

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit 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 (*) are mandatory and must be completed.

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

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

The Land

① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Suburb/Locality:		Postcode:
<input type="text"/>		<input type="text"/>

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details.

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.

② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:

Select the focus of this application and describe below:

Provide additional information on 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.

③ Estimated cost of development for which the permit is required *

Cost \$

⚠ 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 for information.

Existing Conditions

4 Describe how the land is used and developed now *

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

The land is vacant

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

Title Information


5 Encumbrances on title *

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

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', eg. restrictive covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Title: Mr

First Name: James

Surname: Guo

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

Contact person's details *

Same as applicant (if so, go to 'contact information')

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

If it is a P.O. Box, enter the details here:

St. Name:

Suburb/Locality:

State:

Postcode:

Please provide at least one contact phone number *

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:		Same as applicant <input type="checkbox"/>	
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
Owner's Signature (Optional):			Date:
			day / month / year

Declaration

⑦ 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

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

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.

8 Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'yes', with whom?:

Date:

day / month / year

Checklist

9 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 (eg 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 (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

Dear Planning officer,

I would like to apply for permission to operate a nursery business which is most likely a home based small plant nursery.

This small business is purely for filling up my retirement spare time and it will be only operated by one person - myself.

As very small number of plants will be sold, it is just a hobby plant grower, proposing operation hours on weekends depending whether having enough plant to sell.

The operating area will be involved truck for delivery such as mulch, compost and prospective customer cars.

For this kind of business, goods to be stored on site will be plants, seeds, pots, compost, mulch, top soil, pot mix, potting sand etc. There will be no emission generated for this kind of business, but this business will be only good for environment as growing plants.

In the area proposed for this business, there is nothing to impact on native grasses and no vegetation to be removed as well as no vegetation need to be retained.

There will be a small shed maybe 2 meters high and about 2.5SQM purchased from retail to be installed for cashier purpose. In order to prevent trespassing, there will be 2 meter high chain wire fence to be installed around boundary. As there is no big building and no roof for collecting rain water, therefore, there will be no water tank required.

There will be no much garbage to be produced. Young dead plants leaves will be generated into compost.

An area of 10m x10m (100SQM) is proposed to run for nursery retail, I believe this space could not be filled up with plants within few years time. However, area of 10m x 20m (200SQM) will be for potential customer car parking. It will have one disable car park bay and 5 very comfortable car parking space. On this site, there is much space to cope any shortfall parking which can be increased at any stage if it is necessary.

A proposed signage without illumination which could be 3 meters high with business name on it, it will be erected inside of boundary near the 7 meters wide gate, and crossover can be 7.5 meter.

Refer to waste management, if any plastic pots broken, it will be put into recycle bin to be collected. The rest will be some young dead plants will be renewable compost helping to grow plants.

Sincere wish the above information can meet your assessment requirement and please kindly grant my application.

Kind regards
James

Nursery Application

The Application

This application is the amendment to current planning permit application P24402 under Section 50 of the *Planning and Environment* Act 1987 to alter the proposal to read 'to use land for a plant based nursery and associated buildings and works within a Public Acquisition Overlay and creation and alteration of access to a transport Zone 2'.

The application area is for use or development a provision applies to "Green Wedge Zone" planning scheme.

Land Info

The land Title - VOLUME 08904 FOLIO 004 knowing as 2025 Mickleham Road Mickleham.

Background

The land has been growing grass only, feeding cattle for enduring period. As lack of attention, the consequence of the appearance is unsightly. This pieces of land is within 30 kilo meter radius. Currently is classified as Green Wedge Zone.

The land is located in the urban fringe as the opposite of road is urban area, small lot dwelling lands are under market and it will be full developed as residential area within few years times.

In order to match neighbourhood characters, this application has to be considered the mixed characters with Green Wedge Zone land usage and urban residential dwelling characters.

Although council is treating all applications at same meaner, needly to mention this is an extremely tiny business proposed by landowner.

As the applicant's age, financial situation and the ability of growing plants, whether the nursery business could be as planned will be tested when the business is approved.

Purpose

As retired man, main purpose of running this business is as hobby farmer. I hope I can do some activities which will be not only benefit my health but also helping local people to create nice home garden environment. If I can help local people living better, then my work means something

If I can make bit income, this will also dwindle tax payer's overload for pension outlay.

Running nursery business is not primary goal, but creating the land better look is my priority and making better living environment for Hume district is leading intention.

Further more, as global warming issue has been becoming deterioration each day. Every people on the earth has to make its own effort to curb global warming. Nursery plants will absorb CO2 keeping our planet better for our future generations.

