
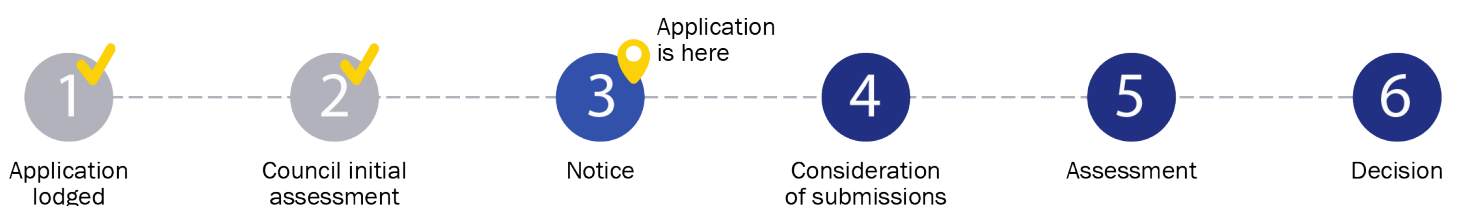


Notice of an Application for an Amendment to a Planning Permit

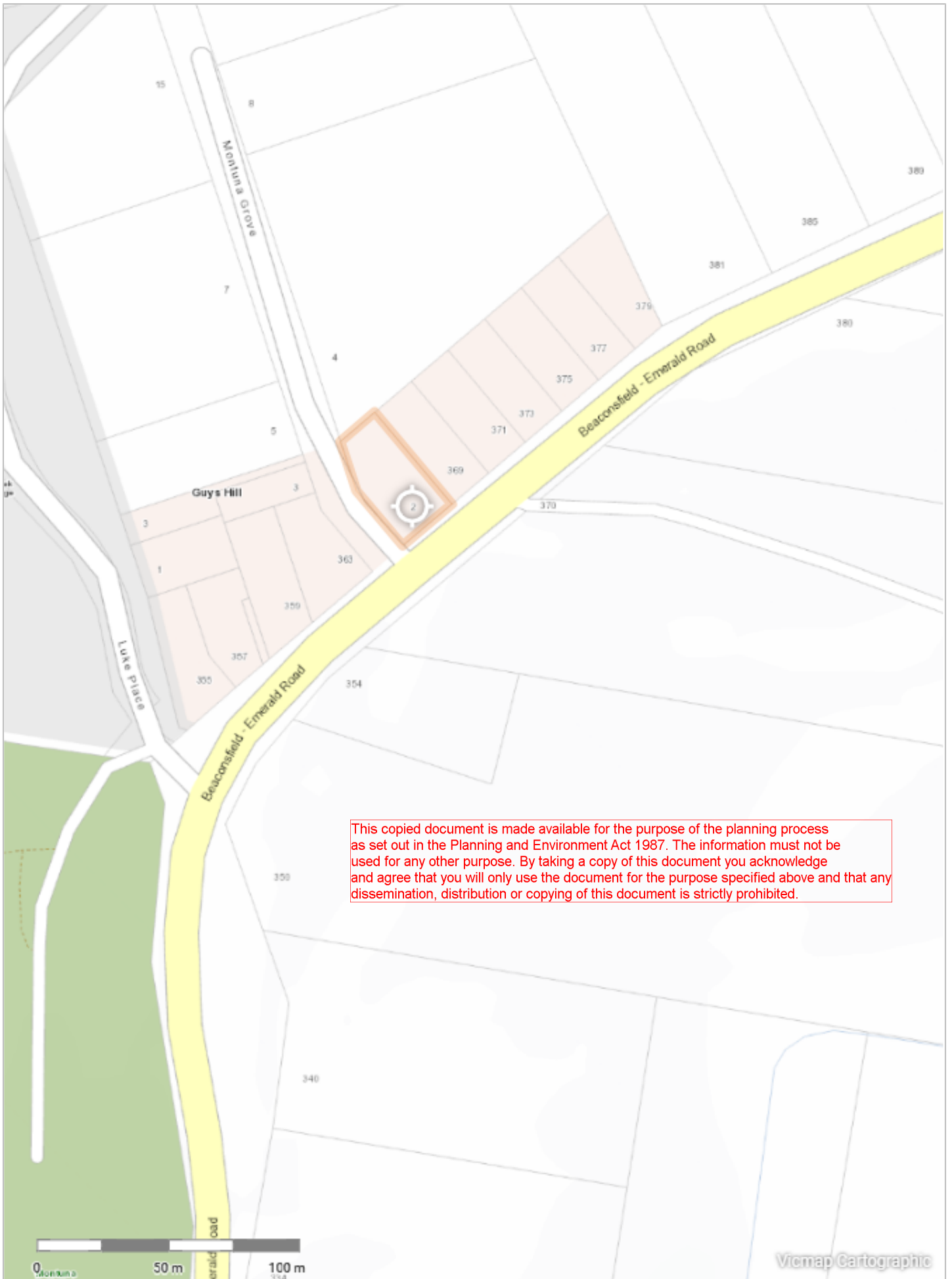
The land affected by the application is located at:	L29 LP7129 V6360 F983 2 Montuna Grove, Guys Hill VIC 3807
The application is to:	S72 Amendment to allow for changes to the approved plans (to include the Installation of a Tram, used for Home Based Business)

