



Advertised

# Application for a Planning Permit

## Section 1: LAND DETAILS

Unit Number:	Street Number: <b>1045</b>	Street Name: <b>Grand Ridge Road</b>
Town: <b>Ferndale</b>		Postcode: <b>3821</b>

## FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

### Option A:

Lot No:	<b>1</b>		
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input checked="" type="checkbox"/>	Plan of Subdivision <input type="checkbox"/>
Plan Number:	<b>018226L</b>		

### Option B:

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

## Section 2: PERMIT APPLICANT

Name:	<b>Jane Town</b>			
Business:	<b>B4U Build building consultants</b>			
Postal Address:	<b>4/5 Rocla Road</b>			Postcode: <b>3844</b>
	<b>Traralgon</b>			
Telephone No. (H)		(W) <b>51765688</b>	(M)	
Email Address:	<b>admin@b4ubuild.net.au</b>			

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

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

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

<b>42236.00</b>
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**Section 5: PROPOSAL** You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application.

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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 style="width: 50px;" 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 style="width: 50px;" 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 style="width: 50px;" 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 style="width: 50px;" 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.

**FURTHER DETAILS OF PROPOSAL** (optional)

To construct a replacement she don the property for personal use only

**Section 6: EXISTING CONDITIONS** Describe how the land is used and developed now.

Provide a plan of the existing conditions. Photos are also helpful.

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Dwelling and garage

**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

<b>A.</b> I declare that I am the Applicant and all information given is true and correct.	Applicant signature:	Date:
<b>B.</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: <i>Jane Town</i>	Date: 17/08/2021

**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

**PLEASE FORWARD THIS APPLICATION TO**

**Advertised**

<b>E-mail:</b>	planning@bawbawshire.vic.gov.au	<b>Mail:</b>	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
<b>Phone:</b>	5624 2411		
<b>In Person:</b>	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.

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

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VOLUME 10545 FOLIO 043

Security no : 124091871240K  
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**LAND DESCRIPTION**

Lot 1 on Title Plan 018226L.  
PARENT TITLE Volume 09495 Folio 285  
Created by instrument X032210N 11/09/2000

**REGISTERED PROPRIETOR**

**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 TP018226L 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: 1045 GRAND RIDGE ROAD FERNDAL VIC 3821

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

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Monday, 23 August 2021

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

To whom it may concern

Re: Planning application for 1045 Grand Ridge Road Ferndale

We are proposing to construct a new shed and carport at the above mentioned address. This proposed shed will be 11.74 X 7.864 X 3.6M high. This shed will be constructed on a reinforced concrete slab. The structure of the shed will be steel frame and colorbond cladding to both the roof and colorbond external walls. The colours have been selected and are to be slate grey for the entire building.

The proposed shed will be used for storage of farm machinery used for maintenance on the site.

The proposed setbacks for the shed are approximately 5.0m from the east boundary and approximately 39.84 meters from the north property boundary. The closest neighbours are approximately 43.00m away from the proposed building site. There is an existing waterway to the south east of the site which is approximately 91.8m away.

