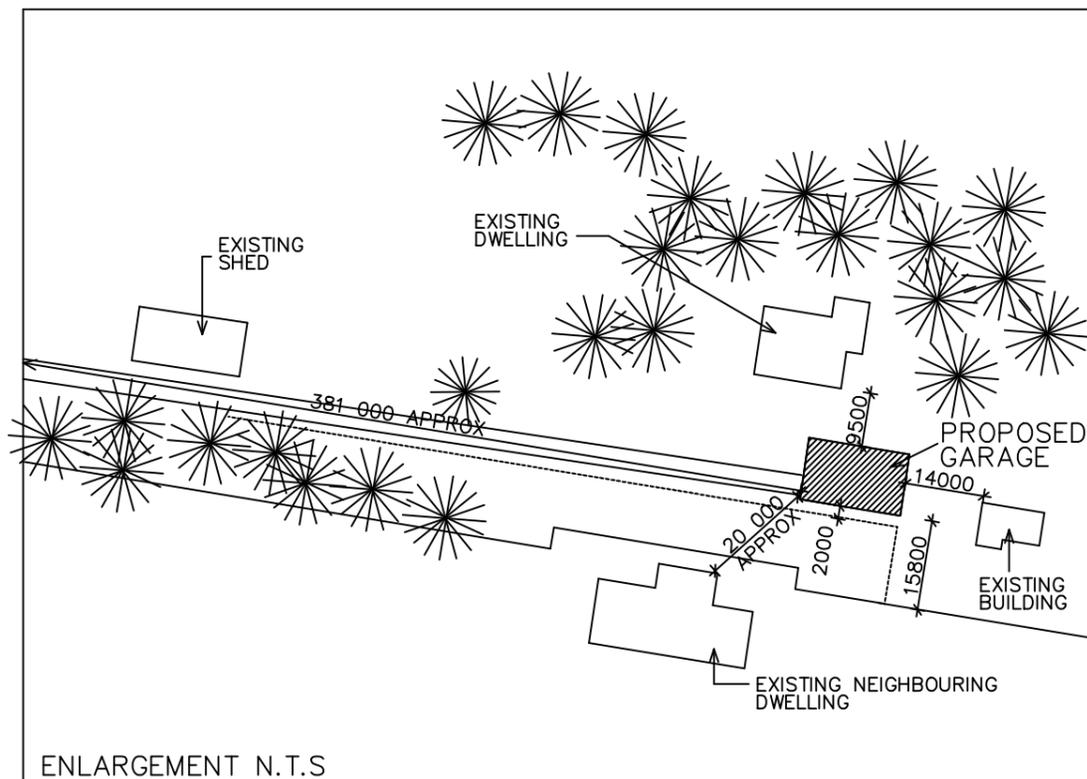
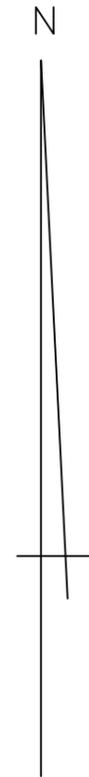
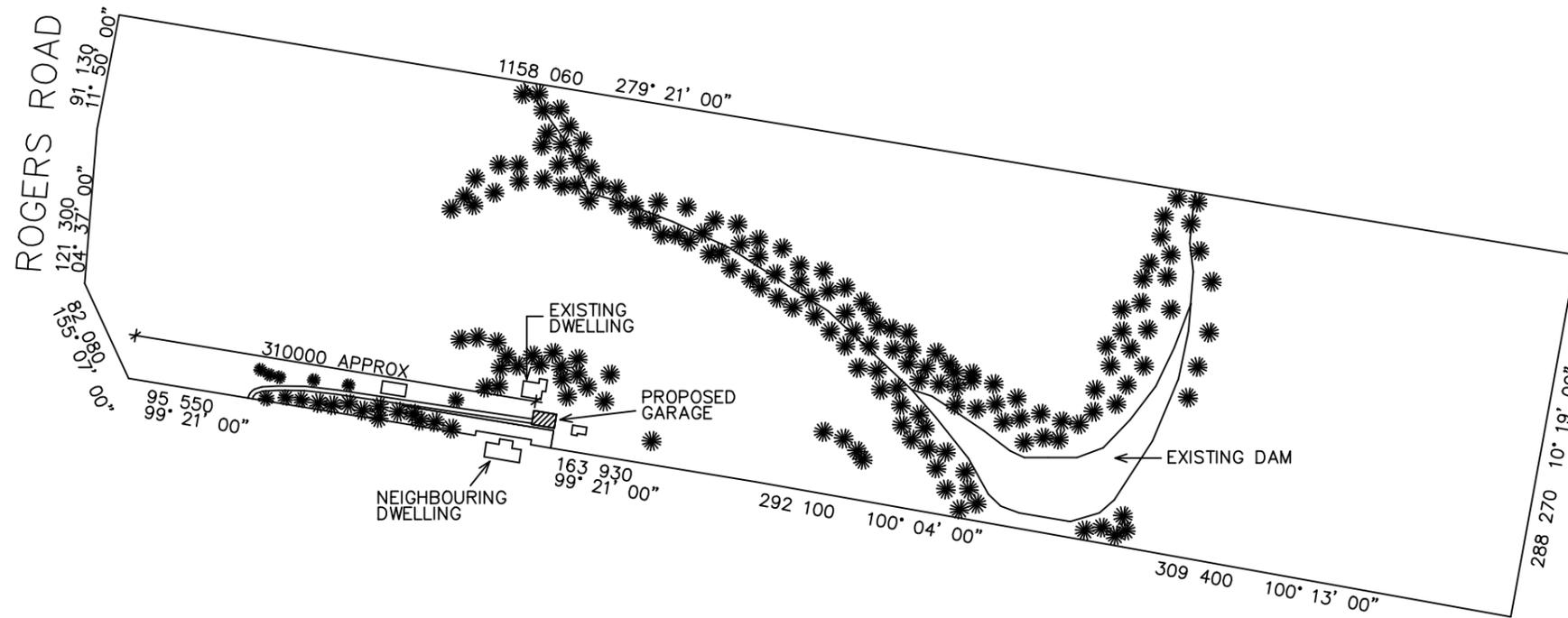