APPLICATION DETAILS	
The applicant for the amendment to the permit is:	Alsop Story Art
Application number:	T120364 - 3
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:	10 July 2024
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to 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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Amendment Summary

Portal Reference	M3234C6
Reference No	T120364 - 2

Basic Information

Proposal Type	Single Dwelling, Advertising Has Occurred
Proposed Use	Buildings and works for the construction of a studio and gallery with a reduced setback and home occupation signage, generally in accordance with the approved plans.
Current Use	Home Occupation Studio and Gallery adjacent to the private residence
Cost of Works	\$0
Amended Cost of Works	\$5,000
Amendments	What the permit Allows Changed Permit Conditions Plans Changed
Proposed Changes	1. Addition of a W5 series Tram to be utilised for the Home Occupation (studio/gallery). 2. Alteration of boundary fencing (Condition 13). Removal of boundary fence to be replaced with the Tram along the boundary. The Tram will not be accessible to the public on the Emerald-Beaconsfield Road side and the facade will become the fenceline.
Site Address	2 Montuna Grove Guys Hill Victoria 3807

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] Story Art	2 Montuna Grove, Guys Hill VIC 3807	W: 0416-233-451 M: 0416-233-451 E: info@storyart.com.au
Owner	[REDACTED]		
Preferred Contact	[REDACTED] Story Art	2 Montuna Grove, Guys Hill VIC 3807	W: 0416-233-451 M: 0416-233-451 E: info@storyart.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
11 - Class 3 Amendment to a class 2, 3, 4, 5 or 6 permit (change in cost of \$10, 000 or less)	\$214.70	100%	\$214.70
	Total		\$214.70



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application		07 Sep 2023

Documents Uploaded


Date	Type	Filename
20-09-2023	Site Plan	Gallery Tram Above.jpg
20-09-2023	Floor Plans	Tram Interior.jpg
20-09-2023	Elevation Plans	Tram Elevation Plan.jpg
20-09-2023	Additional Document	Tram Mockup.jpg

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	 Story Art	2 Montuna Grove, Guys Hill VIC 3807	W: 0416-233-451 E: info@storyart.com.au
Submission Date	20 September 2023 - 10:30:AM		

Declaration

By ticking this checkbox,  declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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After Hours: 1300 787 624
Fax: 03 5941 3784

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

VOLUME 06360 FOLIO 983

Security no : 124108643721B
Produced 28/08/2023 10:37 AM

LAND DESCRIPTION

Lot 29 on Plan of Subdivision 007129.
PARENT TITLE Volume 04259 Folio 679
Created by instrument L479349W 25/01/1985

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 LP007129 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: 2 MONTUNA GROVE GUYS HILL VIC 3807

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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INDEPENDENT PLANNING REPORT

WRITTEN RESPONSE

TRAM GALLERY

Story Art

2 Montuna Grove, Guys Hill VIC

Basis of Report

This report provides an outline of the proposed amendment to planning permit T120364 - L29 LP7129 V6360 F983 - 2 Montuna Grove, Guys Hill Vic 3807 Amendment to 'Building and works for the construction of a studio with a reduced setback and home occupation signage, generally in accordance with the approved plans'.

Proposal

The proposal is to place a W5 series Melbourne Tram provided by VicTrack next to the existing studio, which will function as an art gallery as part of the existing home-based business. (Clause 52.11-1)

Responses

43.02-1 Design objectives A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

W5 Series Melbourne Tram 772 is an iconic part of local history and will serve as an attractive landmark that will significantly elevate the unique character of the local area. Guys Hill is positioned at the foothills of the Dandenong Ranges and is the gateway to attractions such as Puffing Billy Railway.

The side of the tram will form the fenceline boundary, and access to the inside will not be accessible to the public from the roadside. The 772 Tram will retain its original colour scheme and heritage, and will stand as a showcase of the classic mode of transport that Melbourne is renowned for.

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Further information relating to the use:

Proposed Days and Hours of use:

By appointment, 9am - 5pm daily

Patron Capacity:

15 people, 3 car parking spaces provided (with provision for additional spaces x 4 using the residence car parking spaces).

Maximum number of staff:

No more than 1 person outside of the direct family, as per Home Occupation guidelines

No additional noise sources are associated with the alteration of premises.

The addition of the Tram will not increase clientele and will be in keeping with the current usage, as it has been in operation since 2012. The tram will be a more extensive exhibition space for the artist's large format works also on exhibit at Puffing Billy Railway, Emerald Lake Visitor Centre.

The site is connected to reticulated sewerage (as of early 2023)



Story Art PTY LTD
30.10.2023

END REPORT

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Weathertex

1080 wide x
730mm high

Overall Height (from Floor level 4575mm

900mm wide x
600mm high

Entrance Sign -
130mm high

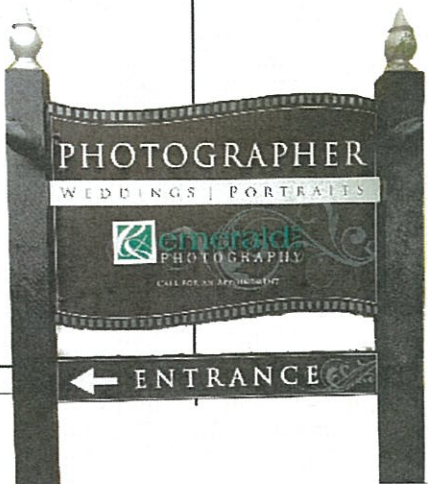
Wall Height 2.7Mt

Door Height 2.1mtrs

Width 5.0Mt

Door Width Frame 1.2mt

Roof Pitch 33 Degrees
Portico to Match 33 Degrees
Portico/Landing Width Approx 1.5mt



