	St. Name: High st
Suburb/Locality: Maryborough	State: Vic	Postcode: 3465
Contact information for applicant OR contact person below		
Business phone: 0354611220	Email: nbd75@hotmail.com	
Mobile phone: 0413233813	Fax: N/A	
Contact person's details*		
		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner ★

- ① The person or organisation who owns the land.
- ① Where the owner is different from the applicant, provide the details of that person or organisation.

			Same as applicant <input type="checkbox"/>
Name:			
Title: Ms	First Name: Karen	Surname: Eagles	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 49	St. Name: Napier st	
Suburb/Locality: Maryborough	State: Vic	Postcode: 3465	
Owner's Signature (Optional):		Date:	
		day / month / year	

Information Requirements

Is the required information provided? ★

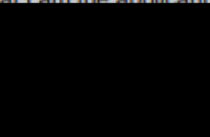
① Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> No

Declaration



This form must be signed by the applicant? ★

① 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 (myself) has been notified of the permit application.	
Signature 	Date: 17/5/2024
	day / month / year

Checklist

Have you?

<input checked="" type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	Paid or included the application fee?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Provided all necessary supporting information and documents?	
<input checked="" type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input checked="" type="checkbox"/>	A plan of existing conditions.	
<input checked="" type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input checked="" type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input checked="" type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input checked="" type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.	
<input checked="" type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input checked="" type="checkbox"/>	Signed the declaration above?	

Need help with this application?

- ① If you need help to complete this form, read More Information at the end of this form.
 - ① For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au
 - ① General information about the planning process is available at www.planning.vic.gov.au
 - ① Assistance can also be obtained from Council's planning department.
-

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Central Goldfields Shire Council
PO Box 194, Maryborough VIC 3465
22 Nolan Street, Maryborough VIC 3465
Contact Information
Telephone: (03) 5461 0610
Fax: (03) 5461 0666
Email: mail@cgoldshire.vic.gov.au

Deliver application in person, by fax, by email or by post:

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address.

Payment

Payment can be made in person at the Shire offices by cheque, cash, or card.

If posting your application, payment can also be made by including a cheque with your application documentation.

For applications submitted by email or for those wishing to pay by card and unable to visit the Shire offices in person, card payment can be made over the telephone after your application has been lodged.

- ① If you are unsure of the correct application fee, please contact the Shire Town Planning Department.
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RENDER AT 8.30AM 23RD APRIL FROM ROAD

CLIENT: EAGLES-MARYBOROUGH
PROJECT: PROPOSED 2 BEDROOM DWELLING AT
49 NAPIER ST MARYBOROUGH VIC

DRAWN: NBD
PROJECT NO: E516
DATE: 17/05/2024 3:29:51 PM

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel:0354611220 Fax:0354611208
Email:douglas1@netconnect.com.au

RESCODE REQUIREMENTS

NEIGHBOURHOOD CHARACTER

A1. NEIGHBOURHOOD CHARACTER.
THE EXISTING NEIGHBOURHOOD CONSISTS OF DWELLINGS OF A MIX OF AGES AND CHARACTER, WHICH WILL BE PRESERVED AND UPHOLD AND ENHANCED BY THIS DWELLING.

A2. INTEGRATION WITH STREET
THE DWELLING IS ORIENTED TO THE NAPIER ST SIDE

SITE LAYOUT AND BUILDING MASSING

A3. STREET SETBACK.
THE PROPOSED DWELLING IS SETBACK 4.0 METRES, WHICH IS LESS THAN THE PLANNING GUIDELINE, BUT IS 800MM MORE THAN THE DWELLING THAT WAS PLANNED FOR THIS SITE WHEN THE SUBDIVISION WAS APPROVED

A4. BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT WILL BE 3820MM WHICH IS LOWER THAN NEIGHBORING PROPERTIES

A5. SITE COVERAGE
ROOF AREA OF PROPOSED DWELLING: 161M²

TOTAL SITE AREA: 269M²
% OF SITE BUILT UP: 59.9% (MAX. ALLOWABLE 60%)

A6. PERMEABILITY
AT LEAST 20% OF SITE IS NOT TO BE COVERED BY IMPERVIOUS SURFACES
TOTAL SITE AREA: 269M²
TOTAL IMPERVIOUS AREAS: 168M²
REMAINING PERVIOUS SPACE: 101M² (37%)

A7. ENERGY EFFICIENCY PROTECTION
- LIVING AREAS AND PRIVATE OPEN SPACES ARE ORIENTED TO THE NORTH
- MINIMAL (IF ANY) IMPACT ON ENERGY EFFICIENCY OF ADJOINING BUILDINGS

A8. SIGNIFICANT TREES
NO SIGNIFICANT TREES ARE PRESENT ON SITE OR ALONG THE NAPIER ST NATURE STRIP

A9. PARKING
ONE COVERED CAR PARKING SPACE HAVE BEEN PROVIDED

AMENITY IMPACTS

A10. SIDE & REAR SETBACKS
PROPOSED DWELLING IS SETBACK MORE THAN 1M FROM SIDE AND REAR BOUNDARIES, EXCEPT FOR ONE LENGTH ON THE SOUTH WEST SIDE WITH IS ON THE BOUNDARY FOR A LENGTH OF 4250MM, WHICH IS LESS THAN 10 METRES PLUS 25% OF REMAINING BOUNDARY LENGTH A REQUIRED

A11. WALLS ON BOUNDARIES
SOUTH WEST SIDE COMPLIES AS MENTION IN A10. ABOVE

A12. DAYLIGHT TO EXISTING WINDOWS
THERE ARE NO INSTANCES WHERE THE PROPOSED BUILDINGS IMPINGE ON WINDOWS OF HABITABLE ROOMS IN NEIGHBOURING DWELLINGS IN TERMS OF ALLOWANCE OF ADEQUATE DAYLIGHT

A13. NORTH FACING WINDOWS
NO NORTH FACING WINDOWS ARE PRESENT IN NEIGHBOURING DWELLINGS WITHIN 3.0M OF THE ABUTTING LOT BOUNDARY

A14. OVERSHADOWING OPEN SPACE
NO SUNLIGHT TO PRIVATE OPEN SPACE OF AN EXISTING DWELLING WILL BE REDUCED BY THE PROPOSED DWELLING.

A15. OVERLOOKING.
NO DIRECT VIEWS INTO PRIVATE OPEN SPACE OR HABITABLE ROOM WINDOWS OF AN EXISTING DWELLING ARE RESULTANT FROM THE PROPOSED DESIGN

ON SITE AMENITY & FACILITIES

A16. DAYLIGHT TO NEW WINDOWS.
ALL HABITABLE ROOM WINDOWS ARE LOCATED TO FACE EITHER:
-AN OUTDOOR SPACE WITH A MIN. AREA OF 3M² AND MINIMUM DIMENSION OF 1 M CLEAR TO THE SKY
-A VERANDAH WITH AT LEAST 1 THIRD OF ITS PERIMETER OPEN
-A CARPORT WITH 2 OR MORE OPEN SIDES AND IS OPEN FOR AT LEAST 1 THIRD OF ITS PERIMETER

A17. PRIVATE OPEN SPACE
-63M² HAS BEEN PROVIDED AT THE REAR AND SIDES OF THE DWELLING, WHICH IS AT LEAST 80M² OR 20% OF THE AREA OF THE LOT, WHICHEVER IS LESS, BUT NOT LESS THAN 40M².
- ONE PART OF THE OPEN SPACE IS AT LEAST 25M² WITH A MIN. 3M AT THE SIDE OR REAR OF THE DWELLING WITH CONVENIENT ACCESS FROM A LIVING ROOM, AS REQUIRED

A18. SOLAR ACCESS TO OPEN SPACE
THE BULK OF THE PRIVATE OPEN SPACE IS LOCATED ON THE NORTH EASTERN SIDE OF THE DWELLING, WHICH IS IDEAL.

