


# Notice of Application for a Planning Permit

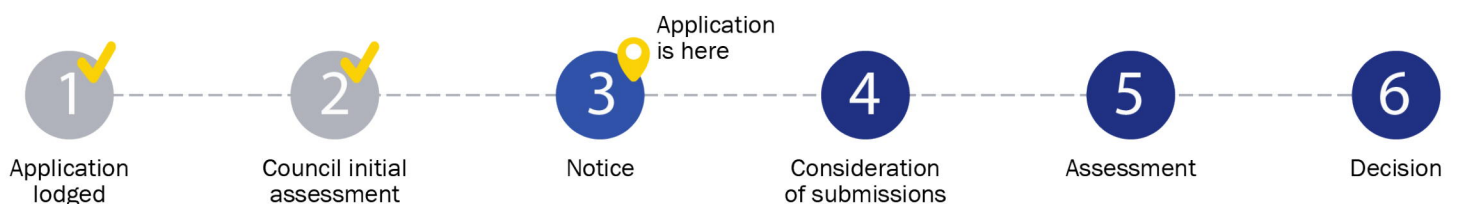
The land affected by the application is located at:	CP155474 V9527 F724 8 Moola Road, Cockatoo VIC 3781
The application is for a permit to:	Buildings and Works (Construction of a Pergola & Deck Associated with an Existing Dwelling)

## APPLICATION DETAILS

The applicant for the permit is:	[REDACTED]
Application number:	T240234
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: <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> 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:	30 July 2024	
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.	<p>An objection must:</p> <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	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.



## Application Summary

Portal Reference A22411E6

## Basic Information

Proposed Use	A new decking, pergola and plunge pool to be added to the exterior of an existing dwelling on the site. The existing decking and pergola to be replaced due to fire damage.
Current Use	There is an existing dwelling on the site.
Cost of Works	\$20,000
Site Address	8 Moola Road Cockatoo 3781

## 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			
Owner			
Preferred Contact			

## 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
	<b>Total</b>		<b>\$675.80</b>

## Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application		02 Apr 2024



**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

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## Documents Uploaded

Date	Type	Filename
24-05-2024	A Copy of Title	8-moola-road-cockatoo-3781-register-search-statement-title-plan-cp155474.pdf
24-05-2024	Alteration statement	8 MOOLA RD LETTER.pdf
24-05-2024	Site plans	240524_8 MOOLA RD TP DRAWINGS.pdf
24-05-2024	Additional Document	BAL Report_8 Moola Road Cockatoo_v1a (2).pdf

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	24 May 2024 - 09:28:AM

## Declaration

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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**  
20 Siding Avenue, Officer, Victoria  
**Council's Operations Centre (Depot)**  
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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09527 FOLIO 724

Security no : 124115236039P  
Produced 24/05/2024 09:18 AM

LAND DESCRIPTION

Land in Plan of Consolidation 155474.  
PARENT TITLES :  
Volume 07762 Folio 019      Volume 09514 Folio 558  
Created by instrument CP155474 29/09/1983

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 CP155474 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: 8 MOOLA ROAD COCKATOO VIC 3781

DOCUMENT END

Delivered from the LANDATA® System by Landchecker Pty Ltd



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>CP155474</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>13/03/2024 11:42</b>

