



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 100	Street Name: Millers Road
Town: Westbury	Postcode: 3825	

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

Option A:

Lot No:	1		
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input checked="" type="checkbox"/>	Plan of Subdivision <input type="checkbox"/>
Plan Number:	099789F		

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 Vic	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

36000.00	
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The information must not be used for any other purpose.

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

Advertised

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 style="width: 50px;" 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 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 Subdivision Qty: <input style="width: 50px;" 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 style="width: 50px;" 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 style="width: 50px;" 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.

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FURTHER DETAILS OF PROPOSAL (optional)

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

Advertised

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

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

No <input 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: <i>Jane Town</i>	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.
- The application fee (if not already paid). Most applications require a fee to be paid.
- Contact Council to determine the appropriate fee.
- 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

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PLEASE FORWARD THIS APPLICATION TO

Advertised

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 Centre:		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.

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

VOLUME 09626 FOLIO 525

Security no : 124095370457N
Produced 09/02/2022 07:13 AM

LAND DESCRIPTION

Lot 1 on Title Plan 099789F.
PARENT TITLE Volume 04558 Folio 593
Created by instrument L705181U 04/06/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT229050W 08/05/2020
NATIONAL AUSTRALIA BANK LTD

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 TP099789F 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: 100 MILLERS ROAD WESTBURY VIC 3825

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 08/05/2020

DOCUMENT END

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Document Type	Plan
Document Identification	TP099789F
Number of Pages (excluding this cover sheet)	1
Document Assembled	09/02/2022 07:14

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TITLE PLAN	EDITION 1	TP 99789F
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<p>Location of Land</p> <p>Parish: YARRAGON Township: Section: F Crown Allotment: 20 (PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9626 FOL 525 Depth Limitation: 15.24 m</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 09/08/1999 VERIFIED: PC</p>
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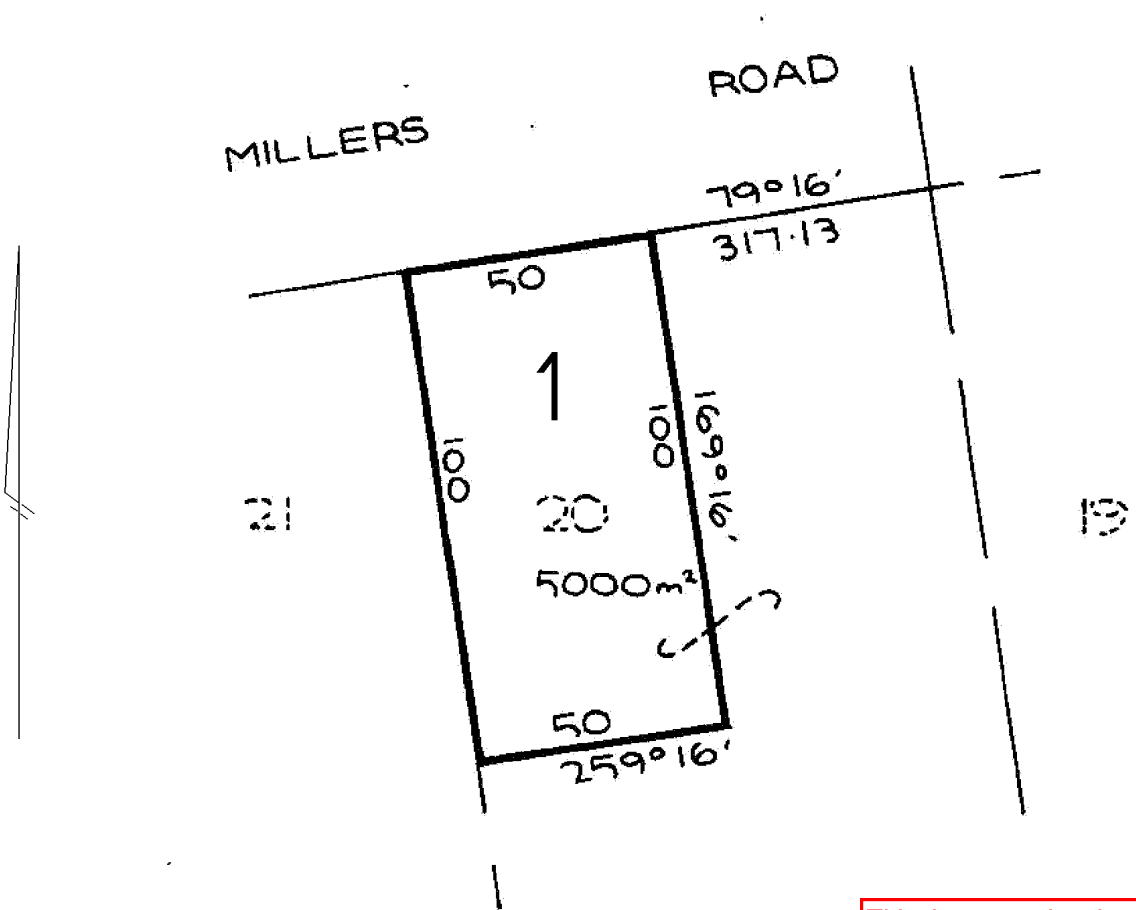


