

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.

Planning Enquiries
Phone: (03) 5461 0610
email:
planning@cgoldshire.vic.gov.au

The Land i ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 65	St. Name: HallsRoad
Suburb/Locality: Talbot		Postcode: 3371

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A	Lot No.:	<input type="checkbox"/> Lodged Plan	<input checked="" type="checkbox"/> Title Plan	<input checked="" type="checkbox"/> Plan of Subdivision	No.: TP421053S
OR					
B	Crown Allotment No.: 3		Section No.: 21E		
Parish/Township Name: Talbot and Parish of Amherst					

The Proposal i ⚠ 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.

② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

Construction of a new shed for the purpose of storing machinery - tractor/slasher and general farming equipment for maintaining of property.

📎 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.

③ Estimated cost of development for which the permit is required *

Cost \$77,000.00

⚠ 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 i

④ Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing, the specific agricultural use etc.

Vacant land

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

Title Information i

5 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).

Applicant and Owner i

6 Provide details of the applicant a 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.

 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.)

Name:

Title: Mr	First Name: Sean	Surname: Parnell
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Organisation (if applicable): The Shed Company Ballarat

Postal Address:

Unit No.:	St. No.: 108A	St. Name: Sutton St
Suburb/Locality: Delacombe	State: Vic	Postcode: 3356

Contact person's details *

Same as applicant (if so, go to 'contact information')

Name:

Title:	First Name:	Surname:
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Organisation (if applicable):

Postal Address:

Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Contact information

Business Phone: 53360221	Email: info@greatsheds.com.au
Mobile Phone: 0477006635	

Name: Same as applicant


Organisation (if applicable):

Postal Address:

day / month / year

Declaration i

7 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 that the Council has been notified of the permit application.

Signature: <div style="background-color: black; width: 150px; height: 30px; display: inline-block;"></div>	Date: 01/10/2024
day / month / year	

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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


No Yes

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

 Council will invoice the statutory fee/s as well as any council fees such as advertising.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions. (Its vacant land)

Plans showing the layout and details of the proposal

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

Lodge the completed application to:

Central Goldfields Shire Council
PO Box 194
Maryborough VIC 3465
22 Nolan Street, Maryborough VIC 3465

Contact information:

Phone: (03) 5461 0610

Email: mail@cgoldshire.vic.gov.au

All correspondence will be via email and that is the preferred lodging method. Once received an invoice will be raised and emailed to the applicant.

GENERAL NOTES

DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.
 THE OWNER BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

- ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
 A.S. 1288 - 2004 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
 A.S. 1542 - 2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
 A.S. 1684 - 2010 NATIONAL TIMBER FRAMING CODE
 A.S. 2049 - 2002 ROOF TILES
 A.S. 2050 - 2018 FIXING OF ROOF TILES
 A.S. 2870 - 2011 RESIDENTIAL SLABS & FOOTINGS
 A.S. 3500 - 2021 PLUMBING & DRAINAGE
 A.S. 3660 - 2014 TERMITE MANAGEMENT
 A.S. 3700 - 2018 MASONRY IN BUILDING
 A.S. 3740 - 2021 WATERPROOFING OF DOMESTIC WET AREAS
 A.S. 3784 - 2014 SMOKE ALARMS
 A.S. 4055 - 2021 WIND LOADINGS FOR HOUSING
 A.S. 4100 - 2020 STEEL STRUCTURES

STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

FOOTINGS NOT TO ENCR OACH TITLE BOUNDARIES AND EASEMENT LINES.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES.
 ALL ROOMS - WITHIN 500 MM VERTICAL OF THE FLOOR.
 BATHROOMS & ENSUITES - WITHIN 2000 MM ABOVE THE FLOOR LEVEL.
 LAUNDRY - WITHIN 300 MM HORIZONTAL FROM ALL DOORS
 DOORWAY - WITHIN 300 MM HORIZONTAL FROM ALL DOORS.
 SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

WINDOW SIZE ARE NOMINAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER, WINDOWS TO BE FLASHED ALL AROUND.

FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES AND STEEL LINTELS, ETC. THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 1450 OR A.S. 3700-1988 TABLE 2.2 HOT DIPPED GALV. S.STEEL OR CADMIUM COATED.

