

Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 815	Street Name: Jacksons Track
Town: Jindivick	Postcode: 3818	

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:	PS 426029 A		

Option B:

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

Section 2: PERMIT APPLICANT

Name:	Andrew Bepalov			
Business:	ARB Design			
Postal Address:	19 Old Coach Rd The Basin VIC			Postcode: 3154
	Telephone No. (H): 0411884553	(W)	(M)	
Email Address:	andrew@arbdesign.com.au			

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

Name(s):	Travis Richard MacDonald			
Postal Address:	815 Jacksons Track Jindivick			Postcode: 3818
	Telephone No. (H): 0419 884 522	(W)	(M)	
Email Address:				

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

56,500

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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information may result in your application being refused.

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 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 Subdivision 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 RDZI

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)

Proposed construction of two outbuildings, refer to drawings

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Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.
Provide a plan of the existing conditions. Photos are also helpful.

Advertised

One existing dwelling, refer to drawings

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: Andrew Bespalov	Date: 28/08/2020

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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Page 3 of 11

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 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.

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

VOLUME 10440 FOLIO 579

Security no : 124086564876W
Produced 13/11/2020 11:44 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 426029A.
PARENT TITLE Volume 09562 Folio 738
Created by instrument PS426029A 07/06/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHAEL IAN RUSSELL
FRANCES LYNDSEY RUSSELL both of 10-12 DEAUVILLE STREET BEAUMARIS VIC 3193
AN122747C 22/09/2016

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 PS426029A 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: JACKSONS TRACK JINDIVICK VIC 3818

DOCUMENT END

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Page 5 of 11

PLAN OF SUBDIVISION		STAGE NO- XX	LTO use only EDITION 1	Plan Number PS 426029 A
Location of Land Parish: JINDIVICK Township: - Section: - Crown Allotment: 85A (PART) Crown Portion: - LTO Base Record: 2801 SHEET 1 Title Reference: 9562/738 Last Plan Reference: LP 145013 Postal Address: 815 JACKSONS TRACK (at time of subdivision) JINDIVICK, 3818 AMG Co-ordinates E 401 250 Zone: 55 (of approx. centre of land in plan) N 5 792 000		Council Certificate and Endorsement Council Name: BAW BAW SHIRE COUNCIL Ref: 98339 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 of the 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 19 / 3 / 99 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and / or Reserves				
Identifier	Council / Body / Person			
NIL	NIL			
Notations				
Staging This is not a staged subdivision Planning Permit No 98339				
Depth Limitation 15.24 metres OTHER NOTATIONS: SHEET 2 - LOTS 1 & 3 SHEET 3 - LOT 2 SHEET 4 - EASEMENT ENLARGEMENT (LOT 2) The dimensions of Nangara Road shown for lot 2 are derived from the title and computed to close The areas of all lots have been computed from this plan				
Survey This plan is based on a partial survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No-				
Easement Information				LTO use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 8 / 4 / 99
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY PURPOSES	AS SHOWN	C/E C 258050	STATE RIVERS & WATER SUPPLY COMMISSION
E-2	POWERLINE	15	THIS PLAN - Sec 44 ELECTRICITY INDUSTRY ACT 1993	EASTERN ENERGY LTD
E-3	CARRIAGEWAY	AS SHOWN	THIS PLAN	LOTS 1 & 3 ON THIS PLAN
CHRISTOPHER C. MORRIS & ASSOCIATES Licensed Surveyors 48 Queen Street Warragul- 3820- Ph (03) 5623 6526 Fax (03) 5623 5372				LTO use only PLAN REGISTERED TIME 11-00 DATE 7 / 6 / 99 _____ Assistant Registrar of Titles Sheet 1 of 4 Sheets
LICENSED SURVEYOR CHRISTOPHER C. MORRIS SIGNATURE _____ DATE 8/12/1998 REF 1758 VERSION 2A		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

