

**PP258/2019-1**

**295 Deans Creek Road ELLIMINYT**

**Lot: 1 TP: 409644 V/F: 8641/006**

**Use and Development of Dwelling Single  
Dwelling**

**T A Jamieson**

**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

The following copied documents are 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.



Planning Enquiries  
Phone: (03) 5232 9400  
Email: [inq@colacotway.vic.gov.au](mailto:inq@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.: PP258/2019-1

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.

**i** Click for further information.

Clear Form

## 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?:

Date: 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.: 295 St. Name: Dean's Creek Rd  
Suburb/Locality: Elliminyt Postcode: 3249

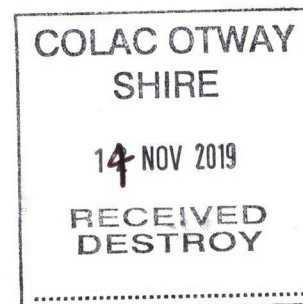
Formal Land Description \*

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.: 409644  
OR  
B Crown Allotment No.: Section No.:  
Parish/Township Name:





## 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? \*

We require a permit to build a dwelling to eventually reside in.

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 \$400,000.

**⚠** 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](http://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.

Vacant.

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.



## 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: Todd	Surname: Jamieson
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 40	St. Name: Bushbys Rd
Suburb/Locality: BARONGAROOK	State: VIC	Postcode: 3249

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>	
Business phone: 0428994224	Email: shellstar20.02@hotmail.com
Mobile phone: 0401948560	Fax:

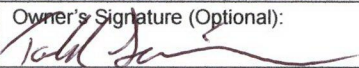
Where the preferred contact person for the application is different from the applicant, provide the details of that person.

<b>Contact person's details*</b>		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: MR + MB	First Name: TA + MB	Surname: Jamieson
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 40	St. Name: Bushbys Rd
Suburb/Locality: BARONGAROOK	State: VIC	Postcode: 3249
Owner's Signature (Optional): 	Date: 10/11/19 <small>day / month / year</small>	

## Information requirements

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

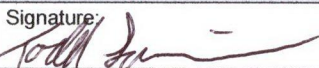
Is the required information provided?

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: 10/11/19 <small>day / month / year</small>



## Checklist

Have you:

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

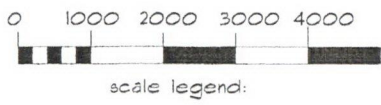
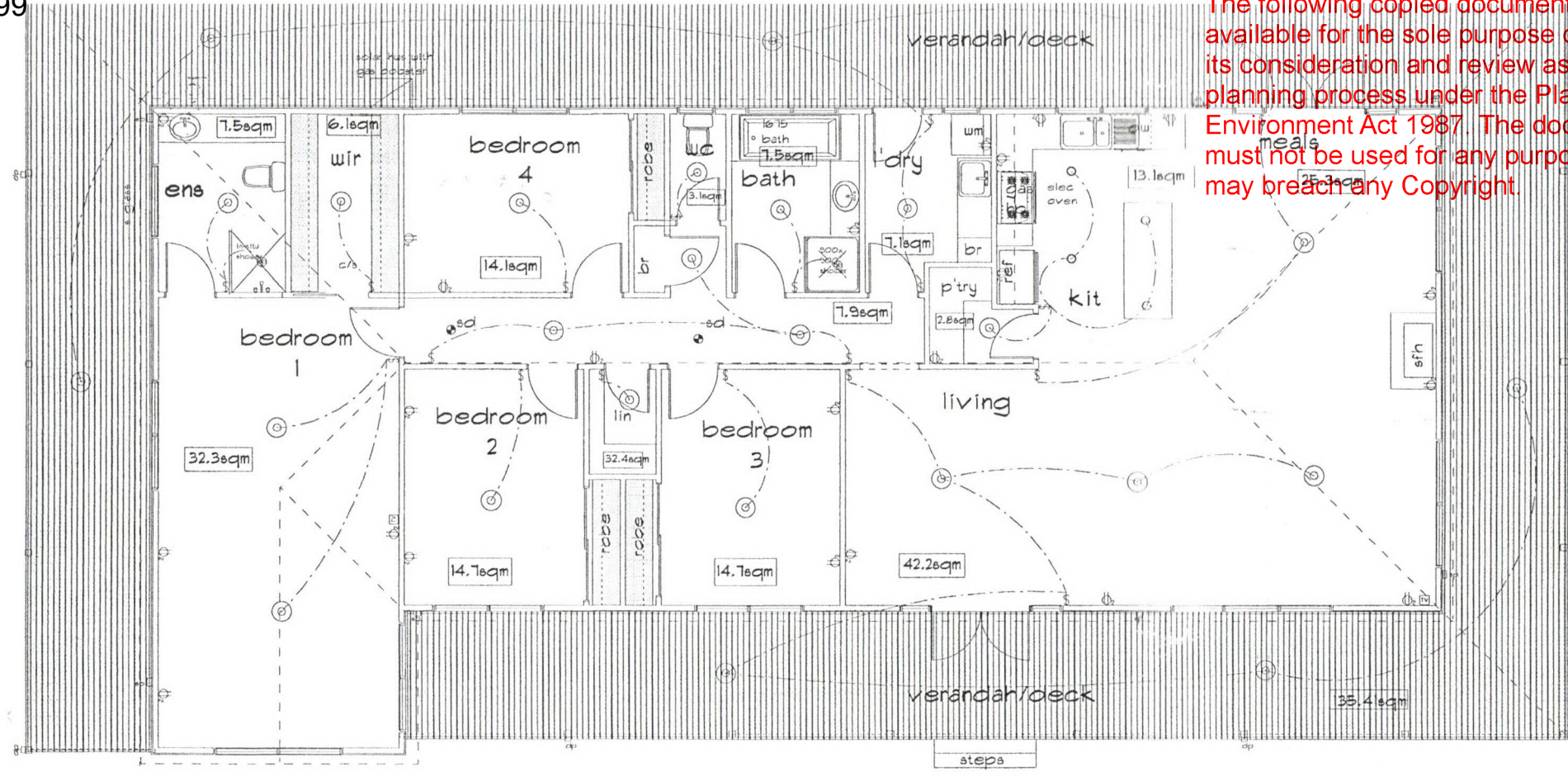
Phone: (03) 5232 9400  
Email: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au)

