

P: (03) 5220 7111  
F: (03) 5220 7100  
Local call: 1300 363 036  
E: enquiries@gplains.vic.gov.au



**Golden Plains Shire Council**  
2 Pope Street, PO Box 111  
Bannockburn, Victoria, 3331  
W: www.goldenplains.vic.gov.au

GPS Ref P20390

17/05/2021

DR Design (Vic) Pty Ltd  
David Rowe  
1821 Sturt Street  
ALFREDTON VIC 3350

Dear Sir/ Madam,

**PLANNING PERMIT NO P20390**

I wish to advise that your Planning Permit Application has been dealt with under the provisions of the Planning and Environment Act 1987.

Please find enclosed Planning Permit P20390 for Construction of a building (shed) within a setback and greater than the minimum size specified under Clause 35.03 (RLZ), construct a building greater than 120sqm under Clause 43.02 (DDO7) and a building greater than 100sqm under Clause 44.06 (BMO) in accordance with the endorsed plans at 29 Stones Road, Dereel.

If you have any questions about this permit, please contact Sarah Smith on telephone 5220 7215 or email sarah.smith@gplains.vic.gov.au.

Yours faithfully



**SARAH FISHER**  
**COORDINATOR STATUTORY PLANNING**

Attached: Planning Permit and Endorsed Plans



GOLDEN PLAINS SHIRE

## PLANNING PERMIT

<b>Permit Number</b>	P20390
<b>Planning Scheme</b>	Golden Plains Planning Scheme
<b>Responsible Authority</b>	Golden Plains Shire

### ADDRESS OF THE LAND

Lot 2 on Plan of Subdivision PS112907 (29 Stones Road, Dereel)

### THE PERMIT ALLOWS

Construction of a building (shed) within a setback and greater than the minimum size specified under Clause 35.03 (RLZ), construct a building greater than 120sqm under Clause 43.02 (DDO7) and a building greater than 100sqm under Clause 44.06 (BMO) in accordance with the endorsed plans in accordance with the endorsed plans.

### THE FOLLOWING CONDITIONS APPLY TO THE PERMIT (5 Conditions)

#### Endorsed Plans

1. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

#### Mandatory conditions

2. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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.

#### General

3. All run off from the proposed buildings and works must be directed to a legal point of discharge to the satisfaction of the responsible authority.
4. The use and development must be managed so that the amenity of the area is not detrimentally affected including through the:
  - a. transport of materials, goods or commodities to or from the land;
  - b. appearance of any building, works or materials;
  - c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
  - d. presence of vermin.

#### Expiry

5. This permit will expire if one of the following circumstances applies:
  - a. The development is not started within two (2) years of the date of this permit; or
  - b. The development is not completed within four (4) years of the date of this permit.The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterward (for a request to extend the time to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).



**Note:** *The location of the proposed buildings and works must not interfere with or be detrimental to the operation of the effluent disposal system or associated irrigation lines. It is the applicant's responsibility to ensure that this requirement is complied with.*

**Note:** *This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.*

## IMPORTANT INFORMATION ABOUT THIS PERMIT

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.

### WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - ii. the date on which it was issued, in any other case.

### WHEN DOES A PERMIT EXPIRE?

A permit for the development of land expires if:

- the development or any stage of it does not start within the time specified in the permit; or
- the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two (2) years of the issue of the permit, unless the permit contains a different provision; or
- the development or any stage is not completed within the time specified in the permit or if no time is specified, within two (2) years after the issue of the permit or in the case of a subdivision or consolidation within five (5) years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A permit for the use of land expires if:

- the use does not start within the time specified in the permit, or if no time is specified, within two (2) years after the issue of the permit; or
- the use is discontinued for a period of two (2) years.