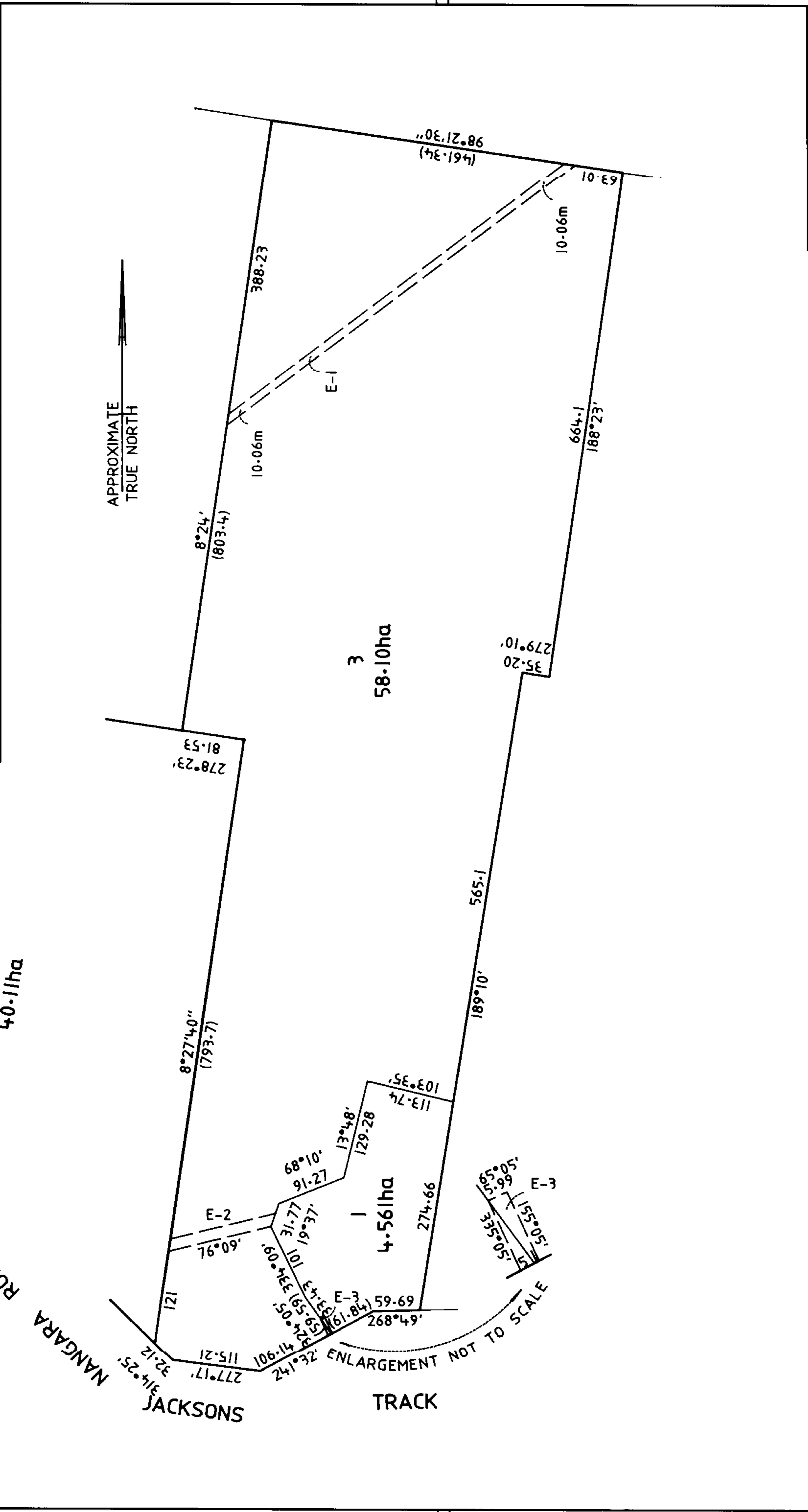


SPPS426029A-1-1

Plan Number
PS 426029 A

Stage N°
XX

PLAN OF SUBDIVISION



SHEET 2 OF 4 SHEETS

LICENSED SURVEYOR **CHRISTOPHER C. MORRIS**

SIGNATURE..... DATE: **8/12/1998**

REF: 1758 VERSION **2A**

SCALE

50 0 100 200

LENGTHS ARE IN METRES

ORIGINAL SCALE 5000 SHEET SIZE A3

CHRISTOPHER C. MORRIS & ASSOCIATES

Licensed Surveyors

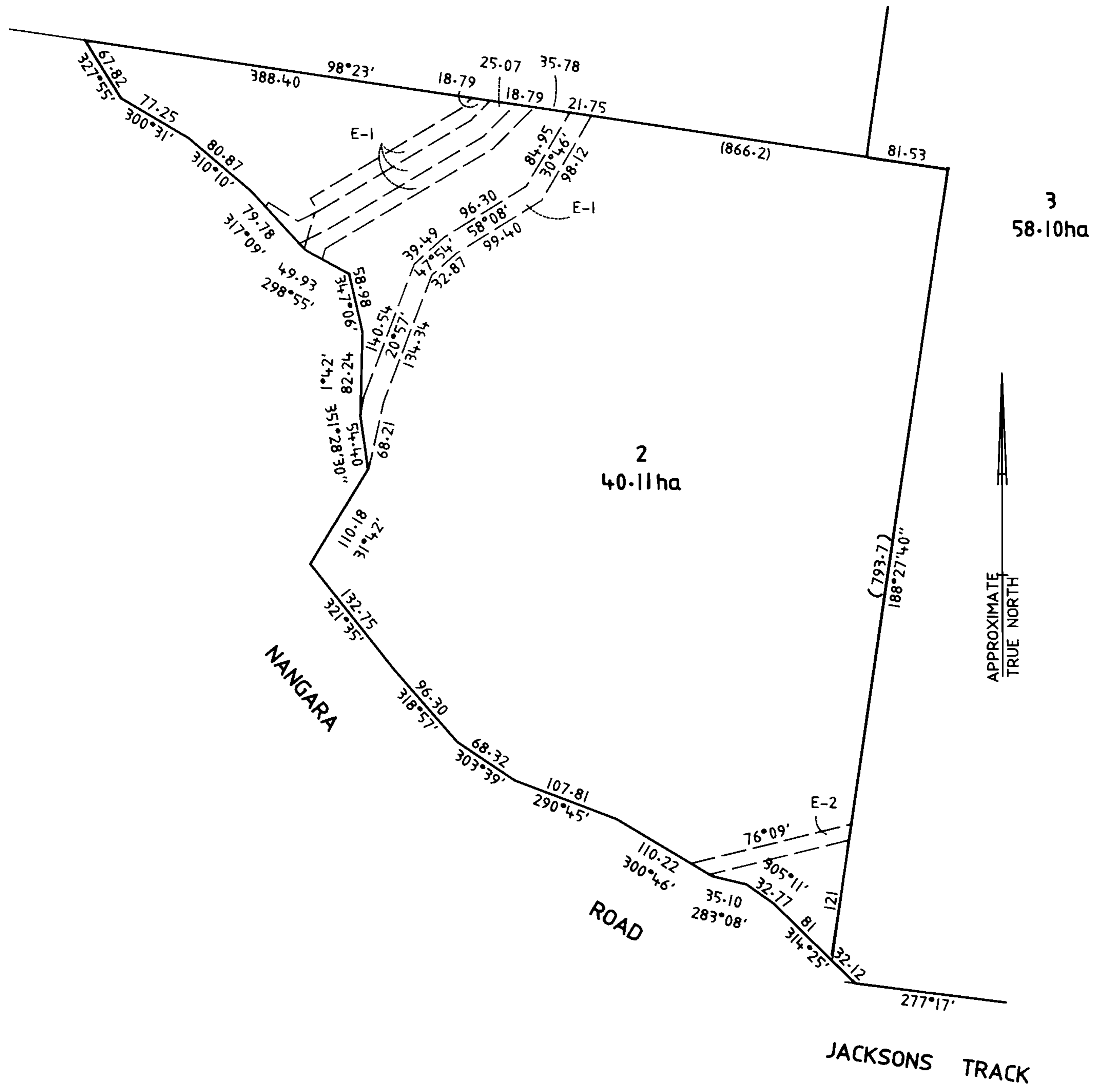
48 Queen Street Warragul. 3820.
Ph (03) 5623 6526 Fax (03) 5623 5372