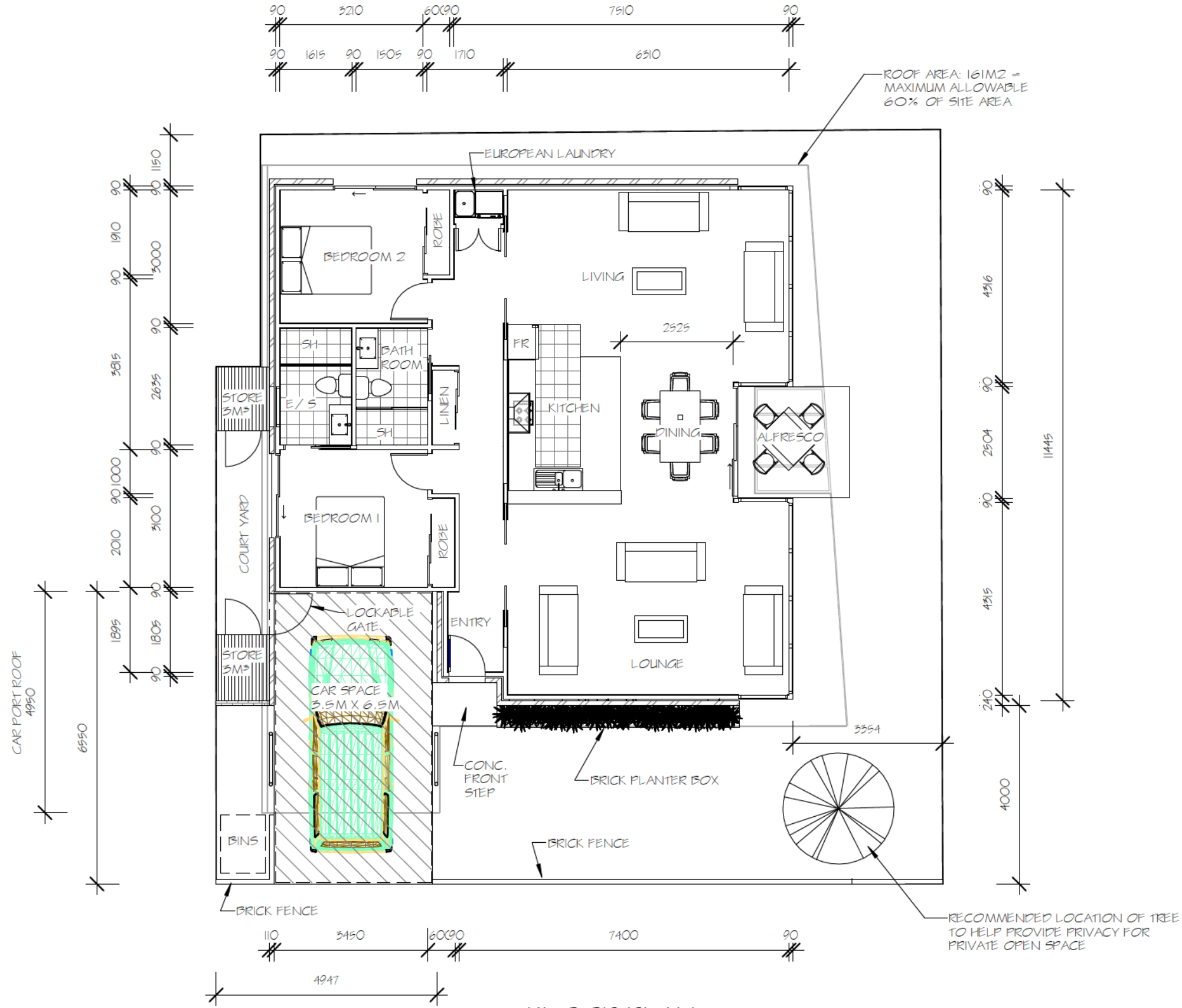
DETAILED DESIGN

A19. DESIGN DETAIL
PREFERRED NEIGHBOURHOOD CHARACTER
THE PROPOSED BUILDING IS DESIGNED TO APPEAR IN SYMPATHY WITH THE STYLE OF THE EXISTING STREETScape.

A20. FRONT FENCE
A CREAM BRICK FRONT FENCE WILL BE INCLUDE WITH A LOW MID SECTION AND HIGH SIDES, IN KEEPING WITH THE 60'S INSPIRED DESIGN, AND TO HELP FRAME THE DWELLING AND PROVIDE PRIVACY AND SCREENING OF SERVICE AREAS

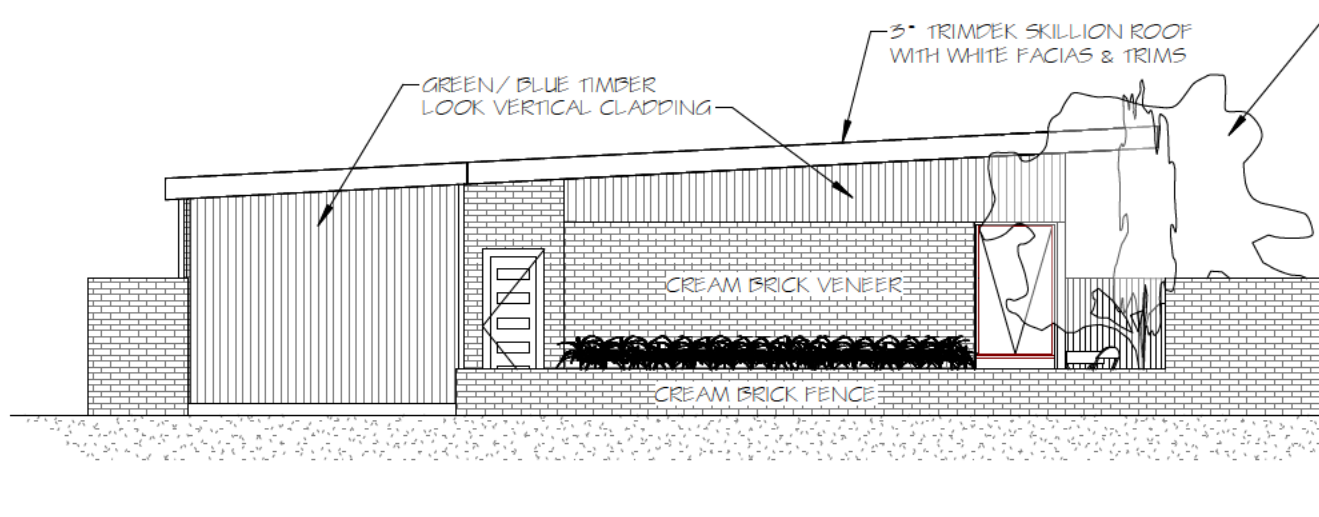
GARDEN AREA
BEING LESS THAN 400M², THERE IS NO GARDEN AREA REQUIREMENT FOR THIS SITE, HOWEVER WE HAVE PROVIDED 37% GARDEN IN ANY CASE

EAGLES – MARYBOROUGH		SHEET NO: 102	SCALE: N/A	PROJECT NO: E516
		DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NBD	DATE: 17/05/2024 3:29:51 PM
PROPOSED 2 BEDROOM DWELLING AT 49 NAPIER ST MARYBOROUGH VIC	RESCODE	REVISIONS:		
		Date	Description	Issue
		B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel:0354611220 Fax:0354611208 Email:douglas1@netconnect.com.au		