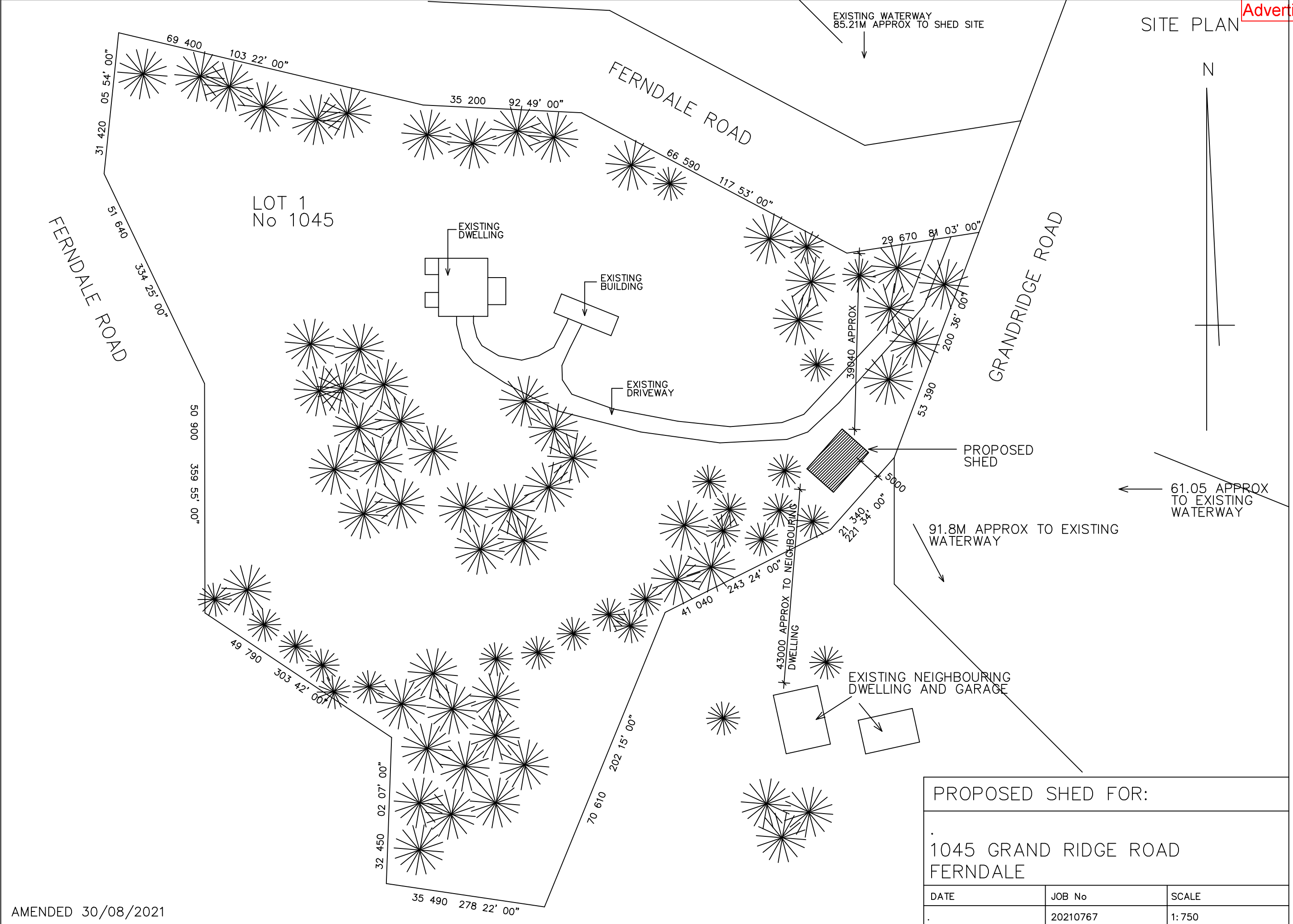
The location of the proposed shed currently has an existing shed located on it, this shed will be removed once the permit has been granted for this application. There will be no vegetation required to be removed. The only site works required will be fill that is to be brought onto the site to ensure the site is level.

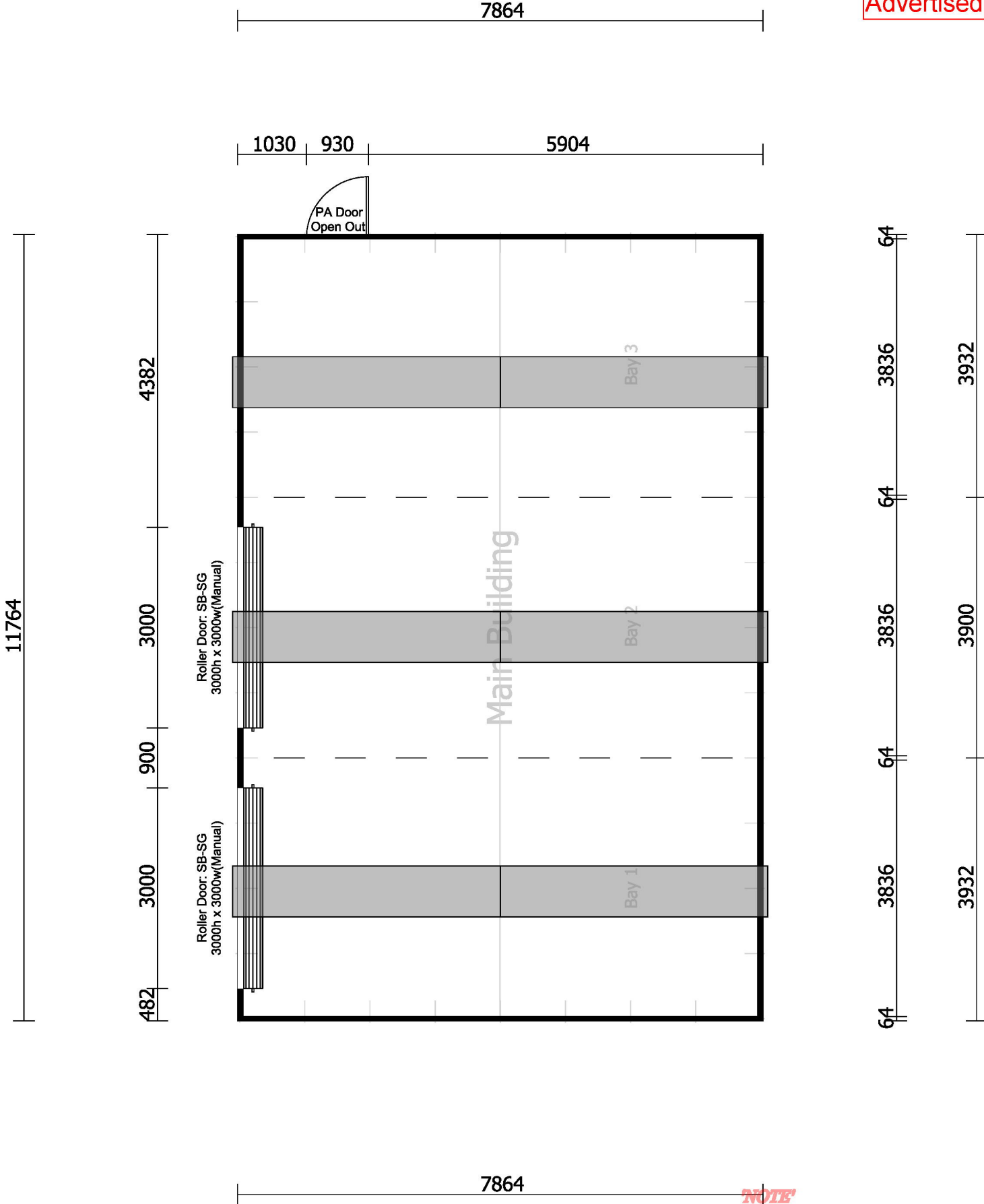
Should you require anything further, please feel free to contact me at [admin@b4Ubuild.net.au](mailto:admin@b4Ubuild.net.au) or on 51765688