SITE PLAN



ENLARGEMENT N.T.S

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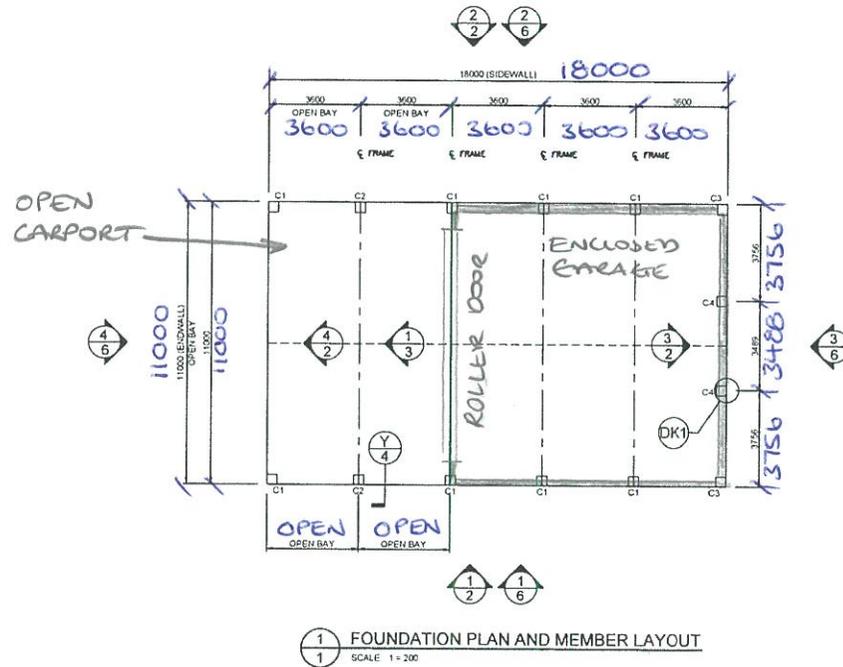
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PROPOSED GARAGE FOR:		
M CHAPMAN 491 ROGERS ROAD TRAFALGAR SOUTH		
DATE	JOB No	SCALE
.	.	1:5000

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Advertised

IF IN DOUBT, ASK.



