



Application for a Planning Permit

Lodgement Date: **9 October 2025**
 Application Number: **PLA0179/25**
 Lodgement Method: **Online**
 Original Permit Number: **Not Applicable**

- ◆ Original Permit Number only relates to Amendment Applications
- ◆ All information in this form was submitted by the Applicant at the time of Lodgement.

The Land

Property Address* **506 Willow Grove Road TRAFALGAR VIC 3824**
 Land Legal Description* **V 8264 F 632 Lot 1 TP 3608E Yarragon Parish**
 Other Related Property
 Other Related Land

The Proposal

Category* **Single dwelling**
 Proposal* **Construction of a single storey replacement dwelling**
 Estimated Cost* **\$800000.00**

Application Information

Pre-Application Meeting* **No**
 Existing Land Use* **Agriculture**
 Encumbrances on Title* **No**

Applicant and Owner Details

Applicant Details*

Surname/Company:	Slap Architects		
First Name:			
Postal Address:			
Mobile Phone:		Home Phone:	

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Work Phone:

Email Address:

Advertised

Agent/Contact Details

Surname/Company: Slap Architects

First Name:

Postal Address:

Mobile Phone:

Home Phone:

Work Phone:

Email Address:

Owner Details*

Surname/Company:

First Name:

Attachment Details

2998 Planning Cover Letter (2998 Planning Cover Letter.pdf)

Willow Grove Road Feature and Levels (Willow Grove Road Feature and Levels.pdf)

2998TP-001-003 (2998TP-001-003.pdf)

2998 Planning Submission_ 506 Willow Grove Rd Trafalgar (2998 Planning Submission_ 506 Willow Grove Rd Trafalgar-6432.pdf)

Copy of Plan (Copy of Plan-3416.pdf)

Copy of Title (Copy of Title-6767.pdf)

Applicant Declaration

I understand and declare that:

- I am the Applicant;
- all information provided within this application is true and correct; and
- the property/land owner (if not myself) has been notified of the application.

*I agree to the declaration terms**

Yes

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

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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

Page 1 of 1

VOLUME 08264 FOLIO 632

Security no : 124128650959E
Produced 03/10/2025 11:25 AM

LAND DESCRIPTION

Lot 1 on Title Plan 003608E.
PARENT TITLE Volume 06880 Folio 955
Created by instrument A886087 04/01/1960

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part D382330

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 TP003608E 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: 506 WILLOW GROVE ROAD TRAFALGAR VIC 3824

ADMINISTRATIVE NOTICES

NIL

eCT Control 17888B WAKEFIELD LAWYERS
Effective from 17/02/2025

DOCUMENT END

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Page 4 of 32

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Document Type	Plan
Document Identification	TP003608E
Number of Pages (excluding this cover sheet)	1
Document Assembled	03/10/2025 11:25

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TITLE PLAN

EDITION 1

TP 003608E

Location of Land

Parish: YARRAGON
Township: ---
Section: C
Crown Allotment: 31 (PART)
Crown Portion: ---

LTO Base Record:
Last Plan Reference:
Title Reference: VOL 8264 FOL 632

Depth Limitation: 15.24m

Notations

Lengths on this Plan were originally shown in Links and have been converted to Metres

Easement Information

Easement References	Purpose/Authority	Width (Metres)	Origin	Land benefitted/In favour of
E-1	---	SEE DIAG	% E D 382330	ESSO

The WBCM Group has prepared this Plan for Land Titles Office diagram purposes

WBCM group

The diagram shows two adjacent land parcels, labeled 1 and 32. Parcel 1 is a triangular-shaped lot measuring 30.81ha, bounded by GOVT ROAD to the north, east, and south. It contains an easement labeled E-1, which is a dashed line running from the southern boundary towards the northern boundary. Various bearings and distances are provided for all boundaries and the easement. For example, the northern boundary of parcel 1 has a bearing of 91°07' and a distance of 359.21m. The eastern boundary has a bearing of 99°43' and a distance of 537.46m. The southern boundary has a bearing of 259°39' and a distance of 950.72m. The easement E-1 starts at the southern boundary with a bearing of 24°38' and ends at the northern boundary with a bearing of 9°46'. A second easement, also labeled E-1, is shown as a dashed line starting from the southern boundary with a bearing of 189°43' and ending at the eastern boundary with a bearing of 104°87'. The area between the two parcels is labeled 32. A north arrow is located on the left side of the diagram.

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LENGTHS ARE IN METRES

SCALE
1:7500

SHEET
SIZE
A3

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Document Type	Instrument
Document Identification	D382330
Number of Pages (excluding this cover sheet)	6
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D382330

10-56 342329 MAY-6-69

D382330

ART. GD.



DD382330-1-9

ARTHUR ROBINSON & CO.

VICTORIA

CREATION OF EASEMENT

WE

all formerly of Waterloo Road Moe but now all of Seven Mile Road
Trafalgar Farmers

(hereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly herein-
after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 771.18 paid to us
DO HEREBY TRANSFER and GRANT unto ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. of 380
Lonsdale Street Melbourne, and HEMATITE PETROLEUM PROPRIETARY LIMITED of 500 Bourke Street Melbourne
and their transferees in fee simple the registered proprietor or proprietors for the time being of ALL THOSE pieces of land
being the whole of the land described in Certificates of Title Volume 8718 Folio 882 Volume 8718 Folio 883 Volume 8718
Folio 886 Volume 8718 Folio 887 Volume 8718 Folio 888 Volume 8718 Folio 889 and Volume 5992 Folio 297 and Lot 2
on Plan of Subdivision Number 72314 Parish of Glencoe South and being part of the land described in Crown Grant Volume
5643 Folio 486 (hereinafter called "the Grantees") at all times hereafter the full and free liberty and right, as appurtenant
to the lands comprised in the said Certificates of Title (which lands are hereinafter referred to as the "dominant tene-
ment"), on over under and through ALL THAT piece of land delineated and coloured blue on the plan annexed hereto
(hereinafter referred to as the "servient tenement") being part of Crown Allotment 31 Section C
Parish of Yarragon and being part of the land more particularly
described in Certificate of Title Volume 8264 Folio 632

to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter,
remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and other liquid or
gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may
be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their under-
taking including but without limiting the generality of the foregoing all such communication and power systems (including
pole lines), drips, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment
and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or incidental
thereto (hereinafter called "the Grantees' appliances") and together with the right for the Grantees and their surveyors,
engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the
Grantees' associates")—

- (1) to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid
and with or without vehicles, plant and equipment of any description;
- (2) to clear the servient tenement and cut and remove timber, trees, undergrowth, crops and fences and construct and
maintain gates in fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantees
shall consider necessary or desirable.

