



**Office Use Only**

VicSmart: **Yes**  
Specify class of VicSmart application:  
Application No: **REFPA20220507**  
Date Lodged: **22/10/2022**

# Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit 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 (\*) are mandatory and must be completed.**


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

## Application type

Is this a VicSmart Application?\*

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?

False

If 'yes', with whom?:

Date:

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: <b>2041</b>	St. Name: <b>Sunraysia Highway</b>
Suburb/Locality: <b>Waubra</b>		Postcode: <b>3352</b>

Formal Land Description\*


Complete either A or B

 This information can be found on the certificate of title.

<b>A</b>	Lot No: <b>1</b>	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No: <b>TP741353T</b>
<b>OR</b>					
<b>B</b>	Crown Allotment No:		Section No:		
Parish/Township Name:					


If this application relates to more than one address, please attach details.

## 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?\***

The permit is required for a shed.

 Provide additional information on 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 development for which the permit is required\***

Cost \$0.00

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


Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

## Existing Conditions

**Describe how the land is used and developed now\***

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

It used as the Waubra CFA Fire Station.

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


## Title Information

**Encumbrances on title\***

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

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' eg restrictive covenants.)

## Applicant and Owner Details

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

**Applicant \***

The person who wants the permit

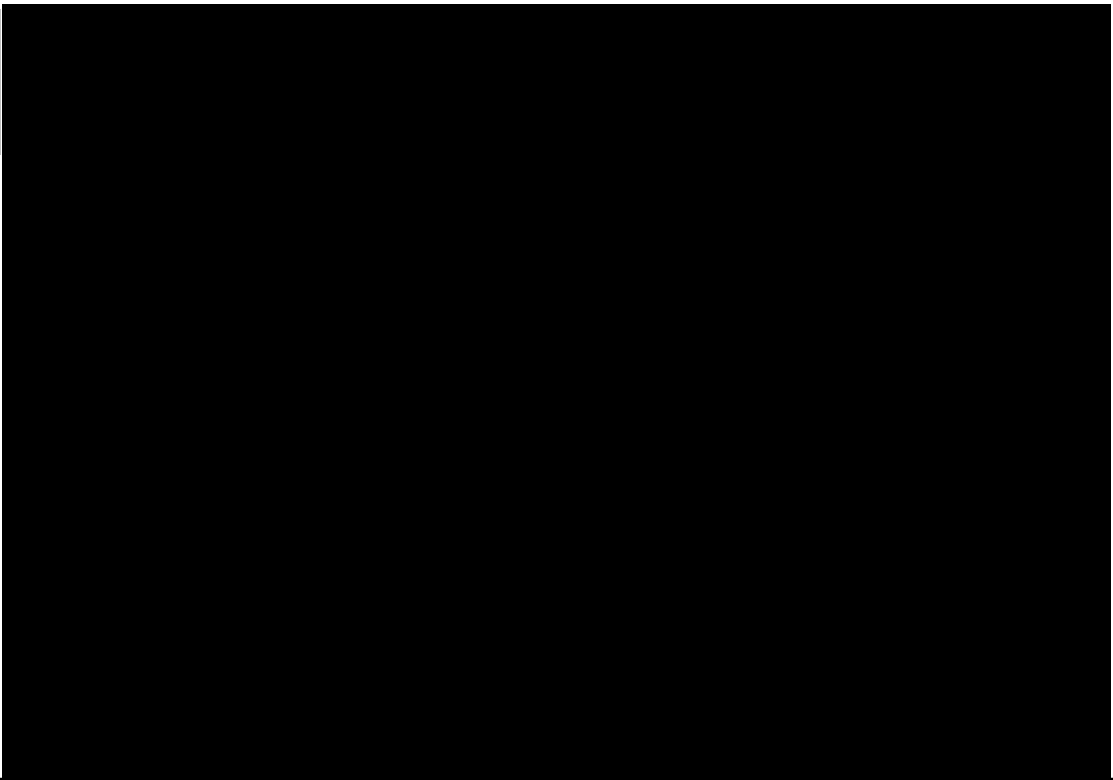
*Where the preferred contact person for the application is different from the applicant, provide the details of that person.*

Please provide at least one contact phone number \*

**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.



**Information Requirements**

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

Is the required information provided?

