

## Application for Planning Permit and Certification

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**PLEASE NOTE:** The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Mara Bridge

25/03/2020 **Date Plans Provided: 27/05/2020**

Supplied by  
Submitted Date

### Application Details

#### Application Type

Planning Permit and Certification under the  
Subdivision Act

Version 1

#### Applicant Reference Number

10710

#### Responsible Authority Name

Wyndham City Council

#### Responsible Authority Reference Number(s)

WYP12141/20, WYS5371/20

#### SPEAR Reference Number

S155625S

### The Land

#### Primary Parcel

130 SANCTUARY LAKES NORTH BOULEVARD,  
POINT COOK VIC 3030  
Lot S5/Plan PS725974  
SPI S5\PS725974  
CPN 222913

#### Zone:

32.08 General Residential  
Zone

### The Proposal

#### Subdivision Act (1988) Dealing Type

Section 37 (Subdivision - Staged)

#### Plan Number

PS725974N/S5

#### Number of lots

4

#### Proposal Description

FOUR LOT SUBDIVISION

#### Estimated cost of the development for which a permit is required \$

0

### Existing Conditions

#### Existing Conditions Description

VACANT LAND

#### 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.

#### Additional comments

See attached Section 173 Agreement

### Applicant Contact

#### Applicant Contact

Mara Bridge  
A Line Surveying  
109 Bedford Road, Ringwood East, VIC, 3135  
Business Phone: (03) 9870 6443  
Email: [spear@alinesurveying.com.au](mailto:spear@alinesurveying.com.au)

### Applicant

#### Applicant

Sea Cloud Investments Group Pty Ltd  
8/860 Doncaster Road, Doncaster East, VIC, 3109  
Australia  
Mobile Phone: 0450 608 217

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**Owner**

**Owner**

(Owner details as per Applicant)

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**Declaration**

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

I, Mara Bridge, declare that all the information supplied is true.

I, Mara Bridge, have certified that steps have been taken to bring this land under the Transfer of Land Act 1958.

I, Mara Bridge, 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**

Mara Bridge  
A Line Surveying

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# Planning Property Report

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 25 March 2020 12:53 PM

**Lot and Plan Number:** Lot S5 PS725974

**Address:** 130 SANCTUARY LAKES NORTH BOULEVARD POINT COOK 3030

**Local Government (Council):** WYNDHAM **Council Property Number:** 222913

**Directory Reference:** Melway 208 D4

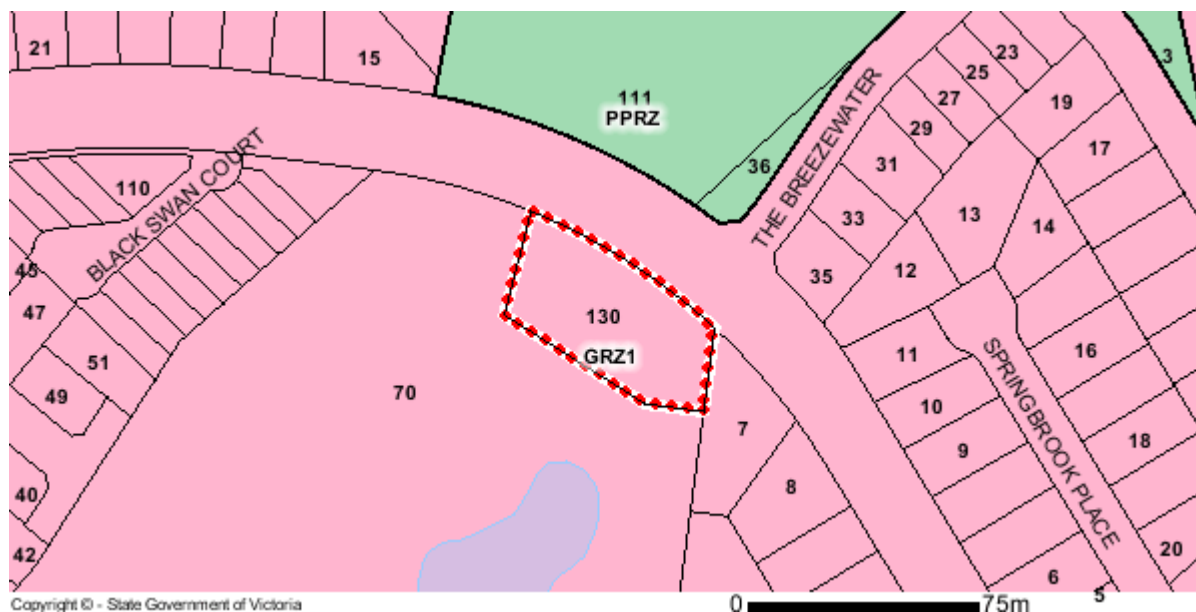
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## Planning Zone

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

- - - - - Urban Growth Boundary  
 + + + + + Railway    + + + + + Tram    ——— River, stream    Lake, waterbody