And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the
servient tenement and every part thereof hereby covenants with the Grantees and each of them to the extent that the burden
of this covenant may run with and bind the servient tenement and every part thereof and that the benefit thereof may be
annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantees
plant or permit to be planted any trees or shrubs on the servient tenement or excavate, drill, install, erect or permit to be
excavated, drilled, installed or erected on or under the servient tenement or any part thereof any pit, well, foundation,
pavement or other structure or installation nor shall the Grantor alter or disturb or permit to be altered or disturbed (other
than by the processes of nature) the present grades and contours of the servient tenement but otherwise the Grantor shall
have the right fully to use and enjoy the servient tenement subject always to and so as not to interfere with the rights and
privileges hereby granted and conferred upon the Grantees.

The Grantor and the Grantees hereby mutually covenant and agree one with the other of them as follows:—

A. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys
payable for the granting of this easement in favour of the Grantees.

B. The Grantees will compensate the Grantor for damage done from and after the date this instrument shall have been
delivered to the Grantees to the Grantor's crops, timber, pasture lands, live stock, improvements and other property on the
servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted.
In the event of any difference arising between the Grantor and the Grantees as to the amount of such compensation the
same shall be determined in the manner provided in the Arbitration Act 1958. Any compensation paid by the Grantees to
the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and
other property on the servient tenement or any land of the Grantor adjacent thereto in which any tenant, sharefarmer or
other person has any interest and the Grantor agrees to indemnify the Grantees against any claim by any such tenant, share-
farmer or other person for any damage done by the Grantees in the performance of their rights under this easement.

C. The Grantees shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore con-
tained and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with the
use of the servient tenement.

D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantees' appli-
ances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantees shall at all times
remain the property of the Grantees and their assigns notwithstanding that the same may be annexed or affixed to the free-
hold and shall at any time and from time to time be removable in whole or in part by the Grantees and their assigns.

E. Unless otherwise agreed by the Grantor and the Grantees upon the discontinuance of the use of the servient tene-
ment by the Grantees the Grantees may at their option leave the pipe or any part thereof and the Grantees' appliances in the
ground but if the Grantees damage the property of the Grantor during the removal of the pipe or any part thereof the
Grantees will compensate the Grantor upon the terms and in the manner contained in Clause B hereof.

F. The Grantees performing and observing the covenants, and conditions on their part to be observed and performed
shall and may peacefully hold and enjoy the rights, liberties, privileges and easements hereby granted without hindrance,
molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or
in trust for the Grantor.

G. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by
being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the
Grantees at 380 Lonsdale Street Melbourne or such other address as the Grantor and Grantees may respectively from time
to time designate in writing and any such notice shall be deemed to have been given by the address on the
third day following that on which the same is posted.

H. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Grantees or the
Grantees' associates under the Pipelines Act 1967 or under any consent granted pursuant to the Section 19(1) of the said Act or
under any permit granted pursuant to Section 12 of the said Act or any written permission given pursuant to Section 22
(1) of the said Act or any other rights of the Grantees under the said Act.

I. The Grantor will execute every such deed, instrument or assurance and do every thing for further or more
effectively securing the rights and interests of the Grantees to or in the servient tenement as shall by the Grantees be reasonably required.
pursuant to these presents as shall by the Grantees be reasonably required.

Form No. 4, 1/9/67.

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C/E + Legend
8264-632 pt.
to 1
8718-882-3 incl.
8718-886-3 incl.
8727-448 J Wh.
5992-297 J

APR-23-69 7 8 9 4 7 0 23522

LE A 101: *****2-00

2

14.5.69

Advertised

J. Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally.

DATED this 25th day of March One thousand nine hundred and sixty-
Nine
 SIGNED by the said and

in Victoria in the presence of;

SIGNED by the said

in Victoria in the presence of;

EXECUTED by ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. by being SIGNED SEALED AND DELIVERED in Victoria by

its attorney under Power Number 156054 in the presence of;

EXECUTED by HEMATITE PETROLEUM PROPRIETARY LIMITED by being SIGNED SEALED AND DELIVERED in Victoria by

its attorney under Power Number 160224 in the presence of

ENCUMBRANCES REFERRED TO:
 Nil.

~~under Mortgage Number~~ in the Register ~~Book of part of the abovementioned land hereby consent to the above Creation of Easement and Restrictive Covenant and to this Creation of Easement and Restrictive Covenant taking priority over the said Mortgage and to an endorsement to that effect being made on the said Mortgage~~ being the Mortgagee

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DISTRIBUTION: Original — Office of Titles.
 1st Copy — Cons't Div. for Company.
 2nd Copy — R/W Agent.
 3rd Copy — Landowner.
 4th Copy — Solicitor.

Form No. 4, 1-9-67.

ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. AND HEMATITE PETROLEUM PROPRIETARY LIMITED

**RIGHT-OF-WAY EASEMENT
REQUIRED FOR PIPELINE**

OWNERS:

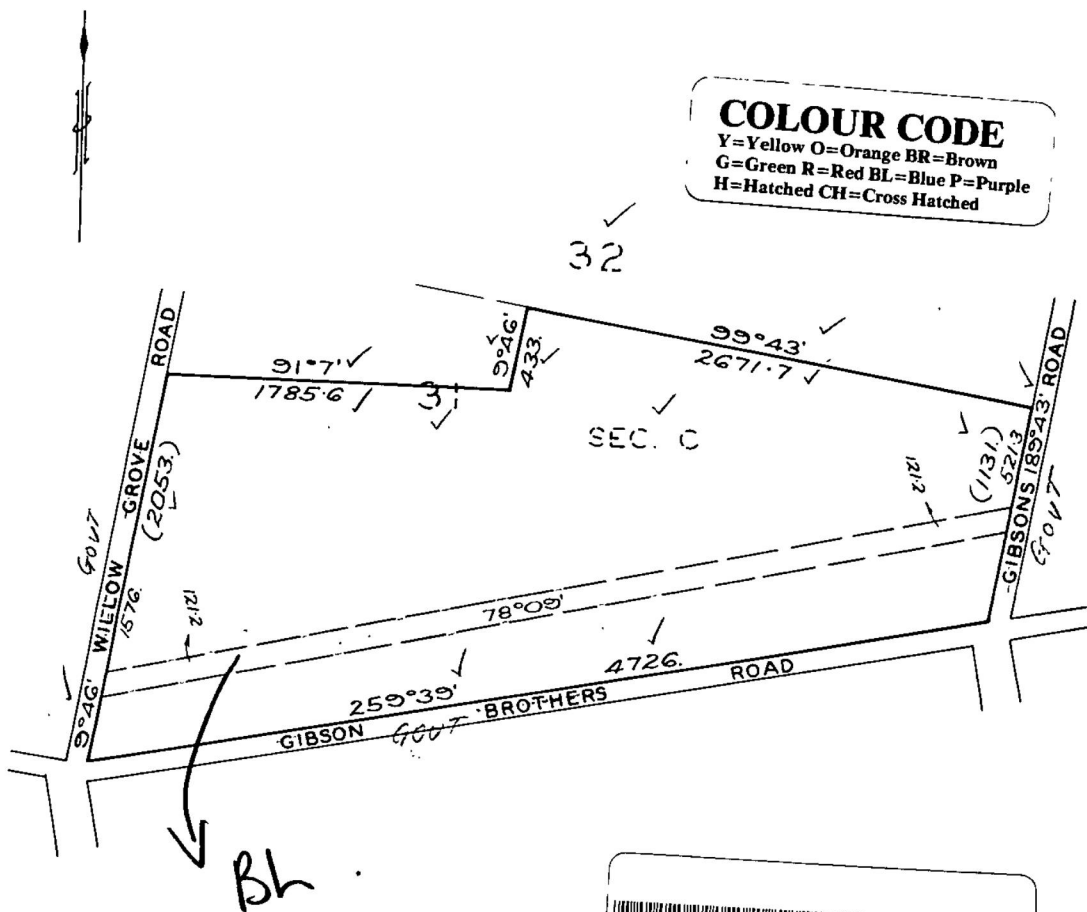
ADDRESS: WATERLOO ROAD, MOE.