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APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

PERMIT No. 720364-2

SHEET 1 OF 4

SIGNED [Signature]
CARDINIA SHIRE

DATE 1/4/2014

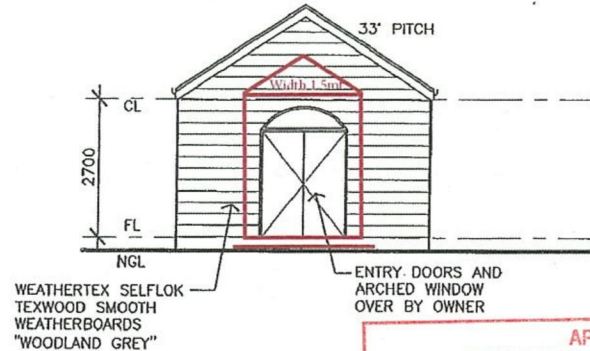
Previously Approved Plans

ELEVATION PLAN
Portico Addition in Red

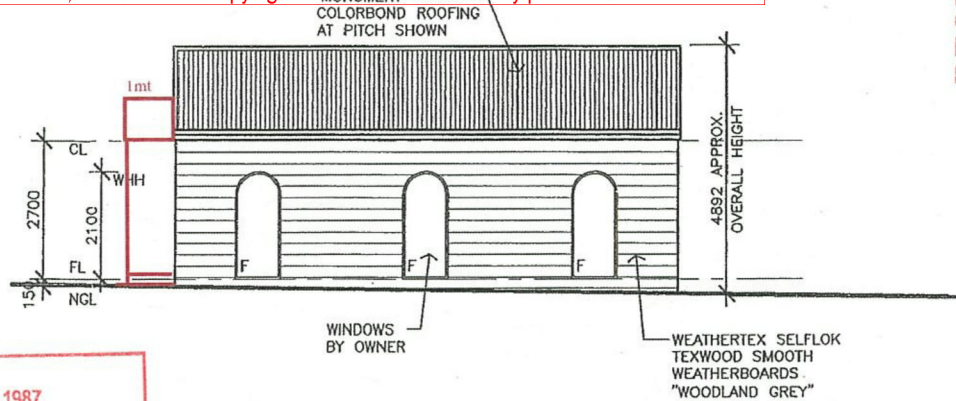
Portico Addition
2.5mt from platform to base of
Portico Peak 33' same as roof

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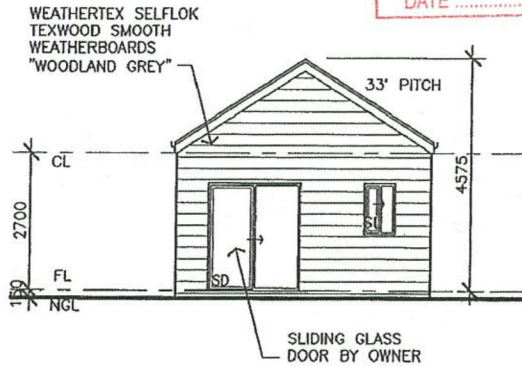


NORTH ELEVATION (A)

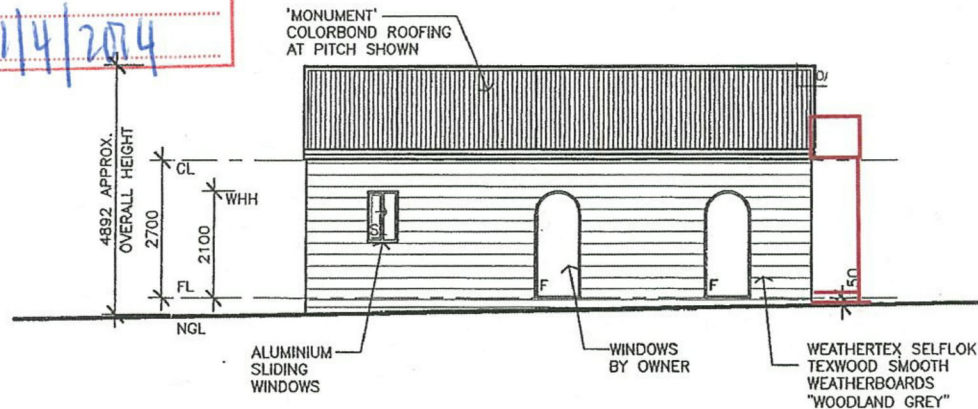


WEST ELEVATION (B)

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PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No. 7120364-2
SHEET 2 OF 4
SIGNED [Signature]
DATE 11/4/2014
CARDINIA SHIRE



SOUTH ELEVATION (C)



EAST ELEVATION (D)

Alternate Dwellings
Designs with a difference

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ISSUE	DATE	DESCRIPTION
B	13/12/12	DRAFTING CHANGES
D	29/08/12	CLIENT CHANGES
C	23/8/12	CHANGE TO S/S BARN 12sqm
B	19/06/12	DRAFTING CHANGE

These plans form part of your contract. Please check, sign and date each sheet to confirm your approval of these construction drawings. Any variations during construction will incur an on cost.

