
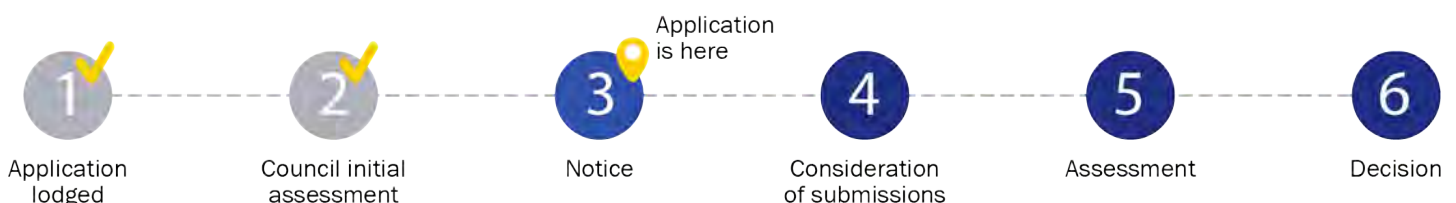


# Notice of an Application for an Amendment to a Planning Permit

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 change what the permit allows (Use of Land for an Art Gallery), allow for changes to the approved plans (to include the Installation of a Tram)

APPLICATION DETAILS	
The applicant for the amendment to the permit is:	Story Art
Application number:	T120364 - 3
<p>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.</p> <p>This can be done during office hours and is free of charge.</p> <p>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.</p>	

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:		<b>15 October 2024</b>
<p><b>WHAT ARE MY OPTIONS?</b></p> <p>Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority.</p>	<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>	<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.</p>



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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	Story Art	2 Montuna Grove, Guys Hill VIC 3807	
Owner			
Preferred Contact	Story Art	2 Montuna Grove, Guys Hill VIC 3807	

## 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
	<b>Total</b>		<b>\$214.70</b>



**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	[REDACTED]	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	[REDACTED]
Submission Date	20 September 2023 - 10:30:AM

## Declaration

By ticking this checkbox, [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.

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# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T120364-3
Address of the Land:	2 Montuna Grove, Guys Hill Vic 3807

## APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Story Art
Address:	2 Montuna Grove, Guys Hill Vic 3807
Phone:	0416233451
Email:	info@storyart.com.au

## AMENDMENT TYPE

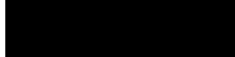

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority <b>before</b> notice:	<input type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input checked="" type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
This amendment seeks to change the designated use from a 'Home-Based Business' to an 'Art Gallery'. No other aspects of the application (except car parking) have been modified. The council recommends the alteration to more accurately reflect the intended operation.		
The only change (as attached) is to clear garden beds at the front of the studio to allow for four car parking spaces, suited to a maximum consecutive patronage of 15 people.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

**DECLARATION**

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
<b>Name:</b>	
<b>Signature:</b>	
<b>Date:</b>	21.08.2024

**LODGEMENT**

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

**IMPORTANT INFORMATION**

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, 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*.

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**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)

### **Report issued by**

Story Art PTY LTD

30.10.2023

---

**END REPORT**

---

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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

W CLASS TRAM 14.7 m x 3.15m  
24.38m 50'2"

GAS BOTTLE

PARKING  
AREA

MASTER BED

Decking

Extension  
10x10mt

EXISTING  
DRIVEWAY

Lemon  
Tree

Swim Spa

4 Carparking  
Spaces (tree  
in between)  
Garden Beds  
Removed

5m SILVER  
BIRCH  
(Retained)

Existing Crossover 14 mt

Existing  
Sign

17.07m 50'2"

2800

3000

45.72m

140'2"

7580  
APPROX.

19.71m

161'51"

27.42m 140'2"

