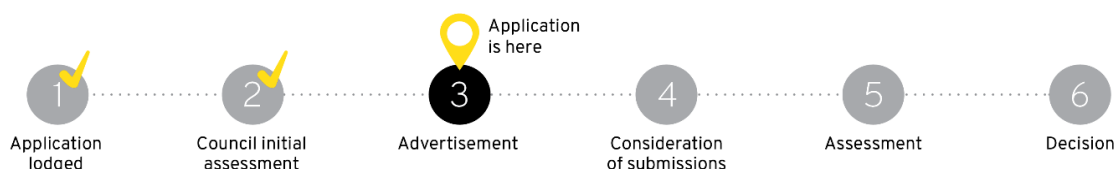


ADVERTISING

NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	52 Bridge Rd BUSHFIELD VIC 3281
The application is for a permit to:	Construction of shed for garage and storage purposes
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	35.03-4 – Building setback permit trigger
The applicant for the permit is:	Mr Samuel Nairn
The application reference number is:	PP2026-0114
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au
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 must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application. If you object, the responsible authority will tell you its decision.	
The Responsible Authority will not decide on the application before:	4 September 2026



Office Use Only

Application No.:

Date Lodged: / /

Warrnambool City Council

30 JUN 2026

Ref No

Officer

Scanned Yes / No Ch:

Application for a VicSmart Planning Permit

This application form is only for **VicSmart** applications (those listed in a zone, overlay, particular provision or the schedule to Clause 59.15). For all other planning permit applications, please request the correct form from Council.

If you need help to complete this form, read **MORE INFORMATION** at the end 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 questions, 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.

Click for further information.

Clear Form

Application type

Specify the applicable VicSmart class (may be more than one)

Classes of VicSmart application are listed in zones, overlays, particular provisions and the schedule to Clause 59.15.

Select the VicSmart class(es)	Information requirements and decision guidelines can be found in
☐ Realign the common boundary between two lots	Clause 59.01
☐ Subdivision of buildings and car parking spaces	Clause 59.02
☐ Subdivide land into two lots (not in a rural zone)	Clause 59.02
☐ Front fence in a residential zone	Clause 59.03
☐ Buildings and works in a residential zone	Clause 59.04
☐ Buildings and works in commercial and industrial zones	Clause 59.04
☐ Buildings and works in special purpose zones	Clause 59.04
☐ Buildings and works in an overlay	Clause 59.05
☐ Remove, destroy or lop a tree	Clause 59.06
☐ Subdivision and buildings and works in a Heritage Overlay	Clause 59.07
☐ Subdivision and buildings and works in a Special Building Overlay	Clause 59.08
☐ Advertising sign	Clause 59.09
☐ Reducing the requirement for car parking	Clause 59.10
☐ Two lot subdivision in a rural zone	Clause 59.12
☒ Buildings and works in a rural zone	Clause 59.13
☐ Extend one dwelling on a lot in a residential zone	Clause 59.14

If the VicSmart class is listed in the schedule to Clause 59.15, specify it here.

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

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

Street Address *

Unit No.:	St. No.: 52	St. Name: Bridge rd
Suburb/Locality: Bushfield		Postcode: 3281

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.: 811549M
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? *

Construction of a 12m x 6m shed for garage and storage purposes

☒ 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 development for which the permit is required *

Cost \$37000

 You may be required to verify this estimate. Insert '0' if no development is proposed.

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.

Single dwelling, 2 other outbuildings

☒ 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.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

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.

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:

			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's Signature (Optional):			Date:
			day / month / year

Information requirements

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.

Have you completed the VicSmart information checklist(s)?

- ☐ 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.



Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

General information about the VicSmart planning process is in the Applicant's Guide to Lodging a VicSmart Application which is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Checklist

Have you:

- ☐ Filled in the form completely?
- ☐ Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- ☐ Provided all necessary supporting information and documents listed in Clause 59 and the schedule to Clause 59.16 for the appropriate VicSmart class of application?
- ☐ Completed and attached the relevant information checklist for the appropriate VicSmart application?
- ☐ Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Deliver application in person, by post or by electronic lodgement.