A permit for the development and use of land expires if:

- the development or any stage of it does not start within the time specified in the permit or
- the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two (2) years after the issue of the permit; or
- the use does not start within the time specified in the permit, or if no time is specified, within two (2) years after the completion of the development or
- the use is discontinued for a period of two (2) years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:

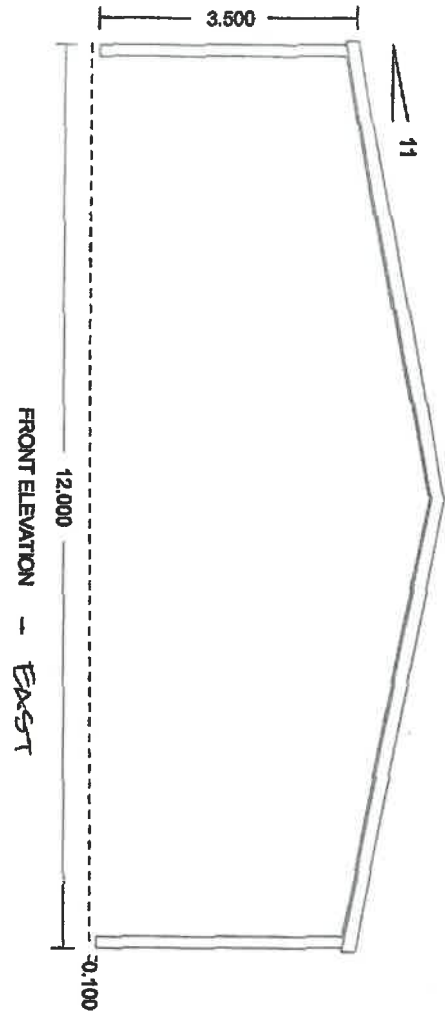
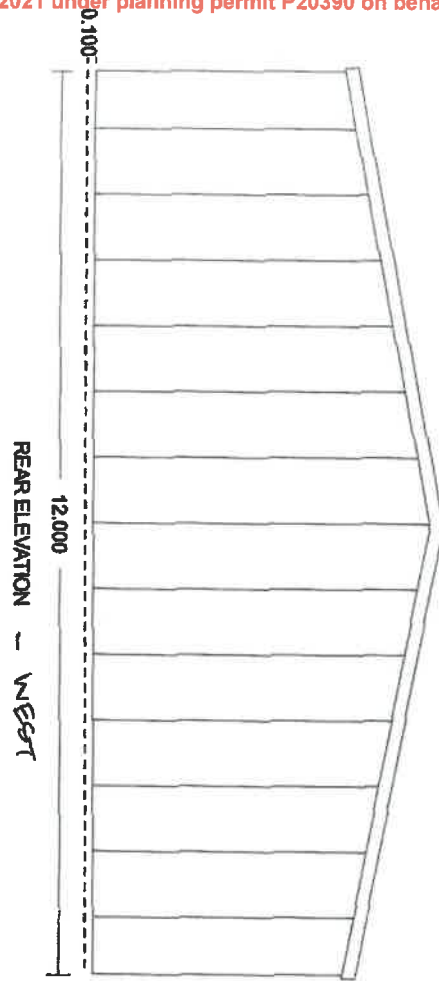
- the use or development of any stage is to be taken to have started when the plan is certified;
- and the permit expires if the plan is not certified within two (2) years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

### WHAT ABOUT REVIEWS?

- The person who applied for the: permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a Permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form, which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority.
- Details about appeals and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.