SIGNED _____
SIGNED _____
DATE _____

ALTERNATE DWELLINGS PTY LTD
ABN 19 006 245 307 DP-AD 15736
BPB, B1-3368 & DB U6081
PO Box 3442 GMC VICTORIA 3841
(03) 51 330 799

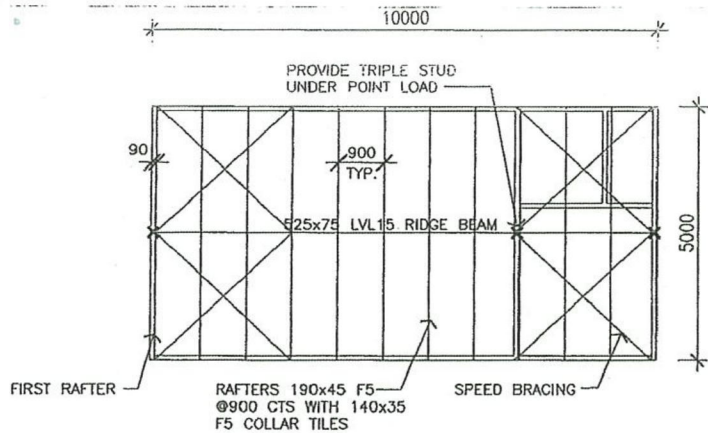
SCALE: 1:100
DATE: 31/5/12
SHEET: 3 OF 5
JOB NUMBER: 100101BC
ISSUE: 1
DRAFTED: MG
CHECKED: _____
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DO NOT SCALE OFF ALL DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES
A3

Previously Approved Plans

PLANNING DEPARTMENT

06 JAN 2014



ROOF FRAMING PLAN
NOTE: RAFTERS PLACED @900 CTS REGARDLESS OF INTERNAL WALL POSITIONS, EXCEPT FIRST RAFTER, WHICH IS SET IN BY 90mm, TO BE JUST INSIDE THE WALL LINE

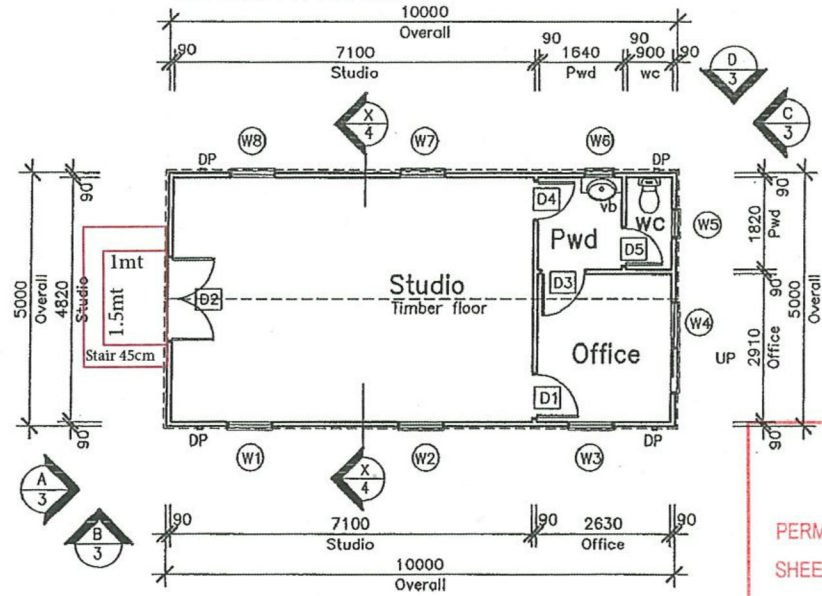
GLAZING LEGEND
SG - SINGLE GLAZING
WINDOW HARDWARE: BLACK [X]

ALUMINIUM WINDOW COLOUR:
PEARL WHITE [X]
SATIN BLACK []
PRIMROSE []
POTTERY []

No	Size	Glazing Type	Material	Stud openings		Comments	Lintel
				Height	Width		
W1	21-09	N/A	N/A	2160	960	By owner	90x35 F5
W2	21-09	N/A	N/A	2160	960	By owner	90x35 F5
W3	21-09	N/A	N/A	2160	960	By owner	90x35 F5
W4	21-18	SG	Aluminium	2160	1860	By Owner	190x35 F5
W5	10-06	SG	Aluminium	1060	660	Plain Sliding	90x35 F5
W6	10-06	SG	Aluminium	1060	660	Plain Sliding	90x35 F5
W7	21-09	N/A	N/A	2160	960	By owner	90x35 F5
W8	21-09	N/A	N/A	2160	960	By owner	90x35 F5

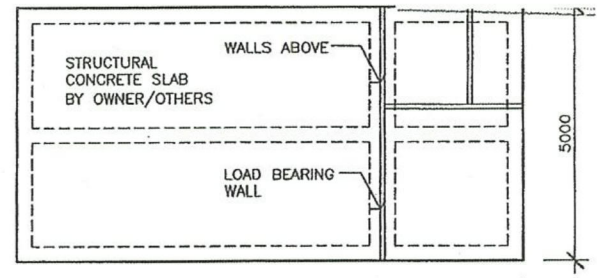
No	Height	Width	Glazing Type	Stud openings		Comments	Lintel
				Height	Width		
D1	2040	820		2100	880	BY OWNER	90x35 F5
D2	2040	2/820		2130	1730	BY OWNER	190x35 F5
D3	2040	820		2100	880	BY OWNER	90x35 F5
D4	2040	720		2100	780	BY OWNER	90x35 F5
D5	2040	720		2100	780	BY OWNER	90x35 F5

