
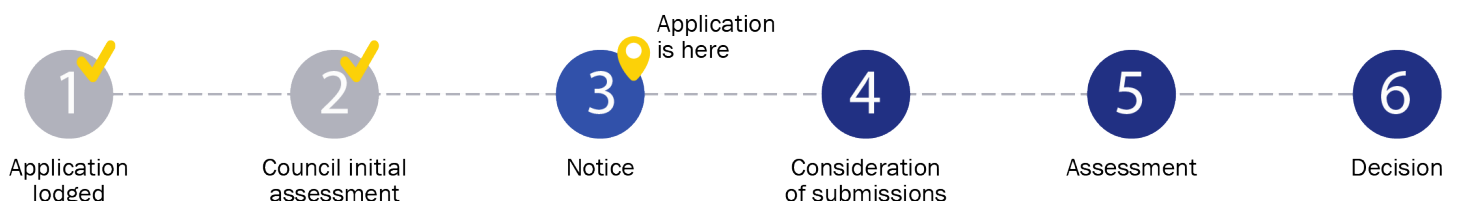


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 LP75853 5 Boundary Drain Road, Koo Wee Rup VIC 3981
The application is for a permit to:	Buildings and works for an outbuilding

APPLICATION DETAILS	
The applicant for the permit is:	Activate Town Planning Consultancy
Application number:	T240049
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:		11 July 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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ePlanning

Application Summary

Portal Reference A12461XX

Basic Information

Proposed Use Development of a shed
Current Use Single dwelling / residential with outbuildings
Cost of Works \$35,000
Site Address 5 Boundary Drain Road Koo Wee Rup 3981

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	Activate Town Planning Consultancy	PO BOX 52, Eltham VIC 3095	W: 0430-588-237 E: info@activatetownplanning.com.au
Owner			
Preferred Contact	Activate Town Planning Consultancy	PO BOX 52, Eltham VIC 3095	W: 0430-588-237 E: info@activatetownplanning.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$675.80	100%	\$675.80
	Total		\$675.80

Documents Uploaded

Date	Type	Filename
09-02-2024	A Copy of Title	PPA Title_Optimized.pdf
09-02-2024	Site plans	Site Layout Plan v1.pdf
09-02-2024	Additional Document	11366B - 1 - Arch Plans (1)_Optimized.pdf
09-02-2024	Additional Document	5 Boundary Drain Road_Koo Wee Rup - Planning Submission.pdf



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

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	[REDACTED]
Submission Date	09 February 2024 - 09:27:PM

Declaration

By ticking this checkbox, I, [REDACTED] 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.



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

Page 1 of 1

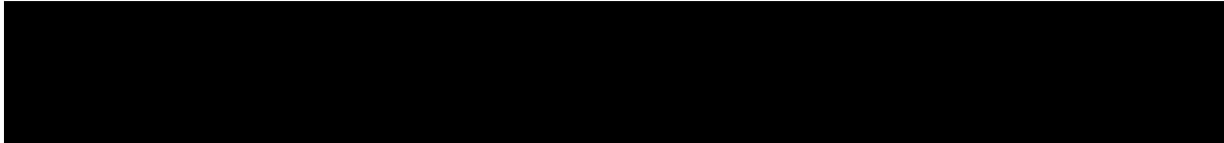
VOLUME 08676 FOLIO 990

Security no : 124111835617A
Produced 12/01/2024 04:16 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 075853.
PARENT TITLE Volume 08644 Folio 859
Created by instrument LP075853 04/07/1967

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 LP075853 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: 5 BOUNDARY DRAIN ROAD KOO WEE RUP VIC 3981

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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Document Type	Plan
Document Identification	LP075853
Number of Pages (excluding this cover sheet)	2
Document Assembled	12/01/2024 16:16

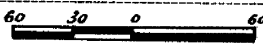
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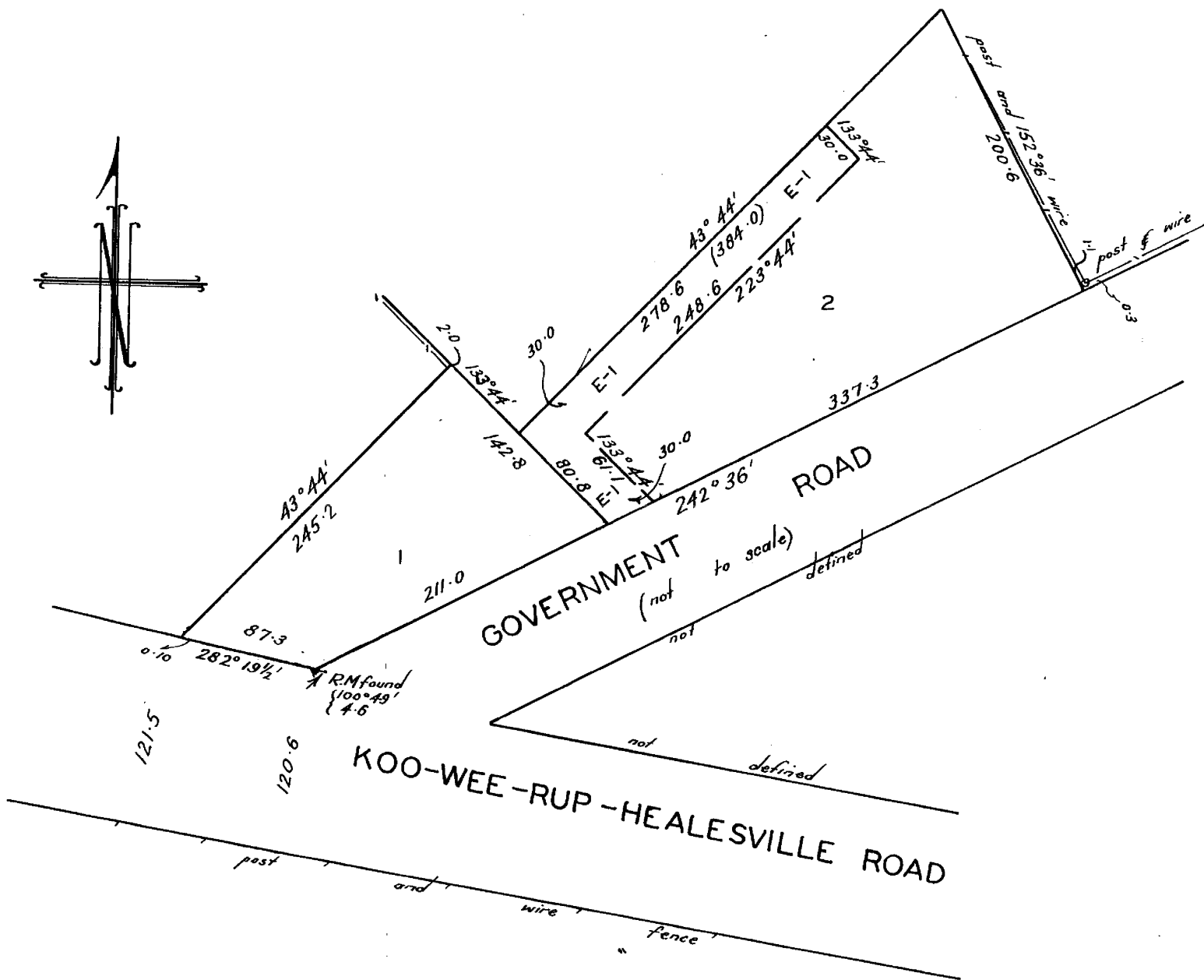
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LP75853
EDITION 1
 APPROVED 13/6/167

