



# Application for a Planning Permit

Unit Number:	Street Number: 118	Street Name: Burke Street			
Town: Warragul		Postcode: 3820			
FORMAL LAND DESC Option A:	CRIPTION (Please complete ei	ther A or B – this information can be found on the Certificate of Title)			
Lot No:	1				
Type of Plan: Please	tick√ Lodge Plan 🗌	Title Plan 🗹 Plan of Subdivision 🗌			
Plan Number:		119838P			
Option B:					
Crown Allotment Nu	mber:				
Section Number:					
Parish/Township Nai	me:				
Section 2: PERMIT A					
Name:	AFFLICANI				
name.					
Business:					
Postal Address:					
Telephone No. (H)					
Email Address:					
Section 3: OWNER I	<b>DETAILS</b> (If different to the App	olicant)			
Name(s):					
Postal Address:					
Telephone No. (H)		terre de la companya de la companya De la companya de la			
Email Address:					
Section 4: DEVELOR	PMENT COST - Estimated Co	other purpose. st of development for which the permit is required			
47655.00		By taking a copy of this document, you acknowledge and agree that you will			
		only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.			
		Page 1 of 24			
		i ago i oi <del>z t</del>			

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: ☐ Advertising Signage ☐ Development of 2 or more dwellings Qty: ☐ Agricultural Outbuildings ☐ Mixed Use Development and Reduction of Carparking ☐ Buildings and Works and Reduction in Carparking ☐ Residential Outbuildings ☐ Commercial or Industrial Buildings and Works ☐ Single Dwelling ☐ Extension / Alteration to Dwelling ☐ Telecommunications Use: ☐ Home Based Business ☐ Buildings and Works and Change of Use ☐ Change of Use ☐ Sale and Consumption of Liquor ☐ Change of Use and Single Dwelling Subdivision: ☐ Boundary Realignment ☐ 3 or more Lot Subdivison Qty: ☐ Variation/ Removal of Restriction ☐ Create an easement □ 100 or more Lot Subdivision Qty: ☐ 2 Lot Subdivision Subdivision / Vegetation Removal: ☐ Non Native Vegetation Removal or Lopping (ESO4) ☐ Native Vegetation Removal or Lopping ☐ Subdivision Qty: ☐ 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? □ Not Applicable (no such covenant, section 173 agreement or restriction applies) ☐ Yes □ No If yes, you should contact Council for advice as to how to proceed with the application. ible for the planning proces as set out in the Planning and Environment FURTHER DETAILS OF PROPOSAL (optional) Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. Page 2 of 24

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.  Provide a plan of the existing conditions. Photos are also helpful.							
Worship Hall and existing building located in the south east corner - refer to existing site plan							
Sectio	n 7: PRE-APPLICATION MEETIN	<b>І</b> G н	as there been a Pre-Application r	neeting with a (	Council Planning	g Officer?	
No 🗸							
Yes	If yes, with whom?						
	Date of this meeting						
Section	8: DECLARATION This form mus	t be :	signed. Complete box A or B				
A. I declare that I am the Applicant and a 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:		Date: 11/08/2022		
	LIST Please ensure you have includ ay result in a delay in the processing A fully completed and signed o	g of th	ne application.	ation form. <i>Fail</i> d	ure to provide a	II the information	
	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, requ <mark>e stage (ଅ୪୯ସିନା-ଅନ</mark> ୍ତା <mark>has been copied and</mark>						
	Provided a description of the likely effect of the proposal (if requi						
	Completed the declaration in S	eclaration in Section 8			Act 1987. The information must not be used for any other purpose.		
	Provided a contact phone num	ber (	and e-mail address	By taking a co acknowledge only use the o specified abo dissemination	opy of this doc and agree that document for t ve and that an distribution o t is strictly prol	at you will the purpose ny or copying of	

### 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.

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Phone: (03) 5176 5688

Baw Baw Shire council Planning department PO Box 304 Warragul

Vic 3820

To whom it may concern

Proposal: Construction of a new shed Address: 118 Burke Street Warragul

Lot 1 TP119838P

Please find attached a new application for a new storage shed.

The proposed address is the current location the local Salvation Army Worship Hall. The proposed shed will be used as storage for donations from the parishioner's and the local community until the items are dispersed to people in need. This shed will also house mowers required to keep the lawns on the site maintained.

The proposed building will be constructed of a structural steel frame with colorbond cladding (colour yet to be issued) to be to both the walls and the roof. The colours, when chosen, will be selected to conform with the existing building on the site. This shed will be constructed on a structural concrete slab.