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

CP155474  
EDITION 1

CPI 55474

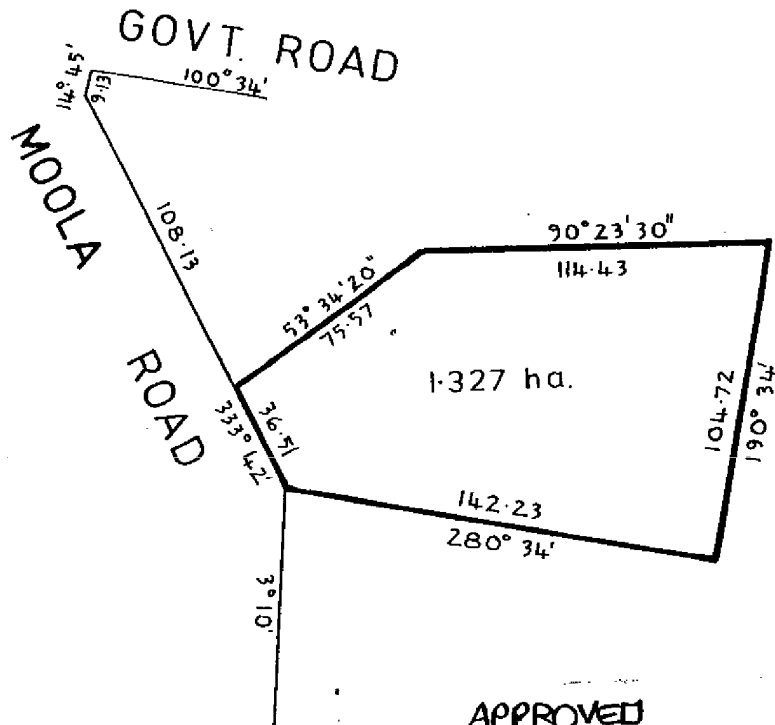
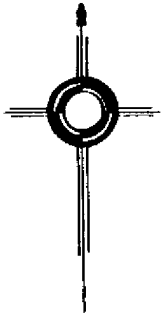
**PLAN OF CONSOLIDATION**  
 PART OF CROWN ALLOTMENTS 7 & 8  
 TOWNSHIP OF COCKATOO  
**PARISH OF GEMBROOK**  
 COUNTY OF EVELYN



Scale: **LENGTHS ARE IN METRES**

V.7762 F.019  
 V.9514 F.558

DEPTH LIMITATION: 15.24m



9527 724

APPROVED

DATE 29.9.83 8-55

**SEAL & ENDORSEMENT OF MUNICIPALITY**

Sealed Pursuant to the provisions of Sec. 569 A B of the Local Gov. Act

The Common Seal of the President, Councillors and Ratepayers of the Shire of Sherwood is hereto affixed this 20<sup>th</sup> day of December 1982

in the presence of

[Signature] President  
[Signature] Councillor  
[Signature] Shire Secretary

Council Ref: 7/c/2(c)

**SURVEYORS CERTIFICATION**

I certify that this plan has been made by me or under my immediate supervision and accords with title.

[Signature]  
LICENSED SURVEYOR

DATED 15.11.82

REF 893



I am writing on behalf of my client for 8 Moola Rd, Cockatoo.

The client proposes to add a pergola, the decking, and a plunge pool. No changes are intended to be made to the existing house. As per the site photos a pergola and decking existed in this place but was damaged by fire.

Around the pool we require a glass balustrade. The safety requirements are much more stringent than the existing timber balustrade therefore we have carried through the glass balustrade across for continuity.

All exterior elements are to BAL 29 which is picked up in the report from the insurance related building permit attached .

Kind regards



11.07.2024

8 Moola Rd, Cockatoo

J A C K R Y  
A N // A R C  
H I T E C T

Application for a Planning Permit.

To Cardinia Council.

I am writing this letter to accompany the submission (town planning RFI) for an application to build a decking, pergola and plunge pool at 8 Moola Rd, Cockatoo.

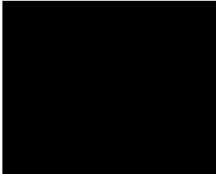
A decking pre-existed in the position we intend to build + replace. The decking burnt down prior to my clients purchase of the property. My client purchased the property with fire damage and an insurance claim to rebuild.

As we have pursued minor changes to the decking envelope, we have discovered it may have been built without a planning permit prior to my client purchasing.

The question now from council, is regards to the impact on the landscape. There are no significant trees in the 10m proximity to the site as proven in A002 Site/ aerial. I have scaled a hi-res site aerial and demonstrated there are no trees within this 10m zone from the development.

As the decking pre-existed prior to fire damage, this development has no new impact to the surrounding vegetation.

