

# Application to Amend a Planning Application S50/S57A

### Section 1: PERMIT DETAILS

Planning Application No:	PLA 0163/22
Address:	224 Earls Rd, Yarragon Stn vic 3823

### Section 2: PERMIT APPLICANT

Name:	[REDACTED]
Business:	[REDACTED]
Postal Address:	[REDACTED]
Telephone No. (H)	[REDACTED]
Email Address:	[REDACTED]

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

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

### Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant <b>before</b> notice	<input checked="" type="checkbox"/>
Section 57A – Amendment to the application <b>after</b> notice of application is given (please note, this will incur a fee)	<input type="checkbox"/>

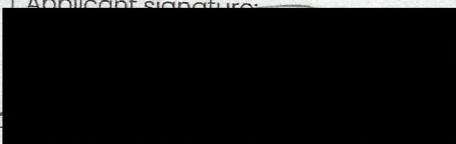
**AMENDMENT DETAILS** List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

- Site of shed is moved, due to cost.  
 - Change to Agricultural outbuilding for the storage of farm equipment, tractor etc.

### Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	<input type="checkbox"/> Unchanged from initial application Or total cost \$
Does the amendment proposal introduce any additional Permit Triggers? (eg:	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Section 6: DECLARATION** This form must be signed.

I declare that I am the Applicant and all information given is true and correct.	Applicant signature: 	Date: 17/4/22
--	--	------------------

**PLEASE FORWARD THIS APPLICATION TO**

E-mail: <a href="mailto:planning@bawbawshire.vic.gov.au">planning@bawbawshire.vic.gov.au</a>	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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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09472 FOLIO 302

Security no : 124101216293T  
Produced 17/10/2022 11:55 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 140306.  
PARENT TITLE Volume 09083 Folio 222  
Created by instrument LP140306 16/07/1982

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

DIAGRAM LOCATION

SEE LP140306 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: "BRANSCOMBE" 224 EARLS ROAD YARRAGON SOUTH VIC 3823

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 22/10/2016

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

**VIC Address Search: 224 EARLS ROAD YARRAGON SOUTH**

**Order Details**

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<b>Volume/Folio</b>	<b>Address</b>	<b>Council Number</b>	<b>Land Description</b>	<b>Municipality</b>	<b>Status</b>
9472/302	"BRANSCOMBE", 224 EARLS ROAD, YARRAGON SOUTH 3823	1435	Lot 2 of Plan LP140306	BAW BAW	OK

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PRINTED ON 17/10/2022

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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone: **National Australia Bank Limited**

Address:

Ref:

Customer Code:

P.O.A.



Privacy Co  
The informa  
statutory au  
maintaining  
indexes in

**AE315561V**  
27/04/2006 \$1064 45

**MADE AVAILABLE/CHANGE CONTROL**

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Volume 9472 Folio 302

Estate and Interest: *(e.g. ~all my estate in fee simple")*

All my estate in fee simple

Consideration:

\$395,000.00

Transferor: *(full name)*

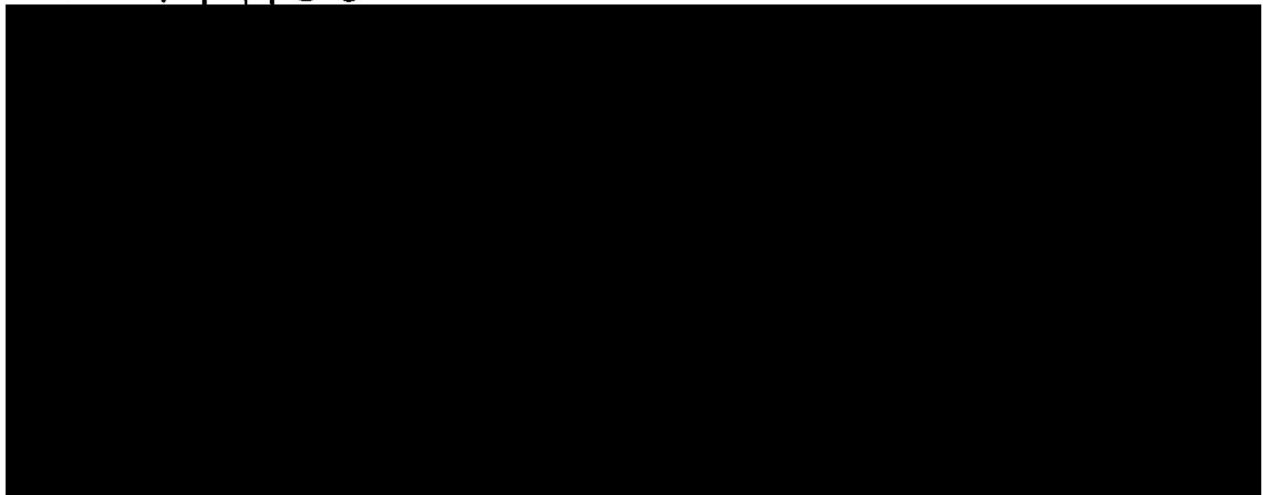
Transferee: *(full name and address including postcode)*

224 Earls Road, Yarragon South 3823 as Joint Proprietors

Directing Party: *(full name)*

nil

Dated: 10/4/06.



Approval No. 20110410A

# T1

Page 1 of 1



Anstat Pty Ltd

**ORDER TO REGISTER**

Please register and issue title to

Signed

Cust. Code

National Australia Bank

**STAMP DUTY USE ONLY**

Consideration: \$395,000.00

Stamp No. [redacted]

Stamp Date: 10/04/06

Stamp No. 32 [redacted]

**THE BACK OF THIS FORM MUST NOT BE USED**  
Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

27/5/06  
A



Planning and Environment Regulations 2005 No. 33

**Form 18**

Section 181

**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A  
RECORDING OF AN AGREEMENT**

**Planning and Environment Act 1987**

Lodged at the Land Titles Office by:

Name:



Phone:

Address:

2881A

The Authority having made an agreement referred to in Section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

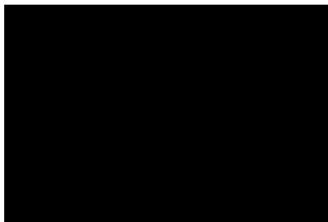
**Land:** Lot 2 LP 140306 Moe Parish being the whole of the land more particularly described in Certificate of Title Volume 9472 Folio 302.