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

Page 1 of 1

VOLUME 10667 FOLIO 134

Security no : 124135274135A
Produced 04/06/2026 11:17 AM

LAND DESCRIPTION

Lot 1 on Title Plan 811549M.
Created by Application No. 122076H 30/07/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors


AZ852977G 26/11/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ852978E 26/11/2025
CREDIT UNION AUSTRALIA 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 TP811549M 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: 52 BRIDGE ROAD BUSHFIELD VIC 3281

ADMINISTRATIVE NOTICES

NIL

eCT Control 17759N GREAT SOUTHERN BANK
Effective from 26/11/2025

DOCUMENT END



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Imaged Document Cover Sheet

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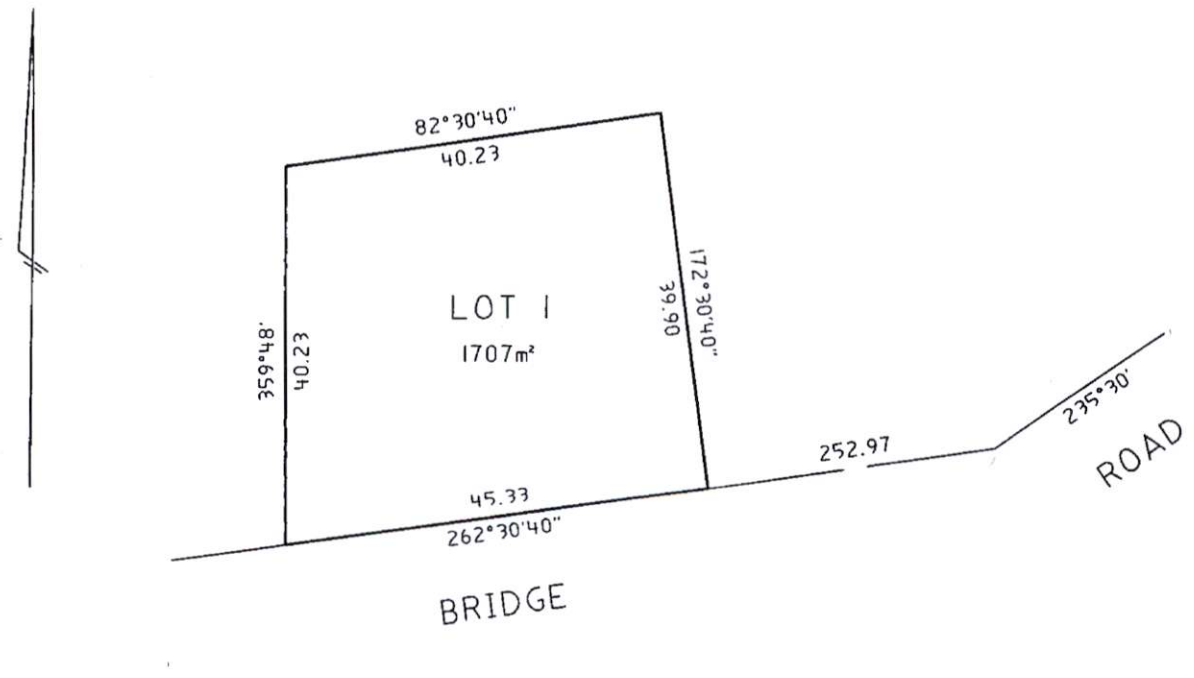
Document Type	Plan
Document Identification	TP811549M
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/06/2026 11:17