- Yes
- No

**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: 22 October 2022  
day / month / year

---

## Checklist

Have you:

<input 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 document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input 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 (eg traffic, noise, environmental impacts).	

---

## Lodgement

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council  
5 Lawrence Street BEAUFORT Vic 3373  
  
Telephone: (03) 5349 1100  
  
**Contact information:**  
Telephone: (03) 5349 1100  
Email: [pyrenees@pyrenees.vic.gov.au](mailto:pyrenees@pyrenees.vic.gov.au)



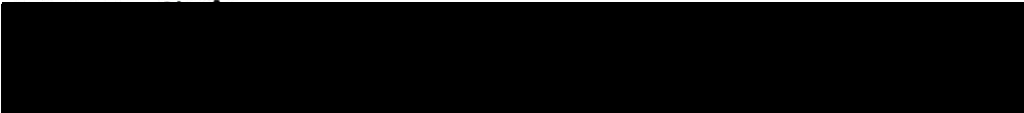
Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
VOLUME 10689 FOLIO 832 Security no : 124101310486K  
Produced 21/10/2022 09:12 AM

LAND DESCRIPTION  
Lot 1 on Title Plan 741353T.  
PARENT TITLE Volume 00690 Folio 959  
Created by Application No. 122084J 11/11/2002

REGISTERED PROPRIETOR



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 TP741353T 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: 2041 SUNRAYSIA HIGHWAY WAUBRA VIC 3352

ADMINISTRATIVE NOTICES

NIL

eCT Control 20887K COUNTRY FIRE AUTHORITY  
Effective from 04/09/2017

DOCUMENT END

Home	Account: 325075		Authority Fee(GST exclusive): <b>\$0.00</b> Service Fee(GST exclusive): <b>\$0.00</b> GST Payable: <b>\$0.00</b> Total: <b>\$0.00</b>	21/10/2022 09:12AM
------	--------------------	-------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------

©State Government of Victoria.

<b>TITLE PLAN</b>	<b>EDITION 2</b>	<b>TP741353T</b>
-------------------	------------------	------------------

**LOCATION OF LAND**  
 PARISH : ERCILDOUN  
 TOWNSHIP : WAUBRA  
 SECTION : 33  
 CROWN ALLOTMENT : 30 (part)  
 CROWN PORTION : ---

