



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 32	Street Name: McIntyre Road	
Town: Yarragon		Postcode: 3823	

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	10		
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input type="checkbox"/>	Plan of Subdivision <input checked="" type="checkbox"/>
Plan Number:	323531R		

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:	Mrs Jane Town			
Business:	B4U Build Building Consultants			
Postal Address:	Po Box 1781			
	Traralgon		Postcode:	3844
Telephone No. (H)		(W) 51765688	(M)	
Email Address:	admin@b4ubuild.net.au			

Section 3: OWNER DETAILS (if different to the Applicant)

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

99,800.00

Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application.

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

Development:

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input checked="" type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

Use:

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivison Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

Subdivision / Vegetation Removal:

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other:

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 No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

FURTHER DETAILS OF PROPOSAL (optional)

proposed building is to be used as storage in ancillary to the existing dwelling

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.


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

dwelling and shed

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input checked="" type="checkbox"/>	
Yes <input type="checkbox"/>	If yes, with whom?
	Date of this meeting

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and all information given is true and correct.	Applicant signature:	Date:
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature: 	10/02/2022 Date:

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centres	1 Civic Place Warragul	OR 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

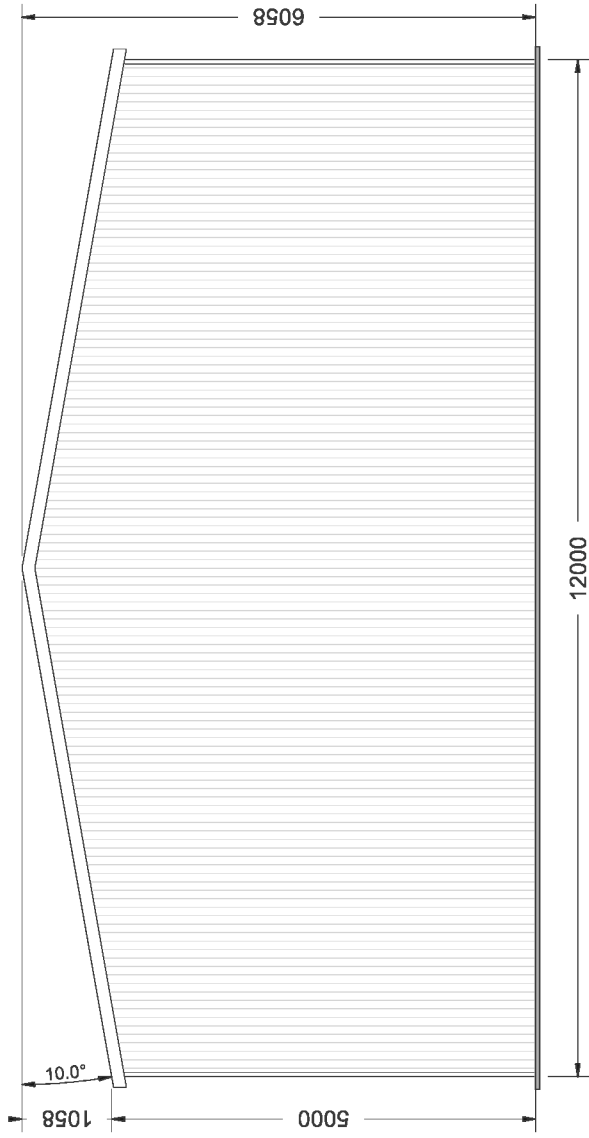
Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

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 of the application as part of a planning process specified in the Planning and Environment Act 1987.

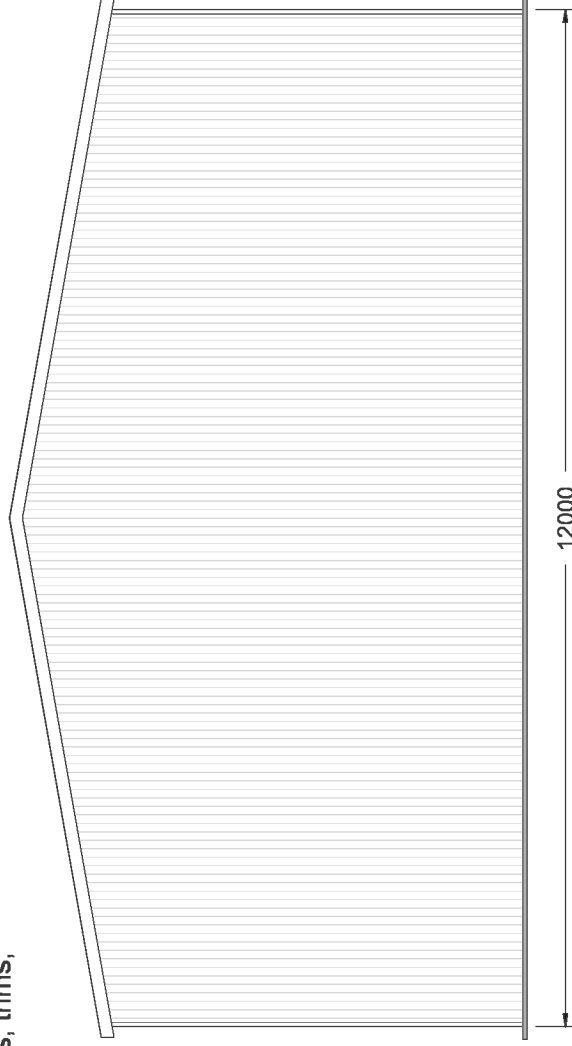
All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.