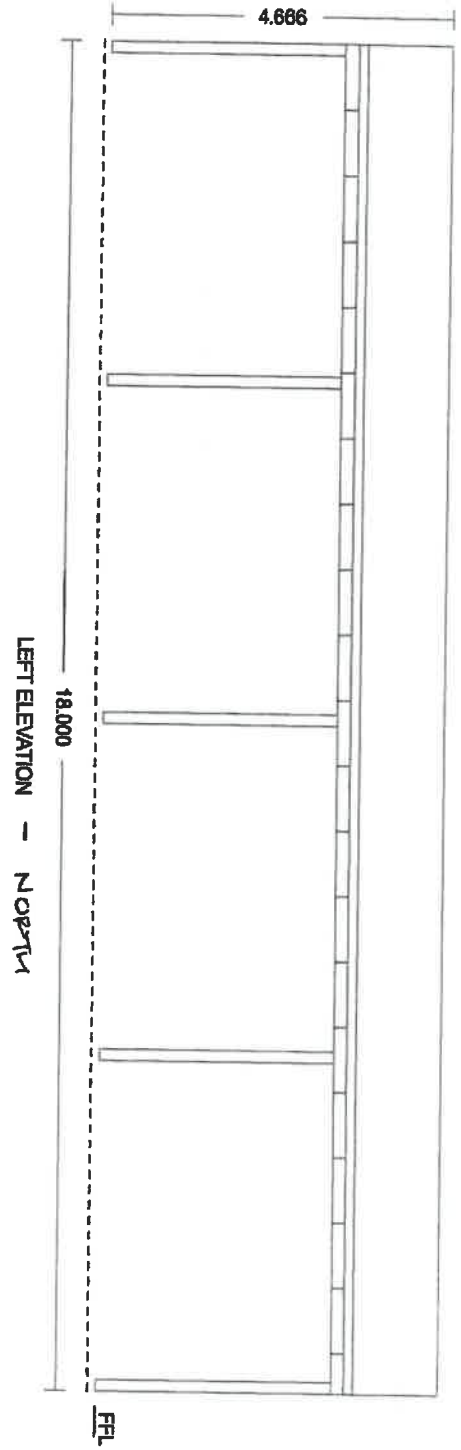
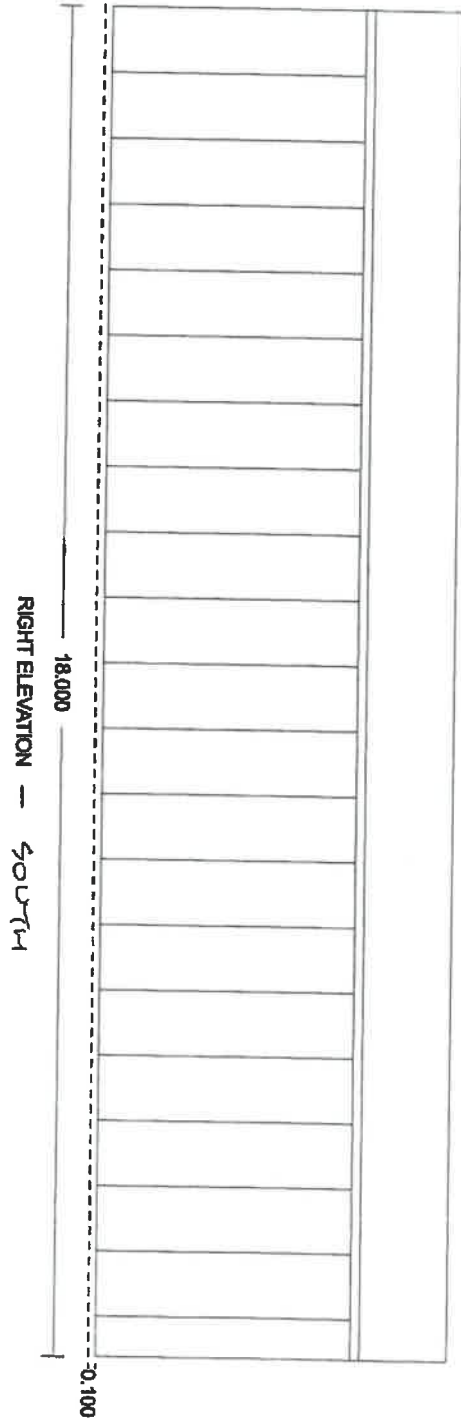