ALL WET AREAS TO COMPLY WITH B.C.A. F17 OR A.S. 3740 - 2010 WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800 MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150 MM ABOVE BATHS, BASINS, SINKS, AND TROUGHS IF WITHIN 75 MM OF THE WALL.

PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600MM CRS IN EACH DIRECTION AND WITHIN 300 MM OF ARTICULATION JOINTS.

SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500 MSQ. CLEAR VENTILATION PER 100MM RUN OF EXTERNAL MASONRY WALL AND 2200 MM SQ. CLEAR VENTILATION PER 100MM RUN OF INTERNAL DWARF WALLS.

STAIR REQUIREMENTS: RISERS - 190 MM MAXIMUM, 150 MM MINIMUM. GOING - 355 MM MAXIMUM, 240 MM MINIMUM (PRIVATE STAIRS AND 250 FOR PUBLIC STAIRS)
 RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT, PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.

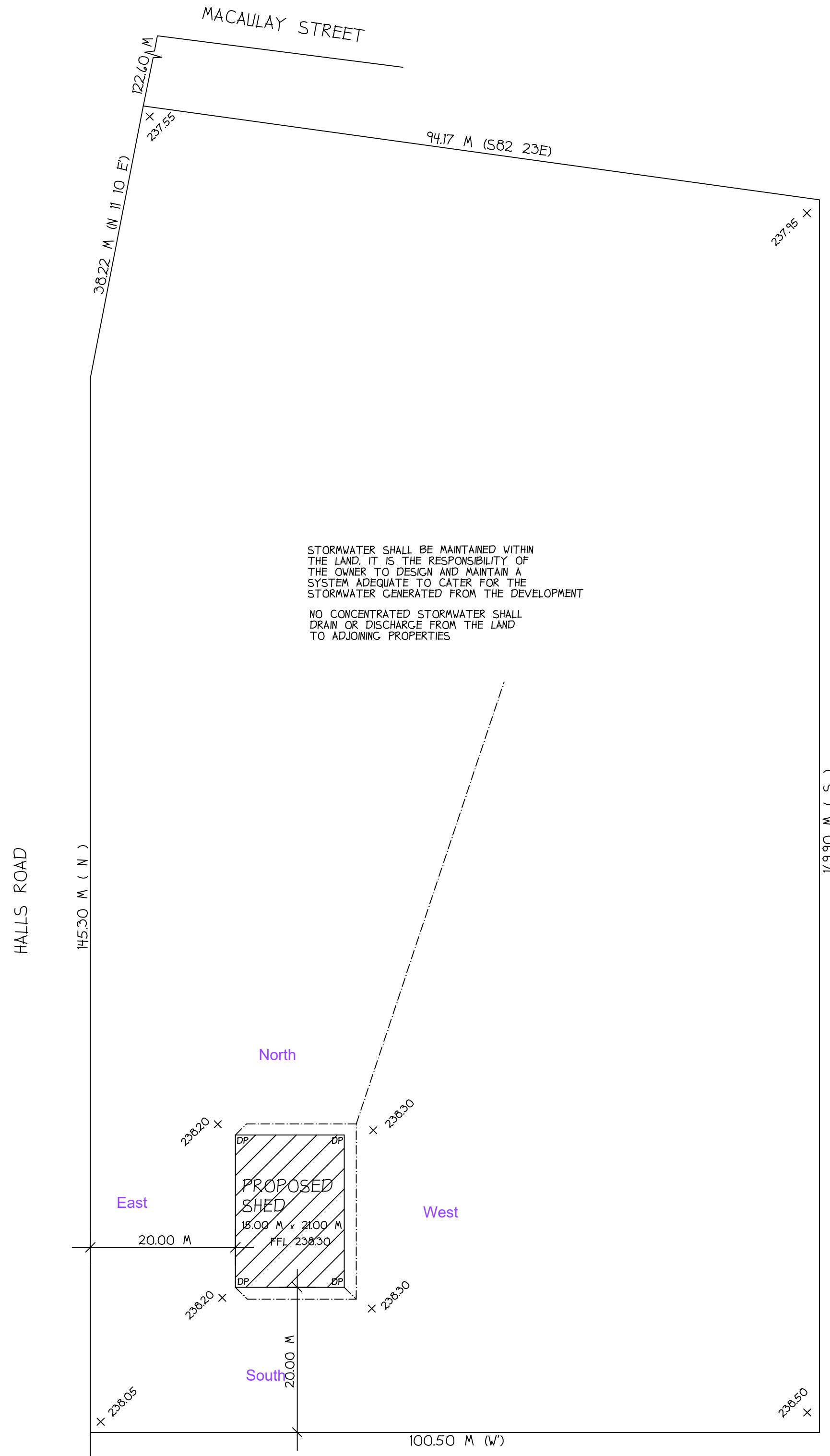
ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125 MM OR USE CLOSED RISERS.
 PROVIDE CONTINUOUS HANDRAIL 1000 MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000 MM OR MORE ABOVE GROUND LEVEL.
 GROUND LEVEL 865 MM MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS, MAXIMUM OPENING BETWEEN BALUSTERS NOT TO EXCEED 125 MM.