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm



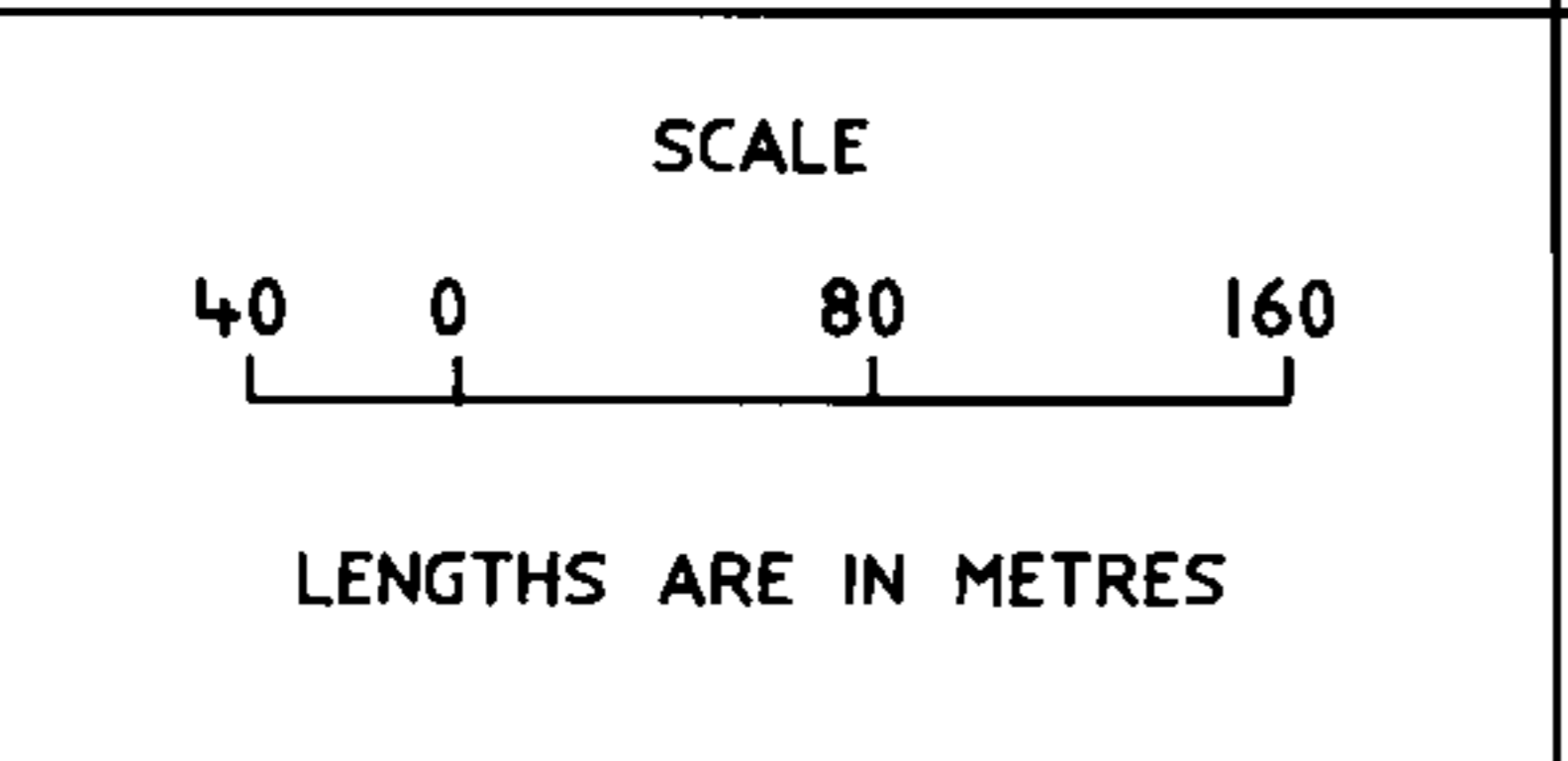
SPPS426029A-2-4

PLAN OF SUBDIVISION	Stage No. XX	Plan Number PS 426029 A
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CHRISTOPHER C. MORRIS & ASSOCIATES
 Licensed Surveyors
 48 Queen Street Warragul, 3820.
 Ph (03) 5623 6526 Fax (03) 5623 5372

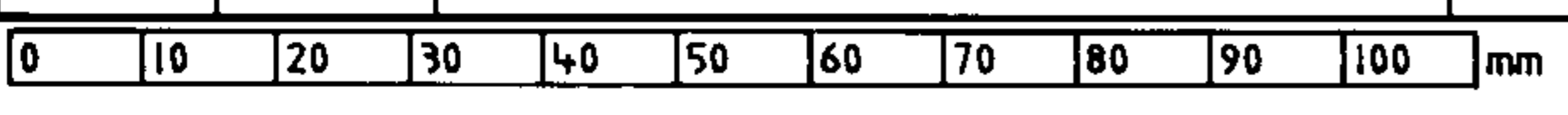
ORIGINAL
 SCALE 4000
 SHEET SIZE A3



LICENSED SURVEYOR CHRISTOPHER C. MORRIS
 SIGNATURE _____ 8/12/1998
 REF: 1758 VERSION 2A

Sheet 3 of 4 Sheets

DATE: _____
 COUNCIL DELEGATE SIGNATURE _____

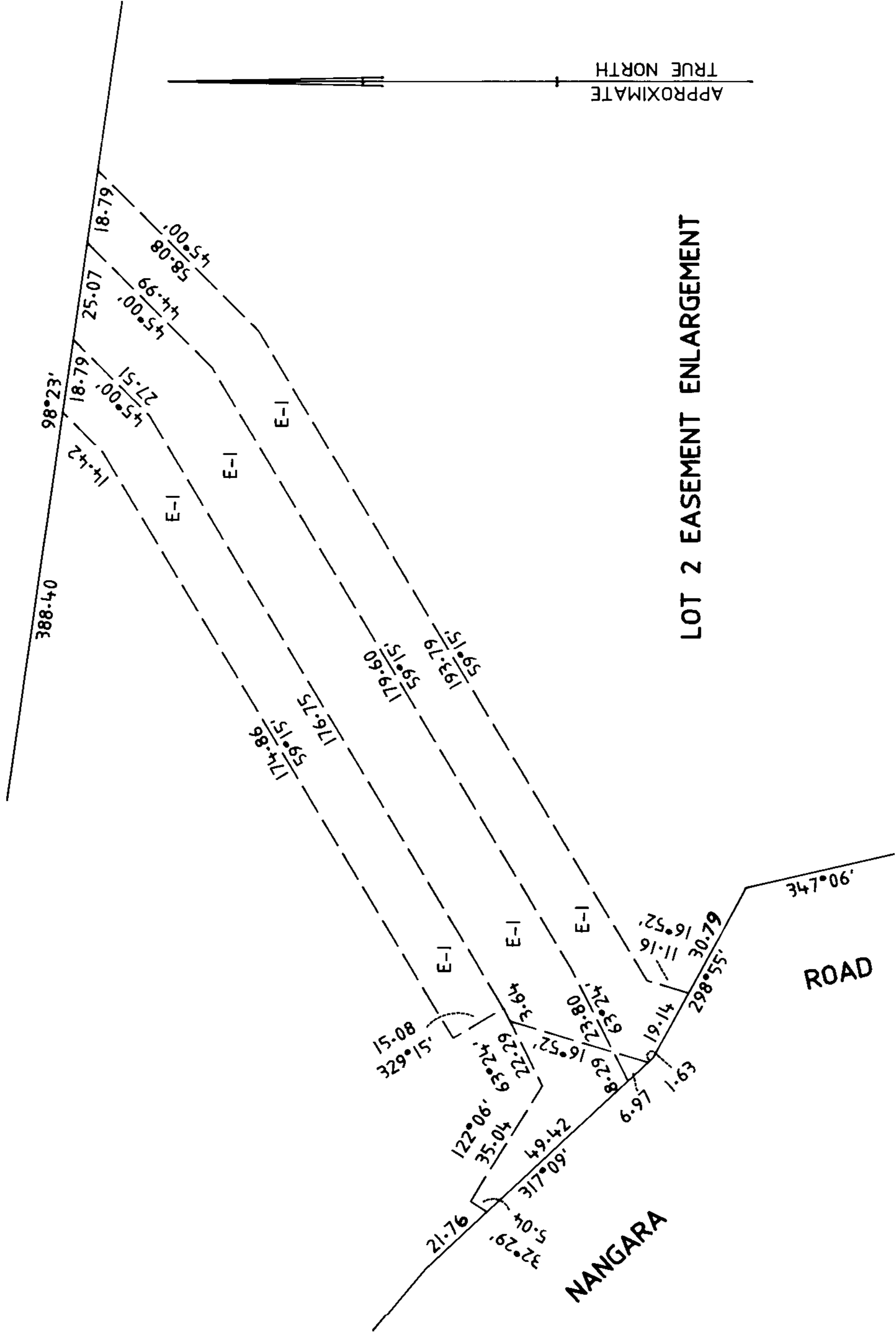


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 Page 8 of 11

PLAN OF SUBDIVISION

Stage N° XX

Plan Number PS 426029 A



LOT 2 EASEMENT ENLARGEMENT

SHEET 4 OF 4 SHEETS	
LICENSED SURVEYOR... CHRISTOPHER C. MORRIS	DATE: 8/12/1998
SIGNATURE.....	VERSION 2A
REF: 1758	COUNCIL DELEGATE SIGNATURE
<p>SCALE</p> <p>12.5 0 25 50</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE 1250</p> <p>SHEET SIZE A3</p>
<p>CHRISTOPHER C. MORRIS & ASSOCIATES</p> <p>Licensed Surveyors</p> <p>48 Queen Street Warragul 3820</p> <p>Ph (03) 5623 6526 Fax (03) 5623 5372</p>	
0	10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm



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Page 9 of 11

10-11-2020
Baw Baw Shire
Planning Department,
PO Box 304
Warragul VIC 3820

**RE: RFI - Planning application – PLA0208/20
813 Jacksons Track Jindivick**

We are responding to a request for further information for the above planning application.

We confirm that the proposed works will be on Lot 3, not Lot 1 at 815 Jackson Track Jindivick. There may be some confusion as the client refers to the property as 813 Jacksons Track, however the property address is 815 Jacksons Track, as per the Title documents.

The outbuilding will be used as house shed and contain things the client needs closer to the house – garden furniture, verandah furniture, BBQ, general gardening equipment, additional storage for household items as the clients house has limited storage, playground and sporting equipment for nieces and nephews, table tennis table etc.

