



Murrindindi
Shire Council

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<i>The land affected by the application is located at:</i>	13 Rattray Street YEA, (Lot: 2 PS: 330151)
<i>The application is for a permit to:</i>	Use of land for a place of assembly (functions and community events for up to 80 persons, limited number of times per year)
<i>The applicant for the permit is:</i>	R A Litjens
<i>The application reference number is:</i>	2023/190
<i>You may look at the application and any documents that support the application by visiting our website via the following web address:</i>	www.murrindindi.vic.gov.au/PlanningComment

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

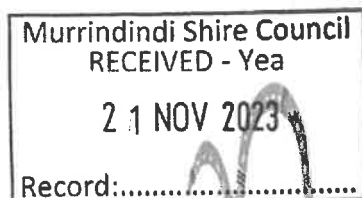
An objection must be sent to the responsible authority in writing, with the full name and postal address of the objector and include the reasons for the objection, and state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

<i>The responsible authority will not decide on the application before:</i>	29 January 2024
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If you object, the responsible authority will tell you its decision.

The planning unit can be contacted on (03) 5772 0333 or planning@murrindindi.vic.gov.au.



Murrindindi
Shire Council

Planning Enquiries
Phone: (03) 5772 0333
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

Clear Form

Office Use Only

VicSmart?

☐ YES

☐ NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

Application for a Planning Permit

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

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

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

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

Click for further information.

Application Type

Is this a VicSmart application?*

☒ No ☐ Yes

If yes, please specify which
VicSmart class or classes:

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

Pre-application Meeting

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

☐ No ☒ Yes

If 'Yes', with whom?: Cameron Fraser and Luc

Date: 14/07/2023

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.: 13

St. Name: Rattray Street

Suburb/Locality: Yea

Postcode: 3717

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.: 330151M

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.


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

Change the building use for two ground-floor rooms from Residential to Place of Assembly (see Application Specifics)

 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 \$? on-going project

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

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


Existing Conditions

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.

Site comprises four buildings (Figure 2) - Yea Butter Factory, Shed 1, Shed 2, Toilet Block (not functional).

The Yea Butter Factory is currently used as a residential premise (first floor and above). The ground floor is occasionally used as a free space for community use e.g. Landcare meetings, meditation classes, dancing, etc.


 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

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

Applicant *

The person who wants the permit.

Name:		
Title: Dr	First Name: Ronald	Surname: Litjens
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

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

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

Owner *

The person or organisation who owns the land

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

Name:			Same as applicant <input checked="" 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

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.

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

Page 1 of 1

VOLUME 10158 FOLIO 203

Security no : 124109639186A
Produced 09/10/2023 10:16 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 330151M.
PARENT TITLES :
Volume 09113 Folio 869 Volume 09955 Folio 637
Created by instrument PS330151M 28/02/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RONALD ANDREW JOHN LITJENS of 13 RATTRAY STREET YEA VIC 3717
AU588679E 16/07/2021

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 PS330151M 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: 13 RATTRAY STREET YEA VIC 3717

ADMINISTRATIVE NOTICES

NIL

eCT Control 19431P RIGBY COOKE LAWYERS
Effective from 16/07/2021

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.


Document Type	Plan
Document Identification	PS330151M
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/12/2023 12:50

