



Murrindindi
Shire Council

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<i>The land affected by the application is located at:</i>	5 Grandview Crescent KINGLAKE CENTRAL, (LOT: 1 TP: 594338)
<i>The application is for a permit to:</i>	Development of land for a garage
<i>The applicant for the permit is:</i>	Design Drawing Studio
<i>The application reference number is:</i>	2024/48
<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/Planning Comment

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>	30 May 2024
--	--------------------

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.



Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

VicSmart?

YES NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

Clear Form

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.

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.: 5

St. Name: Grandview Crescent

Suburb/Locality: Kinglake Central

Postcode: 3757

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.: 1

Lodged Plan

Title Plan

Plan of Subdivision

No.: 59438F


OR


B

Crown Allotment No.:

Section No.:


Parish/Township Name:

 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? *

Detached garage.

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 \$ 30000

 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.

Existing dwelling.

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.

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

Applicant *

The person who wants the permit.

Name: Title: First Name: Reg Surname: Malone
Organisation (if applicable): Design Drawing Studio
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
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: Title: First Name: Danial Surname: Geary
Organisation (if applicable):
Postal Address: If it is a P.O. Box, enter the details here:

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 all the information in this application is true and verified of the permit application.

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

Page 1 of 1

VOLUME 08885 FOLIO 960

Security no : 124112864313B
Produced 22/02/2024 12:03 PM

LAND DESCRIPTION

Lot 1 on Title Plan 594338F.
PARENT TITLE Volume 08154 Folio 295
Created by instrument E055020 27/05/1971

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DANIEL GEARY of 5 GRANDVIEW CRESCENT KINGLAKE CENTRAL VIC 3757
AS734389V 22/11/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX237056D 08/09/2023
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 TP594338F 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: 5 GRANDVIEW CRESCENT KINGLAKE CENTRAL VIC 3757

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 08/09/2023

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	TP594338F
Number of Pages (excluding this cover sheet)	1
Document Assembled	22/02/2024 12:03

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 1968 (Cth) 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. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

TITLE PLAN	EDITION 1	TP 594338F
------------	-----------	------------

Location of Land

Parish: KINGLAKE
 Township:
 Section:
 Crown Allotment: 33A (PT)
 Crown Portion:

Last Plan Reference: LP 13303
 Derived From: VOL 8885 FOL 960
 Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 08/08/2000
 VERIFIED: HG