Kind regards,





# 8 MOOLA RD, COCKATOO

## DECKING, PERGOLA + PLUNGE POOL

### PROJECT DESCRIPTION:

LOT 1 TP582304

LGA: CARDINIA

BAL 29

#### EXISTING DWELLING:

SINGLE STOREY BRICK HOUSE  
 5 BEDROOM, 3 BATHROOM  
 SITE AREA: 13300 SQM (APPROX)  
 FLOOR AREA: 297 SQM

#### PROPOSED ADDITIONS:

DECKING + PERGOLA + POOL

#### DRAWING LIST:

DWG	NAME	REV
A000-	COVER PAGE/ SITE PLAN	B
A001-	SITE PLAN	A
A002-	SITE PLAN AERIAL	-
A005 -	EXISTING GROUND FLOOR PLAN	-
A100 -	GROUND FLOOR PLAN	B
A102 -	ROOF PLAN	A
A400-	ELEVATIONS 01	A
A401-	ELEVATIONS 02	-

### MATERIAL SCHEDULE



MONUMENT  
 COLORBOND  
 ROOF/ DOWNPIPE



MONUMENT  
 PAINT TO EXTERNAL  
 TIMBER ELEMENTS



EKODECK FLAME  
 FIGHTER DECK  
 AND DECKING  
 BOARDS



FRAMELESS GLASS  
 POOL FENCE



SITE PHOTO 01



SITE PHOTO 02



SITE PHOTO 03

	Rev No. Date Reason for Issue	Issued by JR JR JR	WORD ARCHITECTURE PTY LTD Address: 38 Corwarp Street, Macleod 3085 ABN: 91619397983	NO SCALE 	
	- 24.05.24 Issue for planning permit		Project Title 8 MOOLA RD, COCKATOO 3781		NOT FOR CONSTRUCTION
	A 11.07.24 Issue for Town Planning				Drawing Title COVER_PAGE
	B 12.07.24 Issue for Town Planning			Drawing Number 2318	
				Drawing Status TP	
				Revision A	

NOT TO SCALE. DO NOT SCALE CRITICAL DIMENSIONS. CONTRACTOR SHALL VERIFY JOB DIMENSIONS BEFORE COMMENCING ANY WORK. WHERE SHOP DRAWINGS ARE TO BE SUBMITTED MANUFACTURE SHALL NOT COMMENCE BEFORE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY RESPONSIBLE CONSULTANT. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. THIS DRAWING & DESIGN IS COPYRIGHT BY WORD ARCHITECTURE PTY LTD.



**NOTE:**  
**NO EARTHWORKS ARE REQUIRED FOR DEVELOPMENT**

Rev No.	Date	Reason for Issue
-	24.05.24	Issue For Town Planning
A	11.07.24	Issue For Town Planning

Issued by  
 JR  
 JR

WORD ARCHITECTURE PTY LTD  
 Address: 38 Curwarp Street, Mordialloc 3085  
 ABN: 91619397983

Project Title  
 8 MOOLA RD, COCKATOO 3781



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SCALE 1:50 @A1 OR 1:100 @A3

ISSUE FOR CONSTRUCTION

Drawing Title  
 SITE\_PLAN

Project Number  
**2318**  
 Drawing Status  
 TP

Drawing Number  
**A001**  
 Revision  
 A



- 10m ZONE
- TREE LOCATION

Rev No.	Date	Reason for Issue	Issued by
-	11.07.24	Issue For Town Planning	JR

WORD ARCHITECTURE PTY LTD  
 Address: 38 Carwarp Street, Mooloolah 3085  
 ABN: 91619397983