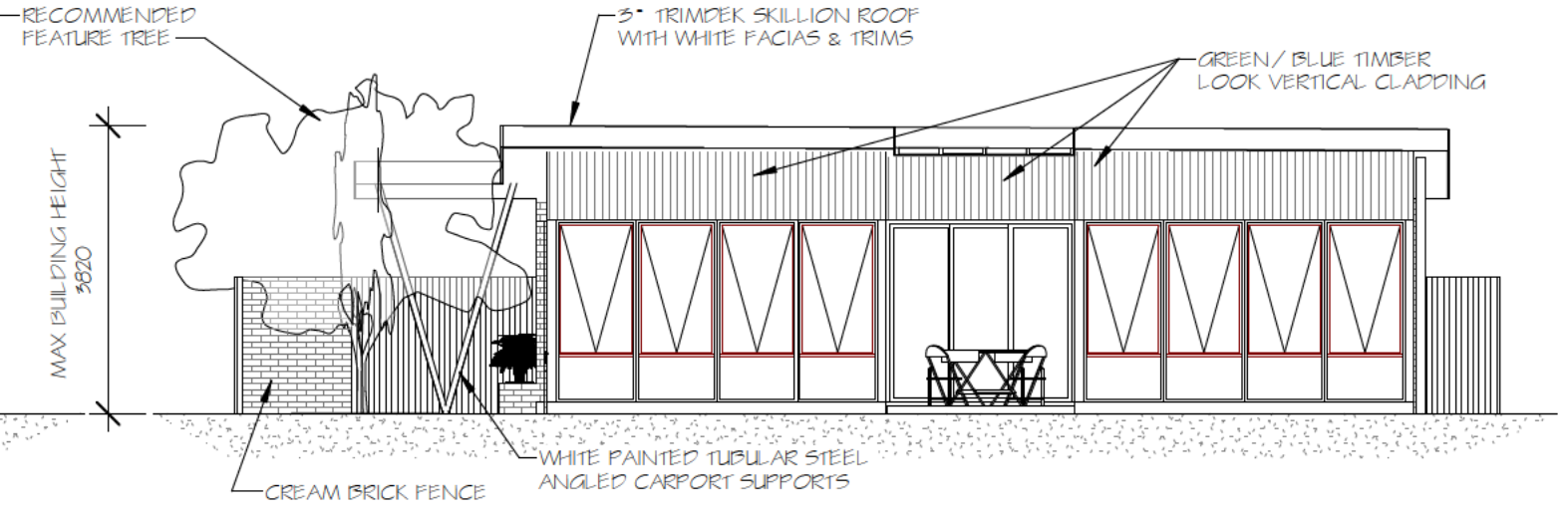


FLOOR PLAN

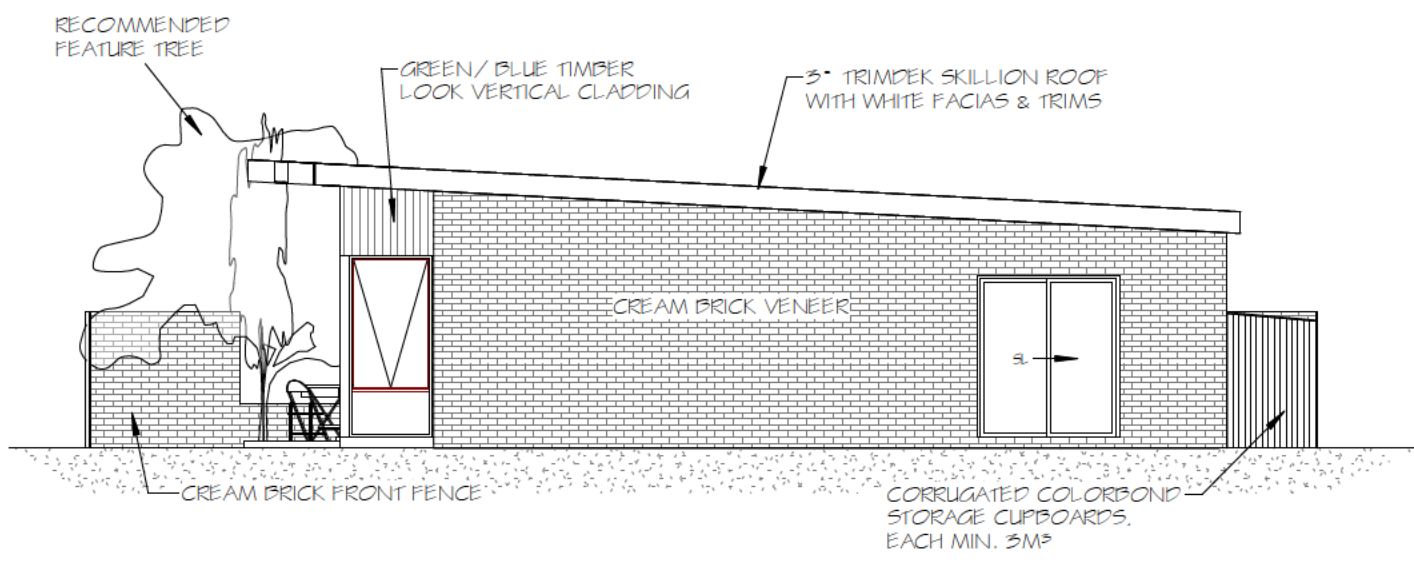
EAGLES – MARYBOROUGH		SHEET NO:	AO1	SCALE:	1:100	PROJECT NO:	E916
		DESIGNED:	B. DOUGLAS DF-AD1401	DRAWN:	NED	DATE:	17/05/2024 3:29:54 PM
PROPOSED 2 BEDROOM DWELLING AT 49 NAPIER ST MARYBOROUGH VIC		REVISIONS:		B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au			
		Date	Description				
FLOOR PLAN							