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GROUND FLOOR PLAN
FLOOR AREAS:
50.0 m sqr 5.38 sqr

GROUND FLOOR PLAN
Portico addition in Red



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

PERMIT No. TR20364-2

SHEET 3 OF 4

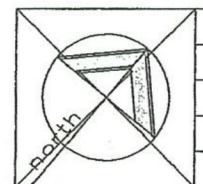
SIGNED [Signature]
CARDINIA SHIRE

DATE 1/4/2014

SUB-FLOOR PLAN

Alternate Dwellings
Designs with a difference

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ISSUE	DATE	DESCRIPTION
E	13/12/12	DRAFTING CHANGES
D	29/08/12	CLIENT CHANGES
C	23/8/12	CHANGE TO S/S BARN 12sqr
B	19/06/12	DRAFTING CHANGE

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SIGNED _____
SIGNED _____
DATE _____

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ABN: 19 006 245 307 DP-AD 15736
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PO Box 3442 GMC VICTORIA 3841
(03) 51 330 799

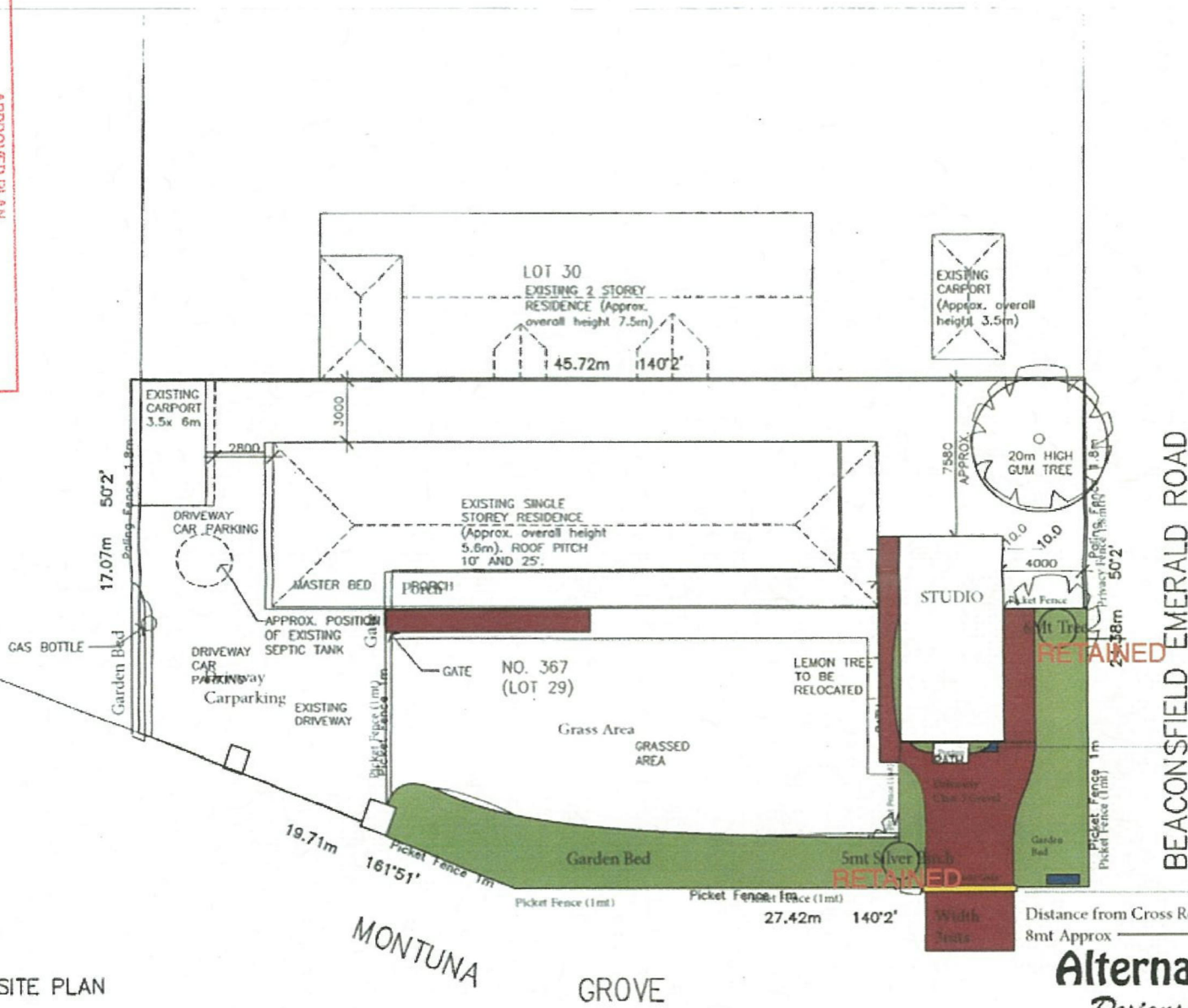
SCALE: 1:100	JOB NUMBER: 100101BC
DATE: 31/5/12	ISSUE: I
SHEET: 2 OF 5	
FILE: DRAFTED: MG	DO NOT SCALE UP ALL DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES
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SHEET 4 OF 4
SIGNED [Signature]
DATE 14/12/14
CARDINIA SHIRE