The machinery shed will be used solely to house the larger farming equipment (Massey Fergusson tractor & bucket, forks, grader etc) and hay for the cattle.

We attach the required drawings and documentation.

Kind Regards



Andrew Bepalov
ARB DESIGN

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SITE NOTES

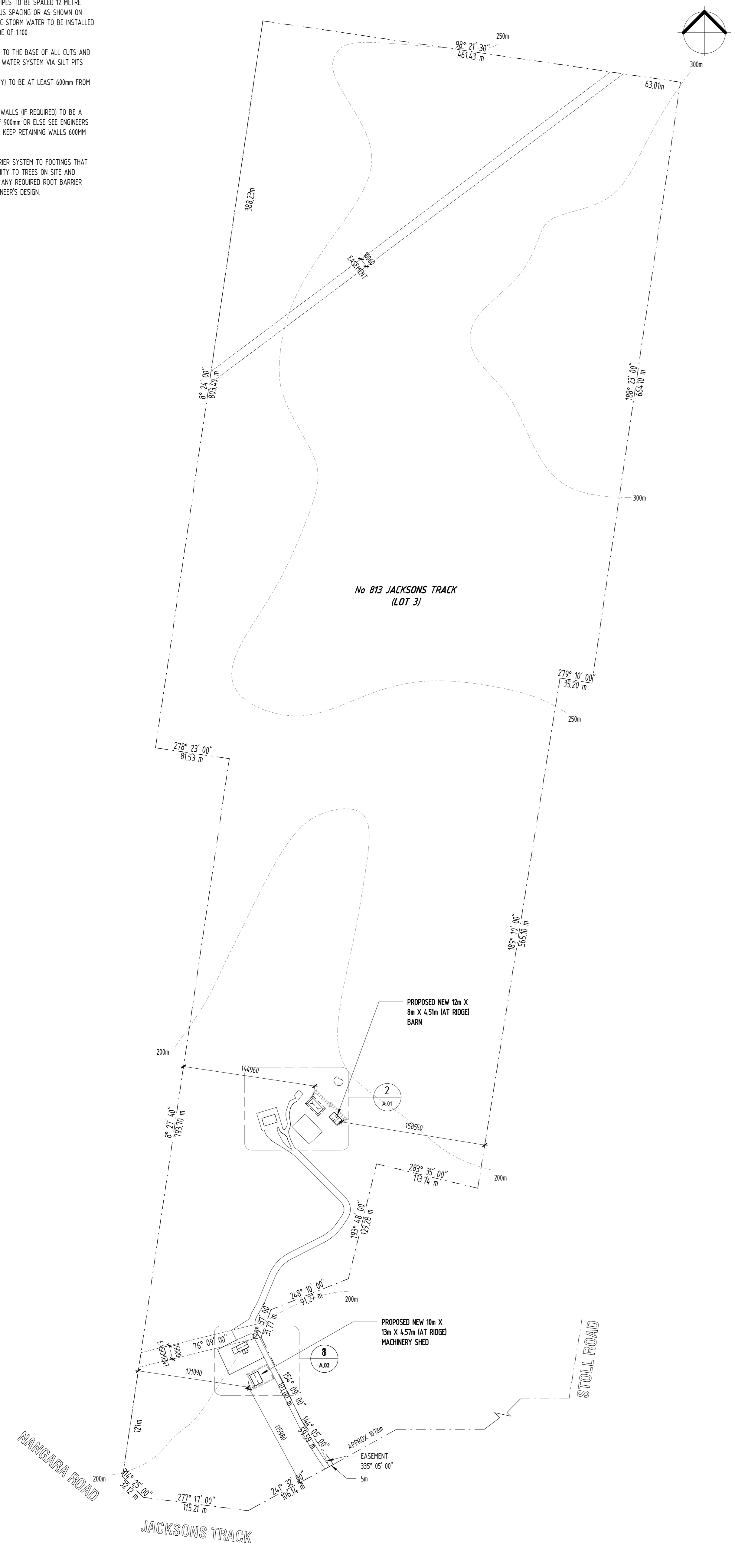
CONNECT ALL STORM WATER TO LEGAL POINT OF DISCHARGE, DOWN PIPES TO BE SPACED 12 METRE MAXIMUM CONTINUOUS SPACING OR AS SHOWN ON PLAN. 100mm DIA. PVC STORM WATER TO BE INSTALLED AT A MINIMUM GRADE OF 1:100

PROVIDE AG DRAINS TO THE BASE OF ALL CUTS AND CONNECT TO STORM WATER SYSTEM VIA SLEET PITS

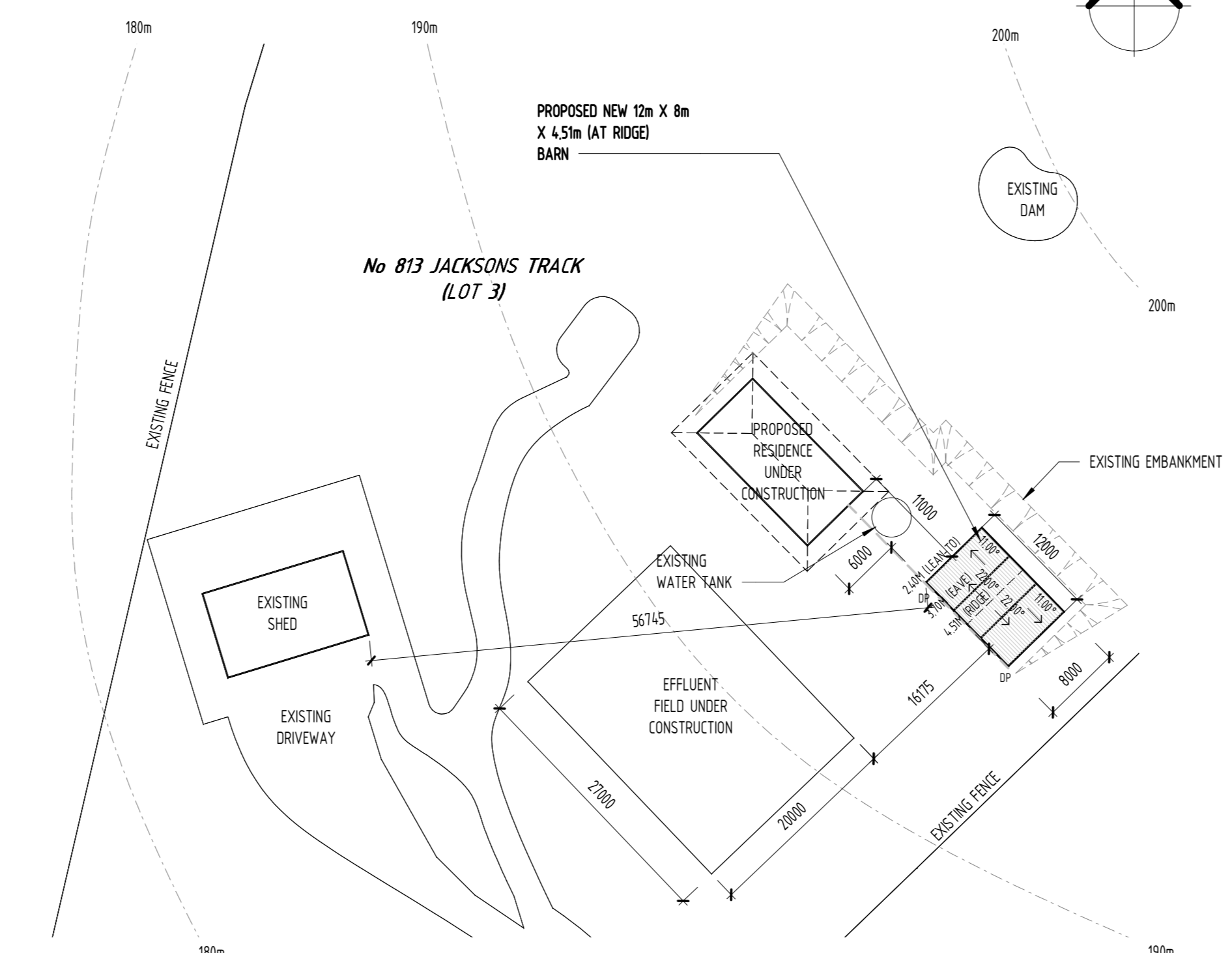
ALL BATTERS IF ANY TO BE AT LEAST 600mm FROM BOUNDARIES