FOR INTERNAL WALLS USE MULLION SPECIFICATIONS  
SEE MULTIBUILD LAYOUT SCREEN FOR INTERNAL OPENING POSITIONS

DOMESTIC OUTBUILDING - ANCILLARY TO DWELLING

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MEMBER LEGEND

C1	C20024
C2	C20019
C3	C20015
C4	C20049

1 OF 7	SHEET
	JOB NO. PROJ.22256
DATE	29/9/2020
CHECKED	TM
DRAWN	FDS
STEEL BUILDING BY (CONTACT)	PROLINE SHEDS AND GARAGES
FOR	PHONE 03 5127 5000
AT	MICK CHAPMAN
	491 ROGERS ROAD
	TRAFALGAR SOUTH

STEEL BUILDING BY (CONTACT)  
**PROLINE SHEDS AND GARAGES**  
PHONE 03 5127 5000  
**MICK CHAPMAN**  
491 ROGERS ROAD  
TRAFALGAR SOUTH

**fairdinkum**  
SHEDS

**NORTHERN CONSULTING**  
engineers

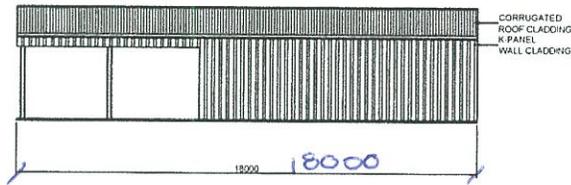
50 Punari Street  
Seaham, QLD  
Ph: 07 4725 5850  
Fax: 07 4725 5850  
Email: info@northern-engineers.com.au  
ABN 341 008 173 561

Mr Timothy Roy Messer BE MIEAust RPEQ  
Registered Professional Engineer 2558980  
Signature: *[Signature]*  
Date: 29/9/2020  
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

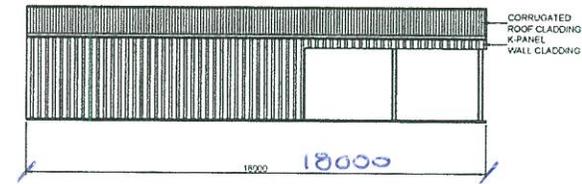
DO NOT SALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

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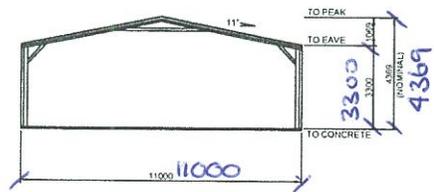
1  
6 SIDEWALL EXTERIOR ELEVATION  
SCALE 1:200  
SOUTH FACING



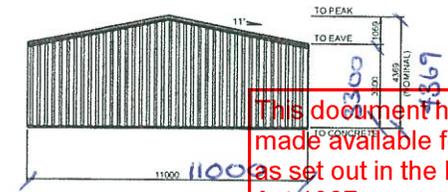
2  
6 SIDEWALL EXTERIOR ELEVATION  
SCALE 1:200  
-NORTH FACING

SITE IS LEVEL WITH NO ADDITIONAL CUT/FILL REQUIRED

COLORBOND ROOF CLADDING - MONUMENT  
COLORBOND WALL CLADDING - MONUMENT  
ALL GUTTERS & FASIA - MONUMENT



4  
6 ENDWALL EXTERIOR ELEVATION  
SCALE 1:200  
WEST FACING



3  
6 ENDWALL EXTERIOR ELEVATION  
SCALE 1:200  
EAST FACING

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BUILDING COLOURS	
WALL	MONUMENT
ROOF	MONUMENT
ROLLER DOOR	MONUMENT
DOWNPIPE	MONUMENT
GUTTER	MONUMENT
BARGE FLASHING	MONUMENT
WALL FLASHING	MONUMENT