Colorbond Basalt to walls
 Colorbond Night Sky to roof, gutters, trims,
 Roller Doors and PA doors

FRONT ELEVATION - North Facing



REAR ELEVATION - South Facing

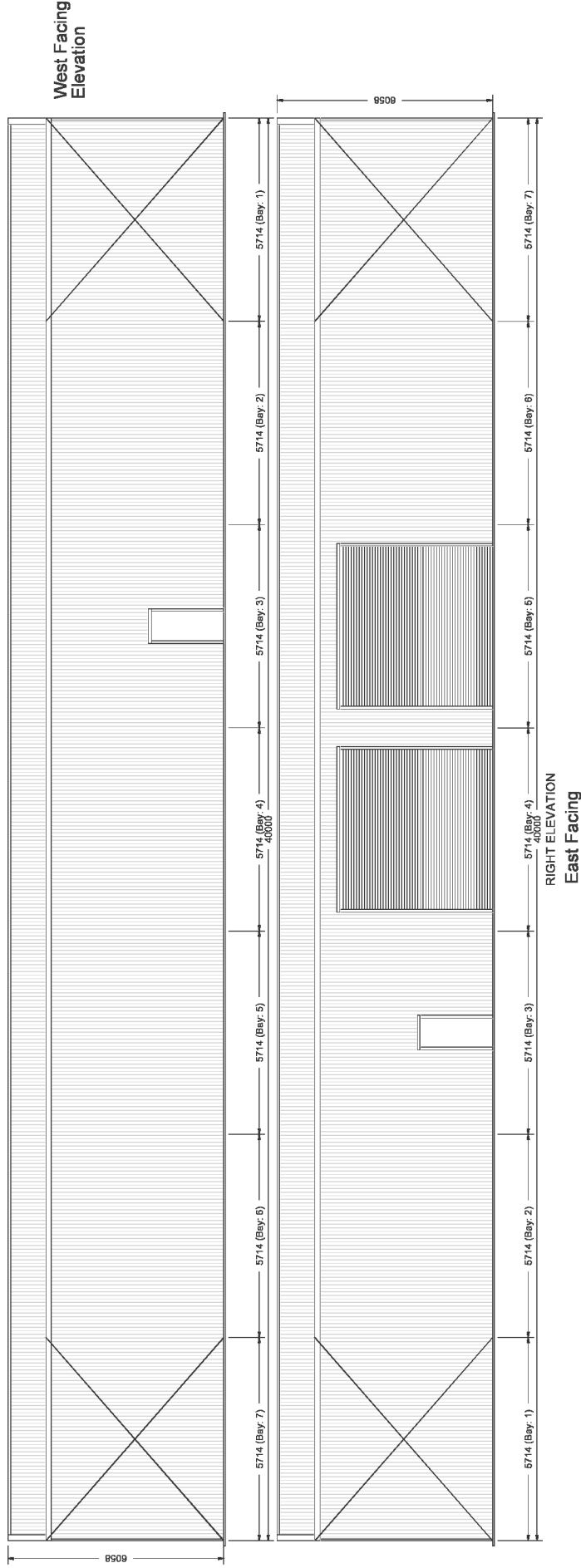
Proudly manufactured by Local Shed Solutions
 DRAWING TITLE: End Elevations
 SCALE: 1:50.461
 DATE: 20-01-2022

CLIENT:
 SITE ADDRESS:
 PHONE:
 EMAIL:

Local Shed Solutions
 9 Capital Place Carrum Downs
 sales@localshedsolutions.com.au



Colorbond Basalt to walls
Colorbond Night Sky to roof, gutters, trims, Roller Doors and PA doors