SLEEPER RETAINING WALLS IF REQUIRED TO BE A MAXIMUM HEIGHT OF 1000mm OR ELSE SEE ENGINEERS DESIGN IF POSSIBLE KEEP RETAINING WALLS 600MM FROM BOUNDARIES

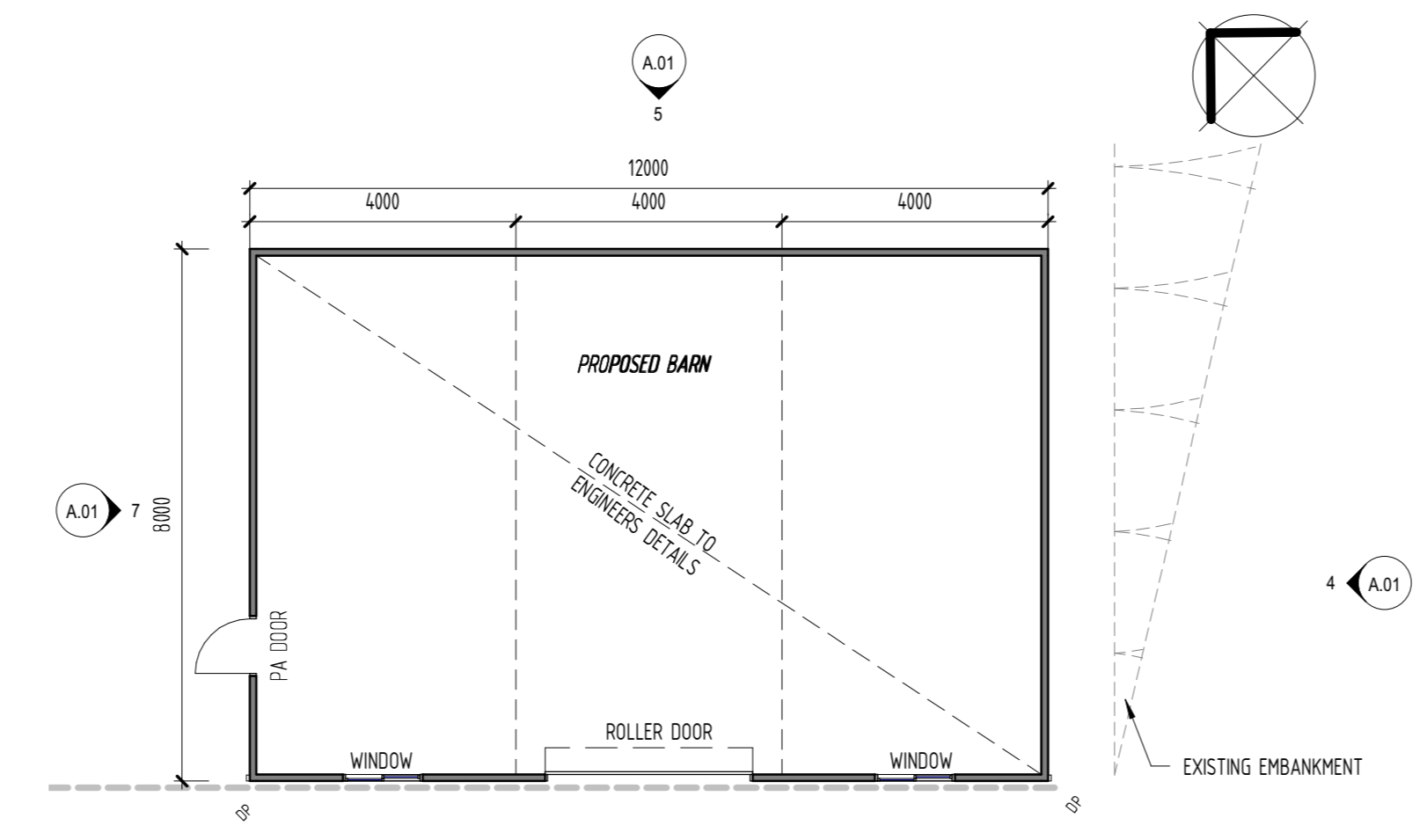
PROVIDE ROOT BARRIER SYSTEM TO FOOTINGS THAT HAVE CLOSE PROXIMITY TO TREES ON SITE AND NEIGHBORING SITES, ANY REQUIRED ROOT BARRIER SYSTEM TO BE ENGINEER'S DESIGN



