

PP22/2019-1

365 Princes Highway COLAC WEST

Lot: 2 PS: 339775 V/F: 10268/574

**Use and development of the Land for Retail
Premises , Building and Works Comprising
Construction of Shed, and Display of Business
Identification Signage**

B A Clissold

Officer - Vikram Kumar

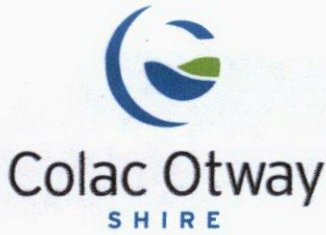
EXHIBITION FILE

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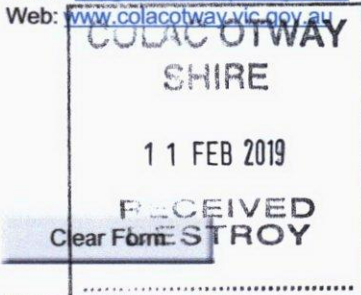
Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

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Planning Enquiries
Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au
Web: www.colacotway.vic.gov.au



Office Use Only

VicSmart?

Specify class of VicSmart application:

Application No.:

YES NO

Date Lodged:

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

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 as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which VicSmart class or classes:

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?: IAN WILLIAMS

Date: 02-01-2019

day / month / year

The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.: 365

St. Name: PRINCES HWY

Suburb/Locality: COLAC WEST

Postcode: 3250

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 2

Lodged Plan

Title Plan

Plan of Subdivision

No.: PS339775W

OR

B Crown Allotment No.:

Section No.:

Parish/Township Name:



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The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit?*

CONSTRUCT SHED AND FENCING
OPERATE MOTORCYCLE RETAL BUSINESS

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

Cost \$ 100,000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

SINGLE DWELLING PLUS RETAIL CARPET BUSINESS

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

Title Information **i**

Encumbrances on title *

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 (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.



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Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title: MR	First Name: BRETT	Surname: CHISSOLD
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 1449	St. Name: PRINCES HWY
Suburb/Locality: PIRRON YALLOCK	State: VIC	Postcode: 3249

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 03 52351381	Email:
Mobile phone:	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name: SHARONNE	Surname: BRETT
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 365	St. Name: PRINCES HWY
Suburb/Locality: COLAC WEST	State: VIC	Postcode: 3250
Owner's Signature (Optional):	Date:	
	day / month / year	

Information requirements

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration i

This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature:	Date: 06 02 2019
	day / month / year



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Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee? Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- Provided all necessary supporting information and documents?
 - A full, current copy of title information for each individual parcel of land forming the subject site.
 - A plan of existing conditions.
 - Plans showing the layout and details of the proposal.
 - Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 - If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)
 - If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

Need help with the Application?

If you need help to complete this form, read [More Information](#) at the end of this form.

For help with a VicSmart application see [Applicant's Guide to Lodging a VicSmart Application](#) at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Colac Otway Shire
PO Box 283
Colac VIC 3250
2-6 Rae Street
Colac VIC 3250

Contact information

Phone: (03) 5232 9400
Email: inquiry@colacotway.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

Att Mr Ian Williams

Planning permit application for 365 Princes Hwy Colac West

Proposed building to be constructed of steel frame, dark blue color bond walls with cream roof.

Signage on front of building to have dark blue back ground with yellow lettering , size approx 7 m long 1.2 m high, low wattage led lighting on top of veranda facing back to illuminate sign at night.

Front fence - 1.8 m chain mesh with steel posts , gates on each driveway set back 5 meters from boundary . Both businesses on each side of property have same style / height fencing.

Operate motorcycle business from premises , sales and servicing of new and used motorcycles , new and used motorcycle parts and accessories , motorcycle safety gear & apparel inc casual apparel. (term" motorcycle " includes dirt bikes , road bikes , atvs (fours wheelers) sxs (side by side utility vehicles))

Hours of operation , Monday - Friday 8 am - 6 pm , Saturday 8 am - 2 pm

House on site to be lived in by part owner of business.

No change expected in traffic flow , property has had a retail carpet business operating for a number of years (changed location jan 2019) , customers entering / exiting , couriers delivering stock , much the same as we will have .

No impact expected on neighbouring businesses , one side is a farm machinery dealer , the other side trucks and machinery , both have similar hours of operation.

Planted vegetation to be removed - marked on attached map , 6 - 8 gumtrees , some smaller plants , all were planted by current owner.

Native plants to be used as screening - Common Tussock Grass (grows 50 - 130 cm) planted across front fence , Silver Banksia (grows 1.8 m tall 1.5 m wide) planted along east fence - noted on site plan. Existing vegetation to be kept as screening on west side.

Installation of water tank for water collection and reuse , size 10,000 gallon

Car parking to be minimum size of 2.6 m wide x 4.9 m long , 20 x car spaces allocated , parking spaces will be marked with a wooden board pinned to the ground , drive way to be minimum 4.9 m wide .

Planted Vegetation to be removed

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THE SITE .