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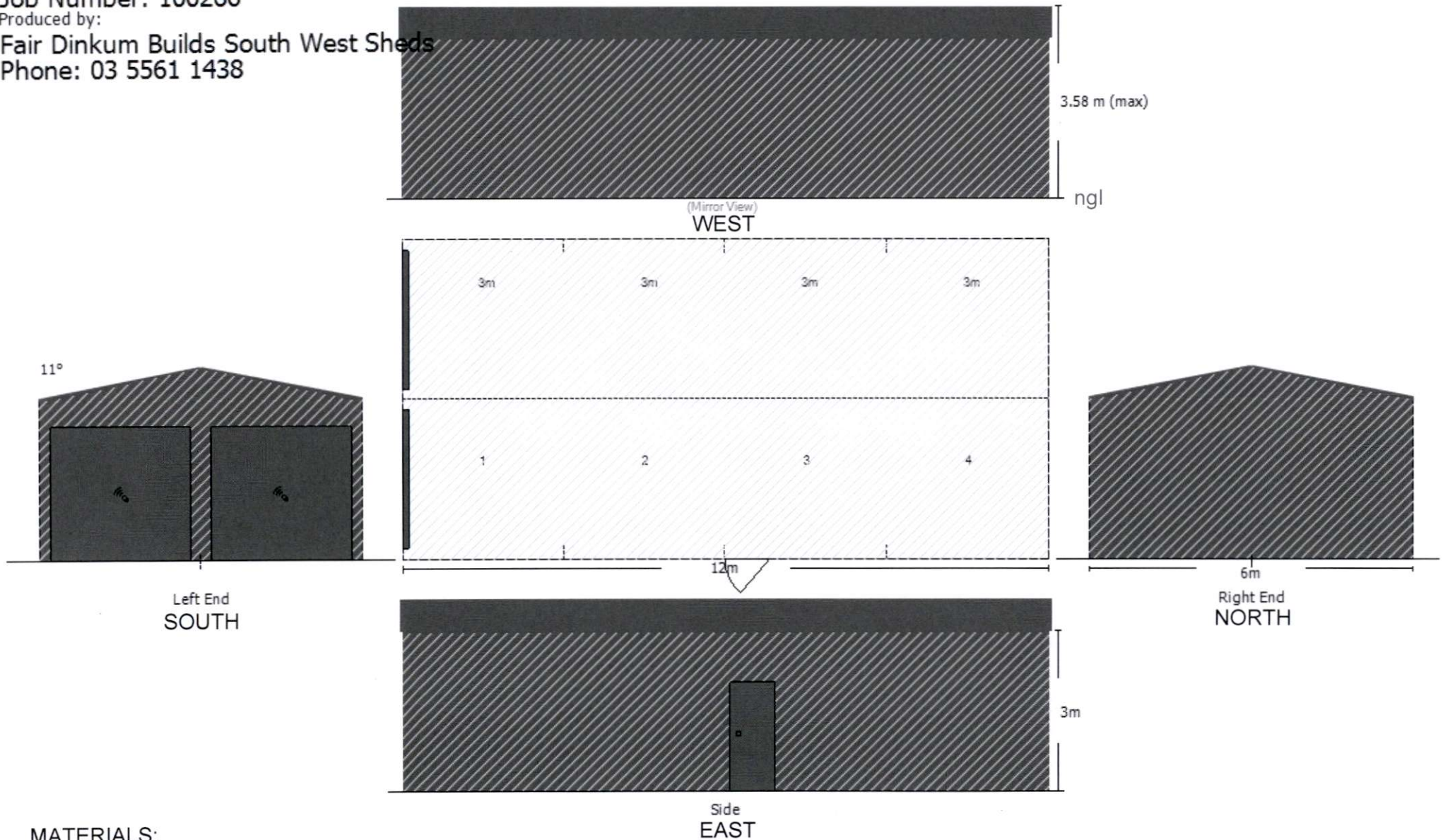
The document is invalid if this cover sheet is removed or altered.

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EDITION 1		TITLE PLAN			TP811549M	
Location of Land Parish: PURNIM Township: Crown Allotment: 3 (PT) Section: Crown Portion: - LTO base record: D.C.M.B (RURAL) Last plan Reference: Title Reference: Depth Limitation: NIL				Notations Warning as to dimensions : Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.		
Easement Information E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement					THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES	
Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of	Checked by 	
NIL					Date 7.8.02 Assistant Registrar of Titles	
						
LENGTHS ARE IN METRES		NOT TO SCALE	SHEET SIZE A3	DEALING No: AP122076H		
				DEALING CODE: 14		
Sheet 1 of 1 Sheets						

Building For:
Graeme Nairne
52 Bridge rd Bushfield
Job Number: 100266
Produced by:
Fair Dinkum Builds South West Sheds
Phone: 03 5561 1438

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MATERIALS:
Concrete floor
Steel frame & Cladding

COLOUR: Deep Ocean

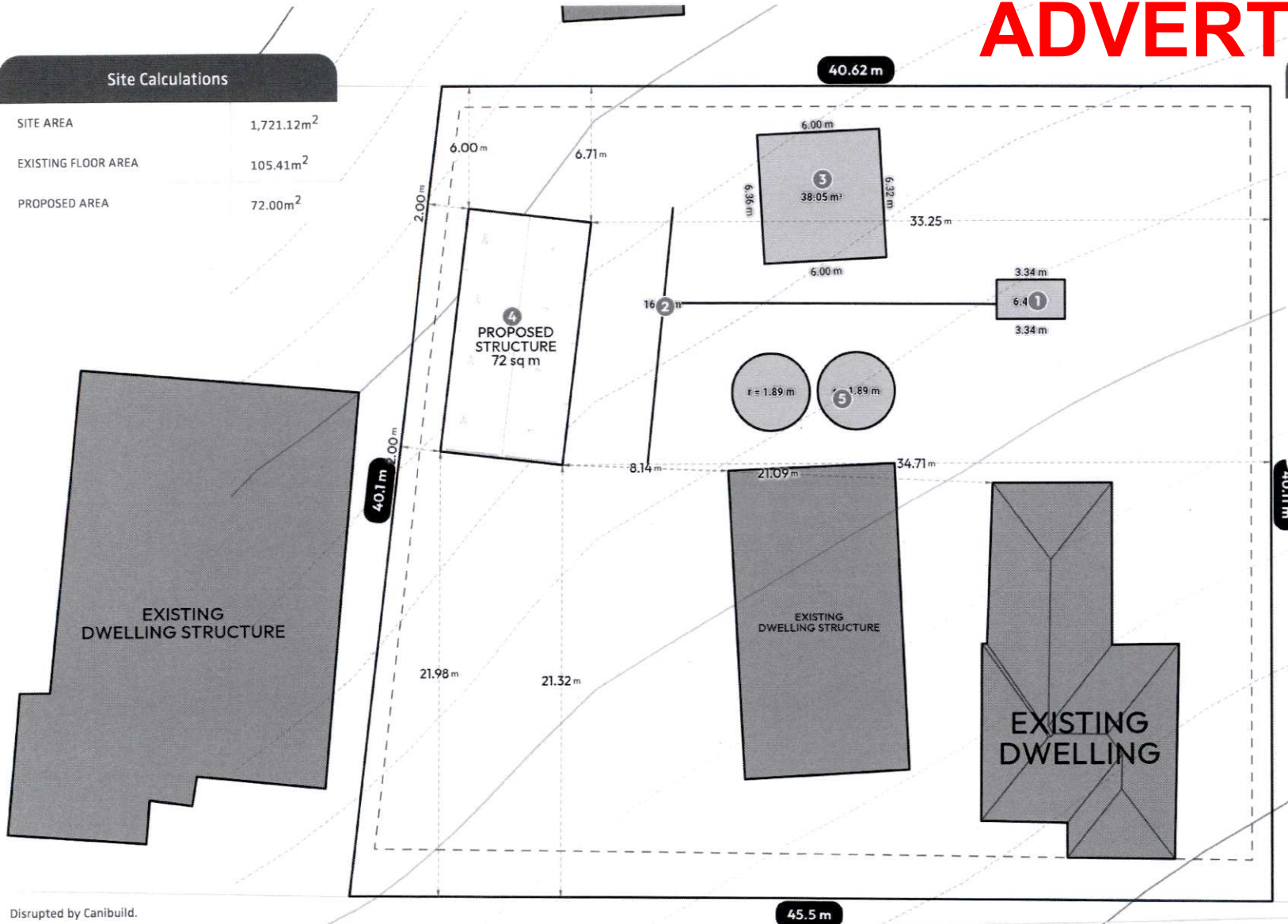
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Site Calculations

SITE AREA	1,721.12m ²
EXISTING FLOOR AREA	105.41m ²
PROPOSED AREA	72.00m ²

Notes

- 1 JW 4/6/26 10:37 am
Septic tank
- 2 JW 4/6/26 10:37 am
Septic lines
- 3 JW 4/6/26 10:37 am
Existing shed
- 4 JW 4/6/26 10:37 am
Proposed shed with storm water to existing system
- 5 JW 4/6/26 11:00 am
Tanks



Disrupted by Canibuild.



Client Name

Client Email

Client Phone

Signature

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Property Details

52 Bridge Rd, Bushfield, VIC 3281, Australia
Lot/DP: 1\TP811549

Sheet Name
Site Plan

Sheet no.
1

Lic no.
CDB-L 49599

Job no.