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT I SECTION KI PARISH: OF KOO-WEE-RUP COUNTY: MORNINGTON SCALE OF links 	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS

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COLOUR CONVERSION
 E-1=BLUE



FOR APPROPRIATIONS, ETC,
 SEE BACK HEREOF

CERTIFICATE OF TITLE V. 8644 F. 859
LODGED BY J. P. RHODEN
DATE 2 12 66
DECLARED BY A. L. DACOSTA 17 8 66
CONSENT OF COUNCIL SHIRE OF
CRANBOURNE
7 10 66
PLAN APPROVED DATE 13 6 67 TIME 12 56

LP ..75853.....
BACK OF SHEET ...1.....

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF WAY

THE LAND COLOURED BLUE
IS ENCUMBERED SEE
VOL. 8644 FOL. 859
(C/E's C535092 & C535093)

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9th February 2024

Cardinia Shire Council
Town Planning Department
Email – mail@cardinia.vic.gov.au

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Dear Sir / Madam,

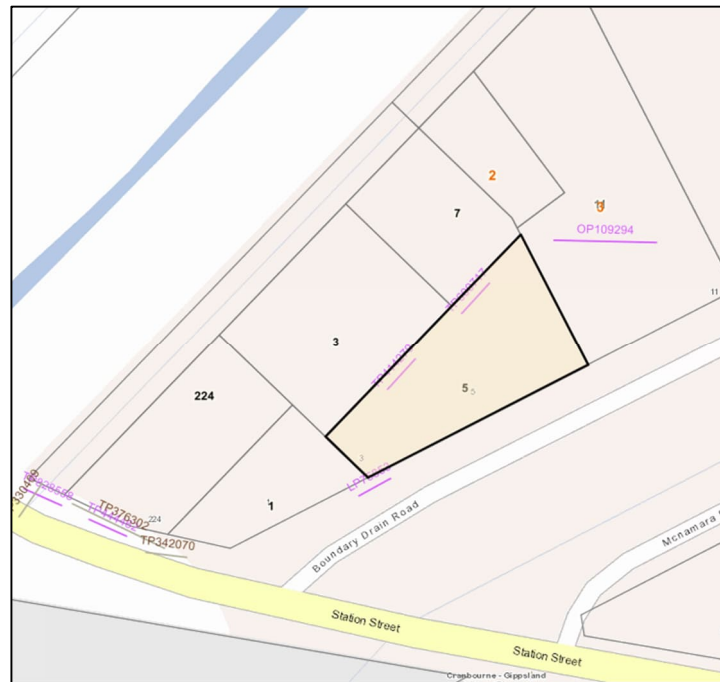
RE: 5 Boundary Drain Road, Koo Wee Rup
Application for Planning Permit – Building and Works (New Shed)

We act on behalf of the owner of the above land in preparing an application for a planning permit seeking approval to construct a new shed. The below provides a description of the site, the planning controls affecting the land, permit triggers and discussion of the application.

Site description

Site shape	Irregular. Refer to title
Site area	Approx 2,000 square metres.
Dimensions	North, 77 metres East, 16 metres West, 40 metres South (front), 67 metres
Existing development	Single dwelling positioned centrally on the lot with two small sheds east of dwelling.
Existing use	Residential.
Access	Provided along Boundary Drain Road via an unsealed crossing. Refer to site aerial. The land supports a second crossover providing access to two adjoining residential lots.
Topography	For all intents and purposes the site is flat with a subtle fall to the south.
Vegetation	Consists of established exotic plantings with fruit trees within in the front setback. No vegetation where shed is proposed.
Title	The land is not encumbered by registered covenant, section 173 agreement or other form of restriction.
Easement	Title details show a 6m wide easement of way affecting the site along the south-west and north-west boundaries. The easement provides access to 3 and 7-9 Boundary Drain Road which abut the site.

A cadastral plan of the site and its surrounds is provided below.



Source: LASSI



Aerial view of site and surrounds (Nearmap)

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View to site, *Google*



View to site, *Google*

Surrounding use and development consists of single dwellings to the south, west and north, a vacant lot to the north-east and a sand and soil supplies centre to the west.

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Aerial view of site and surrounds (Nearmap)

Proposal

- Construction of a new shed as a standalone outbuilding with the two existing sheds to be removed from the land. The shed will be used for personal rather than business purposes. The shed will store vehicles, trailer, include a workshop, home gym and general domestic storage.
- The position of the shed is setback a minimum of 1.4 metres from the rear boundary, 1.4 metres from the side east boundary and 17 metres from the front boundary as detailed on the submitted plans.
- The shed supports a typical outbuilding form and size consisting of a gable roof and metal sheet cladding construction. Vehicle access is provided via two roller doors to the south-east facing frontage and south-west side elevation with pedestrian door access to each side of the building. The proposed shed measures 18 metres long, 9 metres wide yielding a total floor area of 162 square metres. The shed will achieve a maximum height of 6.1 metres at the roof apex with side walls 4.4 metres high. External material will consist of colorbond metal sheeting in dark grey colour.
- As the site is located within an area subject to flooding it is anticipated that the finished ground level of the building may need to be raised to achieve satisfactory clearance from flood waters. The minimum floor level height will be determined by Melbourne Water upon referral of the application. The proposed plans will be updated accordingly upon receipt of the floor level requirement.
- No excavation to natural ground level is required. No retaining wall structures are proposed.