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

VOLUME 10268 FOLIO 574

Security no : 124075237053X
Produced 05/12/2018 11:31 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 339775W.
PARENT TITLES :
Volume 09019 Folio 677 Volume 09620 Folio 603
Created by instrument PS339775W 02/02/1996

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SHARONNE PAIGE BRETT of PRINCES HIGHWAY COLAC WEST 3250
PS339775W 02/02/1996

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ172635R 03/09/2011
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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS339775W 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: 365 PRINCES HIGHWAY COLAC WEST VIC 3250

ADMINISTRATIVE NOTICES

NIL

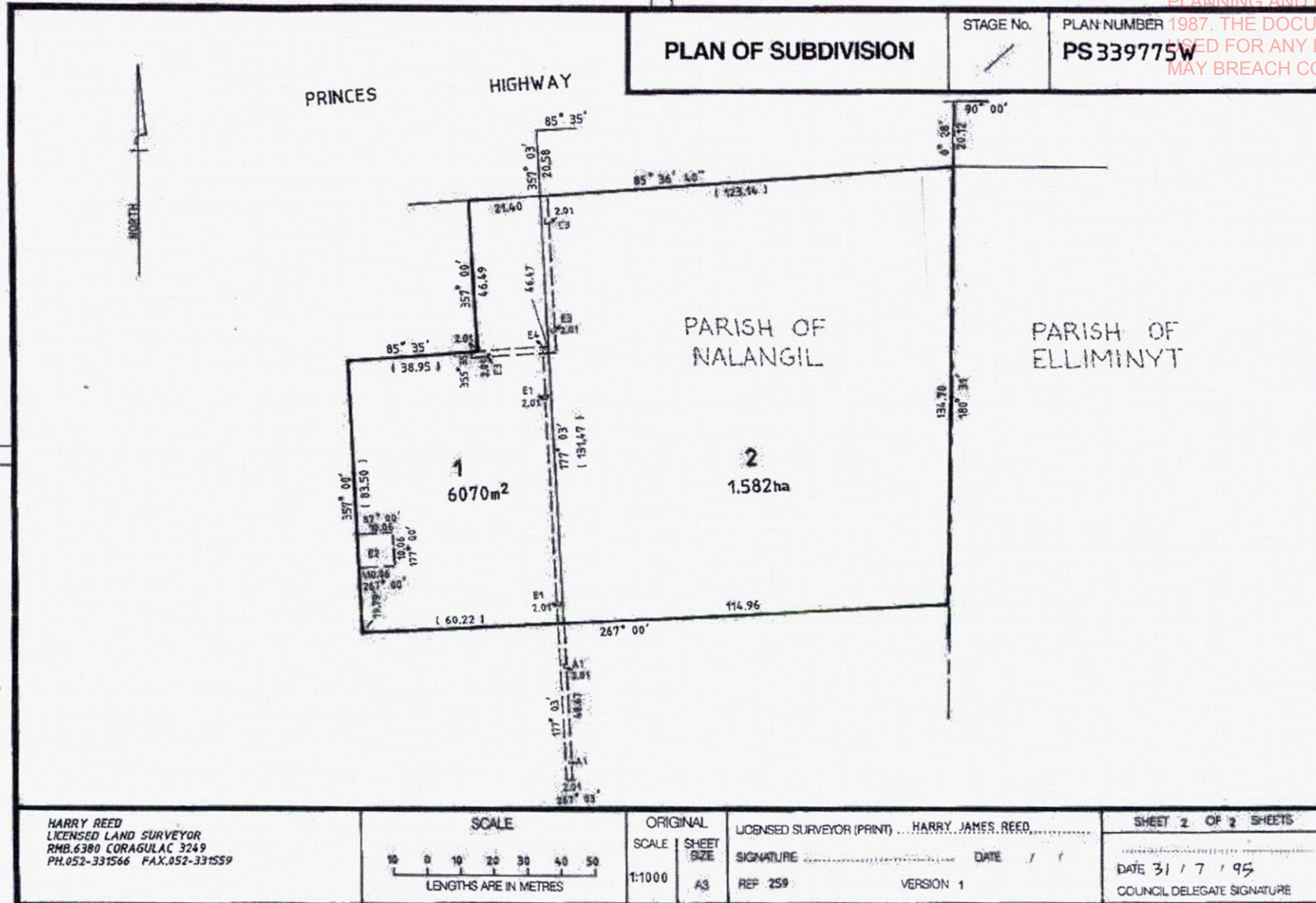
eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END

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HARRY REED
LICENSED LAND SURVEYOR
RMB.6380 CORAGULAC 3249
PH.052-331566 FAX.052-331559



ORIGINAL SCALE SHEET SIZE
1:1000 A3

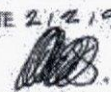
LICENSED SURVEYOR (PRINT) HARRY JAMES REED
SIGNATURE _____ DATE / /
REF 259 VERSION 1