LTO BASE RECORD : SDMB-C  
 LAST PLAN REFERENCE : --  
 TITLE REFERENCE : Vol. 690 Fol. 959

DEPTH LIMITATION : NIL

**NOTATIONS:**

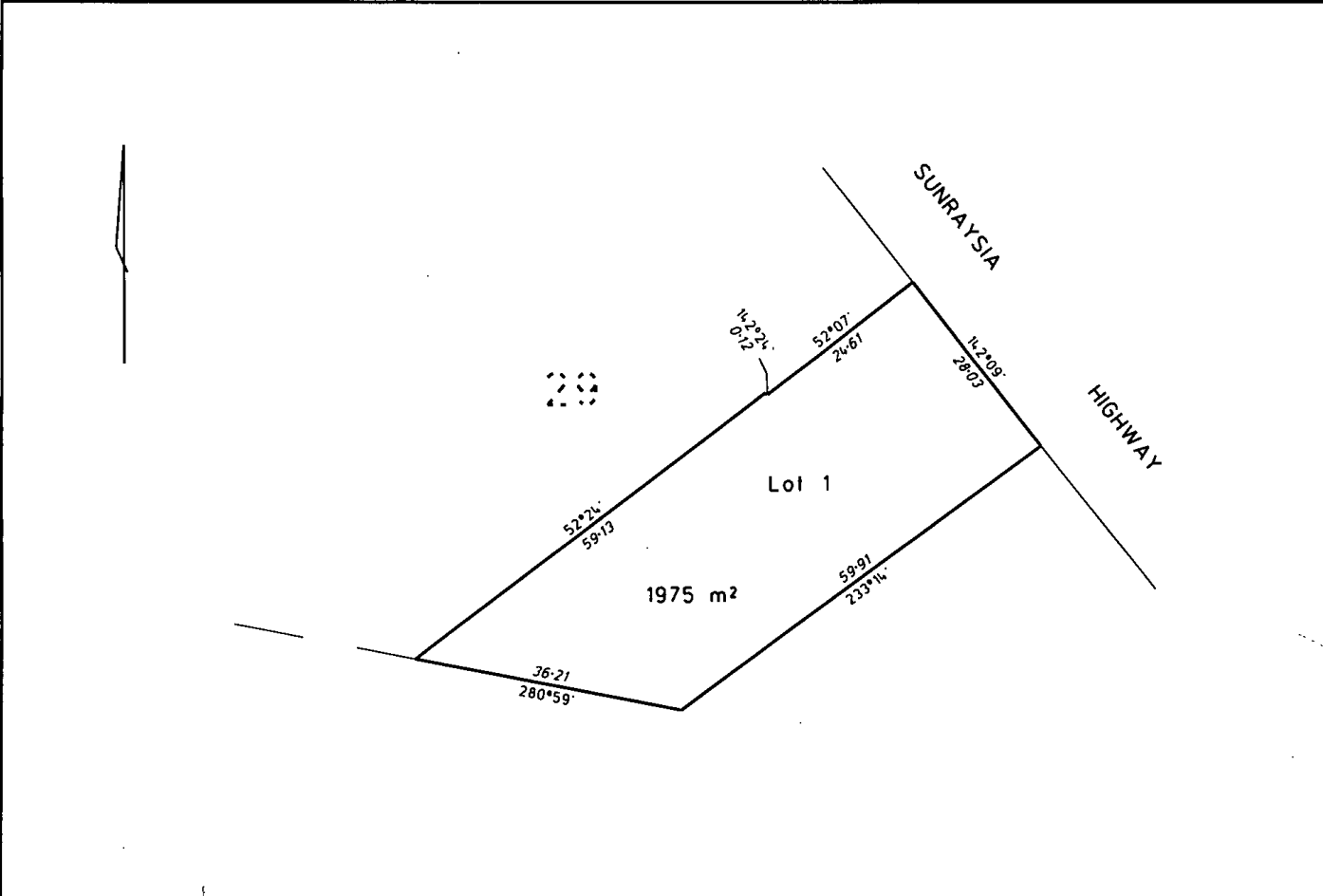
Easement Information				
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / in favour of

THIS PLAN HAS BEEN PREPARED FOR THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES

Checked by : .....  
 Date:     /     /

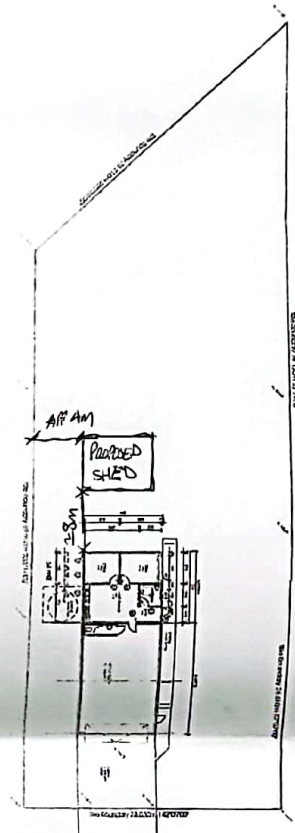
Assistant Registrar of Titles

Legend : A - Appurtenant    E - Encumbering Easement    R - Encumbering Easement (Road)