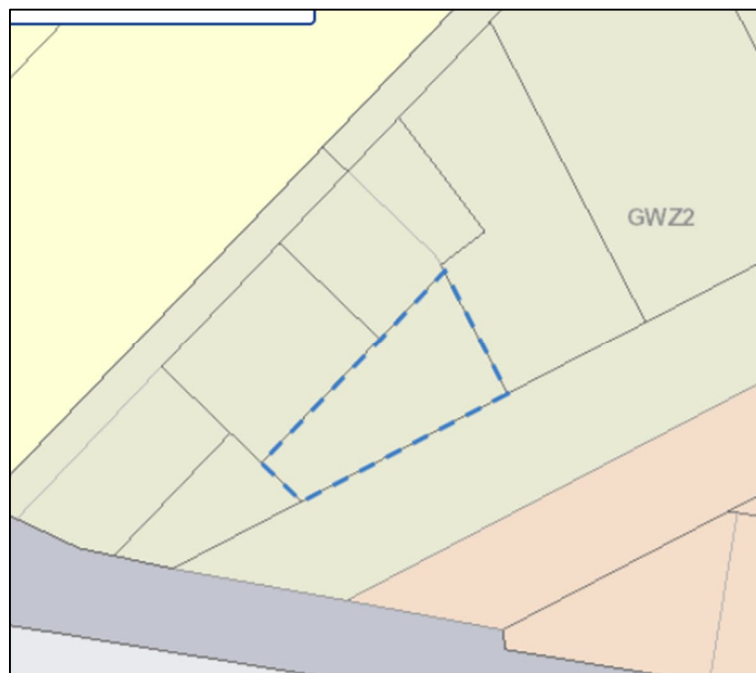
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Planning controls & permit triggers

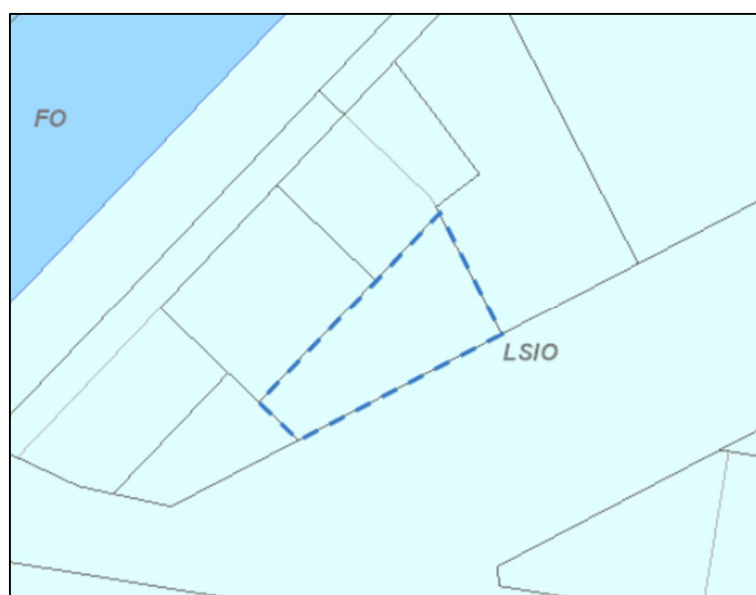
The land is subject to the following planning controls of the Cardinia Planning Scheme.

Green Wedge Zone 2 - A permit is required for buildings and works as the proposed shed is associated with dwelling use, being a section 2 use, within a designated flood plain, within 100 metres of a road subject to the Transport 2 Zone, within 20 metres from Boundary Drain Road, within 5 metres of a boundary and within 100 metres from a dwelling located on other land.

Land Subject to Inundation Overlay – A permit is required for buildings and works.



Zone map



Overlay map

Consideration

Green Wedge Zone 2

The proposal is consistent with the purpose of the zone including:

- *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable land management practices.*
- *To protect and enhance the biodiversity of the area.*

It is submitted that the proposed works are entirely appropriate under the GWZ representing a common development within the green wedge and for residential use as is evidenced by the prominence of similar sheds found on adjoining and surrounding residential land along Boundary Drain Road. The following photos shows residential land along the north side of Boundary Drain Road near the site subject to the same GWZ2 and noting the prevalence of shed similar to that proposed.



Aerial view of site and surrounds (Nearmap)

The below sets out a response to relevant decision guidelines of the zone.

The capability of the land to accommodate the proposed use or development.

Complies. The site is of sufficient size to support the proposal with the building able to be suitably positioned on the land and maintain a satisfactory building site coverage. The proposed shed is able to be connected to water and electricity.

How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.

The land does not support agricultural use and is not sized to support such use. The proposed buildings are appropriate to support rural style residential living with the type of building



proposed representative of the style and type of local building character. The land is located within an area of potential Aboriginal cultural heritage sensitivity. The form of development proposed is not a high impact activity and is therefore exempt from the need to prepare a CHMP under Section 12 of the Aboriginal Heritage Regulations 2018.

Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

The proposed siting of the building is satisfactory, being sufficiently setback from dwellings located on the abutting land at approximately 30 to 40 metres so as to not represent an overly dominant building element to this land. The proposed building is considered to be of a size that is commonly found within the locality for detached sheds. The size of the shed is appropriate for the size of the allotment equating to approximately 8% of the total site area.

The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.

The shed is well setback from Boundary Drain Road at 17 metres and will present as a typical rural shed building within the local context. As there are many examples of similar shed buildings in the locality, with two existing shed on the land, the replacement of existing sheds with one larger shed will not result in an outcome appearing out of character. It is submitted the proposed shed will sit comfortably within the context of local character.

The impact of the use or development on the flora and fauna on the site and its surrounds.

No impact in this regard.

The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.

There will be no adverse impact through the above. The building size, form and materials are typical for shed buildings and will have no impact on the natural landscape.

The location and design of existing and proposed infrastructure services which minimizes the visual impact on the landscape.

Not applicable.

The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.

There will be no impact in this regard.

Land Subject to Inundation Overlay

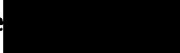
The application will be referred to Melbourne Water to determine the applicable flood level applying to the site of the proposed shed which will determine the required finished floor level and freeboard requirements. We anticipate Melbourne Water to require a minimum floor level above the flood level of the site of the shed. The proposed shed is positioned in proximity to the existing dwelling and is not sited within a defined drainage channel. On this basis, we are of the view the proposed building will not impact the natural overland flow conditions in high rainfall and inundation events.

