

**PP11/2019-1**

**14 Murrell Street BIRREGURRA**

**Lot: 2 PS: 733630 V/F: 12047/364**

**Use and Development of a Storage Shed**

**V L Gibbon**

**Officer - Vikram Kumar**

# **EXHIBITION FILE**

*This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.*

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

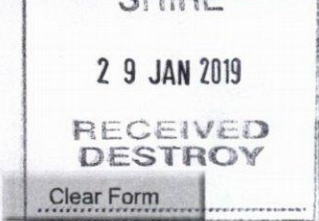
Receipt 62/202

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Colac Otway SHIRE

Planning Enquiries  
Phone: (03) 5232 9400  
Email: [info@colacotway.vic.gov.au](mailto:info@colacotway.vic.gov.au)  
Web: [www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)



Office Use Only

VicSmart?

YES  NO

Specify class of VicSmart application:

Application No.:

Date Logged: / /

# 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

Date: 29/01/2019

day / month / year

## The Land

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

Street Address \*

|                             |             |                   |
|-----------------------------|-------------|-------------------|
| Unit No.:                   | St. No.: 14 | St. Name: Murrell |
| Suburb/Locality: Birregurra |             | Postcode:         |

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.: 13

OR

B Crown Allotment No.: PS 733630C Section No.:

Parish/Township Name: Birregurra



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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

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

Im applying for a storage permit in order to store equipment to maintain the block for future development of a house.  
Kind Regards  
Vikki Gibbon  
G. Gibbon

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.

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

Cost \$ 25,950.

**⚠** 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](http://www.sro.vic.gov.au) for information.

### Existing Conditions 1

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.

This is a recent sub deviation of 1/2 Acre to 1/4 Acre, ~~land~~ land which I purchased is a vacant block with a few trees down the side.

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

### Title Information 1

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.



# Applicant and Owner Details **i**

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

## Applicant \*

The person who wants the permit.

Name:  Same as applicant

Title: **MS** First Name: **VIKKI** Surname: **GIBBON**

Organisation (if applicable): **NIA**

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.:  St. No.: **14** St. Name: **Murrell st**

Suburb/Locality: **Birregurra** State: **VIC** Postcode: **3242**

Please provide at least one contact phone number \*

Contact information for applicant OR contact person below

Business phone:  Email: **vikki\_xo@hotmail.com**

Mobile phone: **0430277460** 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

Name:  Same as applicant

Title: **MS** First Name: **VIKKI** Surname: **GIBBON**

Organisation (if applicable): **NIA**

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.: **2** St. No.: **11** St. Name: **STEVENS CRT**

Suburb/Locality: **LEOPOLD** State: **VIC** Postcode: **3224**

## 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

Title: **MS** First Name: **VIKKI** Surname: **GIBBON**

Organisation (if applicable): **NIA**

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.: **2** St. No.: **11** St. Name: **STEVENS CRT**

Suburb/Locality: **LEOPOLD** State: **VIC** Postcode: **3224**

Owner's Signature (Optional): **V. Gibbon** 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: **V. Gibbon** Date: **29/01/2019**

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](http://www.planning.vic.gov.au)

General information about the planning process is available at [www.planning.vic.gov.au](http://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: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au)

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



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# **i** MORE INFORMATION

## The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

### How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See Example 1.

## The Proposal

### Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

▲ Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

### How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website <http://planning-schemes.delwp.vic.gov.au>

▲ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zone and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting [www.landata.vic.gov.au](http://www.landata.vic.gov.au). Contact your local Council to obtain a planning certificate in Central Goldfields Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See Example 2.

### Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

▲ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

▲ Contact the Council to determine the appropriate fee. Go to [www.planning.vic.gov.au](http://www.planning.vic.gov.au) to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information. A leviable application submitted without a levy certificate is void

## Existing Conditions

### How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See Example 3.

## Title Information

### What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on type of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

### What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

### What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

See Application fo



### What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

### Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations a fecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

### What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

### Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; [www.landata.vic.gov.au](http://www.landata.vic.gov.au) – go direct to "titles & property certificates"

## Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendo. The owner can, but need not, be the contact or the applicant.

