

SUBDIVISION (PROCEDURES) REGULATIONS 1989
SCHEDULE 1 - FORMS

FORM 1
Reg. 22 Subdivision (Procedure) Regulations 2011
SUBDIVISION ACT 1988

APPLICATION FOR CERTIFICATION
PLAN NO. PS 831755J
COUNCIL REF:

TO: Pyrenees Shire Council

We, Dickson Hearn Pty. Ltd. of 3 / 92 Bridge Mall, Ballarat. 3350 apply to have the attached
PLAN OF SUBDIVISION certified under the Subdivision Act 1988
~~* and advice of street numbers allocated~~

1. Situation of land

86 Stockyard Hill Road
Beaufort 3373

2. Name and address of registered proprietor of land or owner

Michael & Robyn Anstis
86 Stockyard Hill Road
Beaufort Vic. 3373

3. Name and address of applicant
DICKSON HEARN PTY. LTD.
PO. BOX 118
BALLARAT, VIC. 3353.

Signed : 
(Owner or Applicant)

Signed: x
Owners consent section 5 (5)
Subdivision Act)

Date received by Council :

Fee Paid:

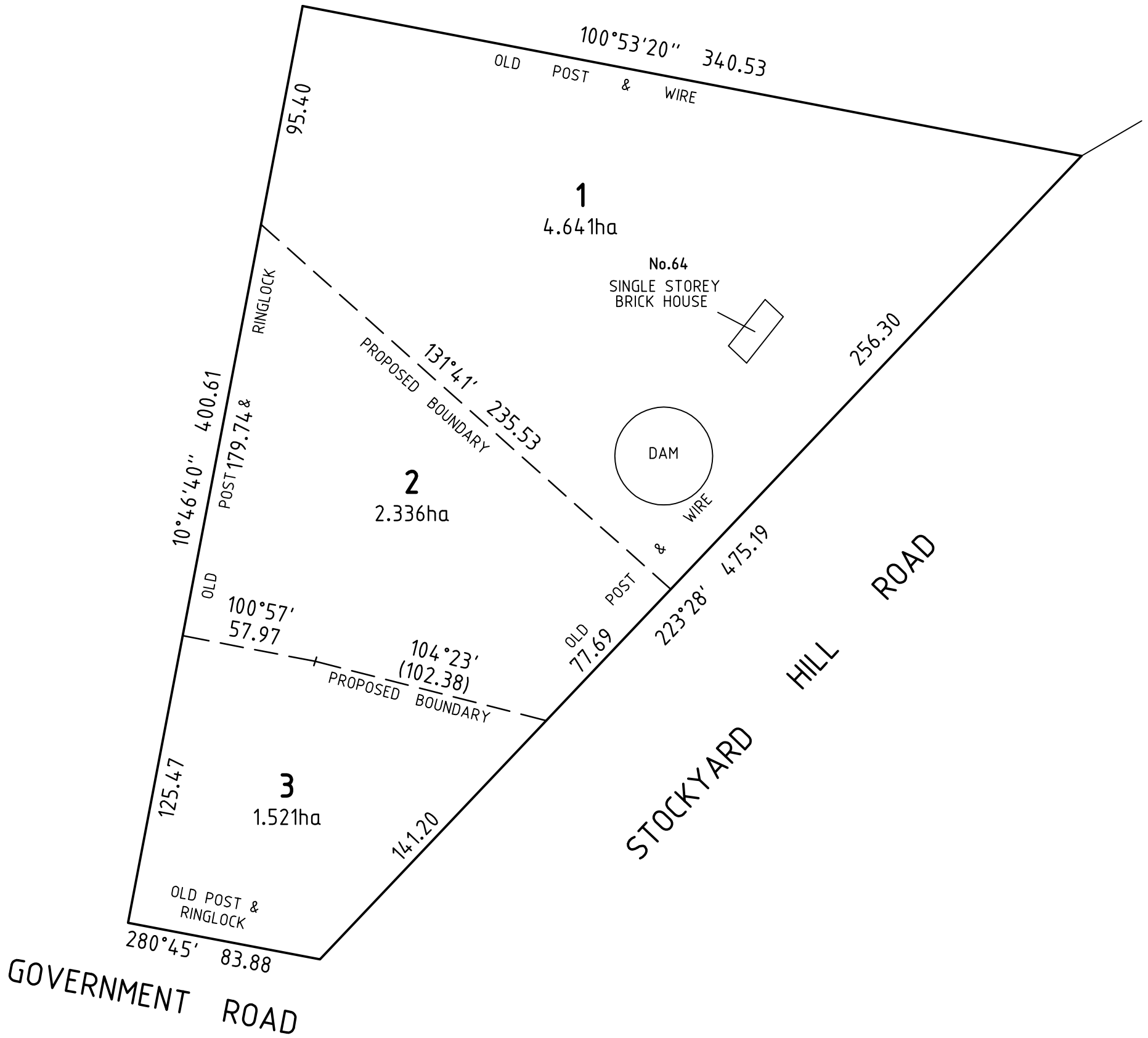
Authority Referred to:

Date Referred:

Response Received:

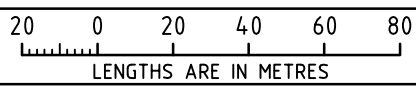
SITE PLAN

M.G.A. 94 ZONE 54



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

SCALE
1:2000



ORIGINAL SHEET
SIZE: A3

SHEET 1

VERSION 01



CONSULTING LAND SURVEYORS

4th April 2019

Ref: 7843

The Subdivision Officer
Pyrenees Shire Council
5 Lawrence Street,
Beaufort. Vic. 3373

Dear Sir / Madam,

**Re: Three (3) Lot Subdivision PS 831755J
86 Stockyard Hill Road, Beaufort**

I advise that this application is for the Subdivision of the above property, which currently consists of one title and the intention is to create 3 new Lots.

The Lots have been designed to follow existing internal fencing and the Lot areas are as follows;

Lot 1 = 4.641ha, Lot 2 = 2.336ha and Lot 3 = 1.521ha.

Lots 2 & 3 are both vacant, while Lot 1 contains an existing house (i.e. see basic site plan).

The property is located in a rural living zone, on the southern edge of the Beaufort Township and just west of the Golf Course. The proposed Lots are greater than the required minimum area for this zone, except lot 3 but on a per Lot average for the entire site, the 3 Lots are less than the allowable 4 Lots with a site area in excess of 8ha.

All Lots have an excellent road frontage to Stockyard Hill Road, where they will all have site access.

I look forward to receiving the planning permit and certified plan with compliance in due course and if you have any queries, please do not hesitate to contact this office.

Yours faithfully,

DAVID HEARN
DICKSON HEARN PTY. LTD.

Dickson Hearn Pty Ltd A.B.N. 70 006 978 294 A.C.N. 006 978 294
685 Glenhuntly Road, Caulfield South Unit 3, 92 Bridge Mall, Ballarat
P.O. Box 165 Caulfield South, 3162 P.O. Box 118 Ballarat, 3353
Ph: (03) 9523 9155 Fax: (03) 9523 6926 Ph: (03) 5333 2225 Fax: (03) 5333 3220
ball@dicksonhearn.com.au

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

VOLUME 08480 FOLIO 180

Security no : 124076871066W

Produced 04/04/2019 09:10 AM

LAND DESCRIPTION

Crown Allotment 6M Parish of Eurambeen.
PARENT TITLE Volume 01426 Folio 157
Created by instrument B802772 22/11/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHAEL RICHARD ANSTIS
ROBYN PATRICIA ANSTIS both of RMB 476 STOCKYARD HILL ROAD, BEAUFORT 3373
AC117334E 06/06/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF999279K 30/07/2008
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 TP370443J 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: 86 STOCKYARD HILL ROAD BEAUFORT VIC 3373

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

Delivered from the LANDATA System by GlobalX Terrain Pty Ltd

TITLE PLAN	EDITION 1	TP 370443J
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Location of Land

Parish: EURAMBEEN
 Township:
 Section:
 Crown Allotment: 6M
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 8480 FOL 180
 Depth Limitation: NIL

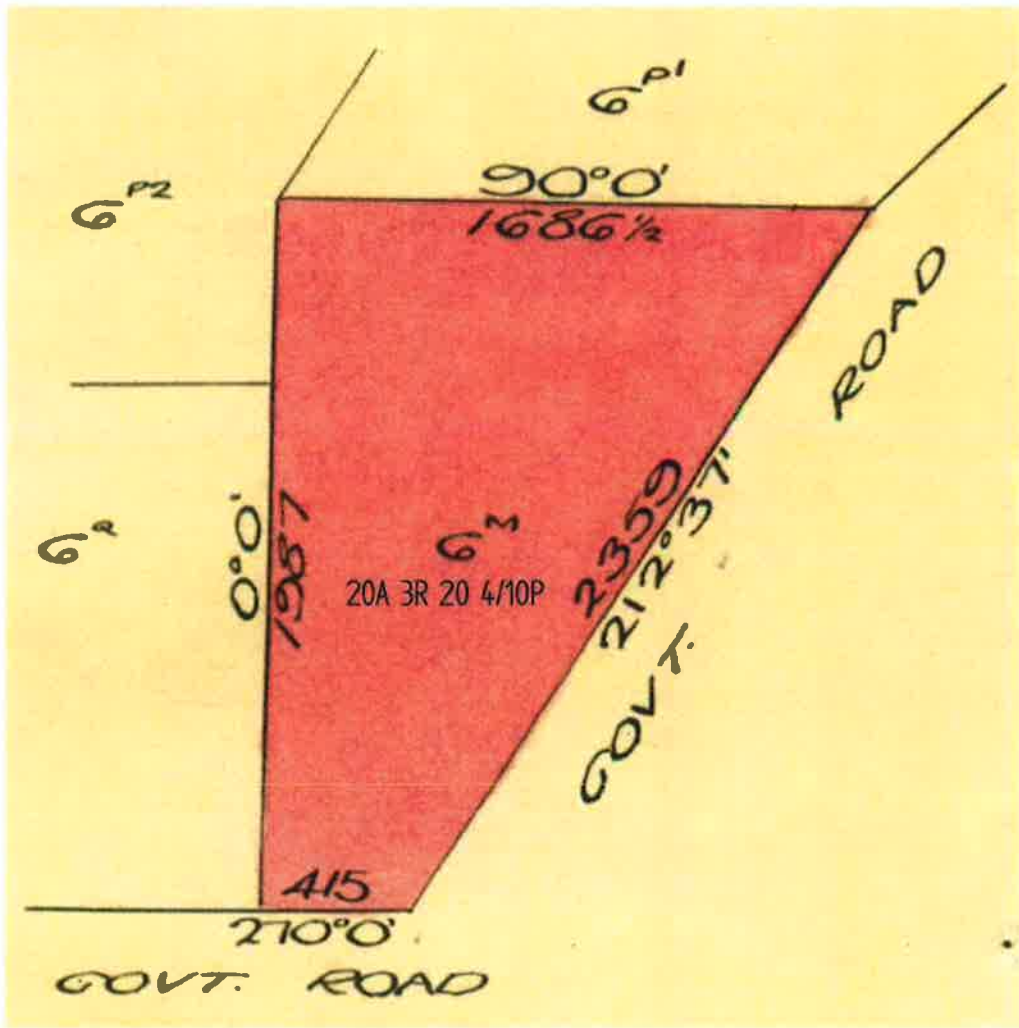
Notations

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: 28/03/2000
 VERIFIED: PC





Application for Planning Permit and Certification

Supplied by Russell Dickson
Submitted Date 05/04/2019

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 7843
Responsible Authority Name Pyrenees Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S139029J

The Land

Primary Parcel 86 STOCKYARD HILL ROAD, BEAUFORT VIC 3373
Crown Allotment No 6M
Parish Name EURAMBEEN
SPI 6M\PP2605
CPN 604036600
Zone: 35.03 Rural Living

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS831755J
Number of lots 3
Proposal Description Subdivide Land into 3 Lots
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Existing house and dam on Lot 1
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 Mr David Hearn
Dickson Hearn Pty Ltd - Ballarat
3/92 Bridge Mall, Ballarat, VIC, 3350 and PO Box
118 Street, Ballarat, VIC, 3353
Business Phone: 03 5333 2225
Fax: 03 5333 3220
Email: dhearn@dicksonhearn.com.au

Applicant

Applicant (Applicant details as per Applicant Contact)

Owner

Owner Michael & Robyn Anstis

Declaration

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

I, Russell Dickson, declare that all the information supplied is true.

I, Russell Dickson, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

**Authorised by
Organisation**

Russell Dickson
Dickson Hearn Pty Ltd - Ballarat

PLAN OF SUBDIVISION

EDITION 1

PS 831755 J

LOCATION OF LAND

PARISH: EURAMBEEN

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 6M

CROWN PORTION:

TITLE REFERENCE: v.8480 f.180

LAST PLAN REFERENCE: TP 370443J

POSTAL ADDRESS: 86 STOCKYARD HILL ROAD,
(at time of subdivision) BEAUFORT 3373.

MGA 94 CO-ORDINATES: E: 709 697 ZONE: 54
(of approx centre of land N: 5 853 267
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



DICKSON HEARN PTY LTD
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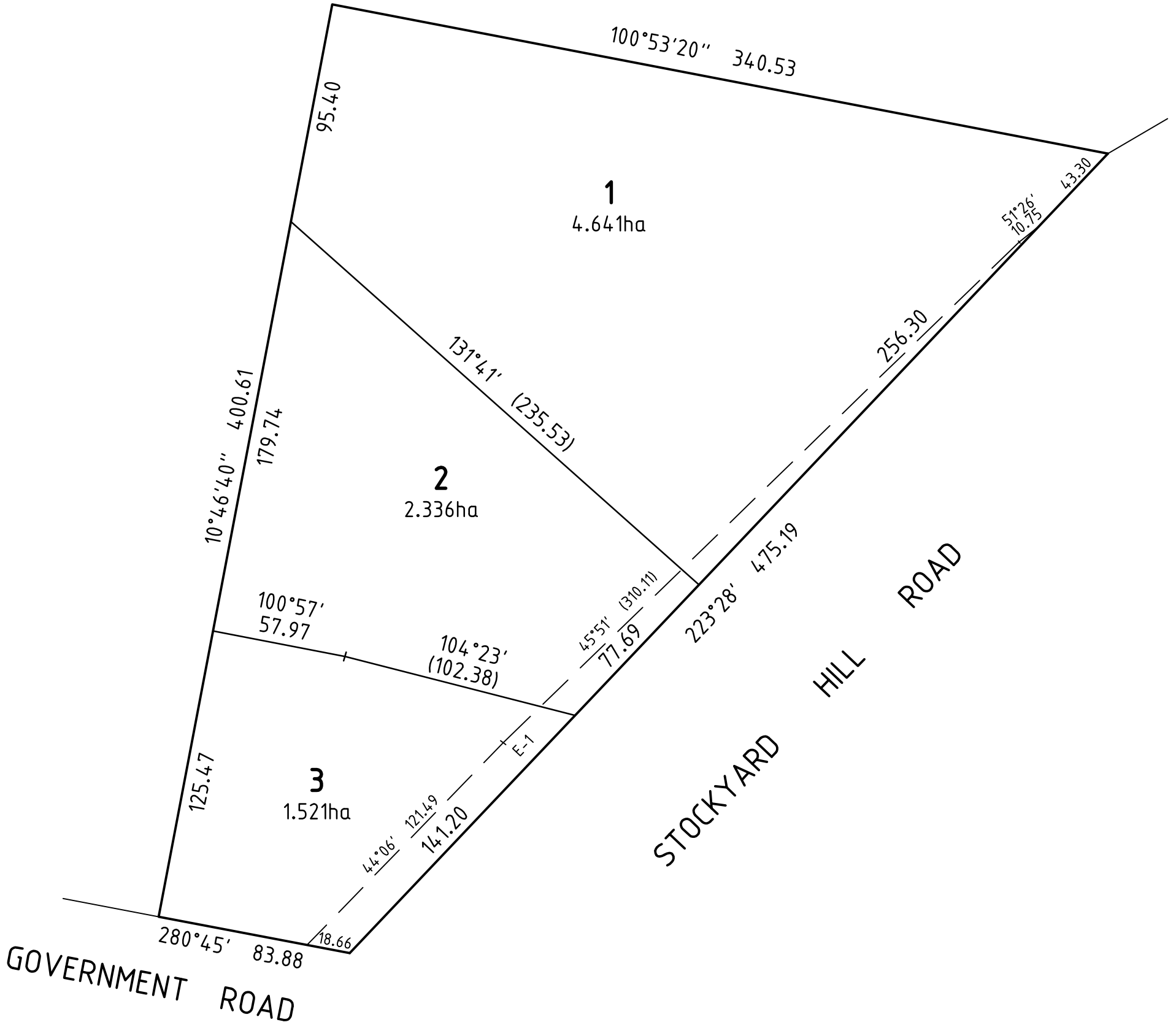
SURVEYORS FILE REF: 7843

ORIGINAL SHEET
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SHEET 1 OF 2

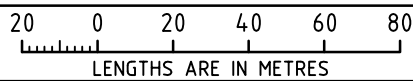
DIGITALLY SIGNED
PETER ANDREW DENNIS VERSION 01

M.G.A. 94 ZONE 54



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SHEET 2

DIGITALLY SIGNED
 PETER ANDREW DENNIS

VERSION 01

PLAN OF SUBDIVISION

EDITION 1

PS 831755 J

LOCATION OF LAND

PARISH: EURAMBEEN

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 6M

CROWN PORTION:

TITLE REFERENCE: v.8480 f.180

LAST PLAN REFERENCE: TP 370443J

POSTAL ADDRESS: 86 STOCKYARD HILL ROAD,
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MGA 94 CO-ORDINATES: E: 709 697 ZONE: 54
(of approx centre of land N: 5 853 267
in plan)

Council Name: Pyrenees Shire Council

SPEAR Reference Number: S139029J

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

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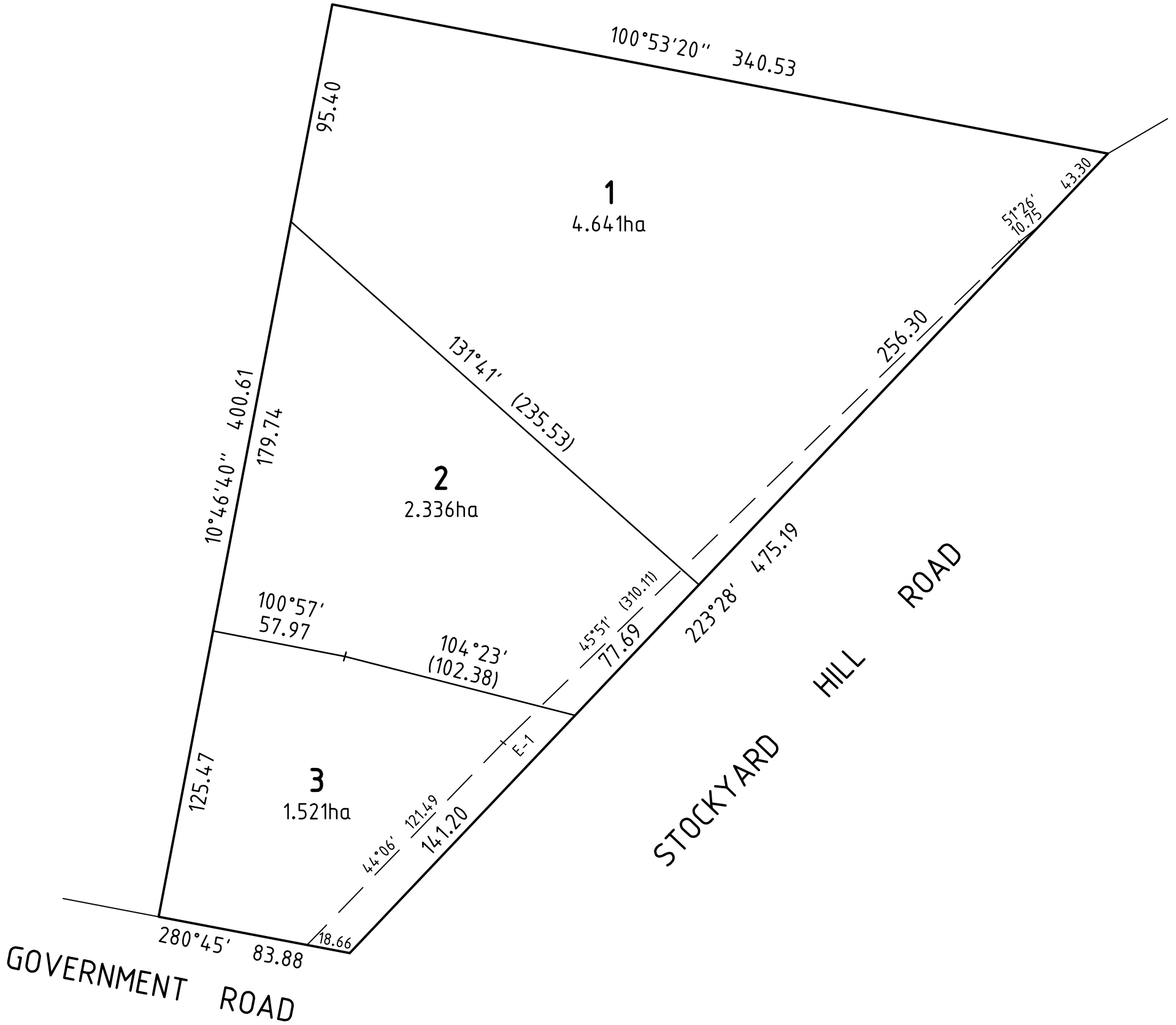
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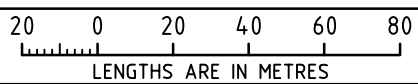
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SHEET 2

DIGITALLY SIGNED
 PETER ANDREW DENNIS

VERSION 01

Planning Property Report

from www.planning.vic.gov.au on 05 April 2019 12:21 PM

Address: 86 STOCKYARD HILL ROAD BEAUFORT 3373

Crown Description: Allot. 6M PARISH OF EURAMBEEN

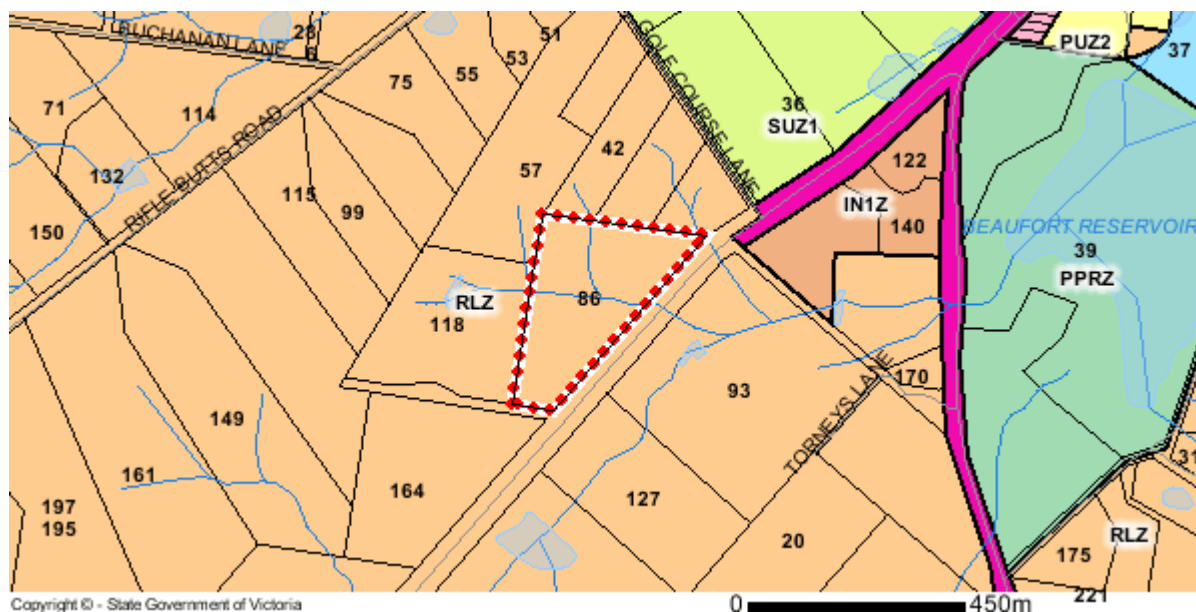
Local Government (Council): PYRENEES **Council Property Number:** 604036600

Directory Reference: VicRoads 57 G9

Planning Zone

[RURAL LIVING ZONE \(RLZ\)](#)

[SCHEDULE TO THE RURAL LIVING ZONE \(RLZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	Urban Growth Boundary
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	
Railway	Tram	River, stream
		Lake, waterbody

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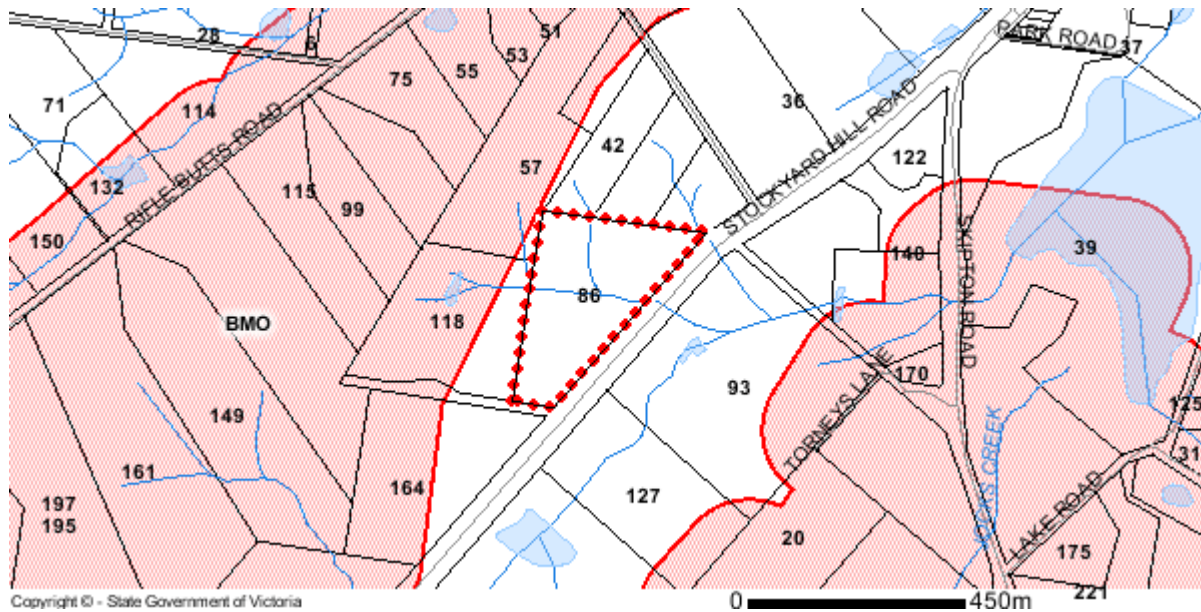
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Planning Overlay

None affecting this land - there are overlays in the vicinity

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Overlays Legend

AEO - Airport Environs	IPO - Incorporated Plan
BMO - Bushfire Management	LSIO - Land Subject to Inundation
CLPO - City Link Project	MAEO1 - Melbourne Airport Environs 1
DCPO - Development Contributions Plan	MAEO2 - Melbourne Airport Environs 2
DDO - Design & Development	NCO - Neighbourhood Character
DDOPT - Design & Development Part	PD - Parking
DPO - Development Plan	PAO - Public Acquisition
EAO - Environmental Audit	RO - Restructure
EMO - Erosion Management	RCO - Road Closure
ESO - Environmental Significance	SBO - Special Building
FO - Floodway	SLO - Significant Landscape
HO - Heritage	SMO - Salinity Management
ICPO - Infrastructure Contributions Plan	SRD - State Resource
Railway	VPD - Vegetation Protection
Tram	River, stream
Lake, waterbody	

Note: due to overlaps some colours on the maps may not match those in the legend.

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Further Planning Information

Planning scheme data last updated on 3 April 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

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