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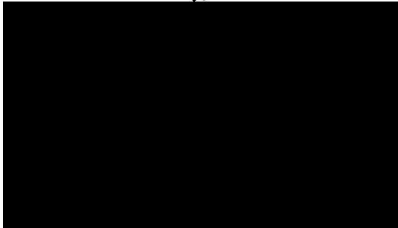


The above details that the proposal represents a satisfactory planning outcome for the site as it responds favourably to the relevant planning controls affecting the land. As such, we anticipate the issue of a permit in this instance. The following documents are provided in support of the application.

- Completed application form.
- Current copy of title.
- Application fee
- Proposed plans

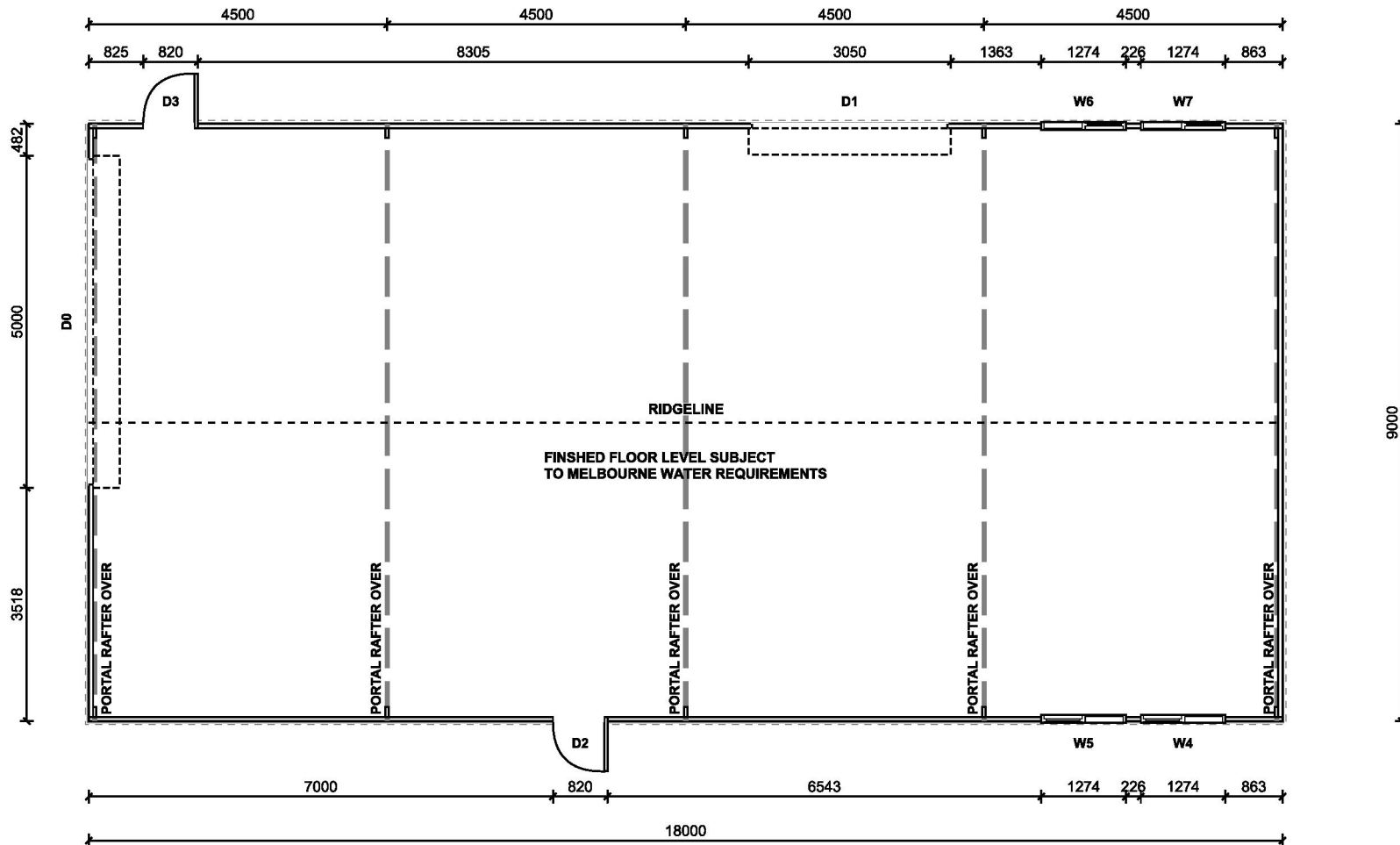
For further discussion please contact the undersigned on either  or at info@activatetownplanning.com.au.

Yours sincerely,



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FLOORPLAN
SCALE 1:100



REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	3850	5000	COLORBOND® STRAMIT RAD B - ROLLER DOOR
D1	ROLLER DOOR	2500	3050	COLORBOND® STRAMIT RAD A - ROLLER DOOR
D2-3	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
W4-7	WINDOW	790	1274	COLORBOND® WINDOW

BLA Fabrications
 PO Box 1336
 Pearcedale, 3912
 P: 0418 360 540
 F: 5978 7097

Proposed Garage: Enduro
 VIC

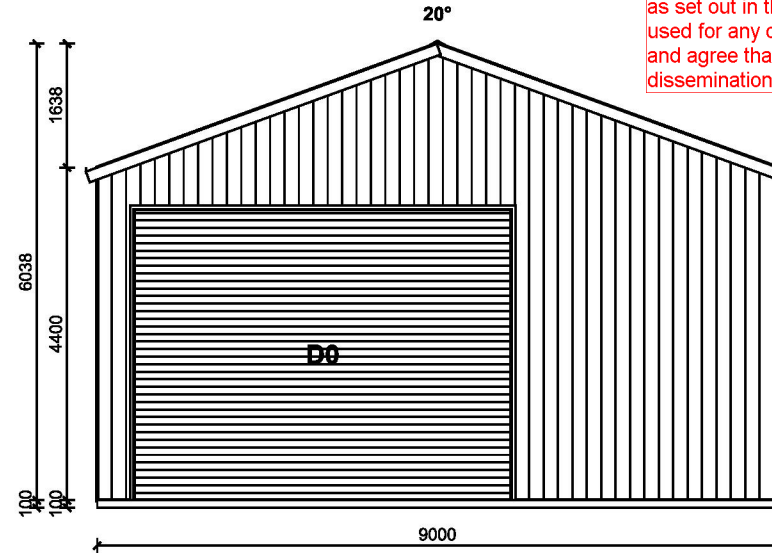
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Drawing Name: Floor Plan
 Drawing Number: BLAF - 11366B - 1
 Date: 26/11/2023