Project Title  
 8 MOOLA RD, COCKATOO 3781



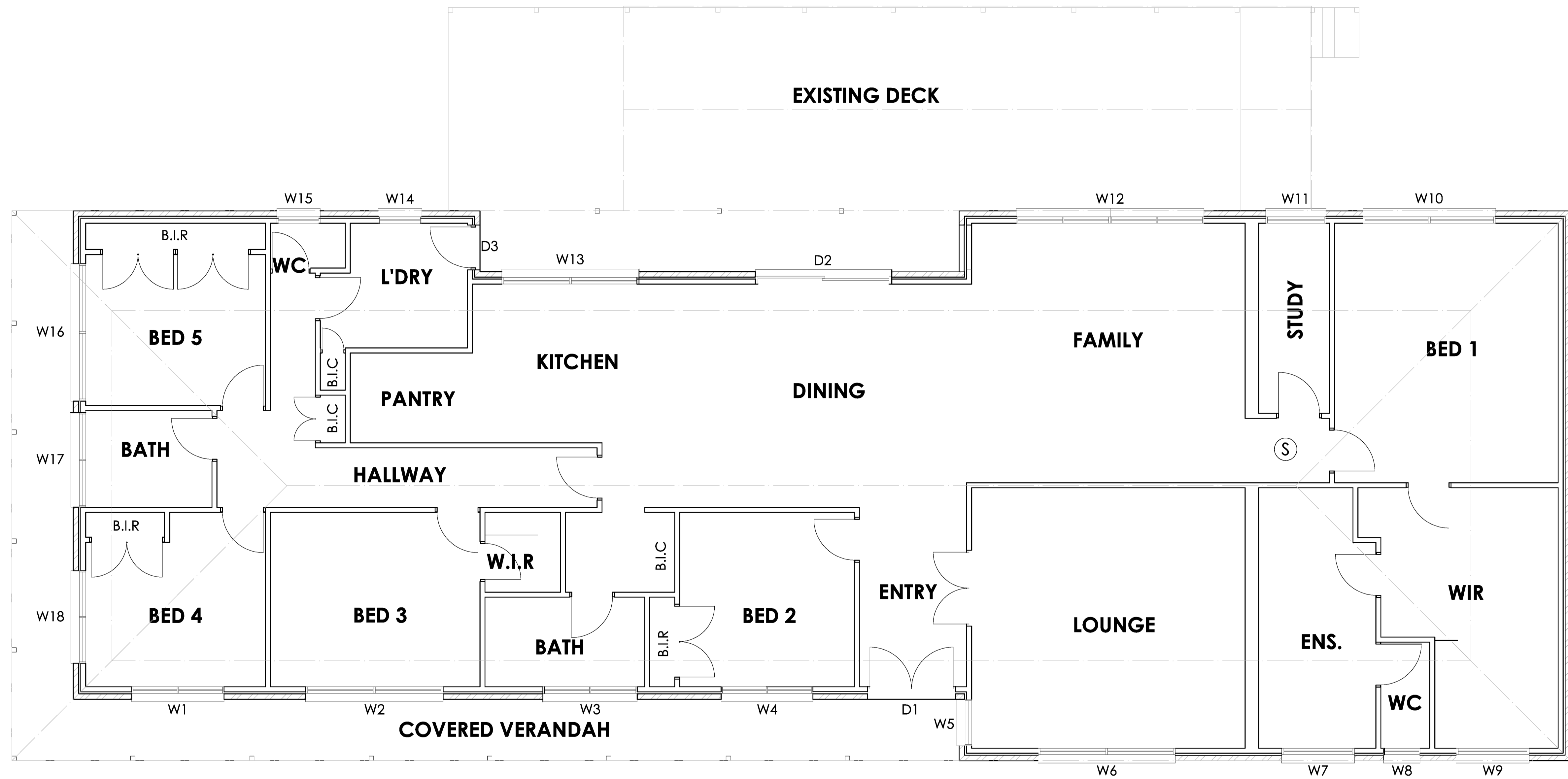
VERIFY DRAWING HAS BEEN PRINTED TO SCALE. DO NOT SCALE CRITICAL DIMENSIONS. CONTRACTOR SHALL VERIFY JOB DIMENSIONS BEFORE COMMENCING ANY WORK. WHERE SHOP DRAWINGS ARE TO BE SUBMITTED MANUFACTURE SHALL NOT COMMENCE BEFORE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY RESPONSIBLE CONSULTANT. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. THIS DRAWING & DESIGN IS COPYRIGHT BY WORD ARCHITECTURE PTY LTD.

