



Application Details at Lodgement

Application Specifics

Application ID	PLA0226/20
Parent ID	
Description	The application is for buildings and works for a shed substantially as described by the accompanying plans and submissions.
Primary Group	Planning Permit Application (New Permits) (PlnPmtApp)
Primary Category	Agricultural Outbuildings (AgrOutBldg)
Sub Categories	
Audit Date/Time	Sep 16 2020 1:16PM
Audit User	EPROPERTY
Process ID	242275
eDoc Email	info@theplanningprofessionals.com.au, james@theplanningprofessionals.com.au

Property Associations

Association Type	Prop No	Address	Legal Desc.
Primary Property (ramPrProp)	9878	2650 Willow Grove Road HILL END VIC 3825	V9530 F174 F175 Lot 2 & Road R1 LP143848 Neerim East Parish

Land Associations

Association Type	Land No	Legal Description
Primary Land (ramPrLand)	104594	V 9530 F 174 Lot 2 LP 143848 Neerim East Parish

Name Associations

Association Type	Name	Details	Postal Address
Applicant (ramApplct)	Shed Bonanza	Business Phone: 9729 8418	PO Box 33 BAYSWATER VIC 3153
Application Agent (ramAgent)	The Planning Professionals	Mobile Phone: 0422202516 Email Address: james@theplanningprofessionals.com.au	PO Box 7076 GEELONG WEST VIC 3218
Owner (ramOwner)	Emma L Gramlick	Mobile Phone: 0439 389 750 Email Address: flemma_dillemma@hotmail.com	2650 Willow Grove Road HILL END VIC 3825
Owner (ramOwner)	John S Gramlick	Home Phone: 56354380 Mobile Phone: 0427 354 216	2650 Willow Grove Road HILL END VIC 3825

Application Variables

#	Date Label	Date	Text Label	Text	Description	Val Label	Value
1	Received	16/09/20 1:16:52 PM	Delegate	DavidQ	David Quelch	New Dwellings	0
2	Acknow Sent		Appl Type	NewApp	New Application	No of this	0
3	Last FI Sent		Pre-App Mtg	NoPreApp	No	No Objection	0
4	Last FI Recd		Ass. Level				0
5	Last FI EOT Req		Existing Use	Agricultre	Agriculture	FI Sent Clock Days	0
6	Last FI EOT Det		Proposed Use	Agricultre	Agriculture		0

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7	Last FI Due		Off. Recommend	InProgress	In Progress		0
8	Amend S50A		Counc. Decision	InProgress	In Progress		0
9	Last Notice Start		Review Type			Adv. Sign Fee	0
10	Last Notice Complete		SPEAR Ref			Adv. N/P Fee	0
11			Title Encumbrances	N/A	Not applicable (no such encumbrance applies)	Adv. Letter Fee	0
12	Amend S57A						0
14	Resident Discussion						0
15	Council Briefing		PSP Area?	No	No		0
16	Council Meeting						0
17	Determination						0
18	Permit Issued		New Business	No	No		0
19	Plan Endorsed						0
20	Heritage Mgt Pl		Heritage Mgt Pl	0	Not Yet Determine		0
21	VCAT Directions						0
22	VCAT Mediation						0
23	VCAT Hearing						0
24	VCAT Appeal Lodged		VCAT Ref				0
25	VCAT Outcome		VCAT Outcome				0
26	PPAR Final Outcome		PPAR Final Outcome	NYD	Not Yet Determined		0
27	Sec Consent Rcv						0
28	Sec Consent Det						0
30	Ext of Time Rcv						0
31	Ext of Time Det		NVO Satisfied?				0
32	VCAT Logement		NVO Required?			NVO Receipt	0
33			Native Veg Srce				0
34			OLD Dealing No.				0
35			Sec 173 Req?				0
38	Target Date (Auto)	15/11/20 3:56:00 PM					0
39			VicSmart App (Auto)	1	No		0
40			VicSmart Time. (Old)	0	Not yet determined		0

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

VOLUME 09530 FOLIO 174

Security no : 124083879555Y
Produced 22/06/2020 04:09 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 143848.
PARENT TITLE Volume 05945 Folio 907
Created by instrument LP143848 20/10/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN STEPHEN GRAMLICK
EMMA LEE-ANNE GRAMLICK both of 2650 WILLOW GROVE ROAD HILL END VIC 3825
AG145534C 17/10/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG145535A 17/10/2008
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP143848 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: 2650 WILLOW GROVE ROAD HILL END VIC 3825

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END

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Document Type	Plan
Document Identification	LP143848
Number of Pages (excluding this cover sheet)	1
Document Assembled	22/06/2020 16:10

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143848

LP143848
 EDITION 1
 APPROVED 20/9/83

C.

