

# Does this Planning Application affect you?



Mansfield Shire

OFFICIAL

## Notice of an Application for an Amendment to a Planning Permit

The land affected by the application is located at:

**113-117 HIGH STREET MANSFIELD VIC 3722**

The application is to amend permit number: **P0049/07** by

**Display Business Identification and Internally Illuminated Signs.**

The applicant for the amendment to the permit is:

**Foodworks Mansfield.**

The application reference number is:

**P0049B/07.**

The responsible authority will not decide on the application before:

**1 May 2024.**



View application

### How can I find out more?

- ▶ You may look at the application and any documents that support the application at the office of the responsible authority, Mansfield Shire Council, 33 Highett Street, Mansfield. This can be done during office hours and is free of charge.
- ▶ You may look at the application and any documents that support the application free of charge at: [www.mansfield.vic.gov.au](http://www.mansfield.vic.gov.au) or scan QR Code.
- ▶ You may also call 03 5775 8555 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, Mansfield Shire Council. This can be done during office hours and is free of charge.

### What are my options?

Any person who may be affected by the proposed amendment to the permit may object or make other submissions to the responsible authority. An objection must be made to the responsible authority in writing, include the reasons for the objection and state how the objector would be affected.

The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application.

If you object, the responsible authority will tell you its decision.

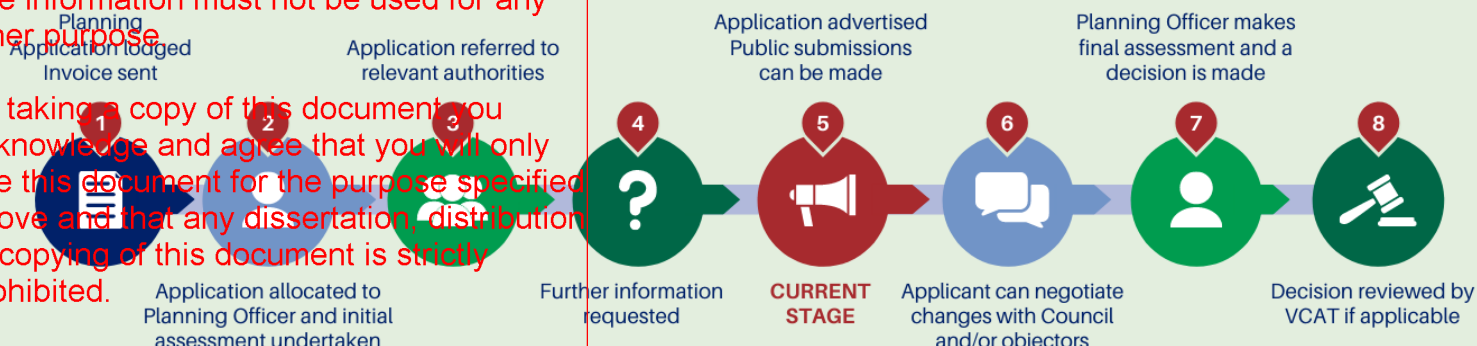
We want to hear from you about this planning proposal



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## Planning Approval Process



Office Use Only

VicSmart?

YES

NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back 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 1987*. If you have any concerns, 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.

**i** Click for further information.

Clear Form

## 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 **i**

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

Street Address \*

Unit No.:

St. No.:

119

St. Name:

HIGH ST.

Suburb/Locality:

MANSFIELD

Postcode:

3722

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 setting out any additional property details.

A

Lot No.:

Lodged Plan

Title Plan

Plan of Subdivision

No.:

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

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## 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.

**i** For what use, development or other matter do you require a permit? \*

updated signage - refer to attached documents.

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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.

**i** Estimated cost of any development for which the permit is required \*

Cost \$ 110,000

**!** 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 Planning and Environment Act 1987) 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](http://www.sro.vic.gov.au) for information.

## Existing Conditions **i**

Describe how the land is used and developed now \*

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

used as a trading supermarket - currently with very minimal, out of date & faded signage.