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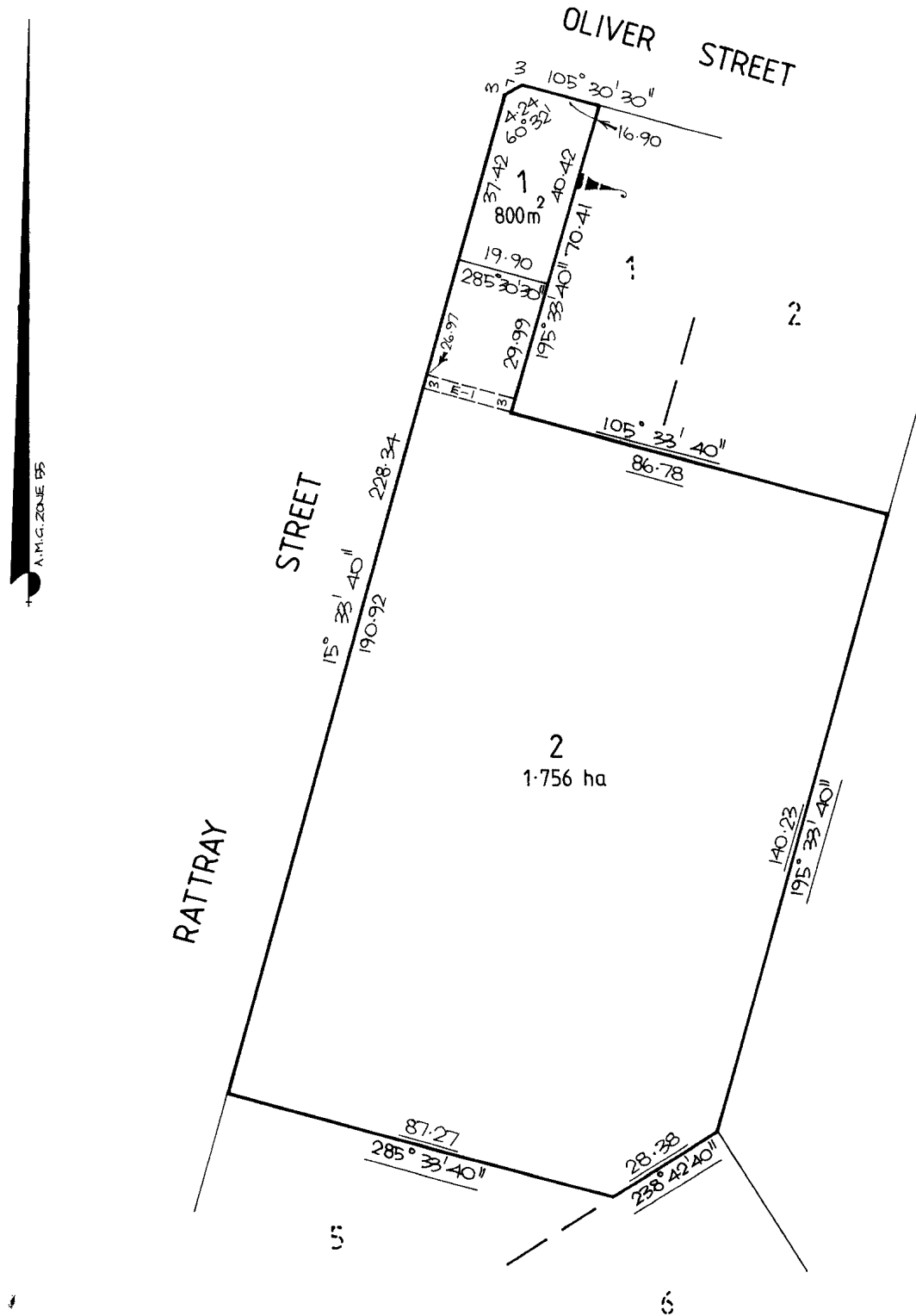
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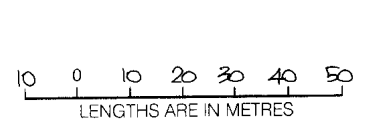
PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY	PLAN NUMBER
PLAN OF SUBDIVISION		EDITION 1	PS 330151 M	
LOCATION OF LAND PARISH: YEA TOWNSHIP: YEA SECTION: 24 CROWN ALLOTMENT: ^{is} 1 (PART), 3 & 4 CROWN PORTION: — LTO BASE RECORD: T/SHIP. (5904) TITLE REFERENCES: C/T'S VOL. 9113 FOL 869 VOL. 9955 FOL. 637 LAST PLAN REFERENCES: LOT 1 L.P. 116595 C.P. 173069 W. POSTAL ADDRESS: RATTRAY STREET YEA (At time of subdivision) 3717 AMG Co-ordinates (of approx centre of land in plan) E 360 570 N 5879 800 ZONE 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: SHIRE OF YEA REF: 5720-005 93/109 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 24 / 11 / 93 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS		
NIL.	NIL.	STAGING This is is not a staged subdivision. Planning permit No.		
		DEPTH LIMITATION DOES NOT APPLY		
		DIMENSIONS SHOWN UNDERLINED ARE NOT AS A RESULT OF THIS SURVEY BUT HAVE BEEN DEDUCED FROM TITLE.		
SURVEY: THIS PLAN IS BASED ON SURVEY (PARTIALLY) THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION				LTO USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE 20 / 12 / 93
				LTO USE ONLY
				PLAN REGISTERED
				TIME 4.30pm
				DATE 28 / 2 / 94
				 Assistant Registrar of Titles
				SHEET 1 OF 2 SHEETS
RODNEY AUJARD AND ASSOCIATES LICENSED LAND SURVEYORS 43 RAILWAY ROAD BLACKBURN 3130.(03)871-1244 82 HIGH STREET YEA 3717 (051) 97-2056				LICENSED SURVEYOR (PRINT: JOHN F. EGAN. SIGNATURE DATE / / REF 11548 VERSION
				DATE 24 / 11 / 93 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No. PLAN NUMBER
PS 330151 11