Example 4.

## Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

## Checklist

### What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

## Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

## Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.



# EXAMPLES

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## Example 1

**The Land** 1

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

Street Address \*

|                                  |                    |                                  |
|----------------------------------|--------------------|----------------------------------|
| Unit No.: <b>4</b>               | St. No.: <b>26</b> | St. Name: <b>Planmore Avenue</b> |
| Suburb/Locality: <b>HAWTHORN</b> |                    | Postcode: <b>3122</b>            |

Formal Land Description \*  
Complete either A or B.

**A**  Lot No.: **2**  Lodged Plan  Title Plan  Plan of Subdivision No. **LP93562**

**OR**

**B** Crown Allotment No.: \_\_\_\_\_ Section No.: \_\_\_\_\_

Parish/Township Name: \_\_\_\_\_

If 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.

## Example 2

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

*Construction of two, double-storey dwellings and construction of two new crossovers.*

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.

## Example 3

**Existing Conditions** 1

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.*

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

## Example 4

**Applicant and Owner Details** 1

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

**Applicant \***  
The person who wants the permit.

Please provide at least one contact phone number \*

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

**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:**  
Title: **Mr** First Name: **Len** Surname: **Browning**

Organisation (if applicable): **Responsible Developers P/L**

**Postal Address:** If it is a P.O. Box, enter the details here:  
Unit No.: **4** St. No.: **12** St. Name: **Ardour Lane**

Suburb/Locality: **Wycheproof** State: **Vic** Postcode: **3527**

**Contact information for applicant OR contact person below**

Business phone: **9123 4567** Email: **tcpl@bigpond.net.au**

Mobile phone: **0412 345 678** Fax: **9123 4567**

**Contact person's details\*** Same as applicant

**Name:**  
Title: **Mr** First Name: **Andrew** Surname: **Hodge**

Organisation (if applicable): **Town Planning Consultants**

**Postal Address:** If it is a P.O. Box, enter the details here:  
Unit No.: \_\_\_\_\_ St. No.: \_\_\_\_\_ St. Name: **PO Box 111**

Suburb/Locality: **Parkdale** State: **Vic** Postcode: **3194**

**Name:** Same as applicant

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's Signature (Optional): \_\_\_\_\_ Date: \_\_\_\_\_  
day / month / year





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

VOLUME 12047 FOLIO 364

Security no : 124075652033H  
Produced 10/01/2019 02:40 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 733630C.  
PARENT TITLE Volume 03287 Folio 252  
Created by instrument PS733630C 10/01/2019

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
JESSICA GRACE BUCHANAN of 13 PRIME STREET BIRREGURRA VIC 3242  
PS733630C 10/01/2019

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AG758419J 17/09/2009  
WESTPAC BANKING CORPORATION

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 PS733630C FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

| NUMBER        | PLAN OF SUBDIVISION | STATUS     | DATE       |
|---------------|---------------------|------------|------------|
| PS733630C (S) | PLAN OF SUBDIVISION | Registered | 10/01/2019 |

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 14 MURRELL STREET BIRREGURRA VIC 3242

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 10/01/2019

DOCUMENT END



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Signed by Council: Colac Otway Shire, PP Ref: PP82/2015-1, Cert Ref: S10/2015-1, Original Certification: 08/06/2017, Recertification: 12/12/2018, S.O.C.: 12/12/2018

