

Murrindindi
Shire Council

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<i>The land affected by the application is located at:</i>	6585 Maroondah Highway YARCK, (LOT: 2 LP: 207439)
<i>The application is for a permit to:</i>	Demolition and replacement of storage building
<i>The applicant for the permit is:</i>	L Kroepsch
<i>The application reference number is:</i>	2024/36
<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>	17 April 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.



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: / /

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.: _____ St. Name: _____

Suburb/Locality: _____ Postcode: _____

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.: _____ 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? ***

 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 \$


-  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.


 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:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
[Redacted]		

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
[Redacted]

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 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: <input type="text"/>	
	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.

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.
[Redacted]

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

Page 1 of 2

VOLUME 10292 FOLIO 777

Security no : 124113186128D
Produced 06/03/2024 09:17 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 207439S.
PARENT TITLE Volume 09741 Folio 496
Created by instrument U266690U 17/06/1996

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 5 equal undivided shares

Sole Proprietor

BRENTON WILLIAM WRIGHT of 1575 SKYLINE ROAD DEVILS RIVER VIC 3713

As to 1 of a total of 5 equal undivided shares

Sole Proprietor

DIANNE HEATHER WRIGHT of 1575 SKYLINE ROAD DEVILS RIVER VIC 3713

As to 1 of a total of 5 equal undivided shares

Sole Proprietor

BENJAMIN HARRY WRIGHT of 118 MELROSE STREET MOUNT PLEASANT SA 5235

As to 1 of a total of 5 equal undivided shares

Sole Proprietor

LAUREN ANNE KROEPSCH of 11 CHARLES STREET SPRINGTON SA 5235

As to 1 of a total of 5 equal undivided shares

Sole Proprietor

WILLIAM JAMES WRIGHT of 1575 SKYLINE ROAD DEVILS RIVER VIC 3713

AS163022A 14/05/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS163023X 14/05/2019
NATIONAL AUSTRALIA BANK 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP207439S 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: 6585 MAROONDAH HIGHWAY YARCK VIC 3719

ADMINISTRATIVE NOTICES

NIL

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**

Page 2 of 2

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 14/05/2019

DOCUMENT END



Imaged Document Cover Sheet

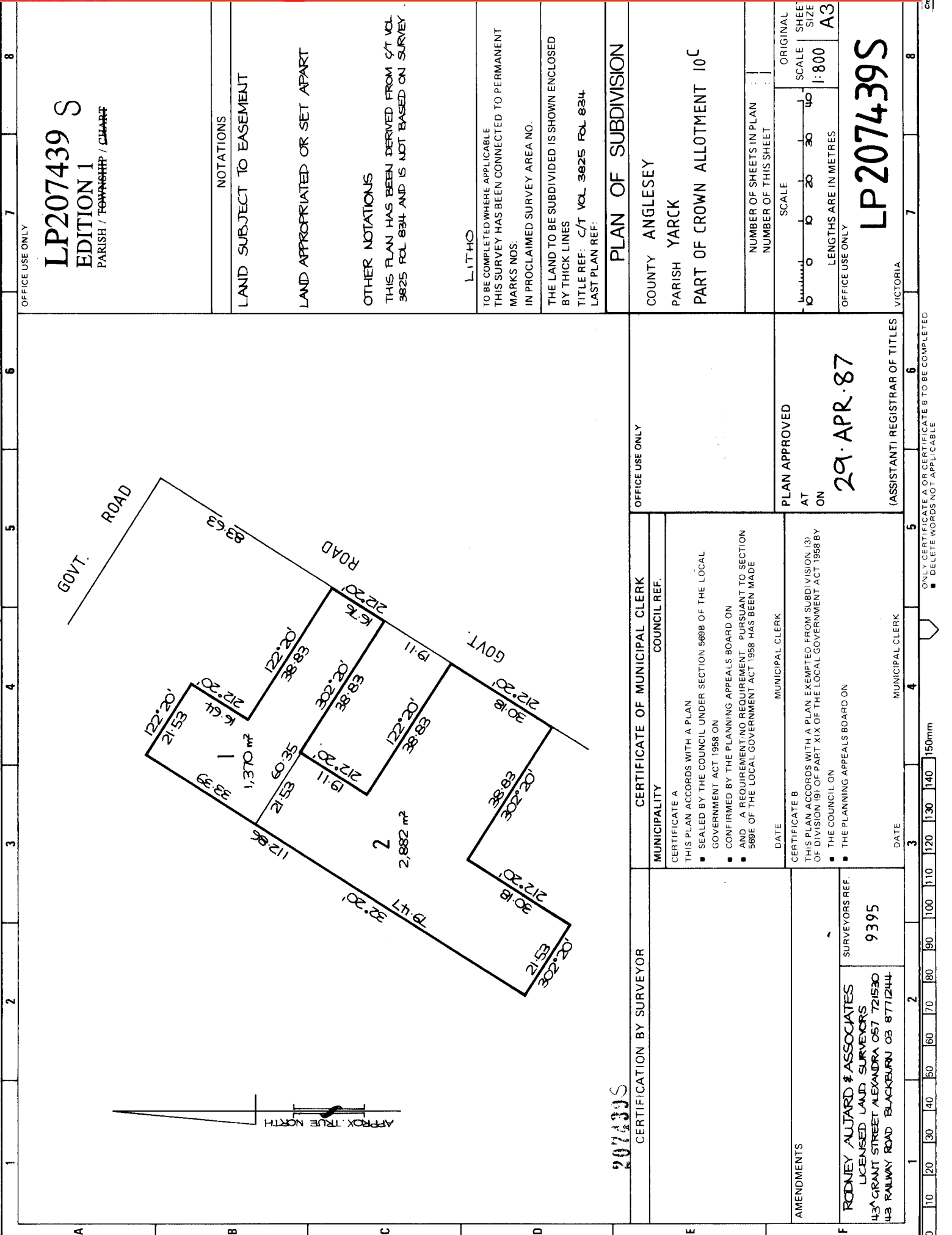
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP207439S
Number of Pages (excluding this cover sheet)	1
Document Assembled	06/03/2024 09:17

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LP207439 S
EDITION 1
 PARISH / FOWNSHIRE / CLARENT

NOTATIONS

LAND SUBJECT TO EASEMENT

LAND APPROPRIATED OR SET APART

OTHER NOTATIONS

THIS PLAN HAS BEEN DERIVED FROM C/T VOL 3825 FOL 834 AND IS NOT BASED ON SURVEY

LITHO

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: C/T VOL 3825 FOL 834
 LAST PLAN REF:

PLAN OF SUBDIVISION

COUNTY ANGLESEY

PARISH YARCK

PART OF CROWN ALLOTMENT 10C

NUMBER OF SHEETS IN PLAN :
 NUMBER OF THIS SHEET :

SCALE
 ORIGINAL SCALE SHEET SIZE
 1:800
 LENGTHS ARE IN METRES
 OFFICE USE ONLY

LP207439S

VICTORIA

OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK
 COUNCIL REF.