Business size and proposed trading hours

As an old person running a small business, working hour will be flexible and also depends on my health situation whether can operate the business as setting time as advertisement. As one man band, one person only can do one thing at same time. Plants need to be paid attention all the time. If my activity is working on plants, then I wouldn't do anything for sales. Most time I will look after garden and plants rather than sales, suggesting sales would be few hours on weekend or replaced by other time if necessary. Trading hours will be designed at off pick hours.

This business has no any plan for hiring any people to work as labour cost will be tremendous burden on hiring. Anticipate income generated from sales won't cover an employee's wages. It will be not easy to hire anyone as many extra criteria have to match, it will be more work load for doing wage payment, managing holiday pay, sick pay, superannuation, work over, insurance. I am planning to have an easy retirement life not having headache from an employee.

As the scale of this business will be tiny, exactly number of patrons is bit difficult to be predicted as I have no any experience with nursery. However, I can guess, maybe 3-5, hope 6?. It will be very sure it won't have too many patrons as the limited variety and the light quantity plants I will have which will not attract large number customers.

Vehicles and Material for the Business

This business will concentrate on growing plants rather than selling, starting from seeds will be my preference as it is more economical way to do. Therefore, it cannot foreseen any vehicle needed to be involved for running this business.

Expected vehicles entering the land will be small parcel delivery vehicles, other than this it will be customers cars entering.

Material to be stored for business proposed area will be pot plants as proposed. Could be few bags pot mix or bagged mulch stored around at corner for usage if it is needed.

Amenity Issue

This business as an amenity friendly it will be benefit to local residents, no matter in term of environment, handy or convenience.

In contrast most other business, this business is the most environmental friendly, clean, no noise. The only fume will be generated from nursery business is intoxicating floral fragrance from flowers and plants.

There will be very few cars entering into the nursery, it won't have any impact on traffic concerns. On the other hand, business hour wouldn't open before 9am, maybe after 10am and will close at 3 or 4pm off pick hours. Anticipate it will be 3-5 or 6 patron vehicles movement a day on weekend, even on weekday it will have no impact on local traffic.

Framework of the Hume Planning Scheme

In this application will response to the local section of the Hume Planning Scheme outlines Council's planning objectives in the Municipal Strategic Statement (MSS), and will only

dress to the Rural land Character and Urban Design Local Policy as the land applied is GREEN WEDGE ZONE.

In order to implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To recognise, protect and conserve land that is adjacent to urban areas for its agricultural, environmental, historic, landscape, recreational or tourism opportunities, or mineral and stone resources. To conserve the cultural significance of open rural and scenic landscapes, green spaces and non-urban land. To protect natural areas which contribute to the biodiversity of the land. To maintain the opportunity for productive agricultural uses.

Response to Clauses 35.04 Section 2

Under this application there will be no agriculture (other than Animal keeping, Apiculture, Crop raising and Extensive animal husbandry) Animal boarding Camping and caravan park involving to the business proposed.

Carpark will only for patrons visiting the nursery as per planning drawings

There will be only dwelling on the lot. It meets the requirements of Clause 35.04-2 and will be explained into more details in that section.

There is no any business or project for the following activities:

Corrective institution, Dependent person's unit, Education Centre, Exhibition centre, Freeway service centre, Freezing and cool storage, Function centre, Group accommodation, Hall Host farm, Indoor recreation facility, Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation, Major sports and recreation facility, and Motor racing track), Major sports and recreation facility, Market, Materials recycling, Milk depot Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone) Place of worship Plant nursery Primary produce sales Refuse disposal Refuse transfer station, Research and development centre Research centre, Residential

building (other than Residential hotel). Residential hotel, Restaurant, Restricted place of assembly, Rice growing Rural industry Rural store Solid fuel depot, Timber production, Transport terminal Utility installation (other than Minor utility installation and Telecommunications facility) Vehicle store Winery.

Prohibited Activities

There will be no any prohibited business activities will occur as Plant nursery.

Accommodation (other than Camping and caravan park, Corrective institution, Dependent person's unit, Dwelling, Group accommodation, Host farm, and Residential building) Brothel Child care centre Cinema based entertainment facility Display home Funeral parlour Hospital Industry (other than Materials recycling, Refuse disposal, Refuse transfer station, Research and development centre, and Rural industry) Motor racing track Office Place of assembly (other than Carnival, Circus, Exhibition centre, Function centre, Hall, Place of worship, and Restricted place of assembly) Retail premises (other than Manufacturing sales, Market, Plant nursery, Primary produce sales, and Restaurant) Service station Warehouse (other than Freezing and cool storage, Milk depot, Rural store, Solid fuel depot, and Vehicle store)

Use of land for a dwelling

A lot used for a dwelling will meet the following requirements:

Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles. The dwelling will no be able to connect to a reticulated sewerage system as it is not available, the waste water will be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970. The dwelling will be connected to a reticulated potable water supply, or will arrange to have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes. Electricity connection application is under processing for this dwelling to be connected to a

reticulated electricity supply, in any case, an alternative energy source will be installed accordingly, such as solar panel system.