The proposed shed is to be constructed to the rear of the existing building, the worship hall, and will be a minimum of 10m from the side property boundary and a distance of 10m from the rear boundary. There is no residential properties located to the rear of the site as this is the location of an existing railway line. There are existing residential buildings located on the southern boundary, but these will be shielded from the proposed shed by an existing line of trees that will not be removed or pruned for this application. Access to this proposed shed is through the existing carpark and will not be accessible to the general public. The access will only be for certain approved personnel.

This extension will not increase the number of workers within the existing building or create any additional noise, vibrations or odour/fumes to the surrounding area. This centre will only operate during the same hours that it currently operates and the proposed building will not cause andy increase in hours.

There is currently carparking spaces located at the north of the existing building as street parking available should it be required. The site currently allows for 74 carparks (inteluding two disabled) used for any further carparks are being proposed for this site

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Phone: (03) 5176 5688

If there is anything further required for this application, please feel free to contact me on or via email at
Kind regards

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Advertised TP 119838P **EDITION 1** TITLE PLAN Notations Location of Land DROUIN EAST Parish: Township: WARRAGUL Section: Crown Allotment: Crown Portion: Last Plan Reference: LP204645F Derived From: VOL 9705 FOL 416 ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON Depth Limitation: NIL THIS TITLE PLAN Description of Land / Easement Information THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND ENCUMBRANCES VICTORIA. FOR TITLE DIAGRAM As to any part of the land marked  $E\!-\!1$  on the map that PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT lies within the - -COMPILED: 03/09/1999 above-mentioned Lot -VERIFIED: A.H. THE EASEMENTS (if any) - - existing over the same byvirtue of Section 98 of -the Transfer of Land Act -1:221 ha 279041 BURKE STREET COLYNARY This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. IDENTIFIER Information must not be used for any **TABLE** OF **PARCEL** 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 1962 By taking a copy of this document, you acknowledge and agree that you will PARCEL 1 = LOT 3 (PT) ON LP204645F only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. LENGTHS ARE IN Metres = 0.3048 x Feet Sheet 1 of 1 sheets METRES

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Metres = 0.201168 x Links



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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,

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

Page 1 of 1

VOLUME 09705 FOLIO 416

Security no : 124100951632T Produced 07/10/2022 09:41 AM

### LAND DESCRIPTION

Lot 1 on Title Plan 119838P (formerly known as part of Lot 3 on Plan of Subdivision 204645F). PARENT TITLE Volume 08985 Folio 154 Created by instrument LP204645F 14/10/1986