LOT 36



- NEW SIGNAGE
(See other document for sizes and layout)
 - DRIVEWAY AND PATHWAYS
 - GARDEN
- Proposed additional garden bed.
Raised bed to level of bottom of weatherboard (to cover cement base)
- Rockery edging to match rest of garden
- Iceberg Roses to match side garden bed and some small decorative shrubs.
- Proposed Gate
Same height as Picket Fence
1m High. Same picket design
Pickets Monument Grey, Posts Sandy Day.
Gates only to open when clients come and stay closed at other times

BEACONSFIELD EMERALD ROAD

SITE PLAN

MONTUNA GROVE

Alternate Dwellings
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D	13/12/12	DRAFTING CHANGES
C	23/8/12	CHANGE TO S/S BARN 12sqm
B	19/06/12	DRAFTING CHANGE
A	31/5/12	PRELIMINARY DRAWINGS

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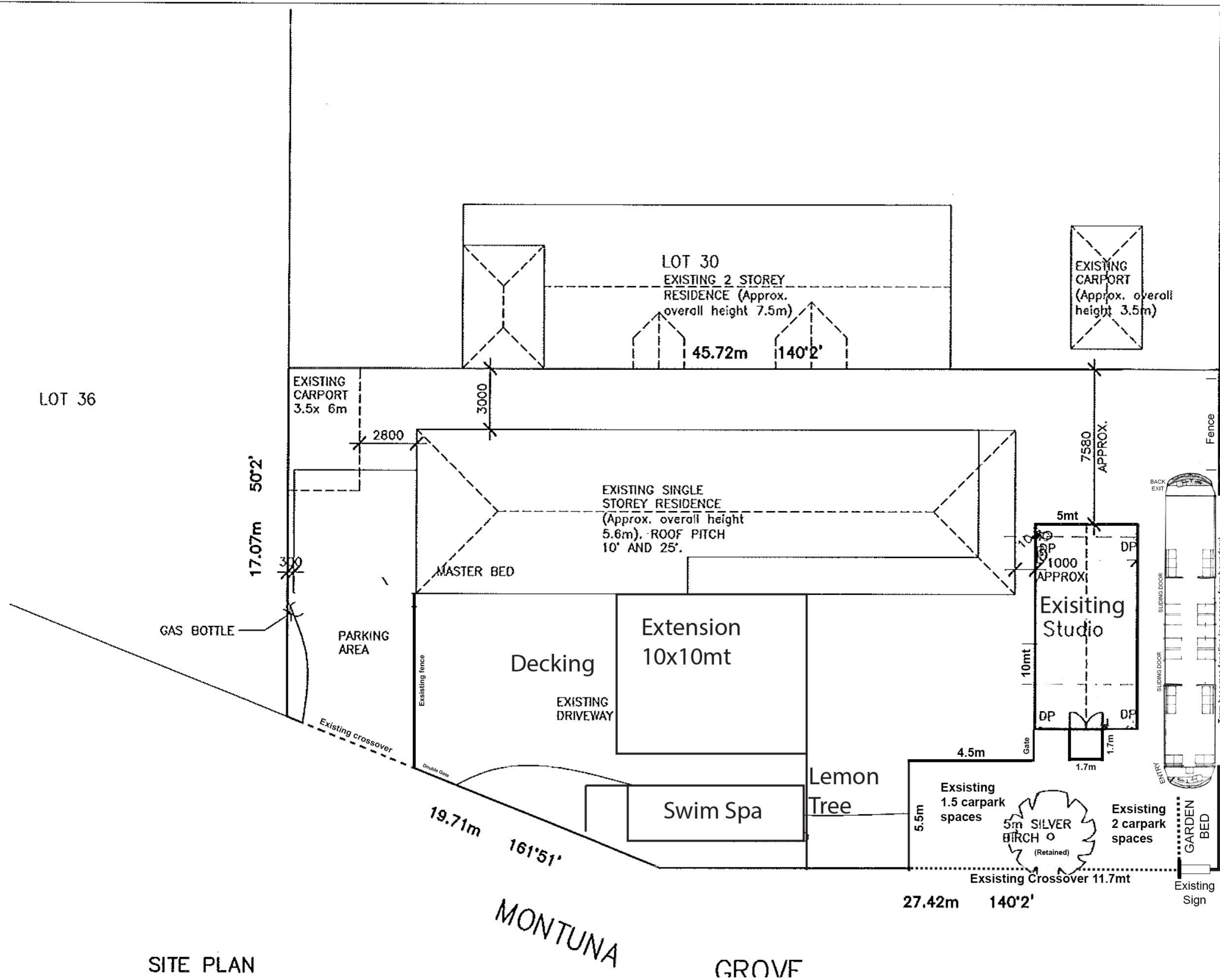
SIGNED: _____
SIGNED: _____
DATE: _____

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ABN 19 006 245 307 DP-AD 15736
RFB 11-3368 & 210 19081
PO Box 2442 GMC VICTORIA 3841
(03) 51 330 799

SCALE: 1:200	JOB NUMBER: 100101BC
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SHEET: 1 OF 5	
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LOT 36

LOT 30

EXISTING 2 STOREY RESIDENCE (Approx. overall height 7.5m)

EXISTING CARPORT (Approx. overall height 3.5m)