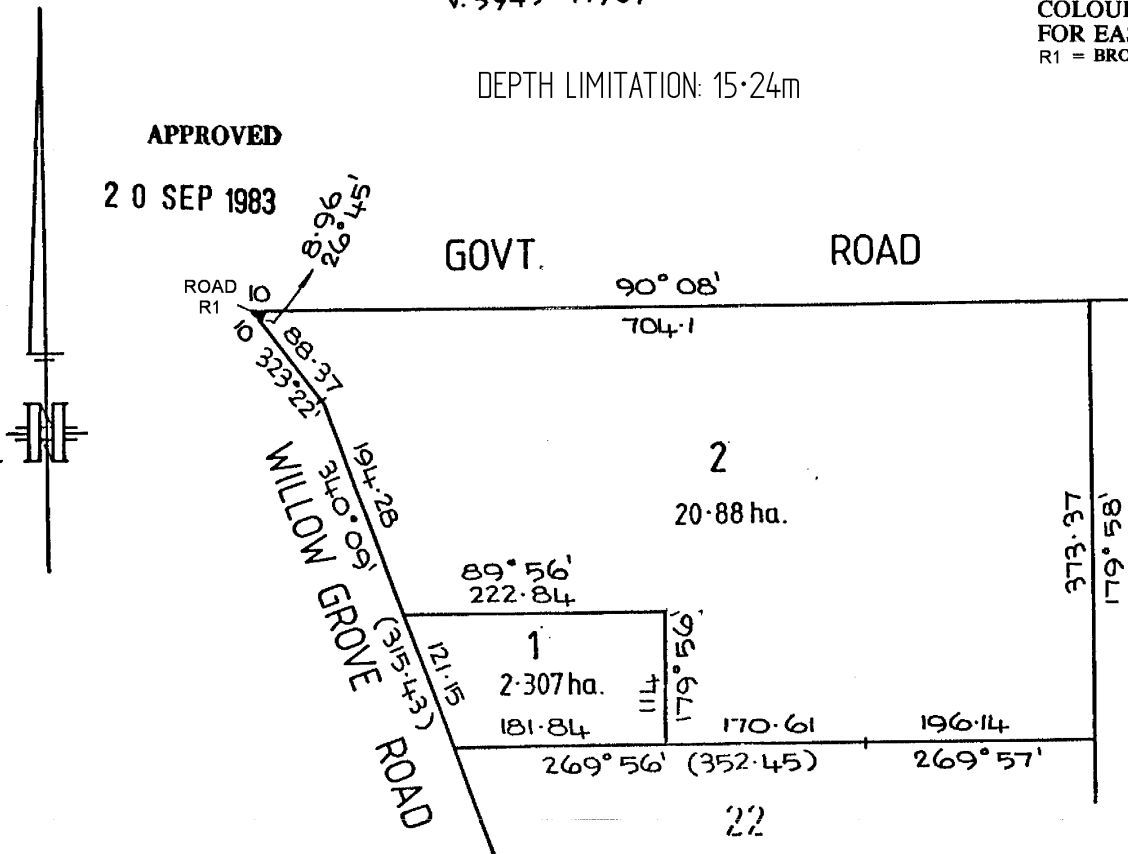
PLAN OF SUBDIVISION OF CROWN ALLOTMENT 23 SECTION C PARISH OF NEERIM EAST COUNTY OF BULN BULN SCALE 100 50 0 100 200 LENGTHS ARE IN METRES	APPROPRIATIONS
	BROWN - WAY & DRAINAGE.

V. 5945 F. 907

COLOUR CONVERSION
 FOR EASEMENTS
 R1 = BROWN

DEPTH LIMITATION: 15.24m

APPROVED
 20 SEP 1983



CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
27 th of June 1983 in the <i>Ms. Bentley</i> <i>E. Keating</i> Court	I Certify that this plan has been made by ROBYN J. MILROY and accords with title and is mathematically correct and is based on survey not Date 2/9/1983 Licensed Surveyor 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.

This document has been made by
 ROBYN J. MILROY
 and accords with title and is mathematically
 correct and is based on survey
 not
 Date 2/9/1983
 Licensed Surveyor
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The Planning Professionals

Planning Report
Buildings & works for a shed

2650 Willow Grove Road, Hill End

July 2020

1/396 Latrobe Terrace
Geelong VIC 3220

po box 7076
geelong west
vic 3218
info@theplanningprofessionals.com.au

m 0422 202 516

abn 60 143 022 156

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PIA Planning Institute
Registered Planner

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Introduction

This is a submission made on behalf of the permit applicant supporting a proposal for buildings and works for a shed.

The shed would be used for the storage of tractors, machinery, feed etc associated with the farming of the land (agriculture).

The permit triggers are under the Farming Zone, the Bushfire Management Overlay and Erosion Management Overlay only. A brief telephone conversation was held between The Planning Professionals and a member of the Baw Baw Shire Statutory Planning team on the 10th July 2020. During the course of this conversation it was determined that due to the proximity of the shed to the dwelling, its use could not be controlled to exclude domestic purposes and as such there is a permit trigger under the Bushfire Management Overlay.