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1995	
PARCEL 1 = CA 20 (PT)	

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Tuesday, 5 April 2022

Planning department
Baw Baw Shire Council
PO Box 304
Warragul Vic 3820

To whom it may concern

Re: Planning application for 100 Millers Road Westbury

We are proposing to construct a new shed at the above mentioned address. This proposed shed will be 7.8 X 14.9 X 2.6 M high. This shed will be constructed on a reinforced concrete footings with the structure of the shed to be constructed of a structural steel frame. Colorbond cladding will be installed to both the roof and external walls. The colours have been selected as the following – Colorbond Basalt or Windspray to the Walls, roof and trims and Colorbond Shale Grey to the roller doors, trims, gutters and PA door.

The proposed setbacks for the shed are 1.m to the western boundary and 10.0m from the street boundary. The existing dwelling is located to the east of the site, approximately 12m away. The closest neighbours are approximately 57.2m away to the north of the proposed building site with no other neighbouring dwellings in close proximity on the two adjoining properties..

The proposed shed will be used for storage of personal items and vehicles ancillary to the existing dwelling.

There will be no vegetation required to be removed from the site as the site is currently clear and level.

Should you require anything further, please feel free to contact me at admin@b4Ubuild.net.au or on 51765688

Kind regards

Jane Town
Administration
B4U Build Building Consultants

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Co-ordinates of Plot Corners	
NW	431617,5775442
SW	431620,5775314
MGA Zone 55	

Data Source: Vicmap Property

Scale of Metres (1:800)

MGA Zone 55
 Vicroads- 97 E4 (ed.8)
 Created 11:29 AM on Mar 16, 2022

Co-ordinates of Plot Corners	
NE	431629,5775446
SE	431631,5775319
MGA Zone 55	

PROPOSED 14.6 x 1.8 x 5.6 / 2.60 hgh shed.



← 10m in →

Advertised

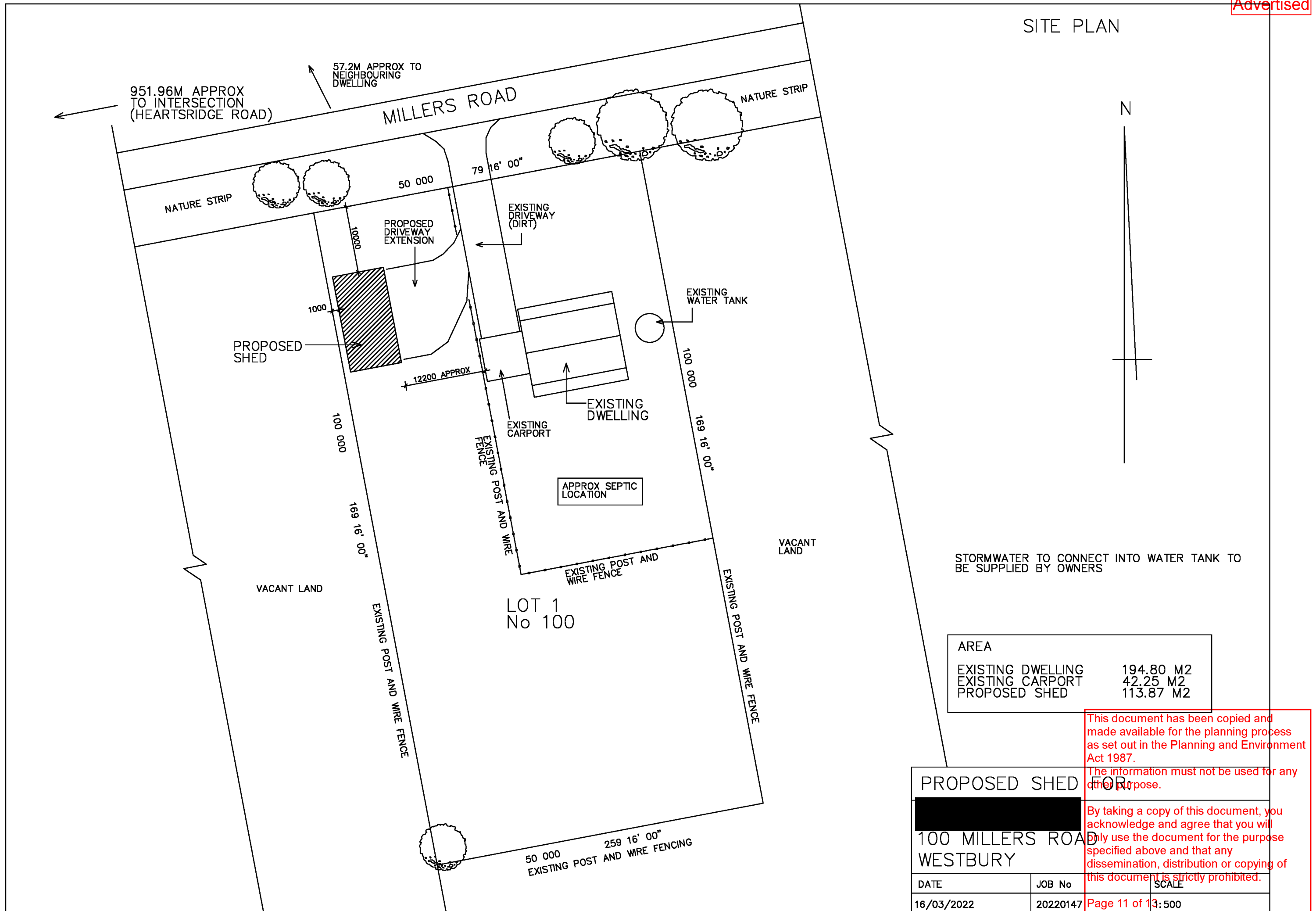
<p>Co-ordinates of Plot Corners</p> <p>NW 431770,5775461</p> <p>SW 431773,5775314</p> <p>MGA Zone 55</p>	<p>Co-ordinates of Plot Corners</p> <p>NE 431770,5775464</p> <p>SE 431773,5775316</p> <p>MGA Zone 55</p>
<p>Scale of Metres (1:400)</p> <p>0 2 4 6 8 10 12 14 16 18 20m</p>	<p>← OFF SIDE BOUNDARY →</p> <p>1m</p>
<p>Scale of Metres (1:400)</p> <p>0 2 4 6 8 10 12 14 16 18 20m</p>	<p>MGA Zone 55</p> <p>Vicroads- 97 E4 (ed.8)</p> <p>Created 01:03 PM on Jan 31, 2022</p>
<p>Source: Vicmap Property</p>	<p>Created 01:03 PM on Jan 31, 2022</p>