PART OF CROWN ALLOTMENT 31 SECTION C
PARISH OF YARRAGON

Certificate of Title VOLUME 8264 FOLIO 632
Area 5A. 3R. 55¹⁰/₁₀₀ - 5.78422 Ac.

COUNTY OF BULN BULN

Scale: 8 CHAINS to an inch
Measurements are in LINKS



I certify that this plan has been made by me, agrees with title, is mathematically correct and the easement being created has been reasonably located in accordance with title position.

H. Bulliver Licensed Surveyor
Date 27/6/69

A. GANNON & ASSOCIATES
in association with
CULLIVER & CO.

H. Bulliver 6/12/69
Licensed Surveyor

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RIGHT OF WAY OR CORP
EASEMENT NUMBER

YG - 448

Page 10 of 32

Ref. No.
5601

Plan No.
264

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Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT
MENTION

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To the Registrar of Titles,

Please register this Creation of Easement and on completion return Certificate of Title Volume 8264 Folio 632 to

COMMONWEALTH TRADING BANK OF AUSTRALIA

Box 131

TRAFALGAR, VICTORIA



H. Lazzarotto

ERNESTO LAZZAROTTO,
UMBERTO LAZZAROTTO
and
RENATO LAZZAROTTO

to

ESSO EXPLORATION AND
PRODUCTION AUSTRALIA INC. AND
HEMATITE PETROLEUM
PROPRIETARY LIMITED

CREATION OF EASEMENT

A memorandum of the within instrument
has been entered in the Register Book



ARTHUR ROBINSON & CO.
Solicitors
447 Collins Street, Melbourne, 3000.

YG-448

Dated the day of 196...

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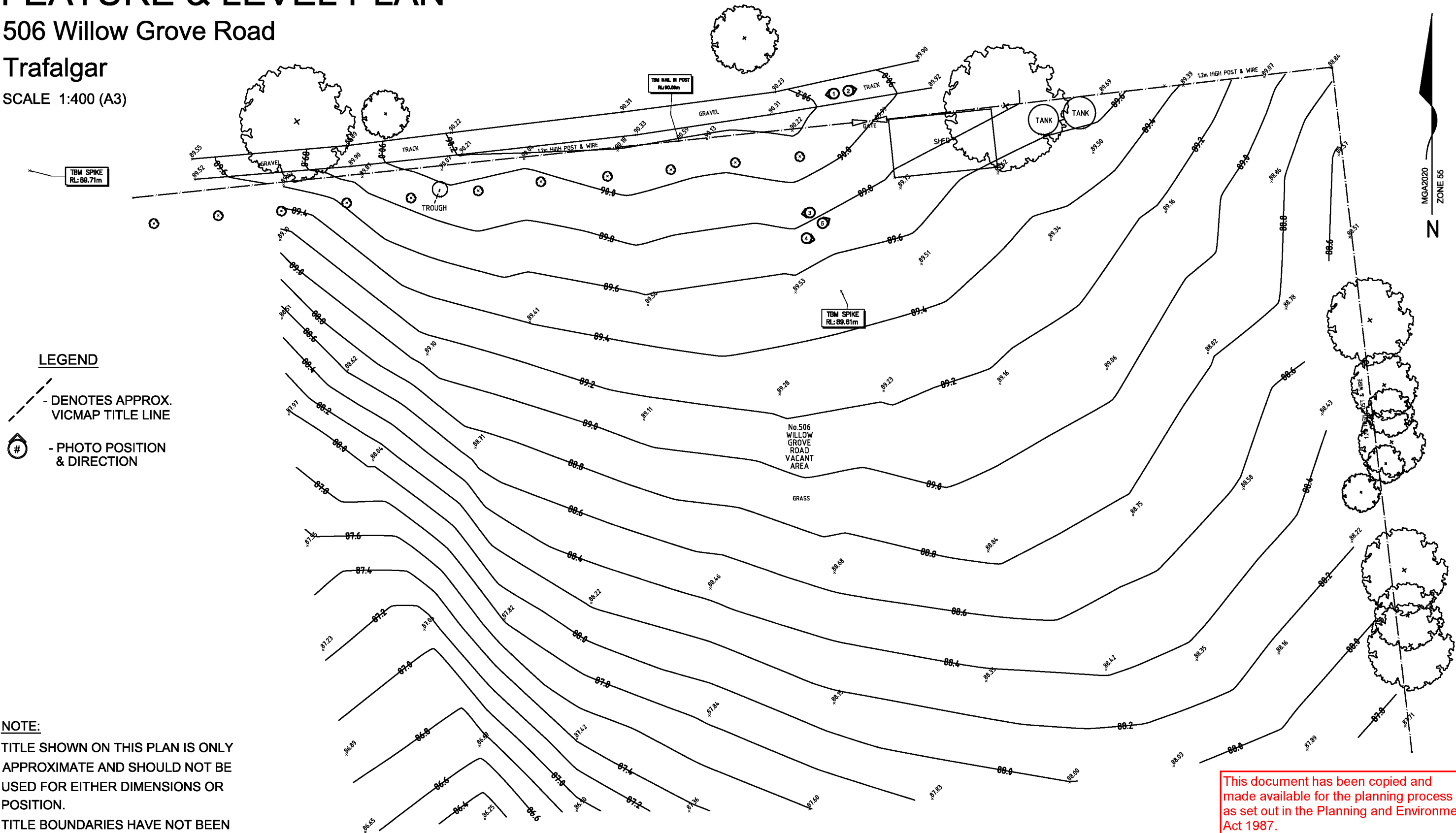
FEATURE & LEVEL PLAN

