Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this 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 1997. If you have any questions, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

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

Click for further information.

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Formal Land Description

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 noting out any additional property details.

<table>
<thead>
<tr>
<th>Unit No.</th>
<th>St. No.: 112</th>
<th>St. Name: Hanson Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburb/Locality: Corryong</td>
<td>Postcode: 3707</td>
<td></td>
</tr>
</tbody>
</table>

A

Lot No.: [ ] Lodged Plan [ ] Title Plan [ ] Plan of Subdivision No.: [ ]

OR

B

Crown Allotment No.: 3 [ ] Section No.: 15 [ ]

Parish/Township Name: Towong

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?

To provide vehicle access from Hanson Street into house block; and to provide vehicle access from Harris Street into house block.

It is envisaged that the front half of this block will be the subject of a future application to erect a home.

It is further envisaged that the back half of this block will also be available to erect a dwelling dependent upon a future application for subdivision.

Note: The placement of an "X" on the attached plan signifies the owner's preferred point of entry off Hanson Street.

The placement of a "Z" on the attached plan signifies the owner's preferred point of entry off Harris Street.

No part of this proposal interacts with the designated Government Road easement situated between 112 and 114 Hanson Street.

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 any development for which the permit is required

Cost $3000 [ ] You may be required to verify this estimate. Insert '0' if no development is proposed.
Existing Conditions

Describe how the land is used and developed now.

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

A vacant block of mowed grass (20m x 100m) fenced on 3 sides other than for the border with the Government Road easement. There are no structures on the block.

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?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies.)

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

Provide details of the applicant and the owner of the land.

Applicant

The person who wants the permit.

Name:

Title: Mr
First Name: John
Surname: Scott

Organisation (if applicable):
Postal Address: Unit No.: St. No.: Suburb/Locality: Corryong
if it is a P.O. Box, enter the details here:
St. Name: P.O. Box 11 State: Vic Postcode: 3707

Contact information for applicant OR contact person below

Business phone: 02 60 761035 Email: scotts1@dragnet.com.au
Mobile phone: 0447761035 Susan Fax:

Contact person's details*

Name: Same as applicant
Title: First Name: Surname:
Organisation (if applicable):
Postal Address: Unit No.: St. No.: St. Name:
If it is a P.O. Box, enter the details here:
Suburb/Locality: State: Postcode:

Owner

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Title: Mr
First Name: John
Surname: Scott

Organisation (if applicable): John and Susan Scott
Postal Address: Unit No.: St. No.: St. Name: P.O. Box 11
Suburb/Locality: Corryong State: Vic Postcode: 3707

Owner's Signature (Optional):

Date: 27/07/2018 day / month / year

Application for a Planning Permit | Regional Council
Declaration

This form must be signed by the applicant.

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

Signature: [Signature]
Date: 27/07/2018

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

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 planning officer?

☐ No  ☐ Yes If ‘Yes’, with whom? See attached record of council contacts

Date: many as per record

Checklist

Have you:

☑ Filled in the form completely?

☑ Paid or included the application fee?

☑ Provided all necessary supporting information and documents?

☐ A full, current copy of title information for each individual parcel of land forming the subject site.

☐ A plan of existing conditions.

☐ Plans showing the layout and details of the proposal.

☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☑ Completed the relevant council planning permit checklist?

☑ Signed the declaration above?

Lodgement

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

Towong Shire Council
PO Box 55
Tallangatta VIC 3700
32 Towong Street
Tallangatta VIC 3700

Contact Information:
Phone: (02) 6071 5100
Email: info@towong.vic.gov.au

Deliver application in person, by post or by electronic lodgement.
Under the Transfer of Land Act 1958
I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

CROWN GRANT

LAND DESCRIPTION
Crown Allotment 3 Section 15 Township of Corryong Parish of Towong

REGISTERED PROPRIETOR
Estate Fee Simple
Joint Proprietors
JOHN ANTHONY SCOTT
SUSAN MAJELLA SCOTT both of 1664 MURRAY VALLEY HIGHWAY CORRYONG VIC 3707
AN3006964V 06/06/2017

ENCUMBRANCES, CAVEATS AND NOTICES
Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE TP360717D FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING. CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.
To: Planning Department
Towong Shire Council
P.O. Box 55
Tallangatta, 3700

From: John Scott
P.O. Box 11
Corryong, 3707

Dated: July 26, 2018

Towong Shire Ref: 320365  Vehicle Access to House Block

Dear Planning Officer,

This letter is part of the supporting documentation for the application to provide vehicle access from Hanson St., Corryong (aka Murray Valley Highway). It provides a time-line for some of the communication leading up to the application. All dates are for 2018.

Feb.6  Peak Survey and Developments of East Albury submit a quote to owners of 112 Hanson Street for a 2 lot subdivision and note within their Preliminary Planning Investigation “One area of concern is the position of an access for the proposed lot with frontage to Hanson Street, this is due to the presence of restrictive school zone parking, etc.”

Feb.16  J.Scott contacts Shire office (Tallangatta), explains situation and is advised to speak to all bus drivers and bus proprietors. This was done the same day. Although none had any objection, one owner (Mark O’Connell, Tallangatta) was not familiar with the site and undertook to visit the site; which he did, and his opinion was communicated to Shannon Neil (Towong Senior Planner) via letter from John Scott. His opinion was given to J.Scott on March 3.

May 5  J.Scott writes to Shannon Neil outlining all matters, enquiries etc.

May 29  Shannon Neil writes back to J.Scott saying that the Towong Shire’s engineering Dept. was looking at the access possibilities and meanwhile should touch base with Vic.Roads prior to submitting an application.