|   |                     |                                  |  |                             |
|---|---------------------|----------------------------------|--|-----------------------------|
| <b>PLAN OF SUBDIVISION</b>  |                     | <b>EDITION 1</b>                 | <b>PS733630C</b>   |                             |
| <b>LOCATION OF LAND</b>   |                     |                                  |  |                             |
| PARISH: of Birregurra<br>TOWNSHIP: of Birregurra<br>SECTION: V<br>CROWN ALLOTMENT: 4<br>CROWN PORTION: _____<br>TITLE REFERENCE: Vol. 3287 Fol. 252.<br><br>LAST PLAN REFERENCE: TP382967E<br>POSTAL ADDRESS: 13 Prime Street,<br>(at time of subdivision) Birregurra 3242<br><br>MGA 94 CO-ORDINATES: E: 743 260 ZONE: 54<br>(of approx centre of land in plan) N: 5 752 400 |                     |                                  |  |                             |
| <b>VESTING OF ROADS AND/OR RESERVES</b>   |                     |                                  | <b>NOTATIONS</b>   |                             |
| IDENTIFIER  | COUNCIL/BODY/PERSON |                                  |  |                             |
| NIL   | NIL                 |                                  |  |                             |
| <b>NOTATIONS</b>  |                     |                                  |  |                             |
| DEPTH LIMITATION<br>Does not apply.   |                     |                                  |  |                             |
| SURVEY:<br>This plan is <del>is not</del> based on survey.<br>STAGING:<br>This <del>is</del> is not a staged subdivision.<br>Planning Permit No. PP82/2015<br>This survey has been connected to permanent marks No(s). 32 & 33<br>In Proclaimed Survey Area No. 86  |                     |                                  |  |                             |
| <b>EASEMENT INFORMATION</b>   |                     |                                  |  |                             |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)   |                     |                                  |  |                             |
| Easement Reference  | Purpose             | Width (Metres)                   | Origin   | Land Benefited/In Favour Of |
| E-1   | Drainage            | See Diag                         | This Plan  | Lot 2 on this Plan          |
| ROD BRIGHT & ASSOCIATES PTY LTD<br>LICENSED SURVEYORS & TOWN PLANNERS<br>26 MURRAY STREET COLAC 3250<br>TEL 5231 4883 ACN 007 206 975   |                     | SURVEYORS FILE REF: 14-71        | ORIGINAL SHEET SIZE: A3  | SHEET 1 OF 2 SHEETS         |
|   |                     | ANTHONY EDWARD BRIGHT, VERSION 3 | PLAN REGISTERED<br>TIME: 9:44am DATE: 10/09/2019<br>A. Barham<br>Assistant Registrar of Titles |                             |

Digitally signed by: Anthony Bright, Licensed Surveyor, Surveyor's Plan Version (3) SPEAR Ref: S065930H 11/12/2018