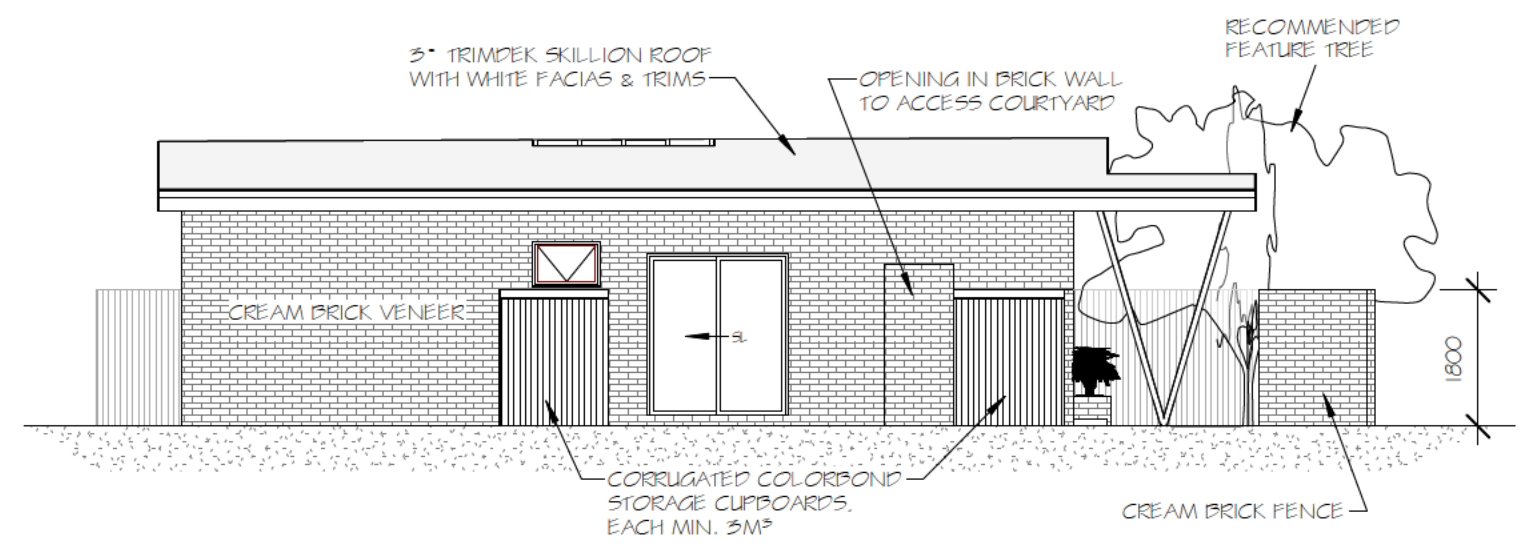
SOUTH EAST ELEVATION



NORTH EAST ELEVATION

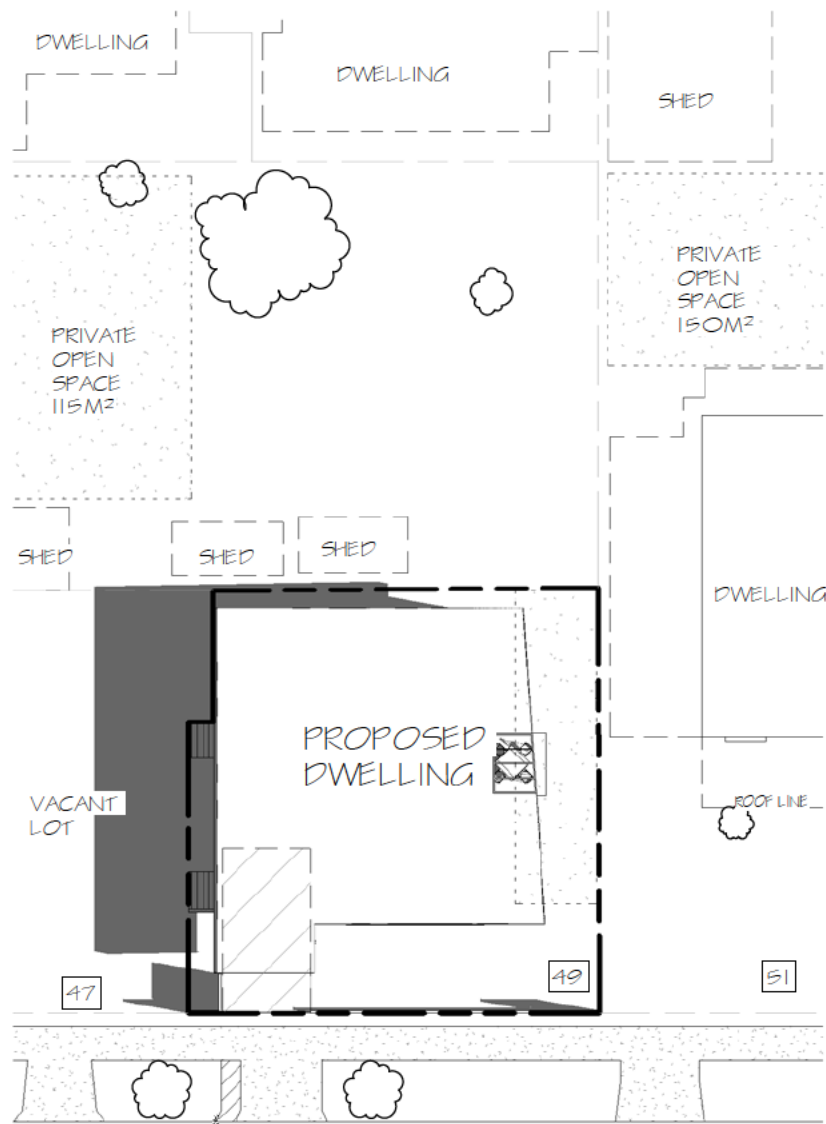


NORTH WEST ELEVATION

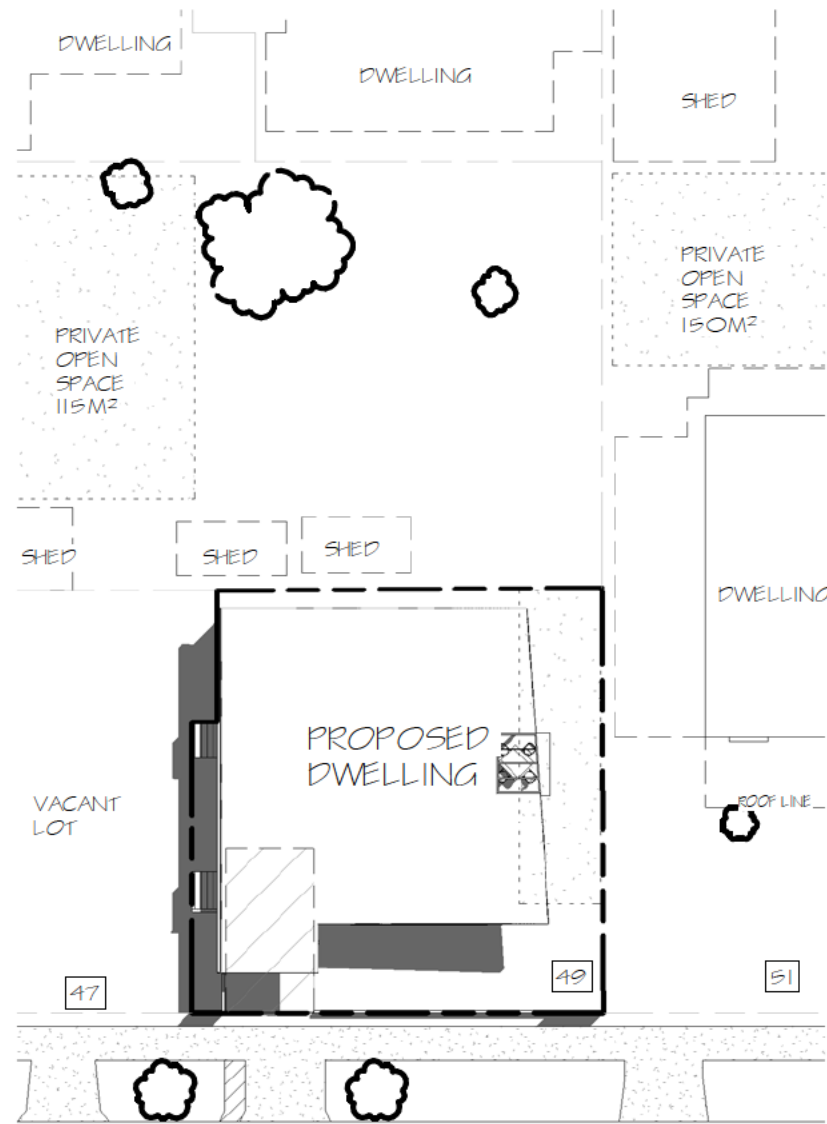


SOUTH WEST ELEVATION

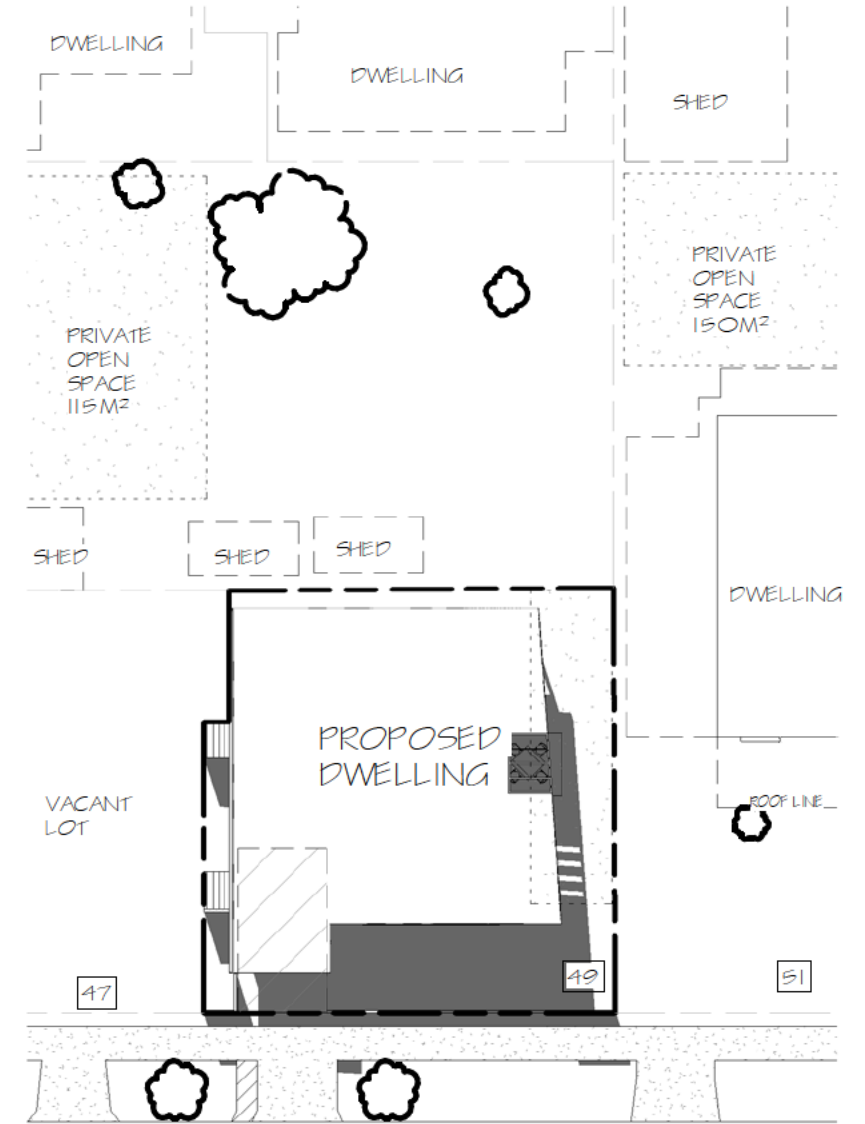
EAGLES – MARYBOROUGH PROPOSED 2 BEDROOM DWELLING AT 49 NAPIER ST MARYBOROUGH VIC		SHEET NO: A02		SCALE: 1:100	PROJECT NO: E916	
		DESIGNED: B. DOUGLAS DP-AD1401		DRAWN: NED	DATE: 17/05/2024 3:50:08 PM	