SHEET 2 OF 2 SHEETS
DATE 31 / 7 / 95
COUNCIL DELEGATE SIGNATURE

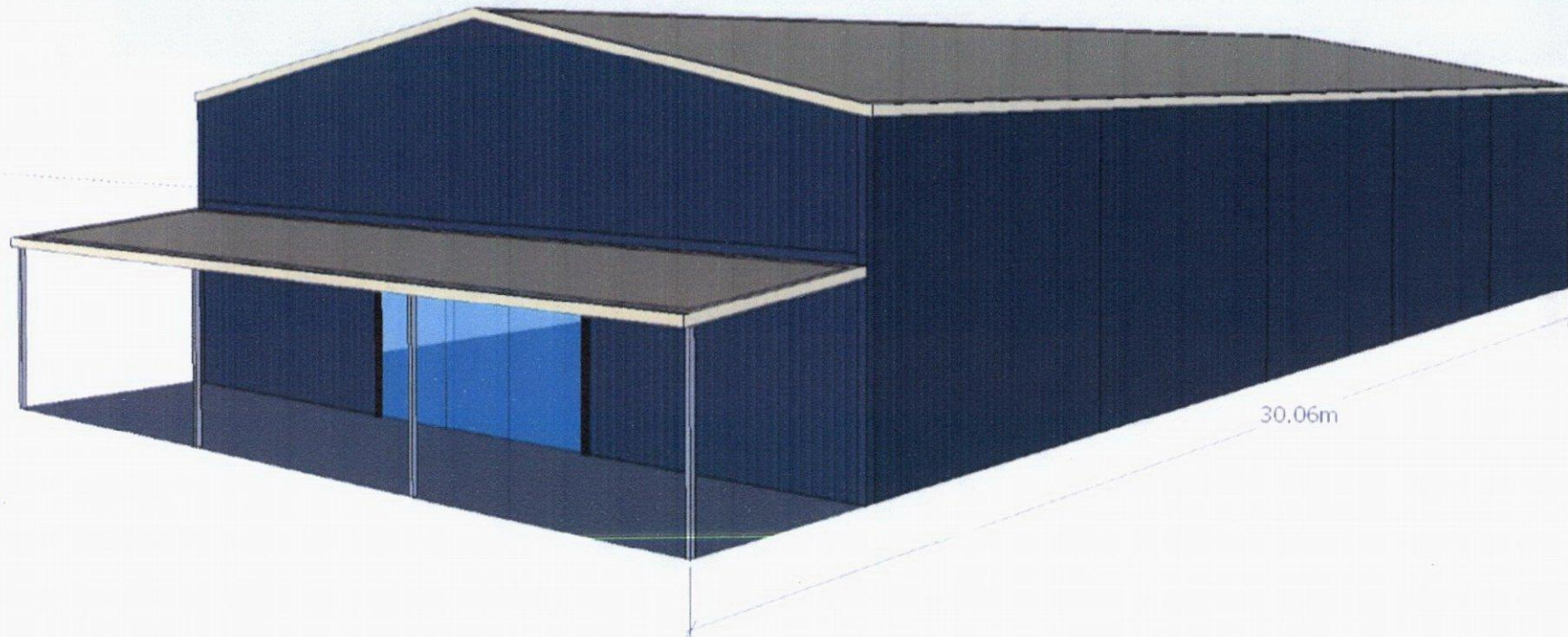
C-0946 PS04

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PLAN OF SUBDIVISION		STAGE No. <input checked="" type="checkbox"/>	LTO USE ONLY EDITION 1	PLAN NUMBER PS 339775W	
LOCATION OF LAND PARISH: NALANGIL TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: _____ CROWN PORTION: PART 17 LTO BASE RECORD: Litho TITLE REFERENCES: Vol.9019 Fol. 677 9620 603 LAST PLAN REFERENCE/S: LP4061 Part Lot 15 POSTAL ADDRESS: Princes Hwy, Colac West (At time of subdivision) AMG Co-ordinates (of approx centre of land in plan) E 722500 ZONE: 54 N 5753700		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: COLAC OTWAY SHIRE REF: 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6, _____ 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate Council Seal Date 31 / 7 / 95 Not certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date _____			
VESTING OF ROADS AND/OR RESERVES					
IDENTIFIER	COUNCIL/BODY/PERSON				
nil	nil				
NOTATIONS					
STAGING This is/is not a staged subdivision. Planning permit No. 1211					
DEPTH LIMITATION does not apply					
SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) _____ IN PROCLAIMED SURVEY AREA No. _____					
EASEMENT INFORMATION			LTO USE ONLY		
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E1	DRAINAGE & SEWERAGE	2.01	INST. A430093	LAND IN C/T, V.8182 F.383	
E2	WATER SUPPLY	10.06	INST. 2485189	LAND MARKED B ON V9744 F836	
E3	DRAINAGE	2.01	INST.A943200	LAND IN C/T V.8750 F.151 & V8373 F 683	
E4	DRAINAGE & SEWERAGE	2.01	A430093	C/Ts V.8182 F.383	
E-4	DRAINAGE	2.01	A943200	C/Ts V 8750 F:151 & V 8373 F 683	
A1	DRAINAGE & SEWERAGE	2.01	INST. A430093	LAND IN C/T, V.8182 F.383	
RECEIVED <input checked="" type="checkbox"/>					
DATE: 19 / 12 / 95					
LTO USE ONLY					
PLAN REGISTERED					
TIME 2.30 PM					
DATE 21 / 2 / 96					
					
Assistant Registrar of Titles					
SHEET 1 OF 2 SHEETS					
HARRY REED LICENSED LAND SURVEYOR RMB,6380, CORAGULAC 3249 PH.052-331566 FAX.052-331559		LICENSED SURVEYOR (PRINT) ..HARRY. JAMES. REED..... SIGNATURE DATE 4 / 7 / 95 REF 259 VERSION 1			ORIGINAL SHEET SIZE A3