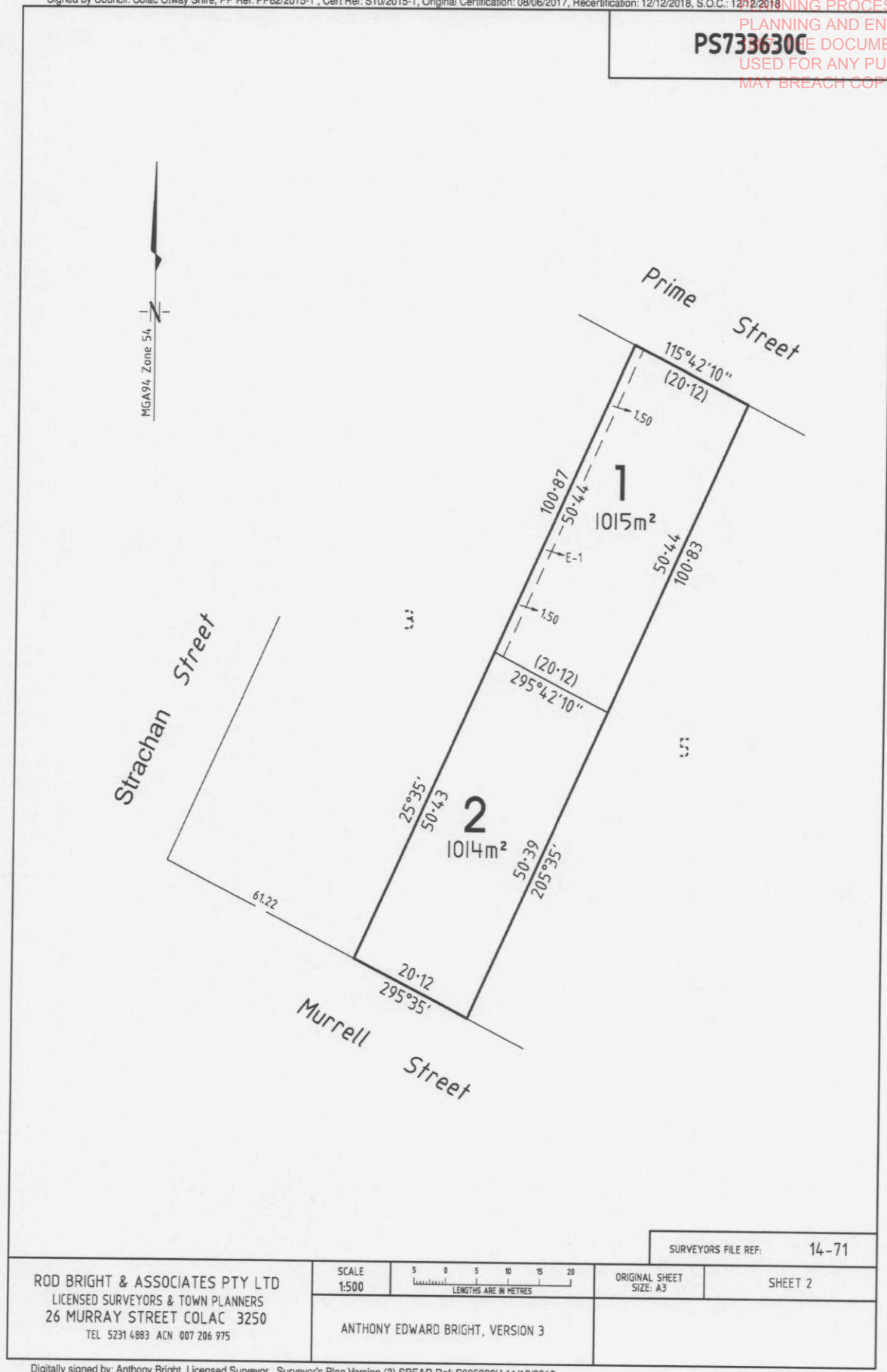




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Signed by Council: Colac Otway Shire, PP Ref: PP82/2015-1, Cert Ref: S10/2015-1, Original Certification: 08/06/2017, Recertification: 12/12/2018, S.O.C.: 12/12/2018

**PS7336300**



SURVEYORS FILE REF: 14-71

ROD BRIGHT & ASSOCIATES PTY LTD  
 LICENSED SURVEYORS & TOWN PLANNERS  
 26 MURRAY STREET COLAC 3250  
 TEL 5231 4883 ACN 007 206 975

SCALE 1:500  
 5 0 5 10 15 20  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 2

ANTHONY EDWARD BRIGHT, VERSION 3

Digitally signed by: Anthony Bright, Licensed Surveyor, Surveyor's Plan Version (3) SPEAR Ref: S065930H 11/12/2018



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**Plan of Subdivision PS733630C**  
**Certifying a New Version of an Existing Plan**  
**concurrently with Statement of Compliance (Form 12)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S065930H  
Plan Number: PS733630C  
Responsible Authority Name: Colac Otway Shire  
Responsible Authority Permit Ref. No.: PP82/2015-1  
Responsible Authority Certification Ref. No.: S10/2015-1  
Surveyor's Plan Version: 3