Scale: 1:100
 Sheet: 18Lx9Wx4.4H|20*14bays

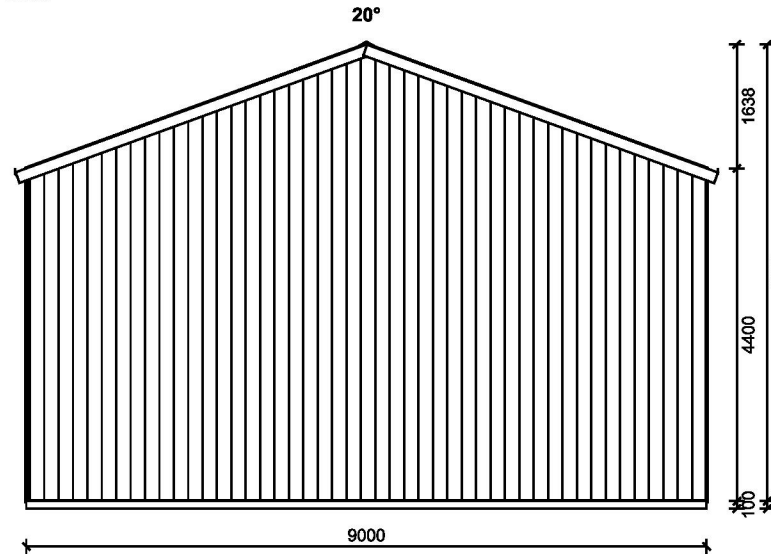
Sheet Size
A4

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SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

EXTERNAL MATERIAL - COLORBOND METAL CLADDING

COLOUR - DARK GREY



REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	3850	5000	COLORBOND® STRAMIT RAD B - ROLLER DOOR
D1	ROLLER DOOR	2500	3050	COLORBOND® STRAMIT RAD A - ROLLER DOOR
D2-3	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
W4-7	WINDOW	790	1274	COLORBOND® WINDOW

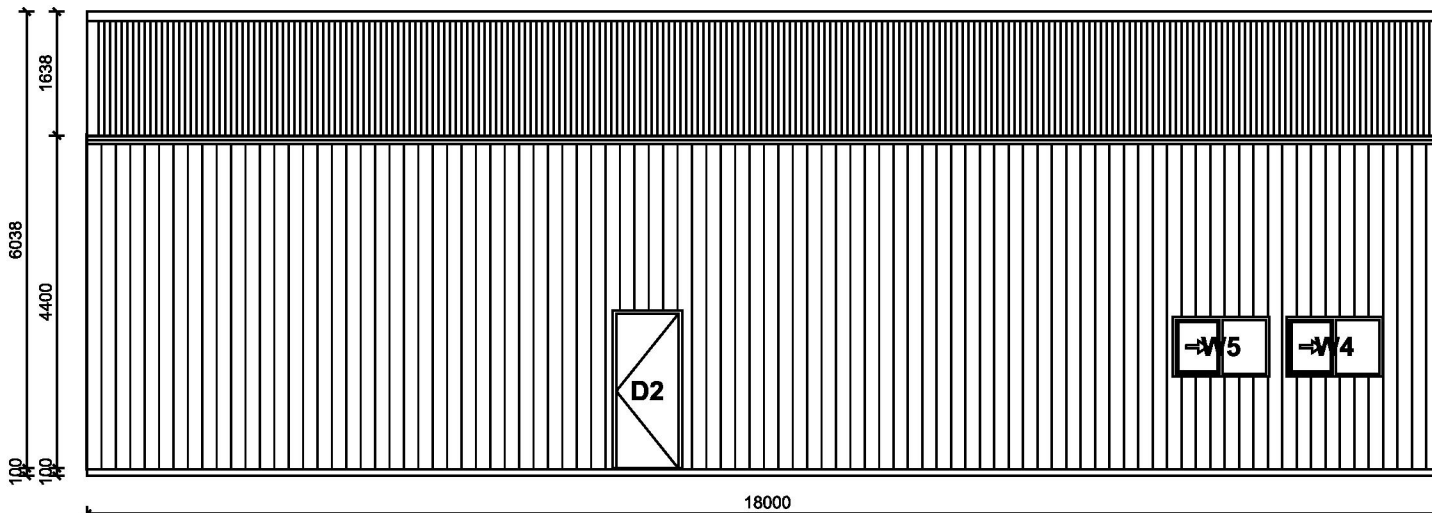
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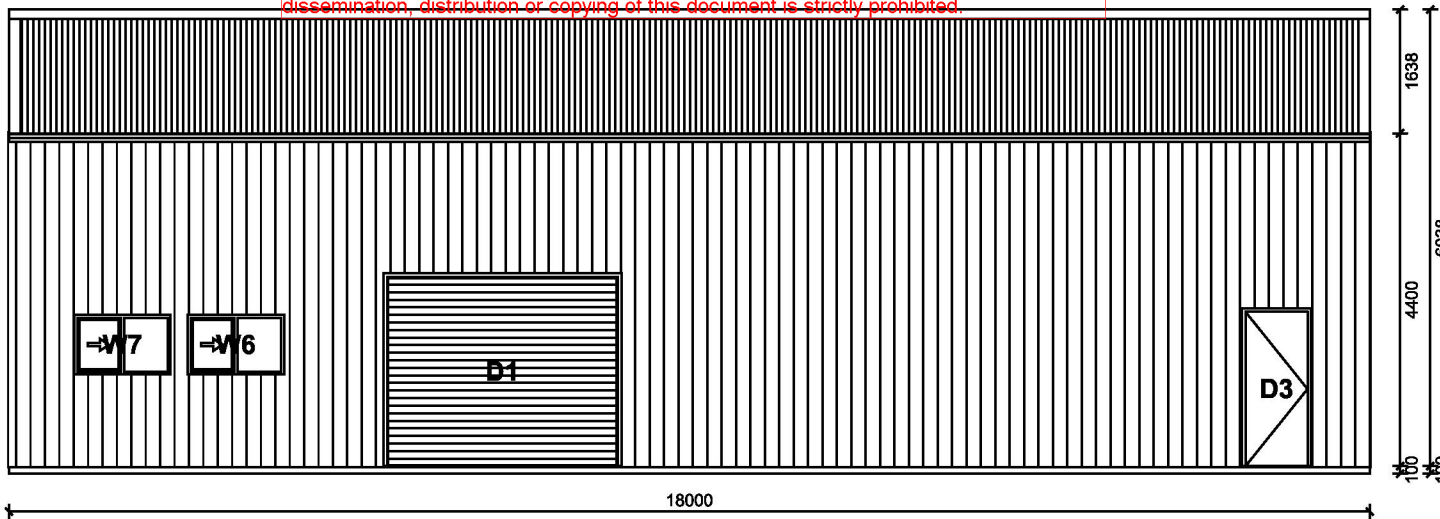
Project: [REDACTED]		Proposed Garage: Enduro	
VIC		Drawing Name: End Elevation	
Drawing Number: BLAF - 11366B - 1	Drawing Number:	Date: 26/11/2023	Rev:
Scale: 1:100	All Dimensions in Millimetres U.N.O.		Sheet Size: A4