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





The following copied documents are 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.



THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE CONSULTANT AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE PERMISSION OF THE AUTHOR. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK AND DISCREPANCIES IMMEDIATELY REPORTED TO THE CONSULTANT FOR INTERPRETATION.

THIS DRAWING IS TO BE READ INCONJUNCTION WITH THE OTHER DRAWINGS IN THIS SET AND STRUCTURAL ENGINEERS DRAWINGS. DO NOT SCALE FROM THE DRAWINGS, REFER TO GIVEN DIMENSIONS.

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

# FLOOR PLAN 1:100

NAME	AREA
PROPOSED RESIDENCE	132.98 Sq m. (20.8 sqs)
PROPOSED VER/DECK	135.41 Sq m.

this property has been assessed as a BAL 12.5 by 2020 Engineering report No = ES 1231

AMENDMENTS:

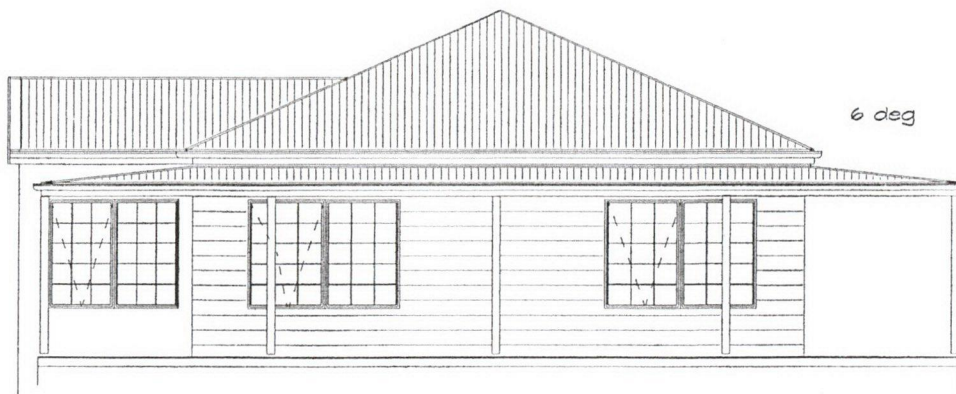
WC  
DR  
**TOR**  
design  
6 ROSE  
ELLIMINYT  
tel. 03 52 316203  
fax: 03 52 316204  
mobile: 0417 324 72  
email: srgard@bigpc



The following copied documents are 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.