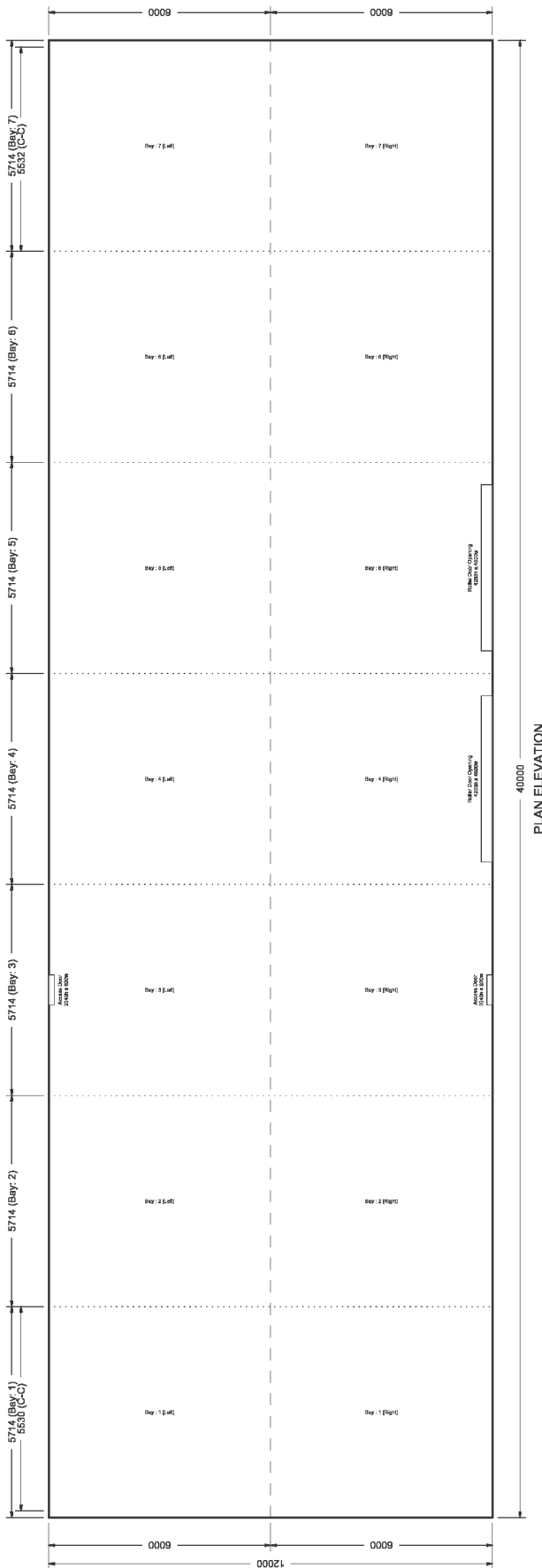
Proudly manufactured by Local Shed Solutions
DRAWING TITLE: Side Elevations
SCALE: 1:115.770
DATE: 20-01-2022



CLIENT
SITE ADDRESS
PHONE
EMAIL

Local Shed Solutions
9 Capital Place Carrum Downs
sales@localshedsolutions.com.au





PLAN ELEVATION

Colorbond Basalt to walls
 Colorbond Night Sky to roof, gutters, trims, Roller Doors and PA doors

Local Shed Solutions
 9 Capital Place Carrum Downs
 sales@localshedsolutions.com.au



CLIENT: [REDACTED]
 SITE ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 EMAIL: [REDACTED]

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 DRAWING TITLE: Plan Elevation
 SCALE: 1:116.507
 DATE: 20-01-2022



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Document Type	Plan
Document Identification	PS323531R
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Document Assembled	25/01/2022 10:02

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PLAN OF SUBDIVISION

Stage No. LTO use only

EDITION 3

P.S. 323531R

Location of Land

Parish: MOE
 Township: _____
 Section _____
 Crown Allotment: 17 (PART)
 Crown Portion: _____

LTO base record: LITHO 3 (3135)
 Title References: VOL 8281 FOL 275
 VOL 9934 FOL 909

Last Plan Reference: LP 123197
 Postal Address: YARRAGON LEONGATHA ROAD
 YARRAGON 3823

AMG Co-ordinates: E 417700
 (Of approx. centre of plan) N 5768900 Zone 55

Council Certification and Endorsement

Council Name: SHIRE OF NARRACAN Ref: 882537

1. This plan is certified under section 6 of the Subdivision Act 1988.
- ~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~
3. 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 24 / 6 / 93

Vesting of Roads or Reserves

Identifier	Council/ Body/ Person
ROADS R1	SHIRE OF NARRACAN

Notations

Staging This ~~is~~ is not a staged subdivision
 Planning Permit No. 3284

THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES EXCEPTING THEREOUT ALL COAL STONE METALS MINERALS AND OILS IN OR UNDER THE LAND MARKED A ON SHEET 2 LYING AT A DEPTH OF 60.96m OR MORE BELOW THE SURFACE THEREOF AS EXISTING ON THE 21-9-1888 AS RESERVED BY TR. 234350

Survey:- This plan is / ~~is not~~ based on survey.
 To be completed where applicable.
 This survey has been connected to permanent marks no(s). 140
 In proclaimed Survey Area no.