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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



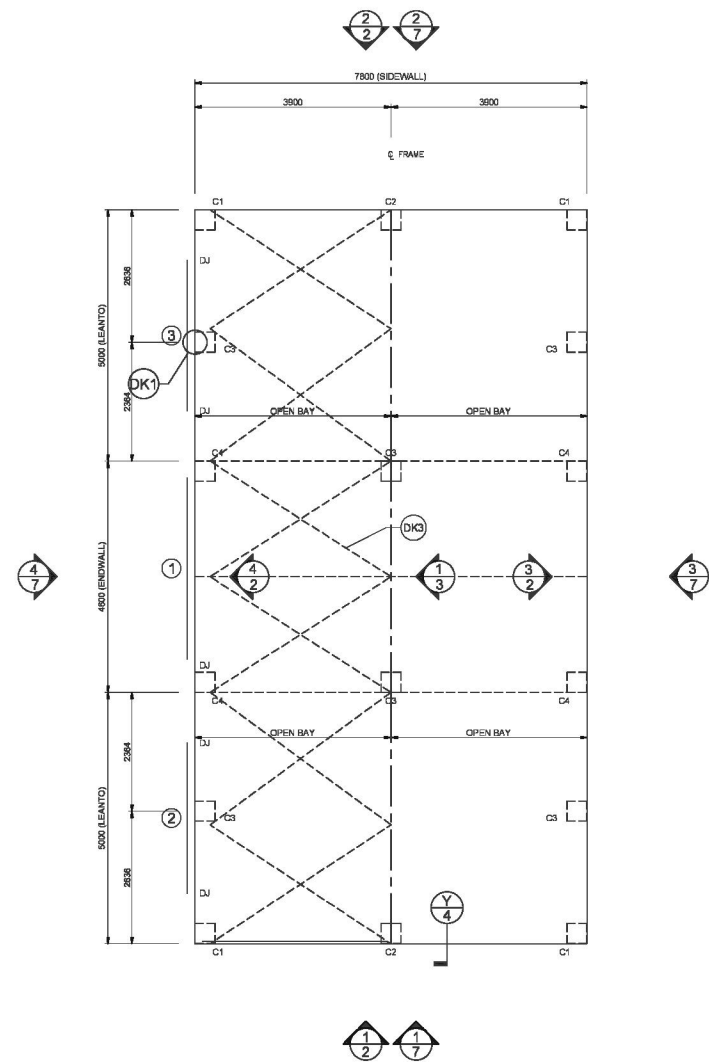
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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE 1:100