### REGISTERED PROPRIETOR

Estate Fee Simple

### ENCUMBRANCES, CAVEATS AND NOTICES

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 TP119838P FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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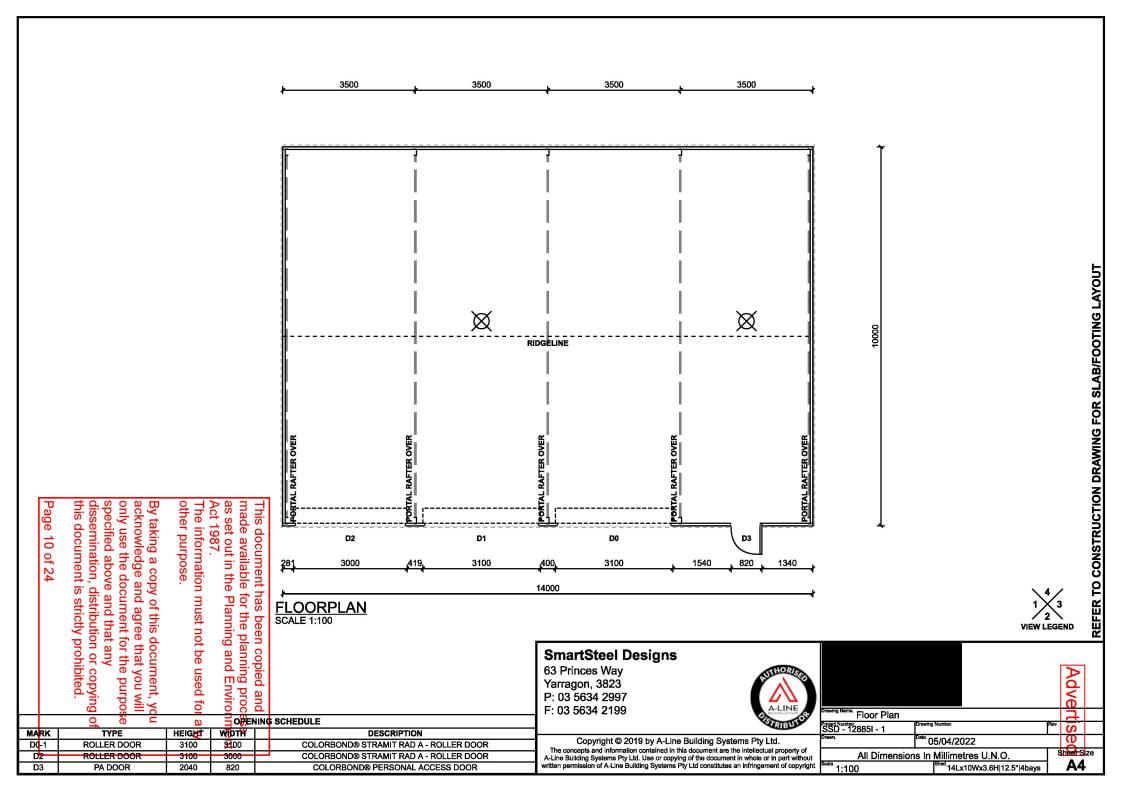
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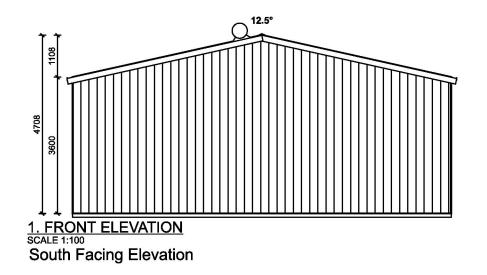
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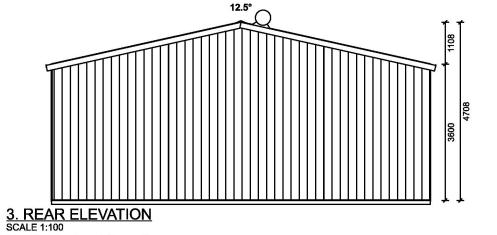
Title 9705/416

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SCHEDULE

North Facing Elevation

MARK	TYPE	HEIGHT	WTOTH	DESCRIPTION		
D0-1	ROLLER DOOR	3100	<b>31</b> 00	COLORBOND® STRAMIT RAD A - ROLLER DOOR		
D2	ROLLER DOOR	3100	3000	COLORBOND® STRAMIT RAD A - ROLLER DOOR		
D3	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR		

### SmartSteel Designs

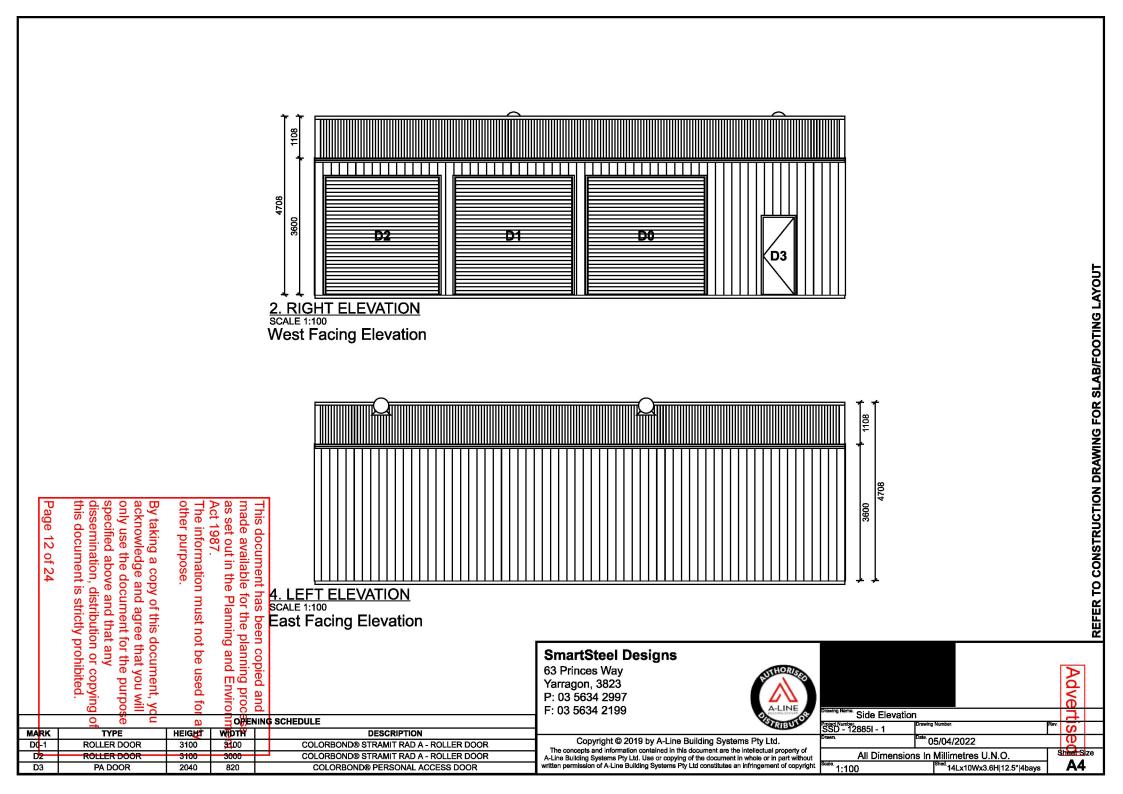
63 Princes Way Yarragon, 3823 P: 03 5634 2997 F: 03 5634 2199