EXISTING CARPORT 3.5x 6m

EXISTING SINGLE STOREY RESIDENCE (Approx. overall height 5.6m), ROOF PITCH 10' AND 25'

EXISTING STUDIO

Extension 10x10mt

EXISTING CROSSOVER 11.7mt

EXISTING DRIVEWAY

Swim Spa

Lemon Tree

EXISTING 1.5 carpark spaces

EXISTING 2 carpark spaces

GARDEN BED

EXISTING SIGN

W CLASS TRAM 14.7 m x 3.15m

24.38m

50'2"

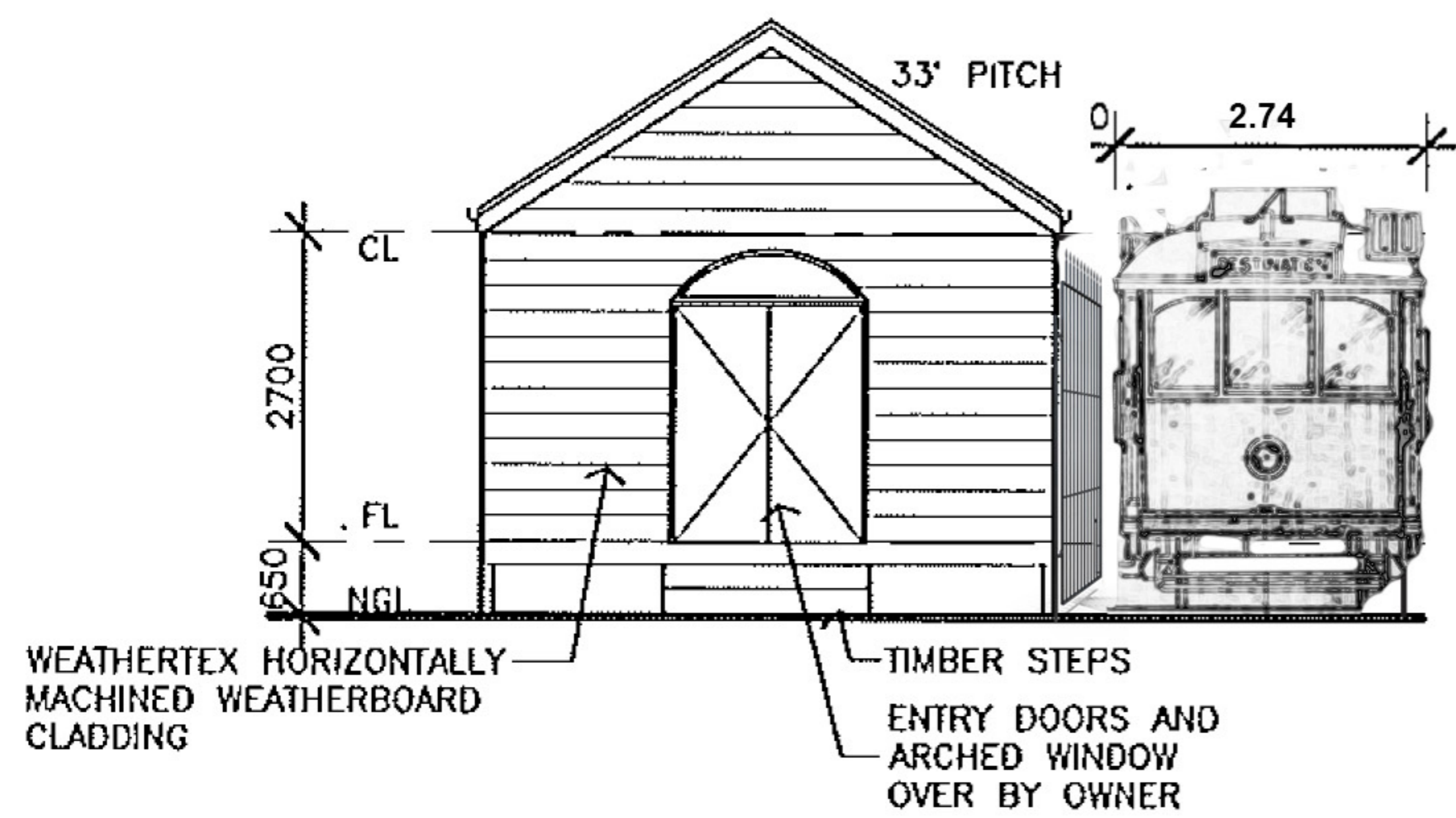
BEACONSFIELD EMERALD ROAD

SITE PLAN

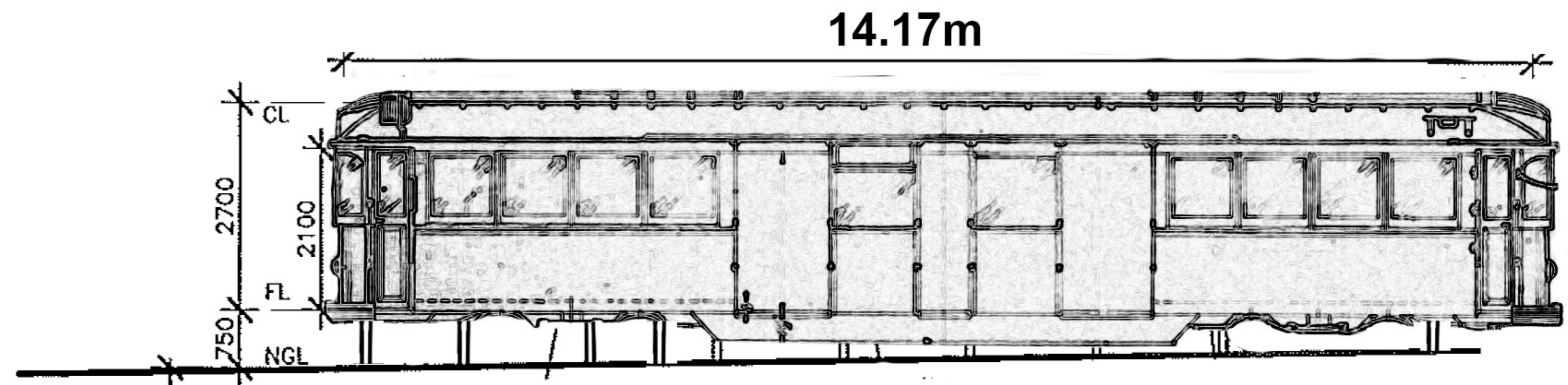