Buildings and works

A proposed dwelling planning permit was granted. There is no earthworks in a schedule to this application.

Land in a Public Acquisition Overlay to be acquired for a road on this land. The application will have no impact on the acquisition - PAO.

Both granted dwelling and proposed nursery building (such as shed and greenhouse) which are well satisfied the setbacks , and dimensions are greater than those specified in the schedule to this application.

Rural issues

The application will have no impact for maintenance of farm production and the the rural economy. Nursery is compatible with adjoining and nearby farming and other land uses or development. The environmental capacity of this site will sustain the rural enterprise. No impact on the existing and proposed rural infrastructure, potential for the future expansion of the use or development and no impact on adjoining and nearby farming and other land uses.

Environmental issues

The nursery business operation will have no environmental impact on the natural physical features and resources of the area, no impact of the use or development on the flora, fauna and landscape features of the locality. There is no special actions needed to protect and enhance the natural environment and the character of this area as the field will have no changes for nursery business operation.

No impact on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.

Design and siting issues

The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for dwelling and building, greenhouse and shed are shown on the drawings. The building envelopes are friendly of using exterior wall materials and designs that are climate-appropriate, structurally sound and aesthetically pleasing. There is no impact of the use or development on the key features of the area and on the existing and surrounding land uses. The location of the building and works with all respects to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts if there is. No impact on location and design of existing and proposed infrastructure services.

Advertising signs

A 2.5 meter over all high advertisement sign proposed to be erected. Sign size proposed to be 1 meter wide and 0.7 meter high without illumination with white background and black and green letters..

The proportion is well scaled and form of the proposed sign relative to the streetscape, setting or landscape.

It will have no impacts on views and vistas as following:

The potential to obscure or compromise important views from the public realm.

The potential to dominate the skyline.

The potential to impact on the quality of significant public views.

The potential to impede views to existing signs

The proposed sign will have no impact on road safety for the following situations:

No obstruction to a driver's line of sight as it will be not in an intersection, curve or point of egress from an adjacent property.

No obstruction to a driver's view of a traffic control device, or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device. It could not dazzle or distract drivers due to its size, design or colouring.

It is not at a location where particular concentration is required, such as a high pedestrian volume intersection.

It is not likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.

It does not require close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.

It does not invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely as the sign will be well seen at lest one kilo meters away on both sides straight road.

It is not within 100 metres of a rural railway crossing.

It has not insufficient clearance from vehicles on the carriageway.

It couldn't mislead drivers or be mistaken as an instruction to drivers.

Public Acquisition

The land for this application in a Public Acquisition Overlay to be acquired for a road - PA03 Roads Corporation Outer Metropolitan Ring / E6 Transport Corridor. The public acquisition overlay sits approximately 200 meter away on the corner of North West. The business proposed has no any impact on the existing and proposed rural infrastructure. No impact to potential for the future expansion of the use or development to the adjoining and nearby farming and other land uses.

The current land used on PAO section is idled and proposed as garden area as following:

The land does not used for any Section 1 or Section 2 use in the area of PAO

It will not construct a building or construct or carry out works as following, including:

A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.

A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more

than 800mm above ground level and a maximum building height of 3 metres above ground level.

A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.

Damage, demolish or remove a building or works.

Damage, remove, destroy or lop any vegetation. This does not apply:

If the vegetation has been planted for pasture, timber production or any other crop.

To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the Electricity Safety Act 1998.

If the vegetation presents an immediate risk of personal injury or damage to property.

LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

The application applies to the land adjacent to a road in the Transport Zone 2 as well as the land in a Public Acquisition Overlay. Please see the attached PLANNING PROPERTY REPORT which illustrates and visualises the nursery business has no impact on PAO.

A crossover is required from the land to the principal road network. Proposed at least 7.5 meters wide crossover connecting to road network for nursery business purpose which will well accommodate two-way cars on the proposed crossover.

Although the land is in a Public Acquisition Overlay, however, the PAO will not be affected by the proposed nursery business. The PAO is approximately 200 meters away from the proposed nursery field.

CAR PARKING

Car parking is an important facility for patrons to access the nursery safely. Car parking design in the application is ensured in accordance with the Hume Planning Strategy and the Planning Policy Framework. Ensure the provision of an appropriate number of car parking spaces having met to the demand likely generated by number of patrons, the activities on the land and the nature of the locality. It supports sustainable transport alternatives to the motor car and

promote the efficient use of car parking spaces through the consolidation of car parking facilities. The car parking does not adversely affect the amenity of the locality. The design and location of car parking is in a high standard, created a safe environment for users and enables easy and efficient use.