506 Willow Grove Road

Trafalgar

SCALE 1:400 (A3)

Advertised



LEGEND

- DENOTES APPROX. VICMAP TITLE LINE
- PHOTO POSITION & DIRECTION

NOTE:

- TITLE SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND SHOULD NOT BE USED FOR EITHER DIMENSIONS OR POSITION.
- TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED.
- ANY EASEMENTS ENCUMBERING THE LAND HAVE NOT BEEN SHOWN ON THIS PLAN.

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON MOE PM 274 (R.L. 66.500)

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au

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DRAWN BY

CHECKED: H.S.

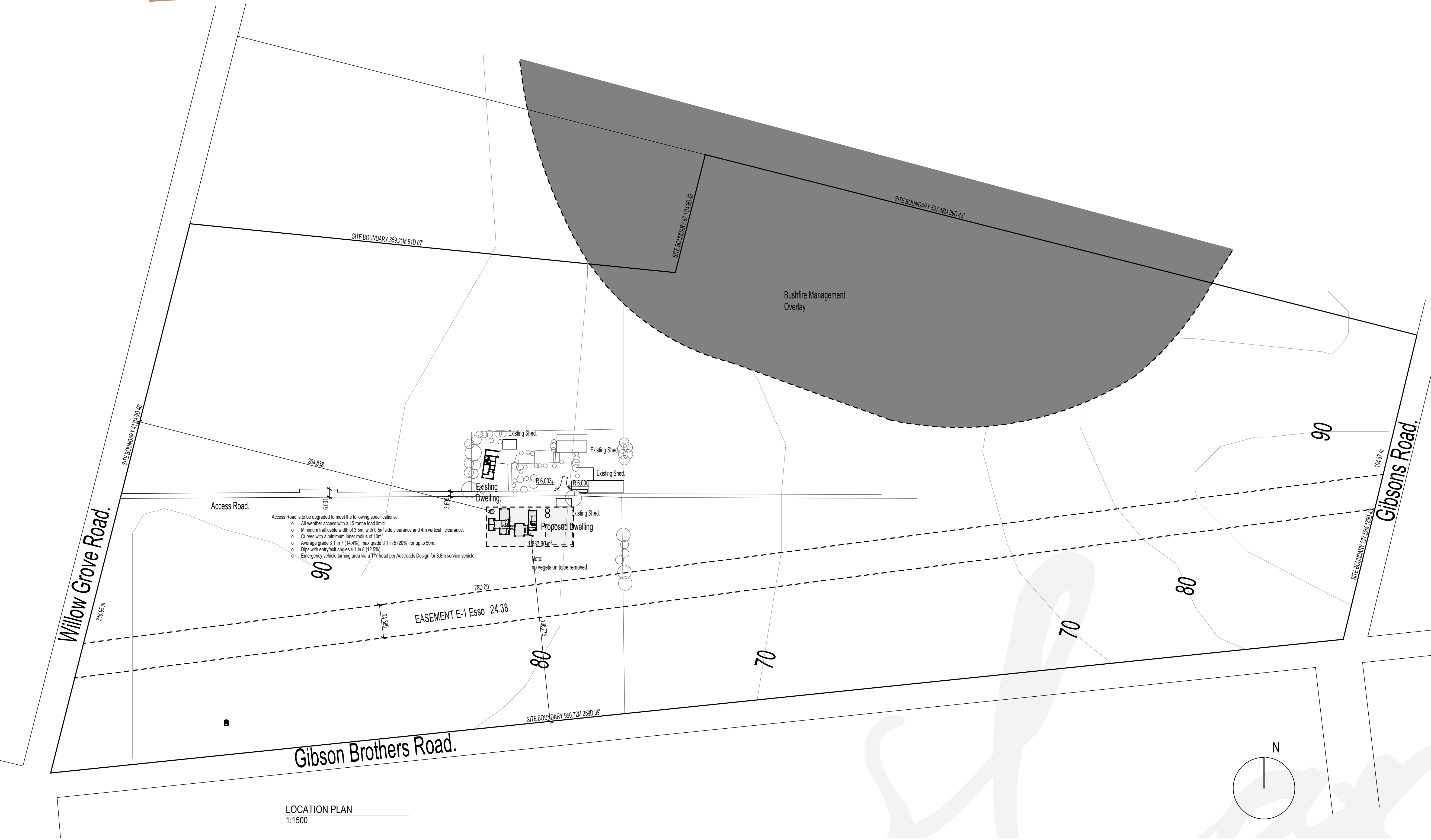
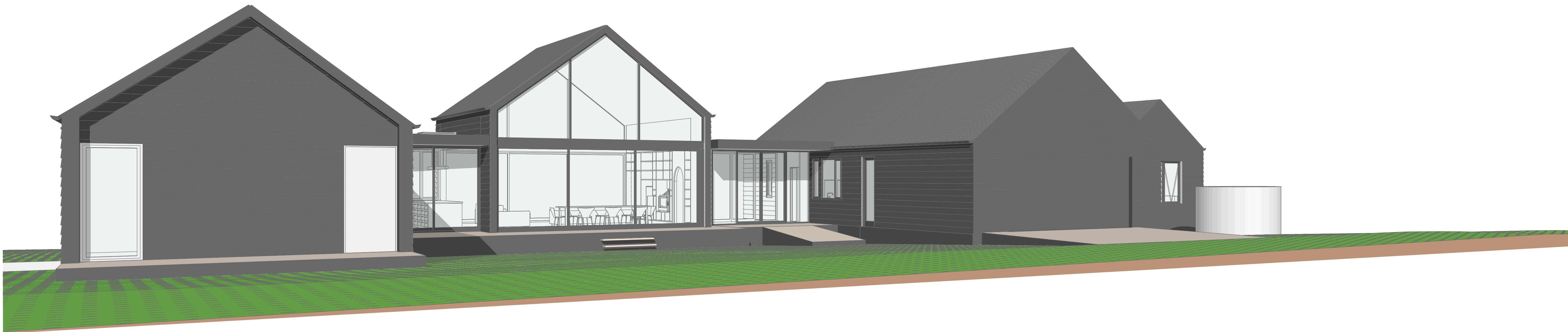
DATE OF SURVEY: 10/09/2025