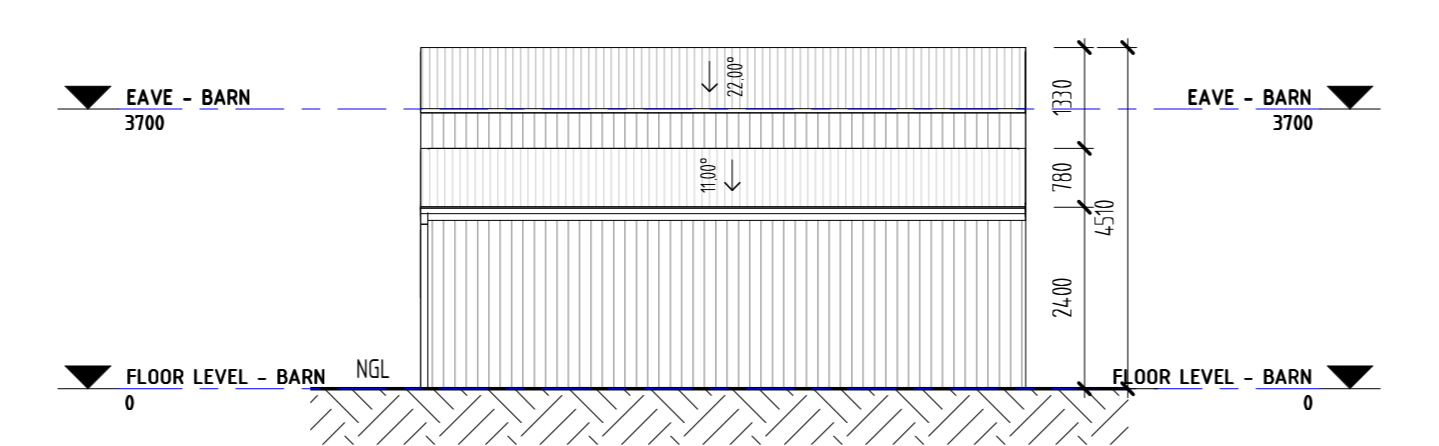
1 SITE PLAN 1:500



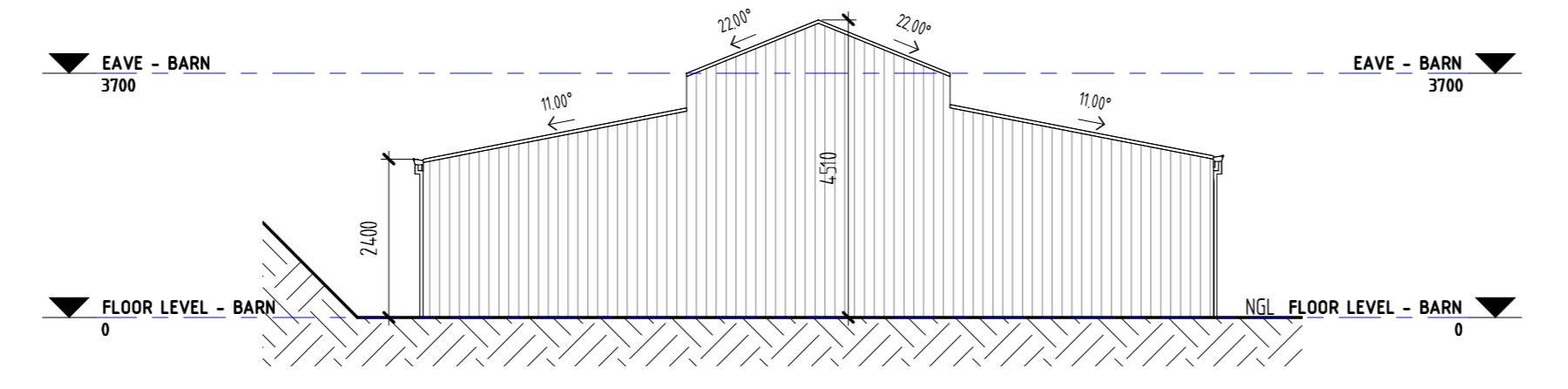
2 ENLARGEMENT - BARN 1:500



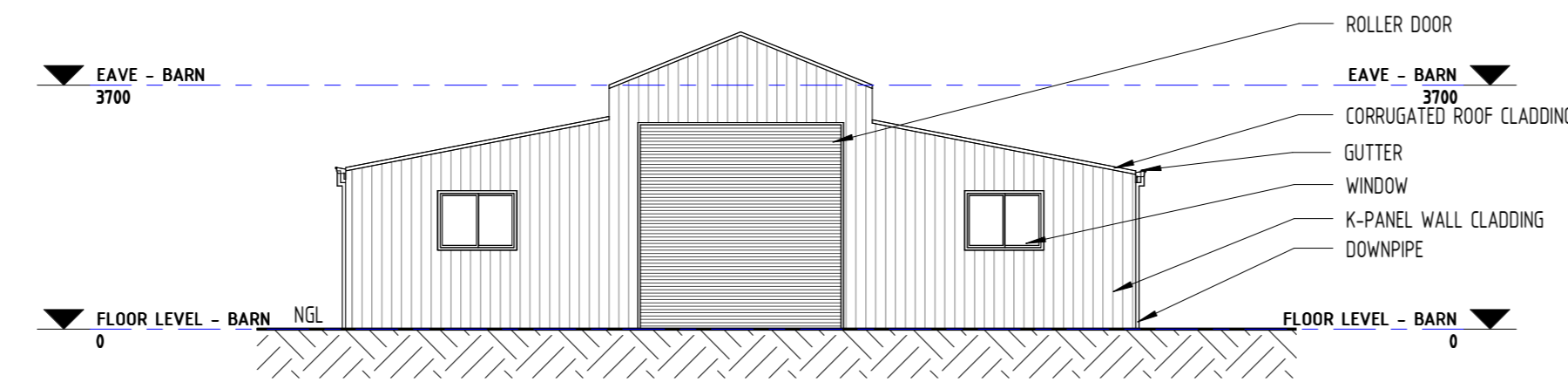
3 FLOOR PLAN - BARN 1:100



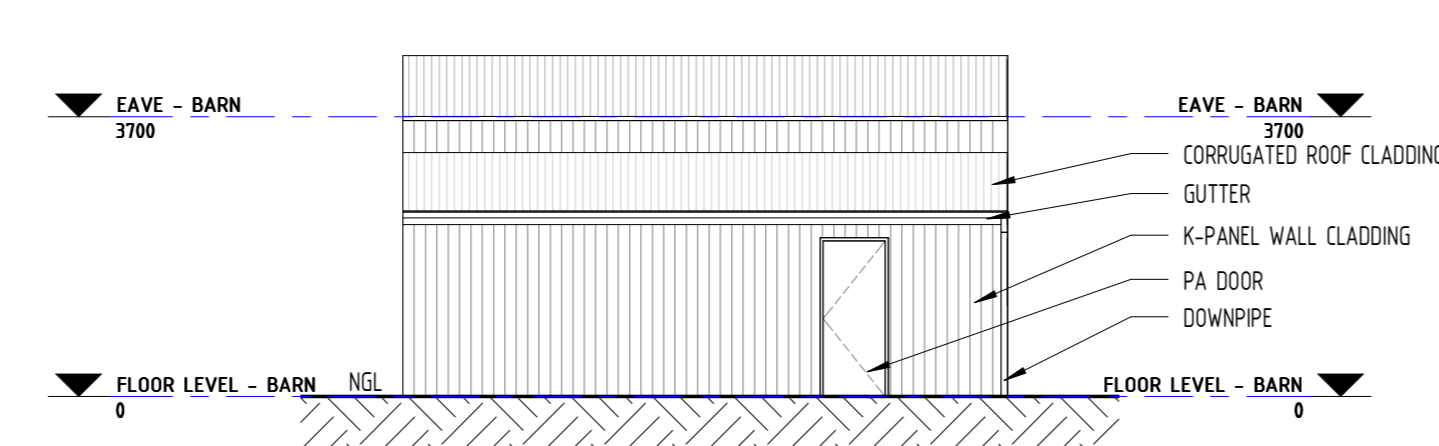
4 BARN - EAST ELEVATION 1:100



5 BARN - NORTH ELEVATION 1:100



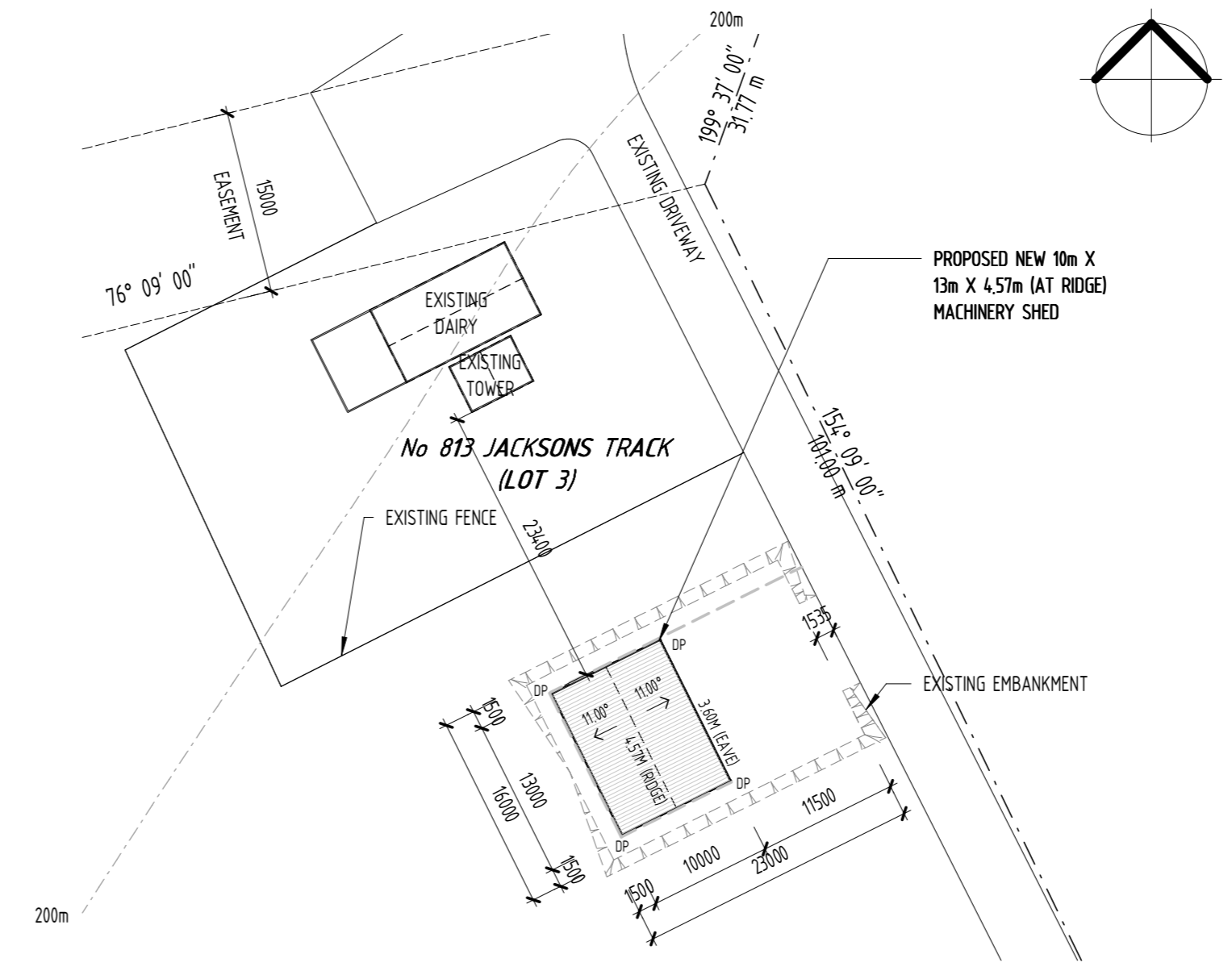
6 BARN - SOUTH ELEVATION 1:100