The accessway to the road in a Transport Zone 2 was designed so that cars can exit the site in a forward direction.

As per Design standard 7- Landscaping required, the layout of car parking areas provides landscaping. Landscaping and trees will be planted to provide shade, soften the appearance of car parking. Car parking spaces include screen plant planted with flush grilles of screen of wire chain placed in front of plants as protection from main road. One meters wide garden bed will accommodate for any high and density fence screen plants to discreet observation from road network.

Native Vegetation

There is no native vegetation applies to art of this application.

Uses and Activities With Potential Adverse Impacts

The application is for nursery using and activities, which is appropriately designed and located, it won't cause any offence or unacceptable risk to the neighbourhood.

The rest area of the land proposed to be garden field creating better look. Two meters wire chain fence proposed to stop trespass which is matching neighbourhood characters as number 1945 Mickleham Road's fence is wire chan fence as per attachment.

In conclusion, this application for nursery business is an extremely tiny scale business very likely a home business. The business in GWZ matches all the requirement to Hume Planning Scheme. The business will be helpful for curbing global warning issue and reduce CO2 and as well as creating better living environment for locality.

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

VOLUME 08904 FOLIO 004

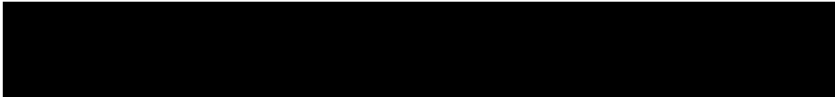
Security no : 124085368707F
Produced 08/09/2020 12:25 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 092893.
PARENT TITLE Volume 08864 Folio 553
Created by instrument LP092893 10/11/1971

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF566545G 04/01/2008
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT G440795 14/12/1976

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP092893 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: 2025 MICKLEHAM ROAD MICKLEHAM VIC 3064

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP092893
Number of Pages (excluding this cover sheet)	3
Document Assembled	08/09/2020 12:29

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION
CROWN PORTION 14 & PART OF
CROWN PORTIONS 9, 10 & 15
PARISH OF MICKLEHAM
COUNTY OF BOURKE