SCALE 1:100 @A1 OR 1:200 @A3

ISSUE FOR CONSTRUCTION

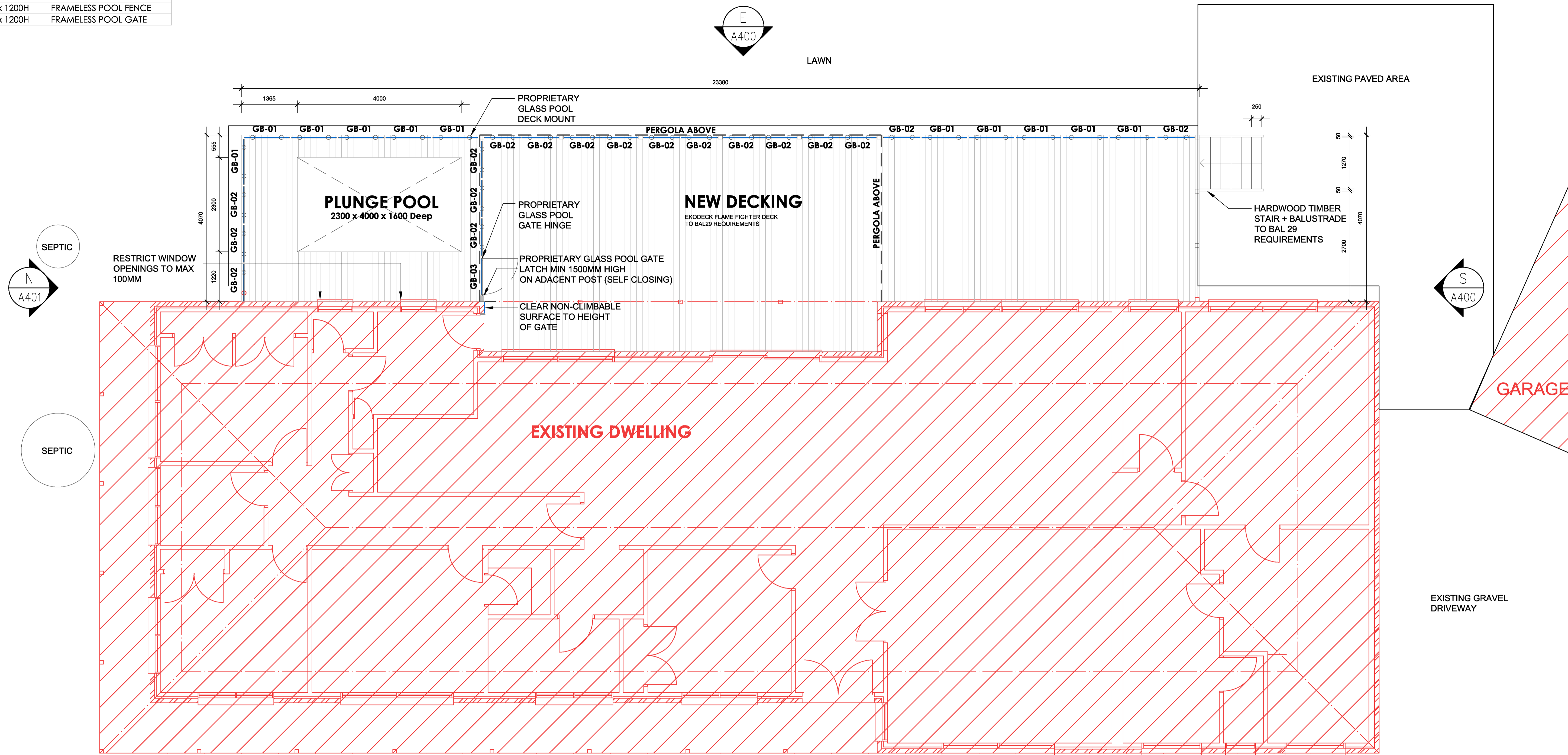
Drawing Title  
 SITE\_PLAN\_AERIAL

Project Number <b>2318</b>	Drawing Number <b>A002</b>
Drawing Status TP	Revision -