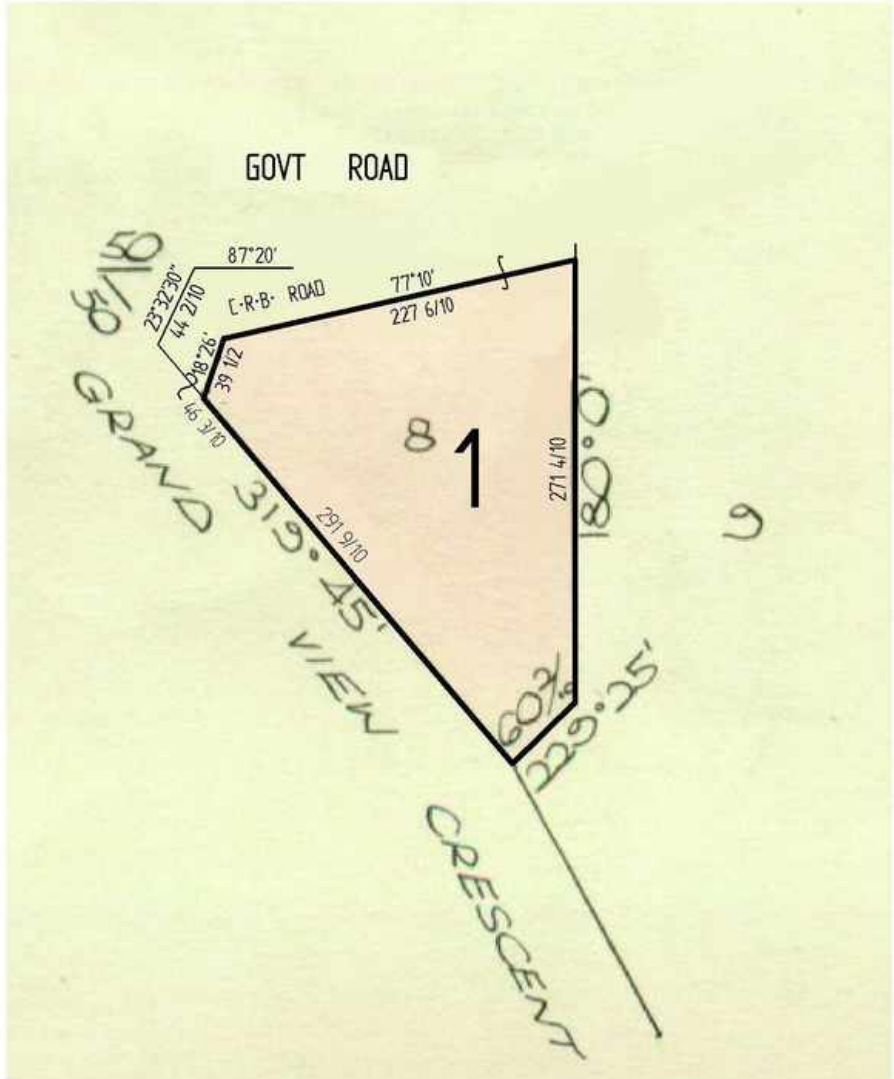
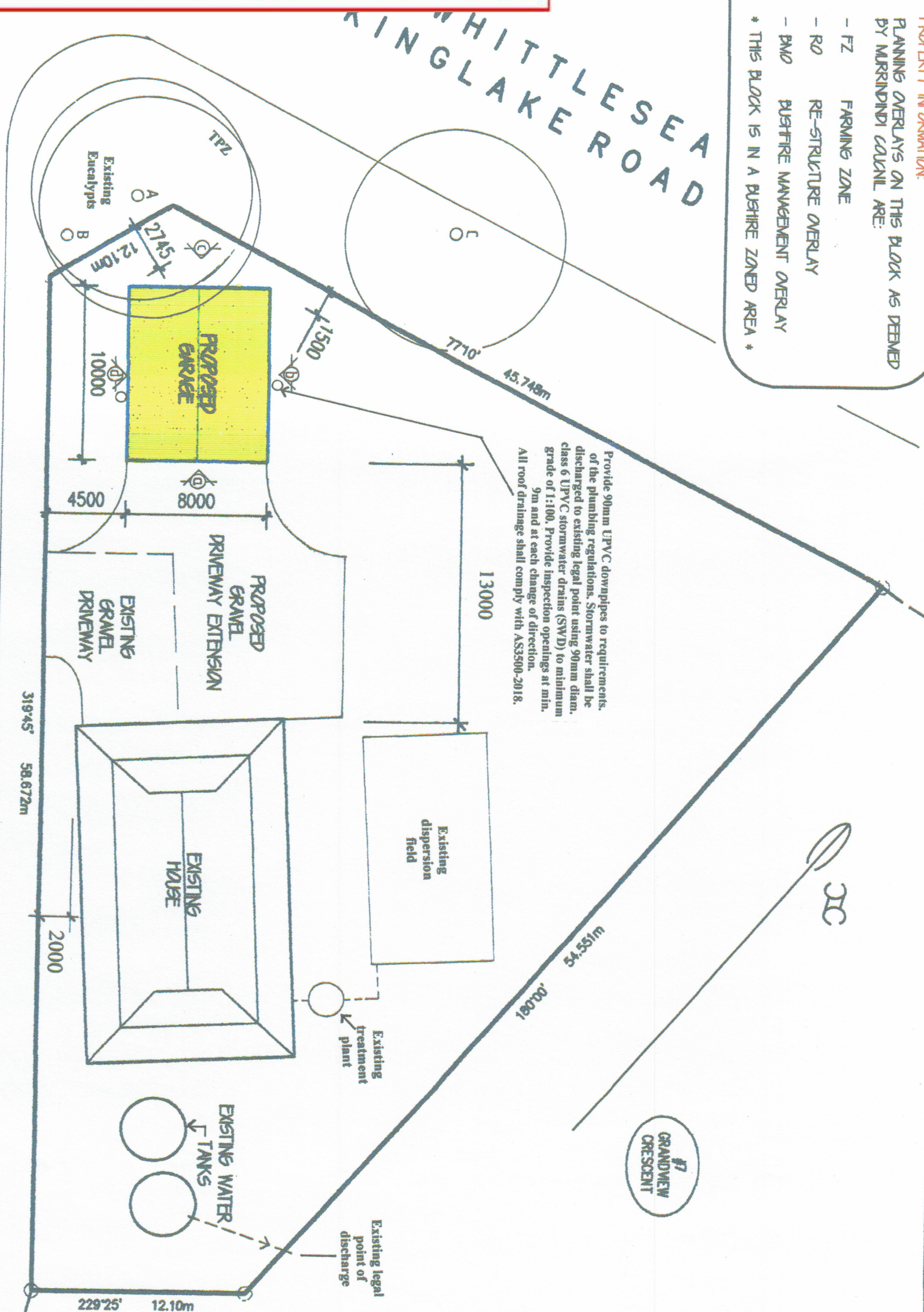


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 8 (PT) ON LP 13303

PROPERTY INFORMATION:

- PLANNING OVERLAYS ON THIS BLOCK AS DEEMED BY MARRINDI COUNCIL ARE:
- FZ FARMING ZONE
 - RO RE-STRUCTURE OVERLAY
 - BMO BUSHFIRE MANAGEMENT OVERLAY
- * THIS BLOCK IS IN A BUSHFIRE ZONED AREA *



Provide 90mm UPVC downpipes to requirements of the plumbing regulations. Stormwater shall be discharged to existing legal point using 90mm diam. class 6 UPVC stormwater drains (SWD) to minimum grade of 1:100. Provide inspection openings at min. 9m and at each change of direction. All roof drainage shall comply with AS3500-2018.