BEACONSFIELD EMERALD ROAD

MONTUNA

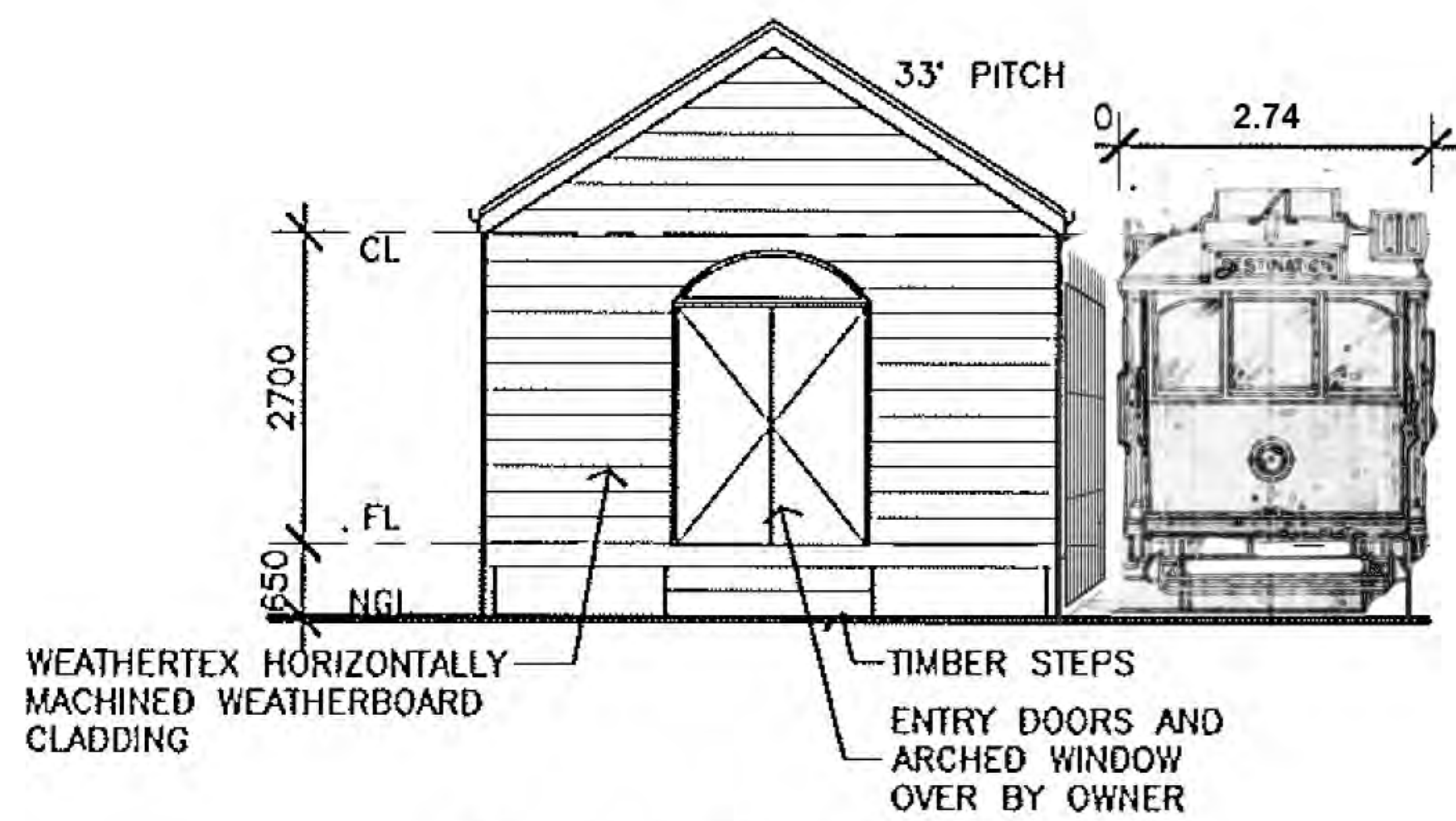
GROVE

SITE PLAN

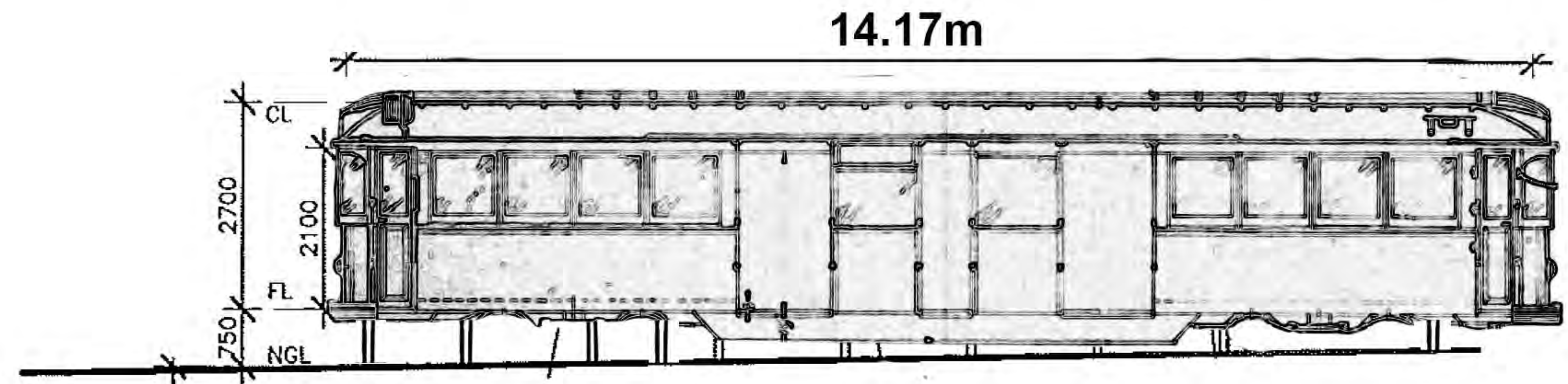