**NORTH ELEVATION 1:100**



**EAST ELEVATION 1:100**

**BAL 12.5 WALL CLADDINGS**

That part of an external wall surface that is less than 400mm from the ground or less than 400mm

**DOORS, SIDE HUNG EXTERNAL DOORS: (including french doors, panel fold and bi-fold doors)**

DOORS shall be a solid door, having a min thickness of 35mm for the first 400mm above the threshold, a door including a hollow core door, with a non-combustible kick plate on the outside for the first 400mm above the threshold, glazing no requirements if above 400mm above the ground. WHERE DOORS INCORPORATE GLAZING the glazing shall comply with the glazing requirements for windows.

ENERGY RATING TAE  
 R 5.0 bulk insulation foil under medium colorbond  
 R4.1 bulk insulation to under medium colorbond  
 R2.5 bulk insulation plaster to all external walls  
 R2.5 bulk insulation to garage, laundry, wc/bath walls to raked ceiling attic space.

Concrete floors

Generic 03: timber frame glazed (Uw = 5.75, SHGC)  
 GENERIC 24 (Uw = 2.36, timber frame, double glaze low-e glass  
 GENERIC 17 (Uw = 3.58, frame, double glazed,

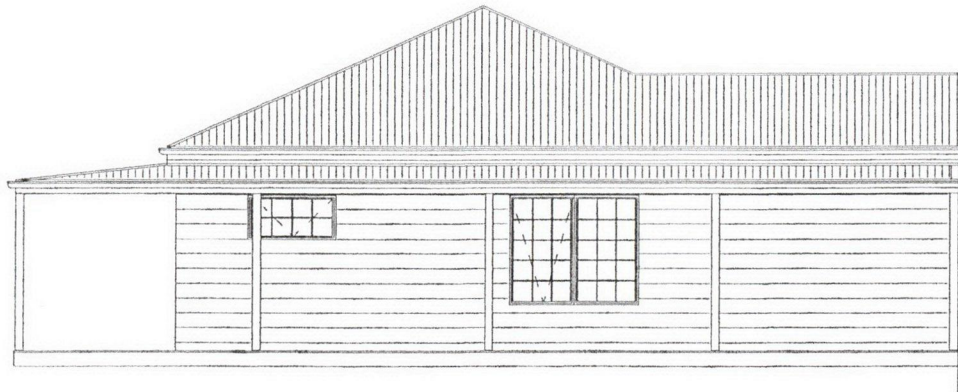
Air Leakage exhaust fans to be sealed draft seal & weatherstrips seal all gaps and cracks



The following copied documents are 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.



