


Notice of Application for a Planning Permit

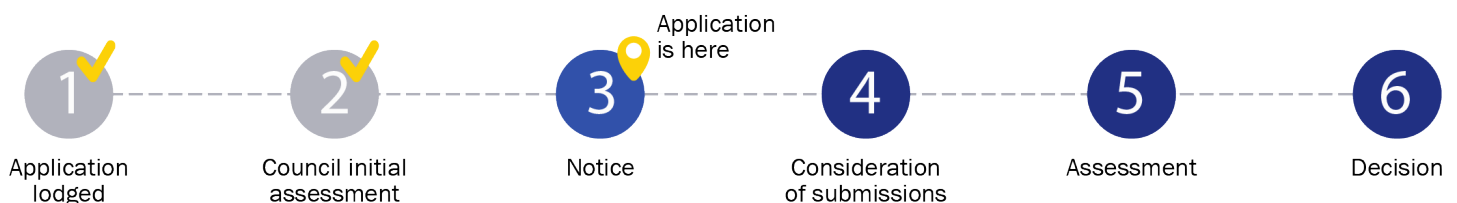
The land affected by the application is located at:	CP165019 108 Cooinda Road, Beaconsfield VIC 3807
The application is for a permit to:	Buildings and works for an outbuilding

APPLICATION DETAILS

The applicant for the permit is:	Graham Jones Design
Application number:	T240135
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	28 June 2024	
WHAT ARE MY OPTIONS? 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: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. If you object, the Responsible Authority will notify you of the decision when it is issued.	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.



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Office Use Only

Application No.:

Date Lodged: / /

Application for a Planning Permit

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.

i Click for further information.

The Land **i**

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

Street Address *

Unit No.:	St. No.: 108	St. Name: COOHDA ROAD
Suburb/Locality: BEACONSFIELD.		Postcode: 3807195

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.:	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: CP1650
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.

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

WE ARE APPLYING FOR TOWN PLANNING APPROVAL TO CONSTRUCT A COLORBOND SHED ON THE PROPERTY.

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Ⓢ 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.

Cost \$ 35,000

⚠ 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.

i Estimated cost of any development for which the permit is required *

Existing Conditions i

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.

THER IS CURRENTLY AN EXISTING DOUBLE STOREY RESIDENCE WITH AN ATTACHED DOUBLE GARPORT ON THE PROPERTY.

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

Title Information i

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 i

Provide details of the applicant and the owner of the land.

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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.

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:

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.


Owner's Signature (Optional):

Date:

day / month / year

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 the information in this application is true and correct; and that I am the applicant of the permit application.

Signature: 

Date: 20/03/2024.
day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

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.

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



No



Yes

If 'Yes', with whom?:

Date:

day / month / year

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?



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



A plan of existing conditions.



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 (for example, 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?

Lodgement

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

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

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

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

VOLUME 09754 FOLIO 386

Security no : 124113568496L
Produced 20/03/2024 04:53 PM

LAND DESCRIPTION

Land in Plan of Consolidation 165019J.
PARENT TITLES :
Volume 08753 Folio 019 Volume 09026 Folio 924
Created by instrument CP165019J 26/06/1987

REGISTERED 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 CP165019J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX468499B (E)	DISCHARGE OF MORTGAGE	Registered	20/11/2023
AX468500V (E)	TRANSFER	Registered	20/11/2023

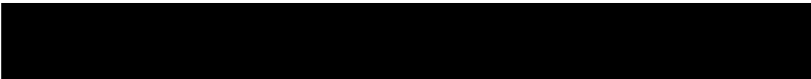
-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 108 COOINDA ROAD BEACONSFIELD VIC 3807