MONTUNA GROVE



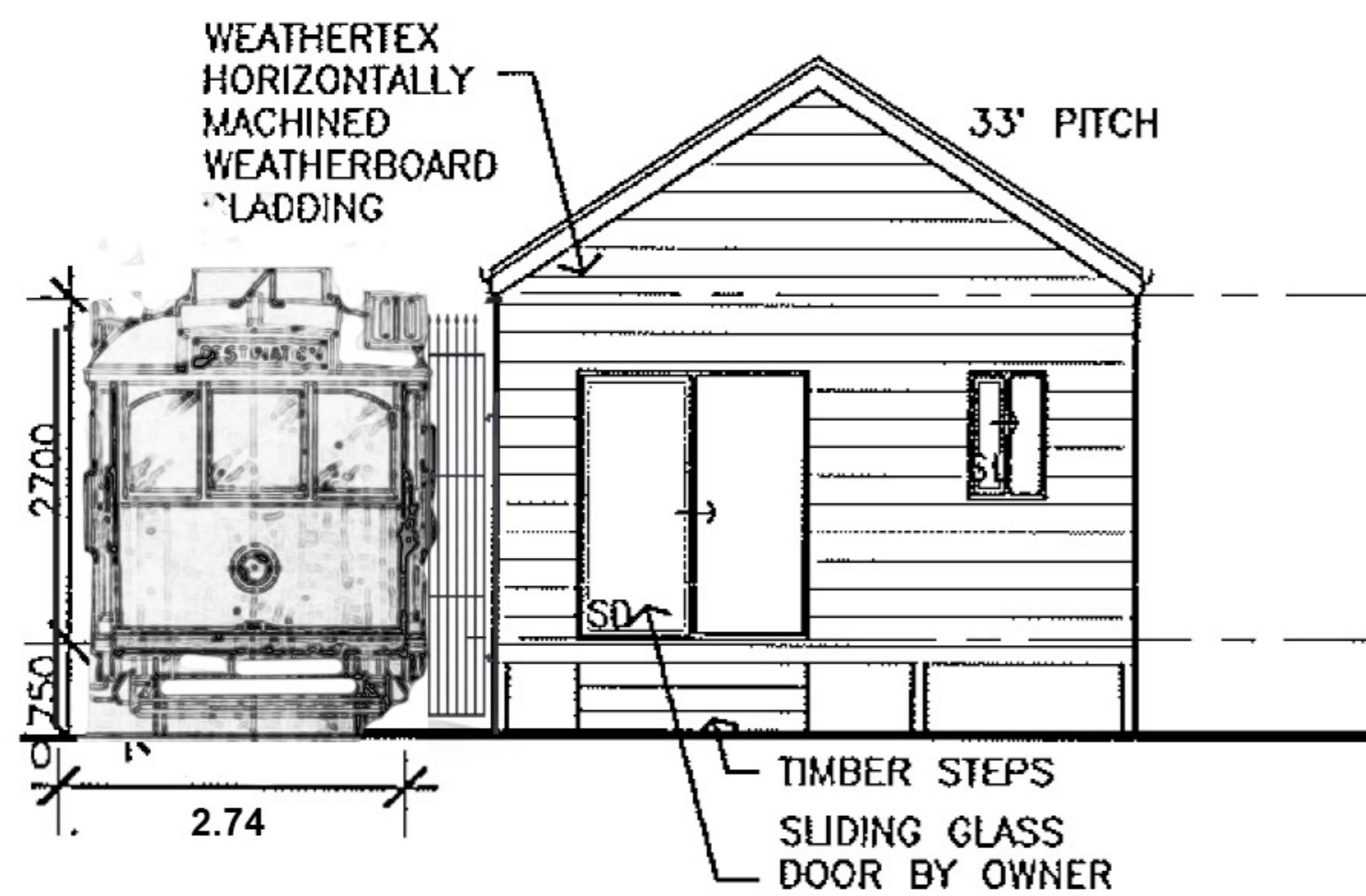
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SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

Tram Dimensions

Tram 772

Length - 14.17mts

Height - (above ground level) 3.15mt

Weight - 10.00 Metric Tonnes

Ground Base - Crushed Compacted Rock and Concrete Sleepers/Blocks

Steps up to Entry Door (carpark side)

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