ELEVATIONS		REVISIONS:		B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au		
		Date	Description			Issue



9AM 22ND SEPTEMBER



12 MIDDAY 22ND SEPTEMBER



3PM 22ND SEPTEMBER



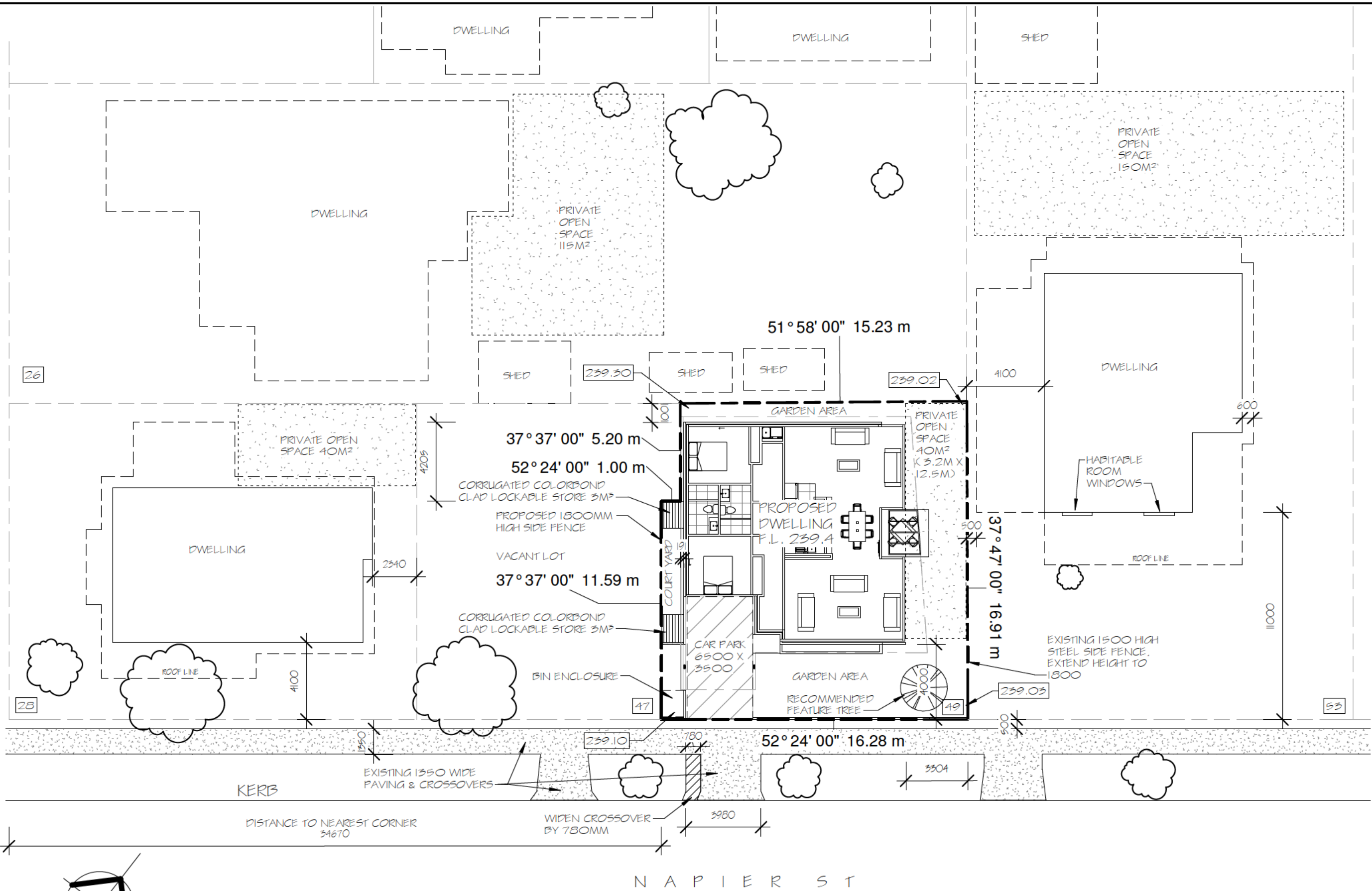
EAGLES – MARYBOROUGH

PROPOSED 2 BEDROOM DWELLING
AT
49 NAPIER ST MARYBOROUGH VIC

SHADING
DIAGRAMS

SHEET NO: A05	SCALE: 1:500	PROJECT NO: E916
DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NED	DATE: 17/09/2024 3:50:09 PM
REVISIONS:		
Date	Description	Issue