SITE PLAN

Site Plan - 1:250

Client:
Daniel Geary
5 Grandview Crescent
Kinglake Central VIC 3757

Job description:
PROPOSED NEW GARAGE
TO EXISTING PROPERTY

Drawing:
SITE PLAN



EXISTING AREAS

EXISTING LOT AREA	= 1805.2m ²
EXISTING HOUSE AREA	= 228.7m ²
PERCENTAGE OF SITE SPLIT:	
- STRUCTURES	= 12.7%
- LANDSCAPE	= 87.3%

PROPOSED NEW AREA

PROPOSED NEW SHED (GARAGE)	= 80.0m ²
EXISTING STRUCTURES ON SITE	= 228.7m ²
COMBINED TOTAL STRUCTURES	= 308.7m ²
PERCENTAGE OF SITE SPLIT:	
- STRUCTURES	= 17.1%
- LANDSCAPE	= 82.9%

GENERAL NOTES

PLEASE READ THESE ARCHITECTURAL PLANS IN CONJUNCTION WITH ANY ASSOCIATED SPECIALIST PLANS AVAILABLE - SURVEY, ENGINEERING AND THE LIKE.

IF THERE IS ANY DISCREPANCY BETWEEN THE TWO, BUILDER IS TO CONFIRM ON SITE BEFORE CONSTRUCTION OCCURS.

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.

ANY NEW DOWNPIPES ARE TO BE CONNECTED INTO EXISTING STORMWATER PROVISIONS ON SITE AND/OR INTO THE LPOD AND/OR WATER SITE DISPERSION - PLEASE REFER TO COUNCIL DRAINAGE PLANS FOR LOCATIONS.

PROPOSED SHED COLOUR SCHEME

PROPOSED NEW SHED IS TO BE CONSTRUCTED FROM GALVANNED METAL CLADDING WITH THE FOLLOWING COLOUR SCHEME, AS PER CONTRACT

- ROOF/BARGE/GUTTERS - DEEP OCEAN
- WALLS/DOORS/FLASHINGS - DEEP OCEAN
- DOWNPIPES - WHITE

PLEASE REFER TO YV SHEDS & BARNES FOR DETAILED SPECIFICATIONS & CONTRACT FOR PRECISE DETAILS AND ANY CLARIFICATION

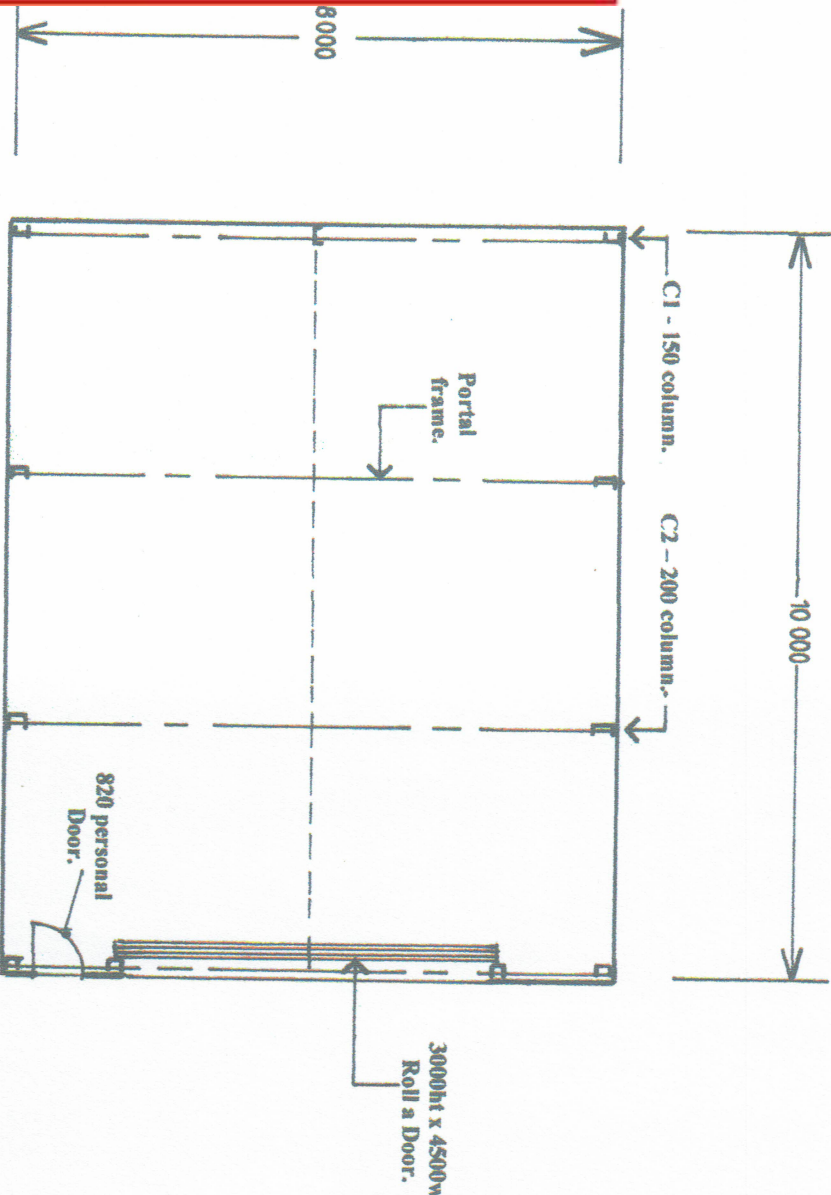
COPYRIGHT:
THESE DRAWINGS ARE COPYRIGHT AND MUST NOT BE USED, REPRODUCED OR CITED WITHOUT THE WRITTEN PERMISSION OF BELLE ABODE DESIGN (ON BEHALF OF YV SHEDS & BARNES)

rev:	date:	description:

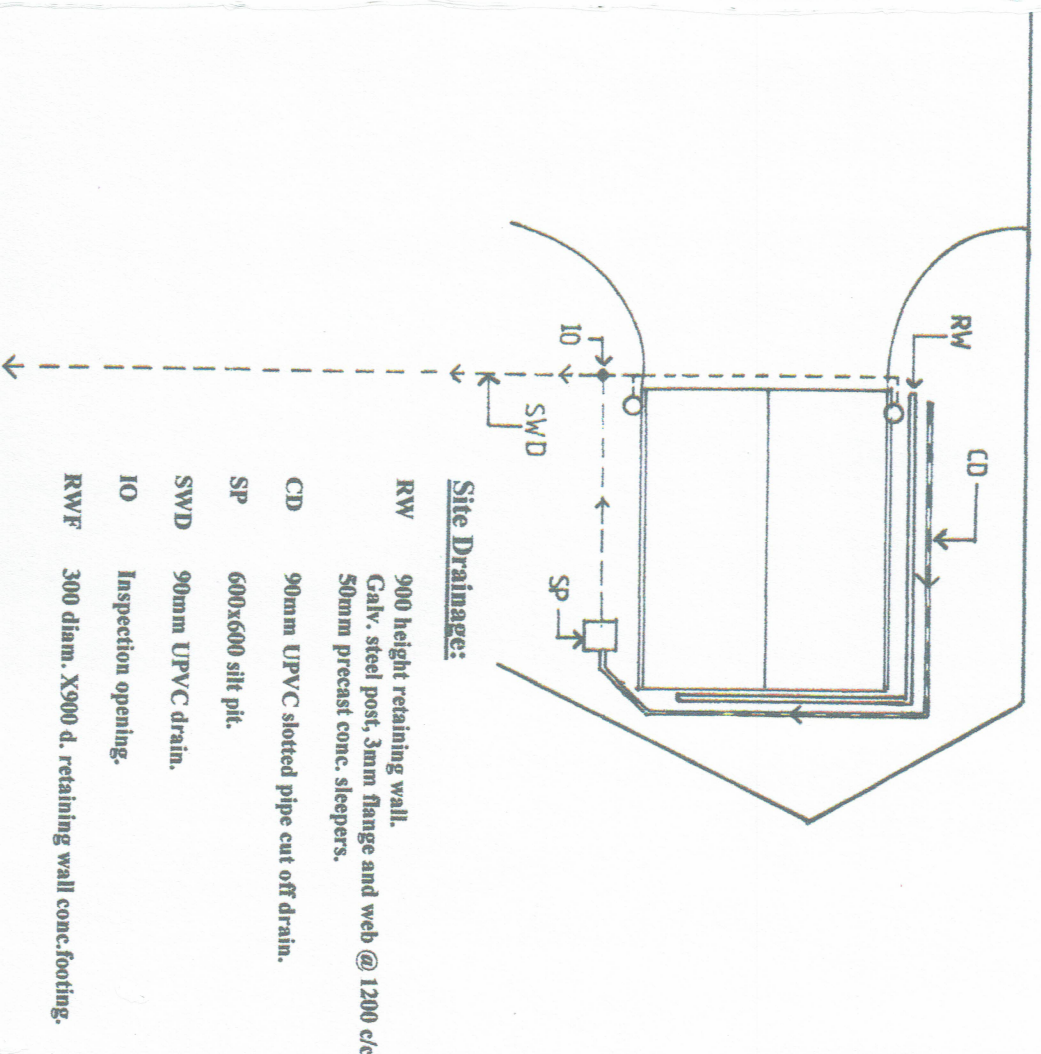
DP-AD 43882 E: info@belleabode.com.au M: 0438 265 292

BELLE ABODE
Building Design & Architectural Drafting

drawn:	date:
KG	12/02/24
scale:	sheet no.:
1:500	1 of 3
job no.:	rev.:
YV 005	-



Shed Floor Plan - 1:100



Storm Water Plan - 1:100

Provide 90mm UPVC downpipes to requirements of the plumbing regulations. Stormwater shall be discharged to existing legal point using 90mm diam. class 6 UPVC stormwater drains (SWD) to minimum grade of 1:100. Provide inspection openings at min. 9m and at each change of direction. All roof drainage shall comply with AS3500-2018.