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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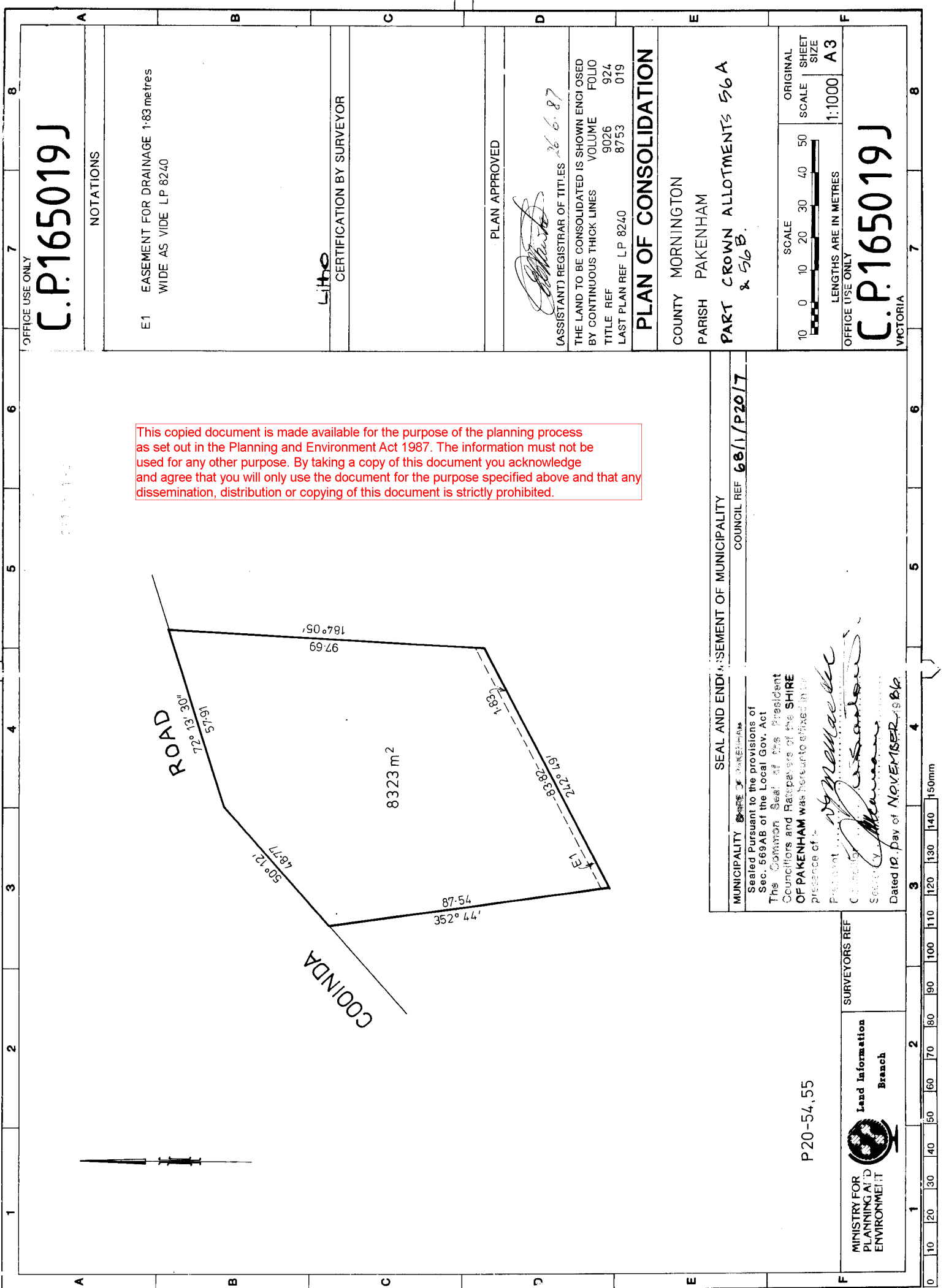
Document Type	Plan
Document Identification	CP165019J
Number of Pages (excluding this cover sheet)	1
Document Assembled	20/03/2024 16:53

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NOTATIONS

E1 EASEMENT FOR DRAINAGE 1.83 metres
 WIDE AS VIDE LP 8240

LiHo
 CERTIFICATION BY SURVEYOR

PLAN APPROVED

(ASSISTANT) REGISTRAR OF TITLES *26.6.87*
 THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED
 BY CONTINUOUS THICK LINES VOLUME FOLIO
 TITLE REF 9026
 LAST PLAN REF LP 8240 8753 019

PLAN OF CONSOLIDATION

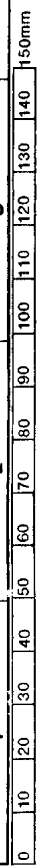
COUNTY MORNINGTON
 PARISH PAKENHAM
PART CROWN ALLOTMENTS 56A & 56B.