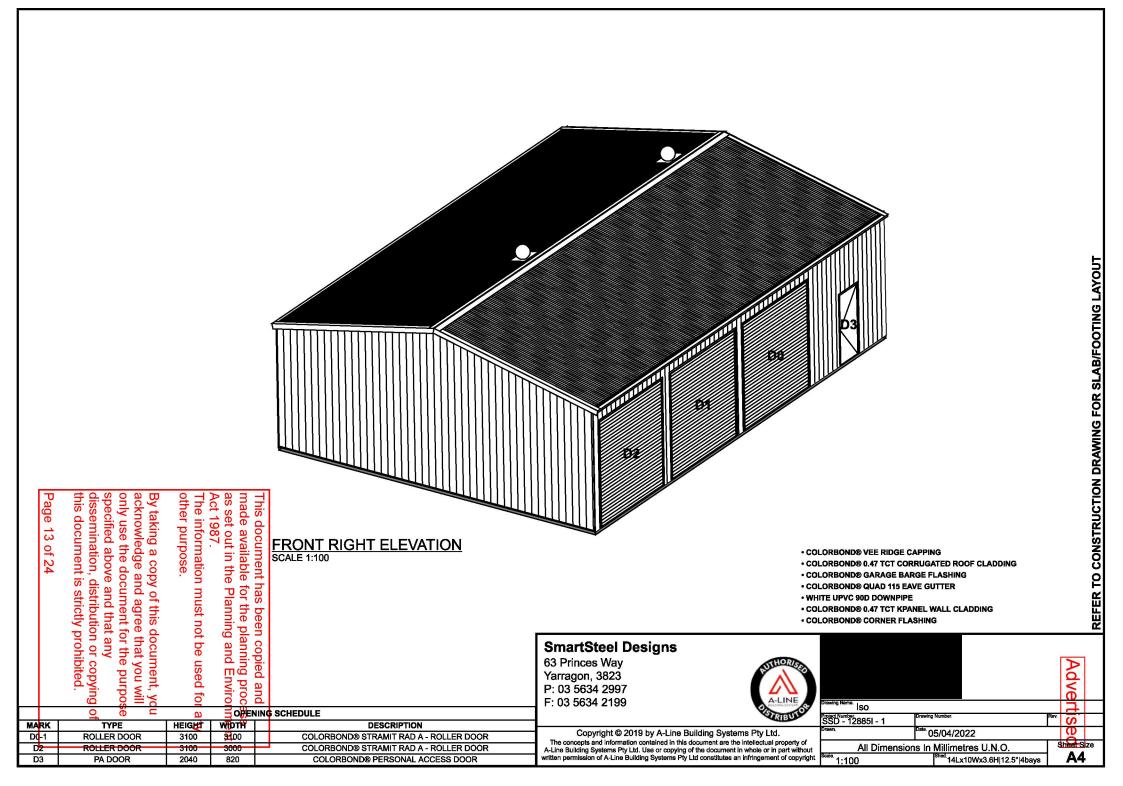


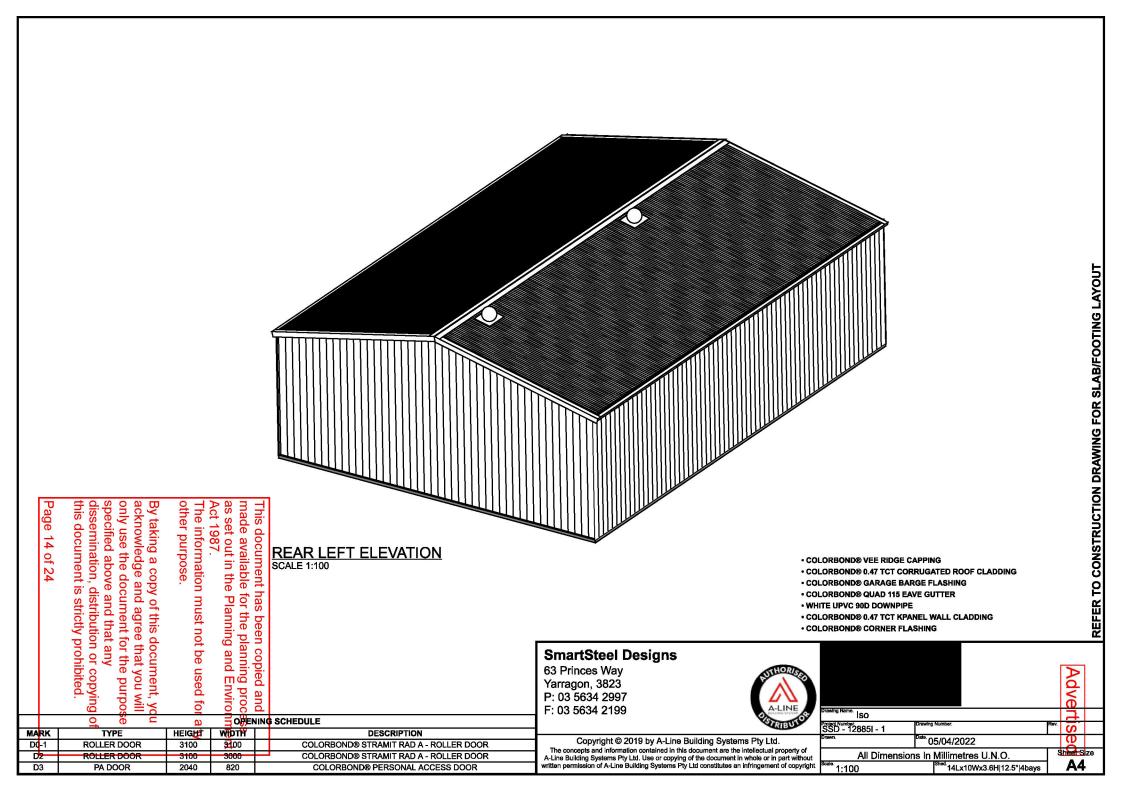
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f out	All Dimensions In Millimetres U.N.O.				Sheet	Sze
ight	Scale. 1:100	<sup>Shed.</sup> 14Lx10Wx3.6H 12.5°	4bays	A4	4	