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RANBUILD ELEVATIONS

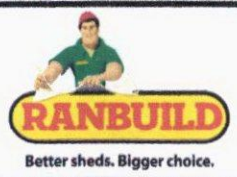
CUSTOMER Ken Clissold

ADDRESS 1449 Princes Highway, Pirron Yallok, Vic, 3249

West Vic Kits

DRAWING NO **3865-ELEV**

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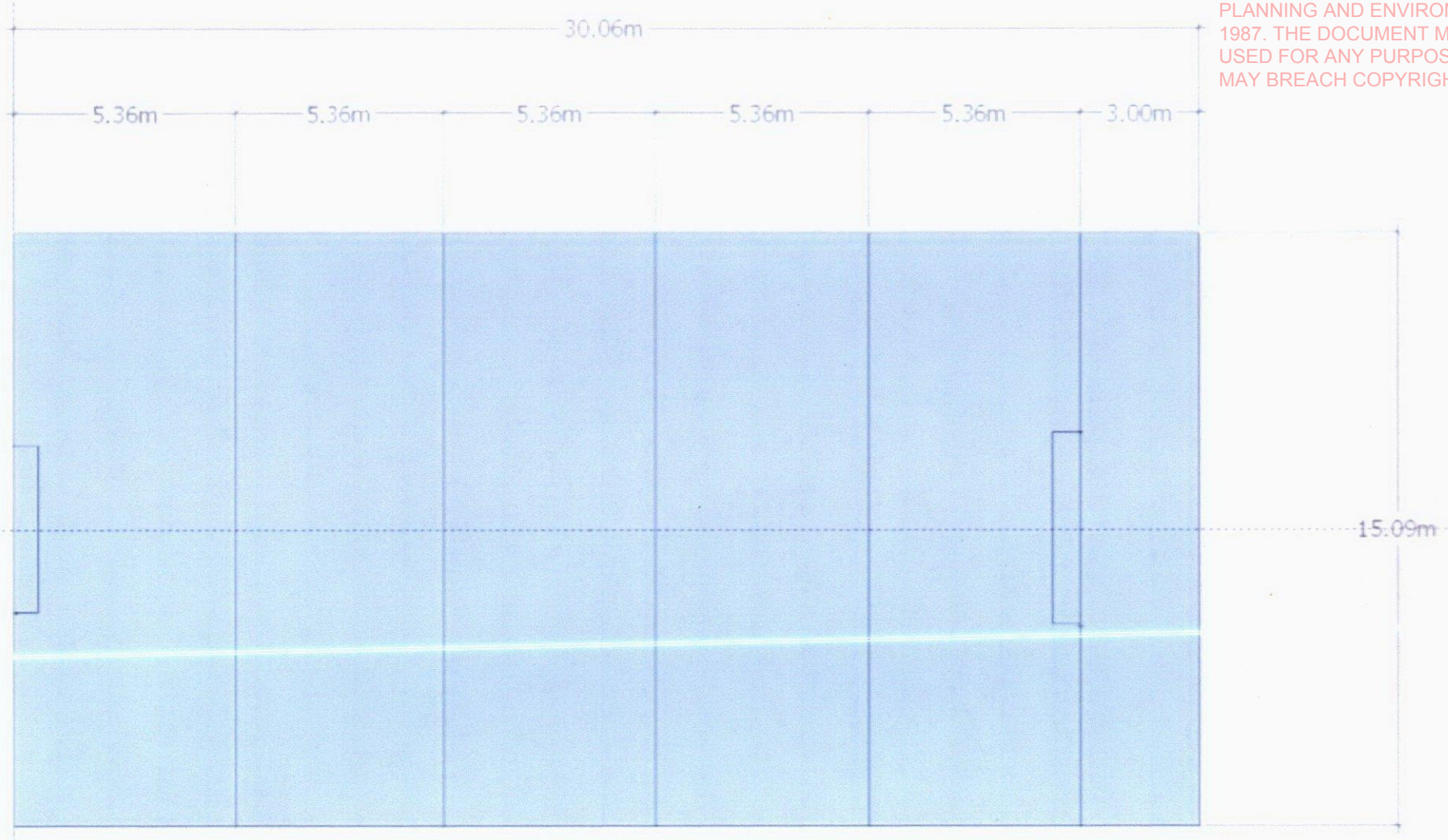
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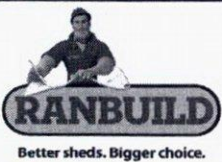
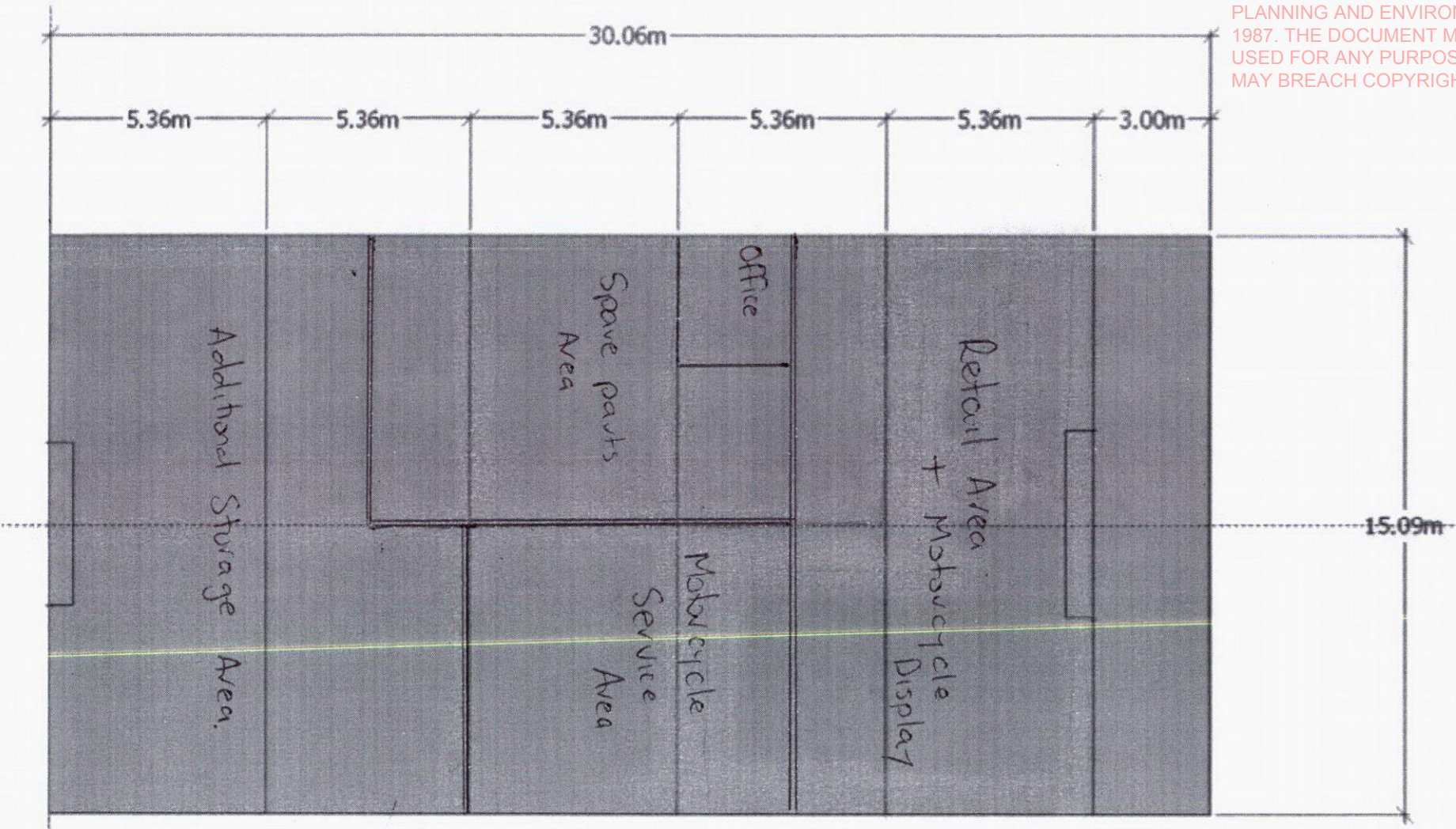
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FLOOR PLAN