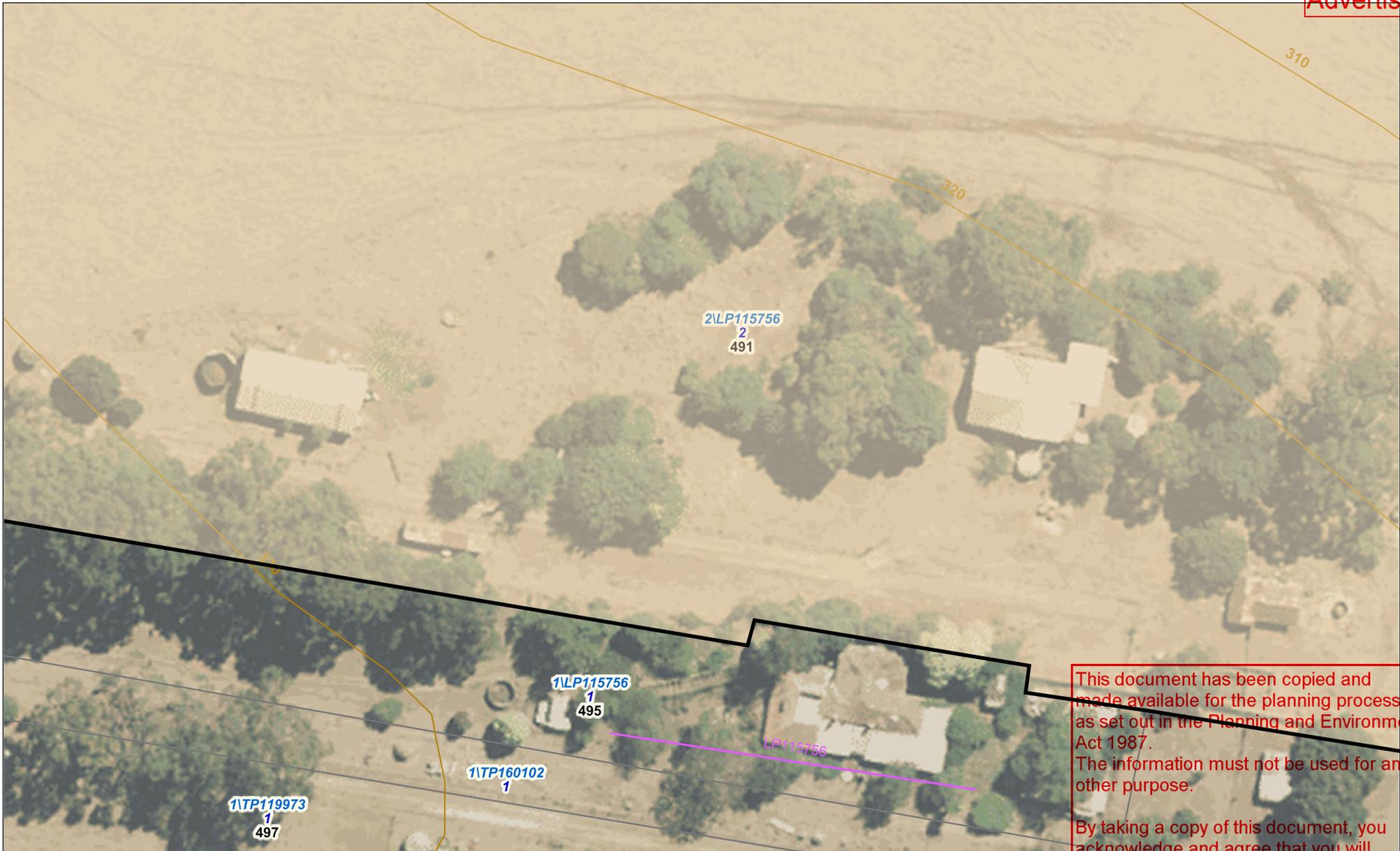
6 of 7	SHEET
	JOB NO. PROJL22255
DATE	29/9/2020
CHECKED	TM
DRAWN	FDS
STEEL BUILDING BY	(CONTACT)
FOR	PROLINE SHEDS AND GARAGES
AT	PHONE 03 5127 5000 MICK CHAPMAN 491 ROGERS ROAD TRAFALGAR SOUTH