### SOUTH ELEVATION 1:100



### WEST ELEVATION 1:100

#### HEET ROOFS

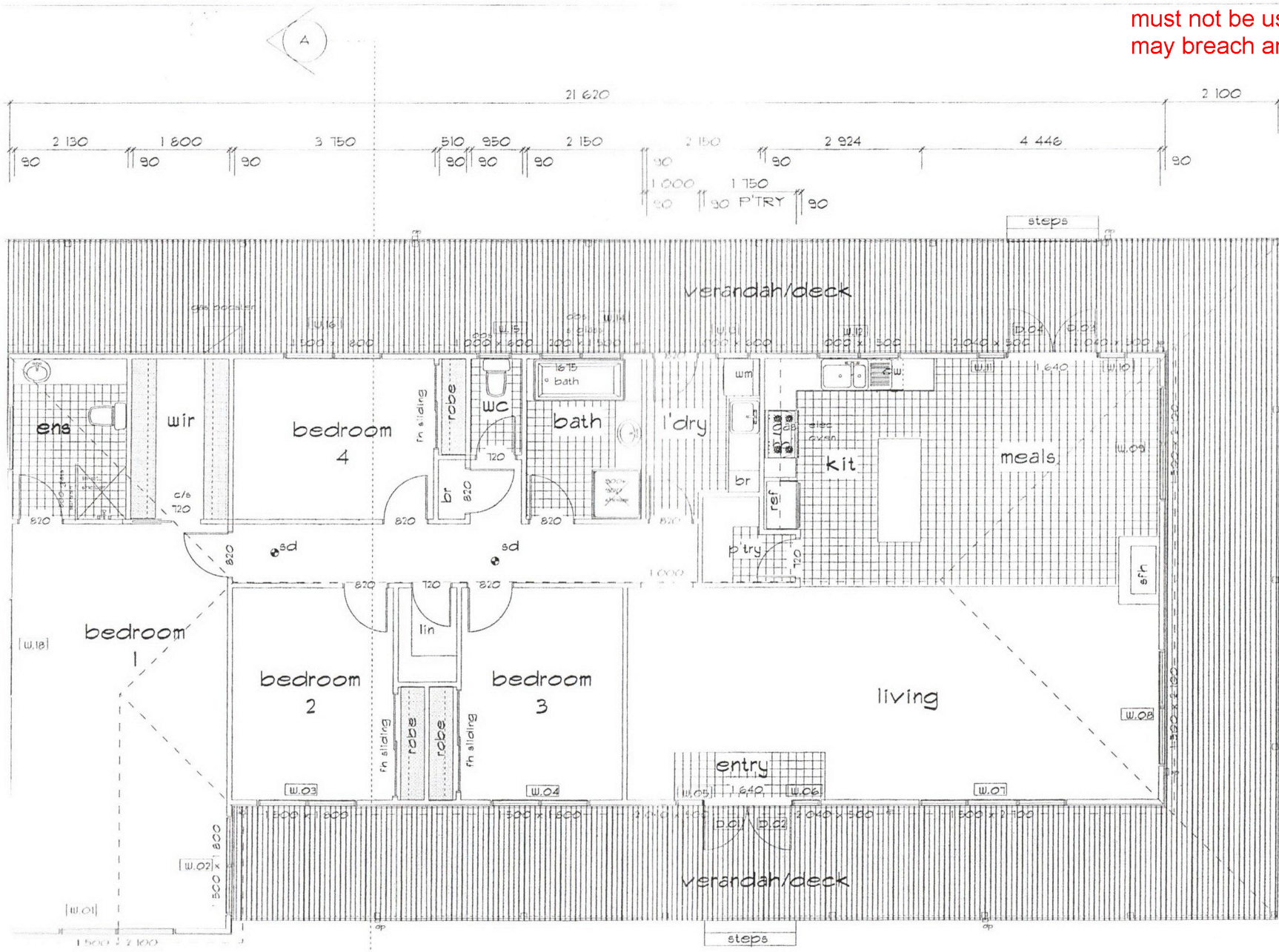
• be fully marked in accordance with  
AS 1562.2 or  
and gaps greater than 3mm under the

WATERPROOFING OF WET AREA WITHIN  
BUILDINGS AS 3740-2004

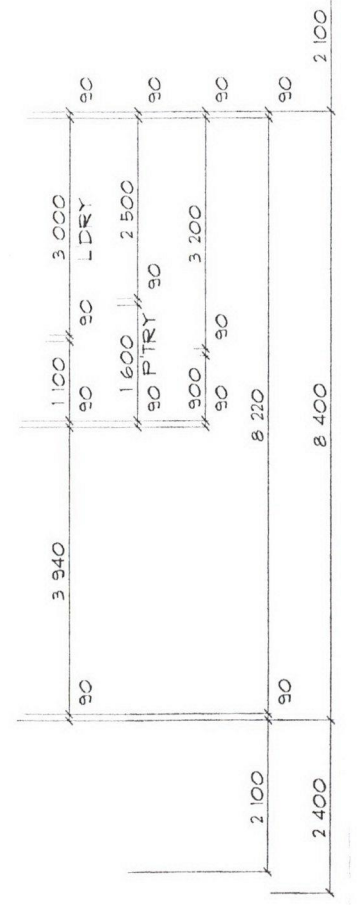
WALLS = IMPERVIOUS FINISH TO 1800MM ABOVE SHOWER BASE  
IMPERVIOUS FINISH TO 150MM ABOVE BATH, SINK, TROUGH AND BASIN

- Safety glazing to be used in the following cases:
- (1) All rooms - within 500mm vertical of floor level
  - (2) Bathrooms - within 2000mm vertical from bath level  
- within 500mm horizontal from bath/si  
to shower doors, shower screens and  
bath enclosures
  - (3) Laundry - within 1200mm vertical from floor level  
and/or within 300mm vertical of trou
  - (4) Doorway - within 300mm horizontal from all doc

The following copied documents are 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.



fully enclosed sanitary must have a door that slides or be readily re the outside compartme a clear 1200mm between within sanitary compartm nearest part of the do













The following copied documents are 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.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 1

VOLUME 08641 FOLIO 006

Security no : 124080179285G  
Produced 11/11/2019 04:54 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 409644M.  
PARENT TITLE Volume 01836 Folio 176  
Created by instrument C562597 10/08/1966

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
TODD ANDREW JAMIESON  
MICHELLE BETH JAMIESON both of 40 BUSHBYS ROAD BARONGAROOK VIC 3249  
AS032025B 25/03/2019

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP409644M 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: 295 DEANS CREEK ROAD ELLIMINYT VIC 3250

DOCUMENT END

10/11/2019

# Imaged Document Cover Sheet

The following copied documents are 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.