EAST ELEVATION

SCALE 1:100

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WEST ELEVATION

SCALE 1:100

EXTERNAL MATERIAL - COLORBOND
METAL CLADDING
COLOUR - DARK GREY



OPENING SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	3850	5000	COLORBOND® STRAMIT RAD B - ROLLER DOOR
D1	ROLLER DOOR	2500	3050	COLORBOND® STRAMIT RAD A - ROLLER DOOR
D2-3	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
W4-7	WINDOW	790	1274	COLORBOND® WINDOW

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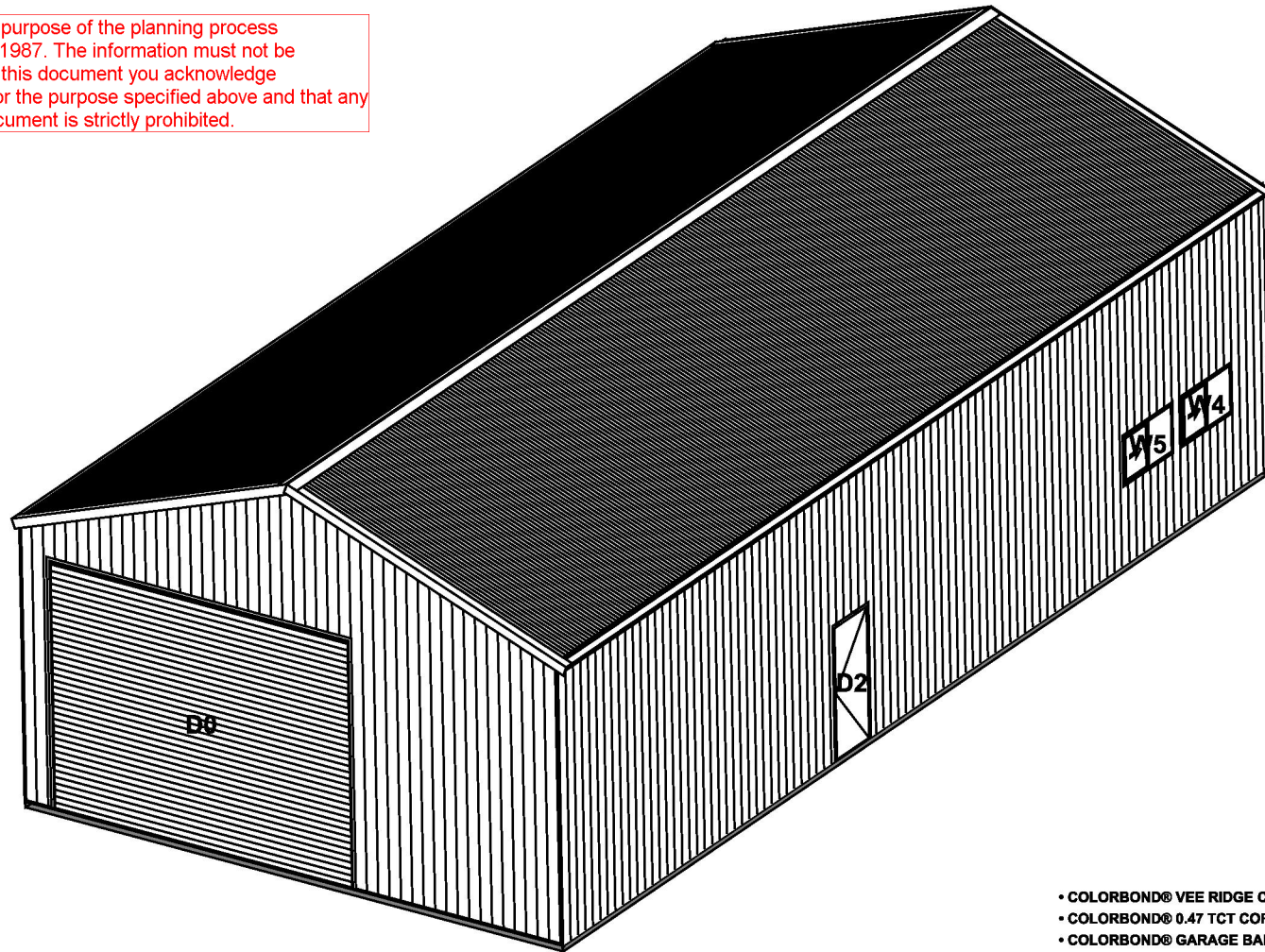


Proposed Garage: Enduro	
VIC	
Drawing Name: Side Elevation	
Project Number: BLAF - 11366B - 1	Drawing Number: [] Rev: []
Drawn: []	Date: 26/11/2023
All Dimensions in Millimetres U.N.O.	
Scale: 1:100	Sheet Size: 18Lx9Wx4.4H 20*14bays A4

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REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

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SOUTH-EAST RIGHT ELEVATION

SCALE 1:100

- COLORBOND® VEE RIDGE CAPPING
- COLORBOND® 0.47 TCT CORRUGATED ROOF CLADDING
- COLORBOND® GARAGE BARGE FLASHING
- COLORBOND® QUAD 115 EAVE GUTTER
- WHITE UPVC 90D DOWNPIPE
- COLORBOND® 0.47 TCT MONOCLAD WALL CLADDING
- COLORBOND® CORNER FLASHING

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
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BLA Fabrications