Easement Information

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


Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/ In Favour Of
E-1	POWER LINE	SEE DIAG.	THIS PLAN - Section 103B of the State Electricity Commission Act 1958	SECV
R1	WAY, DRAINAGE, SEWERAGE AND SUPPLY OF GAS, ELECTRICITY AND TELEPHONE SERVICES.	SEE DIAG. SHEET 2	THIS PLAN	LAND IN THIS PLAN

LTO use only _____
 Statement of Compliance / Exemption Statement

Received

Date 21/8/93

LTO use only _____
 PLAN REGISTERED
 TIME 8.25am
 DATE 3 / 7 / 93


 Assistant Registrar of Titles

Sheet 1 of 3 Sheets

ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS
 68 QUEEN STREET WARRAGUL (056) 232257
 26 CONTINGENT ST TRAFALGAR (056) 331577
 TRAMWAY ROAD MORWELL (051) 341368

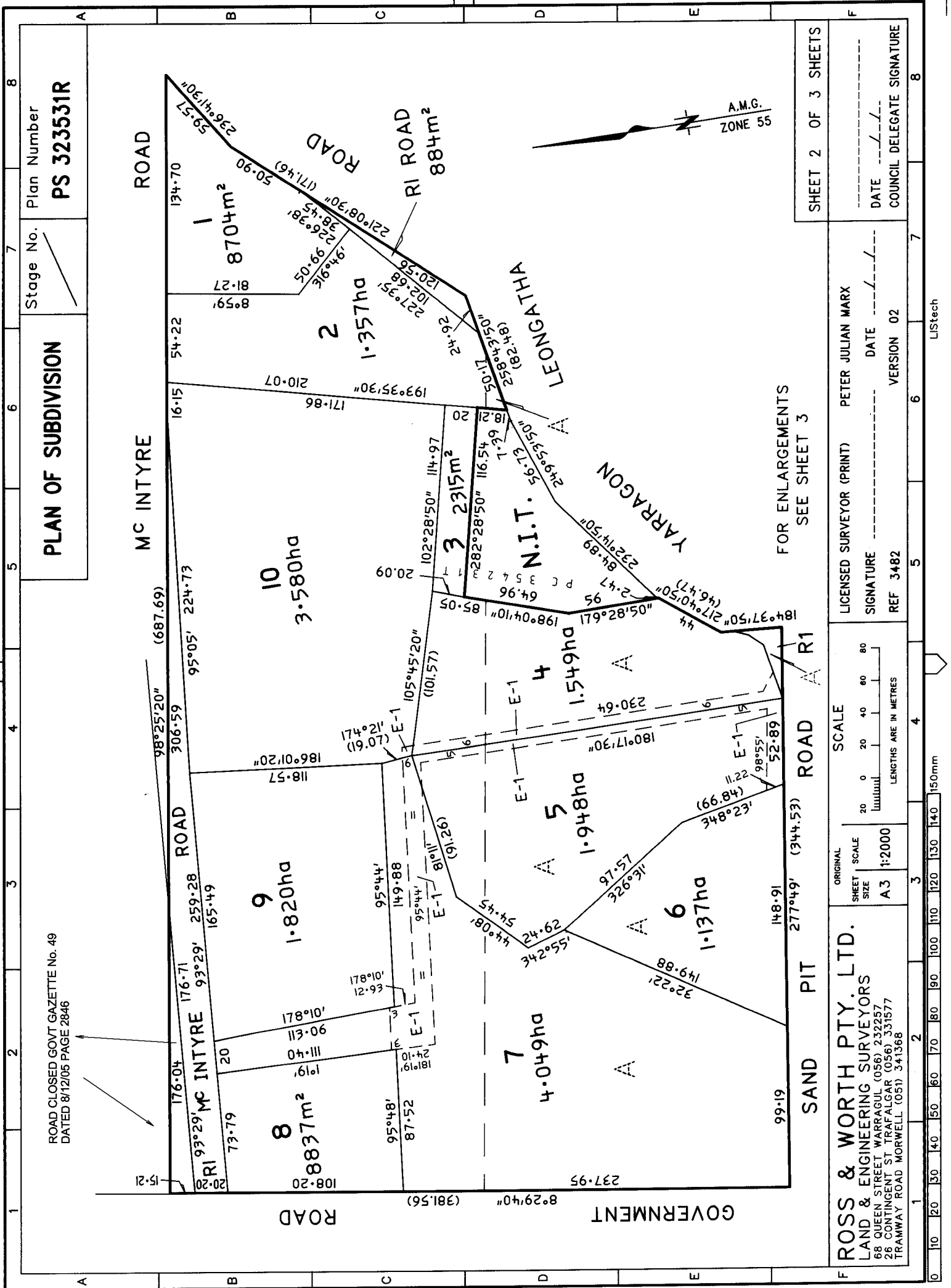
LICENSED SURVEYOR (Print) PETER JULIAN MARX