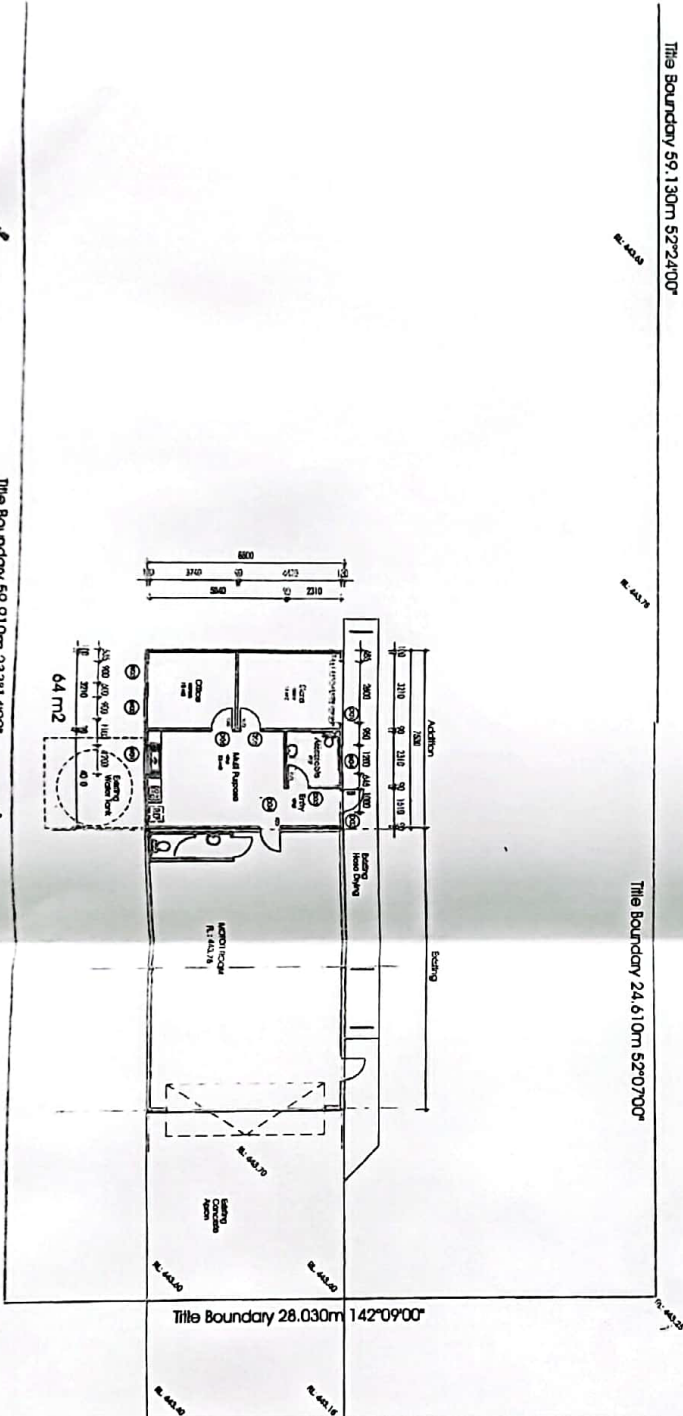


Sheet 1 of 1 sheets





**SITE PLAN**  
 Scale 1 : 250 of A1  
 Scale 1 : 500 of A3



**SUNRAYSIA HIGHWAY**  
 Bitumen road surface  
 ( Service Road )

**PART SITE PLAN**  
 Scale 1 : 100 of A1  
 Scale 1 : 200 of A3

**GENERAL NOTES**

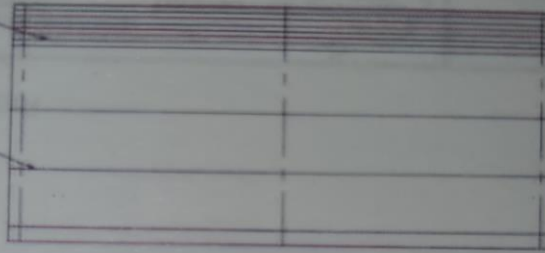
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.
- The site plan is to be used in accordance with the approved site plan and the approved building plan.