SCALE OF FEET
0 400 800 1200

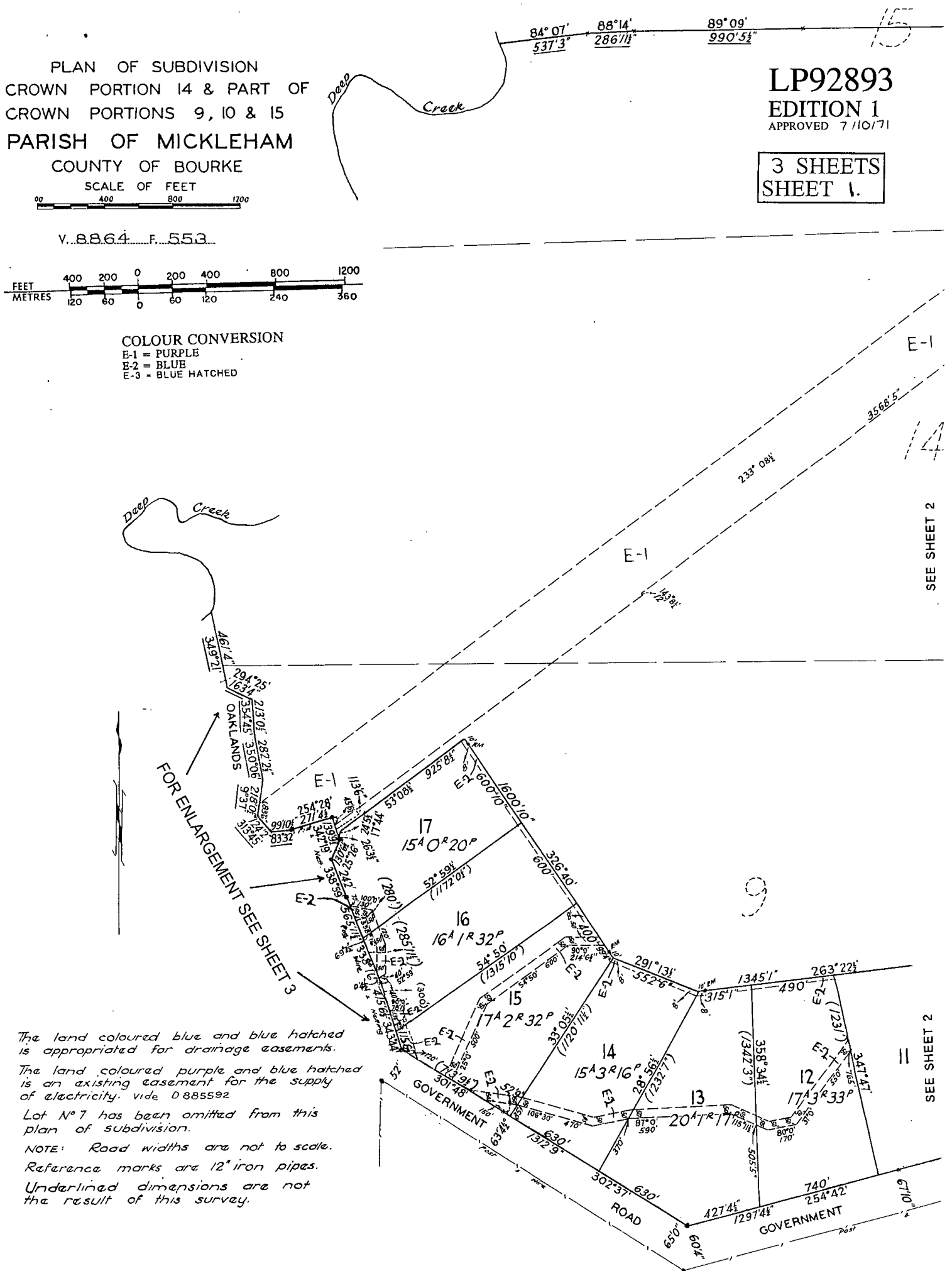
V. 8864 F. 553

FEET METRES
400 200 0 200 400 800 1200
120 60 0 60 120 240 360

COLOUR CONVERSION

- E-1 = PURPLE
- E-2 = BLUE
- E-3 = BLUE HATCHED

LP92893
EDITION 1
APPROVED 7/10/71
3 SHEETS
SHEET 1.



The land coloured blue and blue hatched is appropriated for drainage easements.
The land coloured purple and blue hatched is an existing easement for the supply of electricity. vide 0885592
Lot No 7 has been omitted from this plan of subdivision.
NOTE: Road widths are not to scale.
Reference marks are 12" iron pipes.
Underlined dimensions are not the result of this survey.



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Instrument
Document Identification	G440795
Number of Pages (excluding this cover sheet)	4
Document Assembled	08/09/2020 12:29

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

G440795

G440795

BANK OF NEW SCOUTH WALES

REGD

Handwritten: \$410

*62.00 - M R T

09- 9 27 29 78 14 DEC TO ~~ANTONY, SDRINIS & CO.~~
VICTORIA

TRANSFER OF LAND

MICKLEHAM DOWNS PTY. LTD. of 395 Collins Street Melbourne in the State of Victoria being the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of TWENTY THOUSAND FOUR HUNDRED AND FIFTY DOLLARS (\$20,450.00) paid to it by STYLIANOS ANTONIOU Solicitor and NITA ANTONIOU Solicitor both of 6 Wellington Street Brighton in the said State DO TH HEREBY TRANSFER to the said STYLIANOS ANTONIOU and NITA ANTONIOU all its estate and interest in ALL THAT piece of land being Lot 4 on Plan of Subdivision No.92893 Parish of Mickleham County of Bourke and being the whole of the land more particularly described in Certificate of Title Volume 8904 Folio 004 and the said STYLIANOS ANTONIOU and NITA ANTONIOU with the intent that the benefit of this covenant shall be attached to and run at law and in equity with every lot on the said Plan of Subdivision other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said land hereby transferred DO HEREBY for themselves their heirs executors administrators and transferees COVENANT with the said MICKLEHAM DOWNS PTY. LTD. its heirs executors administrators and transferees the registered proprietor or proprietors for the time being of so much of the land as constitutes the lots on the said Plan of Subdivision or any part or parts thereof other than the lot hereby transferred that the said STYLIANOS ANTONIOU and NITA ANTONIOU shall not erect a dwelling or dwellings on the said land or any part of it having an area of less than One thousand square feet excluding out-buildings and constructed of material other than brick brick-veneer or stone or such other materials the use of which is approved of in writing by the Council of the Shire of Bulla and will not erect or cause or suffer to be erected on the said lot any building or buildings of a temporary nature and suitable for habitation and will not use the said lot or any part thereof

Handwritten: 06/7/20

Vertical stamp: COVENANT



DG440795-1-5

REGISTRATION NUMBER

DEC-15-76 747719 12895

LEI 0134444 110-01

A memorandum of the within instrument has been entered in the Register Book



Handwritten: 06/01/20

for any offensive trade within the meaning of the Health Act 1958 as at the date hereof or for the purpose of kennels a cattery or the keeping of goats or poultry.