Provide a plan of the existing conditions. Photos are also helpful.

## Title Information **i**

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 i

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

### Applicant \*

The person who wants the permit.

Name:

Organisation (if applicable):

Postal Address:

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

### 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.

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Owner's Signature (Optional):

Date:   
day / month / year

## Information requirements

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

Is the required information provided?

Yes  No

## Declaration i

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:

Date:   
day / month / year





## Checklist

Have you:

Filled in the form completely?

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?**

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).

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.

Completed the relevant council planning permit checklist?

Signed the declaration above?

## Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

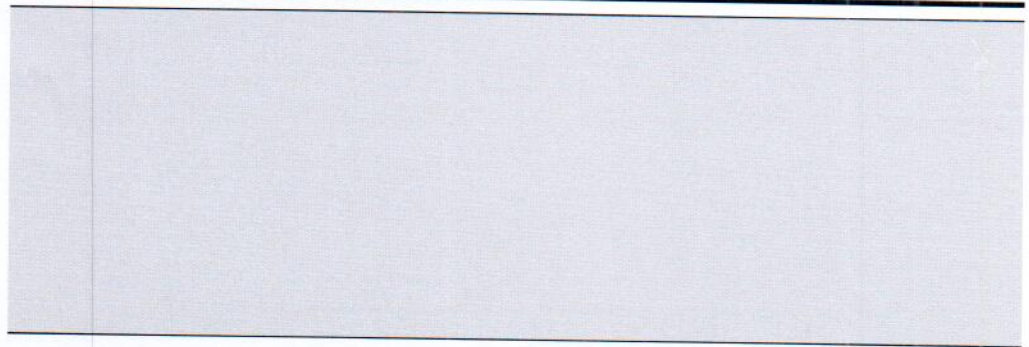
For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

General information about the planning process is available at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

Assistance can also be obtained from Council's planning department.

## Lodgement

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



**Deliver application in person, by post or by electronic lodgement.**

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

Page 1 of 2

VOLUME 11189 FOLIO 203

Security no : 124113620073Y  
Produced 22/03/2024 09:28 AM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 624815X.

PARENT TITLES :

Volume 08083 Folio 843      Volume 09439 Folio 171      Volume 10067 Folio 607

Created by instrument PS624815X 02/03/2010

**REGISTERED PROPRIETOR**

Estate Fee Simple

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AG531351J 27/05/2009  
NATIONAL AUSTRALIA BANK LTD

CAVEAT AS247631G 12/06/2019  
Caveator  
METCASH TRADING LTD ACN: 000031569  
Grounds of Claim  
MORTGAGE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
03/06/2019  
Estate or Interest  
INTEREST AS MORTGAGEE  
Prohibition  
ABSOLUTELY  
Lodged by  
DENTONS AUSTRALIA  
Notices to  
JUSTIN BATES of 77 CASTLEREAGH STREET SYDNEY NSW 2000

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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 PS624815X 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)

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

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Page 2 of 2

### **ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 23/10/2016

### **OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS624815X

DOCUMENT END

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# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

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Produced: 22/03/2024 09:28:45 AM

**OWNERS CORPORATION 1**  
**PLAN NO. PS624815X**

The land in PS624815X is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Lots 1, 2.

### Limitations on Owners Corporation:

Limited

### Postal Address for Services of Notices:

102 GRANT STREET ALEXANDRA VIC 3714

OC006951L 02/03/2010

### Owners Corporation Manager:

NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 939(3) Owners Corporation Act 2006

### Owners Corporation Rules:

NIL

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### Additional Owners Corporation Information:

OC006951L 02/03/2010

### Notations:

NIL

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1	90	90
Lot 2	10	10
<b>Total</b>	<b>100.00</b>	<b>100.00</b>

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.





# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS624815X</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>22/03/2024 09:28</b>

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# PLAN OF SUBDIVISION

Stage No. / LRS use only

EDITION 1

PS624815X

22/02/2010 \$899.80 PS



## Location of Land

Parish: MANSFIELD  
Crown Allotment: 35A (PART)

LV base record: VICMAP DIGITAL PROPERTY  
Title References: VOL 10067 FOL 607  
VOL 8083 FOL 843  
VOL 9439 FOL 171

Last Plan Reference: LOT 3 ON PS 316494K  
LOT 1 ON TP 816521J  
LOT 1 ON TP 78856L

Postal Address: 111-119 HIGH STREET  
MANSFIELD 3722

MGA94 Co-ordinates: E 418 825  
(Of approx. centre of plan) N 5 899 060 Zone 55

## Council Certification and Endorsement

Council Name: MANSFIELD SHIRE COUNCIL Ref: 52972/08

- ~~This plan is certified under section 6 of the Subdivision Act 1988.~~
- This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 19/8/2009
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

### Open Space

(i) A requirement for public open space under section 18 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 / /~~

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate *Quintana*

~~Council seal~~

Date 25/1/2010

## Vesting of Roads or Reserves

Identifier	Council/Body/Person
NIL	

**Notations**  
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 Staging: This is not a staged subdivision (Planning Term) No.  
 Depth Limitation: DOES NOT APPLY

BOUNDARIES SHOWN BY THICK CONTINUOUS HATCHED LINES

ARE DEFINED BY BUILDINGS

LOCATION OF BOUNDARIES DEFINED BY BUILDINGS

MEDIAN: ALL BOUNDARIES

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To be completed where applicable

This survey has been connected to permanent marks no(s) . PM62, PM63 In proclaimed Survey Area no.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL

## Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

SECTION 12(2) SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY CARRIAGEWAY	1.22 1.22	INST 346490 INST 348614	C/T VOL 2526 FOL 133 C/T VOL 2530 FOL 975
E-2	DRAINAGE, SEWERAGE, SUPPLY OF WATER & ELECTRICITY	3m	PS 316494K	LAND IN PS 316494K
A-1	CARRIAGEWAY	0.91	INSTRUMENT 1655183	VOL 4805 FOL 856

LRS use only

Statement of Compliance / Exemption Statement

Received

Date 22/ 2 / 10

LRS use only

PLAN REGISTERED

TIME 9:27

DATE 2 / 3 / 10

Randall McDonald

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

PRIOR & KELLY PTY. LTD.

936 HIGH STREET RESERVOIR 3073  
TEL: 9478 6044 FAX: 9470 6509  
A.B.N. 95 076 725 892

LICENSED SURVEYOR (PRINT) TREVOR J. KELLY

SIGNATURE *TJ Kelly* DATE 15/01/10

REF 8008/S VERSION 4(22/12/2009)

DATE 25/1/2010

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

# PLAN OF SUBDIVISION

Stage No.