ROOF PURLINS PER  
MEMBER SCHEDULE ON  
SHEET 5

SIDEWALL GIRTS PER  
MEMBER SCHEDULE ON  
SHEET 5



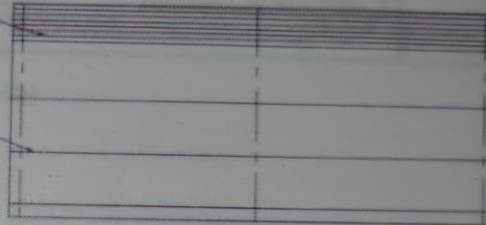
1  
2

SIDEWALL EXTERIOR ELEVATION

SCALE: 1 = 100

ROOF PURLINS PER  
MEMBER SCHEDULE ON  
SHEET 5

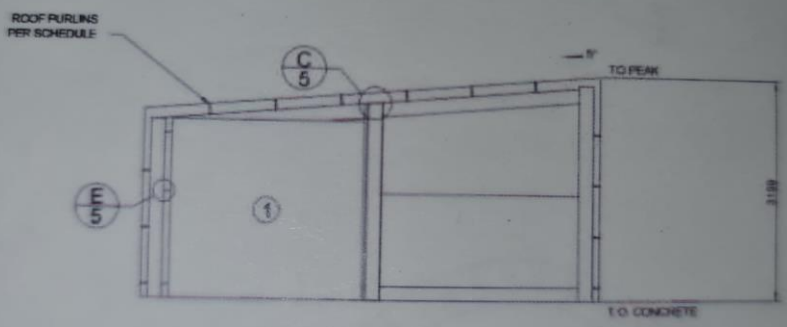
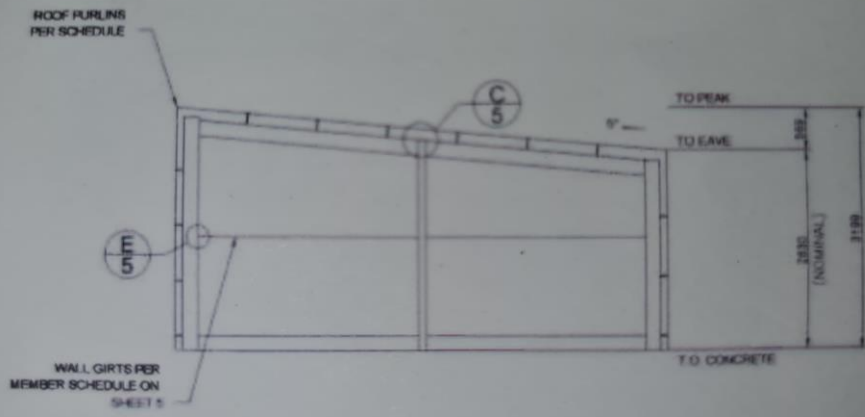
SIDEWALL GIRTS PER  
MEMBER SCHEDULE ON  
SHEET 5



1  
2

SIDEWALL EXTERIOR ELEVATION

SCALE: 1 = 100



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 17 November 2022 03:41 PM

## PROPERTY DETAILS

Address: **2041 SUNRAYSIA HIGHWAY WAUBRA 3352**  
 Lot and Plan Number: **Lot 1 TP741353**  
 Standard Parcel Identifier (SPI): **1\TP741353**  
 Local Government Area (Council): **PYRENEES**  
 Council Property Number: **406001150**  
 Planning Scheme: **Pyrenees**  
 Directory Reference: **Vicroads 58 C7**

[www.pyrenees.vic.gov.au](http://www.pyrenees.vic.gov.au)

[Planning Scheme - Pyrenees](#)

## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
 Urban Water Corporation: **Central Highlands Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **RIPON**