STEEL BUILDING BY (CONTACT)  
FOR PROLINE SHEDS AND GARAGES  
AT PHONE 03 5127 5000  
MICK CHAPMAN  
491 ROGERS ROAD  
TRAFALGAR SOUTH

SHED SAFE  
fairdinkum SHEDS

NORTHERN CONSULTING engineers  
Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural)  
Registered Consulting Engineer (Structural) N.T.  
Registered Engineer - (Civil) VIC  
Registered Engineer - (Civil) TAS

Mr Timothy Ryan Messon BE MIEAust RPEQ  
Registered Professional Engineer 2558980  
50 Pinna Street  
Fitzroy, Vic 3065  
Ph: 03 4725 5850  
Email: design@ncceng.com.au  
ABN 341 008 173 56  
Regn No 2558980  
Regn No 9585  
Regn No 5104692  
Regn No CC5648M  
Date 29/9/2020  
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



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Co-ordinates of Plot Corners	
NW	429902,5766398
SW	429905,5766270
MGA Zone 55	

Data Source: Vicmap Property

Scale of Metres (1:800)

MGA Zone 55  
 Vicroads- 97 E5 (ed.8)  
 Created 04:46 PM on Nov 23, 2020

Co-ordinates of Plot Corners	
NE	430014,5766402
SE	430117,5766275
MGA Zone 55	



## Application Details at Lodgement

### Application Specifics

<b>Application ID</b>	PLA0260/20
<b>Parent ID</b>	
<b>Description</b>	To construct a domestic shed for storage of vehicles. The proposed shed location is closer than 100m to the neighbouring dwelling
<b>Primary Group</b>	Planning Permit Application (New Permits) (PlnPmtApp)
<b>Primary Category</b>	Residential outbuildings (ResOutBldg)
<b>Sub Categories</b>	
<b>Audit Date/Time</b>	Oct 22 2020 5:28PM
<b>Audit User</b>	EPROPERTY
<b>Process ID</b>	243800
<b>eDoc Email</b>	technical@b4ubuild.net.au

### Property Associations

Association Type	Prop No	Address	Legal Desc.
Additional Properties (ramPropert)	1068	491 Rogers Road TRAFALGAR SOUTH VIC 3824	V9193 F224   Lot 2 LP115765   Moe Parish
Primary Property (ramPrProp)	1068	491 Rogers Road TRAFALGAR SOUTH VIC 3824	V9193 F224   Lot 2 LP115765   Moe Parish

### Land Associations

Association Type	Land No	Legal Description
Primary Land (ramPrLand)	105971	V 9193 F 224 Lot 2 LP 115756 Moe Parish
Additional Land Parcels (ramLand)	105971	V 9193 F 224 Lot 2 LP 115756 Moe Parish

### Name Associations

Association Type	Name	Details	Postal Address
Applicant (ramApplct)	B4U Build Building consultants	Business Phone: 51765688 Email Address: admin@b4ubuild.net.au	Po Box 1781 TRARALGON VIC 3844
Application Agent (ramAgent)	B4U Build Building consultants	Business Phone: 51765688 Email Address: admin@b4ubuild.net.au	Po Box 1781 TRARALGON VIC 3844
Owner (ramOwner)	Lauren R Chapman	Home Phone: 56331414 Mobile Phone: 0417 315 741 Email Address: mickchappo@hotmail.com	491 Rogers Road TRAFALGAR SOUTH VIC 3824
Owner (ramOwner)	Michael W Chapman	Home Phone: 56331414 Mobile Phone: 0431 599 962 Email Address: mickchappo@hotmail.com	491 Rogers Road TRAFALGAR SOUTH VIC 3824

### Application Variables

#	Date Label	Date	Text Label	Text	Description	Val. Label	Value
1	Received	22/10/20 5:28:24 PM	Delegate	DavidQ	David Quelch	New Dwellings	0
2	Acknow Sent		Appl Type	NewApp	New Application	No of Lots	0
3	Last FI Sent		Pre-App Mtg	YesPreApp	Yes	No of Applications	0
4	Last FI Recd		Ass. Level			No of Applications	0