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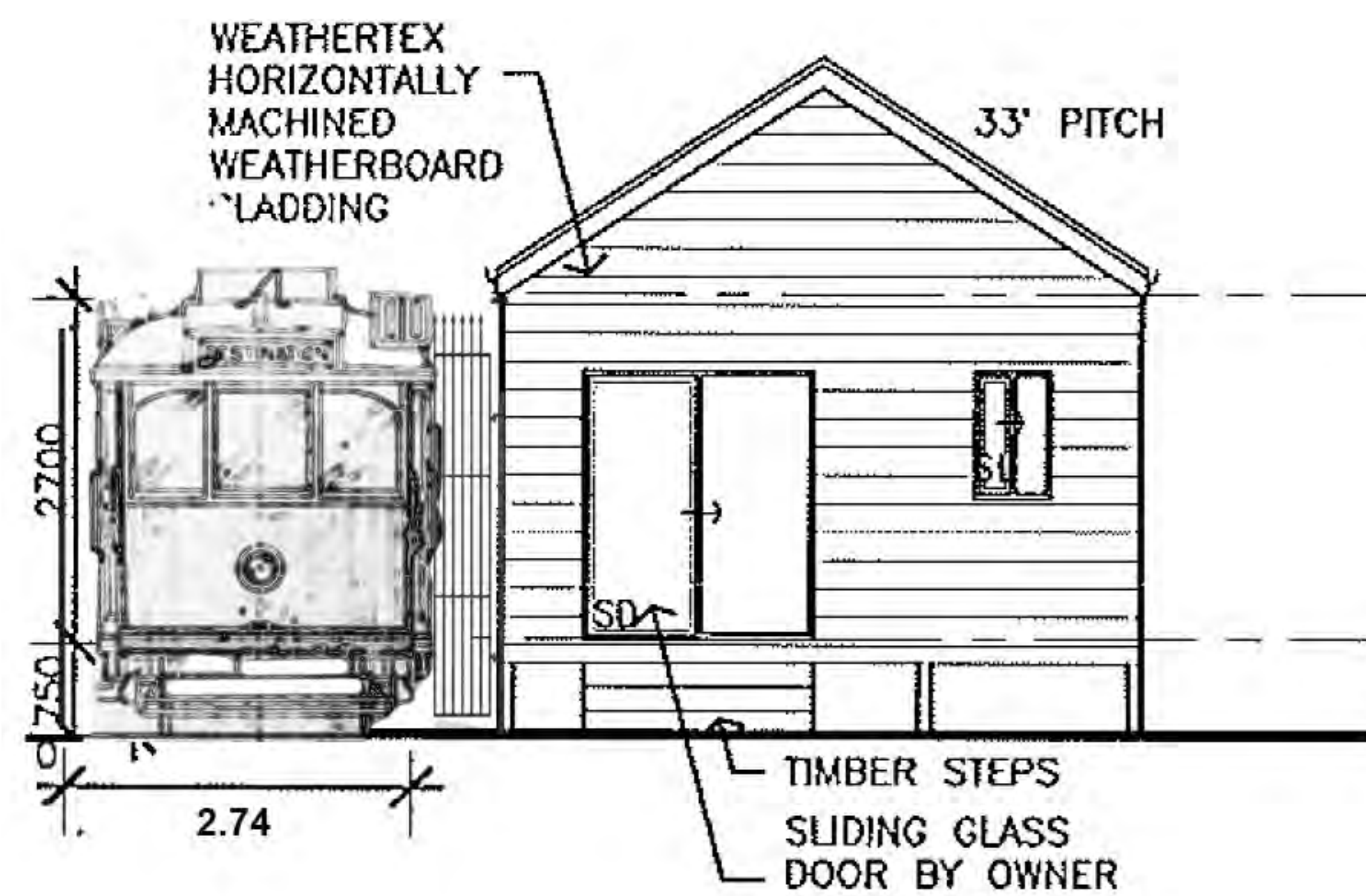