The subject land is located within the Tangil River Catchment, is located greater than 100 metres from a waterway and greater than 300 metres from a Potable Water Reservoir. There is no permit triggers under the Environmental Significance Overlay.

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1. The locality and existing conditions

1.1. The subject property is 195 Mountain View - McDonalds Track, Mountain View and is substantially described by at the accompanying plans and generally below:



Figure 1. Subject Land identified in blue (nearmap)

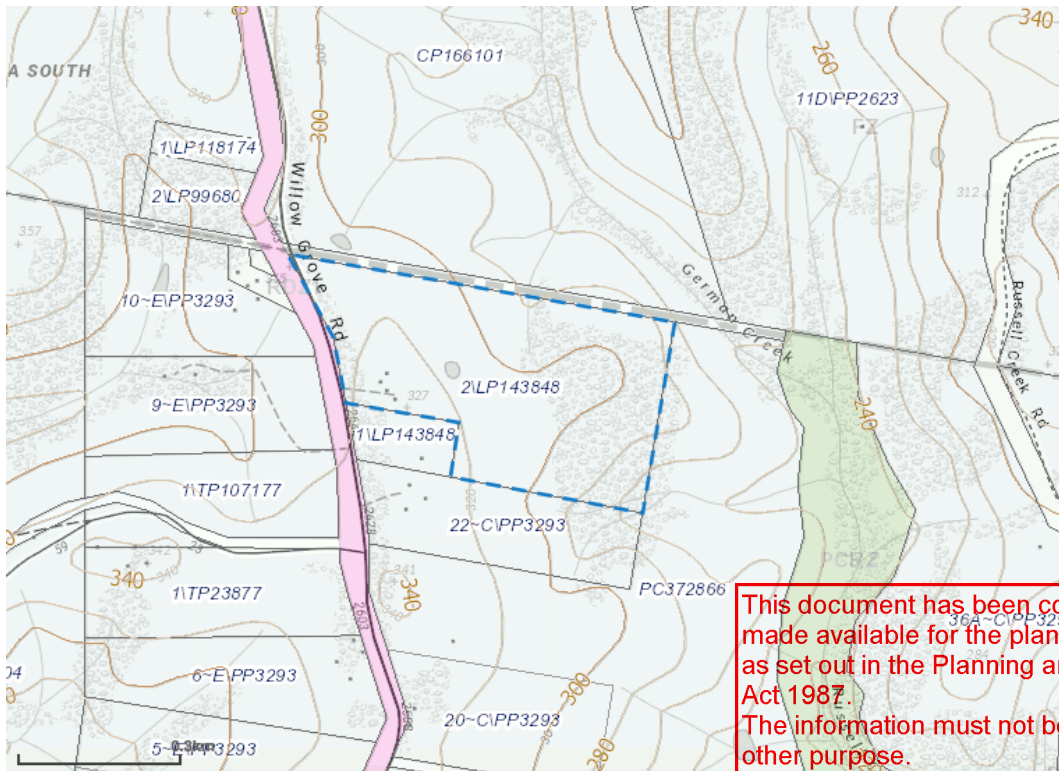


Figure 2. Subject land and surrounding zoning. (VicPlan)

1.2. The subject land is comprised of a single parcel, on the east side of Willow Grove Road,

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2. What is proposed?

- 2.1. The proposal is for the construction of a machinery shed of dimensions 12m x 16m not inclusive of a sheltered pergola of 6 metres substantially as described by the accompanying plans.
- 2.2. No significant or native vegetation removal is proposed. All surrounding vegetation is planted fruit trees or non native trees.
- 2.3. An outbuildings Bushfire Management Plan is attached to the application.
- 2.4. The accompanying plans describe the proposal in more detail.

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3. Why is a permit required?

- 3.1. The subject land is located within the Farming Zone under the Baw Baw Planning Scheme and is subject to a number of overlays.
- 3.2. The subject property is affected by the following zones and overlays:
- Farming Zone
 - Schedule to the Farming Zone
 - Bushfire Management Overlay
 - Environmental Significance Overlay
 - Schedule 2 to the Environmental Significance Overlay
 - Development Contributions Plan Overlay
 - Schedule 1 to the Development Contributions Plan Overlay
 - Erosion Management Overlay
 - Schedule to the Erosion Management Overlay
- 3.3. The permit trigger(s) are:
- Buildings and works (Clause 44.01-2 & Clause 44.06-2)
- 3.4. A brief telephone conversation was held between The Planning Professionals and a member of the Baw Baw Shire Statutory Planning team on the 10th July 2020. During the course of this conversation it was determined that due to the proximity of the shed to the dwelling, its use could not be controlled to exclude domestic purposes and as such would trigger a permit requirement under the Bushfire Management Overlay.
- 3.5. There is no exemption from the requirement for a permit under the Erosion Management Overlay. The floor area of the shed exceeds 100 sqm.
- 3.6. The subject land is located within the Tangil River Catchment, is located greater than 100 metres from a waterway and greater than 300 metres from a Potable Water Reservoir. There is no permit triggers under the Environmental Significance Overlay.
- 3.7. The attached application plans describe the proposal in greater detail.