PROPERTY INFORMATION:

PLANNING OVERLAYS ON THIS BLOCK AS DEEMED BY MURRUMBINDI COUNCIL ARE:

- FZ FARMING ZONE
- R0 RE-STRUCTURE OVERLAY
- BMD BUSHFIRE MANAGEMENT OVERLAY

* THIS BLOCK IS IN A BUSHFIRE ZONED AREA *

FINAL DRAWINGS FOR LODGEMENT

GENERAL NOTES

PLEASE READ THESE ARCHITECTURAL PLANS IN CONJUNCTION WITH ANY ASSOCIATED SPECIALIST PLANS AVAILABLE - SURVEY, ENGINEERING AND THE LIKE

IF THERE IS ANY DISCREPANCY BETWEEN THE TWO, BUILDER IS TO CONFIRM ON SITE BEFORE CONSTRUCTION OCCURS.

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.

ANY NEW DOWNPIPES ARE TO BE CONNECTED INTO EXISTING STORMWATER PROVISIONS ON SITE AND/OR INTO THE LPOD AND/OR WATER SITE DISPERSION - PLEASE REFER TO CANAL DRAINAGE PLANS FOR LOCATIONS

PROPOSED SHED COLOR SCHEME

PROPOSED NEW SHED IS TO BE CONSTRUCTED FROM COLORBOND METAL CLADDING WITH THE FOLLOWING COLOR SCHEME, AS PER CONTRACT

- ROOF /BARGE/GUTTERS - DEEP OCEAN
- WALLS/DOORS/FLASHINGS - DEEP OCEAN
- DOWNPIPES - WHITE

PLEASE REFER TO YV SHEDS & BARNIS FOR DETAILED SPECIFICATIONS & CONTRACT FOR PRECISE DETAILS AND ANY CLARIFICATION

COPYRIGHT:

THESE DRAWINGS ARE COPYRIGHT AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF BELLE ABODE DESIGN (IN BEHALF OF YV SHEDS & BARNIS)



client:
Daniel Geary
 5 Grandview Crescent
 Kinglake Central VIC 3757

job description:
PROPOSED NEW GARAGE TO EXISTING PROPERTY

drawing:
FLOOR PLAN LAYOUT



rev:	date:	description:

BELLE ABODE
 Building Design & Architectural Drafting
 DP-AD 43882 E: info@belleabode.com.au M: 0438 265 282

drawn: KG	date: 12/02/24
scale: 1:100	sheet no.: 2 of 3
job no.: YV 005	rev: -

PROPERTY INFORMATION:
 PLANNING OVERLAYS ON THIS BLOCK AS DEEMED BY MURRINDINDI COUNCIL ARE:
 - FZ FARMING ZONE
 - R2 RE-STRUCTURE OVERLAY
 - PMO BUSHFIRE MANAGEMENT OVERLAY
 * THIS BLOCK IS IN A BUSHFIRE ZONED AREA *

FINAL DRAWINGS FOR LODGEMENT

GENERAL NOTES

PLEASE READ THESE ARCHITECTURAL PLANS IN CONJUNCTION WITH ANY ASSOCIATED SPECIALIST PLANS AVAILABLE - SURVEY, ENGINEERING AND THE LIKE.

IF THERE IS ANY DISCREPANCY BETWEEN THE TWO, BUILDER IS TO CONFIRM ONSITE BEFORE CONSTRUCTION OCCURS.

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.

ANY NEW DOWNPIPES ARE TO BE CONNECTED INTO EXISTING STORMWATER PROVISIONS ON SITE AND/OR INTO THE LPOD AND/OR WATER SITE DISPERSION - PLEASE REFER TO COUNCIL DRAINAGE PLANS FOR LOCATIONS

PROPOSED SHED COLOUR SCHEME

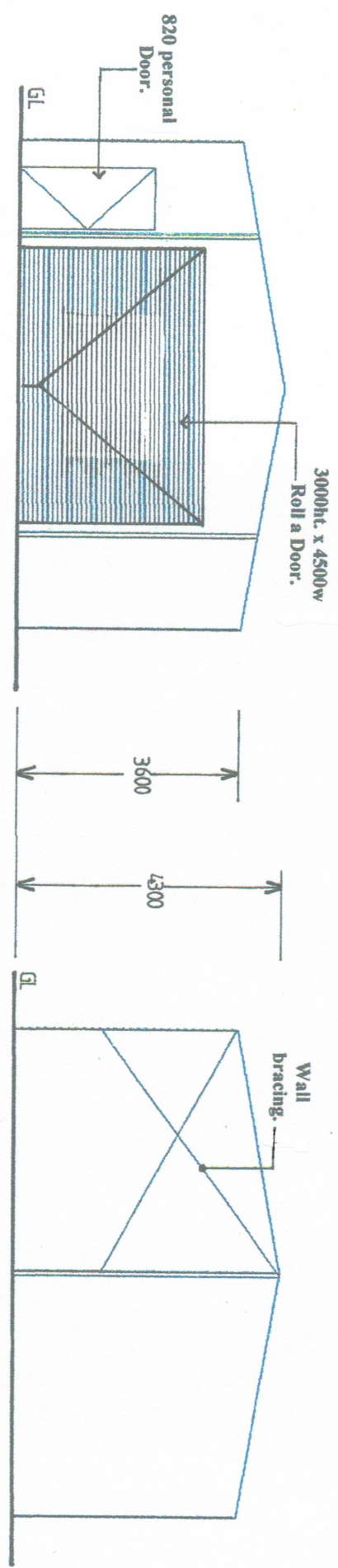
PROPOSED NEW SHED IS TO BE CONSTRUCTED FROM COLORBOND METAL CLADDING WITH THE FOLLOWING COLOUR SCHEME, AS PER CONTRACT