Kind regards

Jane Town  
Administration  
B4U Build Building Consultants

SITE PLAN






Scale 1:76.3

\* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan AUS representative.

**NOTE**  
Drawings are not construction issue.  
Shop drawings (For Construction) will  
be detailed prior to fabrication.

**The Gowans Company P/L**  
 53 Alfred Street, Warragul, VIC, 3820, Australia  
 Phone: (03) 5622 2577  
 Fax: (03) 5622 2577  
 Email: sales.warragul@totalspan.com.au

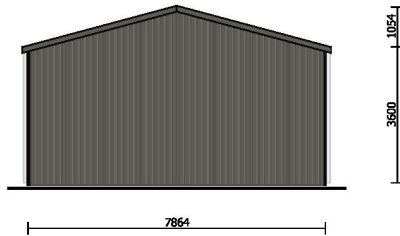
For: 

**Portal Building Titanium**  
 Project Number: 1112-11124058J1.2  
 DP Number:  
 13/07/2021  
 Page 4 of 5



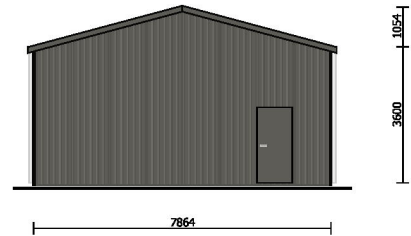
Entire shed to be Slate Grey

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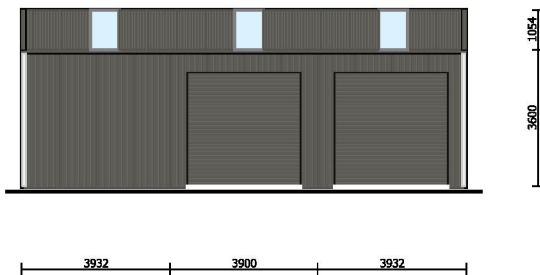
South West Facing  
Scale 1:200

\* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan AUS representative



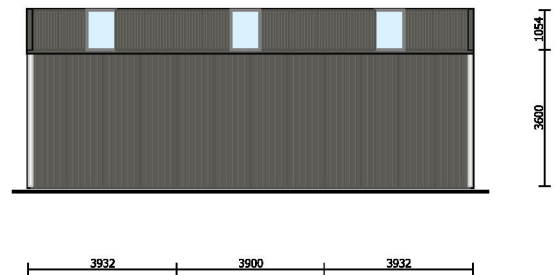
North East Facing  
Scale 1:200

\* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan AUS representative



North West Facing  
Scale 1:200

\* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan AUS representative



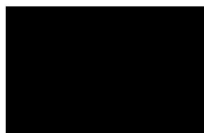
South East Facing  
Scale 1:200

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