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4. Response to planning provisions

Planning policies

The Responsible Authority is required to take into account relevant policies contained in the PPF, MSS and LPPF.

The State policies are broad in their application. It is the local parts of of the planning scheme which are more relevant to the application and have been addressed. In the general scheme of matters the proposal is of minor consequence.

This section discusses the permit triggers in detail and offers a response to the relevant planning provisions.

CLAUSE 35.07 FARMING ZONE - VPPS

Purpose

To provide for the use of land for agriculture.
 To encourage the retention of productive agricultural land.
 To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
 To encourage the retention of employment and population to support rural communities.
 To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Clause 35.07-4 Buildings and Works

A permit is required to construct or carry out any of the following:

- A building which is within any of the following setbacks:
 - 100 metres from a Road Zone category 1

Clause 35.07-6 Decision Guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General Issues

Any Regional Catchment Strategy and associated plan applying to the land.
 The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
 How the use or development relates to sustainable land management.
 Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
 How the use and development makes use of existing infrastructure and services.

Response:

The above identifies the relevant permit trigger in the zone.

The proposed shed would be located 65 metres from the Willow Grove Road frontage. Located generally behind the existing shed beyond the crest of the ridge line. As such the proposed shed would largely be obscured from view from the public realm and have a negligible impact on the visual character of the locality.

The proposed site of the shed is well removed from existing sewerage systems and infrastructure.

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**CLAUSE 35.07 FARMING ZONE - VPPS****Clause 35.07-6 Decision Guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.

Response:

The site on which the shed would be located is a flat area of the subject land suitable for dwellings and outbuildings such as is proposed.

There would be no cut or fill required. The shed would be constructed at the existing grade.

The proposed shed would be located on parts of the subject land not used or suitable for agriculture.

The proposal simply allows for additional storage of machinery, feed and equipment.

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CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY - VPP'S

Purpose

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Clause 44.06-2 Permit requirement

Buildings and Works

- Accommodation

Clause 44.06-7 Notice and Review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless a schedule to this overlay specifies otherwise.

Response:

An outbuildings Bushfire Management Plan has been attached to this application.

CLAUSE 44.01 EROSION MANAGEMENT OVERLAY - VPP'S

Clause 44.01-2 Buildings and works

A permit is required to construct a building or construct or carry out works

Clause 44.01-7 Exemption from notice and review

An application under this overlay is exempt from the notice requirements of sSection 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Clause 44.01-8 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Environmental Guidelines for Major Construction Sites, Environment Protection Authority, February 1996.

Construction Techniques for Sediment Pollution Control, Environment Protection Authority, May 1991.

Control of Erosion on Construction Sites, Soil Conservation Authority.

Any proposed measures to manage concentrated runoff and site drainage.

Any proposed measures to minimise the extent of soil disturbance.

Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.

The need to stabilise disturbed areas by engineering works or revegetation.

Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.

Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.

Response:

The above details the relevant permit trigger.

The presence of other outbuildings in the immediate vicinity demonstrate that such a building has the capacity to be contained on the proposed site without there being a significant risk of landslip.

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5. Merits of the proposal

- 5.1. In the general scheme of matters this application is of minor consequence.
- 5.2. The proposal is generally consistent with relevant state and local planning policy.
- 5.3. The proposal would not result in off-site amenity impacts or cause material detriment to any party.
- 5.4. The proposal would have no affect on nearby residents, or businesses and would not adversely affect local amenity.
- 5.5. The approval for buildings and works sought is justifiable.

6. Conclusions – should a permit be granted?

- 6.1. In the general scheme of matters this application is of minor consequence. It merely proposes a shed for the purposes of storage.
- 6.2. The proposal is consistent with planning policy.
- 6.3. The proposal would not result in off-site amenity impacts or cause material detriment to any party.
- 6.4. For these reasons and the reasons contained in the body of this submission it is respectfully submitted that a permit should be granted.

James Cavill

B. Comm., M. Planning (Prof) MPIA

Senior Planner

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FRONTAGE BOUNDARY



The Planning Professionals

project SHED

drawing pa01 EXISTING CONDITIONS

address 2650 WILLOW GROVE ROAD
HILL END

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planning number 3218
m 0422202516
tchakir@theplanningprofessionals.com.au
abn 89 007 435 565

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north

scale 1: 1000 @ A3 sheet

0 20 40 80m (1:1000 A3)



The Planning Professionals

project SHED
drawing pa02 PROPOSED SITE PLAN
address 2650 WILLOW GROVE ROAD HILL END