**Authority:** Baw Baw Shire Council  
Civic Place  
WARRAGUL VIC 3820

**Section and Act under which agreement made:** Section 173 Agreement  
Planning and Environment Act  
1987

A copy of the Agreement is attached to this Application.

Signature for the Authority:



Position held:

Name of Officer:

Date: 1/03/2010

THIS AGREEMENT is made on the 29<sup>th</sup> day of *March*, 2010.

**BETWEEN:**



both of 224 Earls Road, Yarragon South, 3823  
of the one part

AND

THE MAYOR AND COUNCILLORS AND CITIZENS OF THE BAW BAW  
SHIRE COUNCIL  
of Civic Place, Warragul, 3820  
of the other part.

**AH158050U**

14/04/2010 \$102.90 173



**RECITALS:**

- A. The Responsible Authority is responsible under the Act for the administration and enforcement of the Baw Baw Planning Scheme.
- B. The Owner is the registered proprietor of all that piece of land known as Lot 2 on LP140306 Moe Parish and being the whole of the land more particularly described in Certificate of Title Volume 9472 Folio 302 ("the subject land").
- C. The Owner has obtained Planning Permit No. PLA0452/09 issued pursuant to the Baw Baw Planning Scheme which allows the use and development of the subject land with a dwelling subject to a number of conditions including the following:-

**Condition No. 4**

Prior to the issuance of a Building Permit, the owner of the land must enter into an Agreement with the responsible authority pursuant to Section 173 of the Planning and Environment Act, 1987. The cost of the preparation, lodgement and registration and any subsequent removal of the Agreement shall be borne totally by the owner of the land. The Agreement must be registered on the Certificate of Title for the land. Evidence of the registration of the Agreement must be provided to the responsible authority prior to the commencement of any use, subdivision, buildings or works authorised by this permit.

The Agreement shall include the following details:-

- a) That the subject land shall not be further subdivided so as to create any additional lots.
- D. The Council and the Owner have agreed that without limiting or restricting their respective powers to enter into an Agreement to fulfil the requirements of **Condition No. 4** of Planning Permit No. PLA0452/09 and insofar as it can be so treated this Agreement is

made pursuant to Section 173 of the Planning and Environment Act, 1987 (the Act).

**IT IS AGREED:**

1. **DEFINITIONS:**

In this Agreement the terms and words set out in this clause shall have the following meanings unless otherwise indicated by the context:

- 1.1 "Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the subject land.
- 1.2 "Permit" shall mean and include Planning Permit No. PLA0452/09 issued on the 8<sup>th</sup> February, 2010.

2. **INTERPRETATION:**

- 2.1 The singular includes the plural and the plural includes the singular.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A reference to a statute shall include any statutes amending, consolidating or replacing same and any regulations made under such statutes.
- 2.6 All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement.

3. **SUCCESSORS IN TITLE:**

- 3.1 Without limiting the operation or effect which this Agreement has, the Owner shall until such time as a memorandum of this Agreement is registered on the Title to the subject land ensure that its successors in title.

Give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and

- 3.2 Execute under seal a deed agreeing to be bound by the terms of this Agreement and upon such execution this Agreement shall continue as if executed by such successors as well as by the parties to this Agreement as if the successor's name appeared in each clause in which the name of the Owner appears and in addition to the name of the Owner.

**AH158050U**

14/04/2010 \$102.90 173





The provisions of this clause will end upon the registration of this Agreement on the Title to the subject land pursuant to Clause 4.2 hereof.

4. COVENANTS OF OWNER

4.1 The Owner shall forthwith pay (on request) the Council's costs and expenses incidental to this Agreement and any amendment of this Agreement and anything done in connection with this Agreement including anything done in anticipation of this Agreement and the enforcement of any obligations imposed on the Owners excepting the cost of any unsuccessful enforcement action by Council.

4.2 Once this Agreement has been executed by both parties the Owner will make application for the registration of this Agreement at the Land Titles Office pursuant to Section 181 of the Act and consequently enter a memorandum of this Agreement on the Certificate of Title to the subject land and shall take all necessary steps to sign all documents reasonably required to enable such entry to take place and pay any duty or fees in connection with this.

4.3 The Owner covenants and agrees that:-

Prior to the issuance of a Building Permit, the owner of the land must enter into an Agreement with the responsible authority pursuant to Section 173 of the Planning and Environment Act, 1987. The cost of the preparation, lodgement and registration and any subsequent removal of the Agreement shall be borne totally by the owner of the land. The Agreement must be registered on the Certificate of Title for the land. Evidence of the registration of the Agreement must be provided to the responsible authority prior to the commencement of any use, subdivision, buildings or works authorised by this permit.

The Agreement shall include the following details:-

a) That the subject land shall not be further subdivided so as to create any additional lots.

4.4 The Owner covenants and agrees that it will:

4.4.1 Bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns of the subject land.

4.4.2 Do all things necessary including the signing of any further documents necessary for the purpose of ensuring that it carries out its covenants, agreements and obligations under this Agreement and to enable the council to enforce the performance of the Owner of such covenants and undertakings.

**AH158050U**

14/04/2010 \$102.90 173



**AH158050U**



5. GENERAL:

5.1 Notices

5.1.1 A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:

- A) by delivering it personally to that party; and
- B) by sending it by post, postage prepaid addressed.

5.1.2 A notice or other communication is deemed served, if delivered, upon delivery and, if posted on the expiration of two business days after the date of posting.

5.2 Further Assistance

Each of the parties to this Agreement shall respectively sign and execute all further documents and deeds and do all acts and things as the other parties shall reasonably require for completely effecting this agreement.

5.3 No Waiver

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgement or order obtained by the Council against the Owners will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

5.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void, then it shall be severed and the other provisions of this Agreement shall remain operative.