SITE PLAN

STORMWATER DRAINAGE SYSTEM FOR PROPOSED WORKS TO COMPLY WITH AS 3500.3 PLUMBING & DRAINAGE PART 3

DOWNPIPES TO CONNECT TO 90 DIA. P.V.C. DRAINS & DISCHARGE TO LEGAL POINT OF DISCHARGE MIN FALL 1:100

PROVIDE OVERFLOW FOR HEAVY RAIN PERIODS



STORMWATER SHALL BE MAINTAINED WITHIN THE LAND. IT IS THE RESPONSIBILITY OF THE OWNER TO DESIGN AND MAINTAIN A SYSTEM ADEQUATE TO CATER FOR THE STORMWATER GENERATED FROM THE DEVELOPMENT

NO CONCENTRATED STORMWATER SHALL DRAIN OR DISCHARGE FROM THE LAND TO ADJOINING PROPERTIES

PLANS FOR CONSTRUCTION

SITE COVERAGE

	DWELLING	SHED	VERANDAH
AREA	N/A	315.00	N/A
TOTAL	315/17434 = 1.78 % SITE COVERAGE		

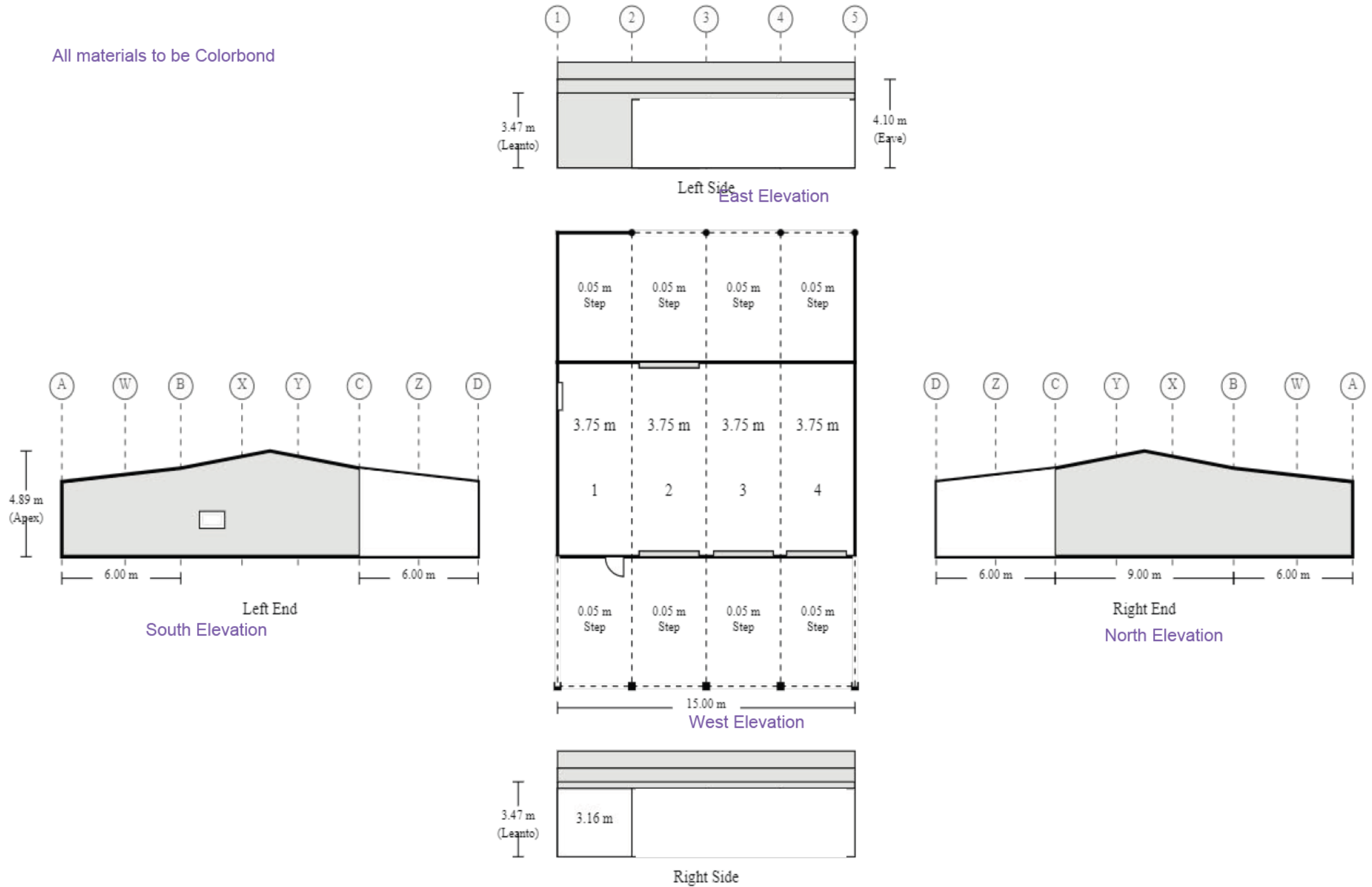
PERMEABILITY

DWELLINGS & GARAGES	315.00
PAVED AREAS	0
TOTAL	315/17434 = 1.78 % NON PERMEABLE
	98.22 % PERMEABLE

DATE	PLANS ISSUED
SHEET DETAIL SITE PLAN	
DATE	AMENDMENT
PROJECT PROPOSED SHED	
PROPRIETOR I & J VALE	
SITE LOCATION 65 HALLS ROAD TALBOT	
DATE 30 : 9 : 24	SCALES 1:500
DRAWN T. Janssens	SHEET NUMBER 1 OF 1
JANO BUILDING DESIGN 402 Greenhalghs Road Winter Valley 3358 Ph 0419 583 060 Registered Building Practitioner DP-AD 40760	

WALLS
Surfmist
ROOF
Surfmist
ROLLER DOORS
Surfmist
GUTTER
Surfmist
DOWNPIPES
Surfmist
GABLE END CAPPING
Surfmist
CORNER FLASHING
Surfmist
OPENING FLASHING
Surfmist
PA DOORS
Surfmist
WINDOWS
Surfmist

All materials to be Colorbond




Purchaser Name: Ian Vale	
Site Address: 65 Halls Rd Talbot VIC 3371 Australia	
Drawing # TBAL240056 - 0	Print Date: 23/09/24

Layout
Not to Scale
© Copyright Steelx IP Pty Ltd

Seller: TSC Ballarat
Spannel Pty Ltd aff Kot Family Trust
Phone: 03 5336 0221
Fax
Email: ballarat@theshedcompany.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

Signature: 
John Ronaldson
Date: 23/09/24



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	TP421053S
Number of Pages (excluding this cover sheet)	2
Document Assembled	26/09/2024 10:26

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

TITLE PLAN	EDITION 1	TP 421053S
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Location of Land

Parish: AMHERST
 Township: TALBOT
 Section: 21E
 Crown Allotment: 3
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 3764 FOL 681
 Depth Limitation: 50 FEET

