

PP301/2018-1

325 Armstrong Street ELLIMINYT

C/A: 24 SEC: H V/F: 1852/316

Construction of Single Dwelling & Shed

J E Mahony & P S Mahony

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



Colac Otway
SHIRE

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

Office Use Only

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end 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 questions, 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.

Clear Form

The Land

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

Street Address *

Unit No.:	St. No.: 325	St. Name: Armstrong Street
Suburb/Locality: Elliminyt		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.: Lodged Plan Title Plan Plan of Subdivision No.:

OR

B Crown Allotment No.: 24 Section No.: H

Parish/Township Name: Elliminyt

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.

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

We would like a planning permit to allow us to build a 4-bedroom brick house with colour bond roof on this vacant block. We would also like to build a colour bond shed towards the back of the block behind the house.

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.

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

Cost \$ 3,50,000 You may be required to verify this estimate. Insert '0' if no development is proposed.

Existing Conditions

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.

vacant

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

Title Information

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

- Please email all correspondence to jacinta_barry@live.com.au

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

Applicant *

The person who wants the permit.

Name:		
Title: Mr / Mrs	First Name: Paul and Jacinta	Surname: Mahony
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:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email: jacinta_barry@live.com.au
Mobile phone: 0439658141	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: Mrs	First Name: Jacinta	Surname: Mahony.
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:	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	

Declaration

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: 16 | 09 | 2018
day / month / year

Need help with the Application?

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

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

No Yes

If 'Yes', with whom?:

Date:


day / month / year

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).

Completed the relevant council planning permit checklist?

Signed the declaration above?

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: ing@colacotway.vic.gov.au

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

13/09/2018

Paul and Jacinta Mahony
24 Ross Street, Colac
3250
0439658141

To Whom it may concern,

We, Paul and Jacinta Mahony, would like to apply for a planning permit. We are currently looking to buy a 3 acre vacant block of land located at 325 Armstrong Street, Elliminyt. The measurements of the land are 89m front boundary width x 125m left boundary length x 91m rear boundary width x 143m right boundary length. With this land, we would like to build a 4 bedroom brick house with colour bond roof. The measurements of the house are 15.98m width x 22.72m length. The house will be built 60m from the front boundary (Armstrong street) and 10m from the left boundary fence and include a double garage and alfresco area. A 15m x 30m colour bond shed will be built 5m from the rear boundary, behind the house. A driveway will be accessible from Armstrong street and run from the front boundary along the left side of the house and finish at the shed, a total measurement of 125m length. The driveway will also include a small roundabout located at the front of the house to allow access to the garage.

In accordance to the Colac Otway Shire Planning scheme, the block of land is located in a rural living zone. It has a Environmental Significance Overlay- schedule 2, Land Subject to Inundation Overlay and Bushfire Overlay- BAL 12.5.

The Environmental Significance overlay is due to a small water way runs through this vacant block of land, located 40m from the rear boundary. We propose that drainage pipes be installed underneath the driveway so this is not interrupted and to allow continuous running of the water way.

Building a house and shed on this vacant block of land will not have any effects on adjoining land.



Imaged Document Cover Sheet

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Document Assembled	03/12/2018 11:19

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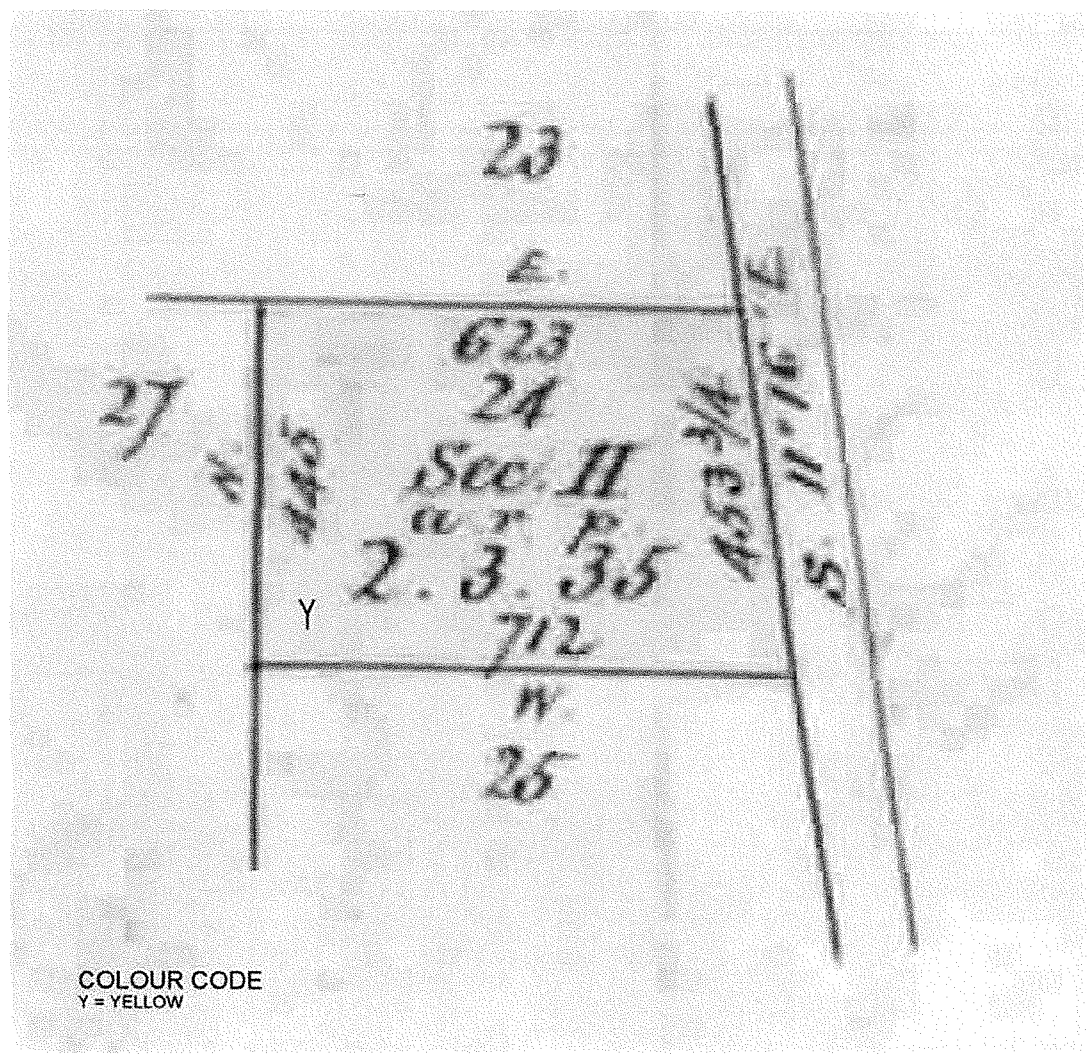
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TITLE PLAN	EDITION 1	TP 560523C
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<p>Location of Land</p> <p>Parish: ELLIMINYT</p> <p>Township:</p> <p>Section: H</p> <p>Crown Allotment: 24</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 1852 FOL 316</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 1852 FOL. 316 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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Description of Land / Easement Information	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 10/07/2000</p> <p>VERIFIED: AA</p>
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LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets
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TITLE PLAN		TP 560523C
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**LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT**

All THAT PIECE OF LAND in the said Colony containing five acres three roods and thirty five perches more or less being allotment twenty four of section H in the Parish of Ellemynst County of Melbourne

delimited with the measurements and abatals thereof in the map drawn in the margin of these presents and therein coloured yellow. Reserving AND excepting unto us our heirs and successors and assigns without paying any compensation therefor the use for ever and at all times of all such parts of the said land as shall be required for making and constructing a drain of not greater width than thirty-three feet over in upon or through the said land for the purpose of draining the Colac Town Common such drain to be set out either by the Board of Land and Works or by the President Councillors and Ratepayers of the Shire of Colac or either of them or either of their surveyors or agents with full and free liberty at all times hereafter to us our heirs and successors and to the Board of Land and Works and to the President Councillors and Ratepayers of the Shire of Colac and our and their surveyors agents servants and workmen of ingress egress and regress into out of and upon the said land with or without horses carts and other carriages for the purpose of making maintaining and repairing such drain

Excepting however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land. And also reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining. Provided ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE

Let our heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes. AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 2 of 2 sheets
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Page 1 of 1

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

VOLUME 01852 FOLIO 316

Security no : 124075191575F
Produced 03/12/2018 11:11 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 24 Section H Parish of Elliminyt.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

JASON PAUL LANDY
SUZANNE MARIE LANDY both of 180 PIRRON YALLOCK-IRREWILLIPE ROAD IRREWILLIPE
VIC 3249
AK668681L 22/10/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN588604Y 23/02/2017
COMMONWEALTH BANK OF AUSTRALIA

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP560523C 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: 335 ARMSTRONG STREET ELLIMINYT VIC 3250

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from
23/02/2017

DOCUMENT END

Google Maps 325 Armstrong St



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325 Armstrong St
Elliminyt VIC 3250



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 03 December 2018 10:19 AM

PROPERTY DETAILS

Address: **325 ARMSTRONG STREET ELLIMINYT 3250**
 Crown Description: **Allot. 24 Sec. H PARISH OF ELLIMINYT**
 Standard Parcel Identifier (SPI): **24-H\PP2586**
 Local Government Area (Council): **COLAC OTWAY** www.colacotway.vic.gov.au
 Council Property Number: **25780**
 Planning Scheme: **Colac Otway** planning-schemes.delwp.vic.gov.au/schemes/colacotway
 Directory Reference: **VicRoads 520 B9**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Barwon Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

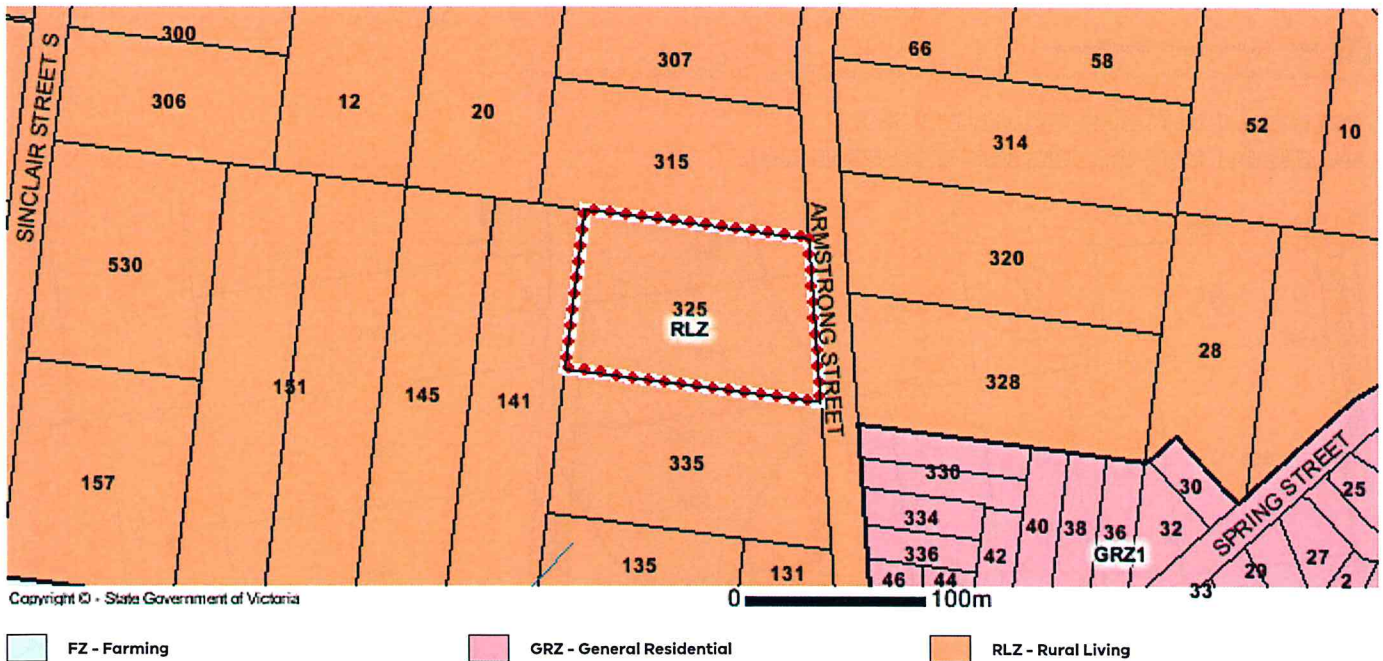
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **POLWARTH**

Planning Zones

RURAL LIVING ZONE (RLZ)

SCHEDULE TO THE RURAL LIVING ZONE (RLZ)



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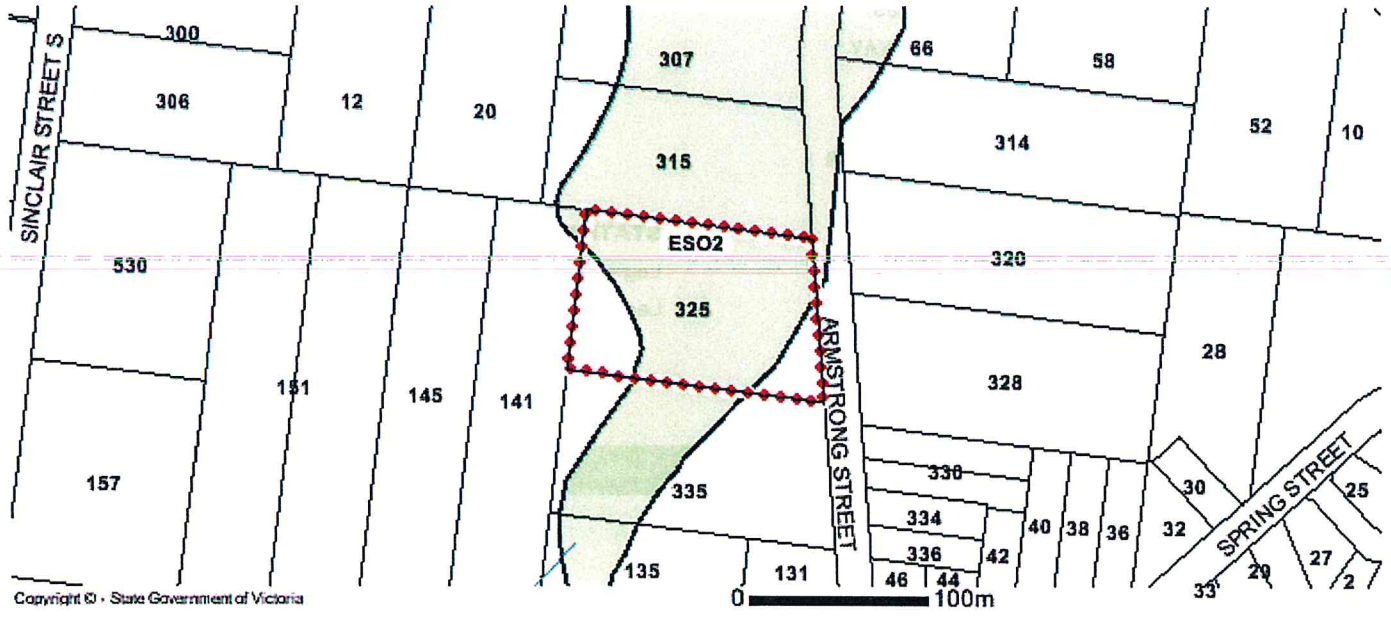
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PLANNING PROPERTY REPORT

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)

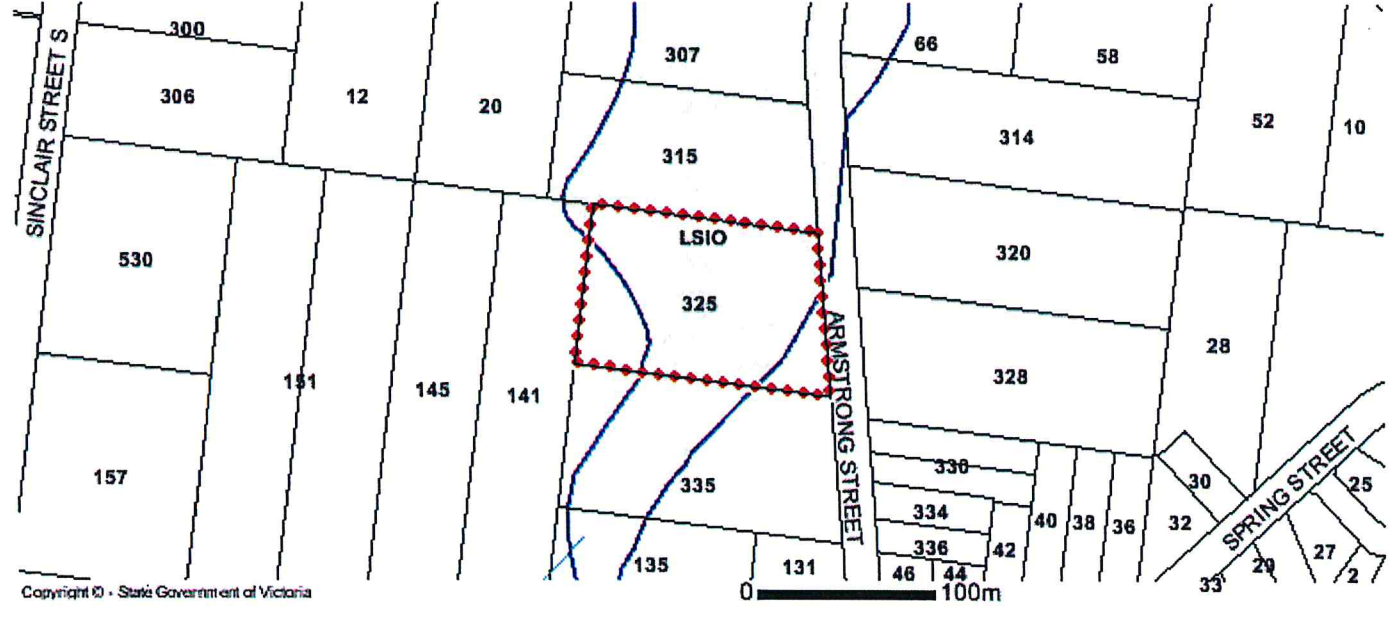


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■ ESO - Environmental Significance

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

LAND SUBJECT TO INUNDATION OVERLAY (LSIO) LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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□ LSIO - Land Subject to Inundation

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

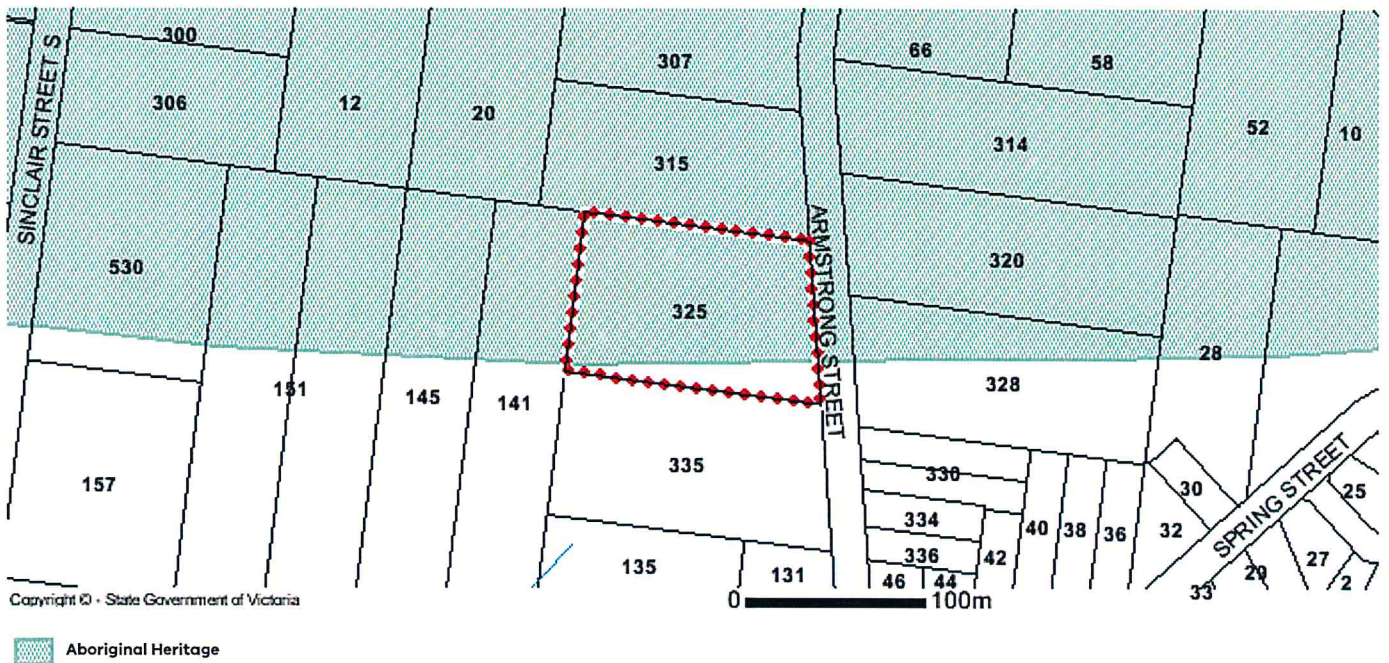
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.qav.nrms.net.au/qavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



Aboriginal Heritage

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 28 November 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

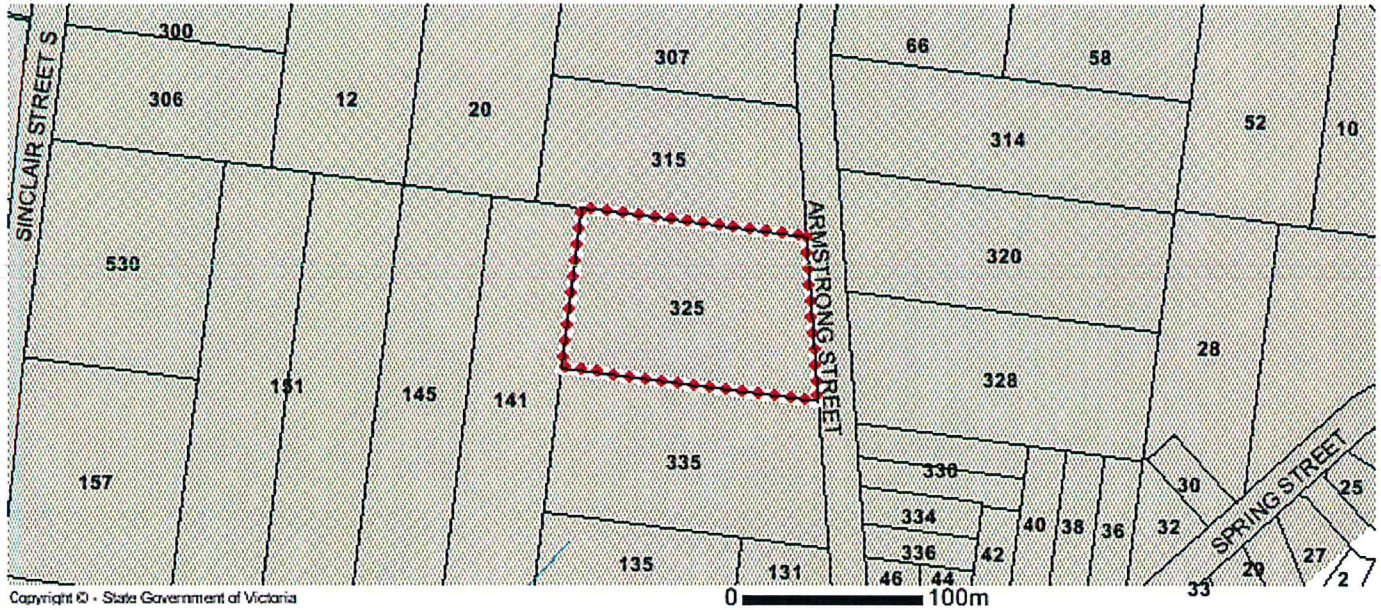
To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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Customer Details:	Extra Contact:	Quote Number: 27959
Paul Mahoney 325 Armstrong St Elliminyt		16/08/2018 Valid for 30 days

Quotation Overview:

Dimensions:	
Span:	14m
Length:	30m
Wall Height:	4m
Bay Width:	6m x 5 bay(s) at 4.666667m each
Roof Pitch:	11Deg°
Leanto:	,

Design Factors:

Importance Level:	1	Topography:	1
Wind Region:	Reg A	Terrain Category:	TCat 2.5

Building Details:

Walls	COLORBOND® WINDSPRAY Monoclad 0.42 CB
Roof	COLORBOND® MONUMENT Corrugated 0.42 CB 11Deg°
Gutter	COLORBOND® MONUMENT Quad 115 Plain Gutter CB
Downpipe	COLORBOND® MONUMENT
Barge	COLORBOND® MONUMENT
Roller Doors	3.600m Wide x 3.500m High. Door in Bay 3 of FRONT wall. 3.600m Wide x 3.500m High. Door in Bay 4 of FRONT wall. COLORBOND® MONUMENT
PA Doors	1 x Personal Access Door in LEFT of Bay 5 of FRONT wall. 1 x Personal Access Door in CENTRE of Bay 3 of LEFT wall. COLORBOND® MONUMENT
Open Bays	Bay 1 open in FRONT wall. Bay 2 open in FRONT wall.
Divider Walls	Bay Divider Wall at bay 2

Materials:

Columns:	2C25024	Purlins:	Z15012
Rafters:	2C25019	Side Girts:	Z15012
Knee/Apex Brace:	C15012	End Girts:	Z15012
Left Leanto Column:		Right Leanto Column:	
Left Leanto Rafter:		Right Leanto Rafter:	
Mezzanine Bearer:		Mezzanine Joists:	

Quotation	Payment Schedule
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Shed Kit Price (Inc GST)	The following deposit and payment schedule is required. 20% Deposit of kit price <Amount> Balance due 3 days prior to delivery <Amount>
-----------------------------	---

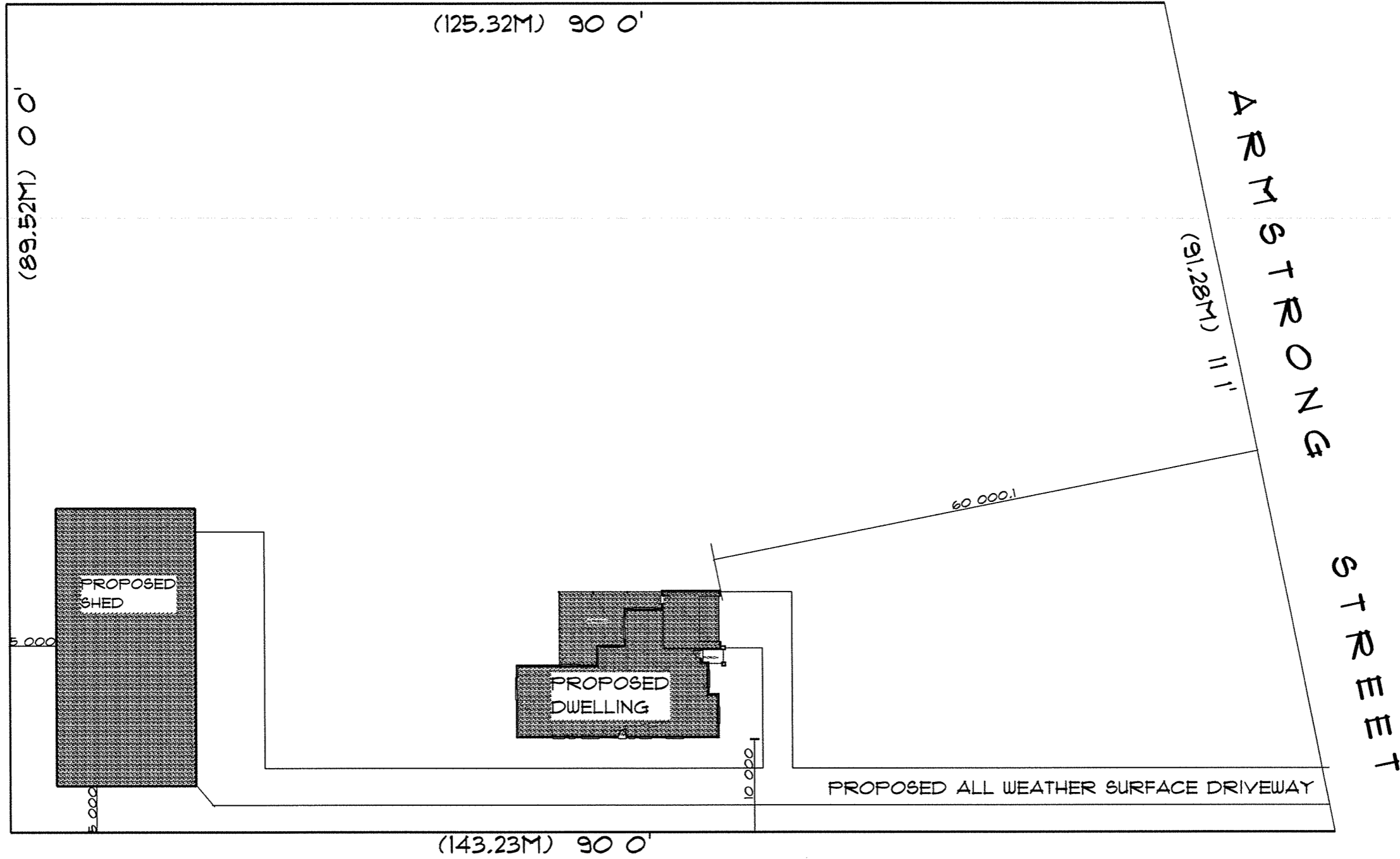
Notes:

Erection \$16000 Concrete footings \$

Confirmation of order

I hereby agree to place this order based on the details and terms and conditions provided .

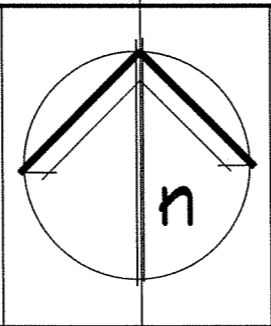
Customer Name:		Customer Signature:
Date:		



SITE PLAN 1:500

TORONGA & BAYVIEW
 design & drafting
 6 ROSE DRIVE
 ELLIMINYT VIC 3250
 tel. 03 52 316203
 mobile: 0411 324 128
 email: rhonda@torongadesign.com.au

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PLANNING DRAWINGS

THIS DRAWING IS PRODUCED ON CAD AND IS NOT TO BE ALTERED MANUALLY UNDER ANY CIRCUMSTANCES

amendments:

job name:
 proposed residence for P Mahoney at 325 Armstrong Street ELLIMINYT

date:	NOVEMBER 2018	scale:	1:500
drawn by:	Rhonda F Gard	app no:	AD DP 1111
sheet no:	001	drawing no:	018076

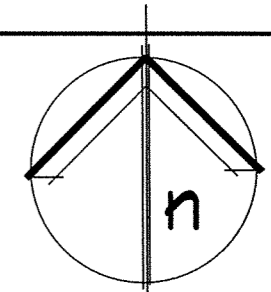
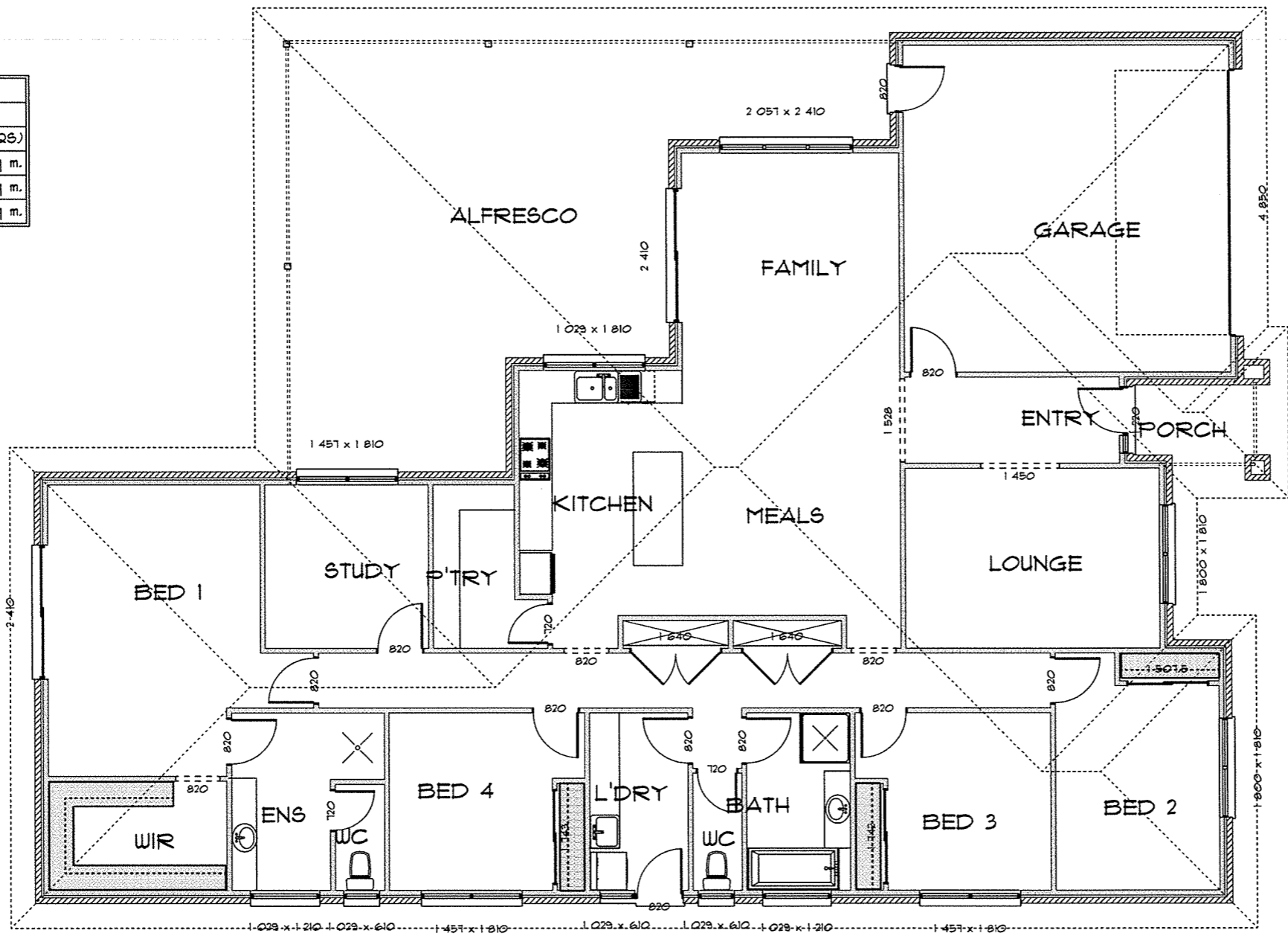
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AMENDMENTS:

AREA SCHEDULE	
NAME	AREA
RESIDENCE	210.44 Sq m. (22.6 SQS)
GARAGE	40.74 Sq m.
ALFRESCO	56.72 Sq m.
PORCH	4.12 Sq m.



PLANNING DRAWINGS

TORONGA &

BAYVIEW

design & drafting

6 ROSE DRIVE

ELLIMINYT VIC 3250

tel. 03 52 316203
mobile: 0417 324 728
email: rhonda@torongadesign.com.au



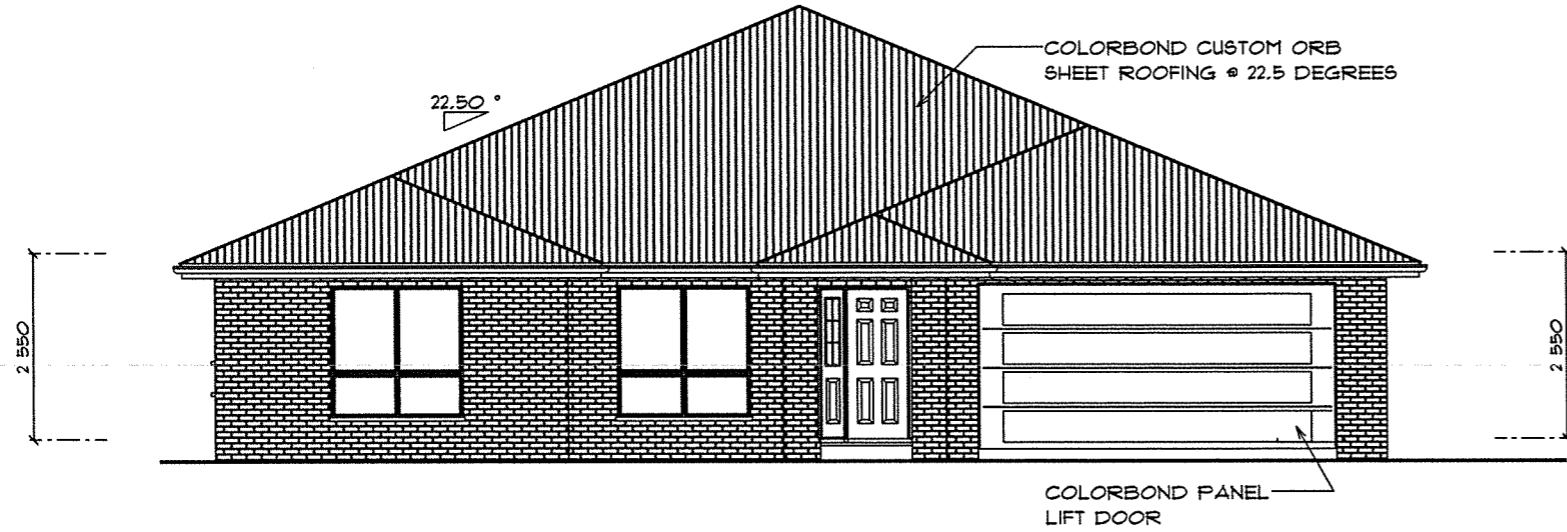
proposed residence for
P Mahoney at
325 Armstrong Street
ELLIMINYT

date: NOVEMBER 2018 scale: 1:100

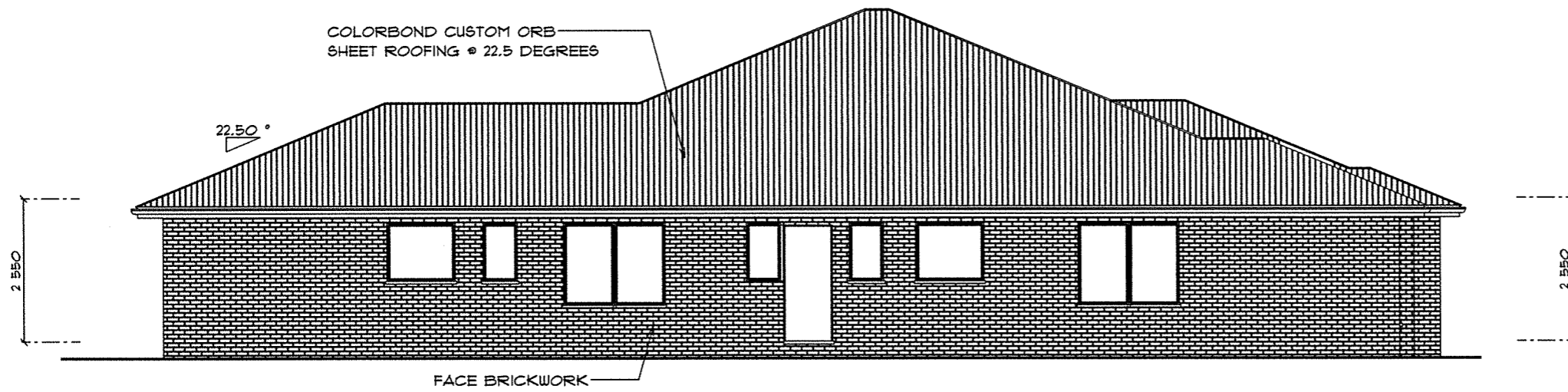
drawn by: Rhonda F Gard rfp no: AD DP 1711

sheet no: 002 drawing no: 018076

FLOOR PLAN 1:100



EAST ELEVATION 1:100

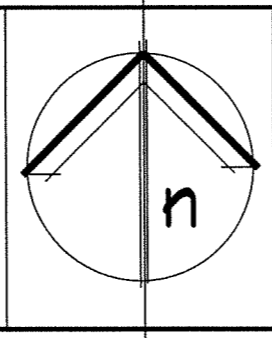


SOUTH ELEVATION 1:100

TORONGA & BAYVIEW
 design & drafting
 6 ROSE DRIVE
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 tel. 03 52 316203
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 email: rhonda@torongadesign.com.au



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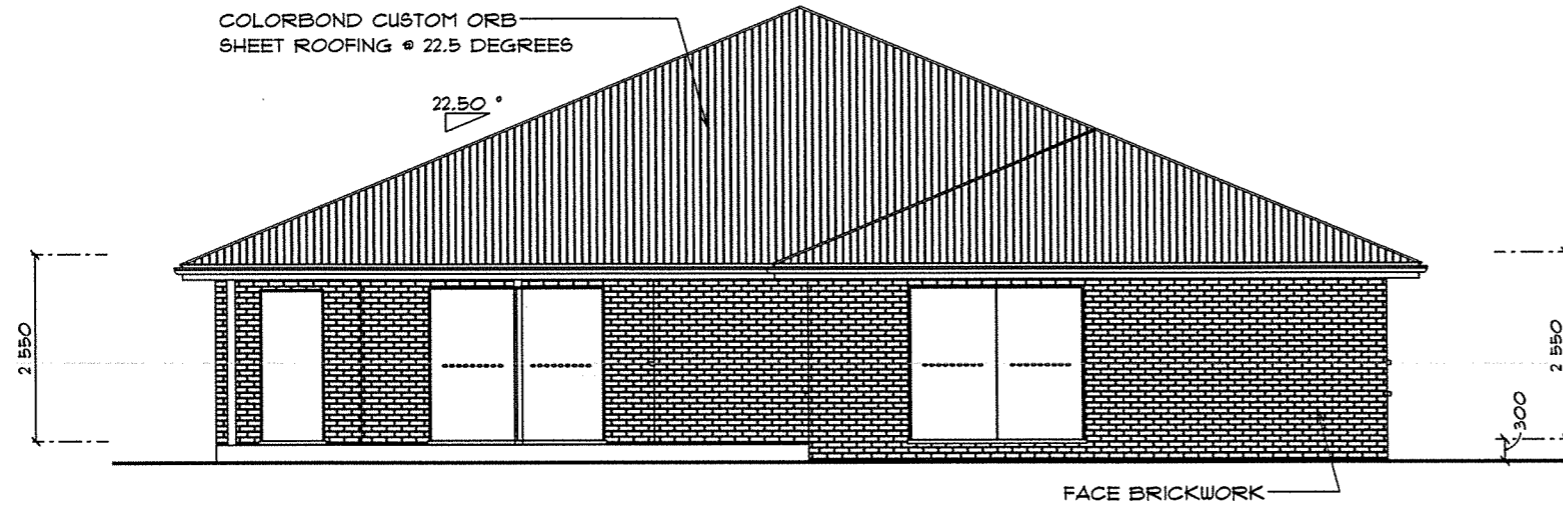
PLANNING DRAWINGS

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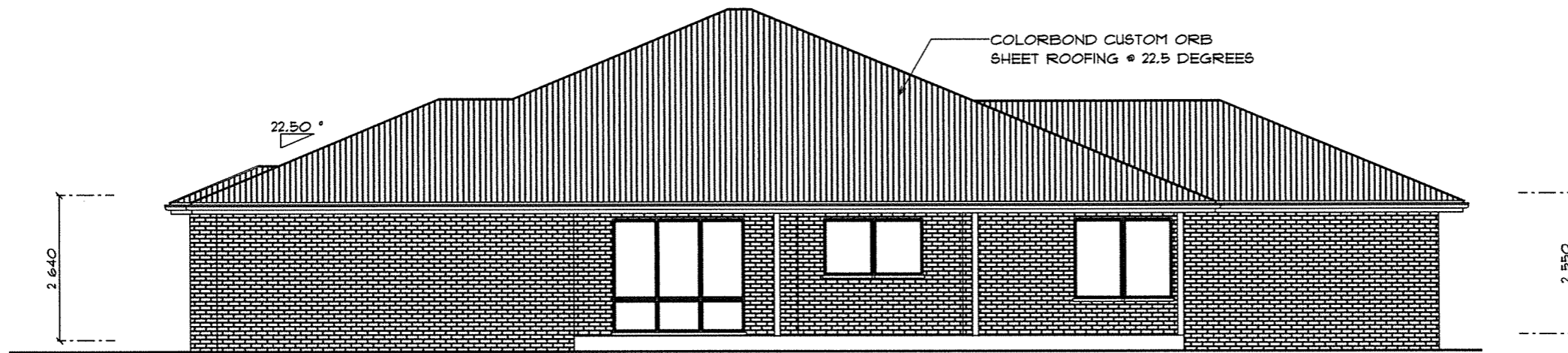
amenciments:

job name: proposed residence for P Mahoney at 325 Armstrong Street ELLIMINYT

date:	NOVEMBER 2018	scale:	1:100
drawn by:	Rhonda F Gard	ref no.:	AD DP 1711
sheet no.:	003	drawing no.:	0180076



WEST ELEVATION 1:100

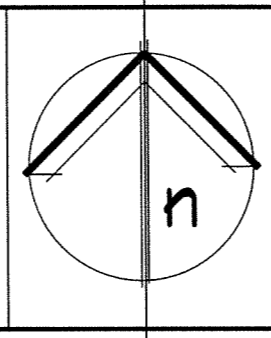


NORTH ELEVATION 1:100

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PLANNING DRAWINGS

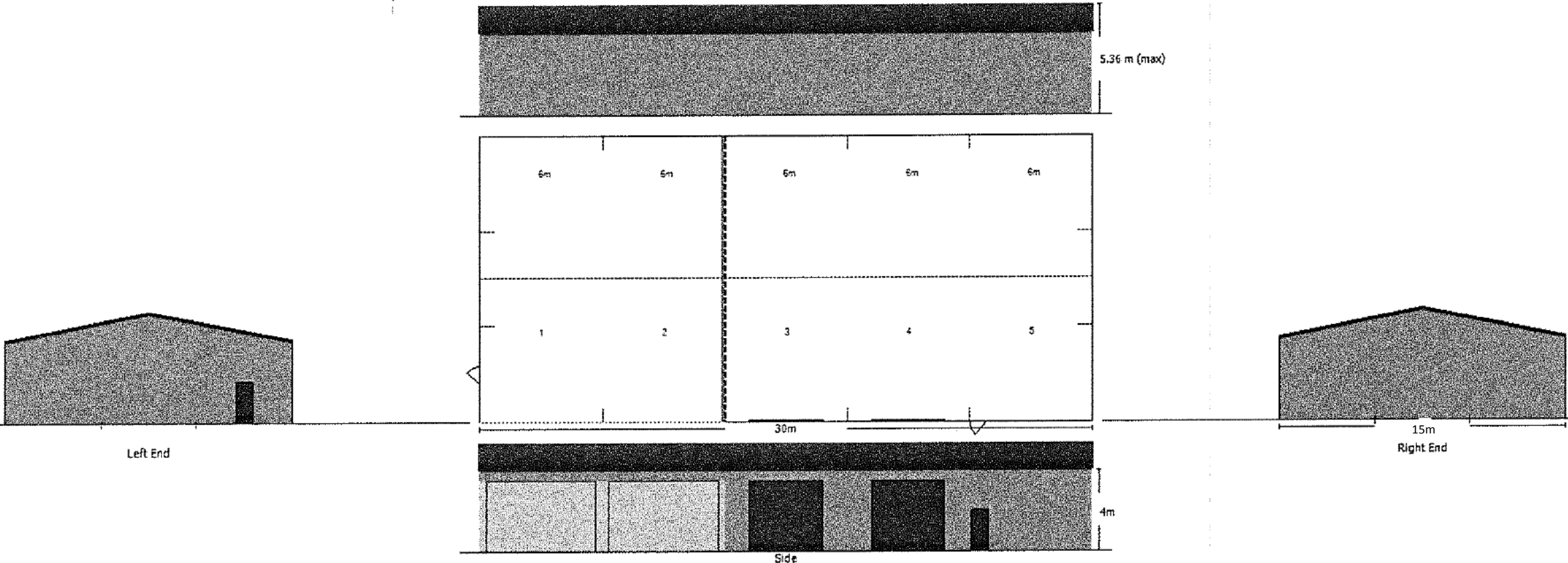
THIS DRAWING IS PRODUCED ON CAD AND IS NOT TO BE ALTERED MANUALLY UNDER ANY CIRCUMSTANCES

amendments:

job name: proposed residence for P Mahoney at 325 Armstrong Street ELLIMINYT

date:	NOVEMBER 2018	scale:	1:100
drawn by:	Rhonda F Gard	top no.:	AD DP 1111
sheet no.:	004	drawing no.:	0180076

SHED: Walls - Colorbond Windspray Monoclad 0.12 CB
Roof - Colorbond Monument Corrugated 0.12 CB 11Deg
Gutter - Colorbond Monument Quad 115 Plain Gutter CB
Downpipe - Colorbond Monument
Barge - Colorbond Monument
W/b



Building For:
Paul Mahoney
325 Armstrong St Elliminyt
Job Number: 27959
Produced by:
WestVic Sheds & Garages
Phone 03 5231 6900

Proposed Outbuilding 30m x 15m (450sqm)