5.5 Notification of Agreement

Prior to the sale or lease of any part of the land subject to this Agreement a copy of this Agreement shall be given by the Vendor, Transferor or Lessor to the Purchaser, Transferee or Lessee of that part of the land affected by the Agreement.

SIGNED BY [REDACTED]  
[REDACTED] in the presence of:

[REDACTED]

[REDACTED]

SIGNED BY [REDACTED]  
in the presence of:

[REDACTED]  
)

[REDACTED]  
Witness

~~THE COMMON SEAL of the Mayor, Councillors  
and Citizens of the Baw Baw Shire Council was  
affixed in the presence of:- )  
)  
)~~

~~.....  
Councillor~~

~~.....  
Councillor~~

~~.....  
Chief Executive Officer/Authorised Officer~~

Signed on behalf of Baw Baw Shire Council  
By [REDACTED], Director  
Pursuant to Instrument of Delegation  
dated 24 July 2009 In the presence of -  
[REDACTED] .....  
Witness

[REDACTED]

**AH158050U**

14/04/2010 \$102.90 173  
[Barcode]



# Mortgage of Land

Section 74 Transfer of Land Act 1958

Approved Form M  
Victorian Land Titles Office

Private	<b>AE315562T</b>	er
The information	27/04/2006 \$46.20 74	nd
statutory authority		
of maintaining		
indexes in the		

Lodged by: **National Australia Bank Limited 200Q**

Name: National Australia Bank Limited ABN 12 004 044 937

Telephone no.: ( ) - - - - -

Address: \_\_\_\_\_

Ref: \_\_\_\_\_

Customer Code: \_\_\_\_\_

MADE AVAILABLE/CHANGE CONTROL

Land Titles Office Use Only

The Mortgagor mortgages to the Mortgagee the estate and interest specified in the land described together with each structure, fixture or improvement on it or fixed to it subject to the registered encumbrances affecting the land and any created by dealings lodged for registration prior to the lodging of this Mortgage with the payment of the amount owing and agrees as set out in this Mortgage.

Land (Title or Crown Grant Volume Folio)  
Certificate of Title Volume 09472 Folio 302

Estate or Interest being mortgaged  
Estate in fee simple

Mortgagor (full name)

\_\_\_\_\_  
("Mortgagor")

Mortgagee  
National Australia Bank Limited ABN 12 004 044 937  
500 Bourke Street Melbourne Victoria

\_\_\_\_\_  
("Bank")

Date of this Mortgage  
**01/3/06.**

The provisions contained in Home Mortgage Memorandum of Common Provisions retained by the Registrar of Titles in No. AA722 ("Memorandum") are incorporated in this Mortgage.

The Mortgagor agrees with the Bank as follows:

1. A reference to "this Mortgage" in this instrument of Mortgage, the Memorandum, and any annexure to this Mortgage is a reference to the Mortgage constituted by this instrument of Mortgage, the Memorandum and any annexure to this Mortgage. Words defined in the Memorandum have the same meaning when used in this instrument of Mortgage and any annexure to this Mortgage. The Mortgagor acknowledges that the Mortgagor has received and read a copy of this Mortgage prior to executing it.
2. The Mortgagor acknowledges giving this Mortgage and incurring obligations and giving rights under this Mortgage for valuable consideration received from the Bank.

Approval No. 4500312A

ORDER TO REGISTER

STAMP DUTY USE ONLY

Please register and issue title to

**839025884**

**M**

Signed

Cust. Code:



THE BACK OF THIS FORM MUST NOT BE USED

27/4/06

# MORTGAGOR EXECUTION AND ATTESTATION - MANDATORY

## Individual/s

**Signed Sealed and Delivered** in Victoria by the Mortgagor in the presence of:

Signature of Witness	[Redacted]
Signature of Witness	[Redacted]
Signature of Witness	[Redacted]
Signature of Witness	[Redacted]

Signature of Mortgagor	[Redacted]
Signature of Mortgagor	[Redacted]
Signature of Mortgagor	[Redacted]
Signature of Mortgagor	[Redacted]

## Companies Executing without using a Common Seal

Executed by

by being signed by:

Signature
Full name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

Signature
Full name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

## Companies Executing by using a Common Seal

The Common Seal of

was affixed in the presence of:

Signature
Full name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

Signature
Full name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

## MORTGAGEE - NO EXECUTION REQUIRED

Approval No. 4500312A

# M page 2



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# AE315562T

27/04/2006 \$46.20 74

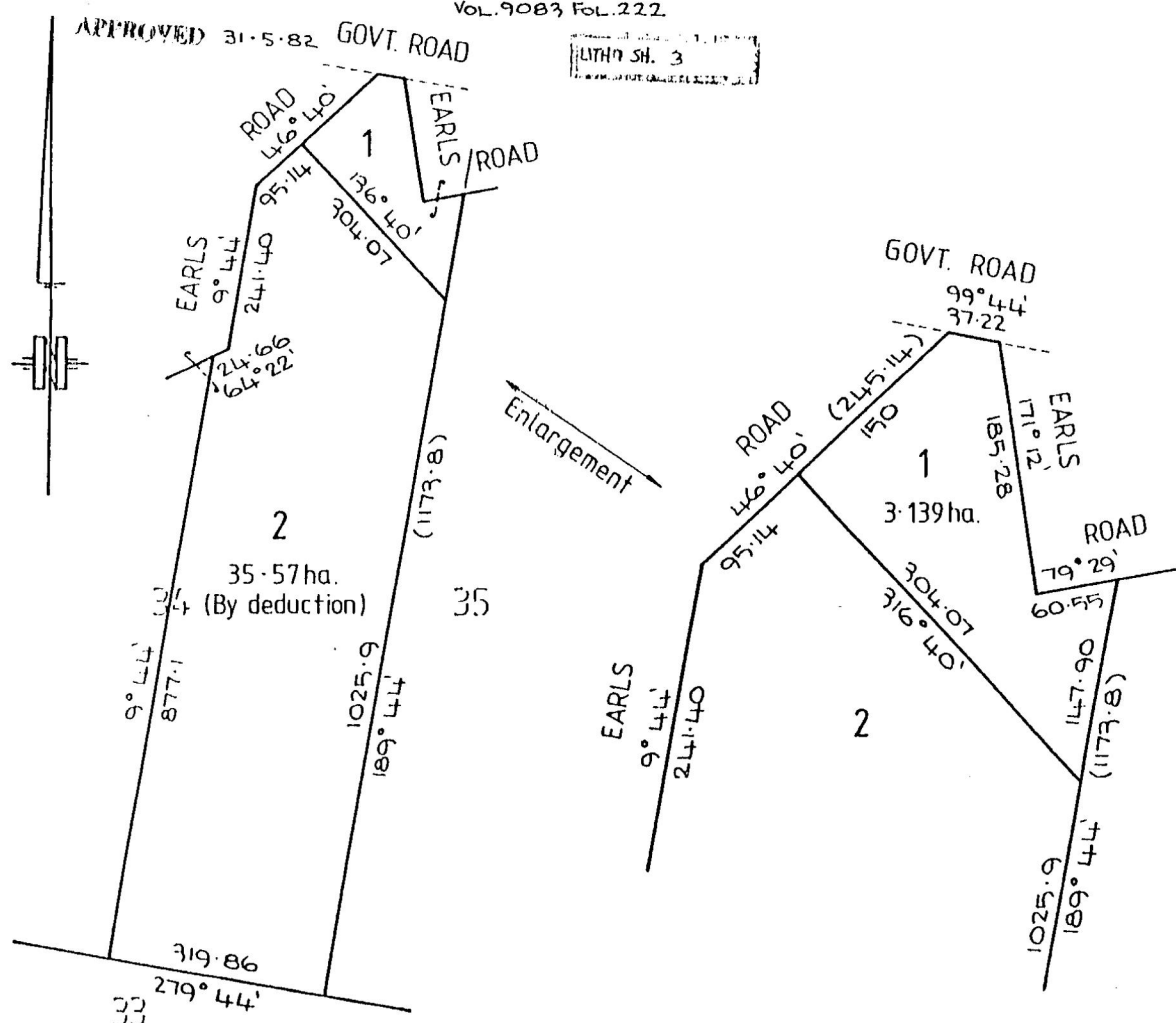


**LP140306**  
**EDITION 1**  
 APPROVED 31/5/82

H.

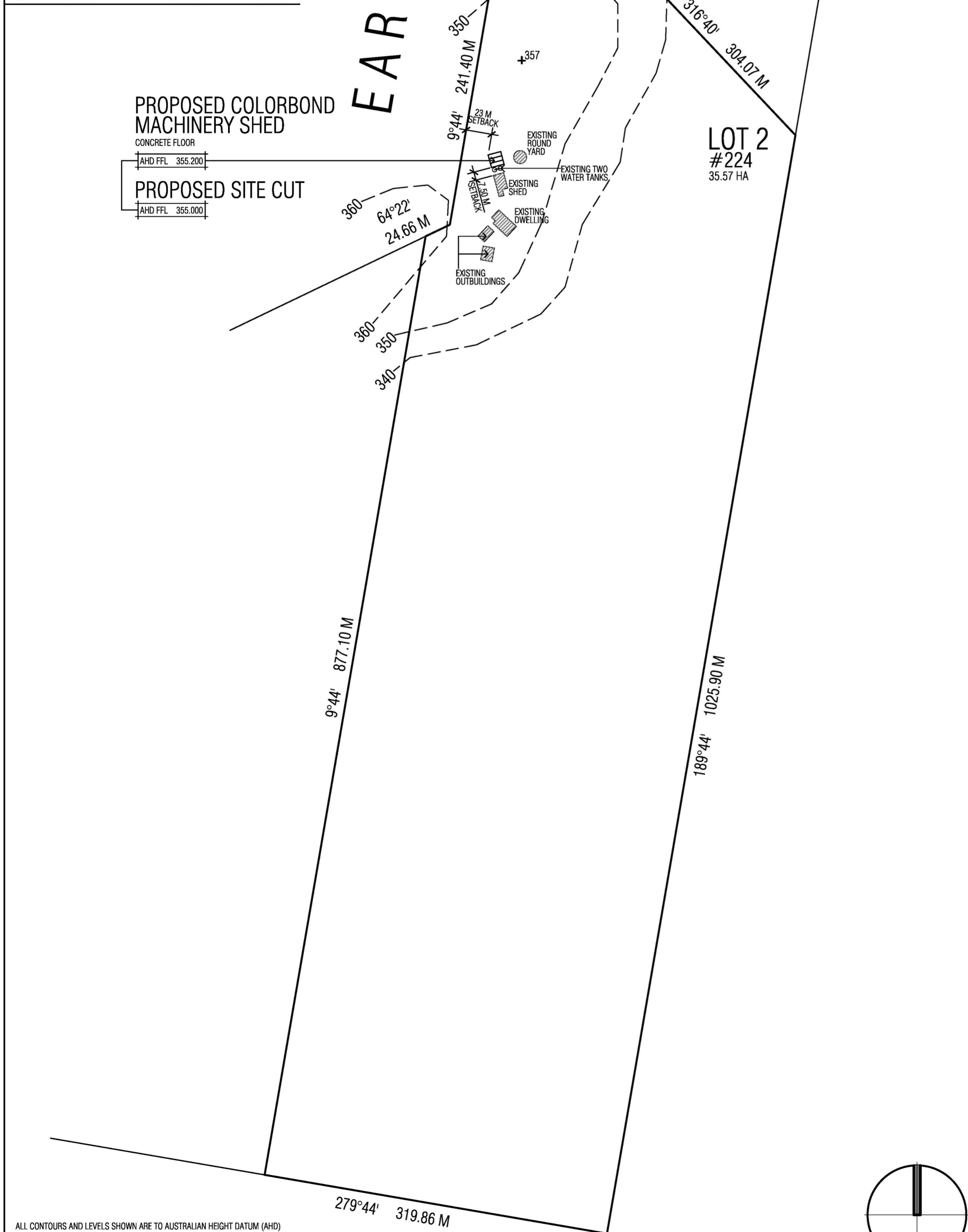
<p><b>PLAN OF SUBDIVISION OF</b>  <b>PART OF CROWN ALLOTMENT 34</b>  <b>PARISH OF MOE</b>  <b>COUNTY OF BULN BULN</b></p> <p>SCALE 160 80 0 160 320          LENGTHS ARE IN METRES</p>	<p><b>APPROPRIATIONS</b></p>
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Vol. 9083 Fol. 222



CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
<p>The Plan of Subdivision is hereby approved and the Common Seal of the President, Councillors and Members of the Shire of Murrumbidgee filed this day of <u>MARCH</u> 19<u>82</u> in the presence</p> <p>..... Councillor</p> <p>..... Councillor</p> <p>..... Shire Secretary</p>	<p>I Certify that this plan has been made by .....</p> <p>and accords with title and is mathematically correct and <del>is</del> based on survey.</p> <p>..... Surveyor.</p> <p>Date <u>4/11/81</u></p>

SITE CUT/FILL LEGEND & NOTES		
	DENOTES AREA OF SITE CUT	
	DENOTES AREA OF SITE FILL	
SITE CUT & FILL NOTE		
PROVIDE SITE CUT OF XX MM & FILL XX MM OVER BUILDING AREA & PROVIDE AN ADDITION SCRAPE TO GARAGE TO ACCOMMODATE A 86MM STEPDOWN		
NOTE: 45° BATTER ANGLE		
STORMWATER LAYOUT		
STORMWATER DRAIN LAYOUT IS FOR INDICATIVE PURPOSES ONLY & WILL BE INSTALLED AS PER THE DRAINAGE SUB-CONTRACTORS DISCRETION		
TERMITE TREATMENT REQUIRED		
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1		
DRAINAGE NOTES		
SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.2 DRAINAGE AND AS3500 NATIONAL PLUMBING DRAINAGE CODE		
BASE OF CUT GRADED TO SILT TRAP AT 1:100 MINIMUM		
DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS		
TEMPORARY DOWNPIPES CONNECTED TO THE STORMWATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED		
STORMWATER DRAINS ARE INDICATIVE ONLY		
DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION		
	GRADE SURFACE AWAY FROM DWELLING FOOTINGS (MINIMUM FALL 1:20)	
	GRADED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE	
	PROVIDE AG DRAIN AT BASE OF CUT GRADED TO SILT PIT AT 1:100 MINIMUM	
	SILT PIT CONNECTED TO AG DRAIN AND DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM	
FENCE NOTES		
	EX POST AND WIRE FENCE	
DRIVEWAY		
DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)		
PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS		
AREA ANALYSIS		
PROPOSED OUTBUILDING	144.00 M2	15.50 SQ



ALL CONTOURS AND LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

**PROPOSED SITE PLAN**

SCALE 1:3000



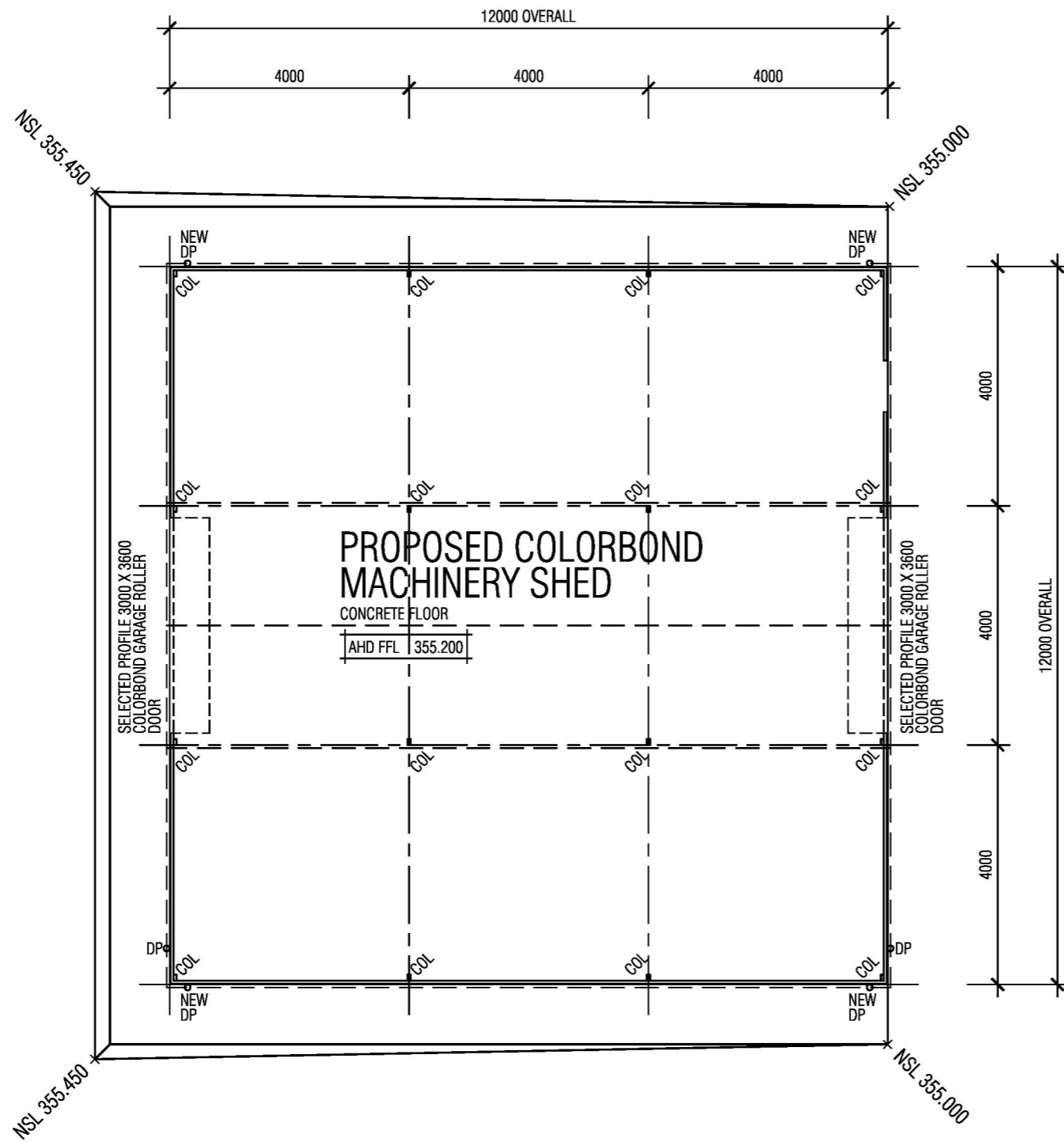
REV	DESCRIPTION	DRAWN	APP	DATE
A	FIRST ISSUE	RA	RA	25.11.22