SURV REF NO: 22793

VERSION: 1 - 09/25

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A3



		Location Plan Easement type and dimensions indicated. Existing buildings and structures annotated and use noted. Setbacks of proposed dwelling from property boundaries indicated. Dimensions and materials of accessway to proposed dwelling noted. Note added indicating no vegetation to be removed.			
02	12.11.2025	TOWN PLANNING ISSUE	Revision 2	LC	LC
01	03.10.2025	TOWN PLANNING ISSUE		LC	LC
ISSUE	DATE	DETAIL		OWN	CHK

Sedimentary Lake & Partners
TPO 5193 0602 E 03 513 1000
Level 2 / 111 Main Street
P.O. Box 695, Bannockburn VIC 3815
www.slapp.com.au
ACN 005 445 812

slap
ARCHITECTS

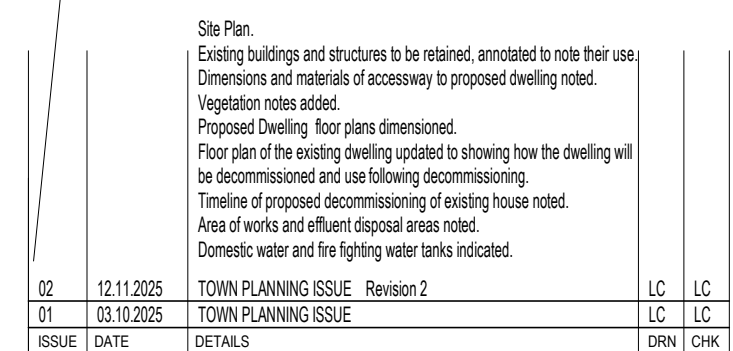
Proposed Residence
506 Willow Grove Road
Trafalgar

LOCATION PLAN

2998 TP001-02

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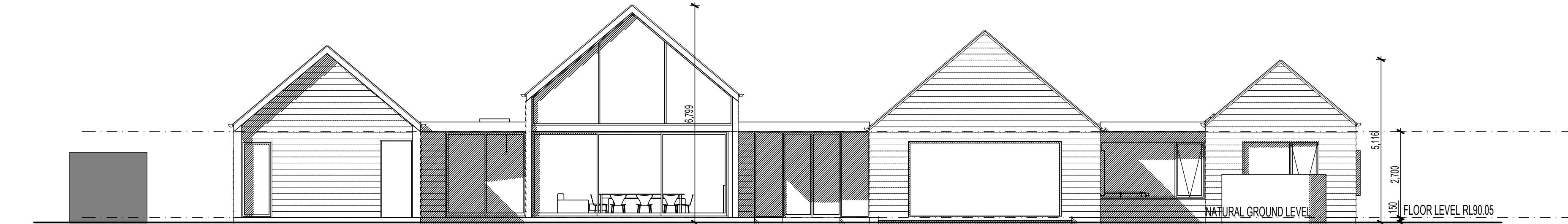


slap ARCHITECTS

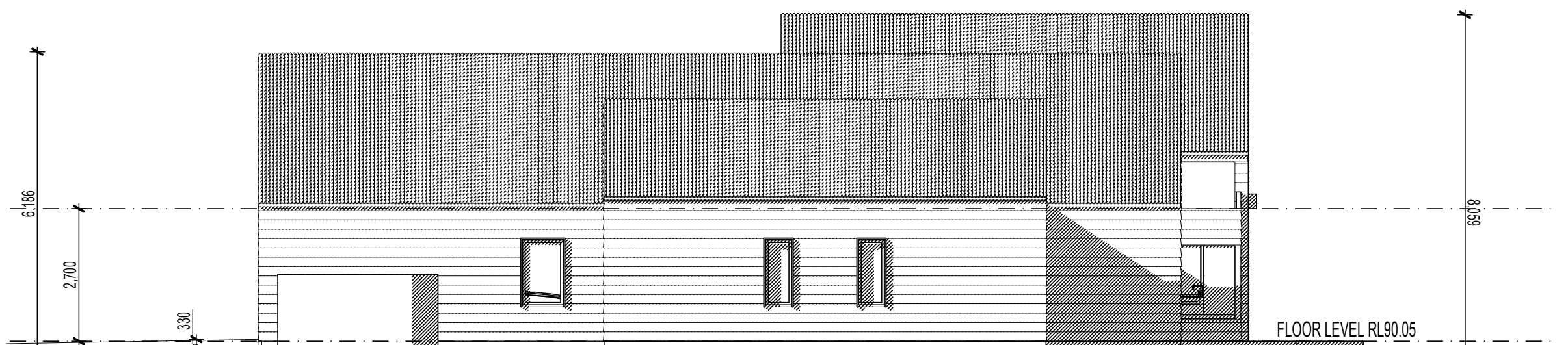
SITE PLAN

28/11/2025 Page 16 of 32 copyright ©

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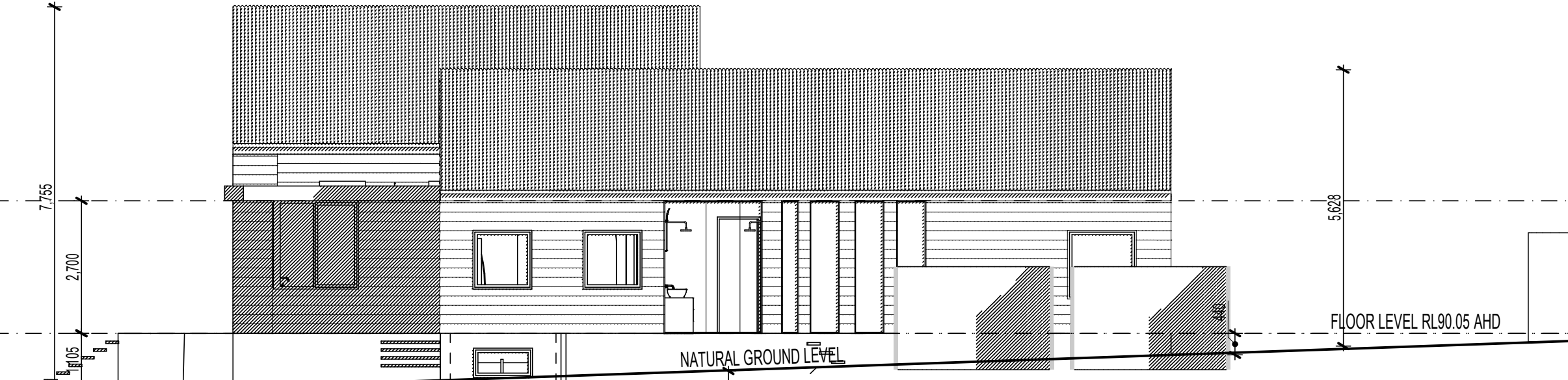
NORTH ELEVATION
1:100