Notations

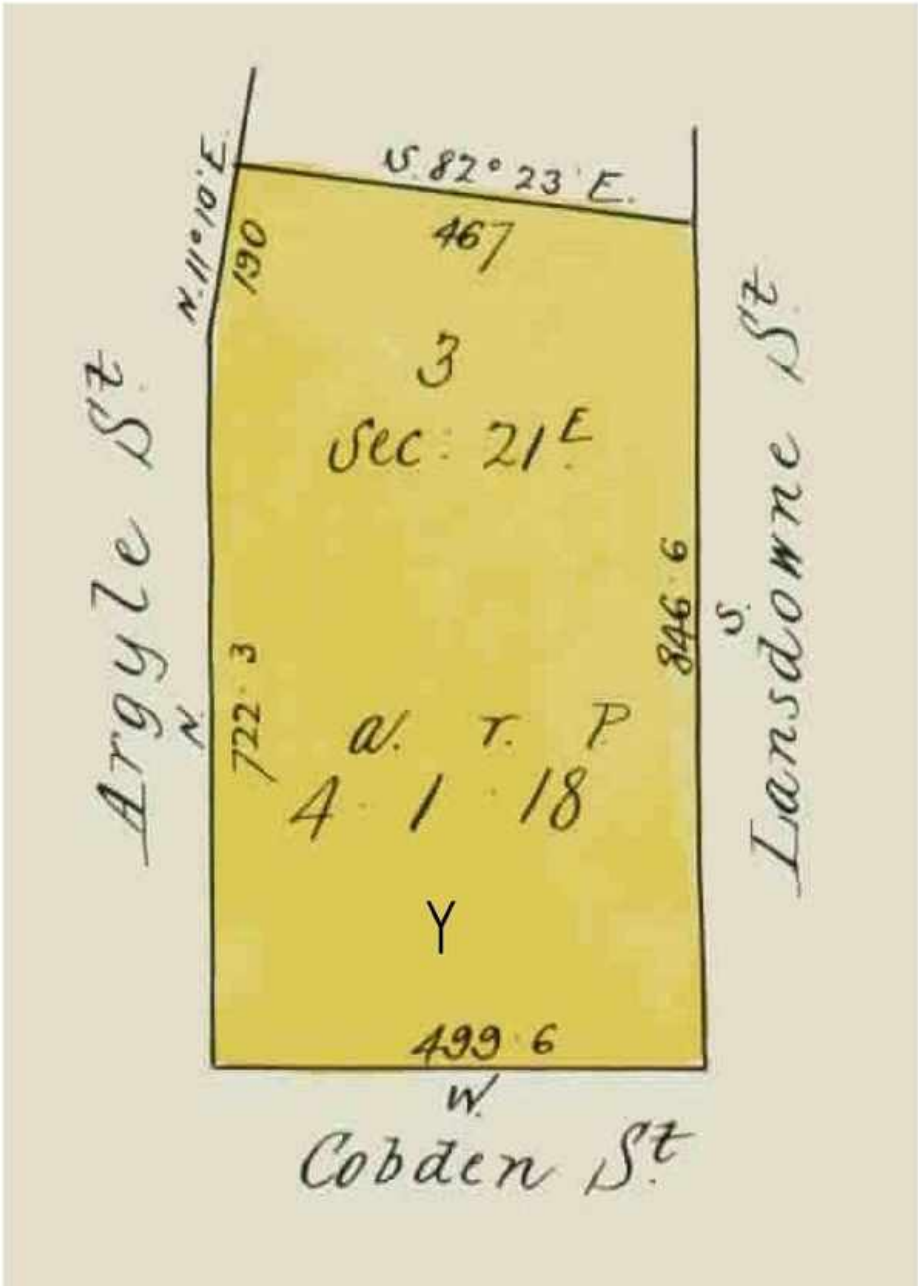
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3764 FOL. 681 AND NOTED ON SHEET 2 OF THIS PLAN

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: 28/04/2000
 VERIFIED: AA



COLOUR CODE
 Y = YELLOW

TITLE PLAN		TP 421053S
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**LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT**

containing *four acres one rood and eighteen perches more or less being Allotment Three of Section Twenty one E in the Town of Talbot Parish of Antwerp County of Talbot* All THAT PIECE OF LAND in the said State

delimited with the measurements and abatals thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes on the like terms under the like conditions and in the like events as the same might have been resumed for such purposes under the law in force at the date of these presents AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED FURTHER and this Grant is upon this express condition that neither the grantee nor any one claiming from through or under him shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein or thereon within the meaning of the Mines Acts or of any Acts for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Acts or for any purpose authorized by the said Acts.

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 03764 FOLIO 681

Security no : 124118563221M
Produced 26/09/2024 10:26 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 3 Section 21E Township of Talbot Parish of Amherst.

REGISTERED PROPRIETOR

Estate Fee Simple



ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP421053S 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: 65 HALLS ROAD TALBOT VIC 3371

DOCUMENT END