Plan Number

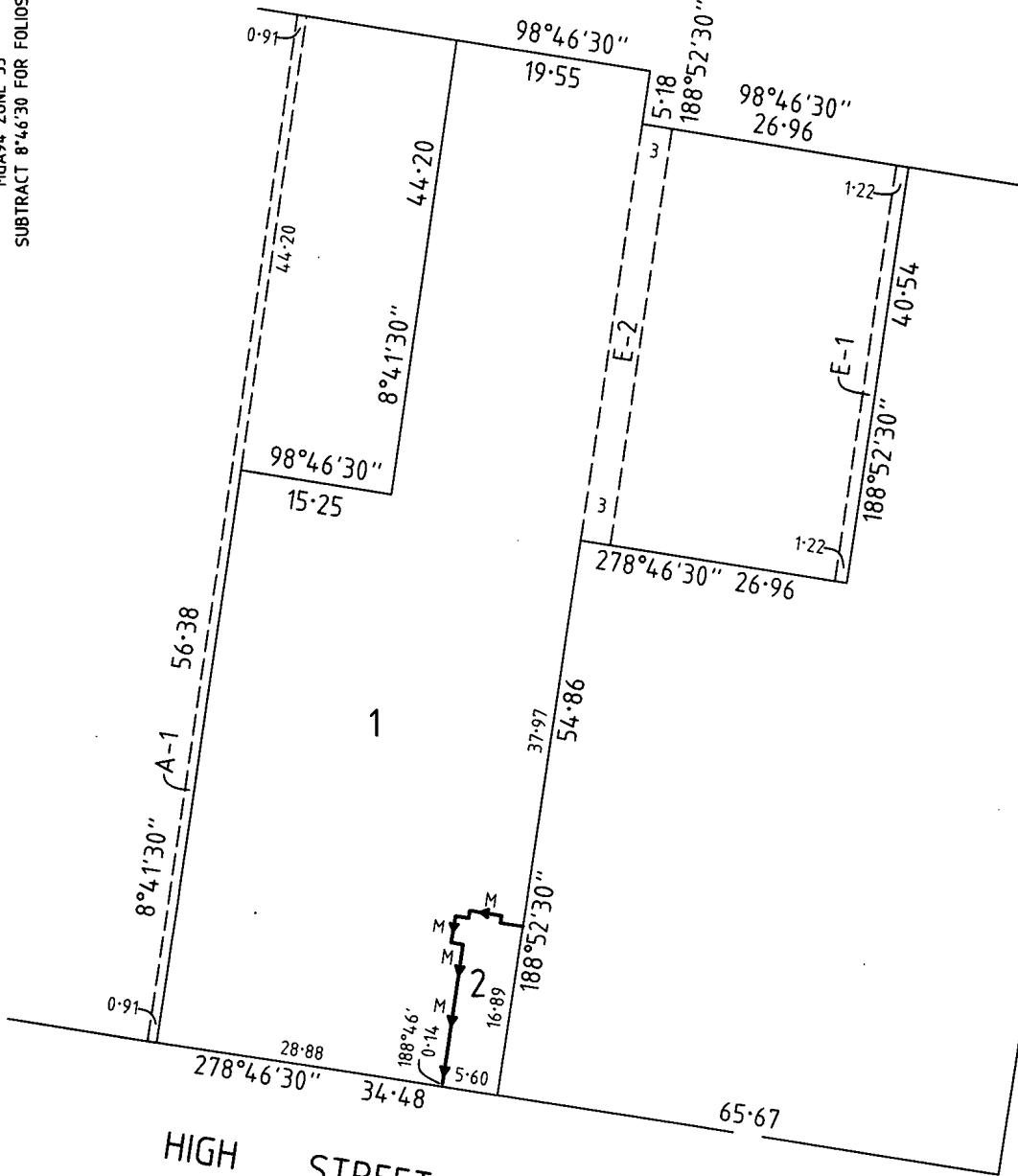
PS 624815X

## EARLY STREET

## HIGHETT STREET

## HIGH STREET

MGA94, ZONE 55  
SUBTRACT 8°46'30" FOR FOLIOS



**PRIOR & KELLY PTY. LTD.**  
 936 HIGH STREET RESERVOIR 3073  
 TEL: 9478 6044 FAX: 9470 6509  
 A.B.N. 95 076 725 892

ORIGINAL	SCALE
SHEET SIZE	SCALE
A3	1:500
LENGTHS ARE IN METRES	

LICENSED SURVEYOR (PRINT) \_\_\_\_\_  
 SIGNATURE *J. Kelly*  
 REF 8008/S

DATE 13/10/16  
 VERSION 4(2)/122(2005)  
 DATE 23/11/2013  
 COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

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# site pack

Mansfield, VIC

119 High Street

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Illuminated 3D lettering requested for main FoodWorks sign.

Note: all works & permits to alter the top facade are the responsibility of the retailer.

Exterior colour recommendation is Dulux Stepney.

New under awning lightbox requested.

AUR will provide faces only; manufacture, installation & electrical works for the new lightbox to be arranged and paid for by retailer.

New above awning lightbox requested.

AUR will provide faces only; manufacture, installation & electrical works for the new lightbox to be arranged and paid for by retailer.