**Certification**

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 08/06/2017

**Statement of Compliance**

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

has not been made at Certification

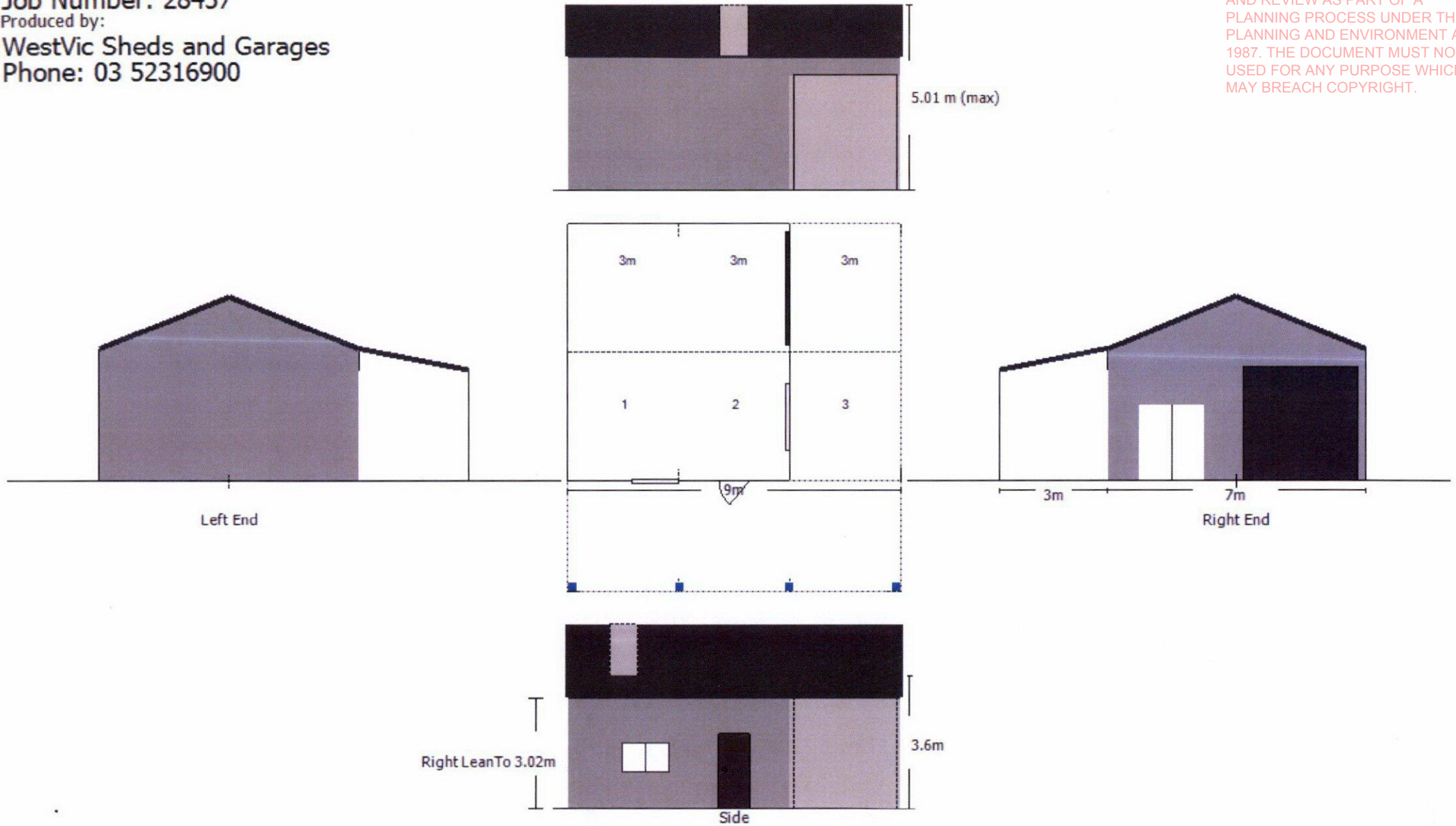
Digitally signed by Council Delegate: Ian Williams  
Organisation: Colac Otway Shire  
Date: 12/12/2018

Digitally signed by: Ian Williams, Licensed Surveyor, 12/12/2018



Building For:  
Vikki Gibbon  
14 Murrell Street Birregurra  
Job Number: 28457  
Produced by:  
WestVic Sheds and Garages  
Phone: 03 52316900

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"Strength, Style & Versatility"  
A.B.N. 57 856 868 965

411 Princes Hwy, Colac West, VIC 3250  
Phone: 03 5231 6900 Fax: 03 5231 6814  
westvic@bigpond.net.au  
www.westvicsheds.com.au

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|                            |                       |                                 |
|----------------------------|-----------------------|---------------------------------|
| <b>Customer Details:</b>   | <b>Extra Contact:</b> | <b>Quote Number: 28457</b>      |
| Vikki Gibbon<br>Birregurra |                       | 29/01/2019<br>Valid for 30 days |

|                            |  |                   |          |
|----------------------------|--|-------------------|----------|
| <b>Quotation Overview:</b> |  |                   |          |
| <b>Dimensions:</b>         |  |                   |          |
| Span:                      | 7m   |                   |          |
| Length:                    | 9m   |                   |          |
| Wall Height:               | 3.6m   |                   |          |
| Bay Width:                 | 3m x 3 bay(s) at 3.5m each   |                   |          |
| Roof Pitch:                | 22Deg°   |                   |          |
| Leanto:                    | Right Lean-To: 3m span, 11 deg pitch, low eave height of 3m, 9m long.          |                   |          |
| <b>Design Factors:</b>     |  |                   |          |
| Importance Level:          | 1  | Topography:       | 1        |
| Wind Region:               | Reg A  | Terrain Category: | TCat 2.5 |
| <b>Building Details:</b>   |  |                   |          |
| Walls                      | COLORBOND® WINDSPRAY Mono clad 0.42 CB   |                   |          |
| Roof                       | COLORBOND® MONUMENT Corrugated 0.42 CB 22Deg°                                  |                   |          |
| Gutter                     | COLORBOND® MONUMENT Quad 115 Plain Gutter CB                                   |                   |          |
| Downpipe                   | COLORBOND® MONUMENT  |                   |          |
| Barge                      | COLORBOND® MONUMENT  |                   |          |
| Skylights                  | 2 x Skylights of Polycarb Corrugated Opal 3.9m                                 |                   |          |
| Roller Doors               | 3.100m Wide x 3.100m High. Door in Bay 2 of LEFT wall. COLORBOND® MONUMENT     |                   |          |
| PA Doors                   | 1 x Personal Access Door in CENTRE of Bay 2 of FRONT wall. COLORBOND® MONUMENT |                   |          |
| Windows                    | 1 x 790 x 1274mm Sliding window. Placed to customers choosing.                 |                   |          |
| Open Bays                  | LEFT lean-to fully open, 3m x 7m open carport section.                         |                   |          |
| Glass Sliding Door         | 1 x 2.1m High x 1.81m Wide. Door in Bay 1 of FRONT wall.                       |                   |          |

|                     |         |                      |                  |
|---------------------|---------|----------------------|------------------|
| <b>Materials:</b>   |         |                      |                  |
| Columns:            | 2C15019 | Purlins:             | TS06475          |
| Rafters:            | 2C15015 | Side Girts:          | TS06475          |
| Knee/Apex Brace:    | C10010  | End Girts:           | TS06475          |
| Left Leanto Column: |         | Right Leanto Column: | RHS-75x75x2.5mm. |
| Left Leanto Rafter: |         | Right Leanto Rafter: | C15012           |
| Mezzanine Bearer:   |         | Mezzanine Joists:    |                  |

|   |   |
|---|---|
| <b>Quotation</b>                                    | <b>Payment Schedule</b>   |
| Shed Kit Price<br>(Inc GST & delivery) *\$15,250.00 | The following deposit and payment schedule is required.<br>20% Deposit of kit price<br>Balance due 3 days prior to delivery |

**Notes:**  
\*Erection \$4,550. \*Concrete footings \$5,000 Slab in shed and out front, footings in leanto \*Building Permit \$1150

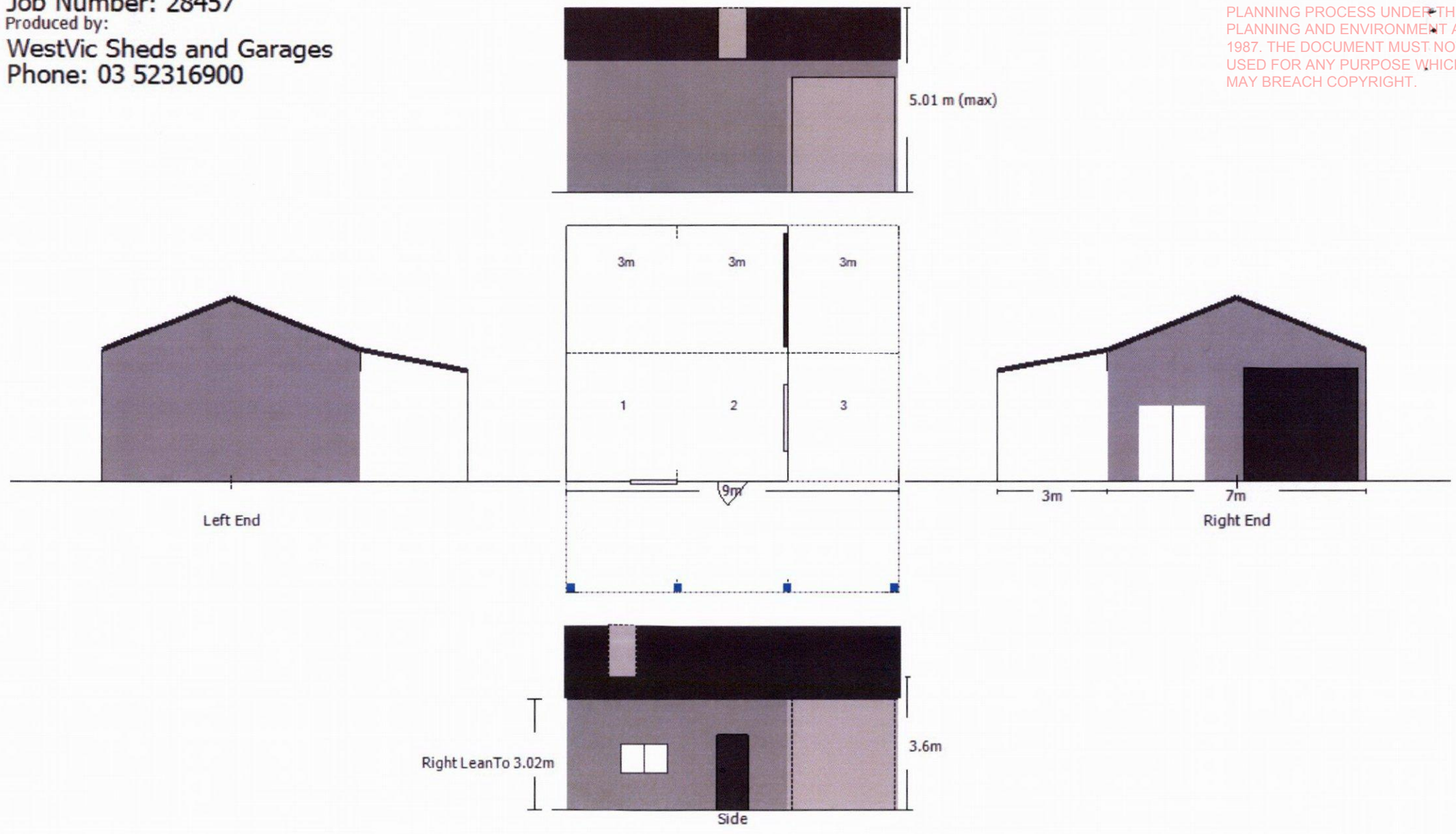
|   |                     |
|---|---------------------|
| <b>Confirmation of order</b>  |                     |
| I hereby agree to place this order based on the details and terms and conditions provided . |                     |
| Customer Name:  | Customer Signature: |
| Date:   |                     |