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5	Last FI EOT Req		Existing Use	ResAccom	Residential / Accommodation	FI Sent Clock Days	0
6	Last FI EOT Det		Proposed Use	ResAccom	Residential / Accommodation		0
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?				0
16	Council Meeting		POS Contribution				0
17	Determination						0
18	Permit Issued		New Business				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)	26/12/20 9:43:00 AM					0
39			VicSmart App (Auto)	1	No		0
40			VicSmart Time. (Old)	0	Not yet determined		0

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Thursday, 22 October 2020

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

To whom it may concern

Re: Planning application for 491 Rogers Road TRAFALGAR SOUTH

We are proposing to construct a new shed at the above mentioned address. This proposed shed will be 11.0 X 18 X 3.3M high. This shed will be constructed on concrete slab to floor. The structure of the shed will be steel frame and colorbond cladding to both the roof and colorbond external walls. The colours have not yet been selected but will be muted to compliment the existing surrounding area and existing dwelling.

The proposed setbacks for the shed are 9.0.0m from the south boundary and approximately 200 meters from the front road boundary. The closest neighbours are less than 100m away from the proposed building site.

The location of the proposed shed is clear, there will be no vegetation to be removed the site works will be minimal.

Should you require anything further, please feel free to contact me at [admin@b4Ubuild.net.au](mailto:admin@b4Ubuild.net.au) (preferred) or on 51765688

Kind regards

Jane Town  
Administration  
B4U Build Building Consultants

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

VOLUME 09193 FOLIO 224

Security no : 124085316580Q  
Produced 04/09/2020 03:40 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 115756.  
PARENT TITLE Volume 06265 Folio 908  
Created by instrument G142458 12/05/1976

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
LAUREN RENEE CHAPMAN  
MICHAEL WAYNE CHAPMAN both of 49 ANZAC ROAD TRAFALGAR VIC 3824  
AT200012S 30/04/2020

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AT200013Q 30/04/2020  
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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP115756 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: 491 ROGERS ROAD TRAFALGAR SOUTH VIC 3824

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED  
Effective from 30/04/2020

DOCUMENT END

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SUBDIVISIONAL  
CERTIFICATE OF TITLE V. 6265 F. 908

7280 823

**FOR TITLE REFERENCES TO LOTS  
SEE PARCELS INDEX**

LODGED BY.....KEVIN DAVINE & SONS.....

DEALING No..... DATE 12th / JUNE / 1975

DECLARED BY.....GEORGE A BROWNE.....

ON 7th / OCT / 1974

COUNCIL.....SHIRE OF NARRACAN.....

DATE OF CONSENT 10th / FEB / 1975

PLAN MAY BE LODGED...../...../.....

PLAN APPROVED. DATE 2nd / MARCH / 1976 TIME 10.00 a.m.  
p.m.

LP 115756  
BACK OF SHEET 1

THE LAND COLOURED BLUE + BROWN HATCHED  
IS APPROPRIATED  
OR SET APART FOR  
EASEMENTS OF WATER SUPPLY PURPOSES AND IS  
3.00 METRES WIDE

THE LAND COLOURED BROWN AND BROWN HATCHED  
IS APPROPRIATED  
OR SET APART FOR  
EASEMENTS OF CARRIAGEWAY PURPOSES

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Document Type	<b>Plan</b>
Document Identification	<b>LP115756</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>04/09/2020 15:42</b>

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LP115756  
EDITION 1  
APPROVED 2 13/16