DATED the 29TH day of NOVEMBER 1976.

THE COMMON SEAL OF MICKLEHAM DOWNS PTY. LTD. was hereunto affixed in accordance with its Articles of Association in Victoria in the presence of:



[Signature] Secretary
[Signature] Director

SIGNED by the said STYLIANOS ANTONIOU and NITA ANTONIOU in the presence of:

[Signature]
[Signature]

ENCUMBRANCES REFERRED TO:

As set out on the face of the said Certificate of Title.



DG440795-2-1

MICKLEHAM DOWNS PTY.LTD.

to

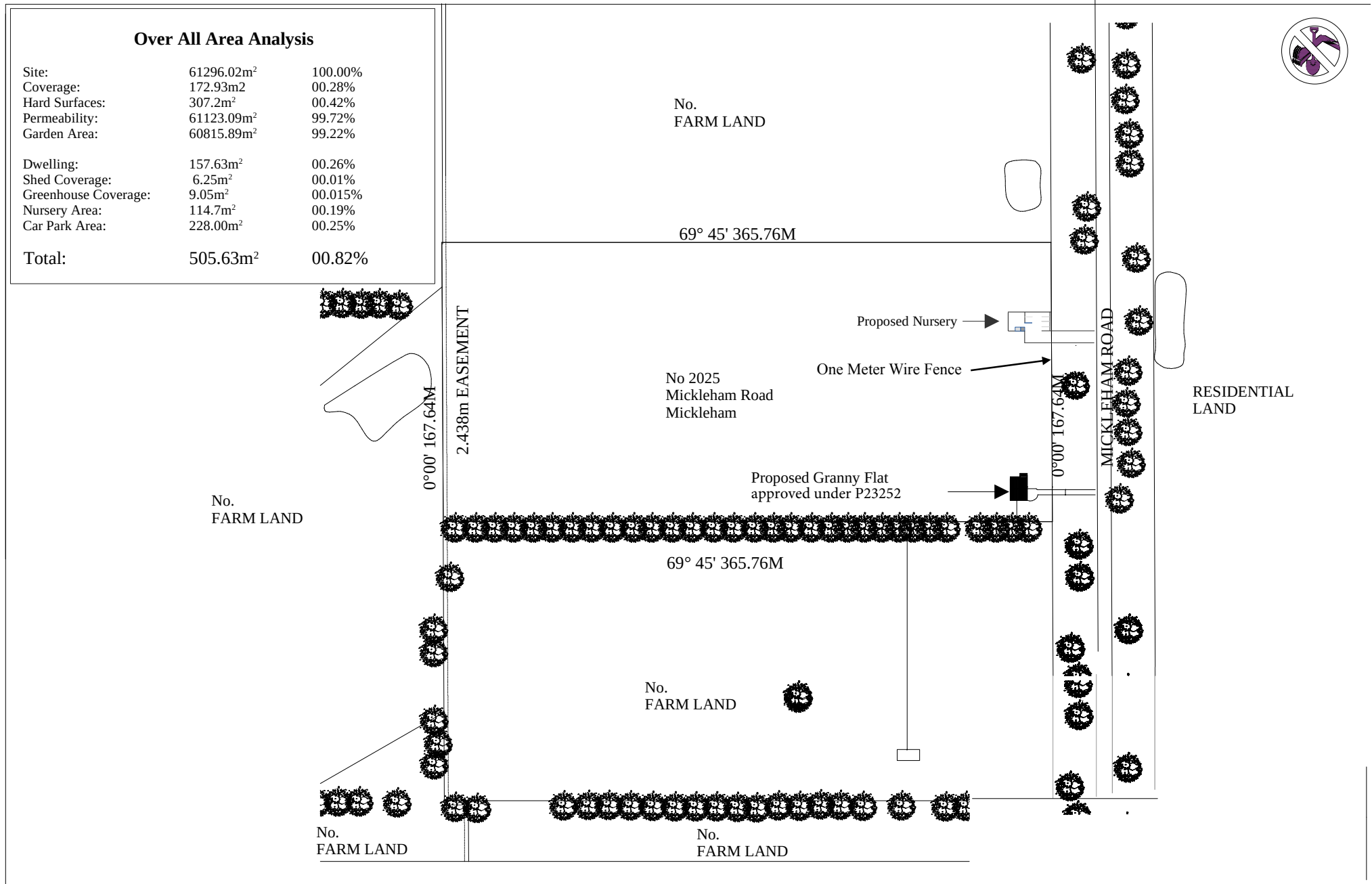
S. & N. ANTONIOU