- ROOF/BARGE/GUTTERS - DEEP OCEAN
- WALLS/DOORS/FLASHINGS - DEEP OCEAN
- DOWNPIPES - WHITE

PLEASE REFER TO YV SHEDS & BARNES FOR DETAILED SPECIFICATIONS & CONTRACT FOR PRECISE DETAILS AND ANY CLARIFICATION

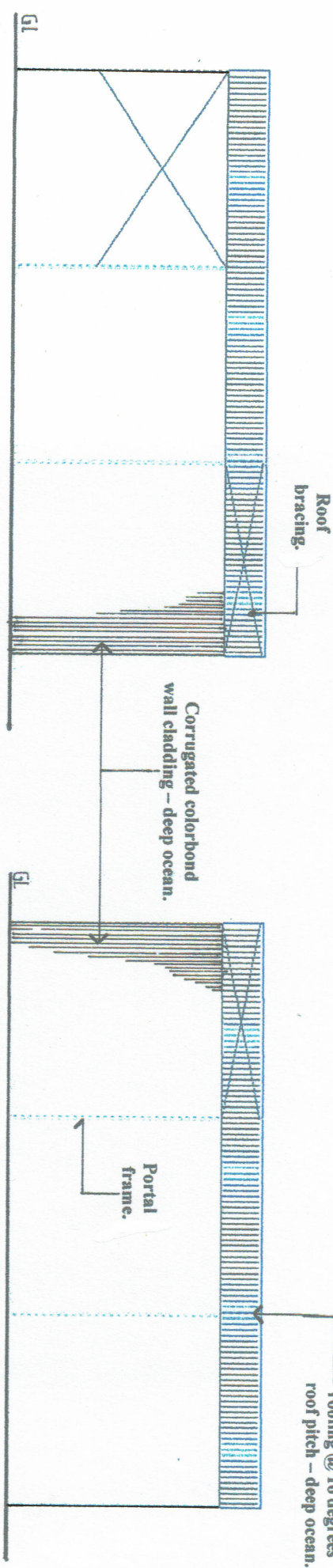
COPYRIGHT:

THESE DRAWINGS ARE COPYRIGHT AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF BELLE ABODE DESIGN (ON BEHALF OF YV SHEDS & BARNES)



Elevation A - 1:100 (South/East)

Elevation B - 1:100 (North/East)



Elevation C - 1:100 (North/West)

Elevation D - 1:100 (South/West)

ELEVATIONS

client:
 Daniel Geary
 5 Grandview Crescent
 Kinglake Central VIC 3757

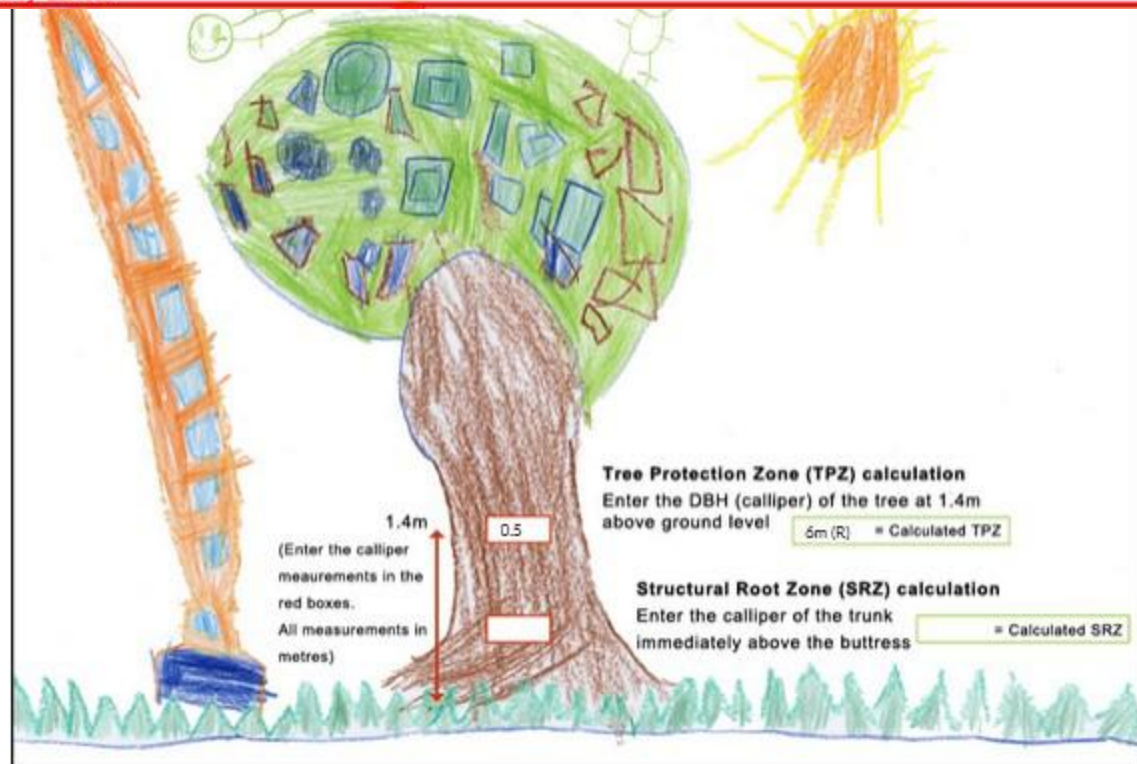
job description:
 PROPOSED NEW GARAGE
 TO EXISTING PROPERTY