SCALE 1:1000
 ORIGINAL SCALE SHEET SIZE A3
 LENGTHS ARE IN METRES

OFFICE USE ONLY
C.P.165019J
 VICTORIA

SEAL AND ENDORSMENT OF MUNICIPALITY
 MUNICIPALITY ~~SHIRE~~ **PAKENHAM** COUNCIL REF **68/1/P20/17**
 Sealed Pursuant to the provisions of Sec. 569AB of the Local Gov. Act
 The Common Seal of the President Councilors and Ratepayers of the SHIRE OF PAKENHAM was hereunto affixed in the presence of
 President *W. M. Maclellan*
 Councilor *W. J. ...*
 Secretary *...*
 Dated 12. day of NOVEMBER 1986

MINISTRY FOR PLANNING AND ENVIRONMENT
 Land Information Branch
 SURVEYORS REF
 P20-54,55



Malcolm Residence

Colorbond Shed

108 Coinda Road,
Beaconsfield, VIC
3807

Job No:23058

≡ GRAHAM JONES
DESIGN

Suite 2, Level 1, 2 Beaconsfield-Emerald Rd
Beaconsfield Vic 3807
Email: reception@grahamjonesdesign.com.au
grahamjonesdesign.com.au
rbp no. DP-AD 23692

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TP RFI - ISSUE B

DRAWING SCHEDULE - TP		
Dwg No.	Title	Rev.
TP000	Cover Sheet	B
TP101	Existing Site Plan	B
TP201	Proposed Site Plan	B
TP202	Proposed Shed Plan	B
TP203	Proposed Site Plan - BMO	B