PO Box 1336
 Pearcedale, 3912
 P: 0418 360 540
 F: 5978 7097



Project: [REDACTED]
 Proposed Garage: Enduro

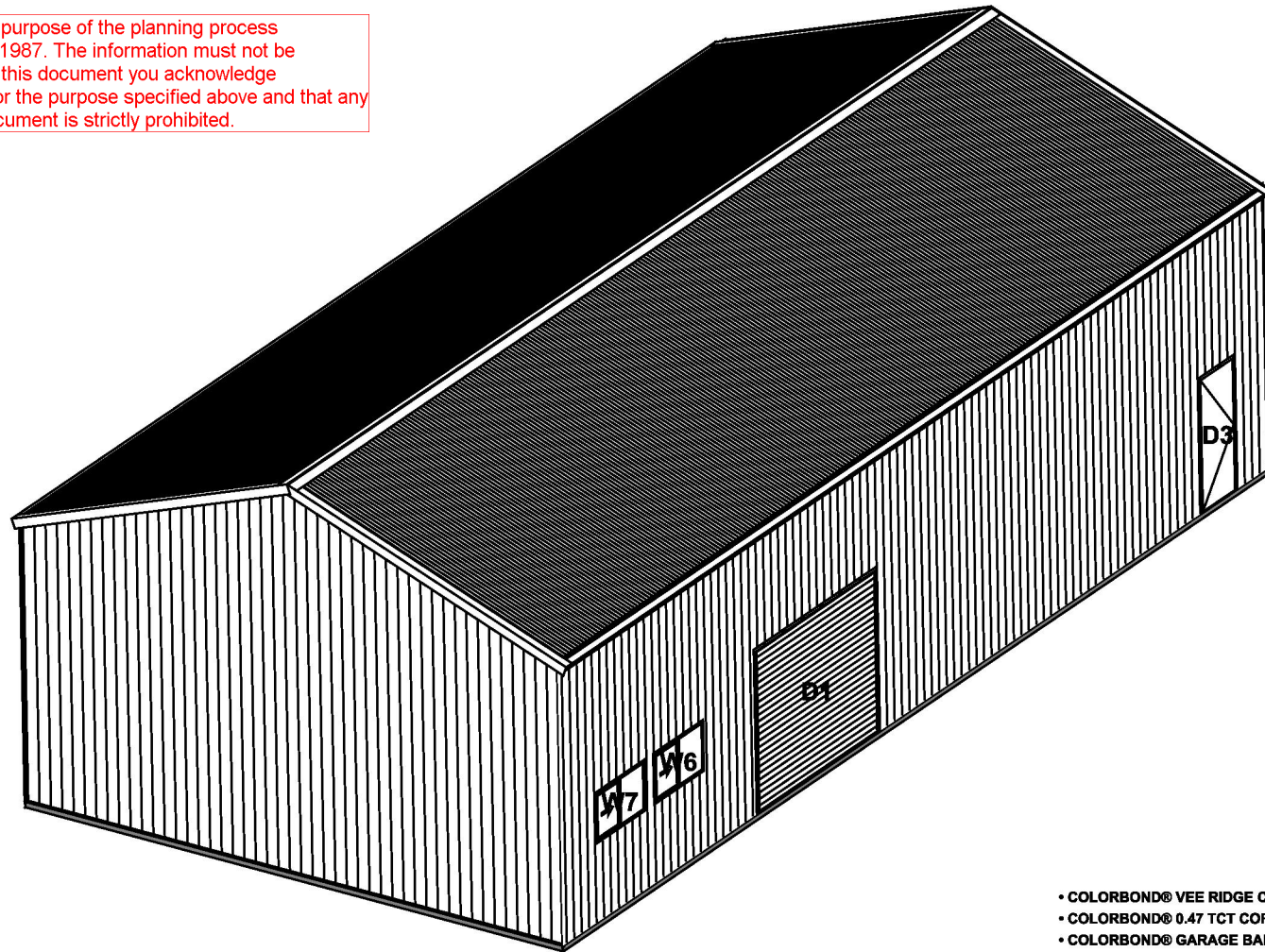
VIC

Drawing Name: ISO		Date: 26/11/2023	
Drawing Number: BLAF - 11366B - 1	Drawing Number:	Rev:	
Scale: 1:100		Sheet Size: A4	

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All Dimensions in Millimetres U.N.O.
 18Lx9Wx4.4H|20*14bays

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NORTH-WEST LEFT ELEVATION

SCALE 1:100

- COLORBOND® VEE RIDGE CAPPING
- COLORBOND® 0.47 TCT CORRUGATED ROOF CLADDING
- COLORBOND® GARAGE BARGE FLASHING
- COLORBOND® QUAD 115 EAVE GUTTER
- WHITE UPVC 90D DOWNPIPE
- COLORBOND® 0.47 TCT MONOCLAD WALL CLADDING
- COLORBOND® CORNER FLASHING

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	3850	5000	COLORBOND® STRAMIT RAD B - ROLLER DOOR
D1	ROLLER DOOR	2500	3050	COLORBOND® STRAMIT RAD A - ROLLER DOOR
D2-3	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
W4-7	WINDOW	790	1274	COLORBOND® WINDOW