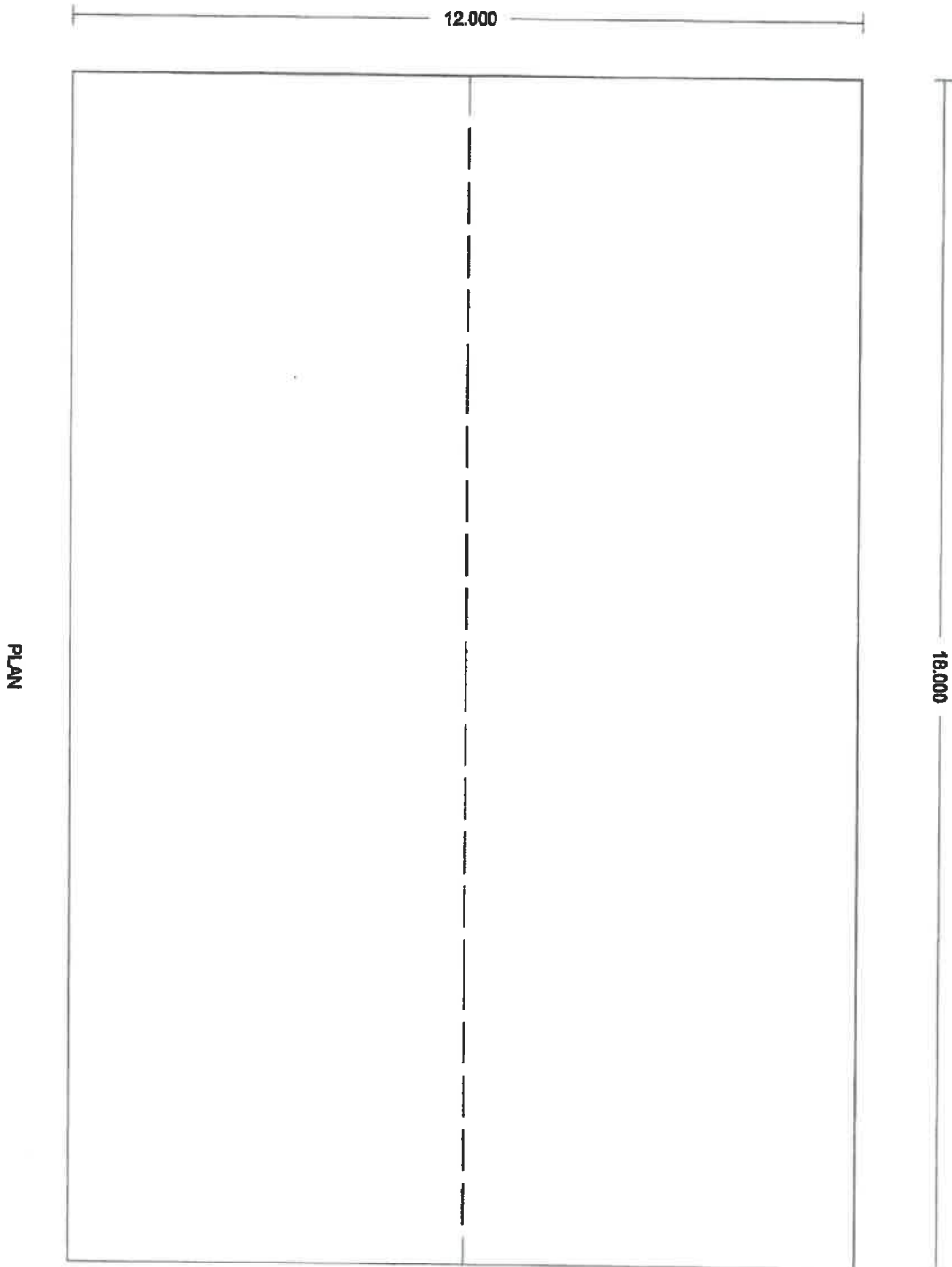
PROPOSED Shed 12.000x18.000x3.500		HORSE ARENA	
At LOT 2 STONES ROAD DEPEEL			
For GREG LEWBY			
Wall Colour -		Roof colour -	
Barge Colour -		'MERINO' in its entirety	
Job No	Quote No	Scale 1:100	
All Work To Be In Accordance With Accompanying Engineers Details			