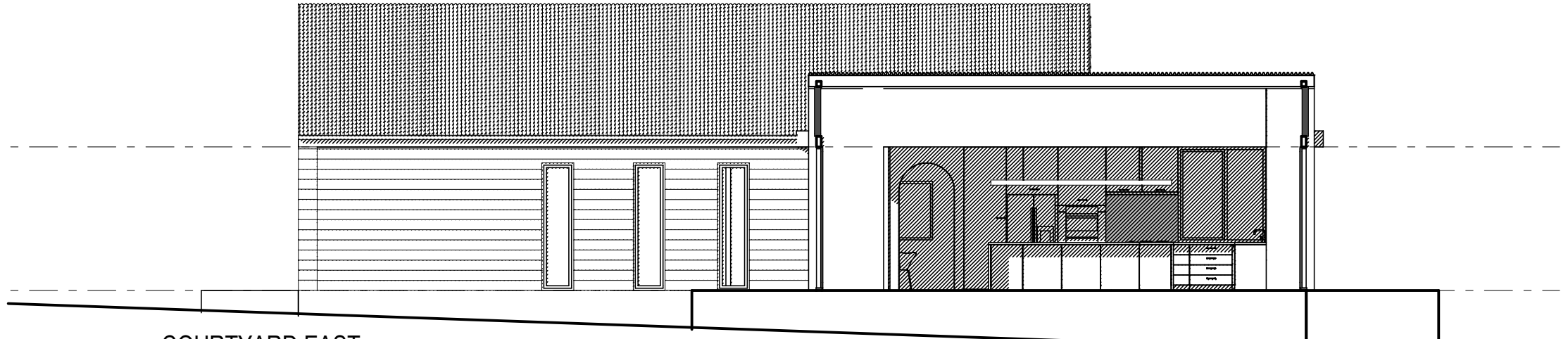
WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



COURTYARD EAST
1:100



FINISHES.

Plans & Elevations.					
Existing buildings and structures to be retained, annotated to note their use. Dimensions and materials of accessway to proposed dwelling noted. Vegetation notes added. Proposed Dwelling floor plans and elevations dimensioned. Natural ground level and finished ground level (to AHD) clearly nominated elevations. Wall height from natural and finished ground level noted on elevations. Overall building height from natural and finished ground level noted on elevations.					
02	12.11.2025	TOWN PLANNING ISSUE	Revision 2	LC	LC
01	03.10.2025	TOWN PLANNING ISSUE		LC	LC
ISSUE	DATE	DETAILS		DRN	CHK

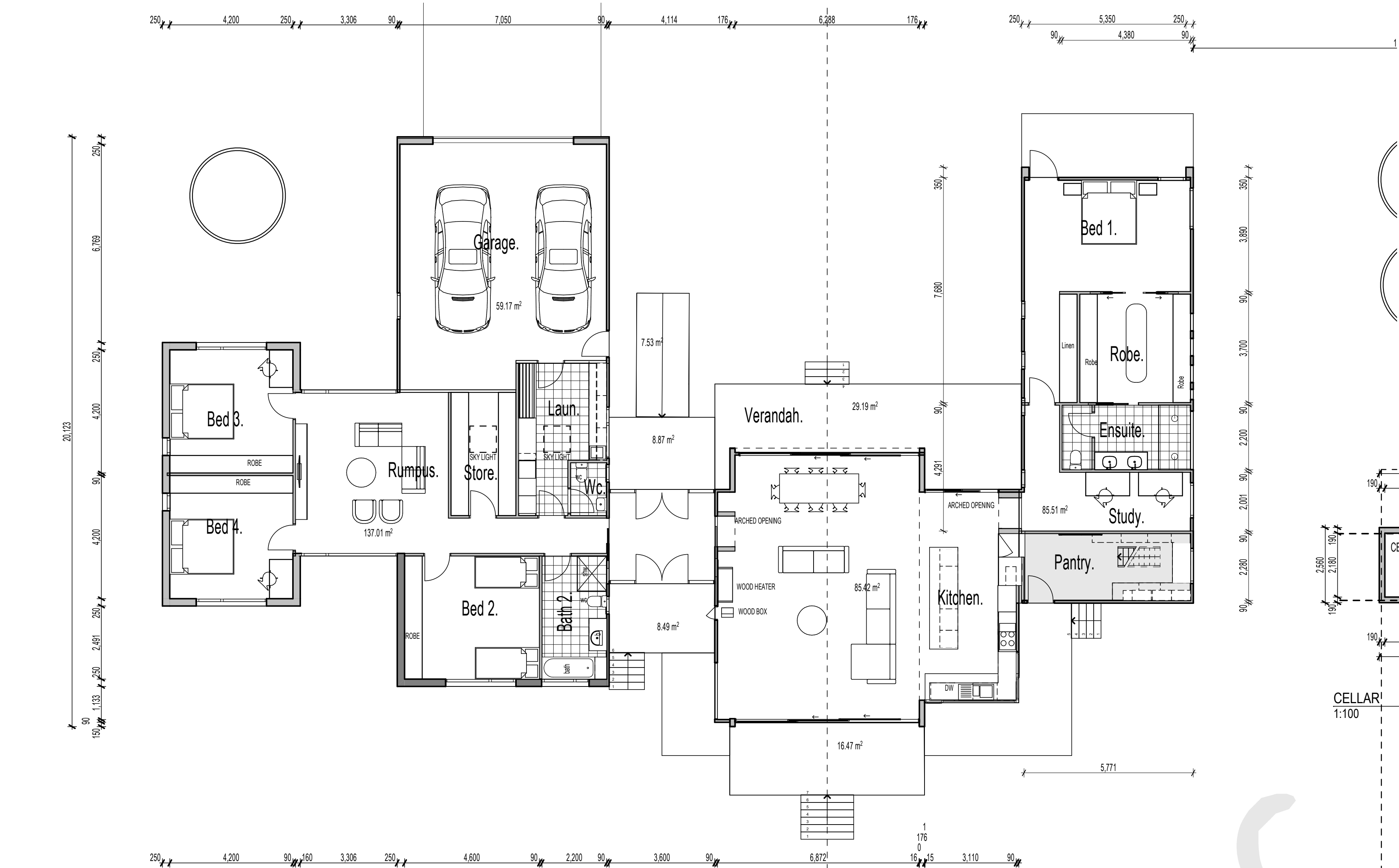
Sedimentary Lake & Partners
TPO 5193 0405 E 03 513 1060
Level 2 / 111 Main Street
P.O. Box 695, Barmah VIC 3687
www.slap.com.au
ACN 005 445 812