RANBUILD ELEVATIONS

CUSTOMER Ken Clissold

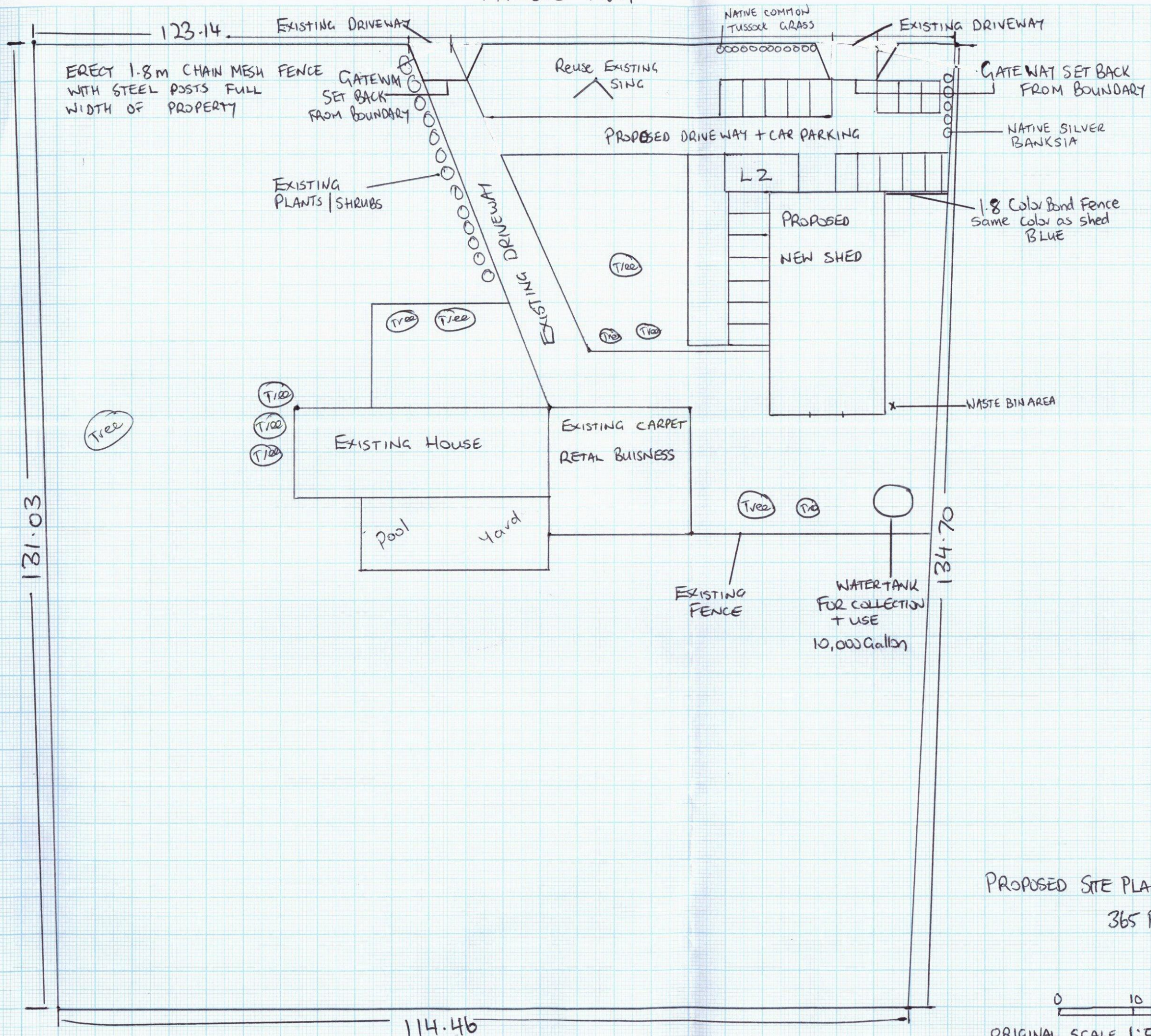
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