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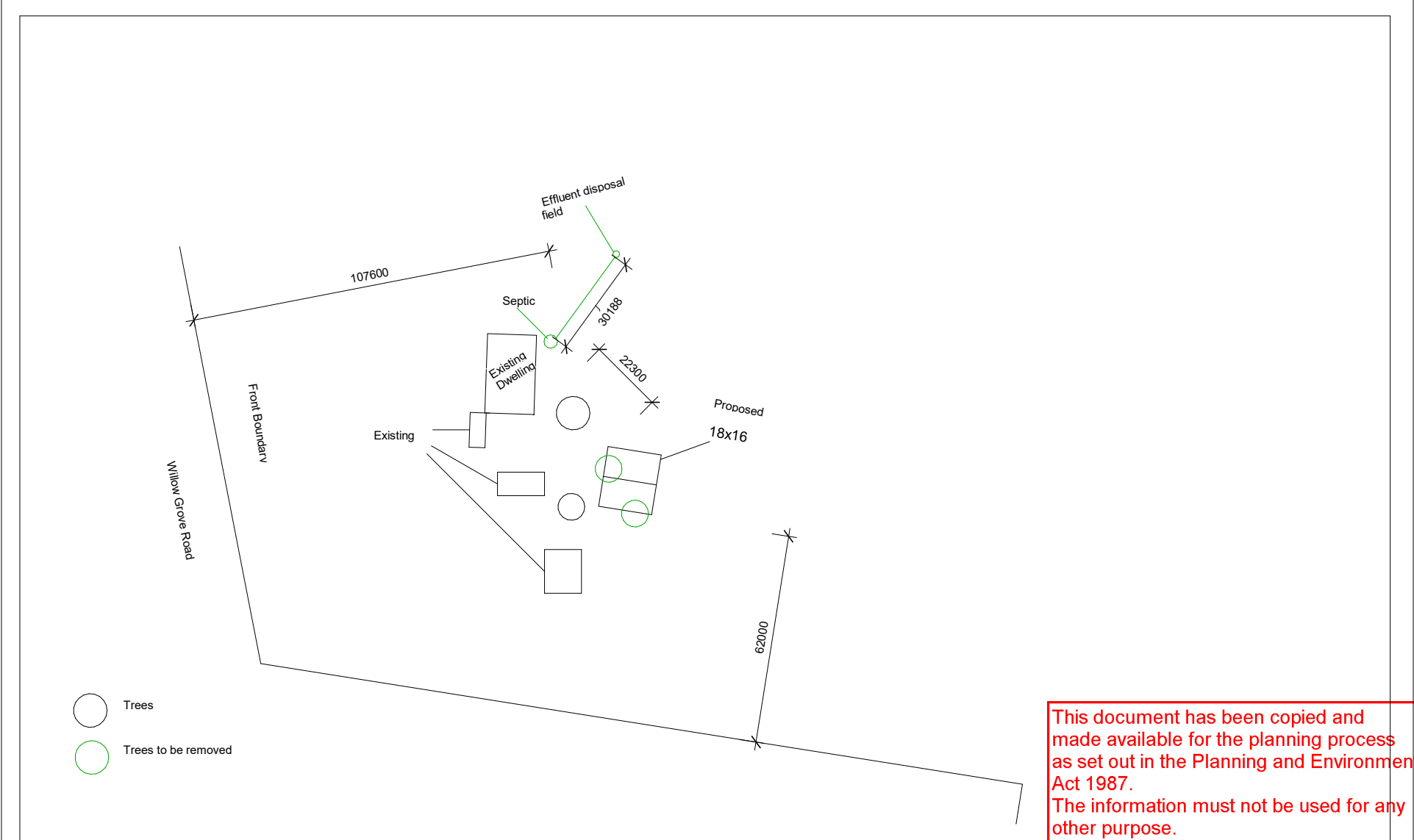
July 2020
Project Number 20139
Phone 0422202516
Email tchakir@theplanningprofessionals.com.au
abn 89 007 435 565