slap
ARCHITECTS

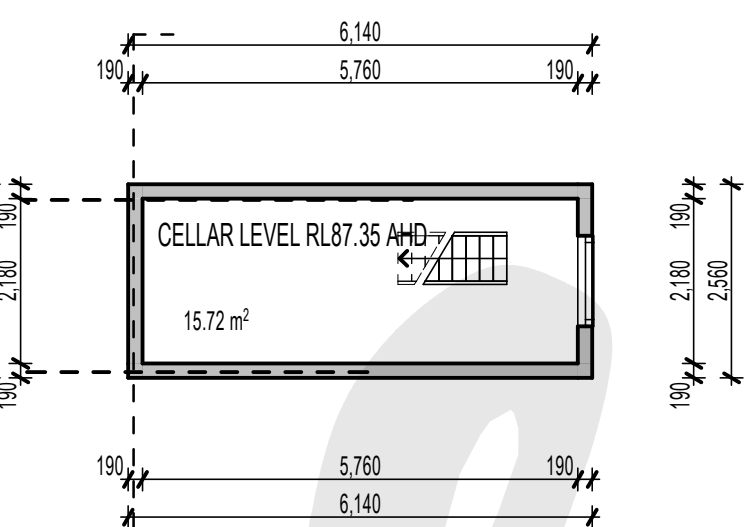
Proposed Residence
506 Willow Grove Road
Trafalgar

PLANS &
ELEVATIONS
2998 TP003-02

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FLOOR PLAN
1:100



CELLAR
1:100

AREAS

HOUSE	323 SQ.M
CELLAR	15 SQ.M
VERANDAH / DECKS	82 SQ.M
GARAGE	59 SQ.M

2998 Planning Letter 02.docx
26th November 2025

Planning Officer
Baw Baw Shire Council
PO Box 304
Warragul VIC 3820

Dear Sir/Madam,

Application No.: PLA0179/25

Proposal: Development of a Replacement Dwelling

**Location: 506 Willow Grove Road TRAFALGAR VIC 3824 V 8264 F 632 Lot 1 TP 3608E
Yarragon Parish**

In reply to your request for information dated the 31st October 2025

On behalf of our client, we wish to apply for planning approval of the above-mentioned project.

Please find attached the following documents for your information:

1. Copy of Covenant.
2. Architectural Drawings numbered: 2998 TP001rev 02, TP002rev02, TP003rev02 and TP004
3. Revised Planning Report.
4. Bushfire Report.

Drawing TP001rev 02 indicates:

- . Easement updated to note easement type and dimensions.
- . Existing buildings to be retained noted. their use.
- . Setbacks of proposed dwelling from property boundaries.
- . Dimensions and materials of accessway to proposed dwelling.

Drawing TP002rev 02 indicates:

- . Easement updated to note easement type and dimensions.
- . Existing buildings to be retained noted.
- . Setbacks of proposed dwelling from property boundaries.
- . Floor plan of the existing dwelling, showing how the dwelling will be decommissioned.
- . Proposed use of the existing dwelling indicated.
- . Annotation noting the Timeline of proposed decommissioning.

Drawing TP003rev 02 indicates:

- . Floor level of proposed dwelling including Cellar to AHD.
- . Wall heights from natural and finished ground level.
- . Natural ground level and finished ground level clearly nominated on all elevations.

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Drawing TP04 indicates:

- . Proposed excavation for Cellar.
- . Dimensioned floor plan of the existing dwelling, showing how the dwelling will be decommissioned.
- . Annotation noting the proposed use of the existing dwelling following decommissioning.
- . Annotation noting the timeline of proposed decommissioning.

Should you require any further information, please do not hesitate to contact me on

Yours faithfully
SLAP ARCHITECTS

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APPLICATION FOR A PLANNING PERMIT

Replacement Dwelling
506 Willow Grove Road Trafalgar

Prepared for: Baw Baw Shire Council
Prepared by: Slap Architects

Version 2.0
28th November 2025

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APPLICATION FOR PLANNING PERMIT FOR REPLACEMENT DWELLING

506 WILLOW GROVE ROAD TRAFALGAR

A planning permit is required under the provisions of the Farming Zone. The requirements of the zone are addressed throughout the submission and within the supporting documentation.

INTRODUCTION

- We act on behalf of the applicant for the planning permit at 506 Willow Grove Road Trafalgar.
- This planning submission has been prepared in support of an application for a replacement Dwelling.
- This submission addresses relevant provisions of the Baw Baw Planning Scheme to assist Council planning officers in considering the merit of the proposed development.
- Approval is sought for a replacement dwelling of 382m² including garage.

SITE & SURROUNDS

- The subject site is located at 506 Willow Grove Road Trafalgar, identified as land Lot 1 on Title Plan 003608E. PARENT TITLE Volume 06880 Folio 955
- A copy of the title and relevant Plan is contained in Appendix A
- The subject site is not affected by any covenants or agreements.

PROPOSAL

- Approval is sought for a replacement dwelling of 382m² including garage.
- The proposed use and development is indicated in the proposed development plans as contained in Appendix B.

USE

- The subject site is currently used for farming.

DWELLING REQUIREMENTS

- Access to be provided via an all-weather road suitable for emergency vehicles available for the planning process
- The dwelling will be connected to a reticulated electricity supply or have an alternative energy source.
- All wastewater from the dwelling is to be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.
- Roof drainage will be directed to water tanks for the storage of potable water and for firefighting purposes.
- The dwelling will be connected to a reticulated electricity supply or have an alternative energy source.

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ACCESS

- Access to the property is via an existing crossover on Willow Grove Road.
- The access road is to be upgraded to meet the following specifications:
 - All-weather access with a 15-tonne load limit.
 - Minimum trafficable width of 3.5m, with 0.5m side clearance and 4m vertical clearance.
 - Curves with a minimum inner radius of 10m.
 - Average grade ≤ 1 in 7 (14.4%), max grade ≤ 1 in 5 (20%) for up to 50m.
 - Dips with entry/exit angles ≤ 1 in 8 (12.5%).
 - Emergency vehicle turning area via a T/Y head per Austroads Design for 8.8m service vehicle.