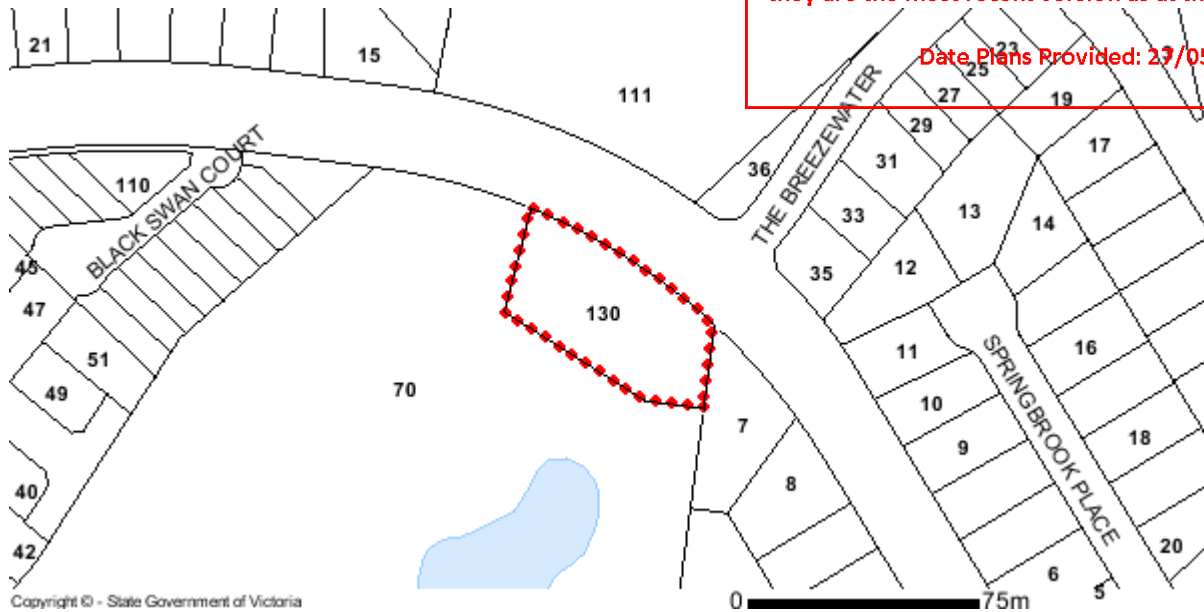
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## Planning Overlay

None affecting this land



### 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
DCPD - Development Contributions Plan	MAEO2 - Melbourne Airport Environs 2
DDO - Design & Development	NCO - Neighbourhood Character
DDOPT - Design & Development Part	PO - 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
ICPD - Infrastructure Contributions Plan	SRO - State Resource
Railway	VPO - 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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## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as **Date Made Available: 27/05/2020** cultural heritage.

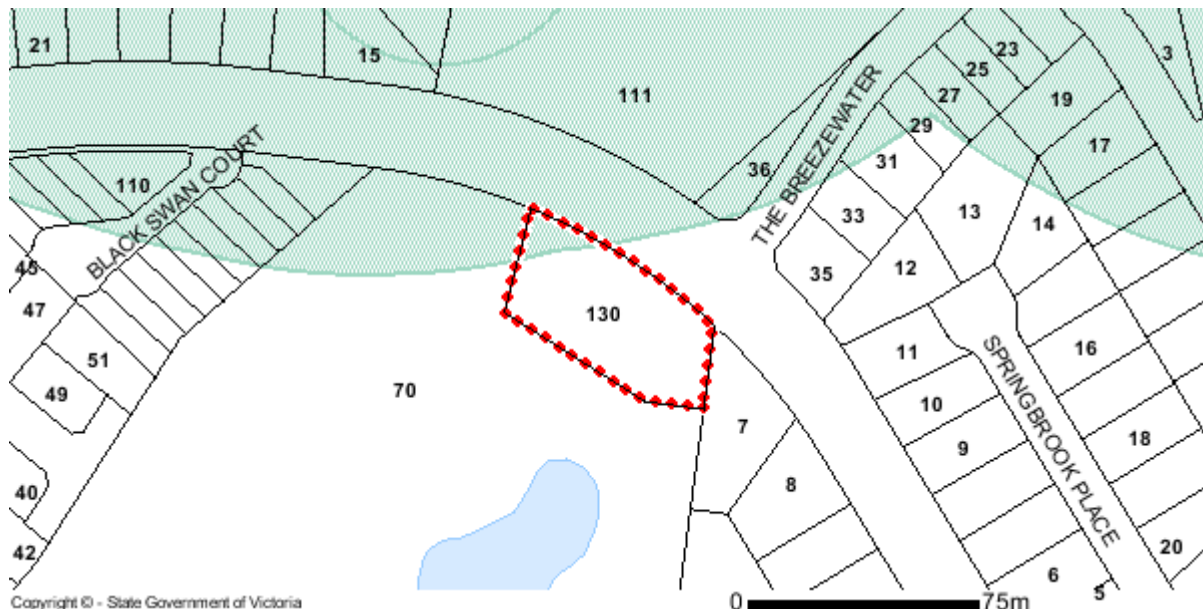
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



**Aboriginal Cultural Heritage Sensitivity**

- Aboriginal Cultural Heritage Sensitivity
- Selected Land
- Railway
- Tram
- River, stream
- Lake, waterbody

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## Further Planning Information

Planning scheme data last updated on 20 March 2020.

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](http://www.planning.vic.gov.au)

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