	<table border="1"> <tr> <th>Rev No.</th> <th>Date</th> <th>Reason for Issue</th> <th>Issued by</th> </tr> <tr> <td>-</td> <td>07.02.24</td> <td>Issue for Building Permit</td> <td>JR</td> </tr> <tr> <td>A</td> <td>20.02.24</td> <td>Issue for Building Permit</td> <td>JR</td> </tr> </table>	Rev No.	Date	Reason for Issue	Issued by	-	07.02.24	Issue for Building Permit	JR	A	20.02.24	Issue for Building Permit	JR	<p>WORD ARCHITECTURE PTY LTD          Address: 38 Corwarp Street, Mordialloc 3085          ABN: 91619397983</p> <p>Project Title          8 MOOLA RD, COCKATOO 3781</p> <p>Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.</p>	<p>SCALE 1:50 @A1 OR 1:100 @A3</p> <p>ISSUED FOR CONSTRUCTION</p> <p>Drawing Title          EXISTING_FLOOR_PLAN</p> <p>Project Number          2318</p> <p>Drawing Number          A010</p> <p>Drawing Status          CD</p> <p>Revision          A</p>
Rev No.	Date	Reason for Issue	Issued by												
-	07.02.24	Issue for Building Permit	JR												
A	20.02.24	Issue for Building Permit	JR												

GB-01	1100 x 1200H	FRAMELESS POOL FENCE
GB-02	900 x 1200H	FRAMELESS POOL FENCE
GB-03	880 x 1200H	FRAMELESS POOL GATE



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-	24.05.24	Issue for Town Planning
A	11.07.24	Issue for Town Planning
B	12.07.24	Issue for Town Planning

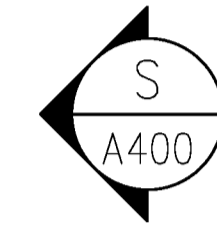
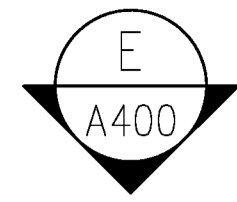
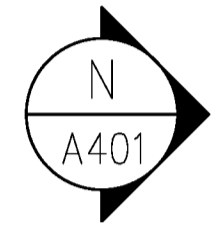
Issued by  
JR  
JR  
JR

**WORD ARCHITECTURE PTY LTD**  
Address: 38 Corwarp Street, Macleod 3085  
ABN: 91619397983

Project Title  
8 MOOLA RD, COCKATOO 3781

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SCALE 1:50 @A1 OR 1:100 @A3	
NOT FOR CONSTRUCTION	
Drawing Title GROUND_FLOOR_PLAN	
Project Number 2318	Drawing Number A100
Drawing Status TP	Revision B



OUTLINE OF DWELLING  
BELOW SHOWN DASHED

**NOTE:**  
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Rev No.	Date	Reason for Issue
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Issued by  
JR  
JR

WORD ARCHITECTURE PTY LTD  
Address: 38 Curwarp Street, Mordialloc 30085  
ABN: 91619397983