SIGNATURE _____ DATE 7 / 6 / 93

REF 3482 VERSION 02

DATE 24 / 6 / 93
 COUNCIL DELEGATE SIGNATURE

Original sheet size A3



ROAD CLOSED GOVT GAZETTE No. 49
DATED 8/12/05 PAGE 2846

PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 323531R

SHEET 2 OF 3 SHEETS

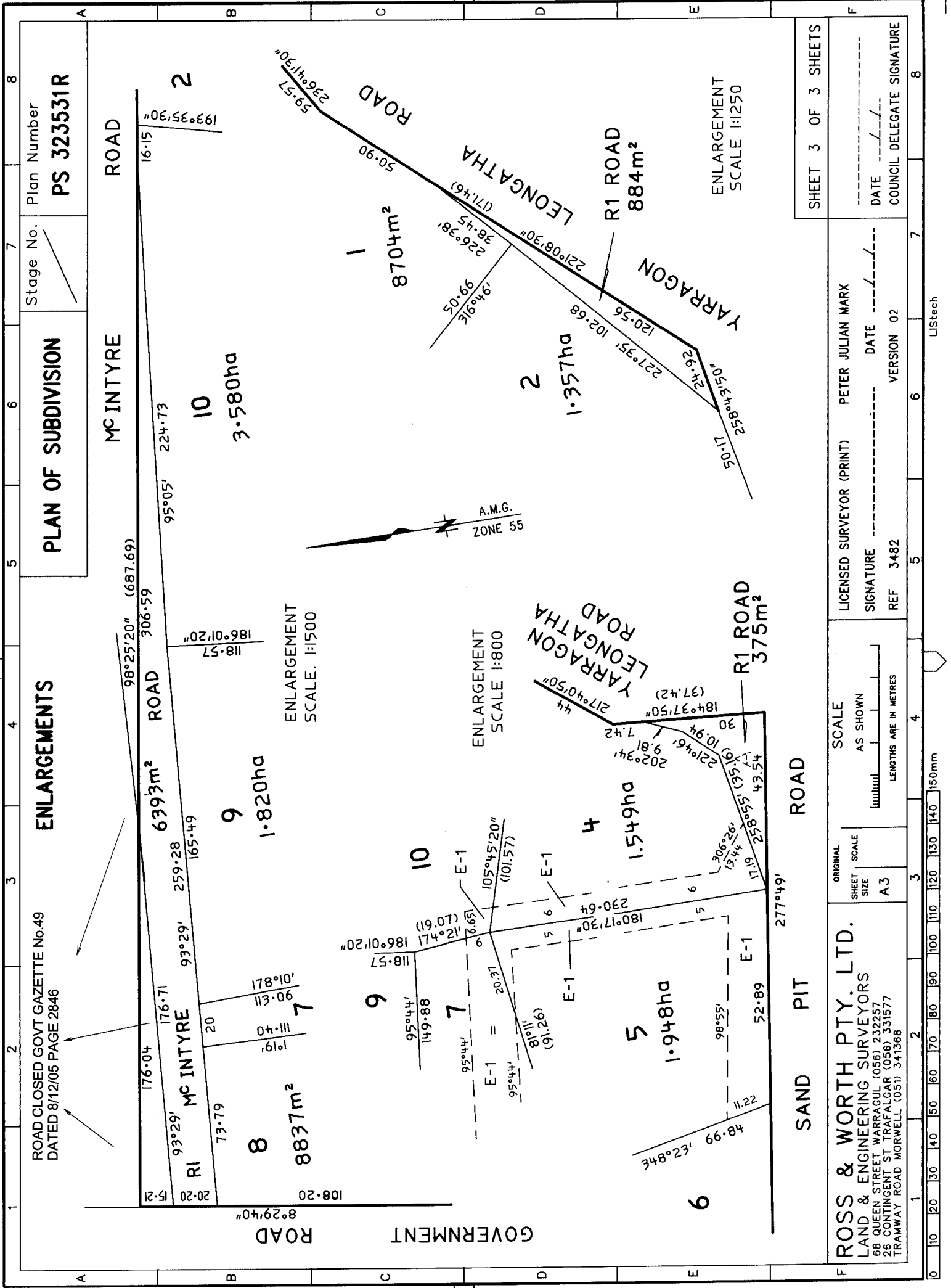
ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS
68 QUEEN STREET WARRAGUL (056) 232257
26 CONTINGENT ST TRAFALGAR (056) 331577
TRAMWAY ROAD MORWELL (051) 341368