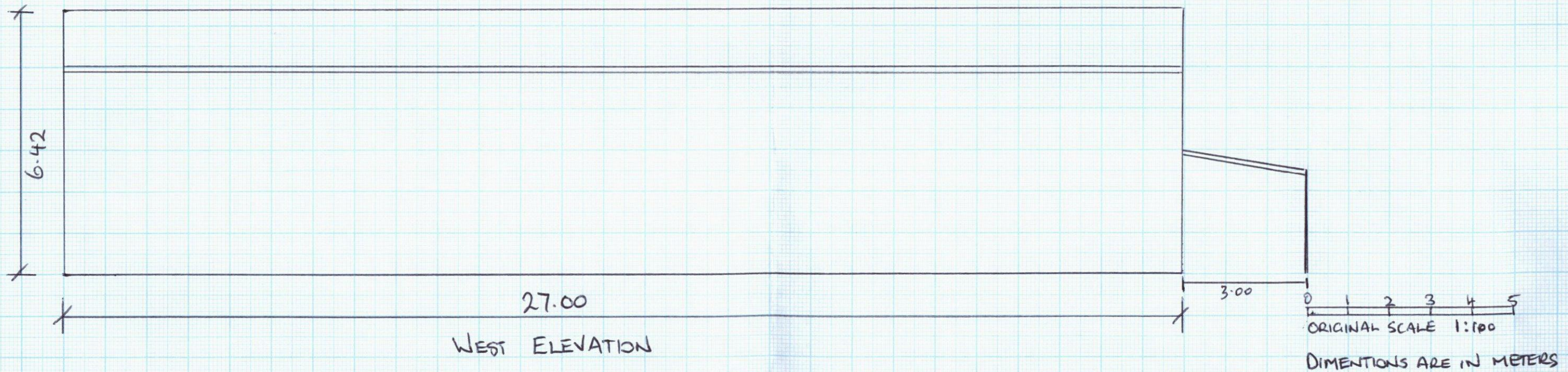
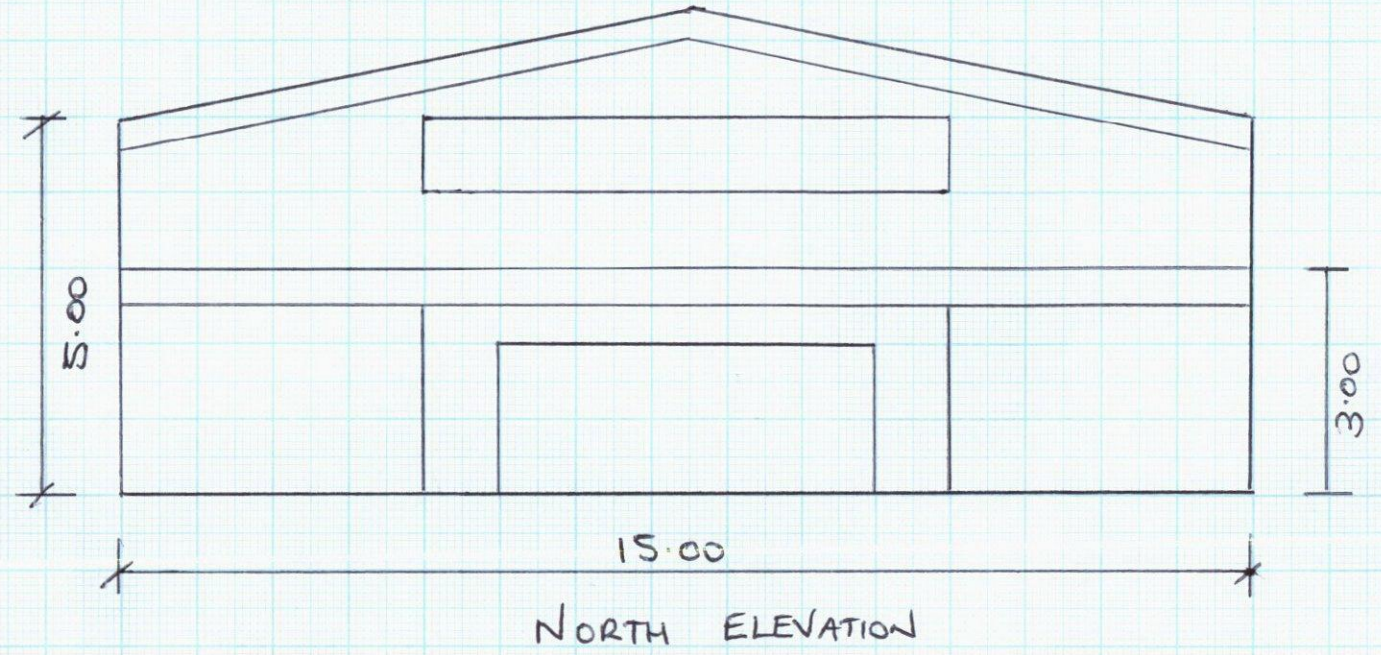
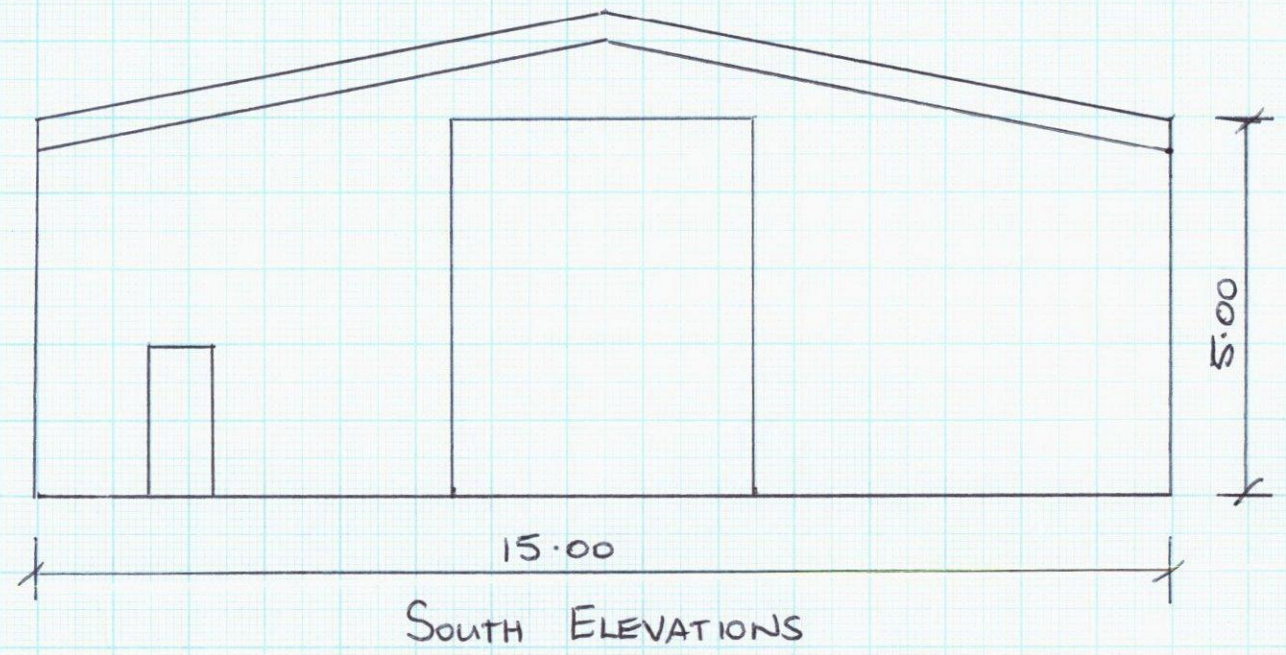