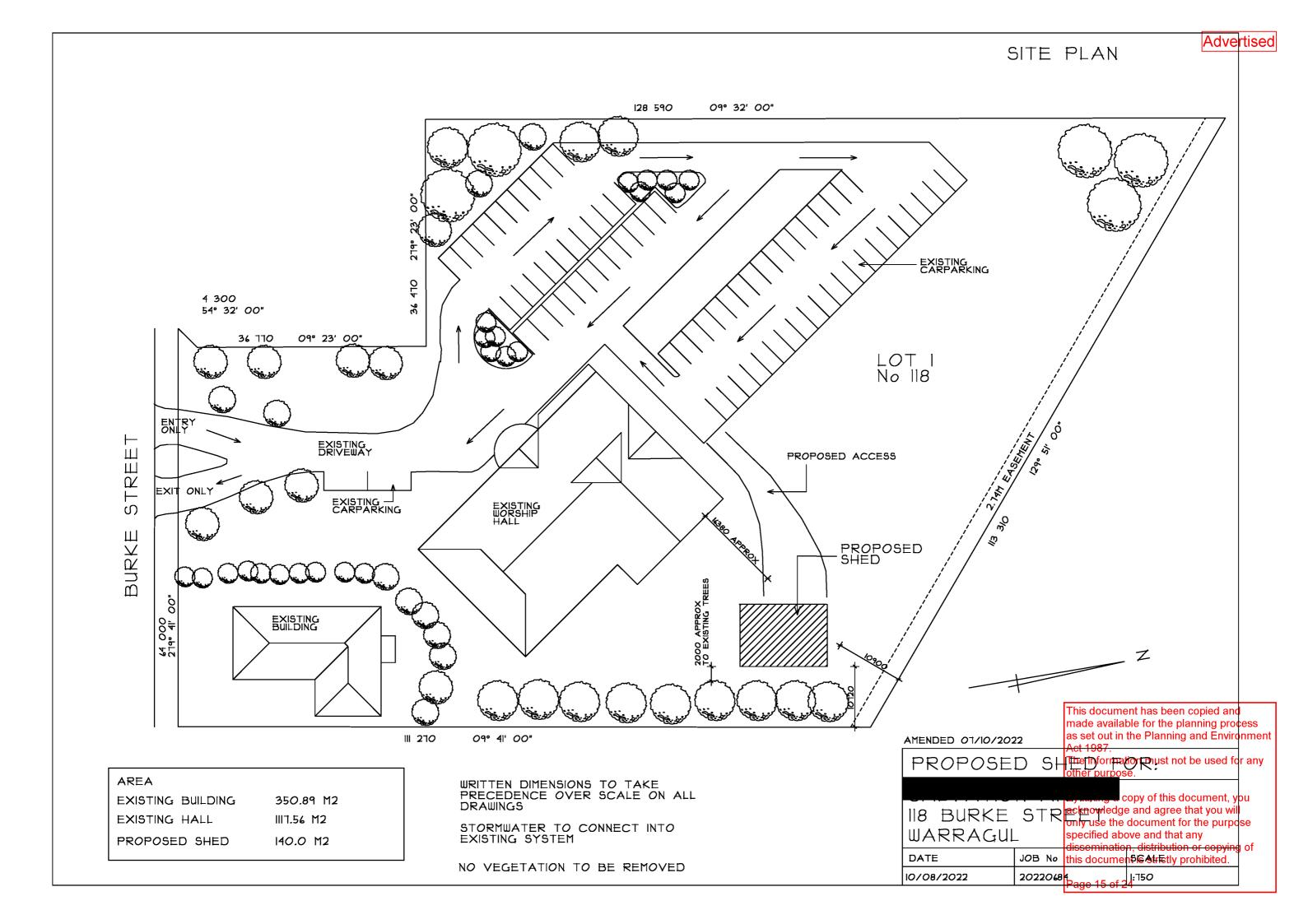
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