ELEVATIONS



rev:	date:	description:	drawn:	date:
			KG	12/02/24
			scale:	sheet no.:
			1:100	3 of 3
			job no.:	rev:
			YV 005	

DP-AD 43982
 BELLE ABODE
 Building Design & Architectural Drafting
 E: info@belleabode.com.au
 M: 0438 265 282

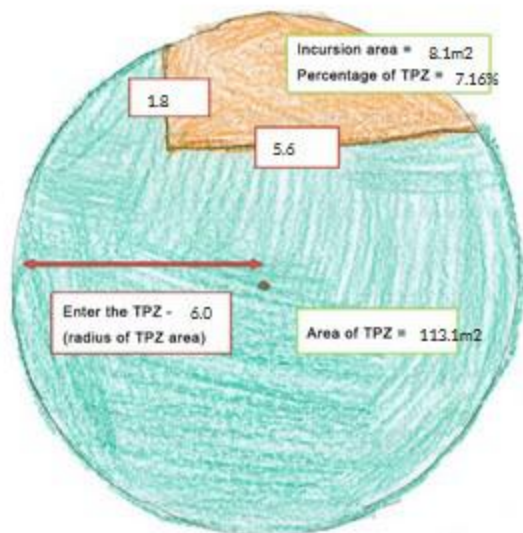


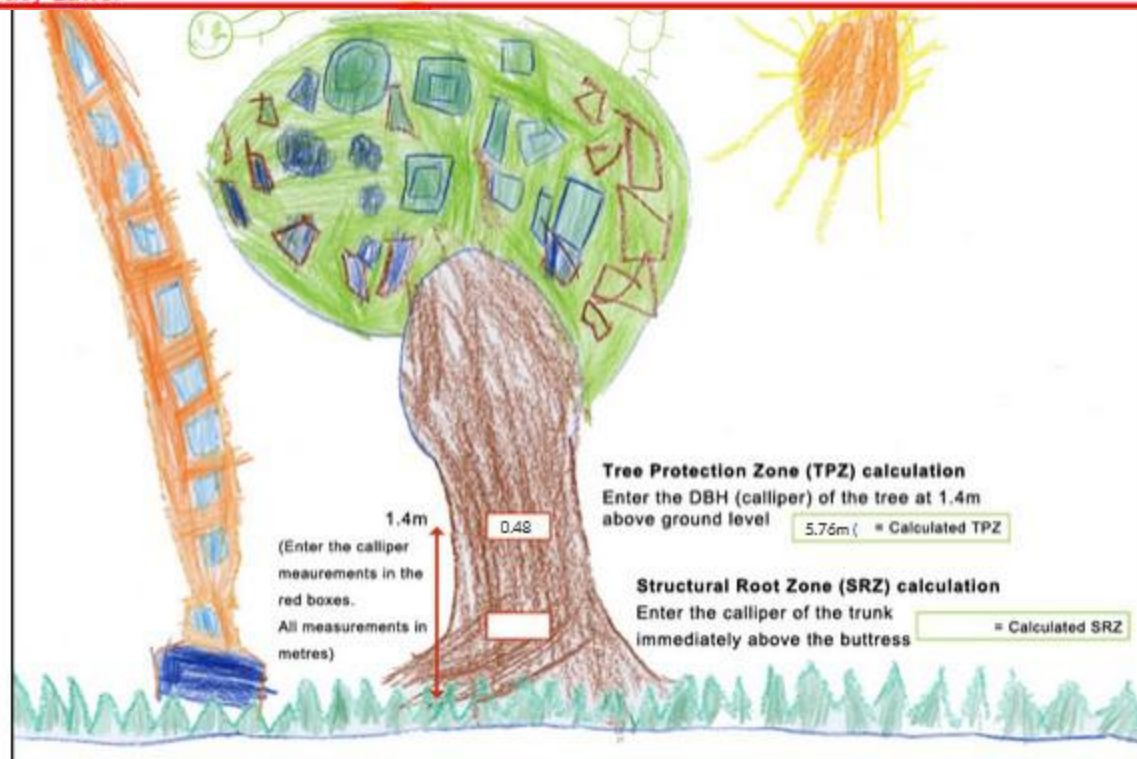
Incursion into the TPZ

For complex situations there is a great encroachment calculator here: [PROOFSAFE TPZ CALCULATOR](#)

Enter the TPZ radius and the applicable distances in the red boxes to calculate the degree of incursion into a TPZ. All figures should be entered in metres.