## OTHER

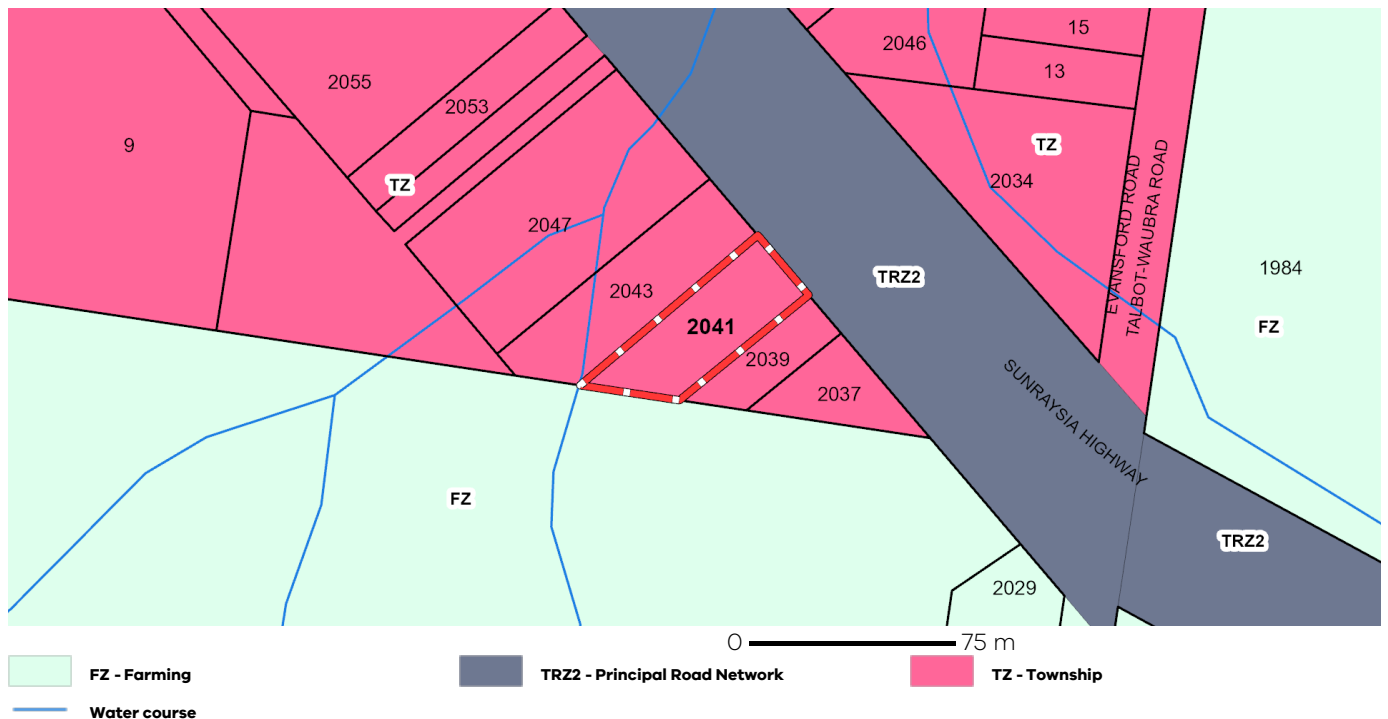
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[TOWNSHIP ZONE \(TZ\) \(PYRENEES\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\) \(PYRENEES\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (PYRENEES)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1) (PYRENEES)