115756

PLAN OF SUBDIVISION OF  
PART OF CROWN ALLOTMENTS 96 & 97B  
PARISH OF MOE  
COUNTY OF BULN BULN

SCALE OF METRES

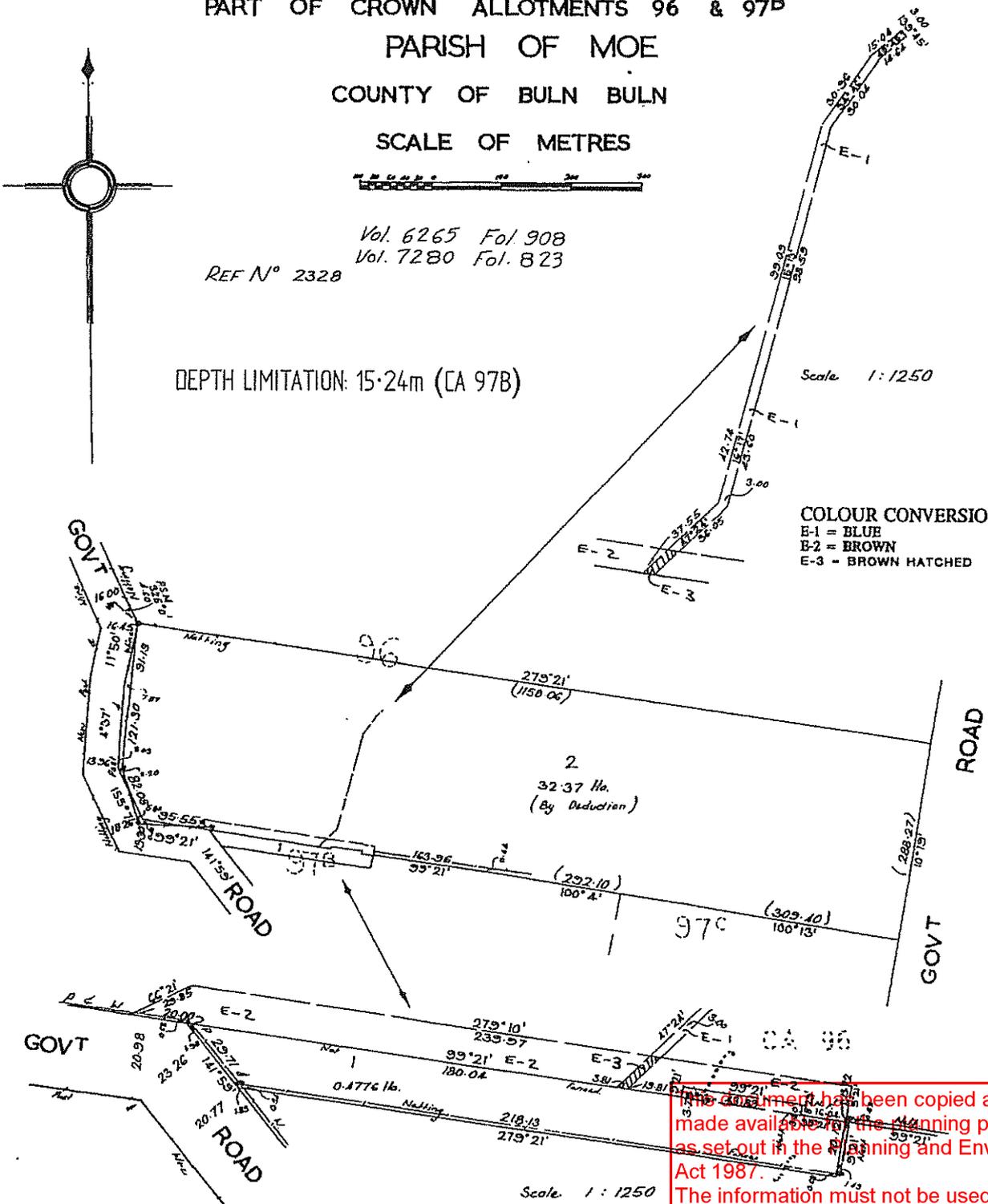


REF N° 2328  
Vol. 6265 Fol. 908  
Vol. 7280 Fol. 823

DEPTH LIMITATION: 15.24m (CA 97B)

Scale 1:1250

COLOUR CONVERSION  
E-1 = BLUE  
E-2 = BROWN  
E-3 = BROWN HATCHED



Figures in Brackets are not the Result of This Survey  
Road Widths are not to Scale  
For Datum see Fieldnotes  
For R.M.'s see Fieldnotes  
Land Coloured Blue & Brown Hatched is set apart for Water Supply Purposes & is 300 Metres Wide  
Land Coloured Brown & Brown Hatched is set apart for carriageway Purposes.

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FOR APPROPRIATIONS, ETC. SEE BACK HEREOF  
Page 11 of 11