PROPOSED SITE PLAN
365 PRINCES HWY COLAC WEST

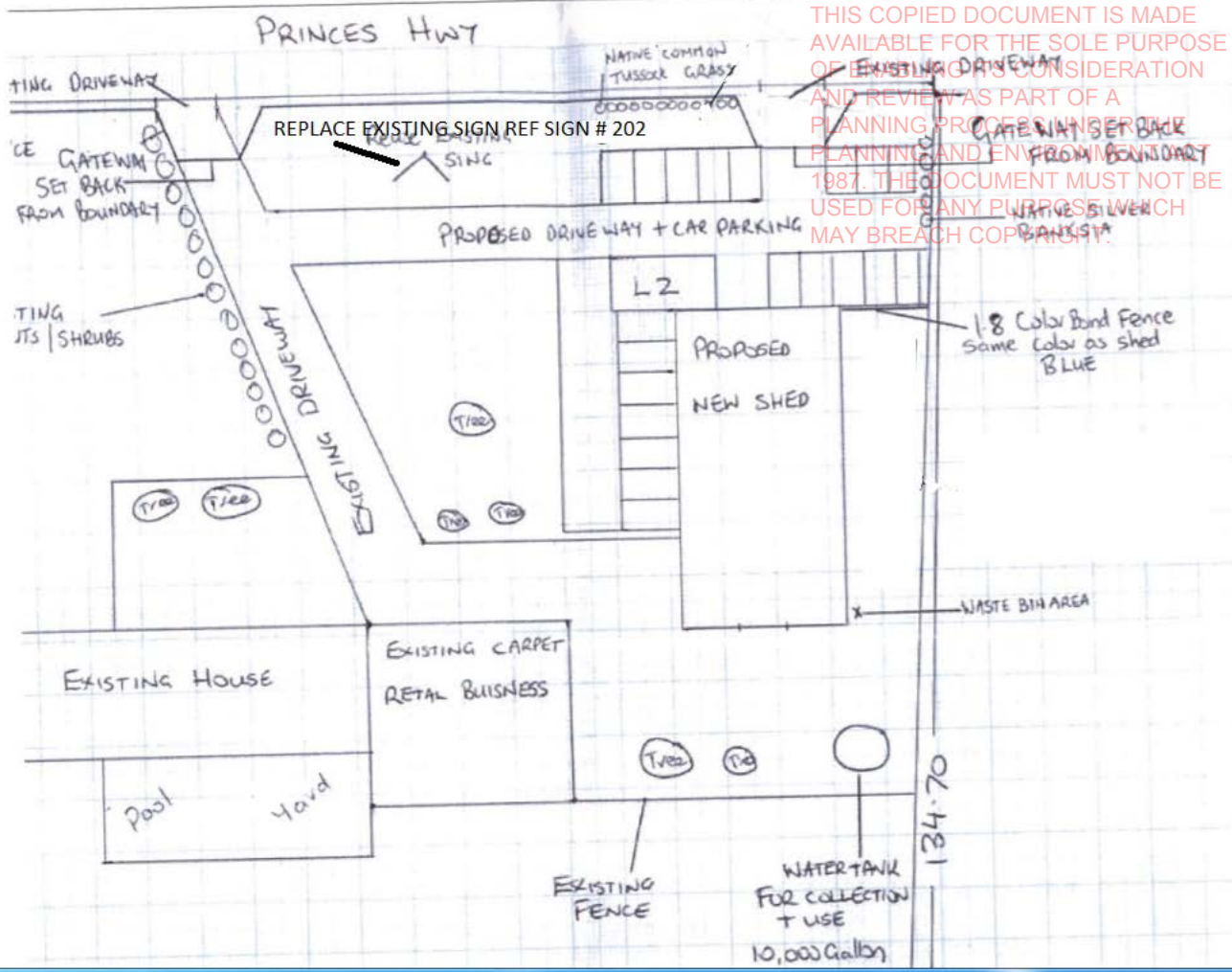
0 10 20 30 40 50
ORIGINAL SCALE 1:500 DIMENSIONS ARE IN METERS