RODNEY AUJARD AND ASSOCIATES
LICENSED LAND SURVEYORS
43 RAILWAY ROAD BLACKBURN 3130 (03) 877-1244
82 HIGH STREET YEA 3717 (05) 97-2056



ORIGINAL
SCALE SHEET
SIZE
1:1000 A3

LICENSED SURVEYOR (PRINT) JOHN F. EGAN
SIGNATURE DATE / /
REF 11548 VERSION

SHEET 2 OF 2 SHEETS
DATE 24/11/93
COUNCIL DELEGATE SIGNATURE

Application Specifics

Yea Butter Factory, 13 Rattray Street, Yea

The proposed change of use applies to the rooms designated as the ‘Venue’ and ‘Gallery’ on the Ground Floor (Figure 1). The upper floors continue are for residential use.

The Venue

It is envisaged that the ‘Venue’ will primarily be used by the community for small events where the Shire Hall is too big in size.

Usage and frequency

At this time we have not decided on either the use for the Venue or the frequency of usage. Some of the ideas to date are listed on the table below and are dependent on the relevant organisation’s desire to hold events here. We would not be doing everything listed in the table every year.

Possible events	Predicted persons	Predicted frequency	Duration & time
Local theatre productions	80	<10 performances/yr (over a two week period)	Fri,Sat evenings Sat,Sun matinee (2 hours)
Community organisation events e.g. Yea Community House events – meditation, drawing, dancing, etc*	15	weekly in school terms	Mon-Fri evenings (1.5 hours)
Conferences, talks, seminars, workshops, etc.	30	12 / year	Mon-Fri daytime (8 hours)
Weddings	80	2 / year	Sat,Sun afternoon/evening (5 hours)
Music (house) concerts, Creative Arts Victoria & Yea Arts Inc. events	80	4 / year	Fri,Sat,Sun afternoon/evening (2 hours)
Landcare functions (meetings, AGMs, film nights)*	50	12 / year	Mon-Fri evenings (2 hours)
* not for profit			

Structural changes to support Change of Use request

Structural changes will support the relevant standards in terms of OH&S, fire and access.

Parking

Off-street parking

The YBF site has currently car spaces for 17 vehicles parked at a 90 degree angle along the western perimeter, south of the building (according to Standard 52.06-8), see Figure 2.

Extension of the parking area south along the western boundary could provide an additional 7 on-site parking spaces at 90 degrees (including 2 accessible parking bays), see Figure 3.

Entrance to and exit from the property will be from Entrance 3 (Figure 2). The driveway will be widened to conform to the relevant standard.

Parking bays will need to be indicated and car park lighting and surfaces provided to conform to the appropriate standard. Appropriate signage needs to be installed to identify entrances, exits, traffic flow and parking.

On-street parking

The Yea Butter Factory has 164 metres (not including the 3 driveway entrances) of Rattray Street frontage. According to Design standards for car parking (52.06-8) this could provide parallel parking for 24 vehicles.

Along Rattray Street, 138 metres of the road opposite the Yea Butter Factory consists of properties which front Welch Street i.e. parking along the YBF kerb would not interfere with normal residential entrance to or egress from those properties.

Noise

Curfew to be set at 11:30pm.

The Gallery

It is proposed to use the 'Gallery' as a Studio/Gallery space for the display and sale of art works by visiting and art works produced on the premises. We would potentially like to sell coffee and tea beverages.