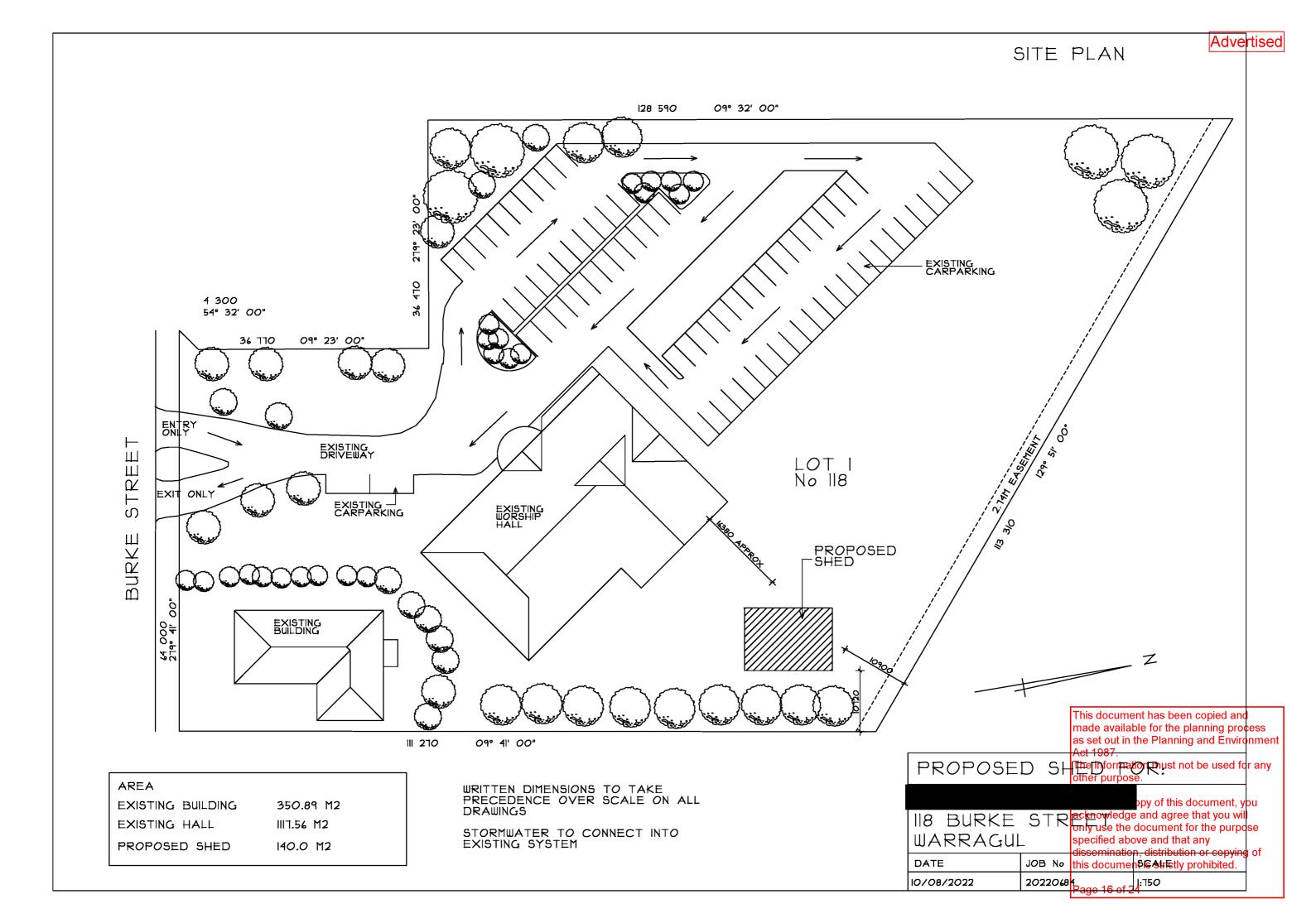
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Phone: (03) 5176 5688