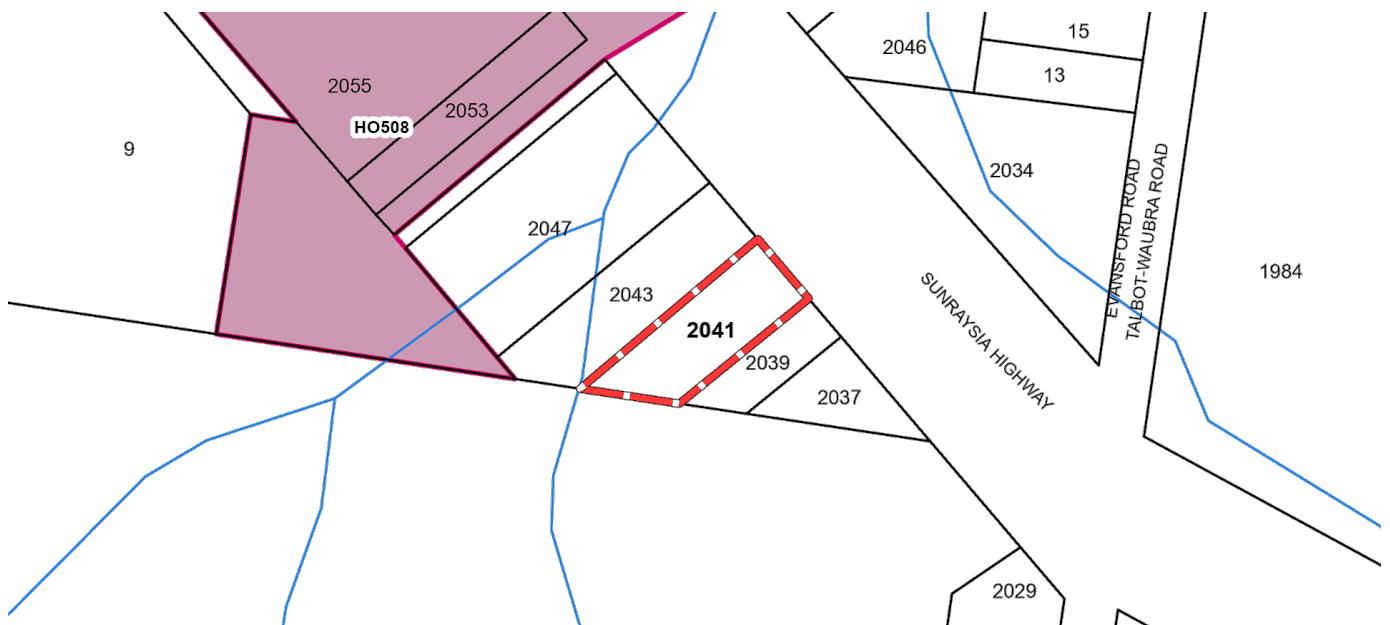


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO) (PYRENEES)



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

## Further Planning Information

Planning scheme data last updated on 8 November 2022.

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

<https://mapshare.maps.vic.gov.au/vicplan>

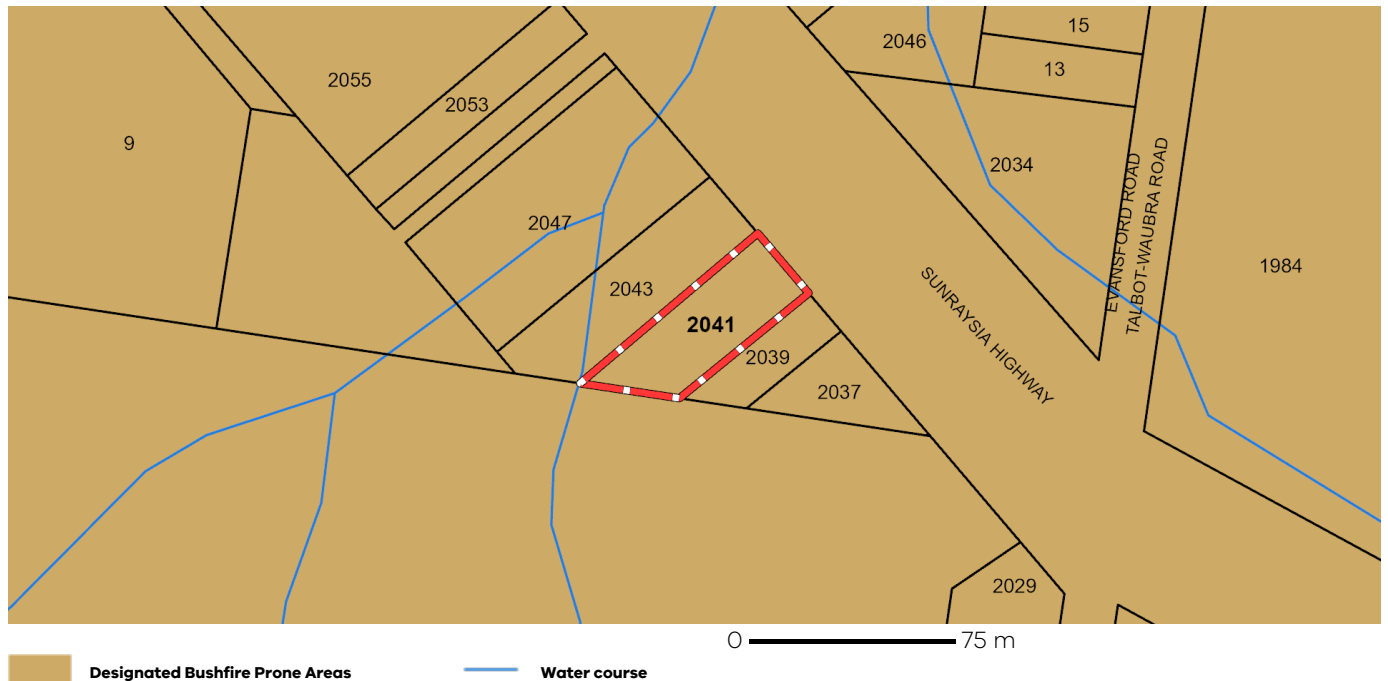
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://NativeVegetation.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit.environment.vic.gov.au)

REFPA20220507

Statement describing use.

The shed pertaining to this application is a shed for use of Waubra Fire Brigade CFA.

It's intended use is for the storage of fire equipment owned and used specifically by Waubra Fire Brigade CFA volunteers.