MUNICIPALITY
 CERTIFICATE A
 THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1958 ON
 CONFIRMED BY THE PLANNING APPEALS BOARD ON
 AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 568E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

CERTIFICATE B
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION 191 OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY
 THE COUNCIL ON
 THE PLANNING APPEALS BOARD ON

DATE
 MUNICIPAL CLERK
 DATE
 MUNICIPAL CLERK

CERTIFICATION BY SURVEYOR

AMENDMENTS
 SURVEYORS REF.
 9395

RODNEY AUJARD & ASSOCIATES
 LICENSED LAND SURVEYORS
 43 GRANT STREET ALEXANDRA Q57 721530
 43 RAILWAY ROAD BLACKBURN Q3 8712444

PLAN APPROVED

AT
 ON
29 APR 87

(ASSISTANT) REGISTRAR OF TITLES

1	2	3	4	5	6	7	8
A	B	C	D	E	F		



FRAMING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "40.93m/s", WIND REGION "A5", TERRAIN CATEGORY "2", IMPORTANCE LEVEL "2"

Internal Pressure: 0.5

Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Lynton Simcocks

Site Address: 6585 Maroondah hwy, Yartk VIC 3719

Main Building: Span: 9, Length: 12, Height: 3, Roof Pitch: 11 degrees

The length being comprised of 3 bays, the largest bay is 4m bays.

Left LeanTo: NA

Right LeanTo: Span: 3.5, Length: 8, Eave Height: 2.694, Roof Pitch: 5 degrees, Open

Total Kit Weight: 2913.5kg

INTERNAL PORTALS
Column: 2C15024
Rafter: 2C15024
Knee Brace: 2C10010
Knee Brace Length: 1600
Apex Brace: 2C10010
Apex Brace Length: 4000

END PORTALS
Column: C15024
Rafter: C15024
Knee Brace: NA
Knee Brace Length: NA
Apex Brace: NA
Apex Brace Length: NA
Endwall Mullion: C15024

LEFT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

RIGHT LEAN TO PORTALS
Internal Column: 2C15024
Internal Rafter: 2C15024
End Column: C15024
End Rafter: C15024
Knee Brace: NA
Knee Brace Length: NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS		
Eave Purlin: C10010	Max Spacing: 1250	Overlap: 10%
Side Wall Girts: TH64100	Max Spacing: 1250	Overlap: 10%
Front End Wall Girts: TH64100	Max Spacing: 1250	Overlap: 10%
Back End Wall Girts: TH64100	Max Spacing: 1000	Overlap: 10%
Roof Purlins: TH64100		

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS
Sleeve Anchor Bolts: M12x80 Sleeve Anchor Yellow Zinc
Frame Bolts: M12x30 Purlin Assembly Zinc (Mild)
Frame Screws: Frame Screw 14x14x22
Cross Bracing Strap: NA
Open Bay Header Height: NA

COLOUR SCHEDULE
Roof Sheets: Mountain Blue
External Wall Sheets: Off White
Roller Doors: Mountain Blue
Flashings: Mountain Blue
PA Doors: Mountain Blue
Windows: NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL

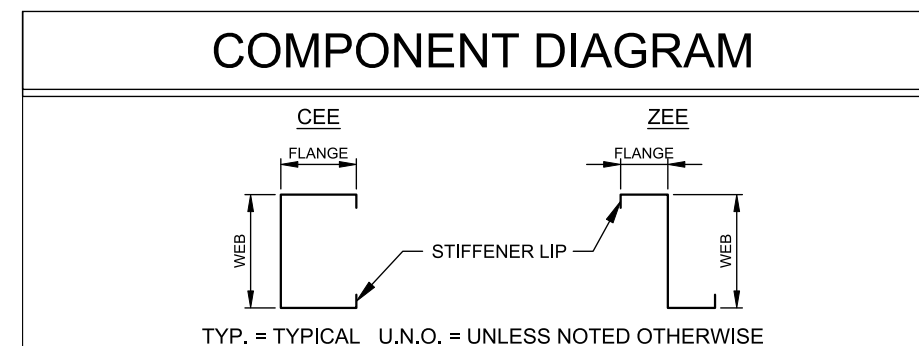
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only and are only valid when blue ink signed and dated by the engineer.

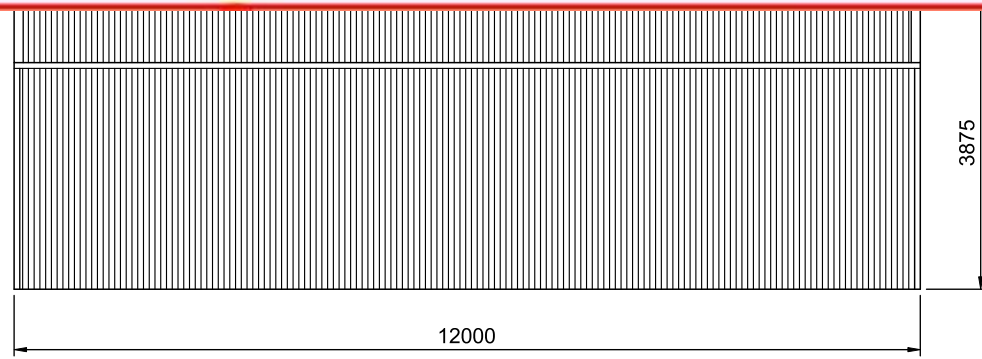
SNOW LOAD

Following conditions only apply to buildings with snow loading:

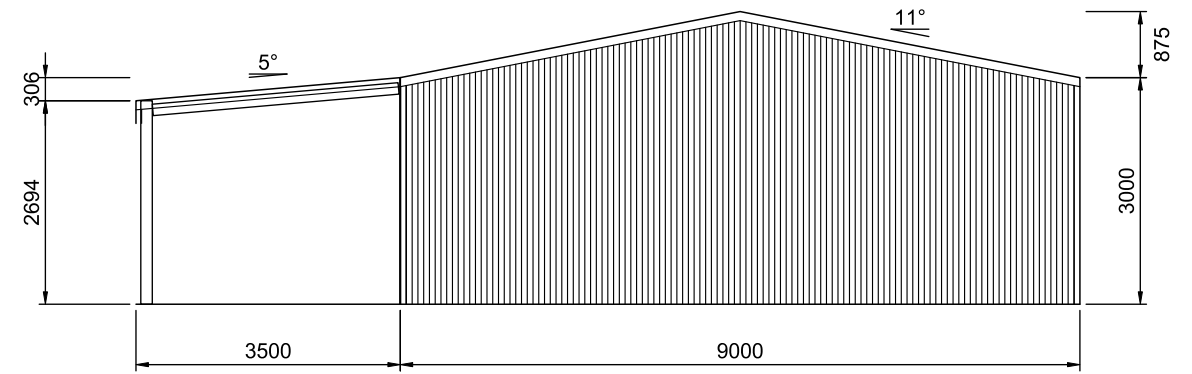
No maintenance or roof traffic permitted on the roof while there is snow present.

No other structure to be erected within 500mm of the gutters of this building.

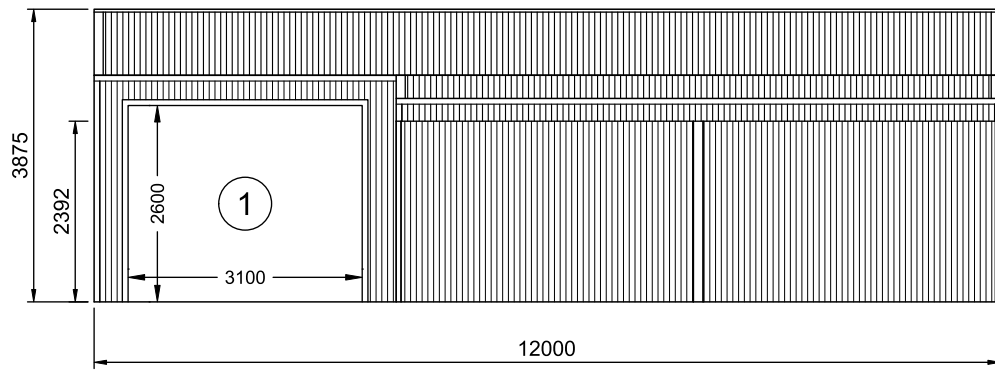




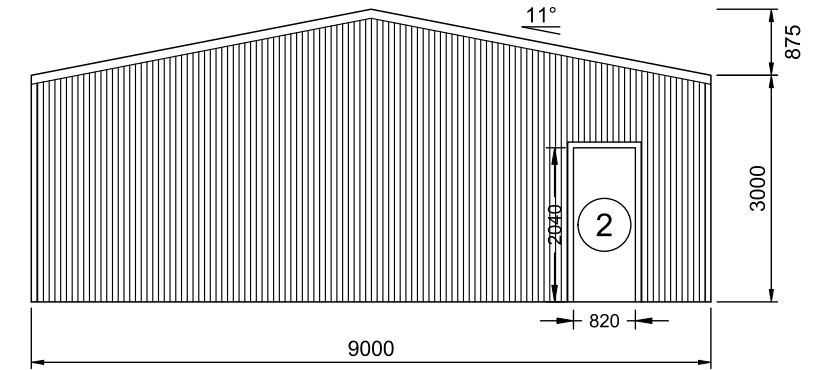
2 LEFT ELEVATION
SCALE: 1:100



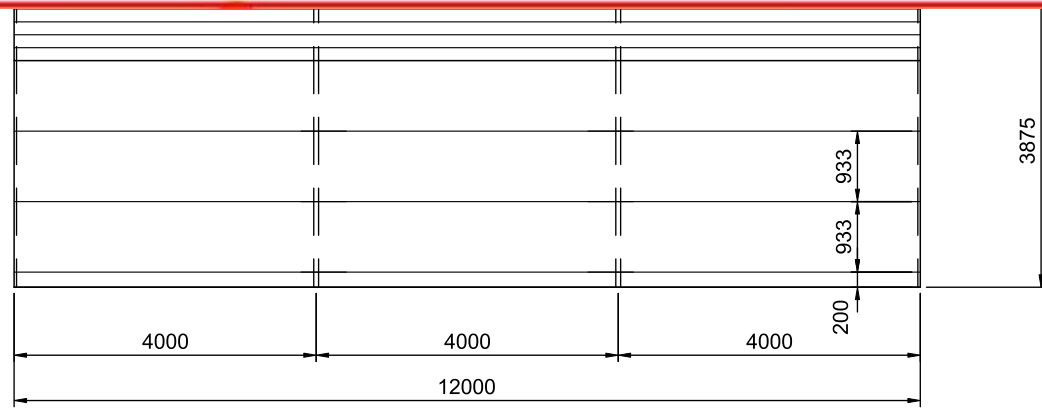
3 REAR ELEVATION
SCALE: 1:100
FRAME #4



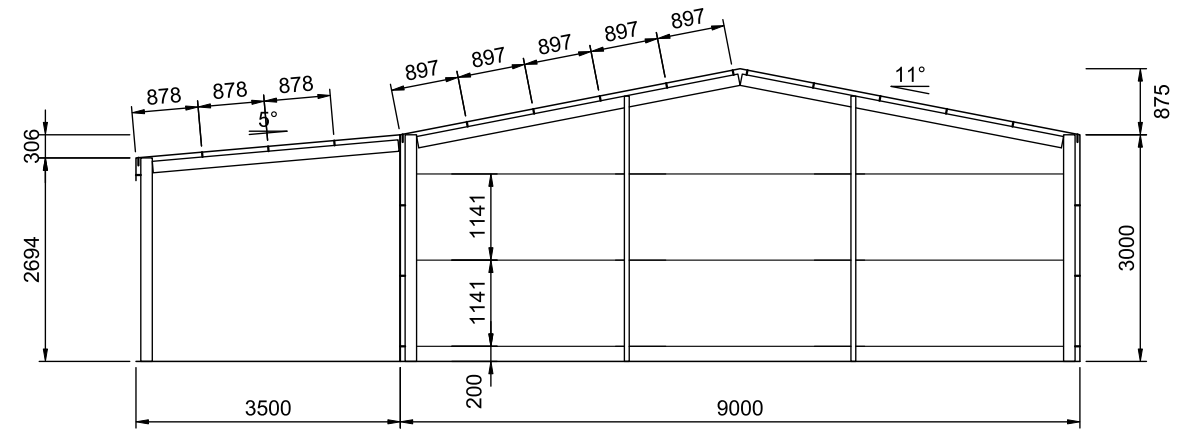
1 RIGHT ELEVATION
SCALE: 1:100



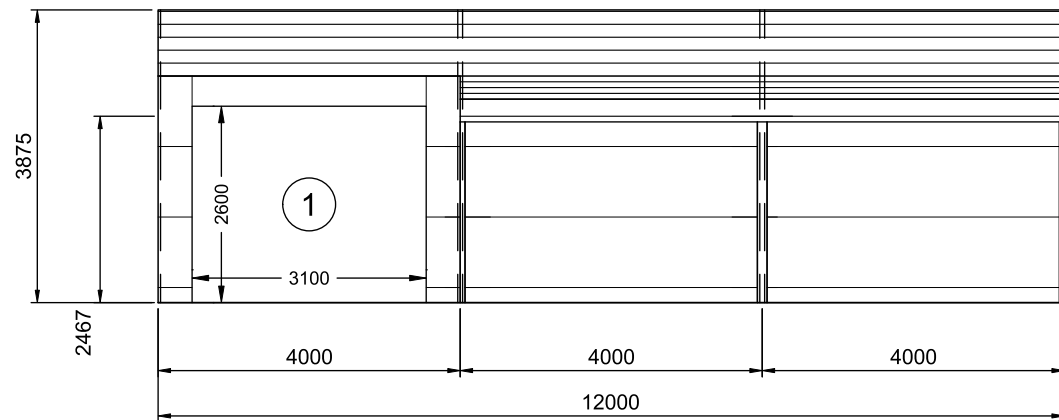
4 FRONT ELEVATION
SCALE: 1:100
FRAME #1



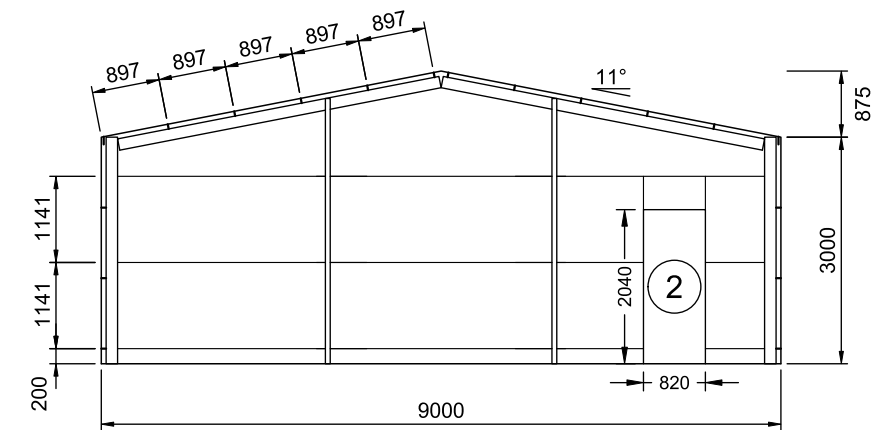
2 LEFT ELEVATION
3 SCALE: 1:100



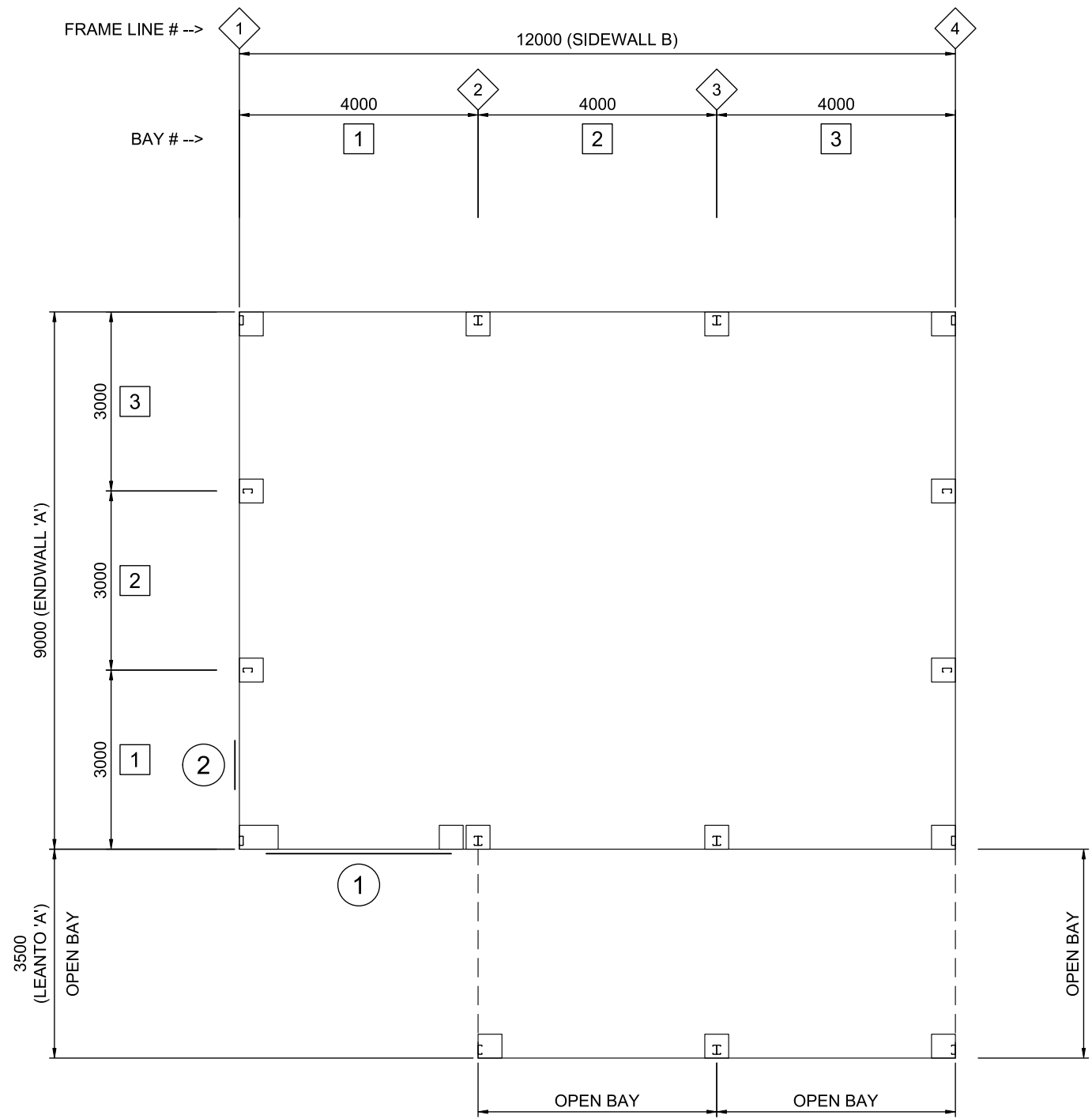
3 REAR ELEVATION
3 SCALE: 1:100 FRAME #4



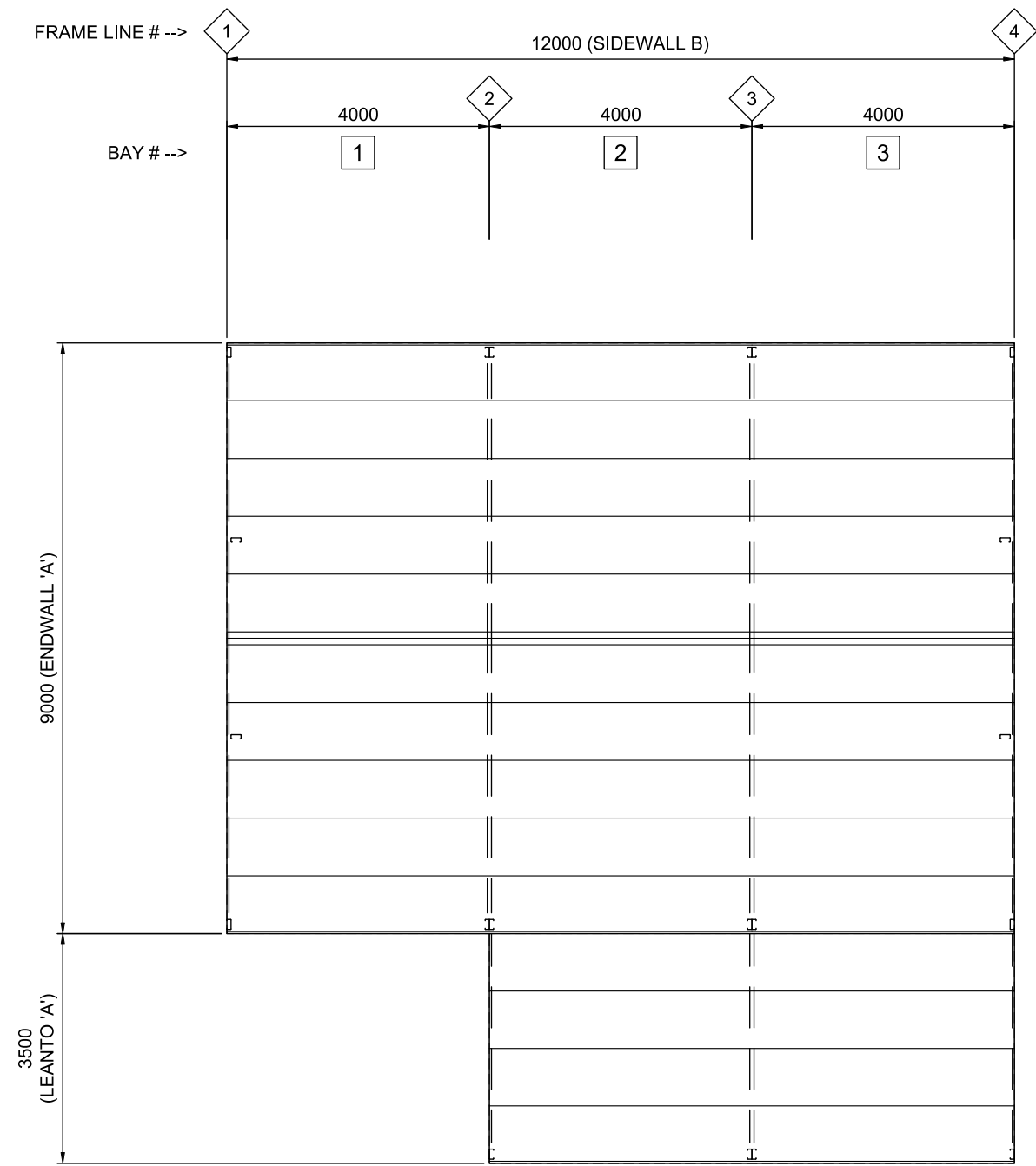
1 RIGHT ELEVATION
3 SCALE: 1:100



4 FRONT ELEVATION
3 SCALE: 1:100 FRAME #1



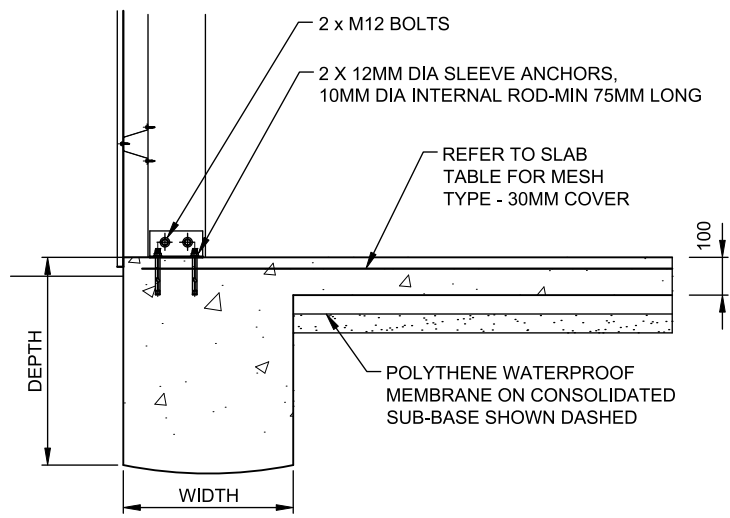
1 FLOOR PLAN
SCALE: 1:100



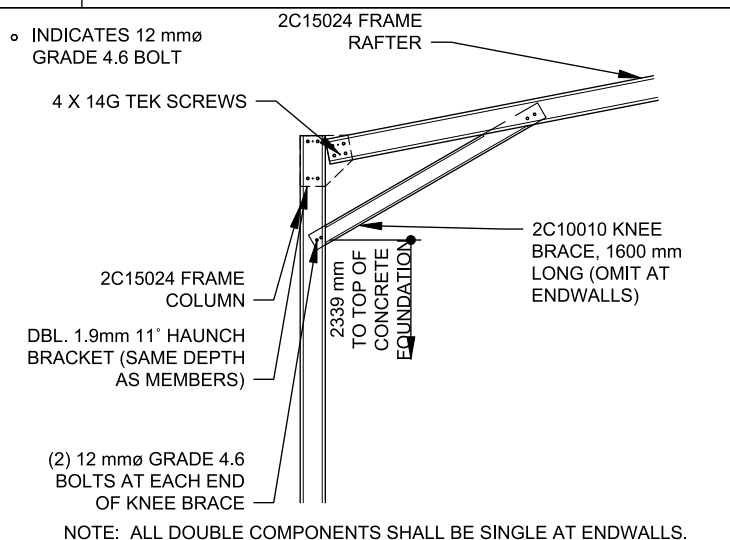
2 ROOF FRAMING PLAN
SCALE: 1:100

SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL (100mm MINIMUM CONCRETE SLAB INCLUDED)					
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
				DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

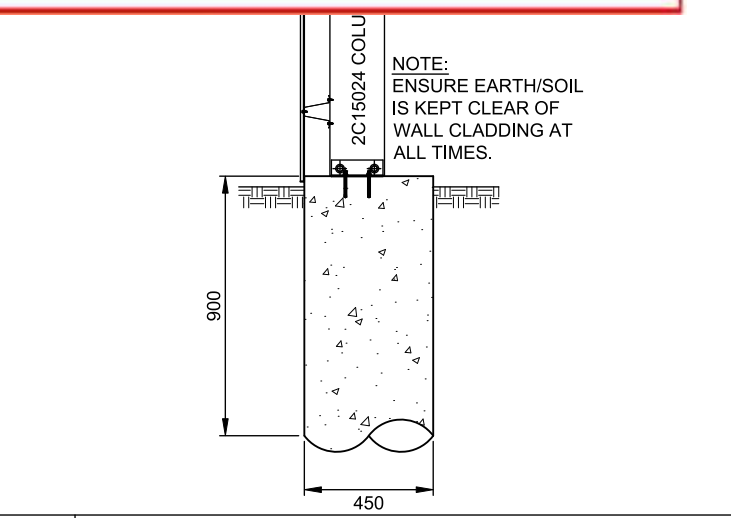
THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION
STRENGTH: 25mPa



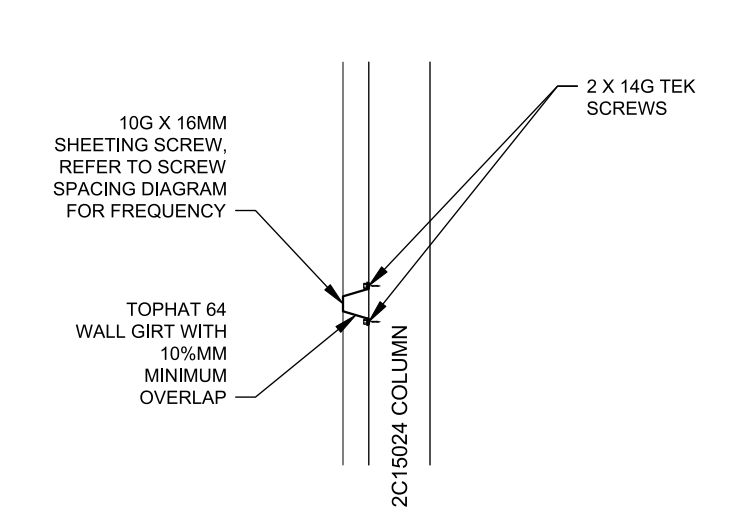
Y SLAB DETAIL



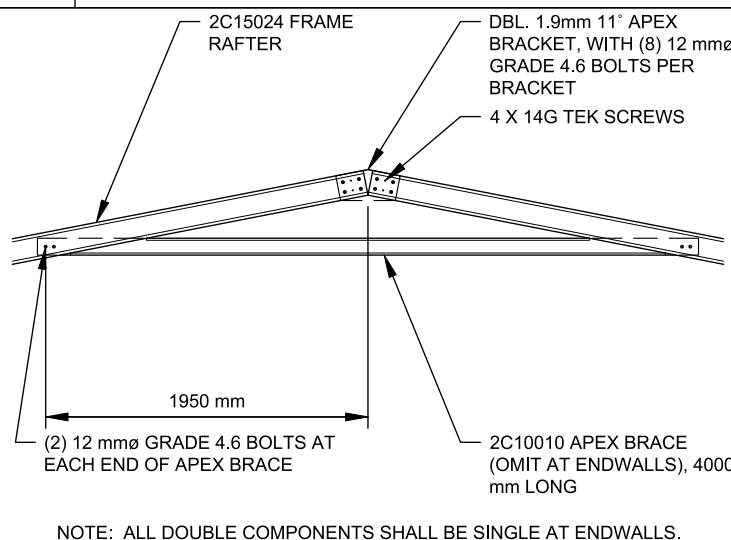
A HAUNCH CONNECTION



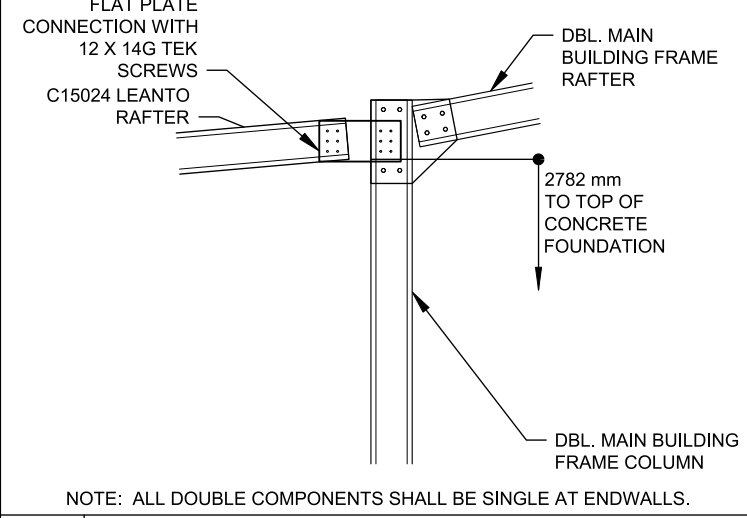
Z ALTERNATE PIER DETAIL



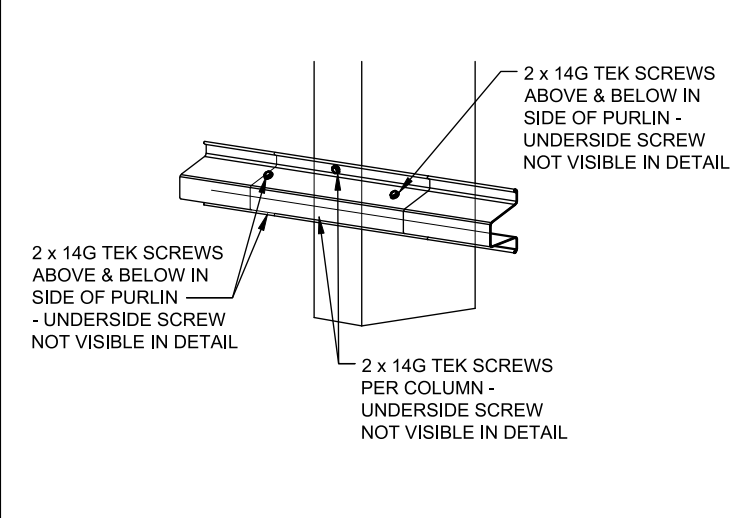
F GIRT CONNECTION



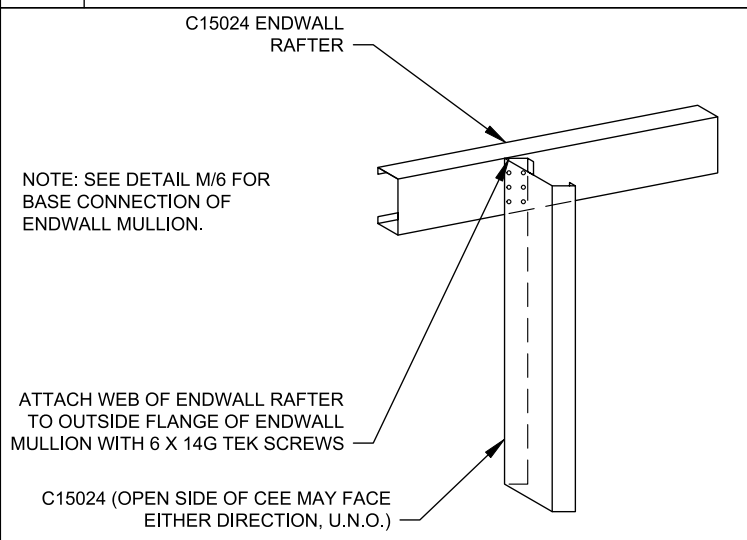
B APEX CONNECTION



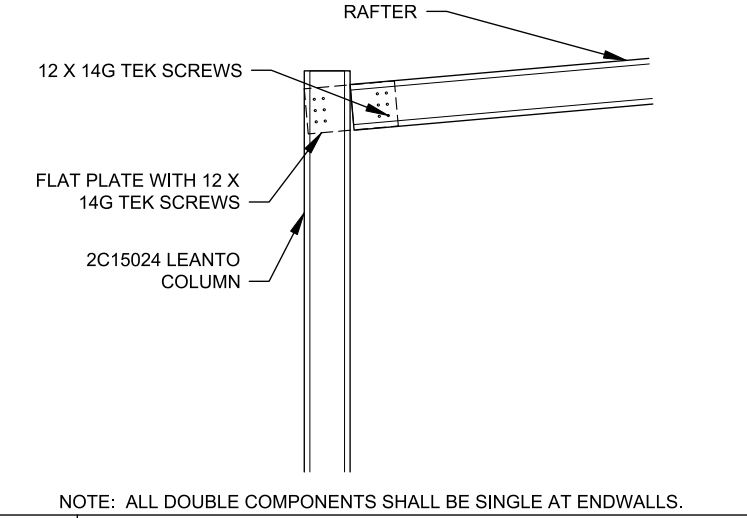