Baw Baw Shire council Planning department PO Box 304 Warragul

Vic 3820

To whom it may concern

Proposal: Construction of a new shed Address: 118 Burke Street Warragul

Lot 1 TP119838P

Thank you for your letter dated 7<sup>th</sup> September. Our response to the request is as follows.

The existing building on the site was constructed in the year 2000.

- 1. A copy of the recent title has been included as requested
- 2. The site plan has now been amended to include an approximate distance to the existing trees
- 3. No vegetation is to be removed from the site to allow for the construction. The shed is located at a sufficient distance from the existing trees to retain all trees.
- 4. The proposed shed will be accessed via a new gravel driveway to be accessed through the existing carpark. This driveway will only be utilised by the approved personnel. Photos of the tree are attached to this for your reference.
- 5. A response to the reference document listed is attached to this letter
- 6. Attached to this letter
- 7. An aerial image of the site has been included as requested showing the proposed building site, contours and the position of the overlay. This will need to be read in conjunction with the scaled site plan
- 8. Details of how we will attempt to minimise the effects will be attached to this letter.

If there is anything further required for this application, please feel free to contact me on or via email at

Kind regards

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# B4U Build Building Consultants

Unit 4/5 Rocla Road, Traralgon P.O Box 1781, Traralgon 3844, Email: admin@b4ubuild.net.au

Phone: (03) 5176 5688





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Protection of Giant Gippsland Earthworm and Habitat Areas Clause 42.01 schedule 4

### Details of works

The proposed works are for the construction of a 14.0 x 10.0 storage shed on the site. This shed will be constructed on a reinforced concrete slab with piers as per the engineered design. Ground disturbance will be at a maximum depth of 1000m2 for 6 piers and 600mm for the remaining 8 piers over the shed site only. No other works are proposed for this structure. The depth of footings has been minimised with the addition of the reinforced concrete slab for the flooring of the shed. A driveway access to the site will be of gravel only to allow for the drainage of the site.

### Details of the purpose of the structure

The purpose of this structure is to provide storage for the Salvation Army with goods donated by the local community. These items will be moved from the collection bins into this shed until disbursement can occur. Mowers and similar equipment used on the site, will also be stored within this building

### Detailed map

A detailed aerial map has been supplied and identifies the proposed shed to be within the ESO overlay. The remaining area of this ESO will remain untouched by development. This detailed aerial picture should be read in conjunction with the attached site plan.

### Assessment of impacts on Habitat

The proposed shed it located within an existing residential development, between the existing Salvation Army Worship Hall and an existing railway line along the north of the site. This development is in a small section of the site.

Soil Disturbances: The proposal will impact on the area as described in the first point but is minimised by the addition of an integrated slab into the design. This reduces the depth of the piers required by up to 400mm.

Altered Hydrology: The natural drainage of the site is towards the north of the site and this development will not impact of this or change the direction of the drainage. Water collected off the roof of this proposed shed will be directed into the existing system of the site. Chemical disturbances: The proposed shed will house the various ground keeping equipment needed for the site. The addition of the concrete slab will ensure that any fuels etc for this equipment, kept in the shed will not leach any contaminates into the ground to jeopardise the habitat.