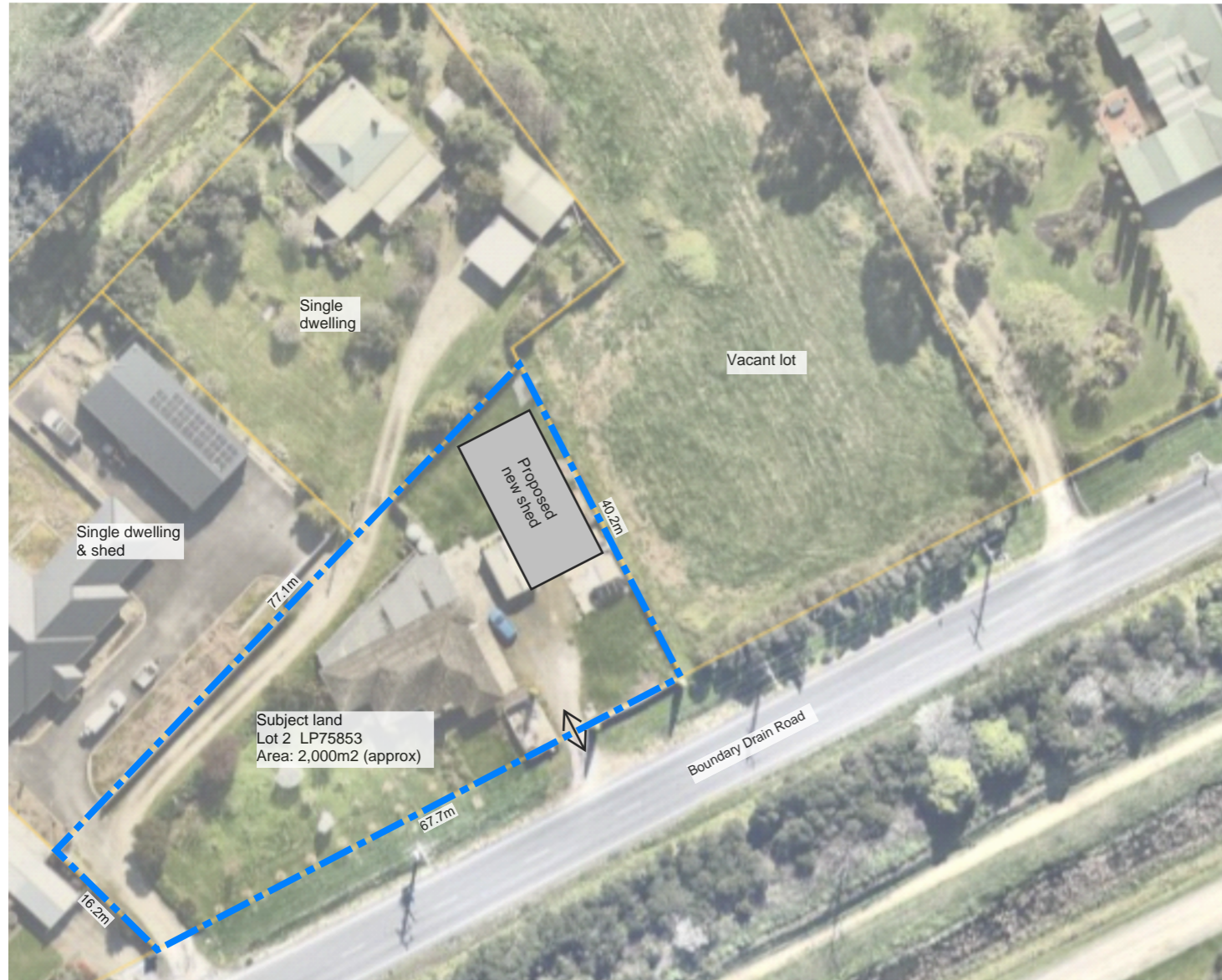
BLA Fabrications

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Project		Proposed Garage: Enduro	
Location		VIC	
Drawing Name	ISO	Drawing Number	Rev.
Project Number	BLAF - 11366B - 1	Drawing Number	
Drawn		Date	26/11/2023
All Dimensions in Millimetres U.N.O.		Sheet Size	
Scale	1:100	Sheet	18Lx9Wx4.4H 20*14bays
			A4



1:750@A3

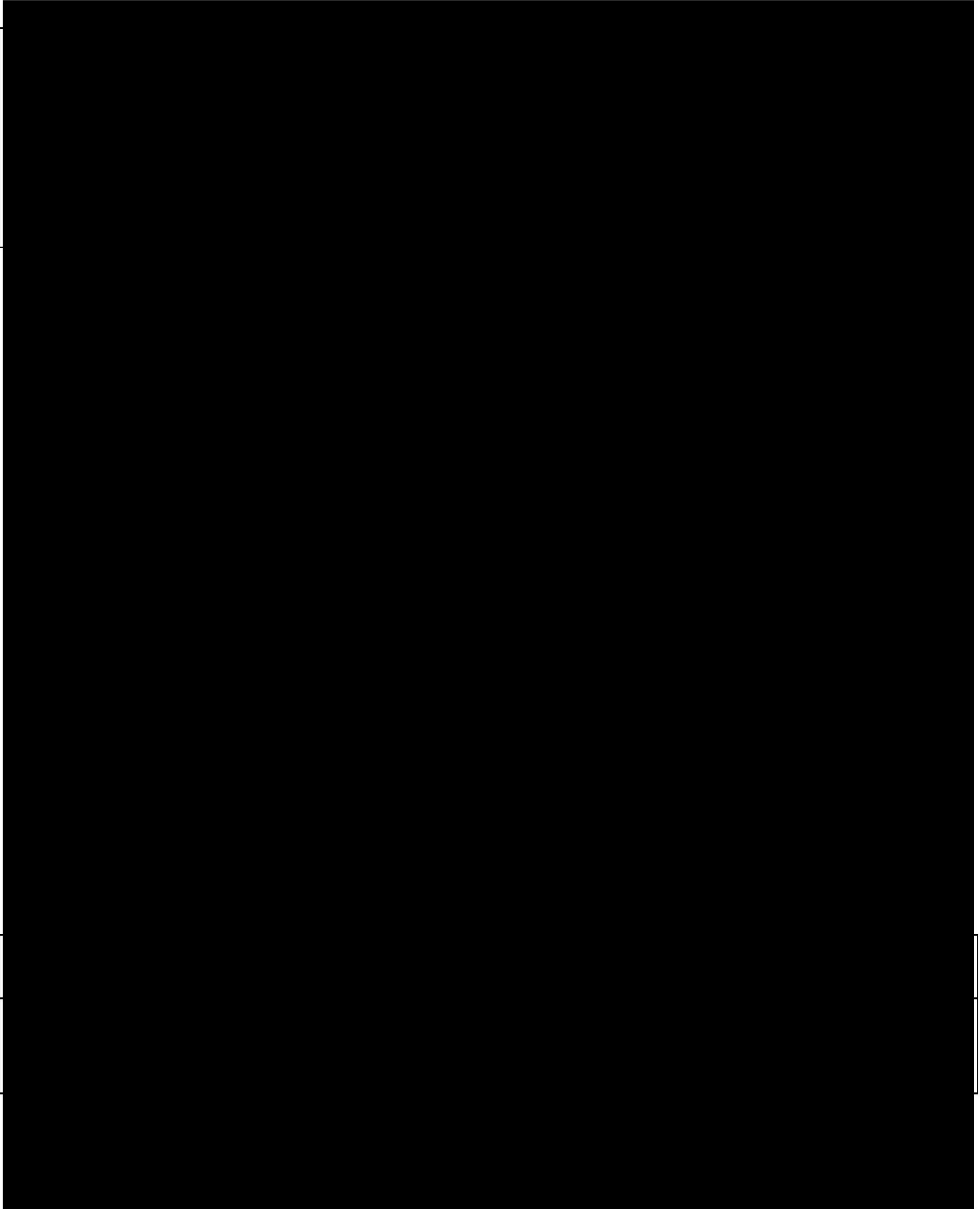


1:250 @A3

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