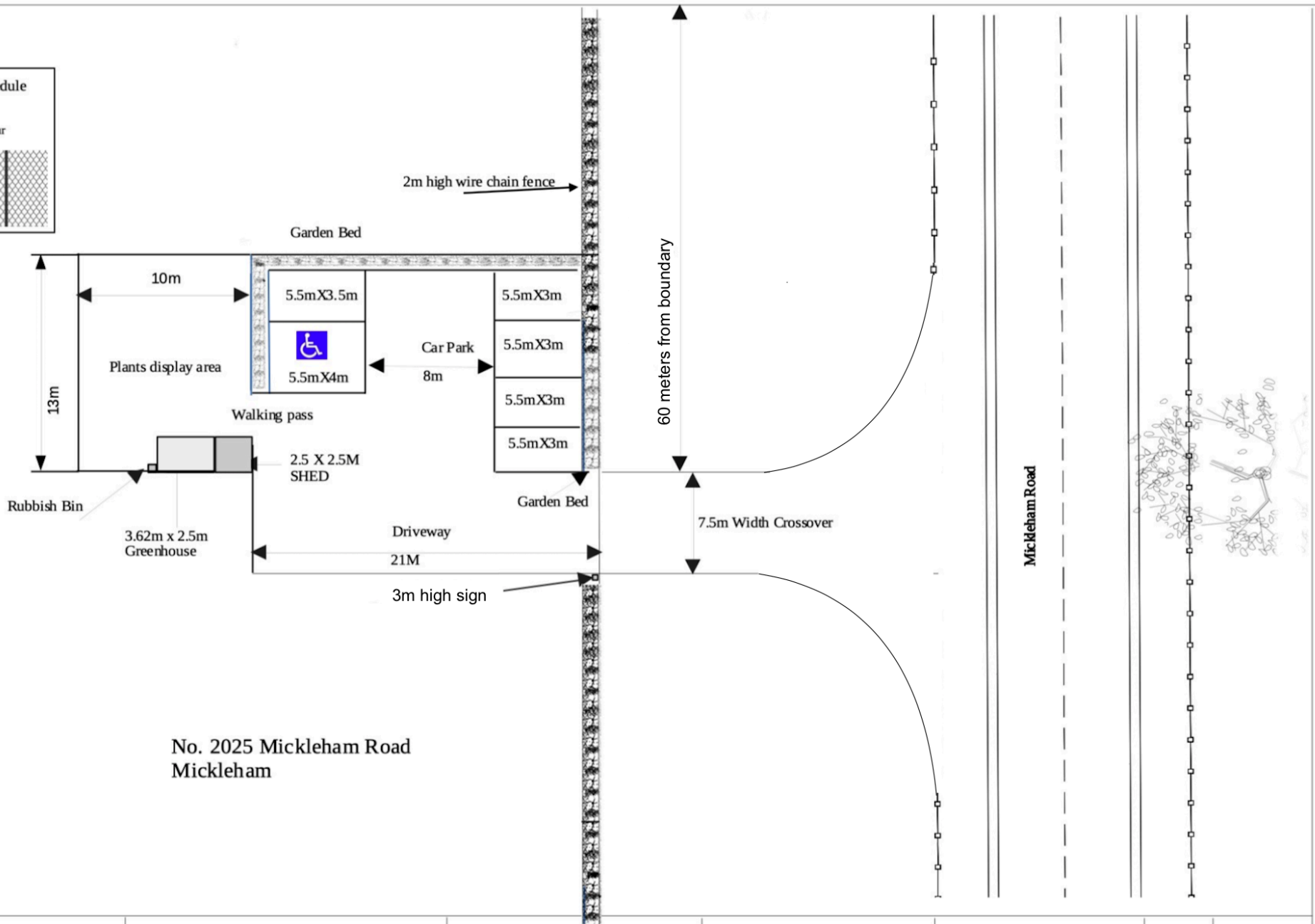
TRANSFER OF LAND

ANTONY, SDRINIS & CO.
Solicitors,
21 Lonsdale Street,
MELBOURNE VIC. 3000
SA:FD 2215
Tel: 662 3499

Over All Area Analysis

Site:	61296.02m ²	100.00%
Coverage:	172.93m ²	00.28%
Hard Surfaces:	307.2m ²	00.42%
Permeability:	61123.09m ²	99.72%
Garden Area:	60815.89m ²	99.22%
Dwelling:	157.63m ²	00.26%
Shed Coverage:	6.25m ²	00.01%
Greenhouse Coverage:	9.05m ²	00.015%
Nursery Area:	114.7m ²	00.19%
Car Park Area:	228.00m ²	00.25%
Total:	505.63m²	00.82%