### Details to minimise the impact

discussed previously. While construction is occurring, continuous monitoring of the site will be set out in the Planning and Environment be conducted for the presence of giant earthworms

The proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with the minimum and the proposed shed will be constructed with Act 1987.

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### **Property Details**

118 Burke St, Warragul, VIC 3820, Australia Lot/DP: 1\TP119838

08/03/2022

Design

10 x 14

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Current version date:

28/05/2022





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Property	Details

118 Burke St, Warragul, VIC 3820, Australia Lot/DP: 1\TP119838

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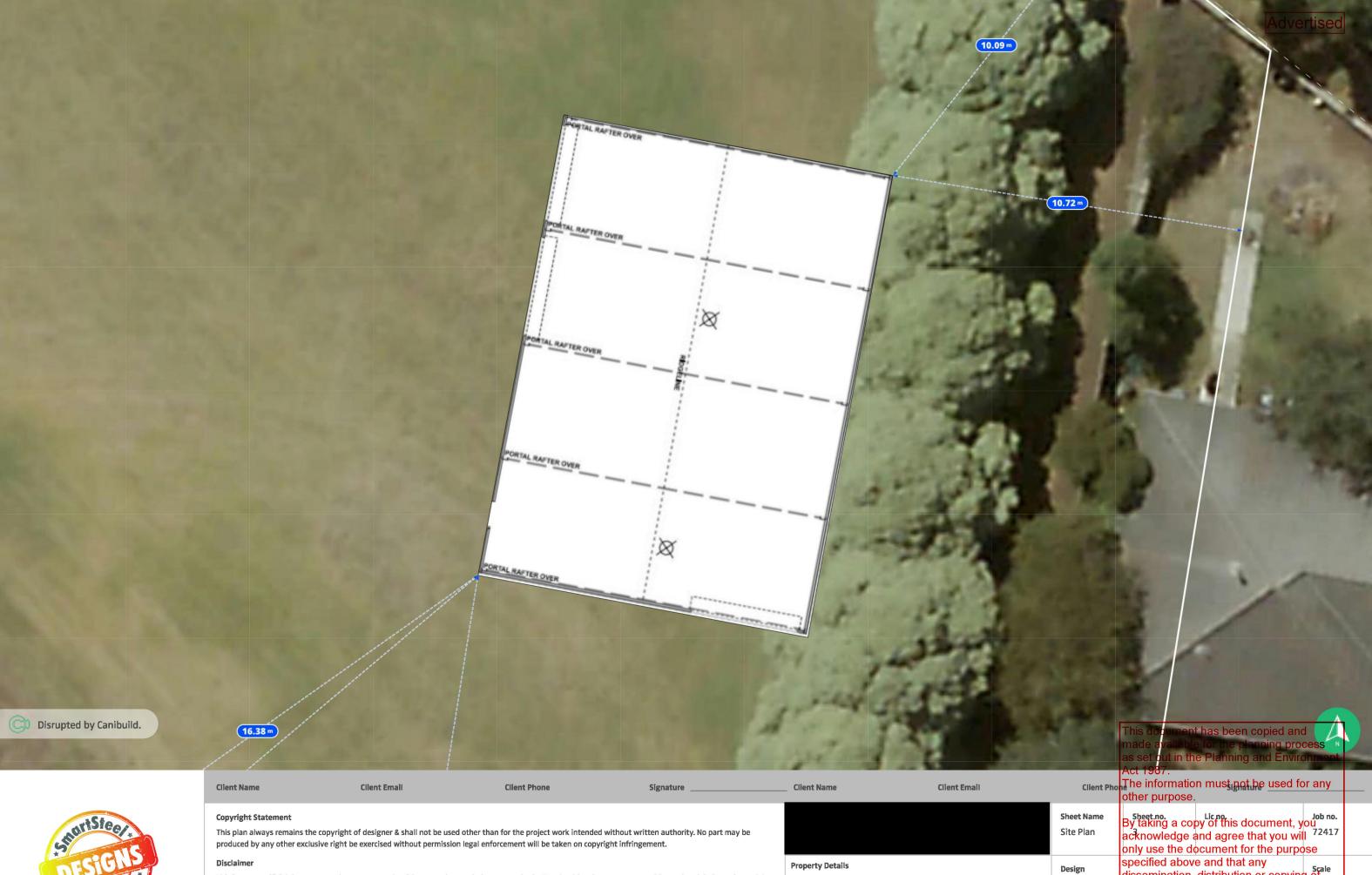
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Design

10 x 14

08/03/2022

28/05/2022





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### Planning Map

Print Date: 10/6/2022