Design
Nairn

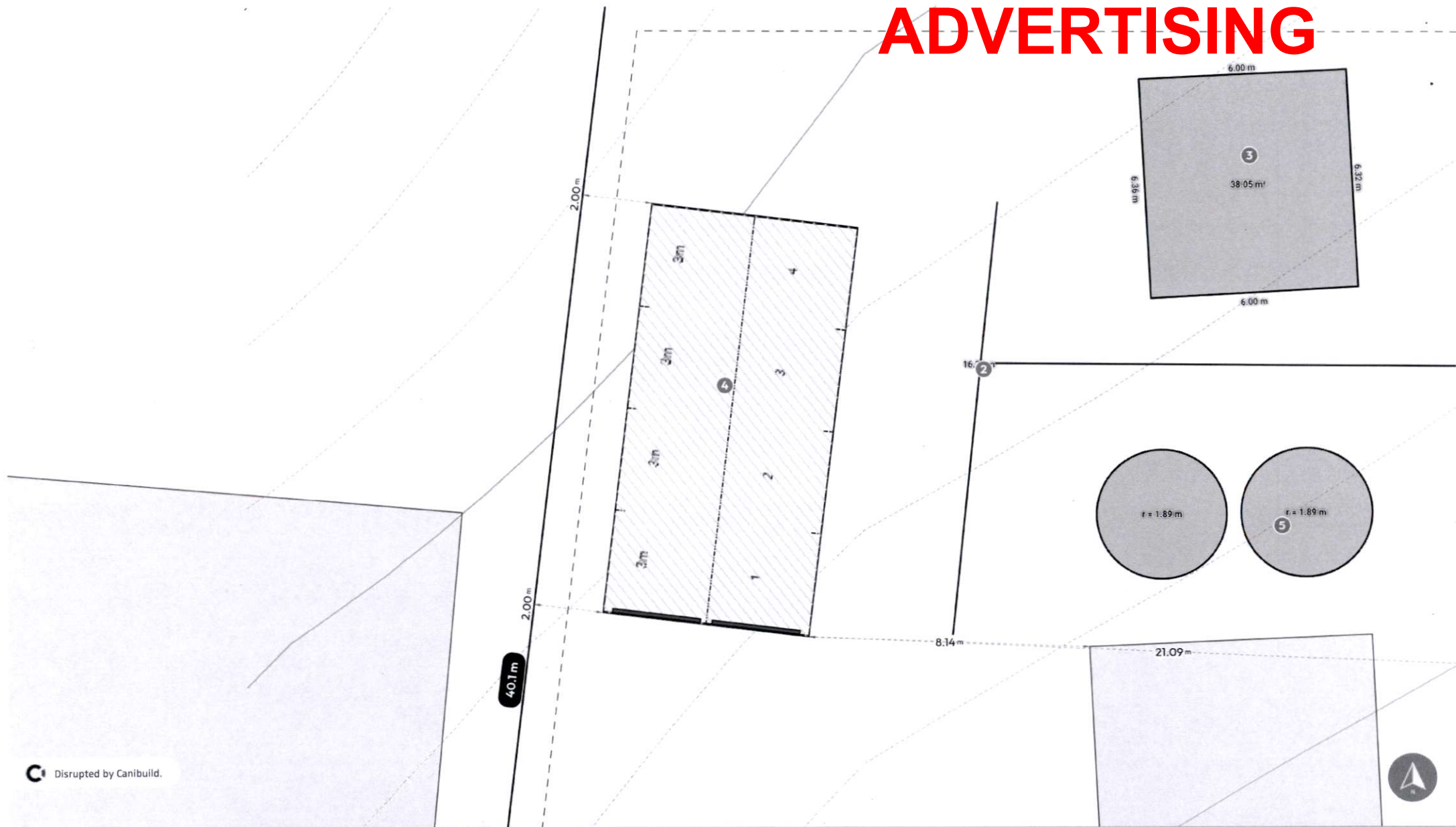
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1st version date:
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Current version date:
04/06/2026

Version #
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Property Details
52 Bridge Rd, Bushfield, VIC 3281, Australia
Lot/DP: 1\TP811549

Sheet Name
Site Plan

Sheet no.
2

Lic no.
CDB-L 49599

Job no.

Design
Nairn

Scale
1:100@A3

1st version date:
04/06/2026

Current version date:
04/06/2026

Version #
2