ORIGINAL SHEET SCALE SIZE
A3 1:2000

SCALE
20 0 20 40 60 80
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER JULIAN MARX
SIGNATURE _____ DATE ____/____/____
FOR ENLARGEMENTS SEE SHEET 3

DATE ____/____/____
COUNCIL DELEGATE SIGNATURE _____



SHEET 3 OF 3 SHEETS

DATE _____
COUNCIL DELEGATE SIGNATURE _____

LICENSED SURVEYOR (PRINT) PETER JULIAN MARX
SIGNATURE _____ DATE _____
VERSION 02

REF 3482

ORIGINAL SCALE AS SHOWN
SHEET SIZE A3
LENGTHS ARE IN METRES

ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS
58 QUEEN STREET WARRAGUL (056) 232257
26 CONTINGENT ST. TRAFALGAR (056) 331577
TRAMWAY ROAD MORWELL (051) 341568



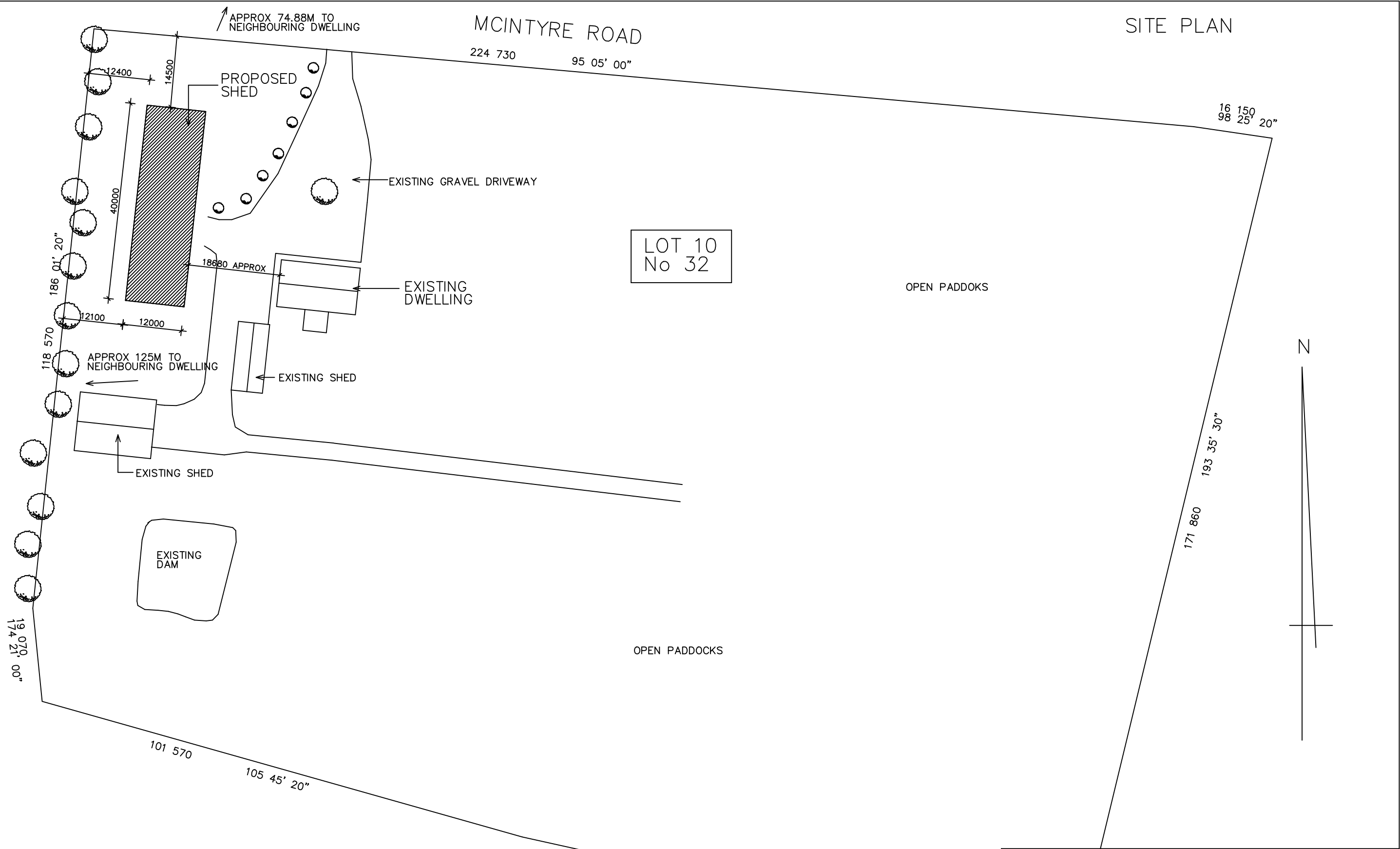
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NW	417763,5769288			NE	418094,5769295
SW	417768,5769089			SE	418099,5769096
MGA Zone 55				MGA Zone 55	
				MGA Zone 55 Vicroads-97 B5 (ed.8) Created 12:18 PM on Jan 19, 2022	