≡ GRAHAM JONES DESIGN **Colorbond Shed**
108 Coinda Road, Beaconsfield, VIC 3807

Job No:23058
Cover Sheet **TP000 B**

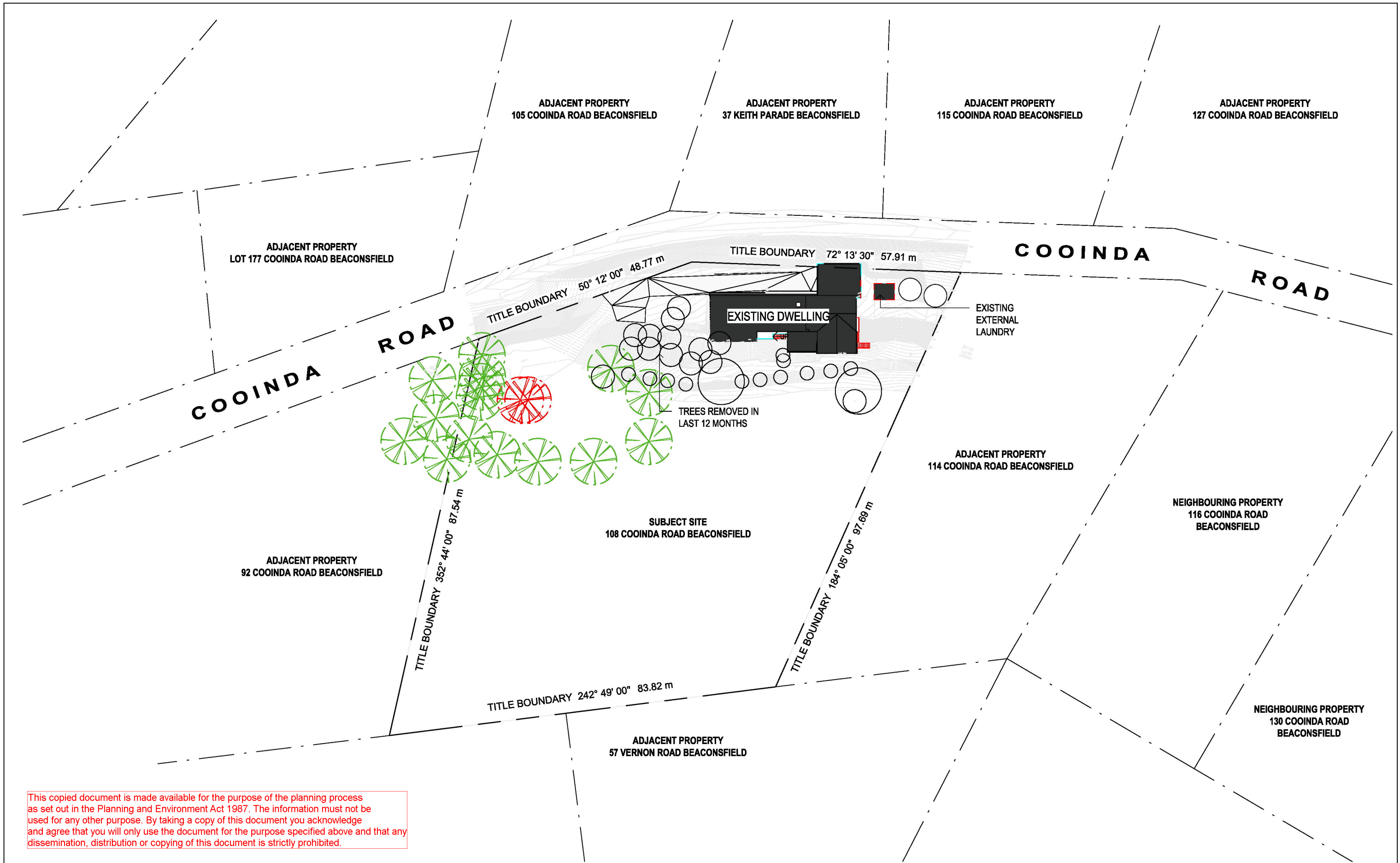
Date: MAR. 2024

Scale: Drawn by: GM

Rev No.
A
B

Description
TPA Issue
TPB Issue

Date
06-03-24
02-05-24



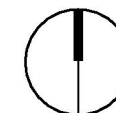
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GRAHAM JONES DESIGN

Colorbond Shed

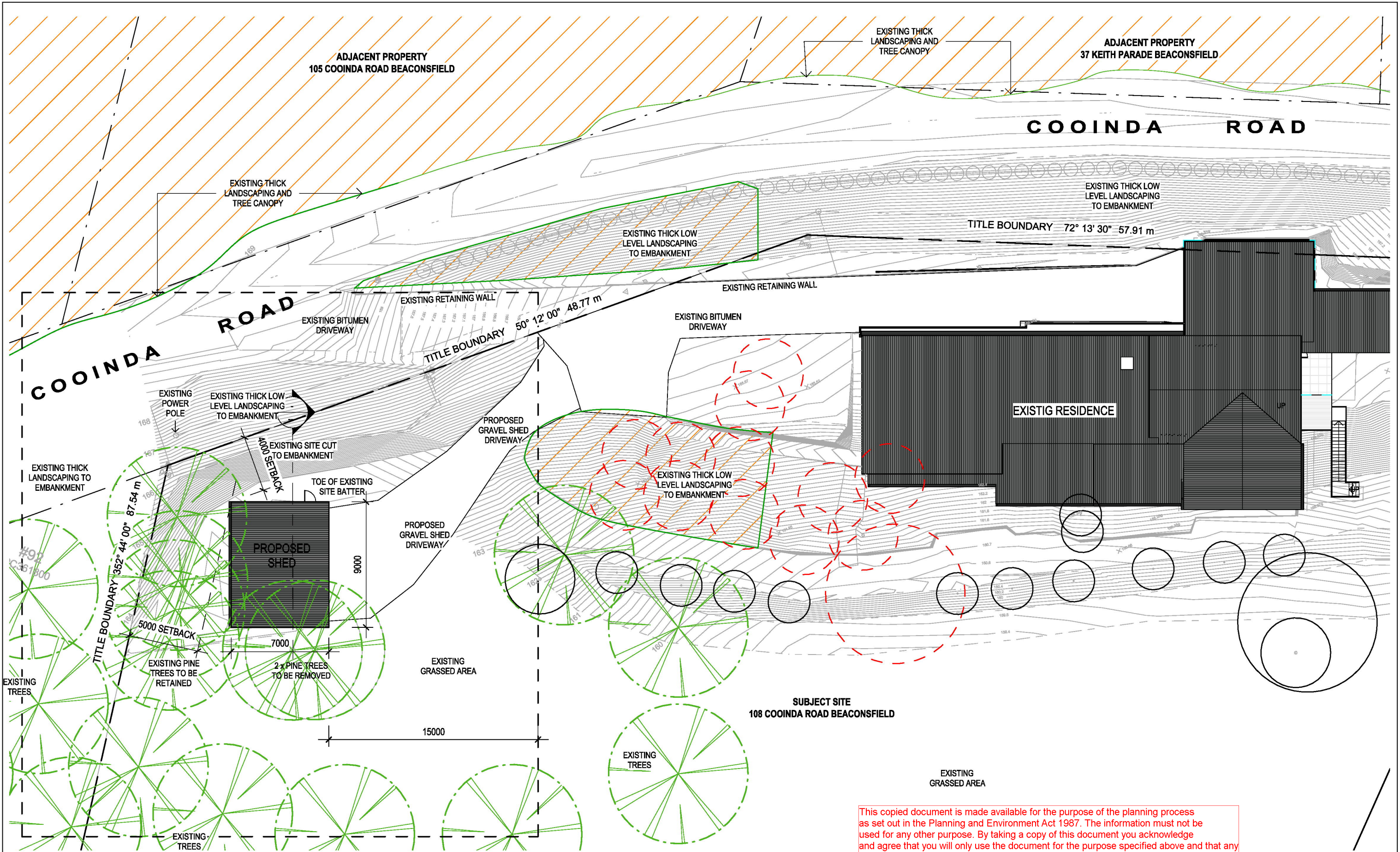
108 Coinda Road, Beaconsfield, VIC 3807

Rev No.	Description	Date
A	TPA Issue	06-03-24
B	TPB Issue	02-05-24



Existing Site Plan

Project number	23058	TP101
Date	MAR. 2024	
Drawn by	GM	Revision number BPB
Checked by	BB	Scale 1 : 750

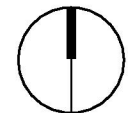


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GRAHAM JONES
DESIGN

Colorbond Shed
108 Coinda Road, Beaconsfield, VIC 3807

Rev No.	Description	Date
A	TPA Issue	06-03-24
B	TPB Issue	02-05-24



Proposed Site Plan		
Project number	23058	TP201
Date	MAR. 2024	
Drawn by	GM	Revision number BPB
Checked by	Checker	Scale 1 : 250

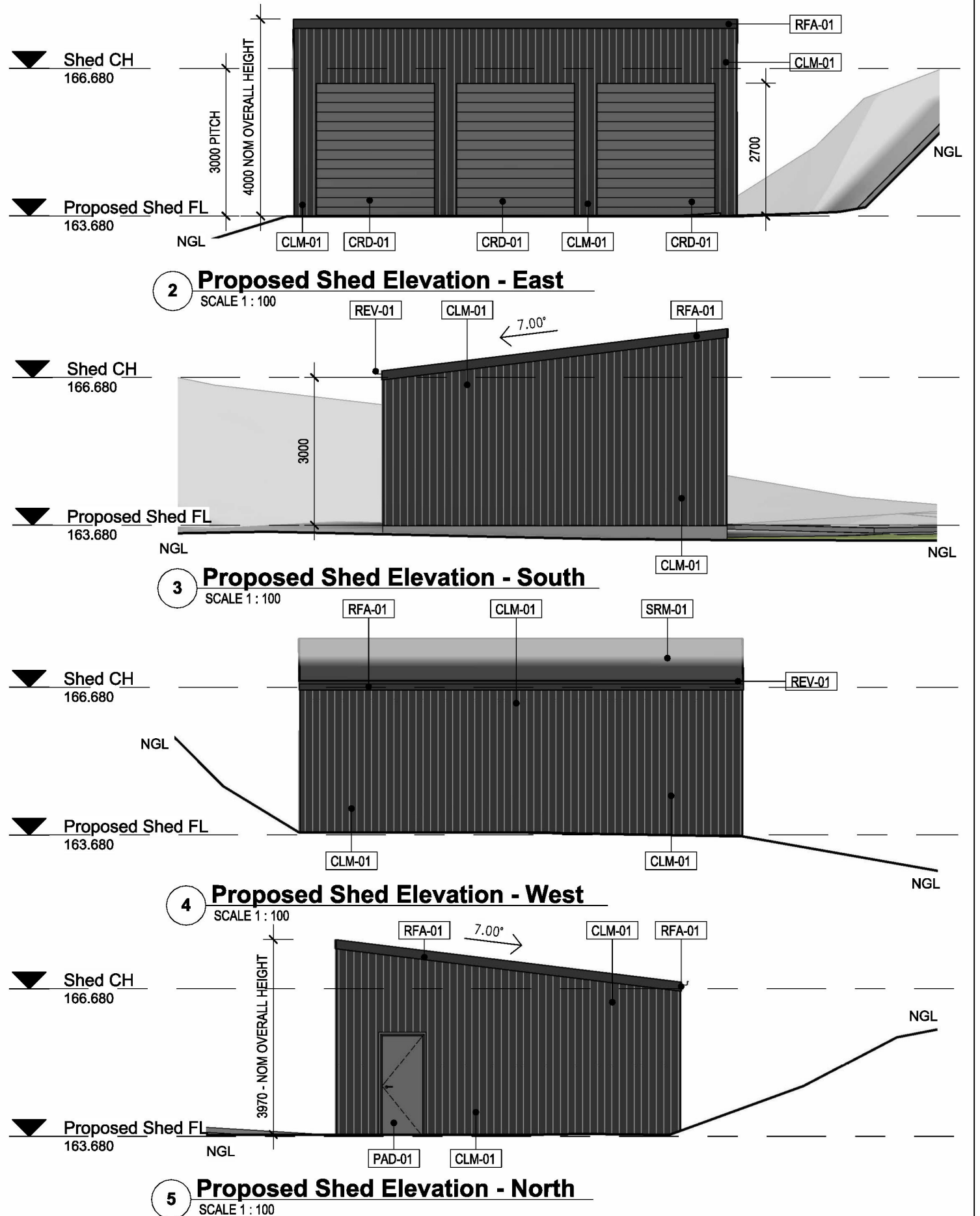
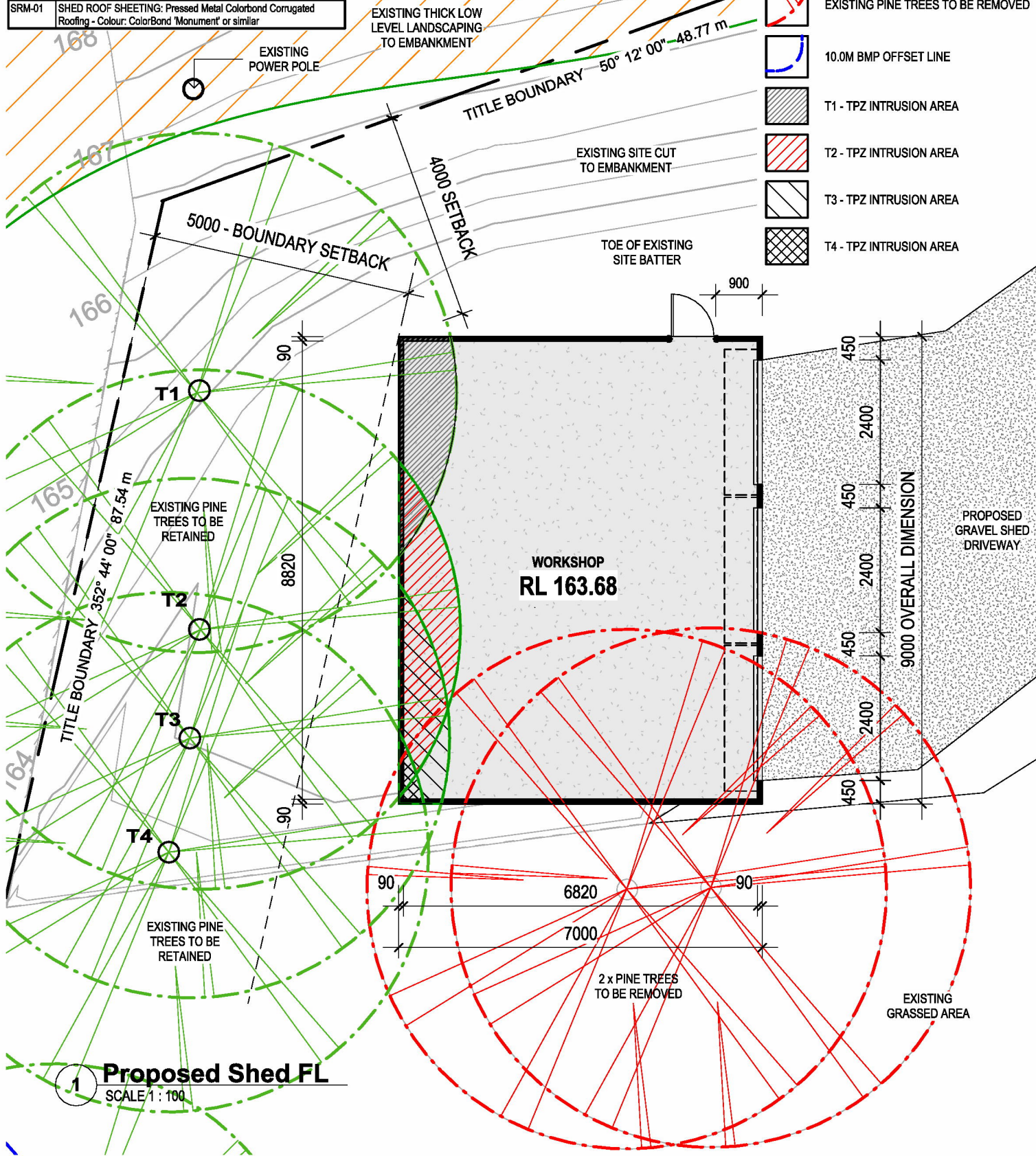
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MATERIAL SCHEDULE	
Code	Description
CLM-01	METAL CLADDING: FIELDSERS - "Finesse Millennium or similar cladding- Powdercoated DULUX Colorbond "Windspray" or similar
CRD-01	SHED DOOR - Roller Style Shed Door - Colour: Colorbond "Monument"
PAD-01	SHED DOOR - Personal Access Door - Colour: Colorbond "Monument"
REV-01	GUTTER: Pressed Metal - Colour: Colorbond "Monument" or similar
RFA-01	FASCIA: Pressed Metal - Colour: Colorbond "Monument" or similar
SRM-01	SHED ROOF SHEETING: Pressed Metal Colorbond Corrugated Roofing - Colour: Colorbond "Monument" or similar

TPZ INTRUSION AREAS			
TREE No	TPZ AREA SQM	INTRUSION AREA - SQM	INTRUSION AREA - %
T1	88.65 sqm	3.57 sqm	4.02 %
T2	82.15 sqm	5.26 sqm	6.40 %
T3	85.48 sqm	3.16 sqm	3.71 %
T4	89.37 sqm	0.41 sqm	0.15 %

SITE SCHEDULE

- EXISTING PINE TREES TO BE RETAINED
- EXISTING PINE TREES TO BE REMOVED
- 10.0M BMP OFFSET LINE
- T1 - TPZ INTRUSION AREA
- T2 - TPZ INTRUSION AREA
- T3 - TPZ INTRUSION AREA
- T4 - TPZ INTRUSION AREA



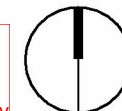
GRAHAM JONES
DESIGN

Colorbond Shed

108 Coinda Road, Beaconsfield, VIC 3807

Rev No.	Description	Date
A	TPA Issue	06-03-24
B	TPB Issue	02-05-24

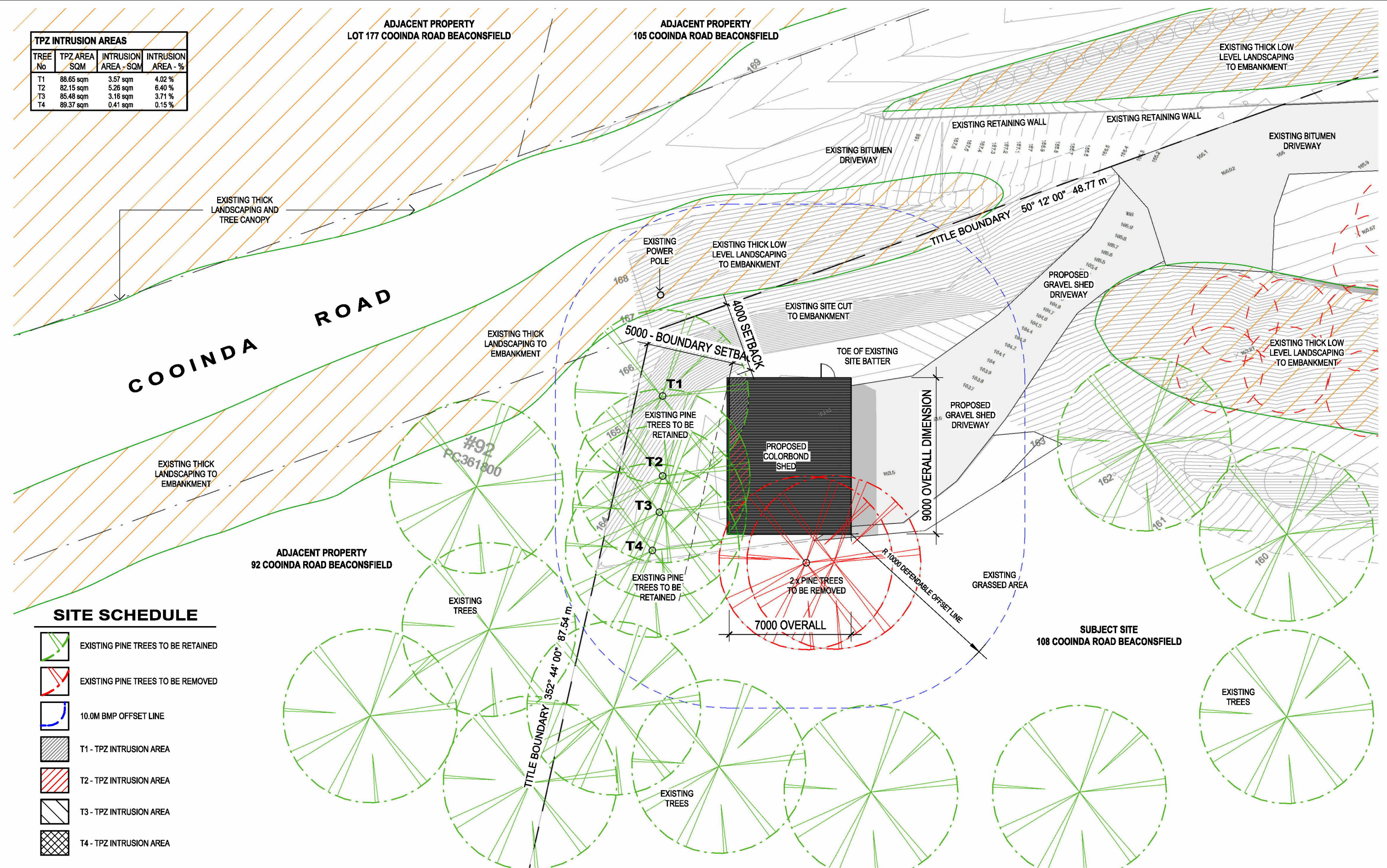
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Proposed Shed Plan

Project number	23058	TP202
Date	MAR. 2024	
Drawn by	GM	Revision number BPB
Checked by	BB	Scale 1:100

TPZ INTRUSION AREAS			
TREE No	TPZ AREA SQM	INTRUSION AREA - SQM	INTRUSION AREA - %
T1	88.65 sqm	3.57 sqm	4.02 %
T2	82.15 sqm	5.26 sqm	6.40 %
T3	85.48 sqm	3.16 sqm	3.71 %
T4	89.37 sqm	0.41 sqm	0.15 %



SITE SCHEDULE

-  EXISTING PINE TREES TO BE RETAINED
-  EXISTING PINE TREES TO BE REMOVED
-  10.0M BMP OFFSET LINE
-  T1 - TPZ INTRUSION AREA
-  T2 - TPZ INTRUSION AREA
-  T3 - TPZ INTRUSION AREA
-  T4 - TPZ INTRUSION AREA

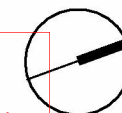
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DESIGN

Colorbond Shed

108 Coinda Road, Beaconsfield, VIC 3807

Rev No.	Description	Date
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Proposed Site Plan - BMO

Project number	23058	TP203
Date	MAR. 2024	
Drawn by	GM	Revision number BPB
Checked by	BB	Scale As indicated