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

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MEMBER LEGEND	
C1	C15012
C2	C15024
C3	C15015
DJ	C15019

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Mr Timothy Roy Messer BE MIEAust RPEQ
50 Punari Street
Fax: 07 4725 5850
ABN 341 008 173 56
Signature: *[Signature]*
Date: 8/2/2022
Registered in the areas of practice of Civil & Structural National Professional Engineers Register

1 OF 8 SHEETS

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS LA TROBE VALLEY
FOR 03 5127 5000
AT 100 MILLERS RD WESTBURY

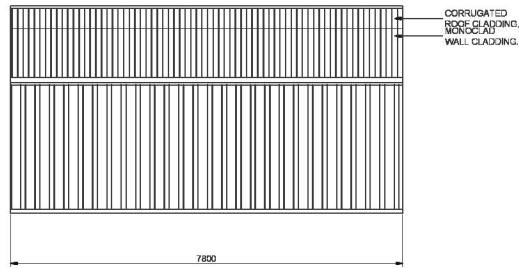
fair dinkum SHEDS

NORTHERN CONSULTING engineers

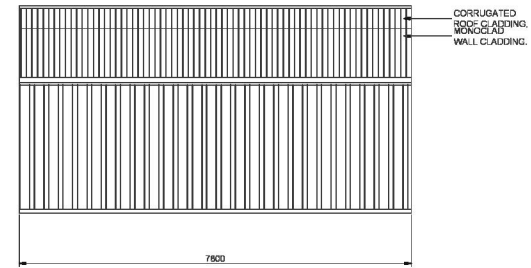
Registered Chartered Professional Engineer (Civil & Structural) Q.L.D.
Registered Professional Engineer (Civil & Structural) Q.L.D.
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Mr Timothy Roy Messer BE MIEAust RPEQ
50 Punari Street
Fax: 07 4725 5850
ABN 341 008 173 56
Signature: *[Signature]*
Date: 8/2/2022
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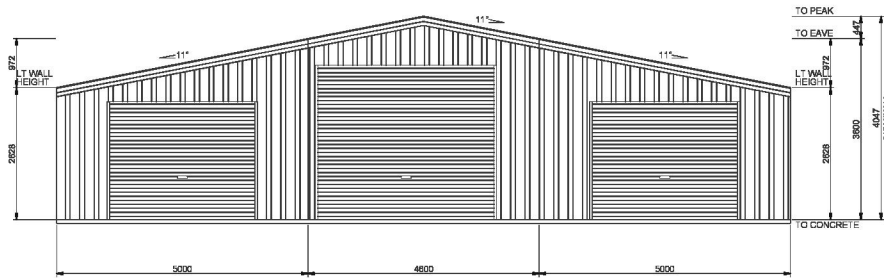


1
7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100
North Facing

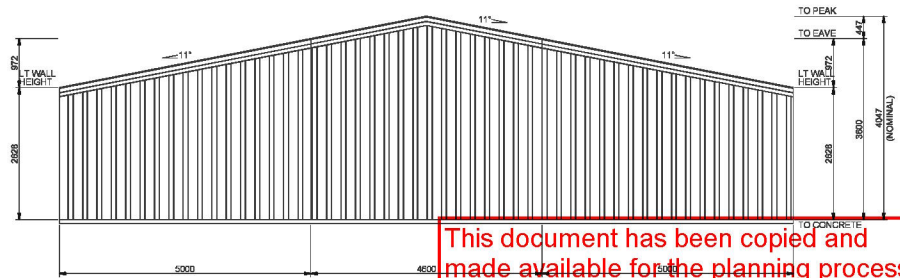


2
7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100
South Facing

Colorbond Basalt or Windspray to the walls roof and trims
Colorbond Shale Grey to the roller doors, trims, gutters and pa door



4
7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100
East Facing



3
7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100
West Facing

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BUILDING COLOURS	
WALL	WINDSPRAY
ROOF	WINDSPRAY
ROLLER DOOR	SHALE GREY
DOWNPIPE	WINDSPRAY
GUTTER	WINDSPRAY
TRIMS	WINDSPRAY
ROLLER DOOR	SHALE GREY
DOWNPIPE	WINDSPRAY
GUTTER	WINDSPRAY

7 OF 8	SHEET	DATE	8/2/2022	CHECKED	TM	DRAWN	FDS
JOB NO.	LA1R10155	NCC	2019				

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS LA TROBE VALLEY
FOR
AT
100 MILLERS RD
WESTBURY



Mr Timothy Roy Messer BE MIEAust RPEQ
50 Punari Street
Fax: 07 4725 5850
ABN 341 008 173 561
Signature
Date: 8/2/2022
Registered Chartered Professional Engineer (Civil & Structural) Q.L.D.
Registered Professional Engineer (Civil) VIC
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS