

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	141 Prestons Road NEWMERELLA 3886 Lot: 1 LP: 203283
The application is for a permit to:	Buildings and Works for an outbuilding
The applicant for the permit is:	AJ James
The application reference number is:	5.2023.106.1
You may look at the application and any documents that support the application on the website of the responsible authority.	COVID-19 Omnibus (Emergency Measures) Bill 2020 now modifies the requirement of Form 2 so that <i>Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.</i>

This can be done anytime by visiting the following website:

<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

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 made to the Responsible Authority in writing,
- ♦ include the reasons for the objection, and
- ♦ state how the objector would be affected.

The Responsible Authority will not decide on the application before:	Subject to applicant giving notice
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**If you object, the Responsible Authority will tell you its decision.**

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.

## Register Search Statement - Volume 9686 Folio 186

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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 09686 FOLIO 186

Security no : 124107364759D  
Produced 04/07/2023 06:26 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 203283U.  
PARENT TITLE Volume 09579 Folio 684

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP203283U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

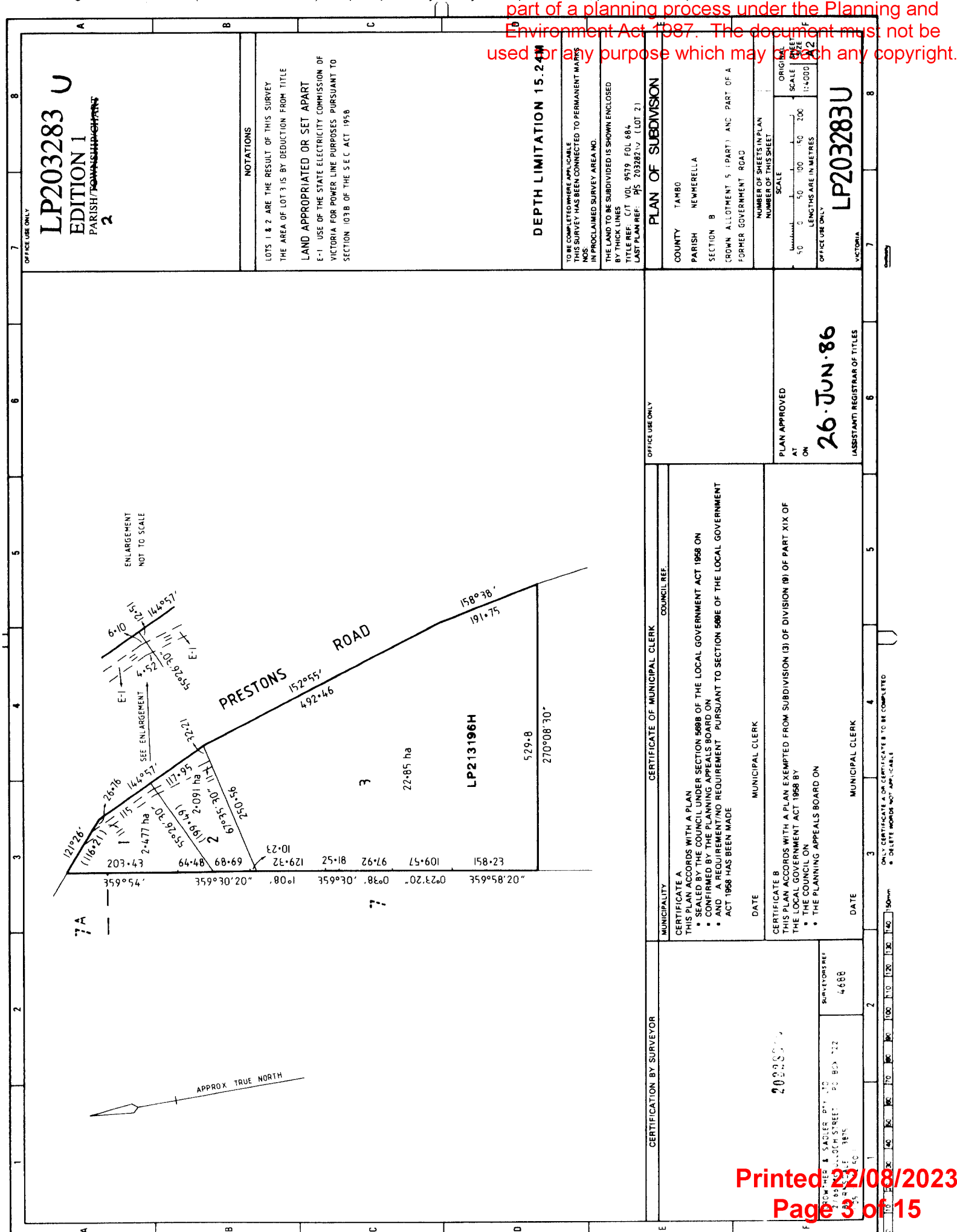
Additional information: (not part of the Register Search Statement)

Street Address: "BELLA VISTA" 141 PRESTONS ROAD NEWMERELLA VIC 3886

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



# PLANNING PROPERTY REPORT

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 10 April 2023 01:32 PM

## PROPERTY DETAILS

Address: **141 PRESTONS ROAD NEWMERELLA 3886**  
 Lot and Plan Number: **Lot 1 LP203283**  
 Standard Parcel Identifier (SPI): **1\LP203283**  
 Local Government Area (Council): **EAST GIPPSLAND**  
 Council Property Number: **12688**  
 Planning Scheme: **East Gippsland**  
 Directory Reference: **Vicroads 85 H5**

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

[Planning Scheme - East Gippsland](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **East Gippsland Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GIPPSLAND EAST**

## OTHER

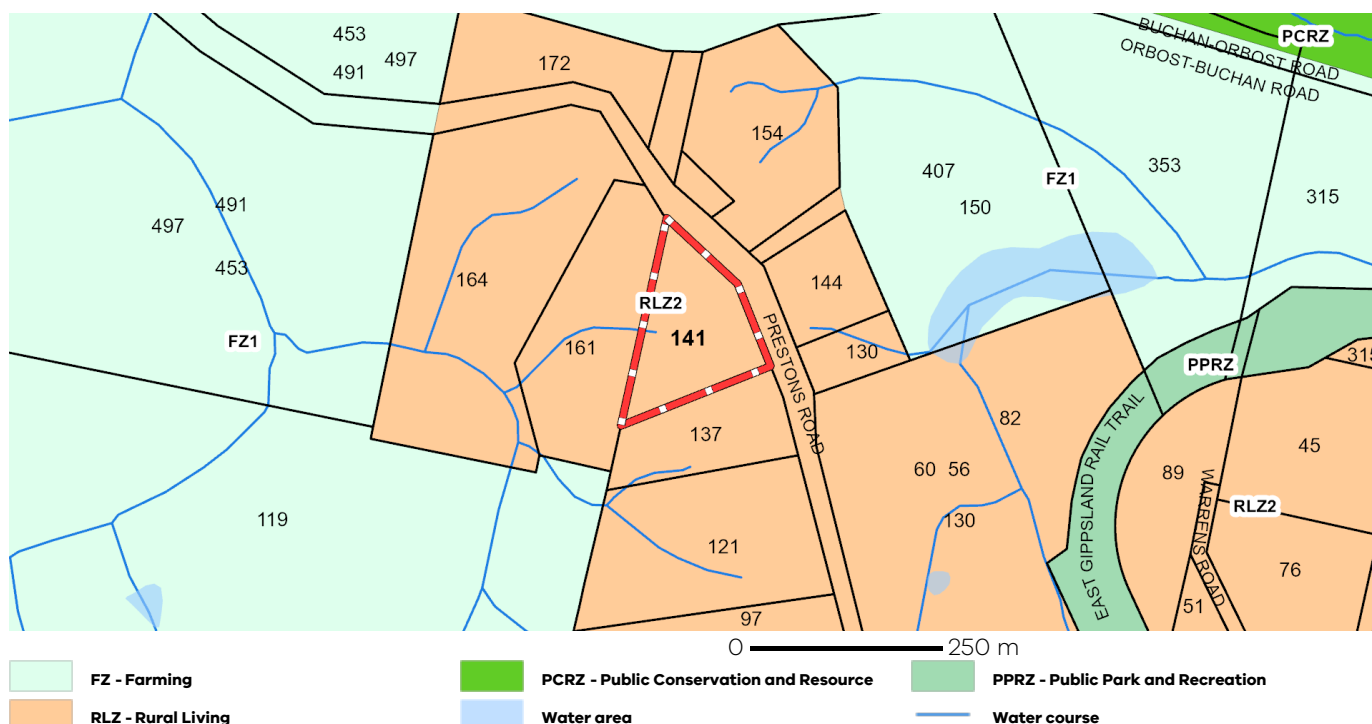
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
 Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 2 \(RLZ2\)](#)



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

## Planning Overlays

The map displays the BMO - Bushfire Management Overlay area, which is shaded in red. A red dashed line outlines a specific area within the BMO, labeled with the number 141. The map includes various land parcels with numbers, roads, and water features. Roads shown include Preston's Road, Burchan Orbost Road, and Warrens Road. Water features include water areas (blue) and water courses (blue lines). A scale bar indicates a distance of 0 to 250 meters.

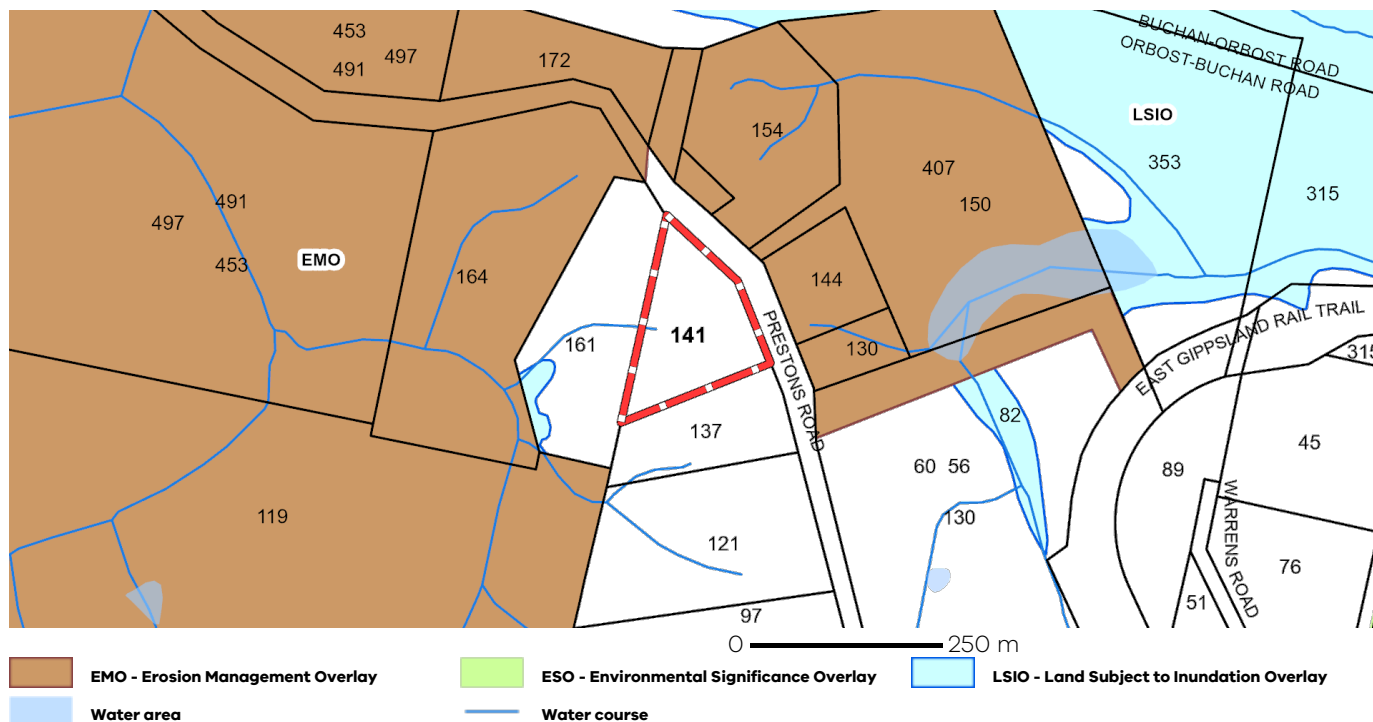
**Legend:**

- BMO - Bushfire Management Overlay (Red shaded area)
- Water area (Blue shaded area)
- Water course (Blue line)

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

Other overlays in the vicinity not directly affecting this land

## LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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

# PLANNING PROPERTY REPORT

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## Further Planning Information

Planning scheme data last updated on 5 April 2023.

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>

# PLANNING PROPERTY REPORT

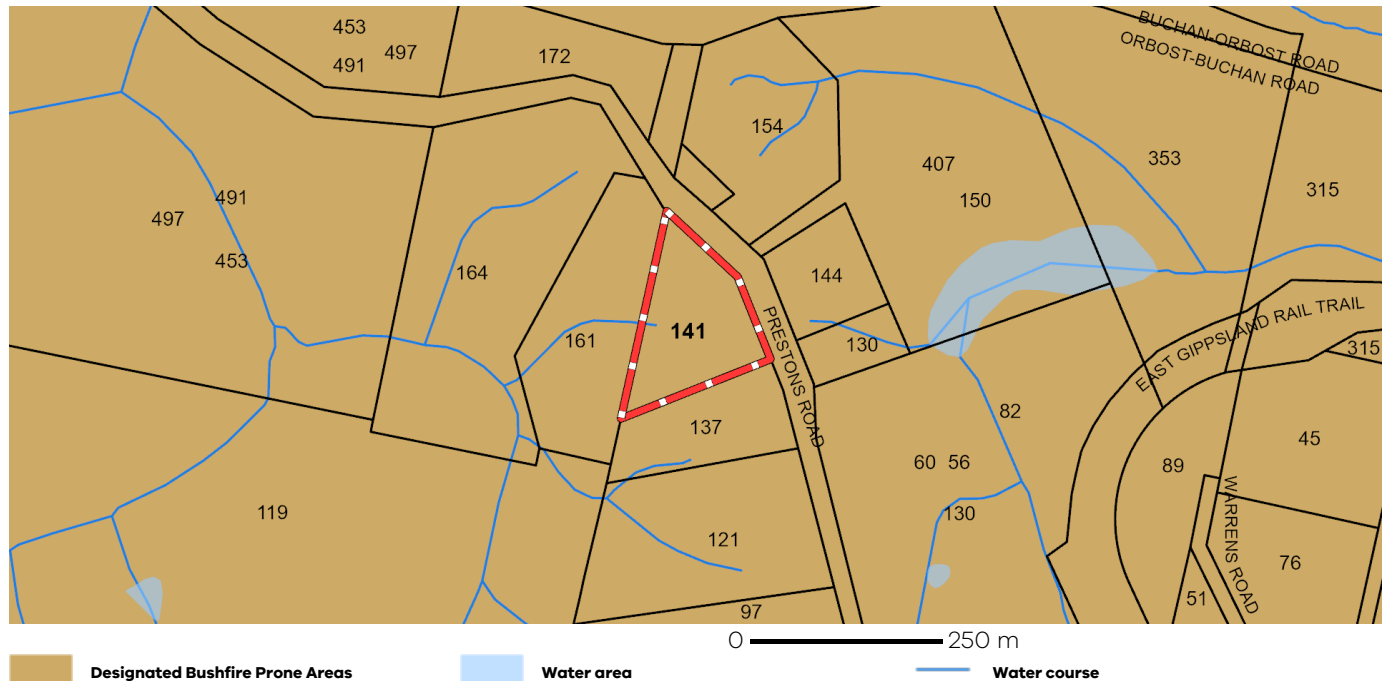
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## Designated Bushfire Prone Areas

**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

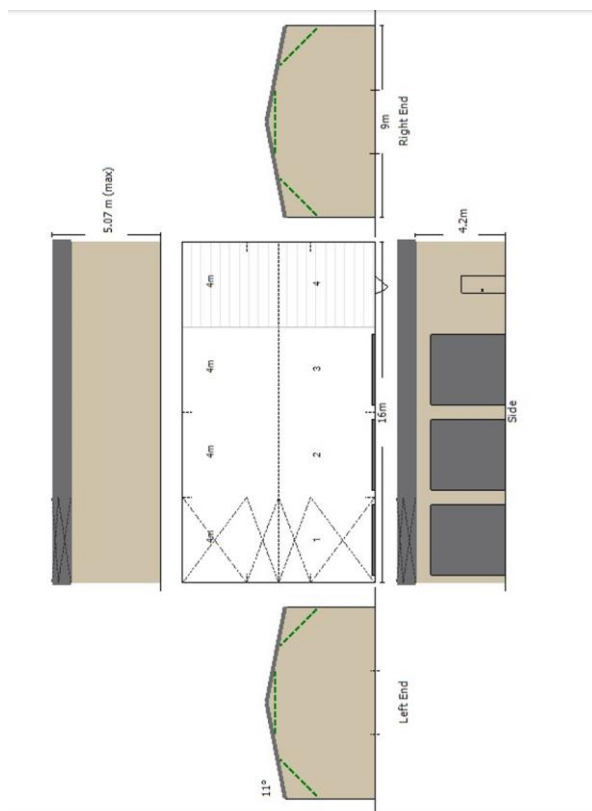
Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

# Outbuildings Bushfire Management Plan – 141 Prestons RD Newmerella vic 3886

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Prepared By: Anthony James

Version: Outbuildings Bushfire Management Plan

Date: 4/07/2023

## Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

## Bushfire Protection Measures

### a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

### b) Construction Requirement

- ✓ Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.
- ☐ Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 53.02-5.

**Table 7 Outbuilding construction requirement**

#### Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- Doorways – by FRL -/60/30 self-closing fire doors
- Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.



#### QUOTE NUMBER

Prepared by Kyle

Job 41279.1

Valid for 30 days

24/03/2023

Dear Anthony James,

Thank you for your enquiry. We are pleased to present our quote for your new steel building.

With over 20 years in business our aim is to make the purchase of a garage a simple and pleasant experience.

We pride ourselves on putting you, the customer first. We understand that life can be busy and because Grant is a Registered Building Practitioner we can manage the entire job for you.

As a Fair Dinkum Sheds distributor we give you the confidence behind the brand name. All Fair Dinkum Sheds are made from quality Australian BlueScope® Steel and we are ShedSafe accredited – giving you the confidence that your shed meets the requirements of the Building Code of Australia (BCA).

#### CUSTOMER DETAILS

Customer Name: Anthony James	Phone: 0447 798 239	Email: ajames764@hotmail.com.au
Site Address: 141 Prestons Rd	Bete Bolong	3888

#### BUILDING SUMMARY

##### Dimensions:

Span:	9m
Length:	16m
Bay Width:	4m x 4 bay(s)
Eave Height: (Gutter)	4.2m
Apex Height:	5.07m
Roof Pitch:	11Deg Gable
Left Lean-to:	
Right Lean-to:	

#### DESIGN FACTORS

Importance Level:	2
Wind Region:	Reg A
Terrain Category:	TCat 2.35
Topography	1.06
Shielding Factor	1
Internal Pressure Co-efficient	-0.58, 0.6
Site wind speed in m/s:	42.1

#### The next step, Obtaining a building permit

Requires Site plan, Title, Plan of Subdivision & Permission Form (Title download from \$25)

Building Permit	\$1,100
Domestic Builders Insurance (applies to jobs totalling over \$16,000)	\$850

#### Did you know we can organise your concrete, construction & supply kit only shed's, see prices below

Kit Only Price Delivered Inc GST	\$31,850.00
Approx. Concrete Price (On a clean, clear & Level site)	\$14,400.00
Installation Price (Plus lifting/safety equipment where required)	\$9,000.00
All prices inc GST, Please add all prices together for total	\$

48 Forge Creek Road, Bairnsdale, VIC, 3875  
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www.rivieragarages.com.au

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Rest assured we are



We use genuine



Australian steel provided by



ABN: 59 930 074 549

## BUILDING DETAILS

Walls	COLORBOND® PAPERBARK Vertical Monoclad TCT 0.47, CB
Roof	COLORBOND® BASALT Corrugated TCT 0.47, CB 11Deg
Gutter	COLORBOND® BASALT Fascia Gutter Slotted Gutter CB
Downpipe	90mm storm water pipe to ground
Barge	COLORBOND® BASALT
Corner Flashings	COLORBOND® PAPERBARK
Door Flashings	COLORBOND® PAPERBARK
Roller Door	COLORBOND® BASALT
PA Door	COLORBOND® PAPERBARK
Glass Sliding Door	
Windows	

## INCLUSIONS

Skylights	
Roller Doors	3 x 3.50h X 3.40 CB Direct Drive *Series B #
Roller Door motors	
PA Doors	1 X Sentry - 650.37 - 2040 x 820 - 180 deg CB
Windows/ SGD	
Miscellaneous	Mezzanine Floor (4m) for 1 bay from right end. 2Kpa. Joist Spacing 450

## MATERIAL SPECIFICATION

Columns:	2C15024	Purlins:	Z10010
Rafters:	2C15015	Side Girts:	Z10010

**NOTES (Site Check design criteria is required to complete an accurate quote, to achieve this please supply building address to your sales representative and they will complete Site Check)**

### Optional Extras:

Vermaseal - \$9.50 Per Meter

Insulation - \$340 Per Roll

Rollerdoor Motor - \$550 GDO-6 / \$800 GDO-12

## TERMS & CONDITIONS

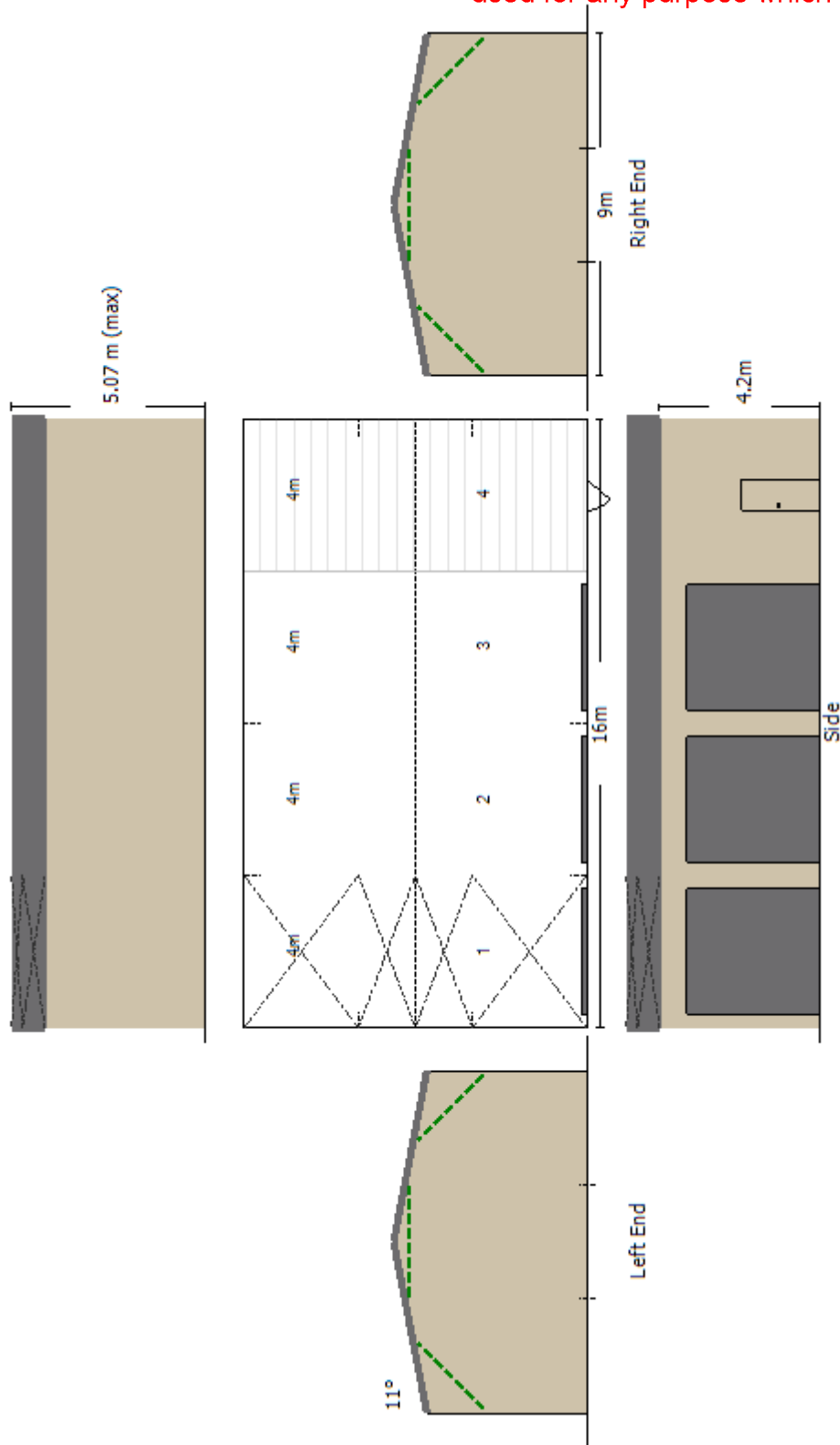
Site Check is a web base site classification tool specifically designed for the steel shed industry. The Australian Steel Industry (ASI) along with ShedSafe implemented this in 2019 to comply with AS1170.2 Site Check also complies with the building code of Australia and is now compulsory on every ShedSafe shed sold.