B.F. & R. DOUGLAS
BUILDING CONSULTANTS
REGISTERED BUILDING PRACTITIONER
98 HIGH ST MARYBOROUGH VIC 3465
Tel: 0354611220 Fax: 0354611208
Email: douglas1@netconnect.com.au



PARISH OF MARYBOROUGH
 TOWNSHIP OF MARYBOROUGH
 SECTION 41
 CROWN ALLOTMENT 13
 VOL. 11877 FOL. 218
 LOT 2 OF PLAN OF SUBDIVISION PS744376C
 269M²

N A P I E R S T

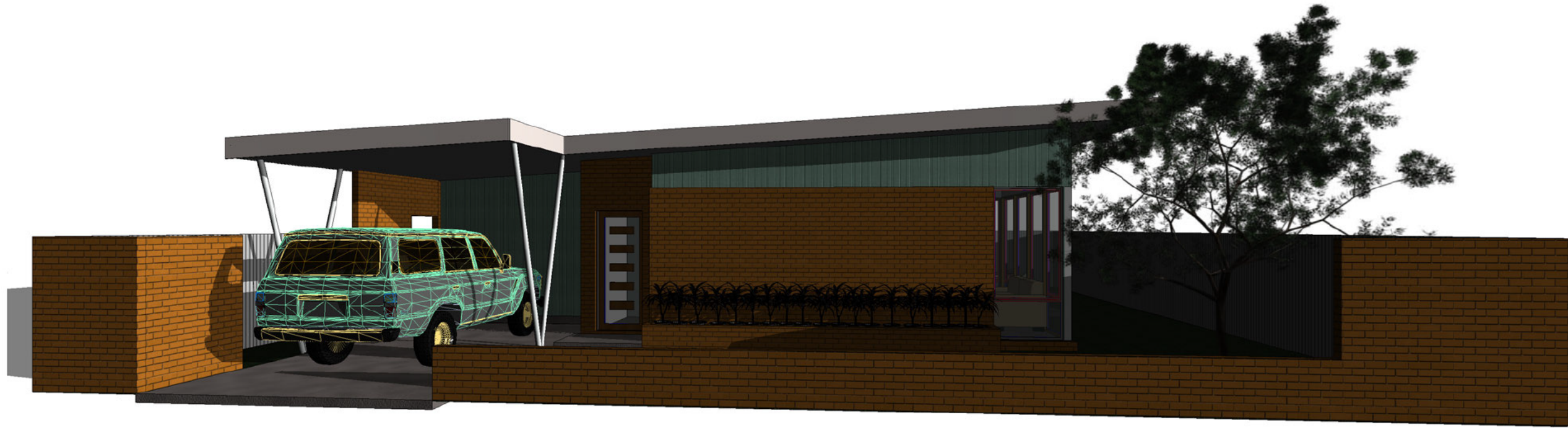
EAGLES – MARYBOROUGH

PROPOSED 2 BEDROOM DWELLING
 AT
 49 NAPIER ST MARYBOROUGH VIC

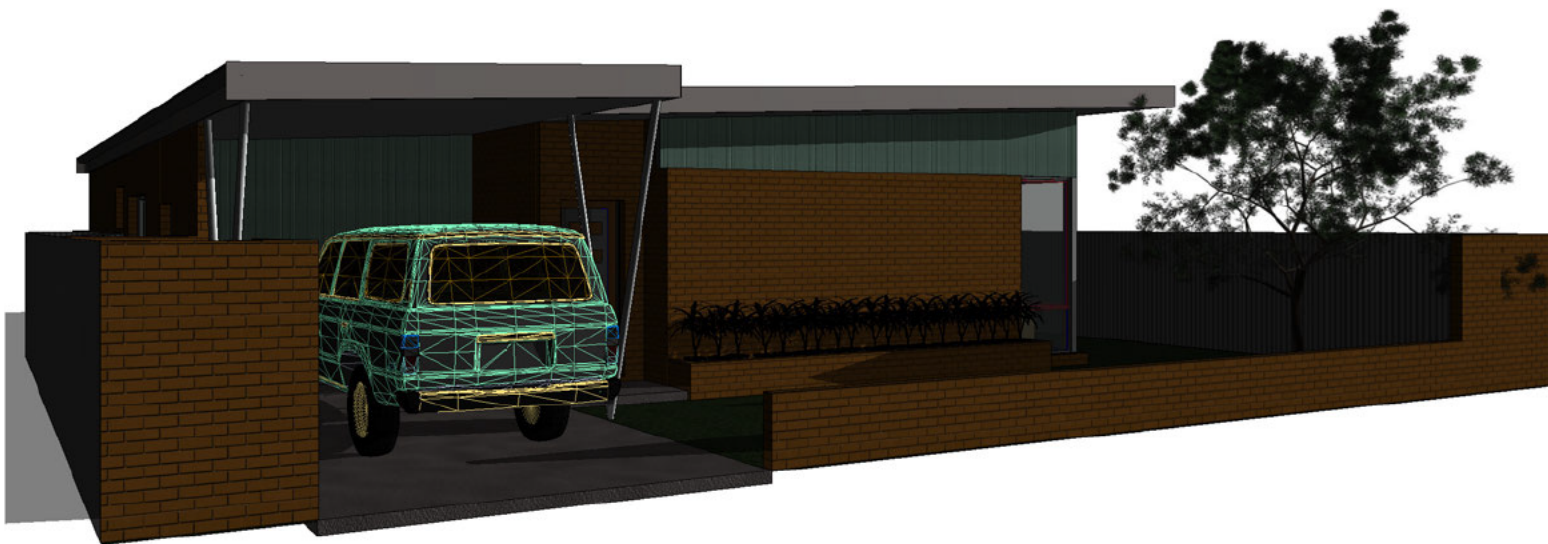
SITE

SHEET NO:	A04	SCALE:	1:200	PROJECT NO:	ES16
DESIGNED BY:	B. DOUGLAS DF-AD1401	DRAWN BY:	NBD	DATE:	17/05/2024 3:50:10 PM
REVISIONS:					
Date	Description	Issue			