Project Title  
8 MOOLA RD, COCKATOO 3781

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SCALE 1:50 @A1 OR 1:100 @A3

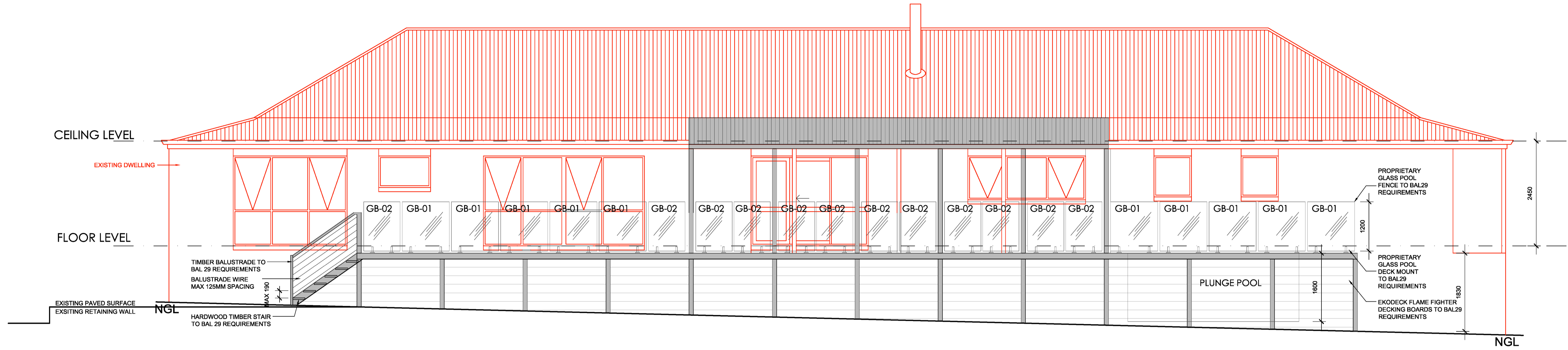
NOT FOR CONSTRUCTION

Drawing Title  
ROOF\_PLAN

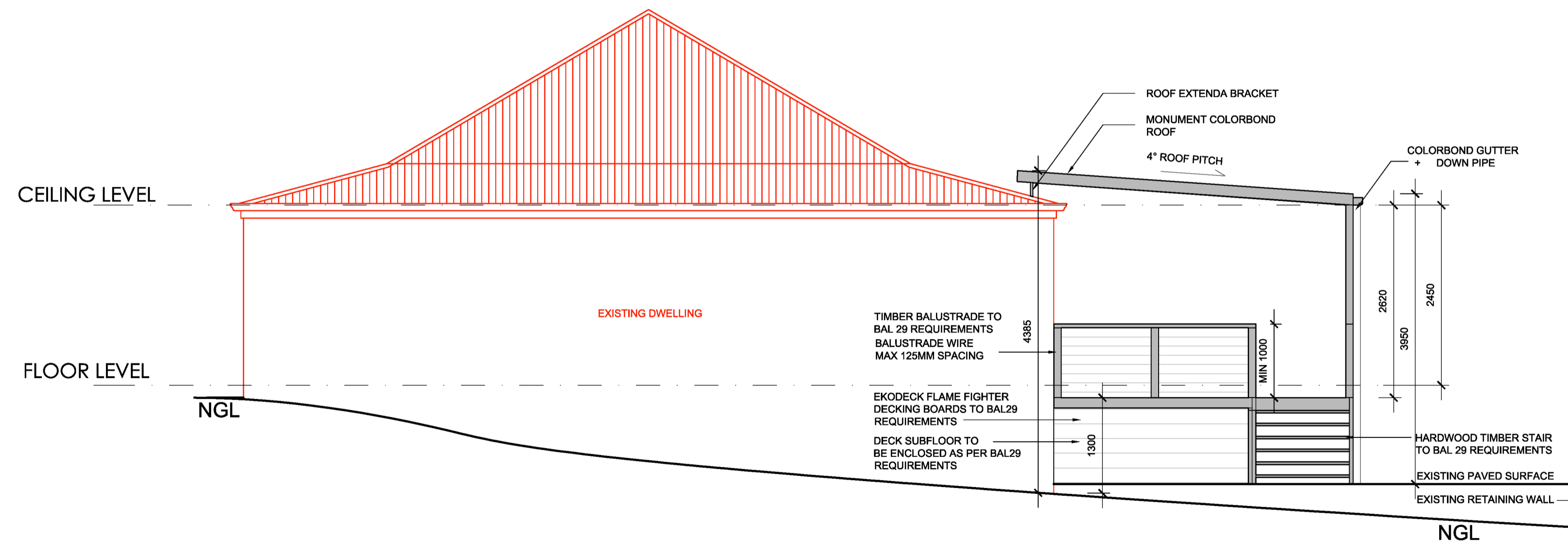
Project Number  
2318  
Drawing Status  
TP

Drawing Number  
A101  
Revision  
A

GB- GLASS BALUSTRADE		
GB-01	1100 x 1200H	FRAMELESS POOL FENCE
GB-02	900 x 1200H	FRAMELESS POOL FENCE
GB-03	880 x 1200H	FRAMELESS POOL GATE



## SOUTH ELEVATION



## EAST ELEVATION

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Issued by  
JR  
JR

WORD ARCHITECTURE PTY LTD  
Address: 38 Curwarp Street, Mordialloc 3008  
ABN: 91619397983

