

Subdivision Application – Town Planning Report
27 Steddy Road, Lethbridge
[REDACTED] -/- Planit Consulting Pty Ltd
www.planitconsulting.com.au



8 Conclusion

In summary, the proposal is considered to respond to the features of the site and surrounding pattern of subdivision. The proposal will contribute to a diversity of residential opportunities within an established township area, therefore making efficient use of existing infrastructure and meeting a variety of household needs. The lot configurations also provide for adequate open space for future development to comply with the DDO5 and landscaping opportunities which will positively contribute to the elements of the surrounding area.

The design of the subdivision also does not require the removal of any significant vegetation or fragmentation of habitat and ensures that the siting and scale of future development won't detract from the setting of the surrounding landscapes.

The Land Capability Assessment demonstrates that both lots can treat and retain all wastewater in accordance with the purpose of the zone.

The proposed subdivision is able to suitably demonstrate compliance with state and local policy, relevant Clause 56 standards and general provisions of the Golden Plains Planning Scheme. Accordingly, the proposal is considered to be appropriate and worthy of support.



GOLDEN PLAINS SHIRE Application for Planning Permit for a Subdivision

Supplied by 
 Submitted Date 07/01/2020

Application Details

Application Type Planning Permit for a Subdivision
 Version 1
Applicant Reference Number 10624
Application name or Estate name 27 Steddy Road, Lethbridge
Responsible Authority Name Golden Plains Shire Council
Responsible Authority Reference Number(s) P20-007
SPEAR Reference Number S151974E
Application Status Permit Decision Pending
Planning Permit Issue Date NA
Planning Permit Expiry Date NA

The Land

Primary Parcel 27 STEDDY ROAD, LETHBRIDGE VIC 3332
 Lot 1/Plan PS540103
 SPI 1\PS540103
 CPN 45170010
Zone: 32.03 Low Density Residential
Overlay: 43.02 Design and Development
 42.01 Environmental Significance


The Proposal

Plan Number (Not Supplied)
Number of lots 2
Proposal Description It is proposed to subdivide the land into two lots
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description The land is currently occupied by a single dwelling and associated shedding, see planning report for details.
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 

[Redacted]

Applicant
Applicant

[Redacted]

Owner
Owner

(Owner details as per Applicant)

Declaration

I, [Redacted] declare that the owner (if not myself) has been notified about this application.

I, [Redacted] declare that all the information supplied is true.

Authorised by
Organisation

[Redacted]



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

Page 1 of 1

VOLUME 10983 FOLIO 959

Security no : 124079569837A
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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 540103C.
PARENT TITLE Volume 10521 Folio 792
Created by instrument PS540103C 18/12/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

[REDACTED] 27 STEDDY ROAD LETHBRIDGE VIC 3332
AM/54691L 07/05/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR996701Q 12/03/2019
BANK AUSTRALIA 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 PS540103C 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)