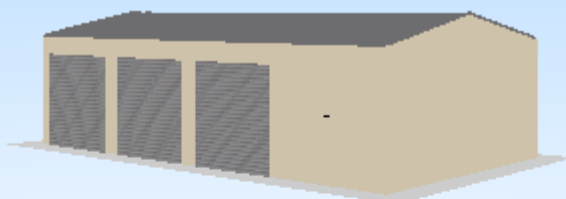
Slab inspection to confirm price can be arranged free of charge at any time.

Installation will be carried out by an independent contractor.

**Payment for construction and concreting is to be paid directly to the contractor on completion of the works unless prior arrangements have been made.**

Customers who are acting as Owner Builders will need to engage a builder or concreter. The concrete and installation prices are ESTIMATES ONLY and to be confirmed by customers before works begin. Prices are estimated for clean, dry, accessible site on level ground. EXTRA CHARGES will apply for cranes or any lifting or safety equipment required to do the job in accordance with WorkSafe regulations and practices. Rubbish removal after construction is to be carried out by the customer. Site must be powered or generator hire may be charged. Riviera Barns and Garages will quote door sizes only – not door opening sizes. DBI is a government requirement on all building projects totalling over \$16,000.





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www.rivieragarages.com.au

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Rest assured  
we are



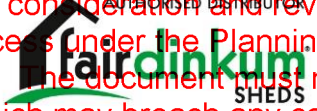
We use  
genuine



Australian steel  
provided by



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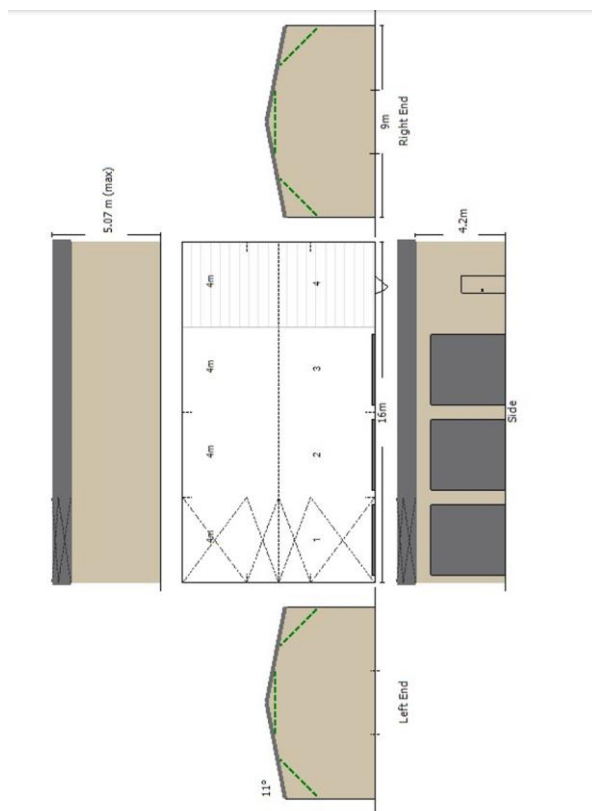


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