**SOUTH WEST ELEVATION**



**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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Wall Height 2.7Mt

Door Height 2.1mtrs

Width 5.0Mt

Door Width Frame 1.2mt



1080 wide x  
730mm high



Overall Height (from Floor level 4575mm

900mm wide x  
600mm high

Entrance Sign -  
130mm high

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



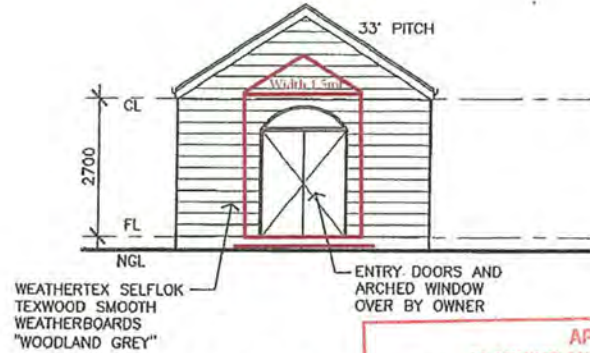
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# Previously Approved Plans

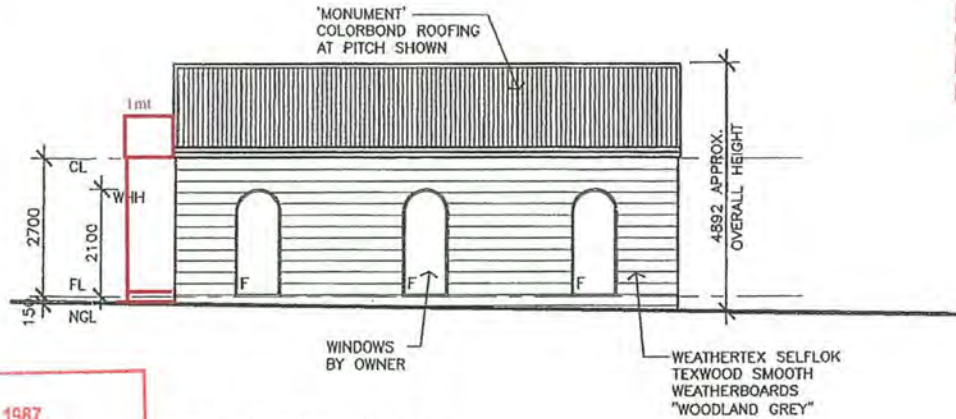
RECEIVED  
06 JAN 2014  
PLANNING DEPARTMENT

ELEVATION PLAN  
Portico Addition in Red

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

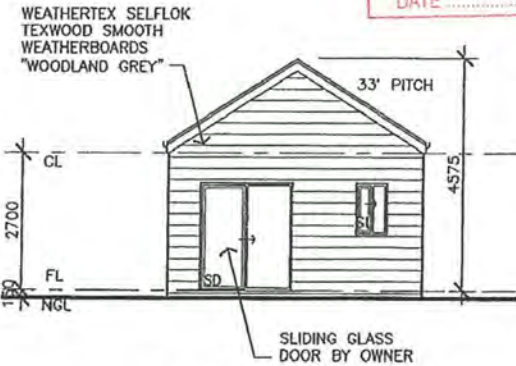


NORTH ELEVATION (A)