**studiothr3e**  
 DESIGN & DRAFTING P/L  
 ABN: 61 301 788 101  
 1/25 Treloar Lane  
 Pakenham Vic 3810  
 P (03) 5941 1258  
 F (03) 5940 2317  
 M 0413 122 391  
 E info@studiothreedesign.com.au

CLIENT [REDACTED]  
 PROJECT PROPOSED COLORBOND MACHINERY SHED AT LOT 2, #224 EARLS ROAD YARRAGON SOUTH 3823

PROJECT #	3538	SCALE	1:3000	DRP	DP-AD415	MICROADS	97 C5
DRAWING #	A3.00	REVISION #	A	SHEET #	A1	OF	A4

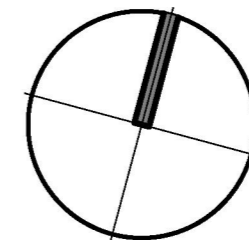
**TOWN PLAN DRAWINGS**  
 NOT TO BE USED FOR CONSTRUCTION PURPOSES



NO RETAINING WALLS REQUIRED

**PROPOSED GROUND FLOOR PLAN**

SCALE 1:100



A	FIRST ISSUE	RA	RA	25.11.22
REV	DESCRIPTION	DRAWN	APP	DATE

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**studiothr3e**  
DESIGN & DRAFTING P/L

ABN. 61 301 788 101  
1/25 Treloar Lane  
Pakenham Vic 3810

**P (03) 5941 1258**  
F (03) 5940 2317  
M 0413 122 391  
E [info@studiothreedesign.com.au](mailto:info@studiothreedesign.com.au)

CLIENT [REDACTED]

PROJECT PROPOSED COLORBOND MACHINERY SHED  
AT LOT 2, #224 EARLS ROAD  
YARRAGON SOUTH 3823

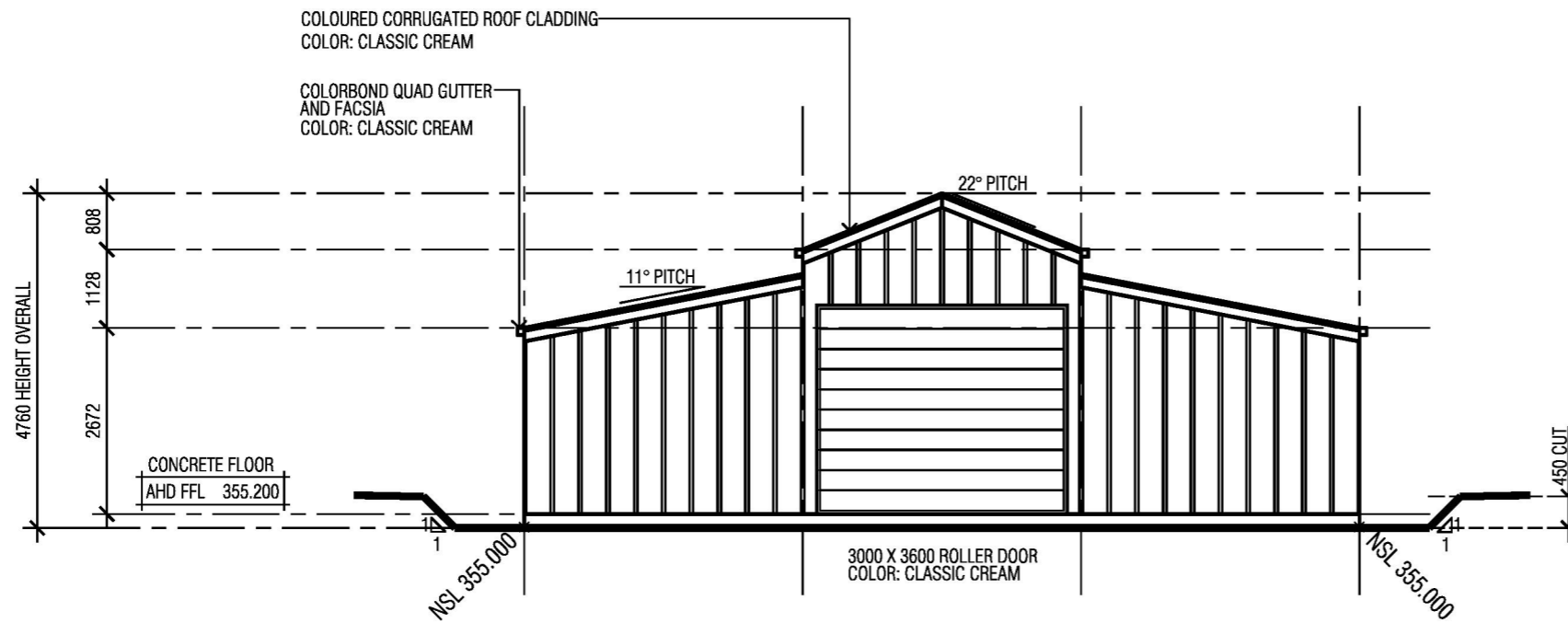
PROJECT #	<b>3538</b>	SCALE	1:100	RBP	DP-AD415	VICROADS	97 C5
DRAWING #	A4.00	REVISION #	A	SHEET #	A2	OF	A4