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP409644M</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>11/11/2019 17:00</b>

### Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



The following copied documents are 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.

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 409644M</b>
<b>Location of Land</b> Parish: ELLIMINYT Township: Section: J Crown Allotment: 22(PT) Crown Portion:		WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE
Last Plan Reference: Derived From: VOL 8641 FOL 006 Depth Limitation: NIL		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

<b>Description of Land / Easement Information</b>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 17/04/2000 VERIFIED: SO'C
---	--

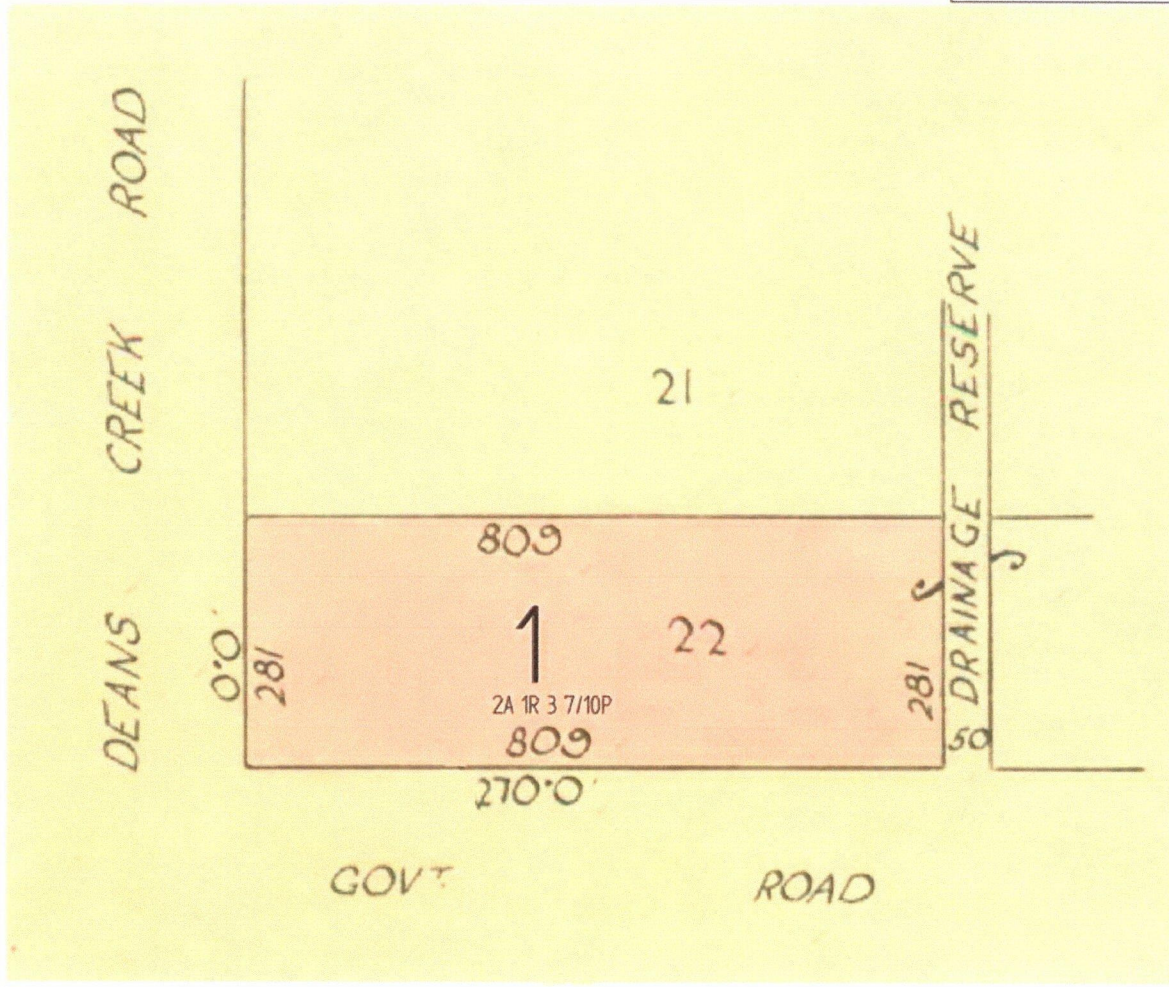


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 22 (PT)