ELEVATIONS

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PROPOSED NEW SHED 365 PRINCES HWY COLAC WEST



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From: Quad Wreckers Australia . <quadwreckers@hotmail.com>
Sent: Monday, 25 March 2019 11:17 AM
To: Vikram Kumar
Cc: amprop@bigpond.net.au
Subject: Planning Application PP22/2019-1
Attachments: Capture.PNG; thumbnail_existing sign.png; thumbnail_SIGN FOR FRONT OF BUILDING.png; thumbnail_SIGN FOR OUT FRONT OF PROPERTY.png

Vikram ,

As per phone call 25/03/2019 please see attached pictures , i have written on each sign , location to be used , measurements , explained how sign 202 is layed out , written on site plan " replace existing sign " , i have also edited the below letter to include the sign reference numbers & sign 202 lay out .

Thanks Brett Clissold

Dear **Vikram**

Planning Application PP22/2019-1
365 Princes Hwy COLAC WEST

please see below response to your request for more information

1. Yes please your the 64 day old copy of title submitted with the application .
2. If the permit is granted the existing shed that was used as a retail carpet store will be used for private use by occupant of house.
3. Please see attached files for rough first draft of what signage will look like. The sign on the front of the building (sign ref number 101) will be 7 meters long , 1.2 meters high , the bottom of the sign will be 4 meters from ground level. The existing signage to be reused (replaced) as marked on site plan , two signs (sigh ref 202) , both of equal size 6 meters long , 2 meters high , .5 meters from ground level . The attached sign draft has our West Vic Powersports logo in the middle , with our suppliers logos around the outer edges . Also attached is a photo of the existing sign.
4. Car parking , clause 52.06 requires 3 car spaces per 100 sqm of leasable floor area , the proposed building is 27 meters long , 15 meters wide = 405 sqm , as per site plan , 20 car spaces have been allocated , each 2.6 meters wide , 4.9 meters long.
5. The proposed development will not generate any waste water , site has existing amenities - these will be used.
6. As per site map native vegetation will be planted along front boundary and eastern boundary , this will achieve the desired

screening and softening of the building while providing a visual enhancement to the western entrance corridor. The new business signage once professionally designed and printed will have a classic " route 66 " style / theme, unlike any other signage i have seen around here, it will fit in will on Australia's iconic Princes hwy.

7. I sorry I do not agree with the suggestion to plant trees in the locations marked on the supplied map , high trees in front of the building will block the view of our business. There are no other businesses in the western entrance corridor with high trees in front of their buildings. The trees down the eastern boundary if planted where suggested on the map will be in between two building - no one will see the trees and i fear they will be a fire risk.

I hope this satisfies all the questions , I am on a tight dead line with time so anything i can do to help this application move forward please ask

Thanks

B A Clissold
1449 Princes Hwy
Pirron Yallock

Quad Wreckers Australia
1449 Princess Hwy
Pirron Yallock Vic 3249
(03) 52351381
www.quadwreckers.com.au



Virus-free. www.avast.com

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PHOTO OF EXISTING SIGNAGE TO BE REPLACED WITH 2 X SIGNS BOTH EQUAL SIZE 6 M LONG X 2 M HIGH , SIGN NUMBER 202

WEST VIC POWER SPORTS

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SIGN NUMBER 101 , WEST VIC POWERSPORTS SIGN , 7 M LONG 1.2 M HIGH , TO BE PLACED OF FRONT OF NEW BUILDING



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SIGN NUMBER 202 , TO BE USED TO REPLACE EXISTING SIGNAGE OUT FRONT OF PROPERTY , 2 X SIGNS OF EQUAL SIZE , 6 M LONG X 2 M HIGH , THE ABOVE IS ONE SIGN , OUR WEST VIC POWERSPORTS LOGO WITH LOGOS FROM OUR SUPPLIERS PRODUCTS WE SELL