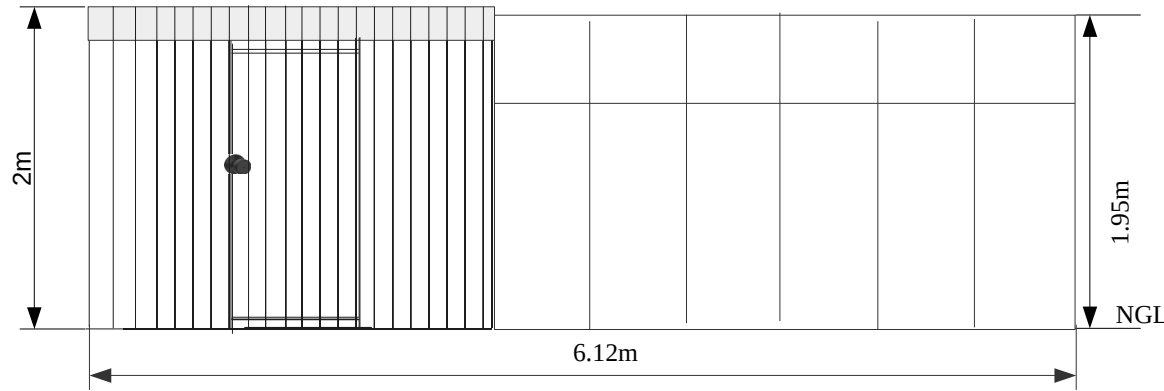
Nursery Floor Plan

Project: Nursery
Location: 2025 Mickleham Road Mickleham

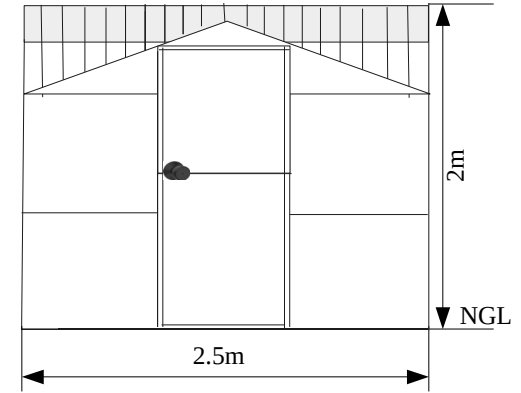
Scale: 1:300



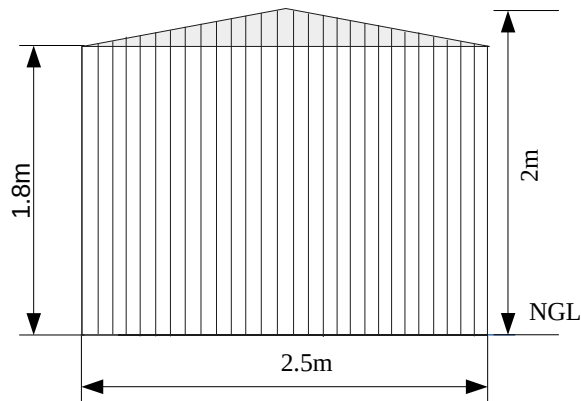
GREENHOUSE & SHED ELEVATION



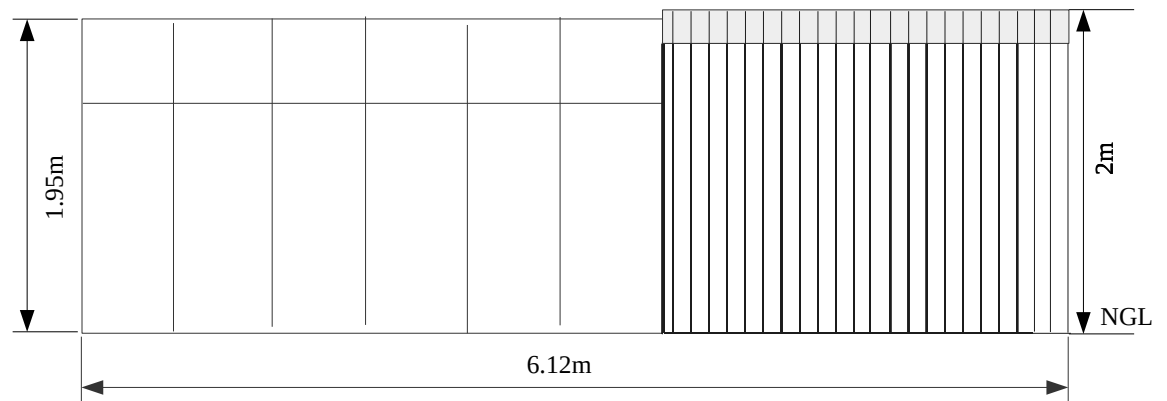
North Elevation



West Elevation



East Elevation



South Elevation

Proposed Greenhouse and Shed

2025 Mickleham Road Mickleham

SCALE: 1:45