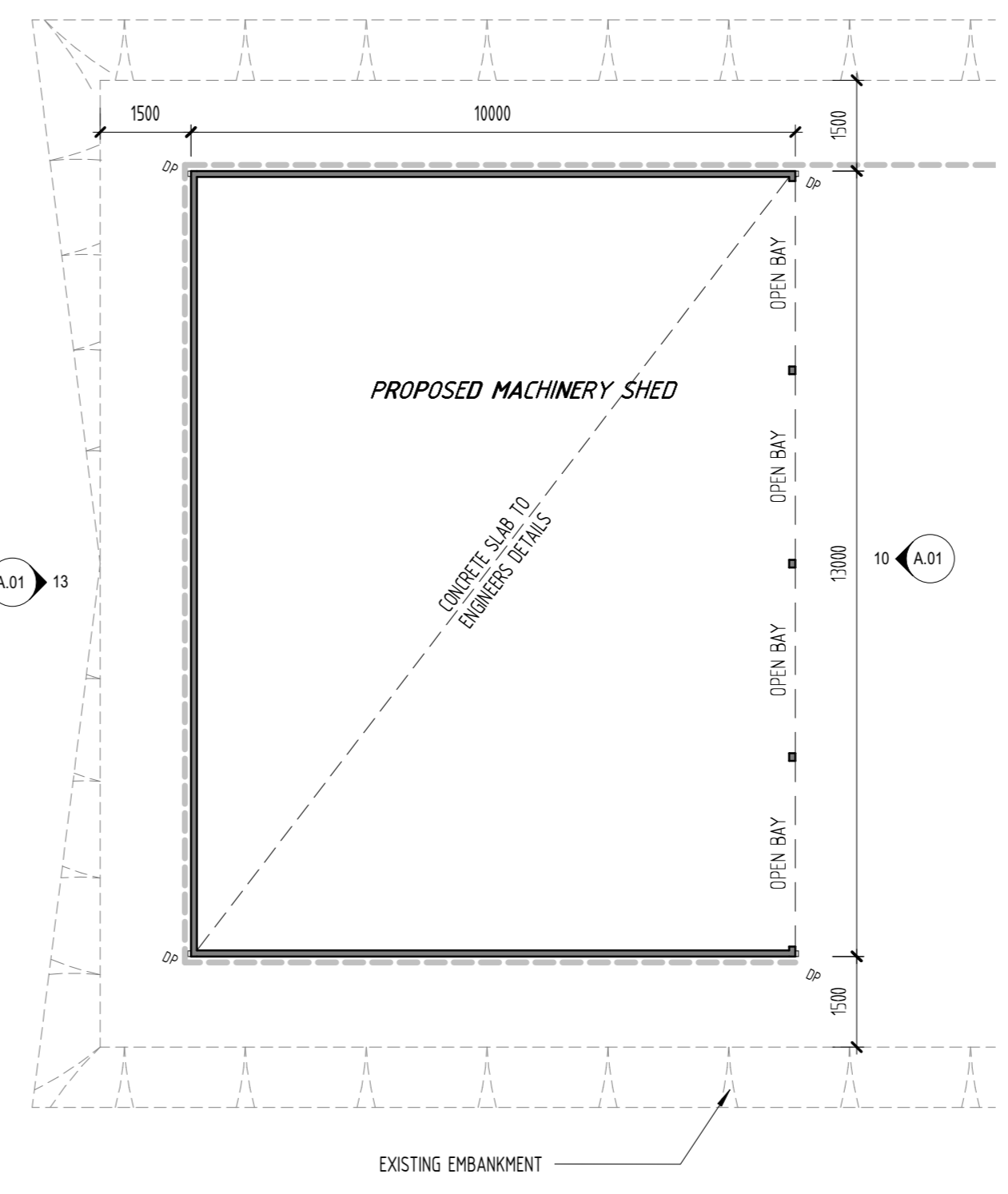
7 BARN - WEST ELEVATION 1:100

FINISHES SCHEDULE (BARN & SHED)

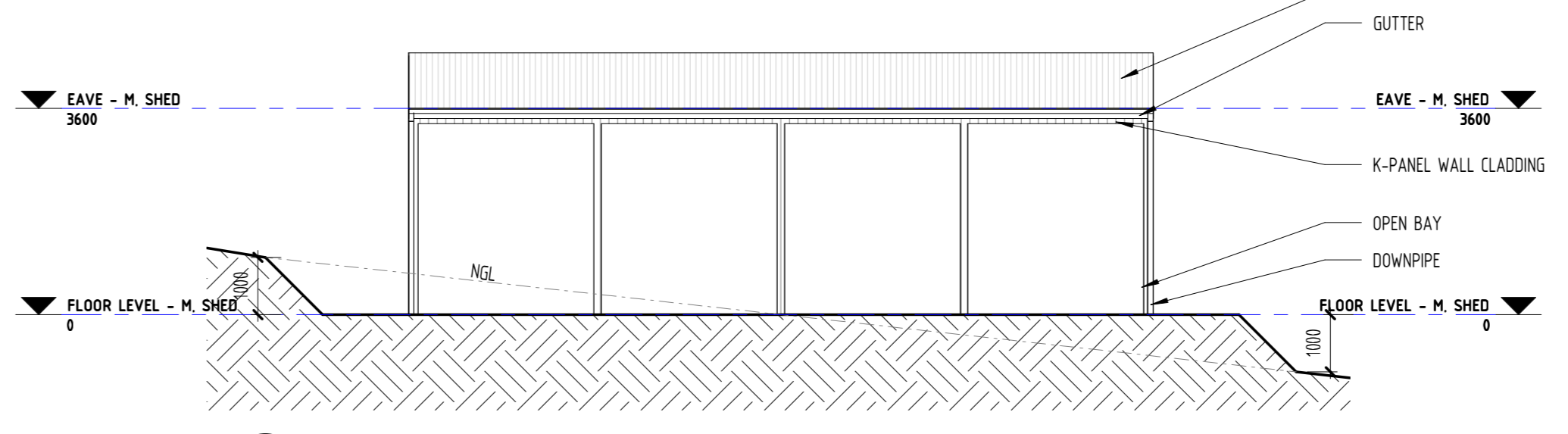
WALL	K-PANEL IN EVENING HAZE
ROOF	CORRUGATED ROOF CLADDING
ROLLERDOOR	EVENING HAZE
P.A. DOOR	EVENING HAZE
WINDOW	EVENING HAZE
GLASS SLIDING DOOR	EVENING HAZE
DOWNPIPES	EVENING HAZE
GUTTER	EVENING HAZE
FLASHINGS	EVENING HAZE