FIRE FIGHTING WATER

A firefighting water supply is proposed with:

- Minimum 10,000-litre capacity in an above-ground concrete or metal tank.
- Corrosion-resistant metal pipes and fittings.
- Separate outlet for occupant use.
- Clear identification and signage.
- Location within 60m of the building and 4m of unobstructed accessway.
- BSP 65mm ball/gate valve and CFA-compatible coupling.
- Pipework of at least 65mm (excluding CFA coupling).

APPENDIX

- Appendix A Copy of Title
- Appendix B Development Plans
- Appendix C Bushfire Management Plan

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CLAUSE 13.02 BUSHFIRE

Clause 13.02-1S BUSHFIRE PLANNING

Policy application

This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objectives

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies - Protection of human life

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Bushfire hazard identification and assessment

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

- Refer bushfire management plan
- All dwellings are to be constructed to BAL12.5 as required by BMP
- Firefighting vehicle access requirements ie. accessway width and CFA turning area requirements are indicated on site plan.
- Water storage tanks to CFA requirements are provided to dwelling.

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CLAUSE 14.01

AGRICULTURE

Clause 14.01-1S

PROTECTION OF AGRICULTURAL LAND

Objectives

To protect the state’s agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context. Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas. Protect strategically important agricultural and primary production land from incompatible uses. Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- The proposal meets the objective of preserving productive farmland.
- The productive farmland proposed to be used for the replacement dwelling is approximately 1,350 sqm, which is less than 0.5% of the total farm area (310,000 sqm), ensuring the vast majority of land remains available for farming.
- The proposed replacement dwelling footprint is confined to a small envelope and located within the same zone as the existing dwelling and auxiliary buildings, avoiding fragmentation of productive land and maintaining continuity of agricultural operations.
- The proposal does not involve subdivision or permanent removal of significant productive land; the farm remains intact as a single productive unit.

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- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

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Clause 14.01-1f

DWELLINGS AND SUBDIVISION IN RURAL AREAS

Objectives

To ensure that the development of dwellings and subdivision, including the creation of small lots for existing dwellings, minimises the loss of productive agricultural land and does not prejudice activities associated with agricultural production.

To provide guidance for development of dwellings that are integral to the substantial commercial farming or tourism use of the land.

Strategies

Discourage the development of a dwelling on land that is used for small-scale grazing animal production unless there are special management requirements relating to the grazing of stock.

Discourage the development of a dwelling unless it is required for a commercial farming purpose or for an approved tourism business to the satisfaction of the Responsible Authority.

Discourage dwellings on lots where wastewater cannot be retained and treated within the lot.

Limit the area associated with a dwelling and ancillary buildings and facilities so that the area for agriculture or rural purposes is maximised.

Discourage the development of dwellings close to a neighbouring dwelling or a farming activity node such as; stockyards, dairy shed or effluent treatment ponds.

Encourage consolidation of vacant lots within the property (being lots in the same ownership which adjoin each other or are separated only by a stream, stream reserve, or unmade or unused government road or rail reserve) on which the dwelling is proposed.

Policy guidelines

Consider as relevant:

- A business plan or farm management plan clearly demonstrates that a dwelling is required for a commercial farming purpose (including small scale grazing animal

- Existing dwelling will be repurposed as a Manager's Office, supporting farm operations.
- Decommissioning of the existing dwelling (removal of kitchen and laundry facilities) will occur within three months of the issue of occupancy certificate the proposed replacement dwelling.
- Proposal will have no adverse impact on rainwater runoff or water quality. Stormwater runoff will be managed on-site; no external drainage or water supply is required.
- The existing area associated with the existing dwelling and ancillary buildings is approximately 6250 sqm. The proposed additional area is 1350sqm.
- The proposed replacement dwelling is further away, than the existing dwelling, from the neighbouring dwelling and farming activity node.
- The proposed replacement dwelling provides modern accommodation that meets the expectations of the current owners of the property, supporting ongoing agricultural use.

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production) or an approved tourism business on the land.

- Limiting a dwelling and ancillary buildings and facilities, to within a 2000 square metre envelope.
- Setting dwellings back at least 100 metres from a neighbouring dwelling or a farming activity node.
- An agreement under Section 173 of the Act, that ensures that the lot cannot be subdivided to create an additional lot and cannot be used for any further dwelling.
- That a proposal for a new dwelling adjacent to two or more existing dwellings constitutes a 'concentration' or 'proliferation' of dwellings in the area when considering the Dwelling Decision guidelines under clause 35.07.

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CLAUSE 35.07 FARMING ZONE

Clause 35.07-6 APPLICATION REQUIREMENTS FOR DWELLINGS

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

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

- The Municipal Planning Strategy and the Planning Policy Framework.
- 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.
- The proposal will not affect CMA strategies.
- The proposed works support and enhance agricultural production by providing modern accommodation that meets the expectations of the current owners of the property.
- The site is gently sloping land and as such the proposed replacement dwelling will require only excavation for the cellar.
- The proposed works will have no effect on the operation and expansion of adjoining and nearby agricultural uses.
- The proposed works will have no effect on the agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Effluent disposal will be managed on site. Refer site plan.
- The proposed works will affect the management of the exist property. The use is compatible with the adjoining nearby land uses.
- The proposed replacement dwelling is an upgrade of the existing residence, providing a level of accommodation that will support and enhance agricultural production. The proposed works will remove approx. 1350sqm of agricultural land.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.

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- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.
- Whether Rural worker accommodation is necessary having regard to:
 - The nature and scale of the agricultural use.
 - The accessibility to residential areas and existing accommodation, and the remoteness of the location.
- The duration of the use of the land for Rural worker accommodation.

Accommodation issues

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.
- The proposed replacement dwelling will result in a loss of 1350sqm of agricultural land.
- The proposed replacement dwelling is adjacent to the existing ancillary buildings on the site, enhancing the cluster of rural buildings.

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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.
- The site is gently sloping land and as such the proposed replacement dwelling will require only excavation for the cellar. See excavation plan.
- There is no proposed removal of trees or vegetation, the proposed works will not affect the flora and fauna on the site and its surrounds.
- The proposed on-site effluent disposal area has been located to minimise any impact of nutrient loads on waterways and native vegetation. Refer Site Plan

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.
- The proposed replacement dwelling footprint is confined to a small envelope and located within the same zone as the existing dwelling and auxiliary buildings, avoiding fragmentation of productive land and maintaining continuity of agricultural operations
- The proposed replacement residence is a high-quality contemporary design that references the shape and form of the surrounding buildings on the site.
- The proposed cladding materials and colours are sympathetic to the existing buildings on the site and surroundings.
- Existing infrastructure including roads, drainage and telecommunications will not be impacted by the proposed works.
- Traffic management will not be required.

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