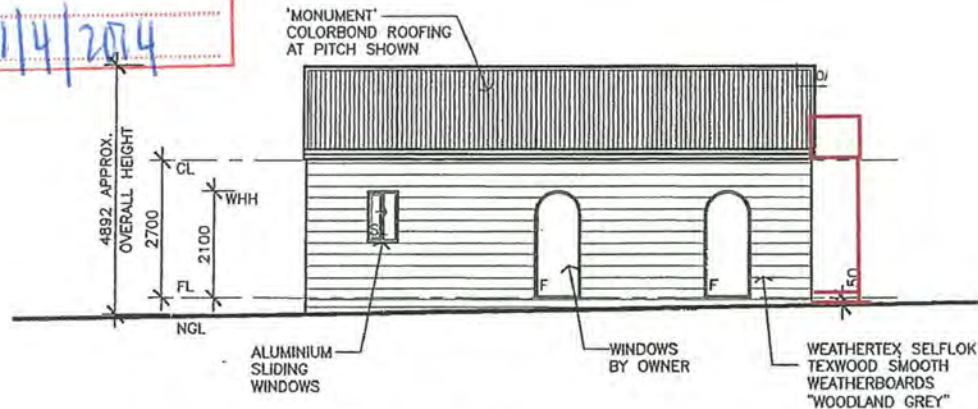


WEST ELEVATION (B)

APPROVED PLAN  
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 \_\_\_\_\_

**OLD MILL BARN**  
367 BEACONSFIELD-EMERALD RD.  
GUYS HILL

ALTERNATE DWELLINGS PTY LTD  
ABN 19 006 245 307 DP-AD 15736  
BFB, B1-3368 & DB U6081  
PO Box 3642 GMC VICTORIA 3841  
(03) 51 330799

SCALE: 1:100  
DATE: 31/5/12  
SHEET: 3 OF 5

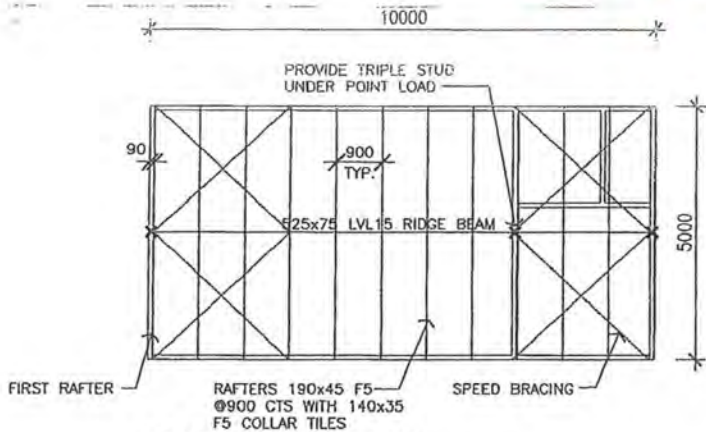
FILE:  
DRAFTED: MG  
CHECKED: -  
© COPYRIGHT.

A3

JOB NUMBER  
100101BC  
ISSUE: 1  
DO NOT SCALE OFF ALL DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES



# Previously Approved Plans



## 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

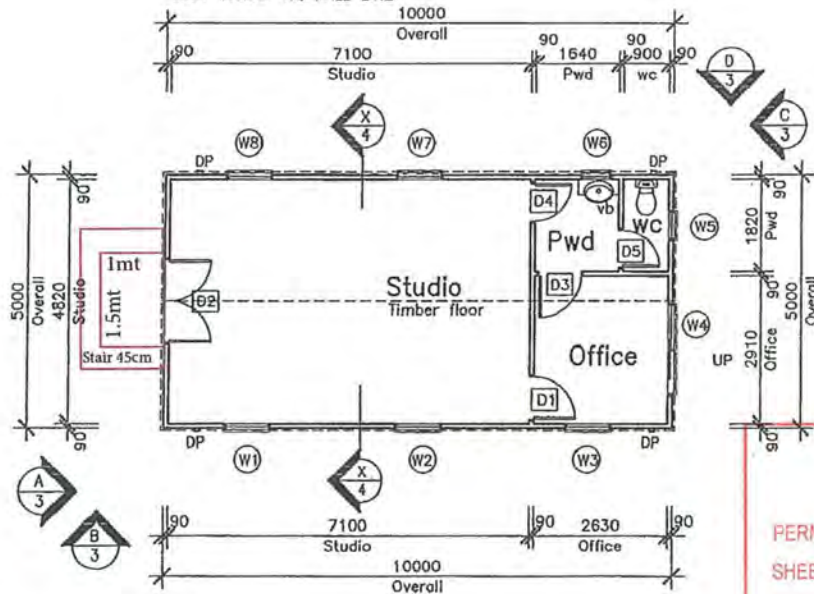
## GLAZING LEGEND

SG - SINGLE GLAZING  
 WINDOW HARDWARE:  
 BLACK [X]  
 ALUMINIUM WINDOW COLOUR:  
 PEARL WHITE [X]  
 SATIN BLACK [ ]  
 PRIMROSE [ ]  
 POTTERY [ ]

WINDOW SCHEDULE							
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

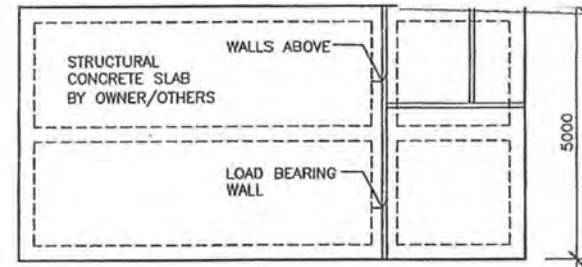
DOOR SCHEDULE							
No	Height	Width	Glazing Type	Stud openings		Comments	Lintel
				Height	Width		
D1	2040	820		2100	880	BY OWNER	90x35 F5
D2	2040	2/820		2130	1730	BY OWNER	190x35 F5
D3	2040	820		2100	880	BY OWNER	90x35 F5
D4	2040	720		2100	780	BY OWNER	90x35 F5
D5	2040	720		2100	780	BY OWNER	90x35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

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GROUND FLOOR PLAN  
 FLOOR AREAS:  
 50.0 m sqr 5.38 sqr

GROUND FLOOR PLAN  
 Portico addition in Red



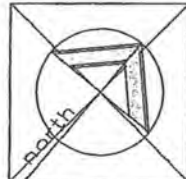
SUB-FLOOR PLAN

APPROVED PLAN  
 PLANNING AND ENVIRONMENT ACT 1987  
 CARDINIA PLANNING SCHEME  
 PERMIT No. TR20364-2  
 SHEET 3 OF 4  
 SIGNED [Signature]  
 DATE CARDINIA SHIRE 1/4/2014

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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 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 cost.  
 SIGNED \_\_\_\_\_  
 SIGNED \_\_\_\_\_  
 DATE \_\_\_\_\_

OLD MILL BARN  
 For: [Redacted]  
 367 BEACONSFIELD-EMERALD RD,  
 GUYS HILL  
 ALTERNATE DWELLINGS PTY LTD  
 ABRN 19 006 245 307 DP-AD 15736  
 BRB, BT-3358 & DB UG081  
 PO Box 3442 GMC VICTORIA 3841  
 (03) 51 330 799

SCALE: 1:100  
 DATE: 31/5/12  
 SHEET: 2 OF 5  
 JOB NUMBER: 100101BC  
 ISSUE: 1  
 FILE: DRAFTED: MG  
 CHECKED: -  
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 DO NOT SCALE! ALL DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES

06 JAN 2014

PLANNING DEPARTMENT



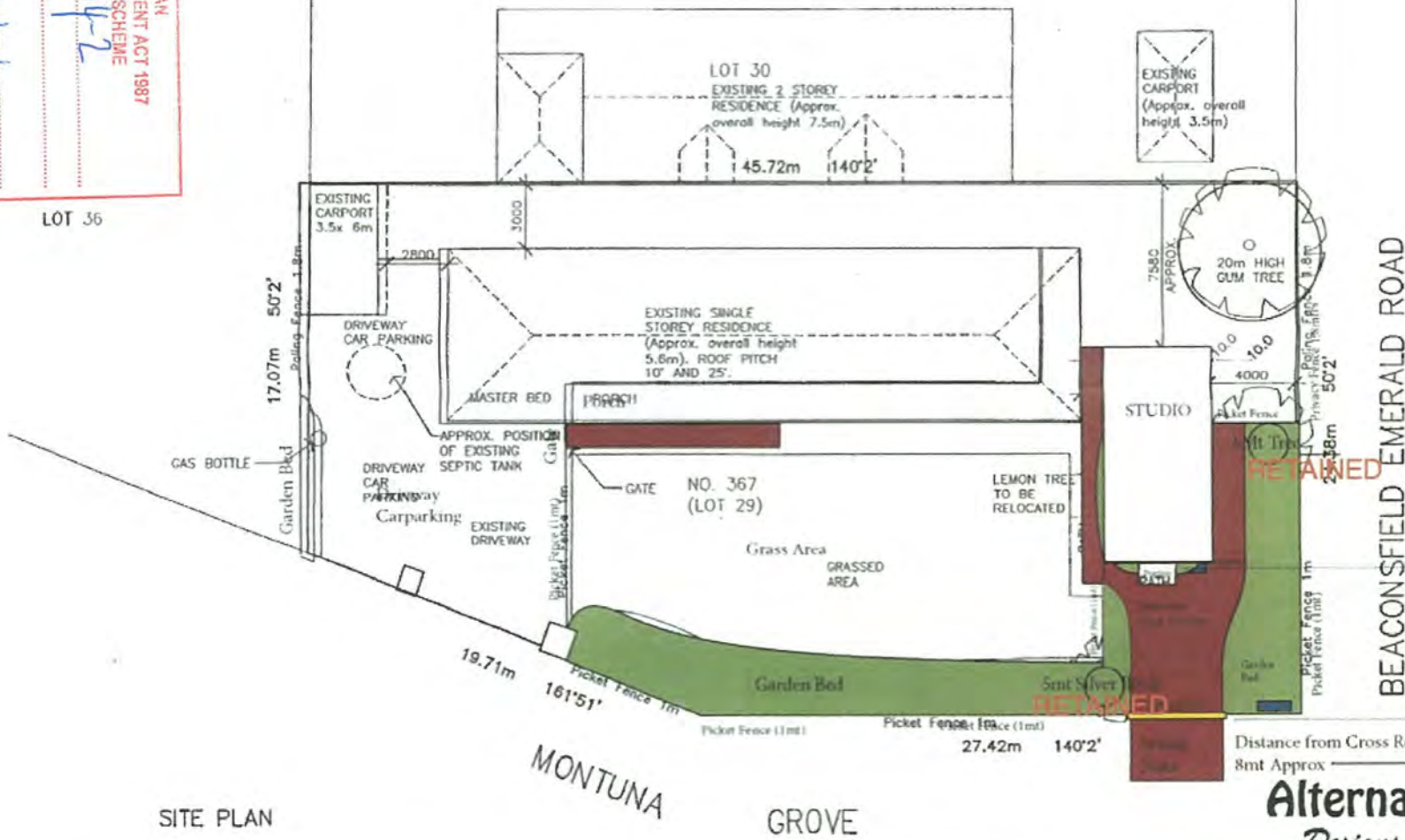
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APPROVED PLAN  
PLANNING AND ENVIRONMENT ACT 1987  
CARDINIA PLANNING SCHEME

PERMIT No. 120364-2  
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.

SITE PLAN

Alternate Dwellings  
*Designs with a difference*

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ISSUE	DATE	DESCRIPTION
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

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 \_\_\_\_\_

OLD MILL BARN  
For: [Redacted]  
367 BEACONSFIELD-EMERALD RD  
GUYS HILL

ALTERNATE DWELLINGS PTY LTD  
ABN 19 006 245 307 DN-AD 15738  
RFB 01-3368 & 218 19081  
PO Box 242 GMC VICTORIA 3841  
031 51 230 799

SCALE 1:200	DATE 31/5/12	JOB NUMBER 100101BC
SHEET 1 OF 5	ISSUE D	
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RECEIVED  
20 JAN 2014  
PLANNING DEPARTMENT