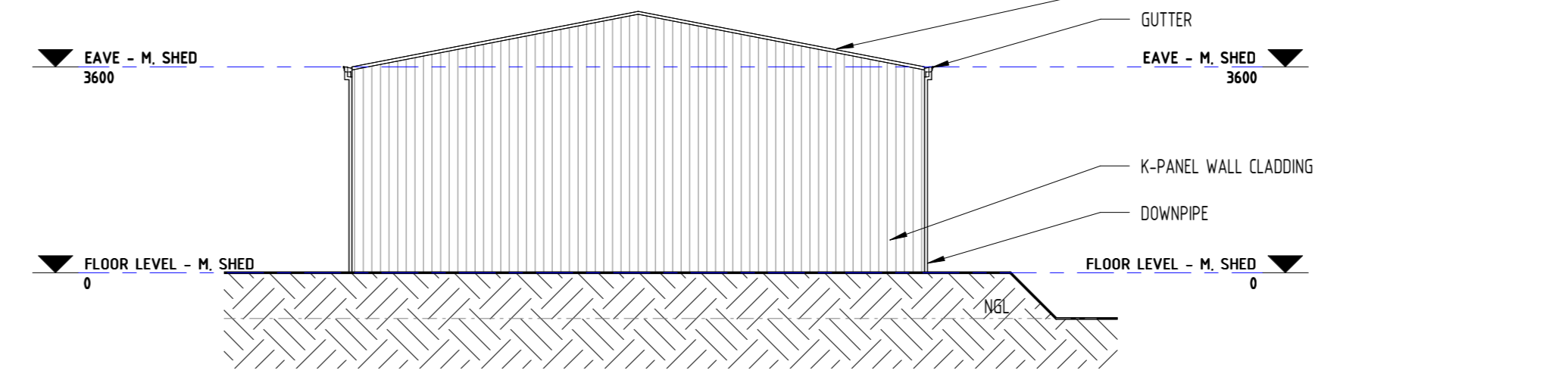
8 ENLARGEMENT - MACHINERY SHED 1:500



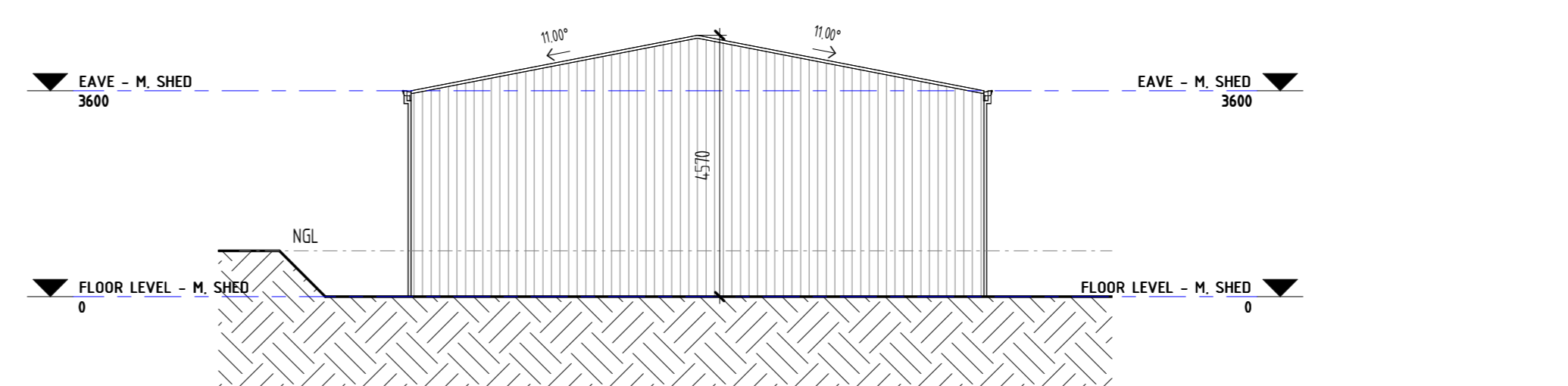
9 FLOOR PLAN - MACHINERY SHED 1:100



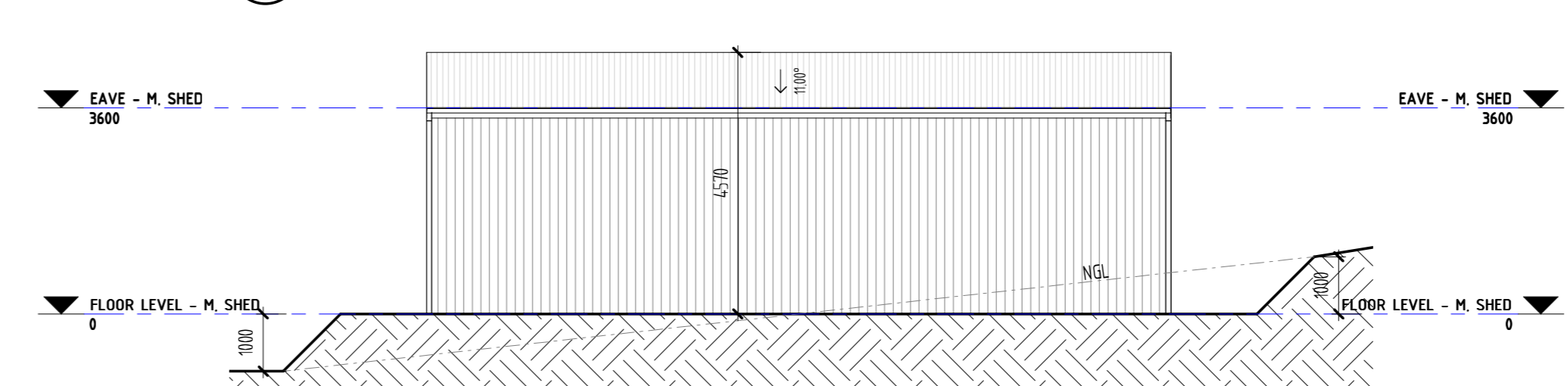
10 MACHINERY SHED - EAST ELEVATION 1:100



11 MACHINERY SHED - NORTH ELEVATION 1:100



12 MACHINERY SHED - SOUTH ELEVATION 1:100



13 MACHINERY SHED - WEST ELEVATION 1:100

THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH PLANS AND SPECIFICATIONS SUPPLIED BY AUSSIE MADE GARAGES AND BARNS