north
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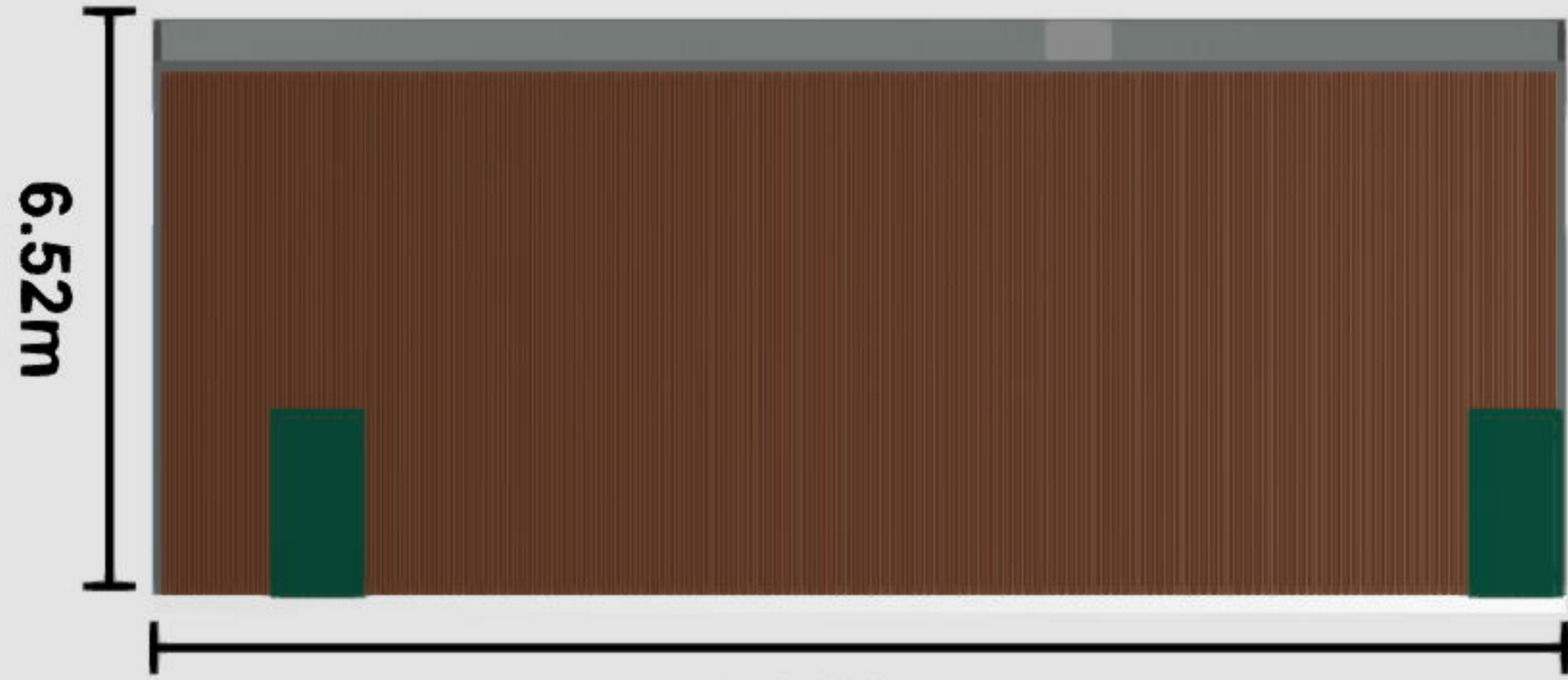
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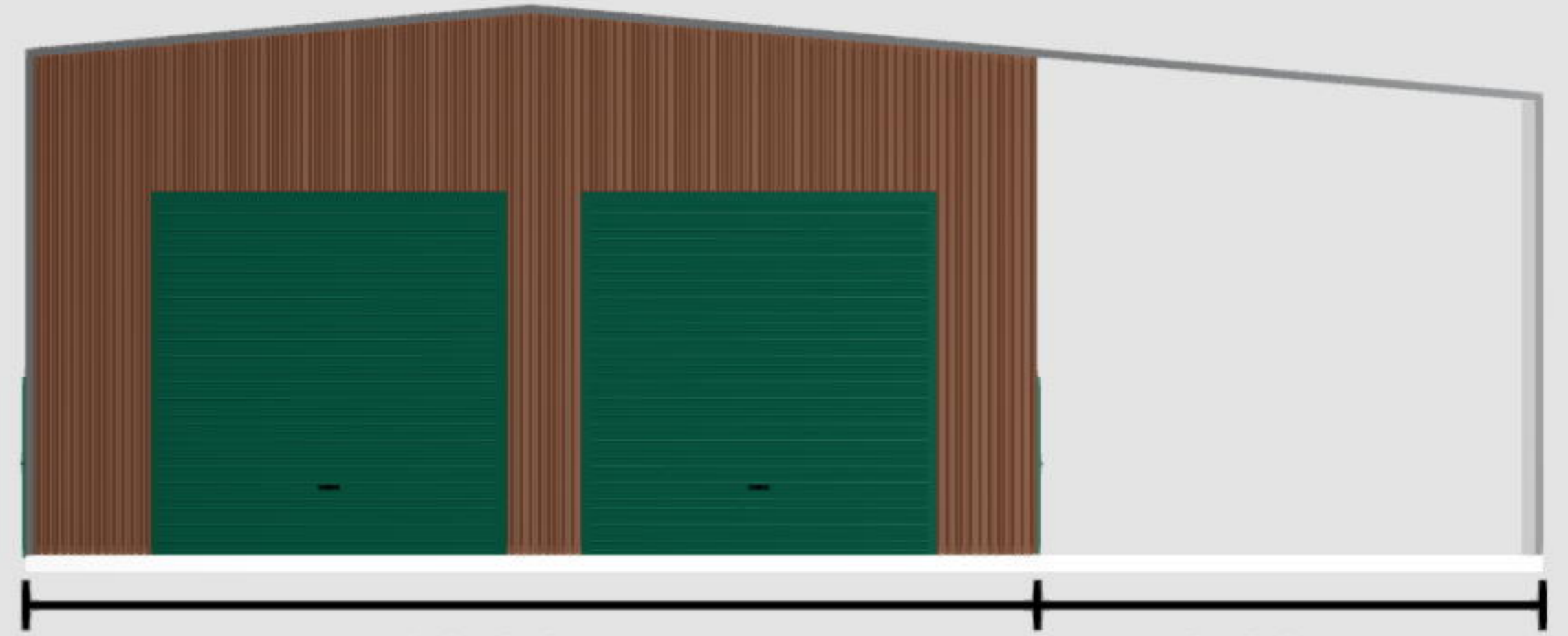