Project Title  
8 MOOLA RD, COCKATOO 3781

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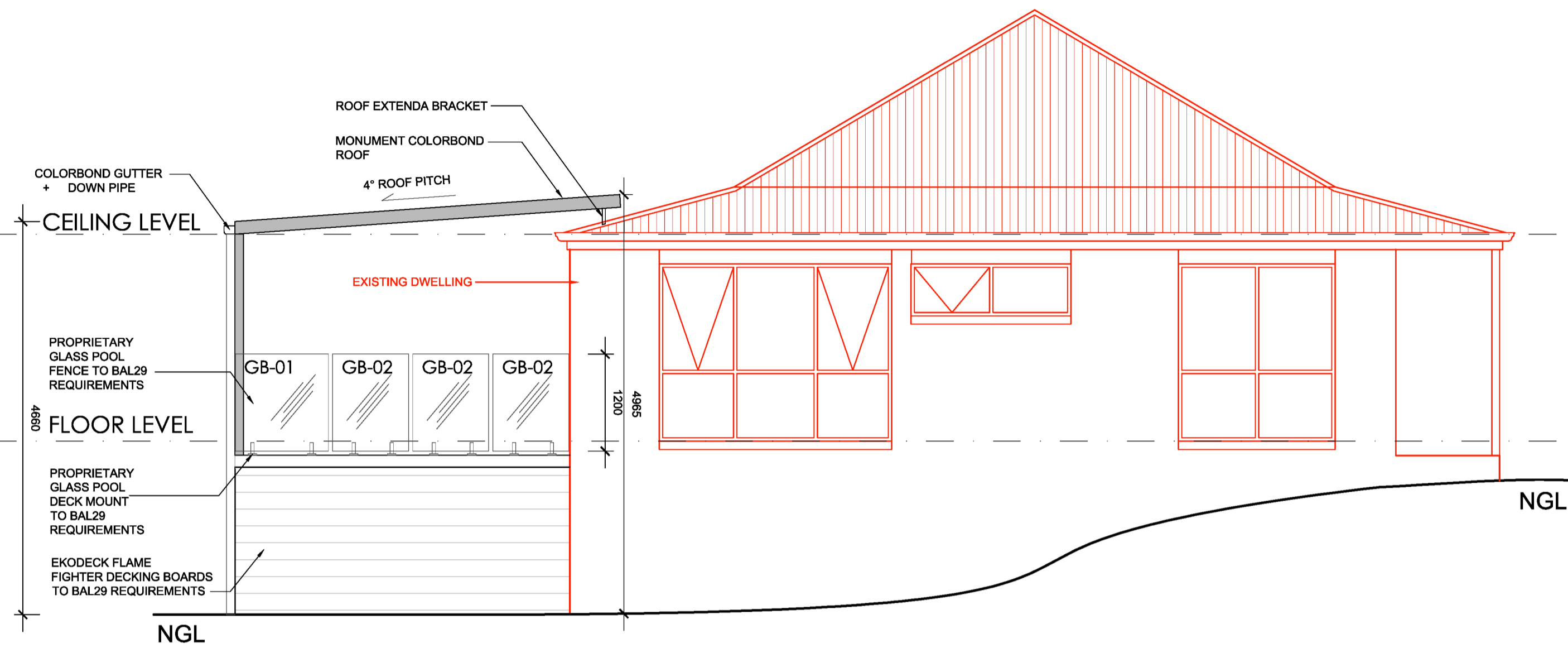
NOT FOR CONSTRUCTION

Drawing Title  
ELEVATIONS

Project Number  
2318  
Drawing Status  
TP

Drawing Number  
A400  
Revision  
A

GB- GLASS BALUSTRADE		
GB-01	1100 x 1200H	FRAMELESS POOL FENCE
GB-02	900 x 1200H	FRAMELESS POOL FENCE
GB-03	880 x 1200H	FRAMELESS POOL GATE



# NORTH ELEVATION

**NOTE:**  
NO EARTHWORKS ARE REQUIRED FOR DEVELOPMENT

Rev No.	Date	Reason for Issue
-	11.07.24	Issue for Town Planning

Issued by  
JR

WORD ARCHITECTURE PTY LTD  
Address: 38 Curwarp Street, Mordialloc 3005  
ABN: 91619297983

Project Title  
8 MOOLA RD, COCKATOO 3781

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SCALE 1:50 @A1 OR 1:100 @A3

NOT FOR CONSTRUCTION

Drawing Title  
ELEVATIONS

Project Number  
2318  
Drawing Status  
TP

Drawing Number  
A401  
Revision  
-