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PROPOSED



New side wall lightboxes requested.

AUR will provide faces only; manufacture, installation & electrical works for the new lightboxes to be arranged and paid for by retailer.

Exterior colour recommendation is Dulux Stepney.

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PROPOSED



New rear facade lightbox requested.

AUR will provide faces only; manufacture, installation & electrical works for the new lightbox to be arranged and paid for by retailer.

New rear facade lightbox requested.

AUR will provide faces only; manufacture, installation & electrical works for the new lightbox to be arranged and paid for by retailer.

New lightbox requested.

AUR will provide faces only; manufacture, installation & electrical works for the new lightbox to be arranged and paid for by retailer.

Retailer blacking out windows internally to 3/4 height.

Cut vinyl graphics & lettering applied externally

Recommend to remove panels and paint in Dulux Stepney

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Exterior colour recommendation is Dulux Stepney.

ACM parking signs.

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1



**Top Facade Panels**

**material** orange acm panels  
**location** mounted to framework to be built at shop front as indicated in layout notes  
**notes**

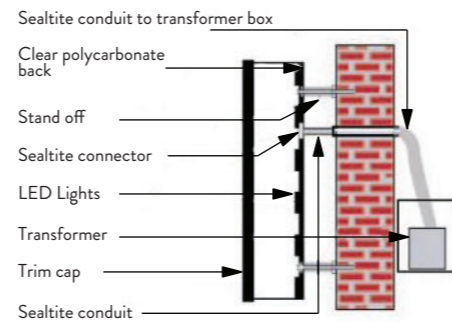
Overall size 34,095mm x 1220mm

2

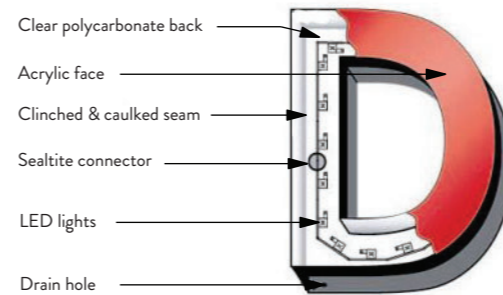


**Illuminated Lettering**

**material** acrylic lettering; LED illumination  
**location** to be mounted on the top facade as indicated in layout notes  
**notes**



**SIDE VIEW**



**FRONT VIEW**

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**Above Awning Lightboxes (Qty x2 units - x4 faces)**  
**material** LED lightbox units; digitally printed lightbox faces  
**location** mounted above the awning as shown in mockup  
**notes** lightbox frame to be painted in FW orange



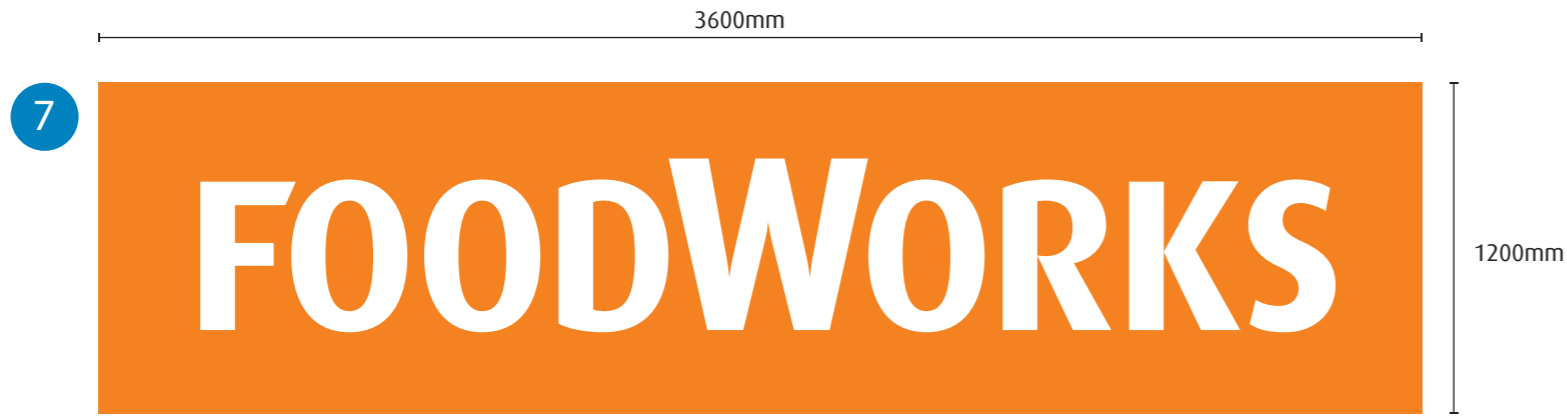
**Under Awning Lightbox (Qty x1 unit - x2 faces)**  
**material** LED lightbox unit; digitally printed lightbox faces  
**location** mounted below the awning as shown in mockup  
**notes** lightbox frame to be painted in FW orange