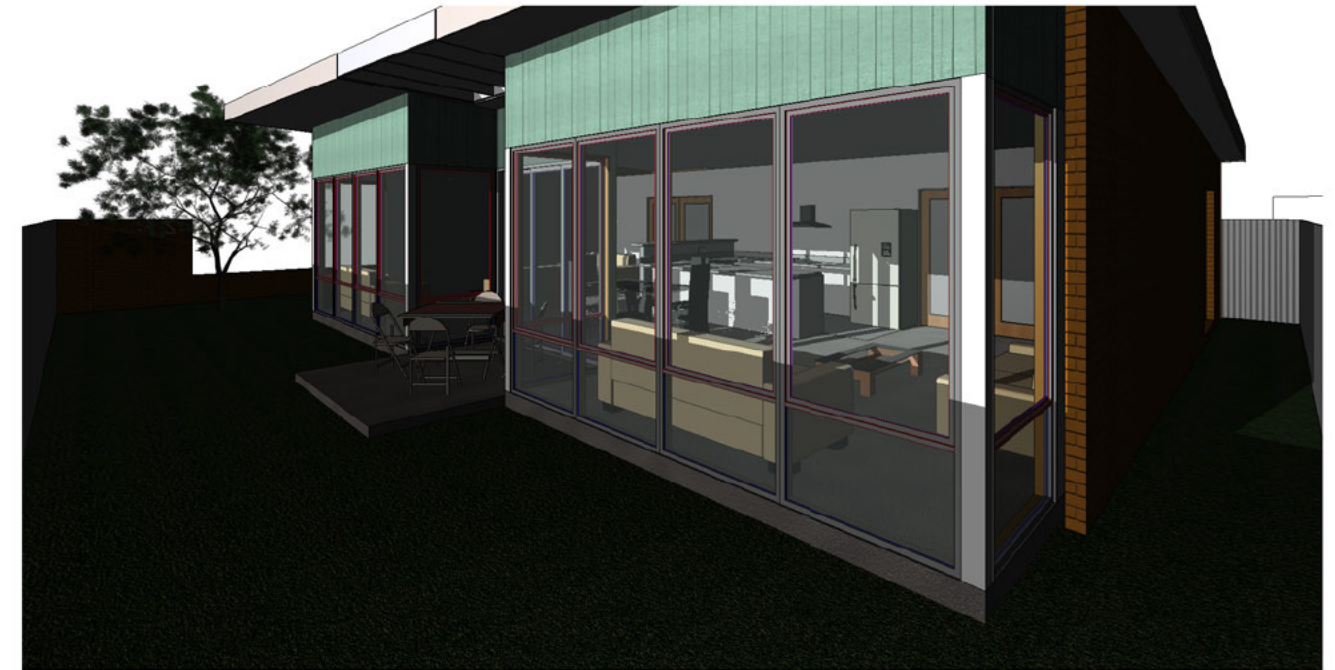
B.F. & R. DOUGLAS
 BUILDING CONSULTANTS
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 98 HIGH ST MARYBOROUGH VIC 3465
 Tel: 0354611220 Fax: 0354611208
 Email: douglas1@netconnect.com.au




FRONT VIEW FROM ROAD



VIEW FROM SOUTH



VIEW FROM NORTH CORNER OF SITE

EAGLES – MARYBOROUGH PROPOSED 2 BEDROOM DWELLING AT 49 NAPIER ST MARYBOROUGH VIC		SHEET NO: A05 		SCALE:	PROJECT NO: E916	
		DESIGNED: B. DOUGLAS DP-AD1401		DRAWN: NBD	DATE: 17/05/2024 3:50:16 PM	
PERSPECTIVES		REVISIONS:		B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au		
		Date	Description			Issue




CREAM CLAY BRICK
WALL CLADDING



VERTICAL TIMBER
LOOK CEMENT
SHEET CLADDING



WHITE PAINTED
FASCIAS, WINDOWS
AND TRIMS

EAGLES – MARYBOROUGH PROPOSED 2 BEDROOM DWELLING AT 49 NAPIER ST MARYBOROUGH VIC		SHEET NO: A06 		SCALE:	PROJECT NO: E516	
		DESIGNED: B. DOUGLAS DP-AD1401		DRAWN: NBD	DATE: 17/05/2024 3:30:16 PM	
MATERIALS		REVISIONS:		B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au		
		Date	Description			Issue

B.F. & R DOUGLAS BUILDING CONSULTANTS

ABN: 44 808 018 147

98 HIGH ST MARYBOROUGH VIC 3465

TEL: 0354611220 EMAIL: bfdouglas@outlook.com

Date: 17th May 2024

The Manager
Planning Department
Central Goldfields Shire Council

Dear Sir/Madam

Re. Planning permit application for proposed dwelling at 49 Napier st, Maryborough 3465

Design Response

This planning permit submission deals with the proposed construction of a 2 bedroom dwelling at 49 Napier st Maryborough. The details are as follows:

1. The site

The site is one of two blocks of land that originally existed as the rear yard of number 26 Kars st and were subdivided after approval was granted in 2015. The drawings that were approved and stamped as a part of that subdivision contained plans and elevations for a brick veneer dwelling on each of the freshly subdivided lots. It appears these drawings and documents were used to execute the subdivision, but the approved dwellings were obviously not built and the planning permit for those dwellings has long since lapsed.

It is important to note the front setbacks of the dwellings approved as a part of that planning permit are 3.2 metres. Although our client obviously does not wish to use the previous design, it is imperative that a similar setback be adopted. This is because strict adherence to clause 54.03-1 of the Central Goldfields Planning Scheme would see a required setback of 9 metres, rendering any development of this site impossible.

Copies of the 2015 planning approval will be attached with this submission for reference.

In terms of physical attributes, the site itself has a very slight back left to front right fall (falling from west to east) which will be maintained as a part its development. There is existing 1800mm high corrugated steel fences on the right side and rear boundaries, and 3 small shrubs which are of little value and will be removed prior to commencement of construction

2. Streetscape

This section of Napier st is typical of this sector of Maryborough on the south west side within a few blocks of the main street, in that it contains a wide cross section of housing styles representing several eras since the early-mid 1900's. While many distinct styles are present, there are however few, if any that are particularly outstanding examples of their respective styles. Rather, most are fairly basic versions of the prevalent style of the time,

and many have been renovated and incorporate additions or adjustments that see a combination of styles, or simply practical solutions that see adherence to no particular style.



Neighbor 47 Napier st



Site, 49 Napier st



Neighbor 53 Napier st

Examples of other buildings in the street which are not direct neighbors are as follows:



26 Kars st (corner Kars & Napier sts)



55 Napier st



57 Napier st



52 Napier st

As can be seen from these examples, there is a range of building styles, most with influences from the 1950's, 1960's and 1970's

3. The design concept.

The proposal is for a two bedroom brick veneer dwelling with low maintenance garden, easy indoor/outdoor living suitable for retirement living in what is a small site close to the centre of town. The client specifically selected the site for these reasons, and because of the appeal of the existing streetscape, particularly the 1960's influences.

For this reason, we have developed a concept which incorporates many of the modern desirable elements such as north facing aspect, private open space and other rescode requirements, but which is packaged in a way that is very much sympathetic to the 1960's feel.

The dwelling will be a simple skillion roofed structure, which will add a feeling of width to what is a very small site. It will be clad in cream colored bricks typical of the 1960's and will have timber-look blue/green infill panels and white windows, fascias, gutters and trims.

A designated brick planter box will be the centerpiece of the front wall of the house, which will be complimented by a timber/glass feature front door of the clients own selection.

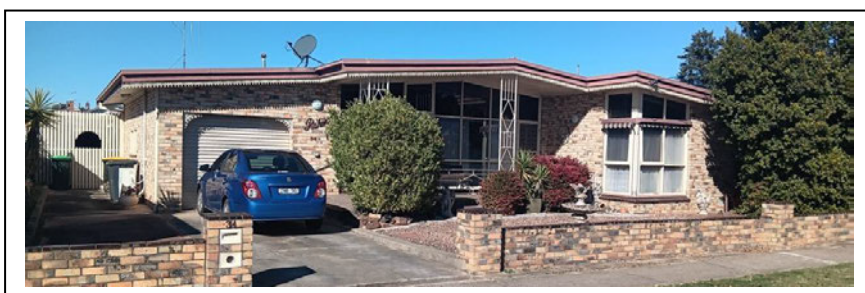
The dwelling itself will be framed by a cream brick fence, which will be low in the front and high on each side. Not only with this help feature the house and add to its architectural appeal, the high side walls will also serve the purpose of hiding the bins and service elements, while the right side high wall will help provide extra privacy to the private open space on that north east side of the dwelling.

A small/mid sized feature tree is recommended to be planted in this area adjacent to the front eastern corner of the dwelling, further adding to the architectural appeal and aiding privacy.

There are some other notable dwellings of a similar style located within a 5 minute (300 metre) walk of the site, pictures of these as well as a rendering of the proposed concept are shown below for comparison.