Proposed opening times: Saturday, Sunday, Monday (10am – 4pm), and up to six Friday evenings per year (for exhibition openings etc.) up to 8pm.

Parking: see main application

Noise: no issues

Structural changes: The room will comply with all fire, access & OH&S requirements.

Figure 1 Floor plan of Yea Butter Factory



Figure 2. Site plan Yea Butter Factory

13 Rattray Street
Yea, 3717

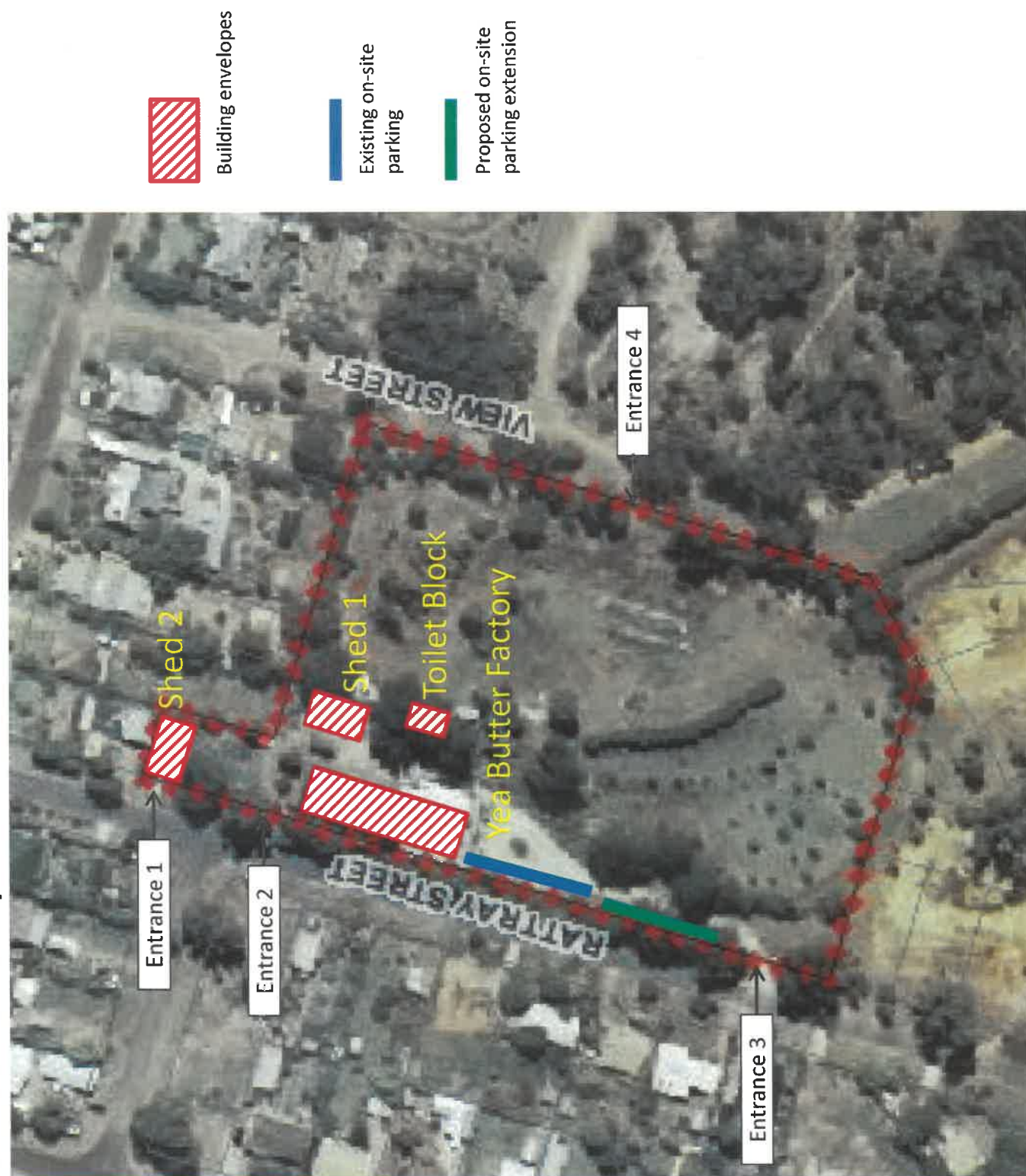
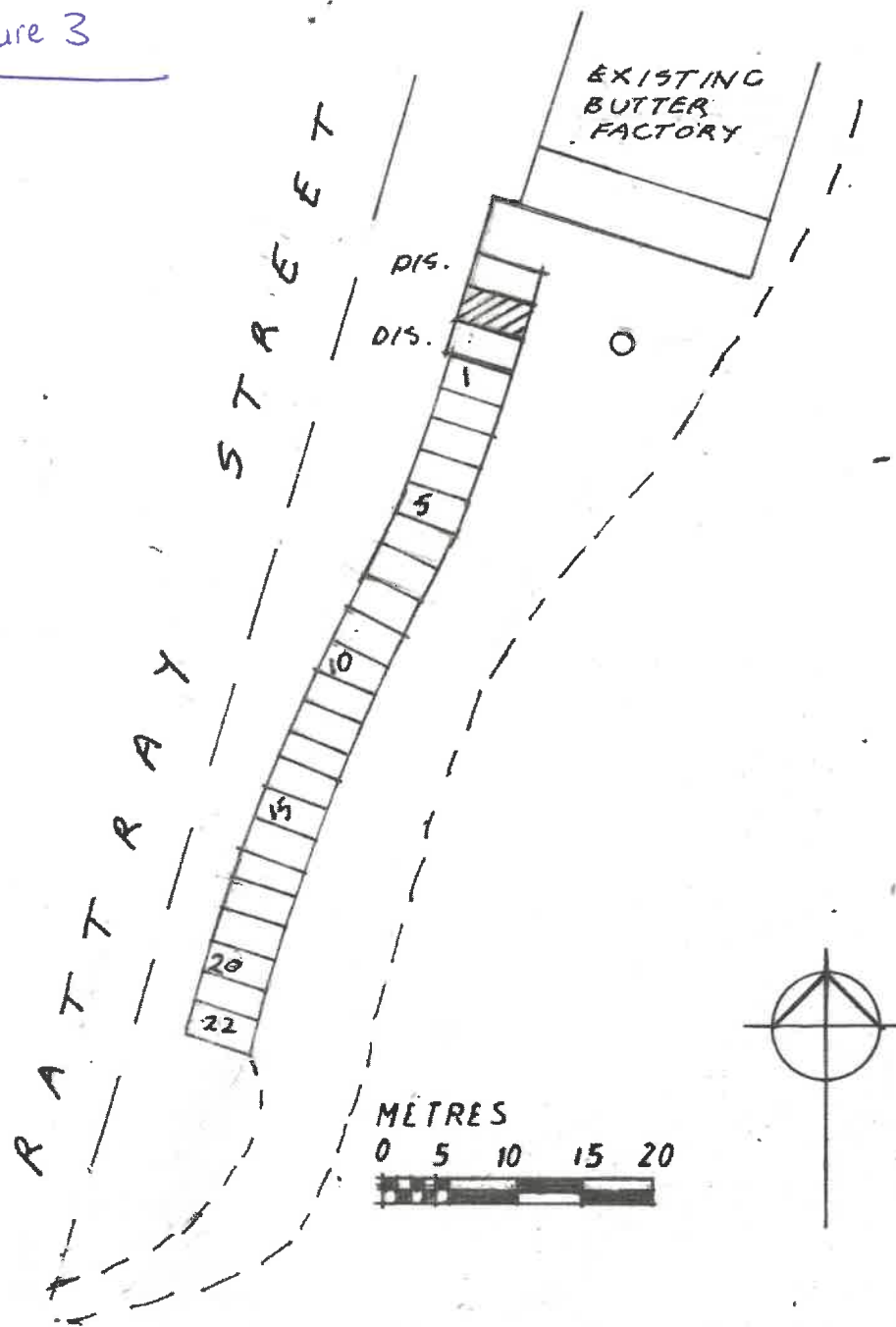


Figure 3



IAN SICHLAU & ASSOCIATES ARCHITECT PH: 0419 311 039 Email: iansichlau@gmail.com	13 RATTRAY STREET, YEA. VIC. 3717.	DATE:	May 2023	SK 02
		SCALE:	1:500 @ A3	
	PROPOSED CARPARKING LAYOUT	DRAWN:	IAN SICHLAU Architect	