Total - \$25,950



Building For:  
**Vikki Gibbon**  
**Birregurra**  
**Job Number: 28457**  
Produced by:  
**WestVic Sheds and Garages**  
Phone: 03 52316900

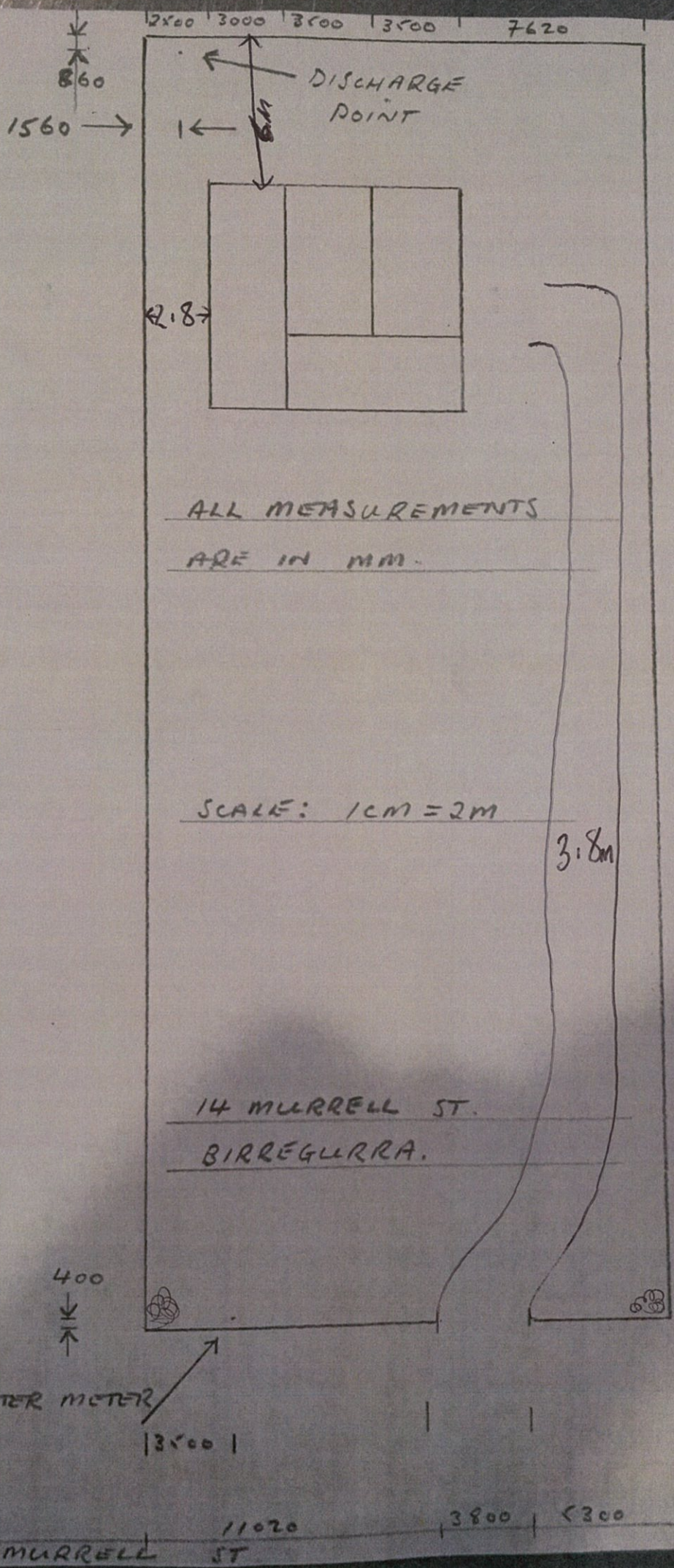
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ALL MEASUREMENTS  
ARE IN MM.

SCALE: 1CM = 2M

14 MURRELL ST.  
BIRREGULLA.

400  
↓  
↑  
WATER METER  
3500

MURRELL ST 11020 3800 3300

RECEIVED  
19 FEB 2019

BY: .....

58430

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3000 6000