**TOWN PLAN DRAWINGS**

NOT TO BE USED FOR CONSTRUCTION PURPOSES

A3

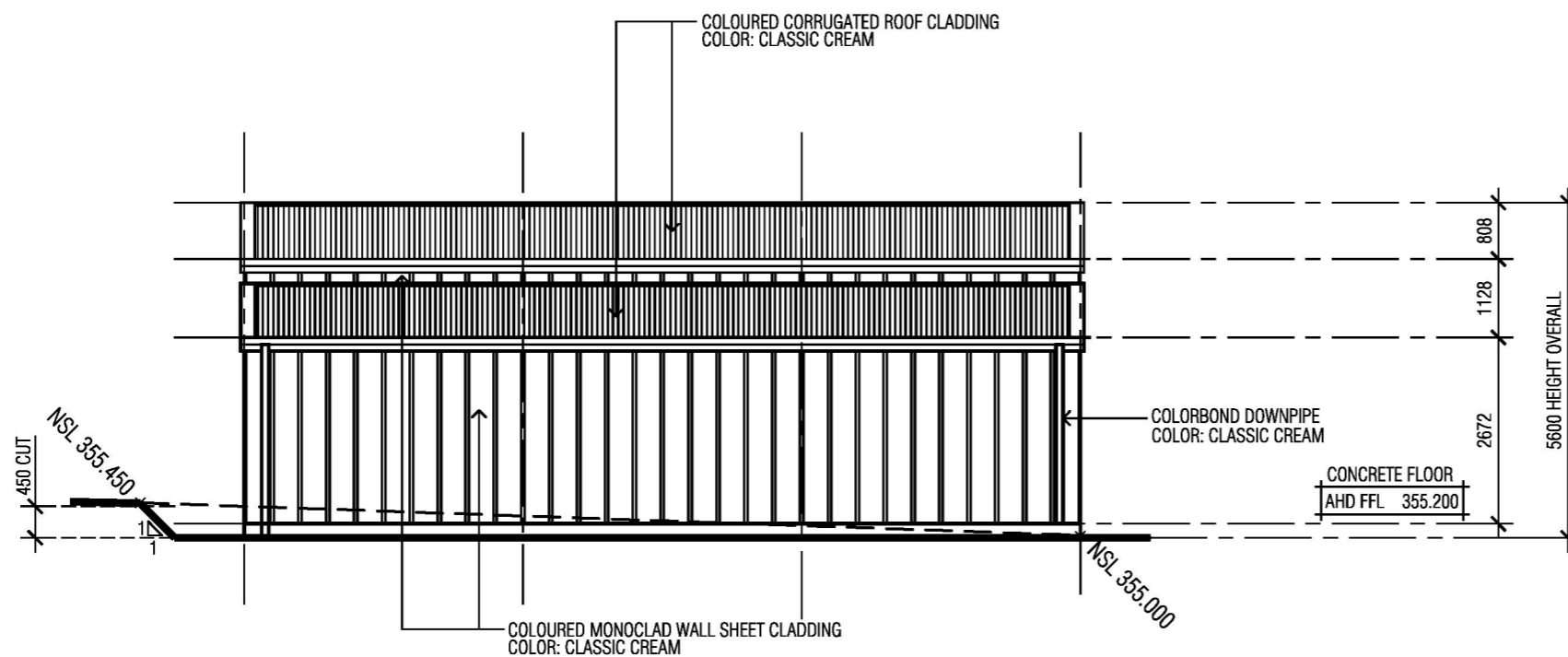




**PROPOSED EAST ELEVATION**

SCALE 1:100

**NOTE:**  
THE PROPOSED USE OF THE BUILDING TO STORE A TRACTOR, MOTORBIKE, FARM VEHICLE, FARM TOOLS  
NOT TO BE USED FOR ANY COMMERCIAL OR BUSINESS ACTIVITY



**PROPOSED SOUTH ELEVATION**

SCALE 1:100

ARTIFICIAL LIGHTING IN ACCORDANCE  
WITH BCA PART 3.12.5.5  
NOT TO EXCEED 3 WATTS/M2

A	FIRST ISSUE	RA	RA	25.11.22
REV	DESCRIPTION	DRAWN	APP	DATE

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CLIENT [REDACTED]

PROJECT PROPOSED COLORBOND MACHINERY SHED  
AT LOT 2, #224 EARLS ROAD  
YARRAGON SOUTH 3823

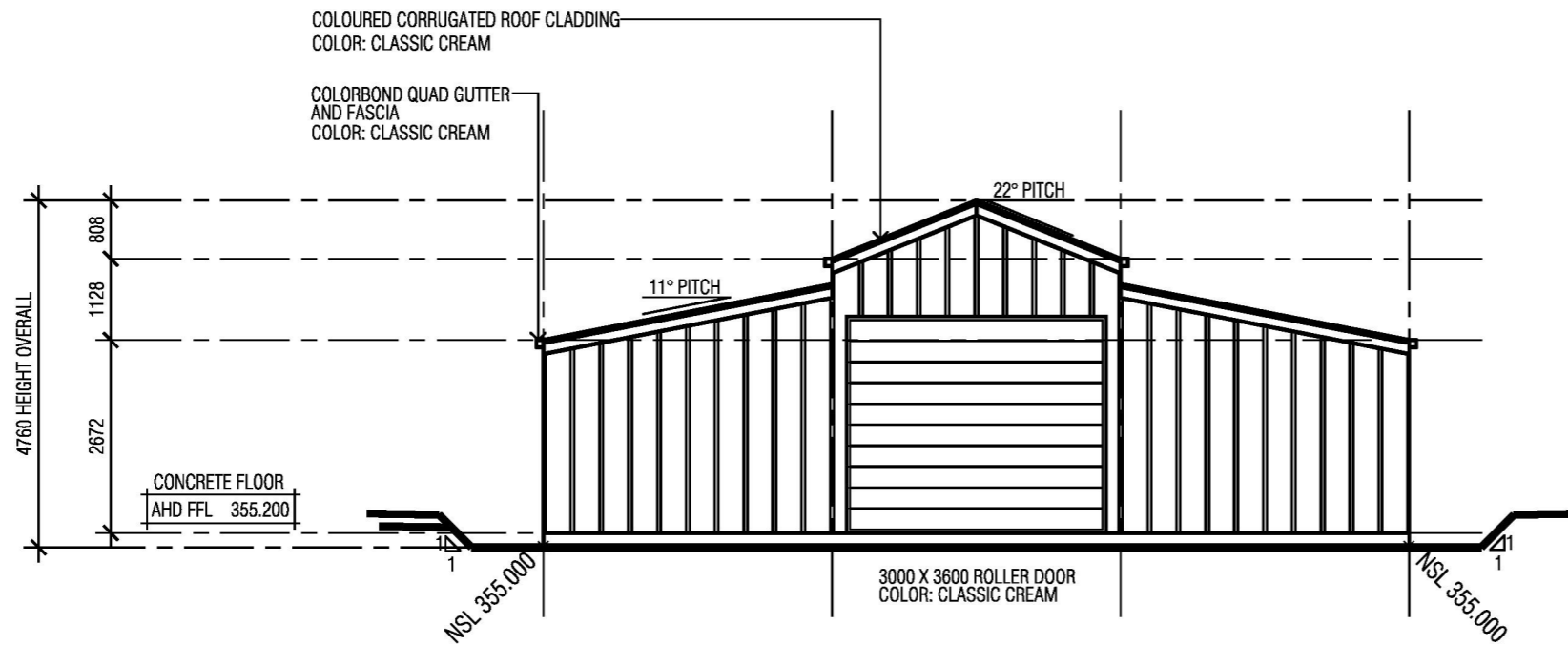
PROJECT #	<b>3538</b>	SCALE	1:100	RBP	DP-AD415	VICROADS	97 C5
DRAWING #	A5.00	REVISION #	A	SHEET #	A3	OF	A4