June 15  J.Scott submits enquiry to Vic Roads re access from Murray Valley Highway. The enquiry was responded to (ETS501298217) by Howard Bartlett, Contract Planner, at Vic Roads North East Regional office in Benalla.

June 22  Howard Bartlett discusses proposed intent to gain access and sends results of preliminary enquiries he has made to J.Scott.

June 23  J.Scott posts submission to H.Bartlett with plans and photographs for access options. Digital copy also sent to H.Bartlett and to the NER database.

June 26  J.Scott rings Shannon Neil to enquire about progress on matter from engineers. Three points were made by Shannon Neil, namely (a) the tree in front of the block on the footpath, not being a native, could be removed to provide access, (b) the Shire’s engineering dept. did not have a preference for an access point, and (c) where the access point went was VicRoads call.

July 17  J.Scott emails Howard Bartlett. He replies saying to speak to Scott Taylor, part-time planner with Towong Shire before submitting application. Howard advises to appoint a town planner.

July 23  J.Scott speaks to Shannon Neil at Shire. Re-affirms advice on tree and advises application fee of $192.00. Advised to send application to Planning Dept. at Towong Shire.
July 23 J. Scott is updated by Howard Bartlett (VicRoads) on enquiries he has made. He has followed through not only with VicRoads but also Transport Victoria. His informal advice is positive, but nevertheless informal.

Also suggests speaking to the Principal of the school across the road.

I am grateful for VicRoads efforts in researching this matter. On July 25 Vic Roads provides the following Reference Number for this case as 03404/18

July 25 J. Scott meets (on-site) with Michael O’Reilly, Principal of Sacred Heart Catholic Primary School, to discuss proposals for access to the block. We looked at both the access though the bus zone and through the tree site. Michael stated he had no objections to either or both points of entry off Hanson St. and offered to put that in writing if that was required.

July 25 J. Scott speaks with Scott Taylor (Towong Shire planning). Access issues outlined. The tree situation may not be as understood. No need to appoint a town planner at this stage, best to get the application in and see how it goes from there. J. Scott advised Scott Taylor that there was a suggestion that Hanson Street may be the subject of further development in front of 112 which could include converting from two lanes to one lane with accompanying parallel parking. Could I get a copy of the draft plans so as to see how my access request could fit in with what the Shire had in mind. I was informed that such a draft was not yet available.

So, although the X on the application map is still my top preference for access off Hanson Street, I am including the Y opportunity (for a semi-circular internal driveway) given that a vehicle would now perhaps be backing out not onto a two-lane highway, but a one-lane highway!

I look forward to hearing about progress on this application.

Yours sincerely,

[Signature]

John A. Scott
To: Howard Bartlett  
Vic Roads  
North Eastern Regional Office  
50-52 Clarke St., Benalla, 3672

From: John Scott  
P.O. Box 11  
Corryong, Vic.  
3707

Dear Mr. Bartlett,

Many thanks for both your promptness and patience in handling my recent enquiry about access from the Murray Valley Highway (Hanson St.) in Corryong.

The block in question, 112 Hanson St., is on the opposite side of the road from a primary school. There is a 35 metre long bus zone on the side of 112 to let students off in the mornings before crossing over the road to the school. Block 112 has a frontage of 20.06 metres and 12.2 metres of that frontage is covered by the bus zone. In front of the remaining 7.8 metres of frontage stands a significant tree on the footpath which restricts access to either side of it. See attached photographs 1 and 2.

In recent months the owner of 110 Hanson St. and myself have had the boundary established by survey and a dividing fence erected. While the survey company was on site I had them prepare a brief on subdividing 112 into two allotments each of 20m by 50 metres in depth. They, Peak Survey and Developments, in putting for sub-division survey together pointed out the possible problem with the bus zone. I attach the relevant note from them.

So I contacted Towong Shire about getting access from Hanson St. with the bus zone matter at the forefront of our discussion. They asked me to contact all Corryong District bus drivers and proprietors who do, or might, use that drop-off point and to report back to the Shire. So I interviewed them all and provided a written report back to the Shire on May 5. I now have a reply from Shannon Neil, the Senior Planner, Towong Shire Council. The key message from Ms. Neil was “With respect to determining the best location for the driveway I have forwarded your letter to our engineering department as they are best placed to offer this technical advice” dated 29 May. Shannon Neil also said it may be worth touching base with Vic Roads prior to submitting (a planning permit application) to discuss their requirements. That is why I have contacted you.

So I look forward to what they (Shire engineers) have to say.

My main focus, as mentioned in our phone call, is to gain access to 112 from Hanson St. You have advised me that if there is a possible move towards subdividing 112 into two lots, creating a block equivalent to what I guess would become 101 Harris Street, then that should also be part of any requests for access. So I am going to submit three further pieces of paper for your consideration.

1. The recent survey conducted to enable the siting of a dividing fence, upon which I have noted my preferences for a driveway from Hanson St. I will assign them as X and Y, with X being my first preference. I would like to get nominal approval for both as the house design we eventually choose may have garage entry restrictions of its own. Most driveways seem to be in that 3.3-4.4 metre range of width.
2. A photograph of the front of 112 showing X and Y
3. A photograph from Harris St. showing the preferred entry point, call it Z.
I am also looking at all the “other issues” you have mentioned in your check-list. This week I am trying to find out from Shannon Neil about streetscape plans and overlays which may impact things like removing a tree, future bike paths etc.

I look forward to your reflections on the material presented in this correspondence.

Yours sincerely,

John Scott

For

John and Susan Scott

dated: June 23, 2018