Client Name:	Signature:
Project Number:	Project Number:
Date:	Issue Date:
Drawn by:	Author:
Checked by:	Checked by:

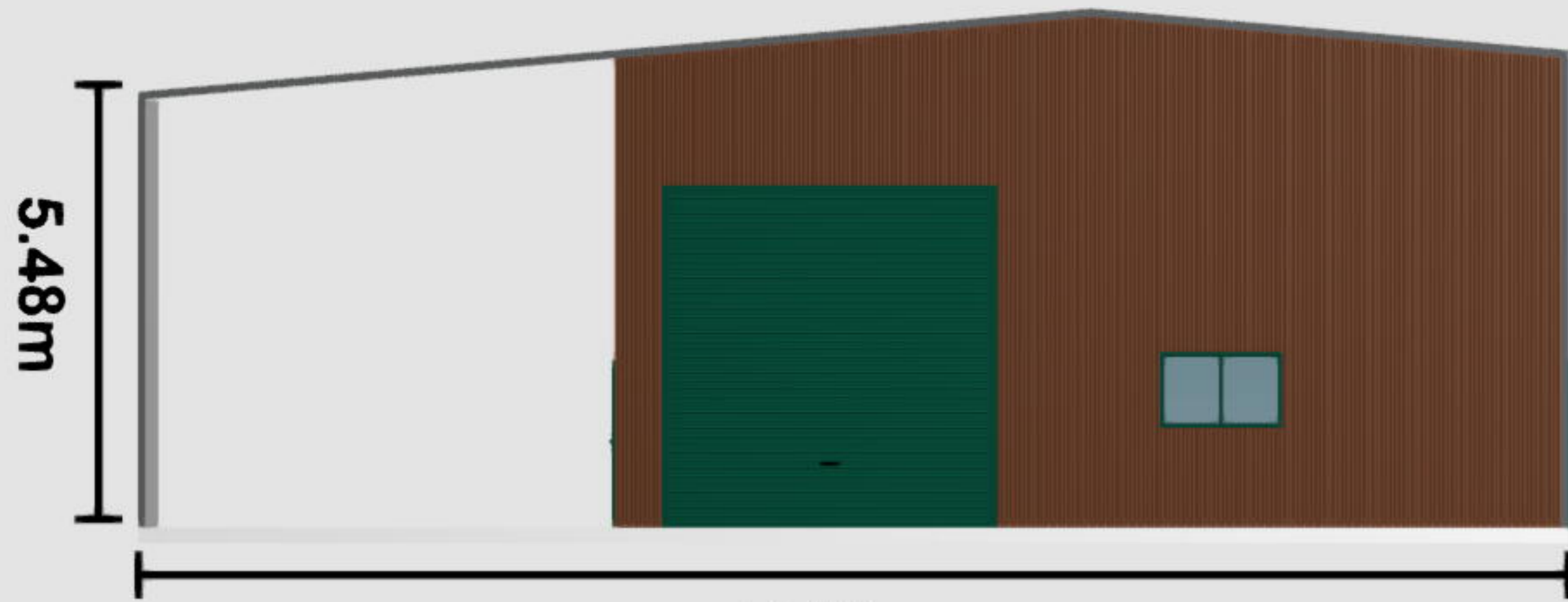
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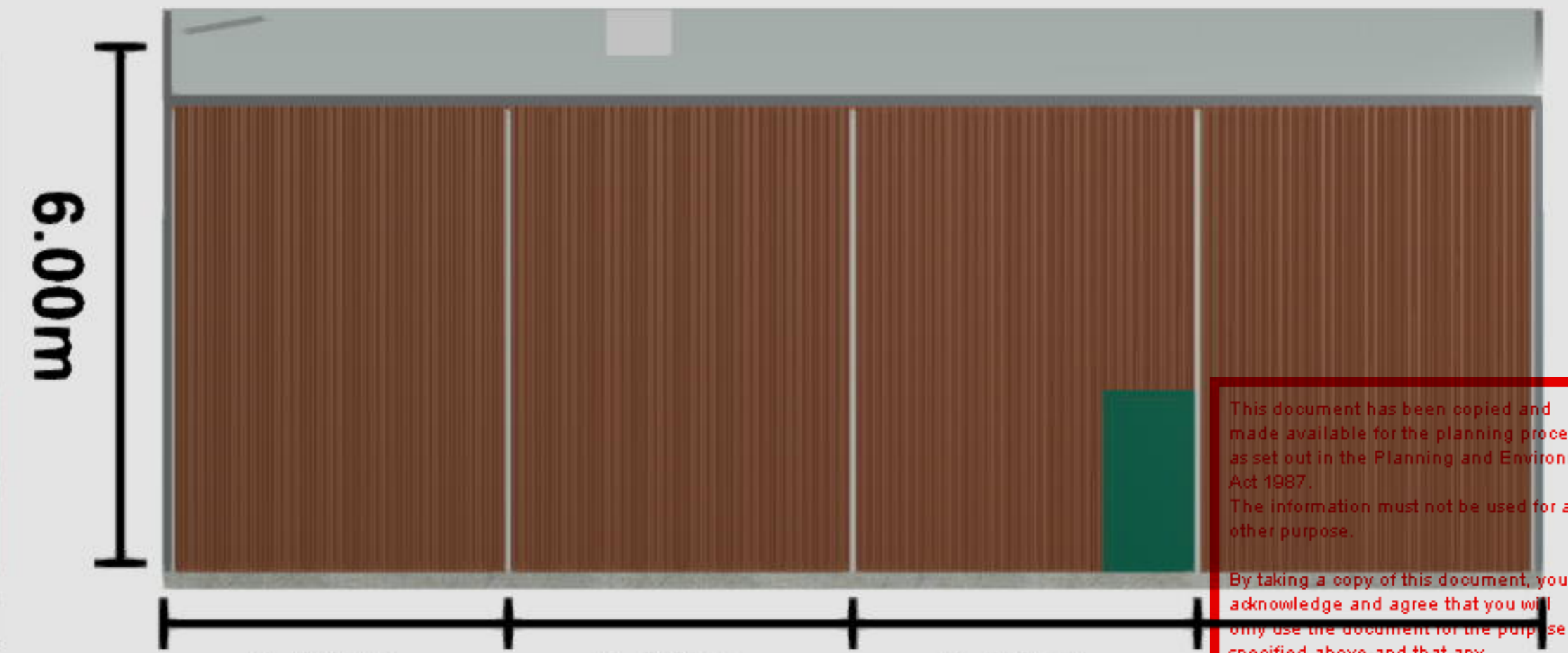
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Left