**Side Wall Lightbox (x1)**  
**material** LED lightbox unit; digitally printed lightbox face  
**location** mounted to the wall as shown in mockup  
**notes** lightbox frame to be painted in FW orange



**Side Wall Liquor Lightbox (x1)**  
**material** LED lightbox unit; digitally printed lightbox face  
**location** mounted to the wall as shown in mockup  
**notes** lightbox frame to be painted in FW orange



**Rear Facade Lightbox (x2)**

**material** LED lightbox units; digitally printed lightbox faces  
**location** mounted to the rear facade as shown in mockup  
**notes** lightbox frame to be painted in FW orange

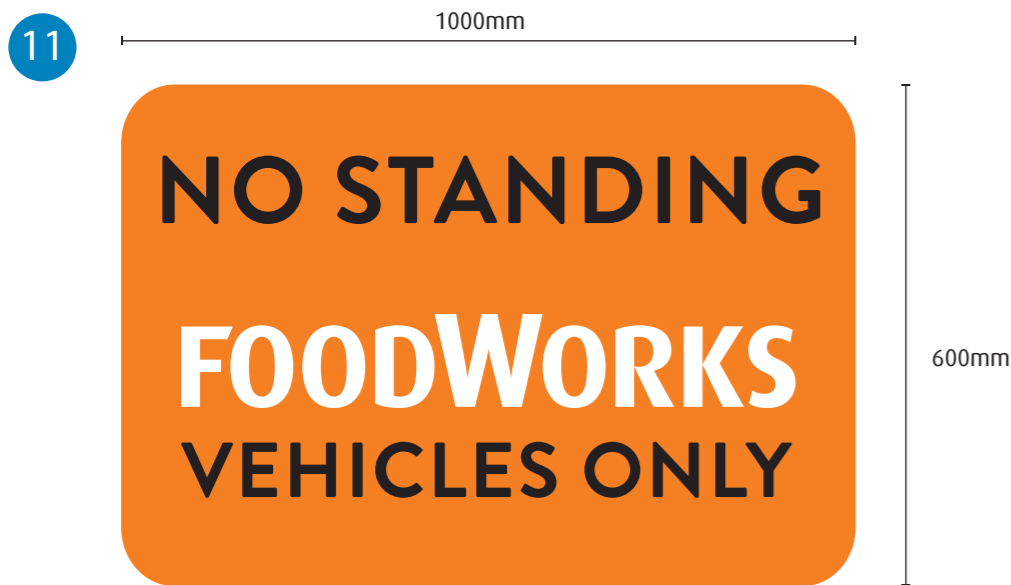
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**Carpark Entry Liquor Lightbox (x1)**

**material** LED lightbox unit; digitally printed lightbox face  
**location** mounted to the wall as shown in mockup  
**notes** lightbox frame to be painted in FW orange



**Parking Signs**

**material** orange acm panel; white & black vinyl  
**location** applied to the wall in the loading bay as indicated in layout  
**notes**