Q LEANTO RAFTER CONNECTION



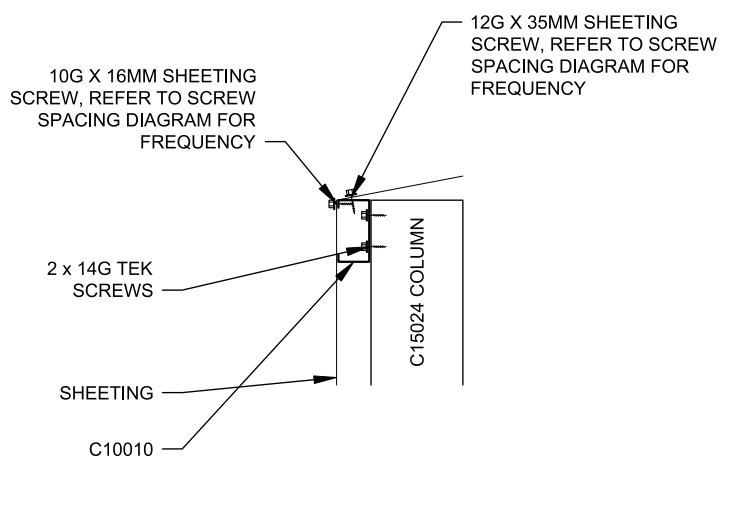
G TOP HAT CONNECTION



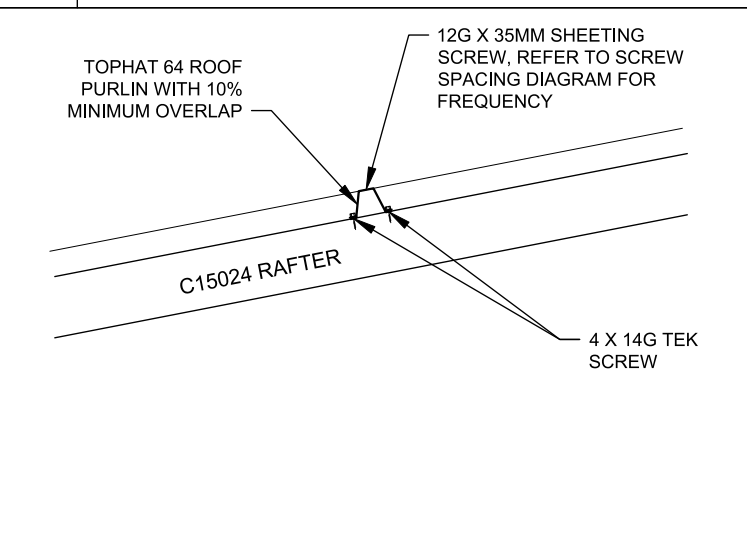
C ENDWALL MULLION TO RAFTER



R LEANTO HAUNCH CONNECTION

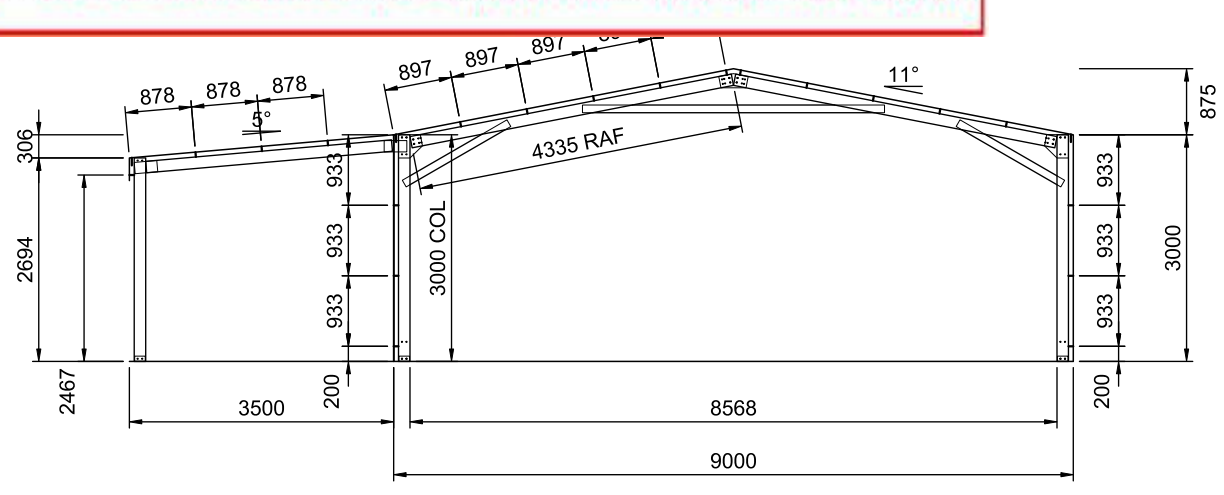


H EAVE CONNECTION

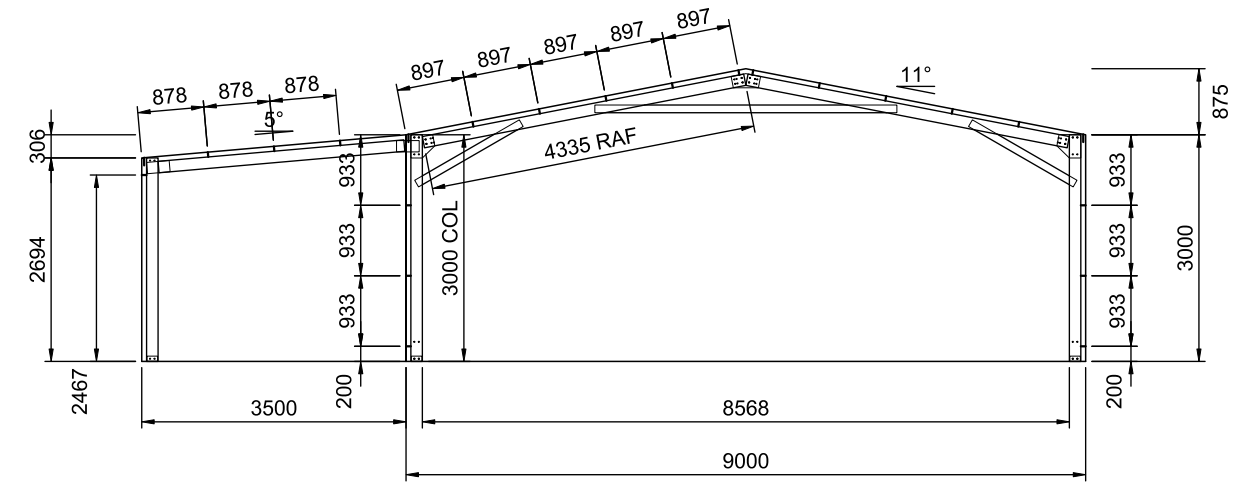


E PURLIN CONNECTION

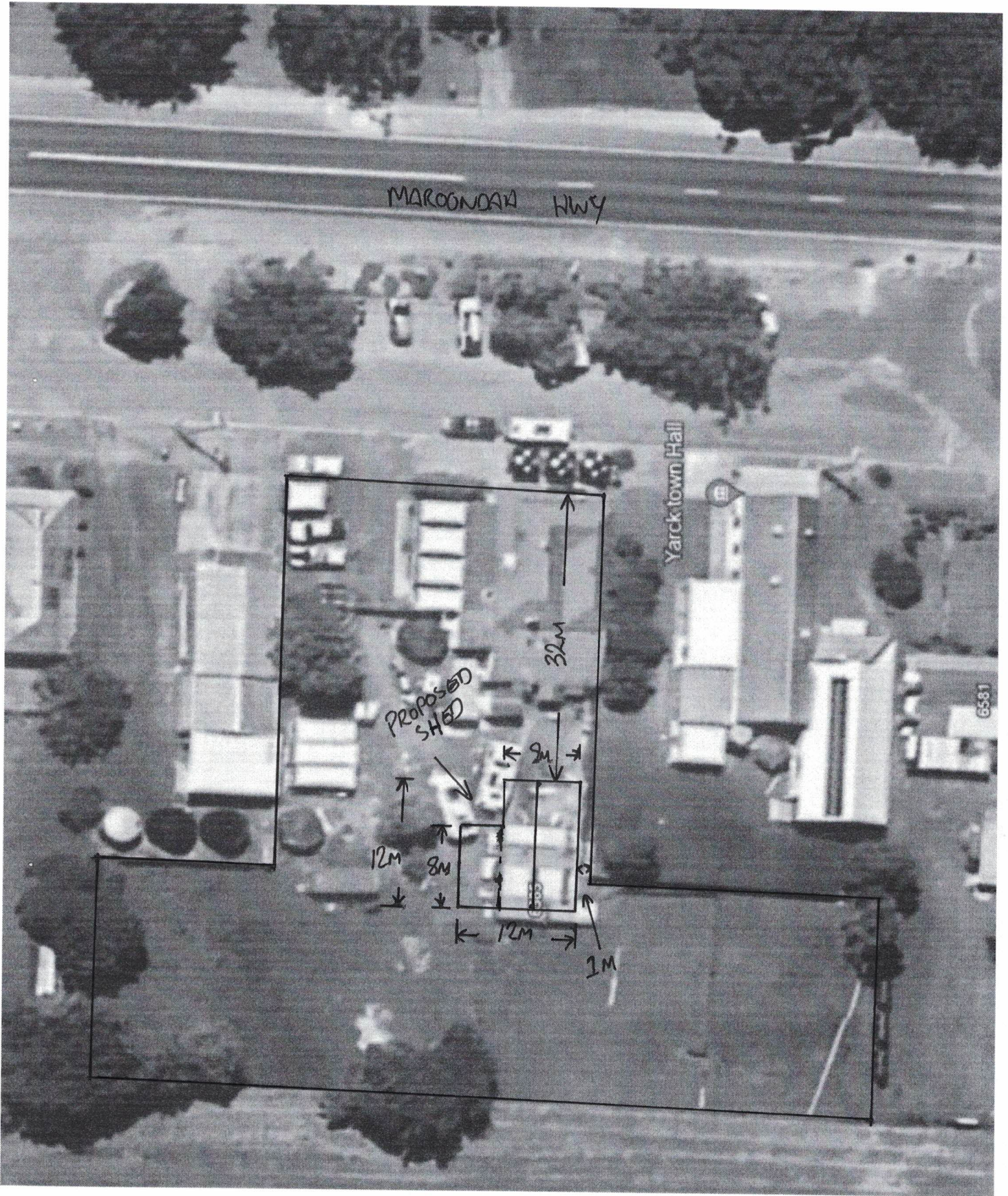
<p>M ENDWALL MULLION BASE</p>	<p>N ENDWALL GIRT BRACKET</p>	<p>O SIDE DOOR HEADER AND JAMB</p>	
<p>I ROOF SHEETING</p>	<p>J WALL SHEETING</p>	<p>K CORNER COLUMN BASE</p>	<p>L INTERNAL COLUMN BASE</p>



2
7 TYP. FRAME CROSS-SECTION
SCALE: 1:100 FRAME 3



1
7 TYP. FRAME CROSS-SECTION
SCALE: 1:100 FRAME 2



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