Proposed 49 Napier st dwelling



Existing 34 Alma st



Existing 31 Brougham st

4. Rescode

The design complies to all current rescode guidelines except for the aforementioned Standard A3, which as mentioned under part 1 above, requires special consideration. Refer also to the rescode summary on sheet no. 102 of the design drawings.

6. Planning overlays

The site is located in a General Residential zone (GRZ) and is subject to schedule 1 under that zoning (GRZ1). It is also subject to a heritage overlay.

Nigel Douglas
B.F. & R Douglas Building Consultants

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	PS744376C
Number of Pages (excluding this cover sheet)	2
Document Assembled	06/03/2024 15:17

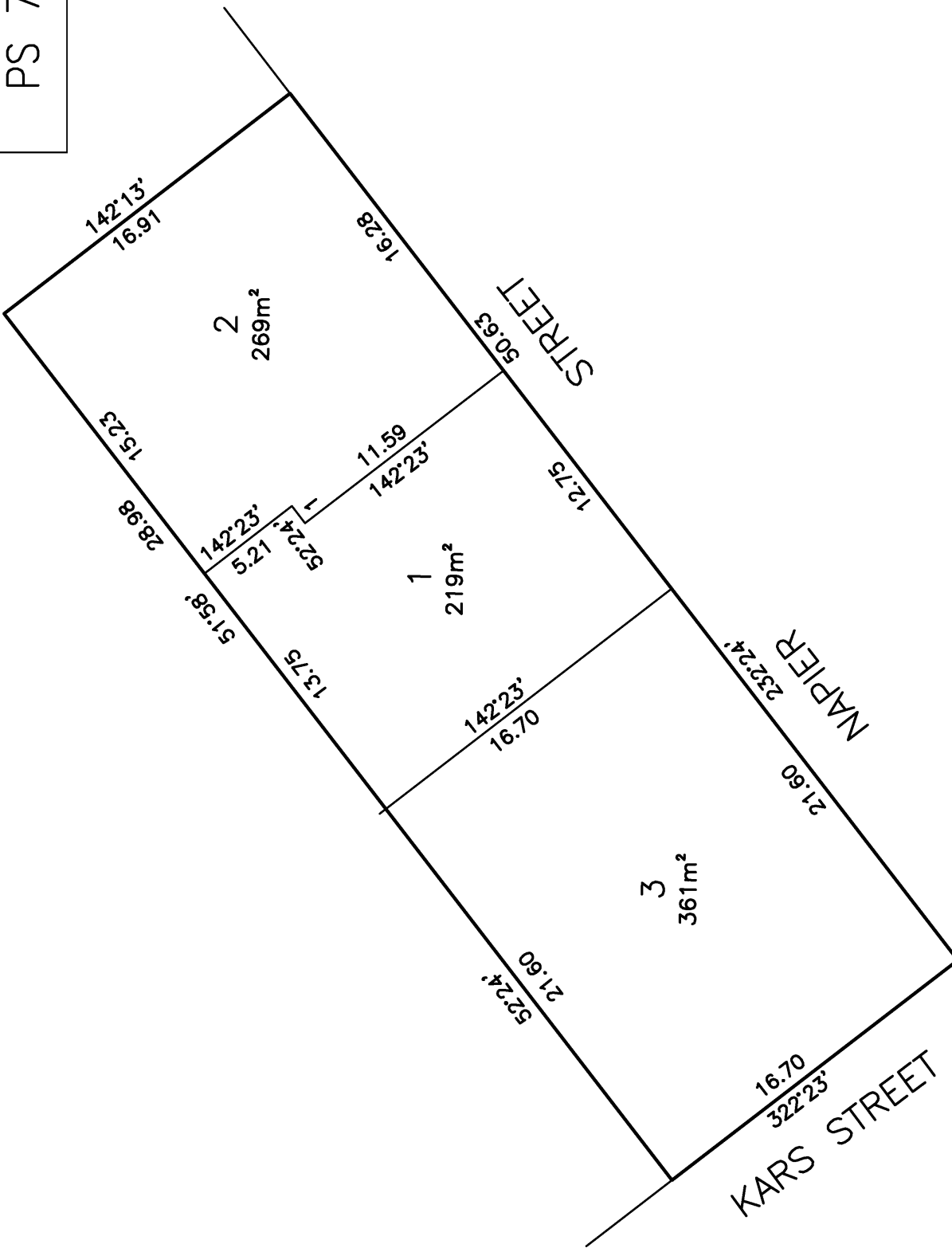
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PLAN OF SUBDIVISION		STAGE NO. /	LRS use only EDITION 1	Plan Number PS 744376C
Location of Land Parish: MARYBOROUGH Township: MARYBOROUGH Section: 41 Crown Allotment: 13 Title Reference: VOL 6734 FOL 656 Last Plan Ref: TP 309695B Postal Address: 26 KARS STREET (at time of subdivision) MARYBOROUGH 3465 MGA94 Co-ordinates E 743205 ZONE: 54 (of approx centre of land in plan) N 5895988 GDA 94		Council Name: Central Goldfields Shire Council Council Reference Number: D052/15 Planning Permit Reference: D052/15 SPEAR Reference Number: S073878M Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 Has been made and the requirement has not been satisfied at Certification Has been made and the requirement has been satisfied at Statement of Compliance (Document updated 04/04/2017) Digitally signed by: Miriam Smith for Central Goldfields Shire Council on 13/04/2016		
Vesting of Roads and or Reserves		Notations		
Identifier	Council/Body/Person	<u>Lots on this plan may be affected by one or more Owners Corporations.</u> 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: 15.24 metres below the surface.				
Survey This plan is based on survey Staging: This is not a staged subdivision Planning Permit No: D052/15 This survey has been connected to permanent marks No: 30, 53, 139, 330 In Proclaimed Survey Area No: 1				
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 Ph: 5461 5233 Mob: 0448 884 042 P.O. Box 172 Maryborough 3465		SURVEYORS FILE REF:1913 VERSION 04 LICENSED SURVEYOR: MICHAEL CRAIG WILSON Digitally signed by: Michael Craig Wilson (North Central Land Surveying Pty Ltd), Surveyor's Plan Version (04), 08/04/2016		ORIGINAL SHEET SIZE: A3 Sheet 1 of 2 Sheets PLAN REGISTERED TIME: 12:07PM DATE: 10/5/17 L. White Assistant Registrar of Titles

PS 744376C



Sheet 2

ORIGINAL SHEET SIZE : A3

LENGTHS ARE IN METRES

SCALE 1:200

Version 04

REF No 1913

LICENSED SURVEYOR: MICHAEL CRAIG WILSON

Scale bar showing 0 to 8 metres.

NORTH CENTRAL LAND SURVEYING
 P.O. Box 172 Maryborough 3465
 Mob: 0448 884 042

Digitally signed by: Michael Craig Wilson (North Central Land Surveying Pty Ltd),
 13/04/2016, 08:04:2016
 SPEAR Ref: S073878M

Digitally signed by: Michael Craig Wilson (North Central Land Surveying Pty Ltd),
 13/04/2016, 08:04:2016
 SPEAR Ref: S073878M

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

VOLUME 11877 FOLIO 218

Security no : 124113205910C
Produced 06/03/2024 03:17 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 744376C.
PARENT TITLE Volume 06734 Folio 656
Created by instrument PS744376C 10/05/2017

REGISTERED PROPRIETOR

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS744376C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX445683N (E)	CONV PCT & NOM ECT TO LC	Completed	14/11/2023
AX446701J (E)	TRANSFER	Registered	14/11/2023

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

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

Street Address: 49 NAPIER STREET MARYBOROUGH VIC 3465

ADMINISTRATIVE NOTICES

NIL

[REDACTED]

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS744376C

DOCUMENT END