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

SITE PLAN

MCINTYRE ROAD

LOT 10
No 32



PROPOSED SHED FOR:		
32 MCINTYRE ROAD YARRAGON		
DATE	JOB No	SCALE
.	.	1:750

Untitled Map

Write a description for your map.

Legend

 32 McIntyre Rd

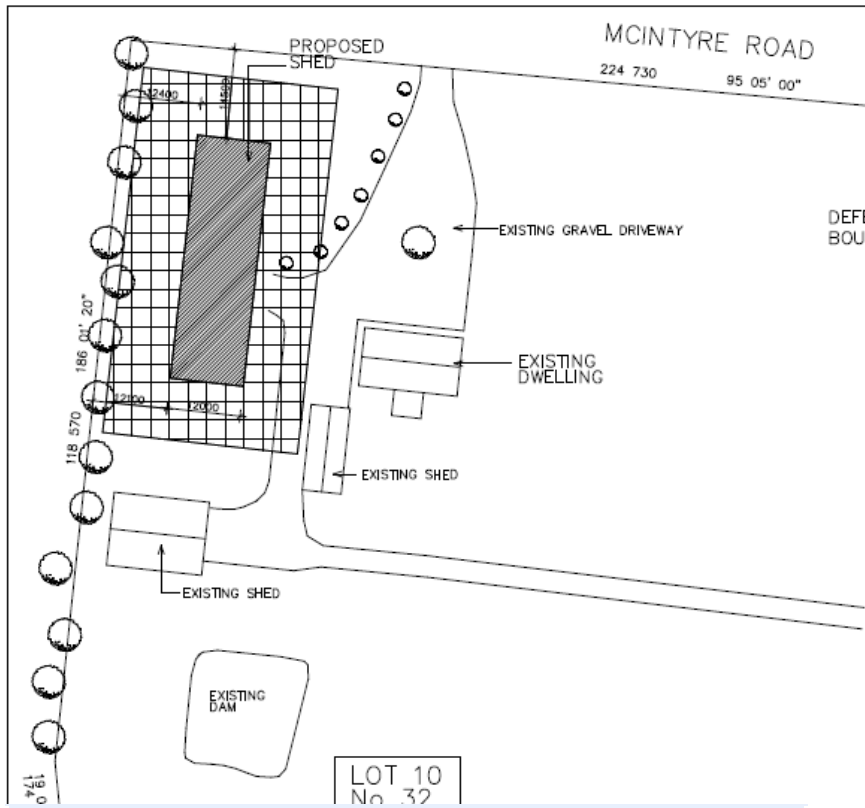


Google Earth

Image © 2022 CNES / Airbus

Leongatha Rd
100 m

Outbuildings Bushfire Management Plan – 32 McIntyre Road Yarragon



Prepared By: B4U Build Building Consultants

Version: 20220104.1

Date: 8/02/2022

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

Bushfire Protection Measures

a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

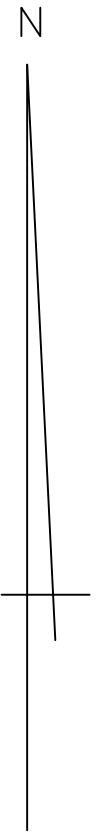
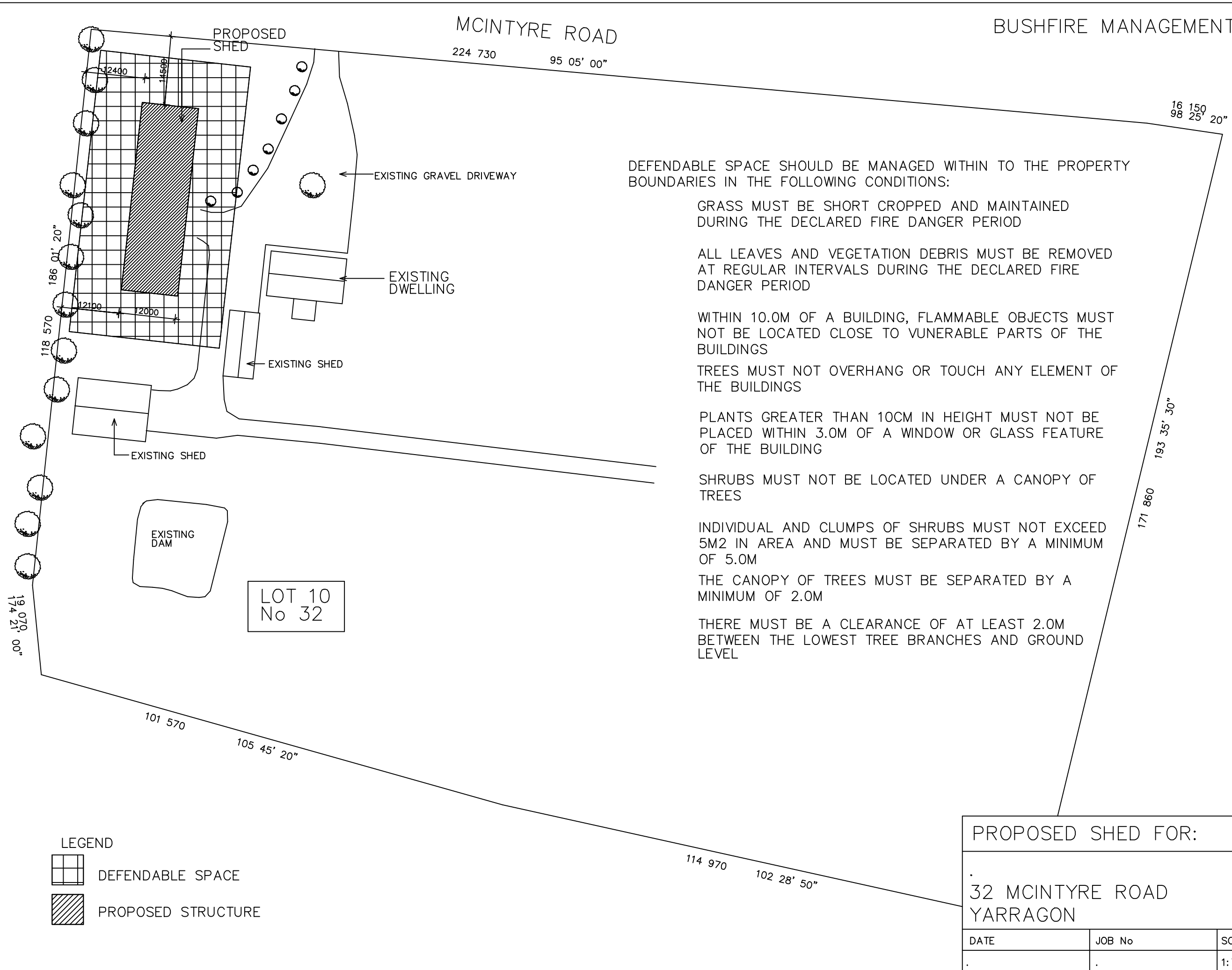
b) Construction Requirement



- ✓ Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.
- Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 53.02-5.

Table 7 Outbuilding construction requirement

Building construction condition
<p>The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:</p> <ul style="list-style-type: none"> ▪ has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or ▪ is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness. <p>Any openings in the wall shall be protected in accordance with the following:</p> <ol style="list-style-type: none"> i. Doorways – by FRL -/60/30 self-closing fire doors ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position iii. Other openings – by construction with a FRL of not less than -/60/- <p>Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.</p>

BUSHFIRE MANAGEMENT PLAN



- LEGEND**
-  DEFENDABLE SPACE
 -  PROPOSED STRUCTURE

PROPOSED SHED FOR:		
32 MCINTYRE ROAD YARRAGON		
DATE	JOB No	SCALE
		1:750