**TOWN PLAN DRAWINGS**

NOT TO BE USED FOR CONSTRUCTION PURPOSES

**PROPOSED ELEVATIONS**

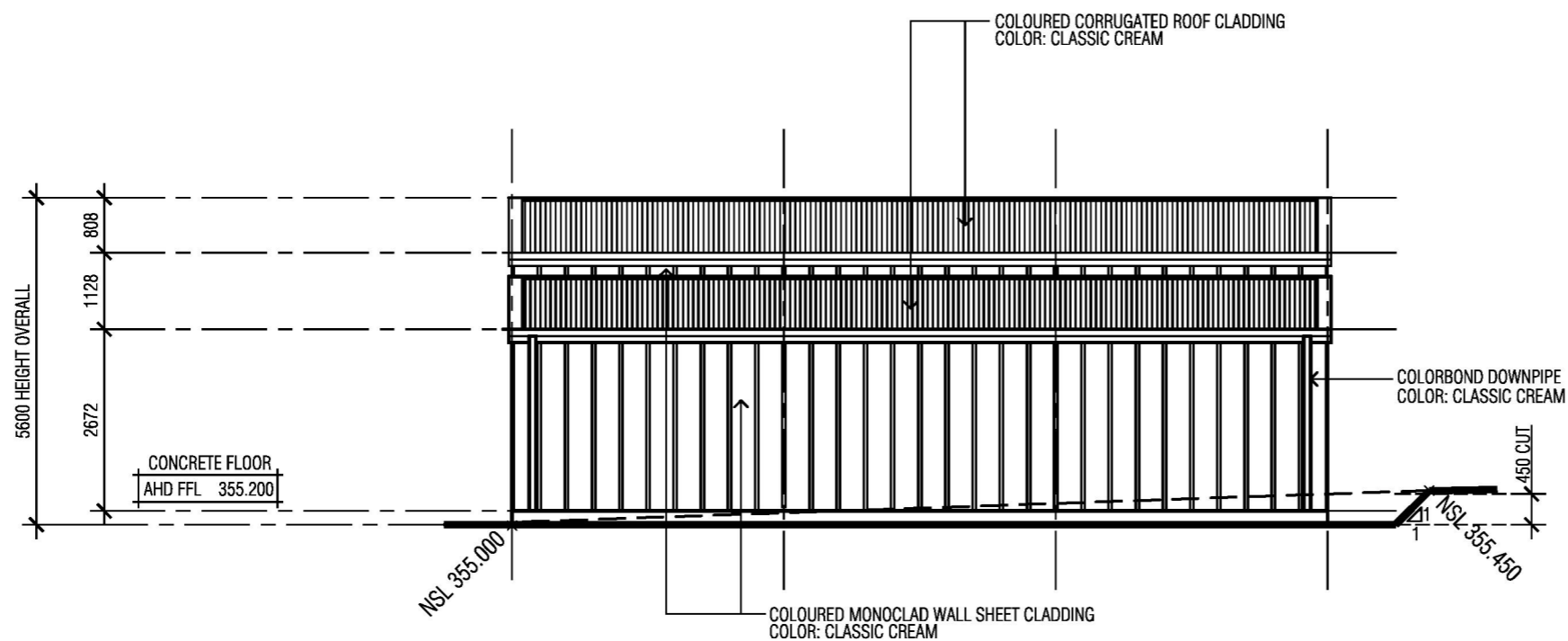
SCALE 1:100



**PROPOSED WEST ELEVATION**

SCALE 1:100

**NOTE:**  
 THE PROPOSED USE OF THE BUILDING TO STORE A TRACTOR, MOTORBIKE, FARM VEHICLE, FARM TOOLS  
 NOT TO BE USED FOR ANY COMMERCIAL OR BUSINESS ACTIVITY



**PROPOSED NORTH ELEVATION**

SCALE 1:100

ARTIFICIAL LIGHTING IN ACCORDANCE  
 WITH BCA PART 3.12.5.5  
 NOT TO EXCEED 3 WATTS/M2

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PROJECT #	<b>3538</b>	SCALE	1:100	RBP	DP-AD415	VICROADS	97 C5
DRAWING #	A5.10	REVISION #	A	SHEET #	A4	OF	A4

**TOWN PLAN DRAWINGS**  
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

**PROPOSED ELEVATIONS**

SCALE 1:100