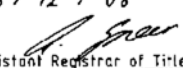
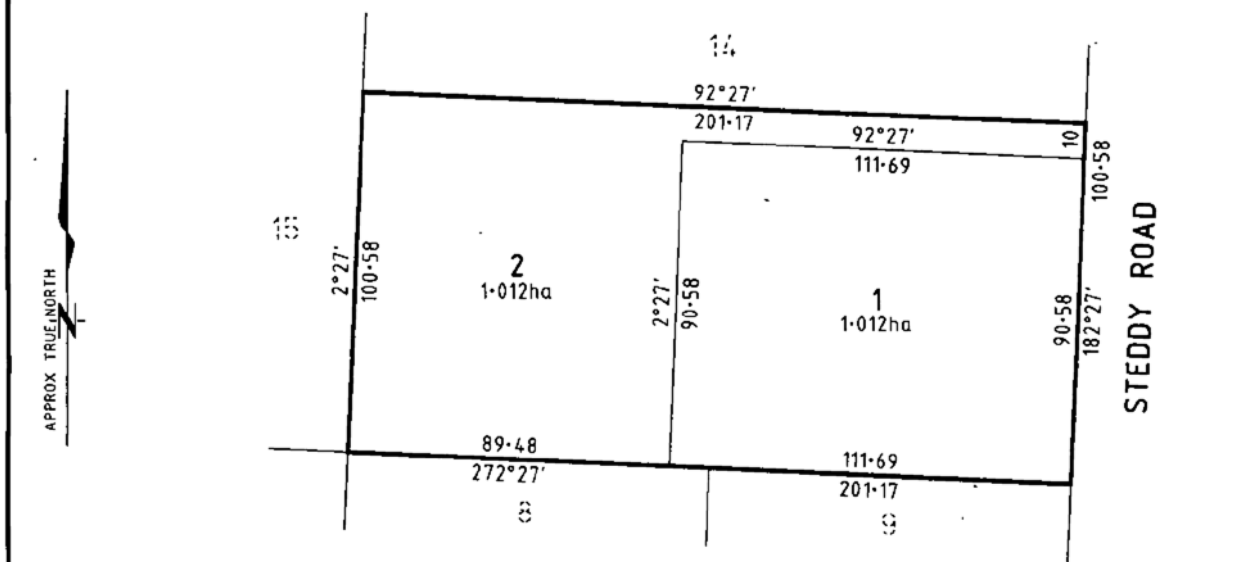
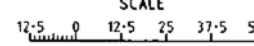

Street Address: 27 STEDDY ROAD LETHBRIDGE VIC 3332

ADMINISTRATIVE NOTICES

NIL

eCT Control 20000L BANK AUSTRALIA LIMITED
Effective from 12/03/2019

DOCUMENT END

PLAN OF SUBDIVISION		STAGE NO. <hr/>	LR use only EDITION 1	Plan Number PS 540103C
Location of Land Parish: Wabdallah Township: — Section: — Crown Allotment: 13 Title Reference: Vol 10521 Fol 792 Last Plan Reference: — Postal Address: 27 Steddy Road (at time of subdivision) Lethbridge 3332 AMG Co-ordinates E 776485 (of approx. centre of land in plan) N 5793866 ZONE: 54		Council Certification and Endorsement Council Name: Golden Plains Shire Council Ref: SUB- 373 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 10(7) of the Subdivision Act 1988. Date of original certification under section 6: 3. This is a statement of compliance under Section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has has not been made (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 20 / 9 / 05 Re-certified under section 10(7) of the Subdivision Act 1988 Council Delegate Council Seal Date		LR use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 15 / 12 / 06
				LR use only PLAN REGISTERED Time 11:27 am. Date 18 / 12 / 06  Assistant Registrar of Titles Notations
				Depth Limitation Does not apply Staging: This is not a staged subdivision Planning permit No. P05-032
Vesting of Roads and/or Reserves				
Identifier		Council/Body/Person		
—		—		
Easement Information				
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
—	—	—	—	—
Survey This plan is not based on survey. This survey has been connected to permanent marks no(s). — In Proclaimed Survey Area No.				
				
ORIGINAL SCALE 1:1250	SHEET SIZE A3	SCALE  LENGTHS ARE IN METRES		
 BEVERIDGE WILLIAMS & CO. PTY. LTD. ACN 006 191 235 ABN 44 622 025 694 SURVEYORS, ENGINEERS, PLANNERS ENVIRONMENTAL CONSULTANTS PD BOX 2205 CAULFIELD JUNCTION 3161 95284444 PD BOX 1465 BALLARAT MAIL CENTRE 3354 53313877 PD BOX 181 LEONGATHA 3953 95525430 PD BOX 129 WONTMAGGI 3995 56721505 PD BOX 1916 TRARLGDN 3844 51760374		LICENSED SURVEYOR Michael Craig Wilson (PRINT) SIGNATURE _____ DATE 22/06/2005 REF. 16345 VERSION 01		Sheet 1 of 1 Sheets DATE 20 / 9 / 05 COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3

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PSUB