**Eureka Garages & Sheds**  
 202 Learmonth Street Alfredton Vic 3350

NOT FOR CONSTRUCTION

Copyright (C) 1990-2010 Oaktech Pty. Ltd. Version: 1.5.0







# Outbuildings Bushfire Management Plan – 29 Stones Road Dereel

## 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

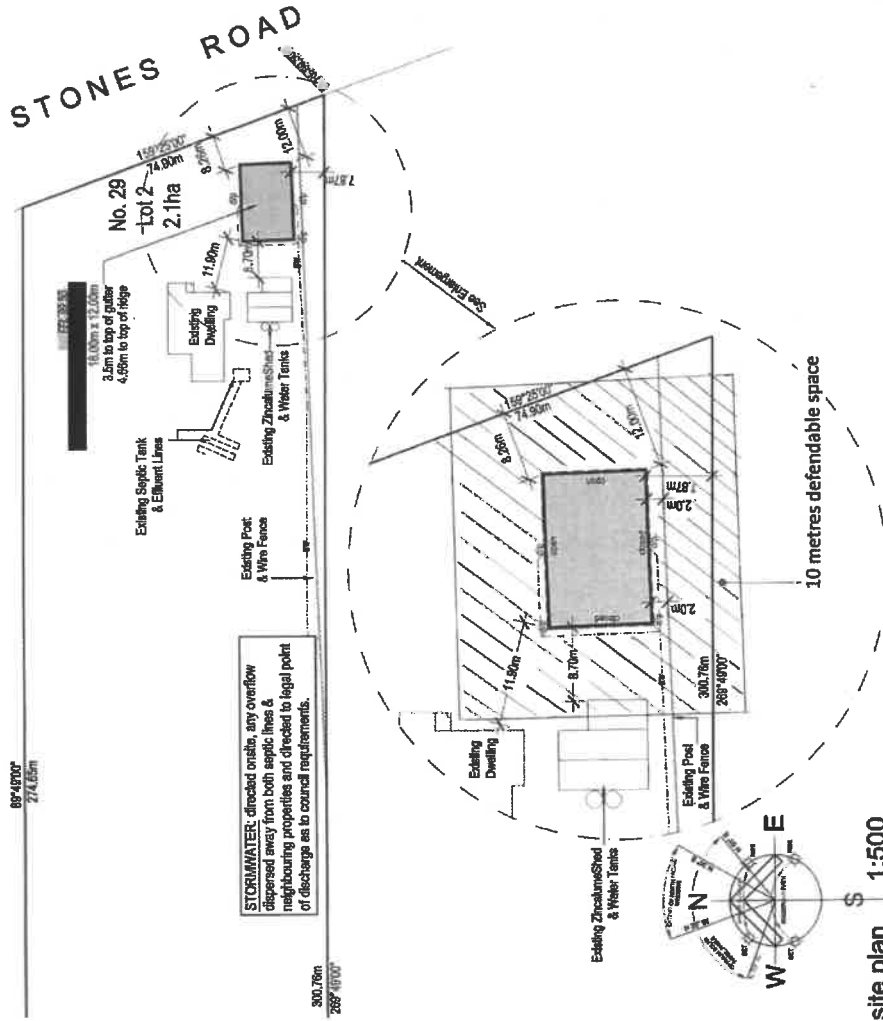
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- 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.



site plan 1:500

Prepared By: DR Design

Version: one

Date: 22/02/2017

### Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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.