The first image is for situations where an incursion does not cut entirely across a TPZ.



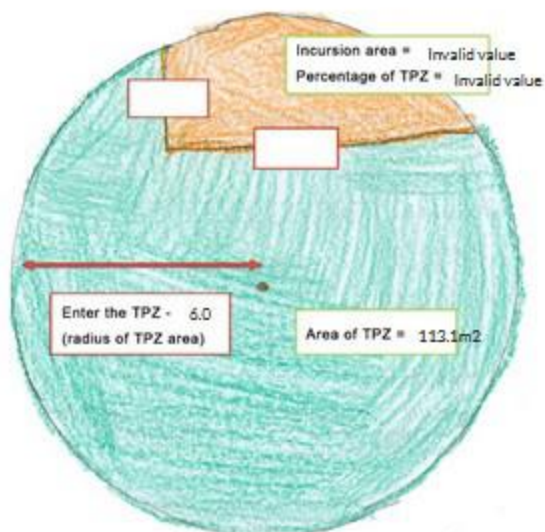


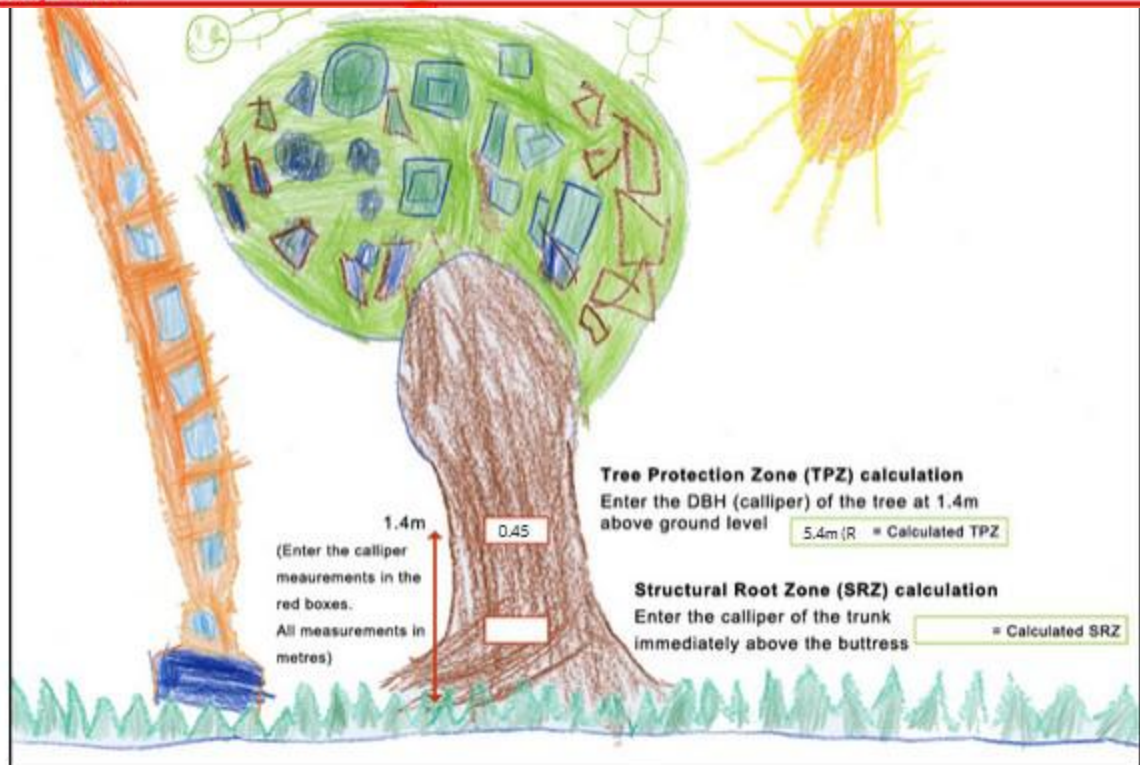
Incursion into the TPZ

For complex situations there is a great encroachment calculator here: [PROOFSAFE TPZ CALCULATOR](#)

Enter the TPZ radius and the applicable distances in the red boxes to calculate the degree of incursion into a TPZ. All figures should be entered in metres.

The first image is for situations where an incursion does not cut entirely across a TPZ.





Incursion into the TPZ

For complex situations there is a great encroachment calculator here: [PROOFSAFE TPZ CALCULATOR](#)

Enter the TPZ radius and the applicable distances in the red boxes to calculate the degree of incursion into a TPZ. All figures should be entered in metres.

The first image is for situations where an incursion does not cut entirely across a TPZ.