12.00m
Front 6.00m



18.00m
Back



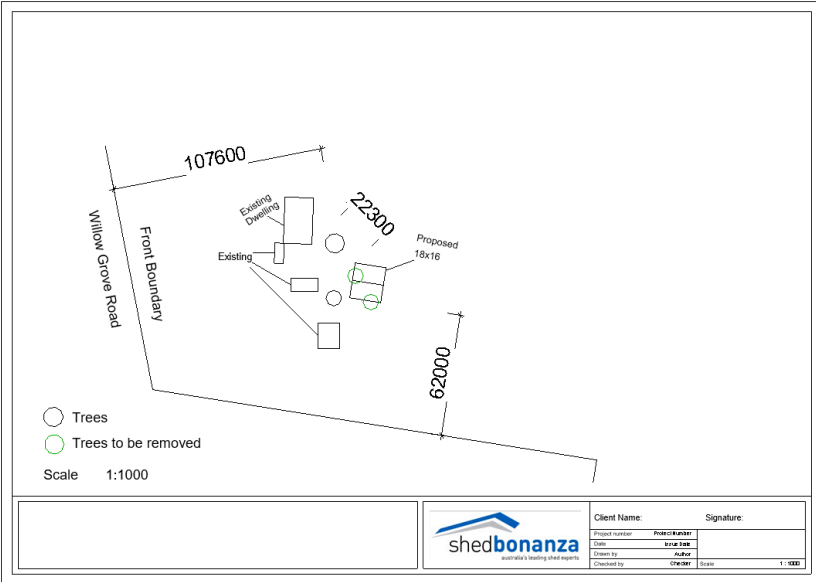
4.00m 4.00m 4.00m 4.00m
Right

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Outbuildings Bushfire Management Plan – 2650 WILLOW GROVE ROAD, HILL END



		Client Name: _____	Signature: _____
Project number:	PROJECT NUMBER		
Date:	DATE		
Drawn by:	NAME		
Checked by:	NAME		
		Scale:	1:1000

Prepared By: JC
 Version: 1
 Date: 10/07/20

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

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 52.47.

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"> Doorways – by FRL -/60/30 self-closing fire doors Windows – by FRL -/60/- fire windows permanently fixed in the closed position Other openings – by construction with a FRL of not less than -/60/- <p>Note: Control and construction joints, subfloor vents, weepholes and penetrations and conduits need not comply with Item iii.</p>

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