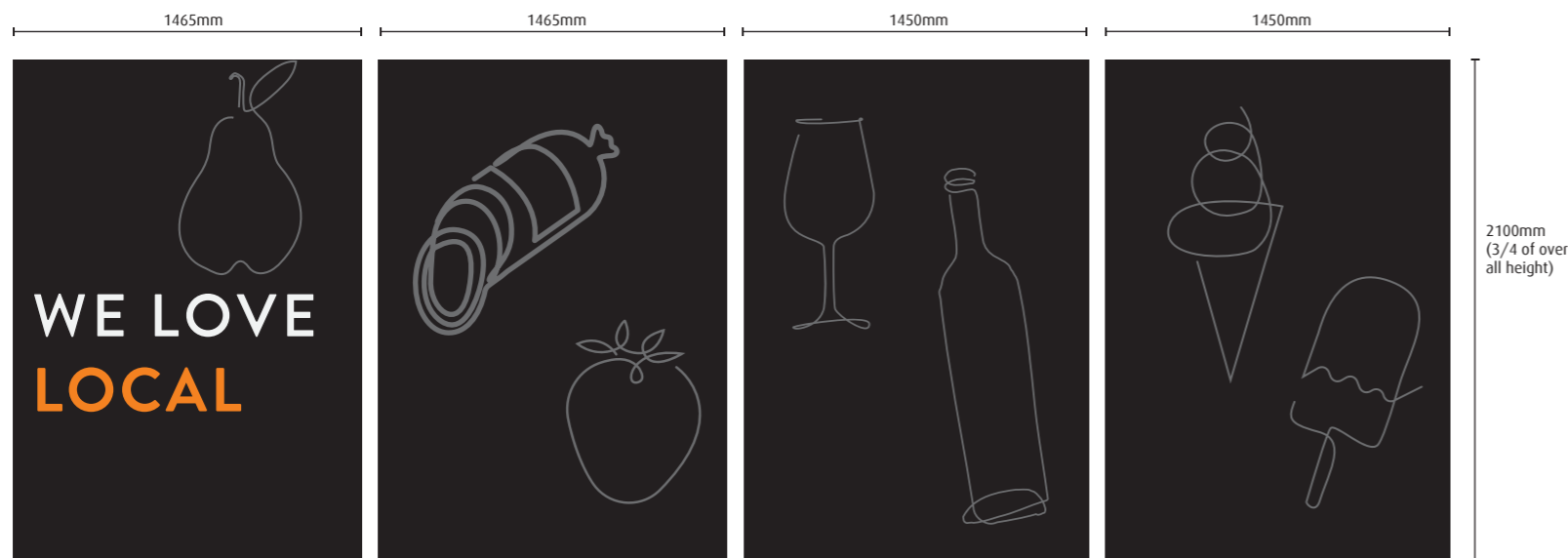
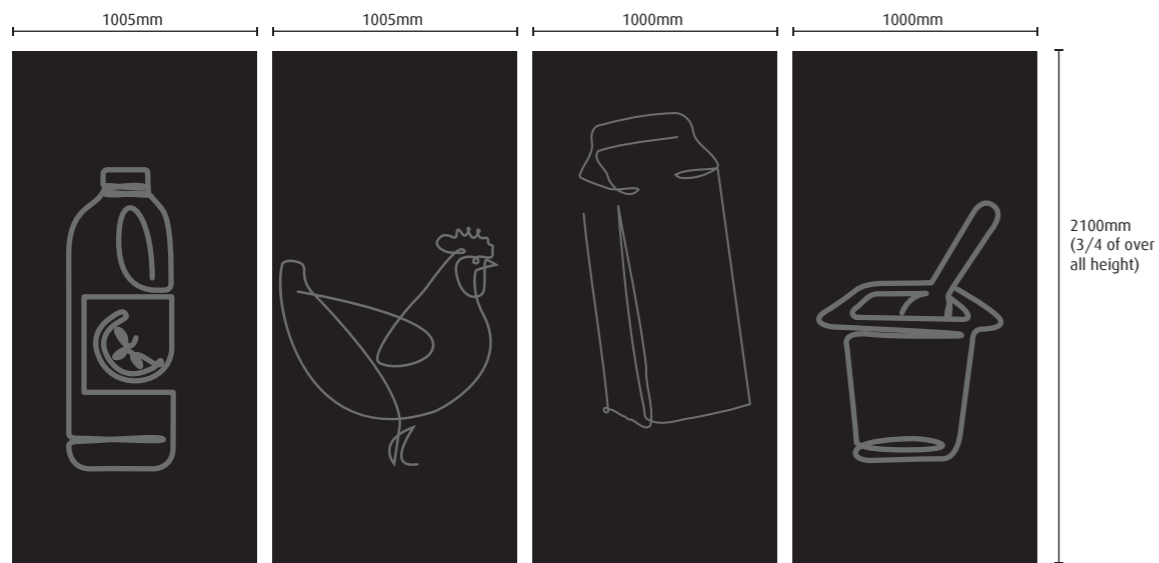
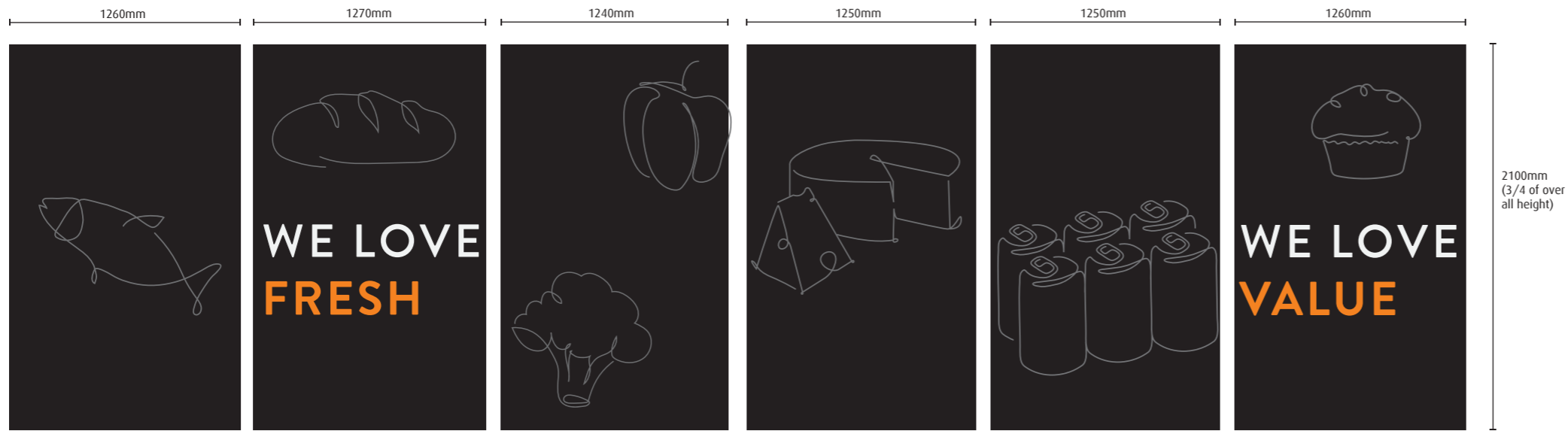
**Loading Dock Sign**

**material** orange acm panel; white & black vinyl  
**location** applied above the loading bay as indicated in layout  
**notes**



**Trading Hours Poster Holder (x2)**

**material** digitally printed poster; internal application poster holder frame size 792mm x 547mm - poster size 745mm x 500mm  
**location** applied to the left of rear entrance as shown in layout; applied to the right of front entrance  
**notes** retailer to advise correct trading hours frame to be purchased from Bricor: poster holder (internal application) 745mm x 500mm Email - sales@bricor.com.au



**Window Graphics**

**material** black vinyl; white, grey & orange computer cut vinyl  
**location** black vinyl applied internally; computer cut vinyl applied externally to the windows at the rear carpark as indicated in layout

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