

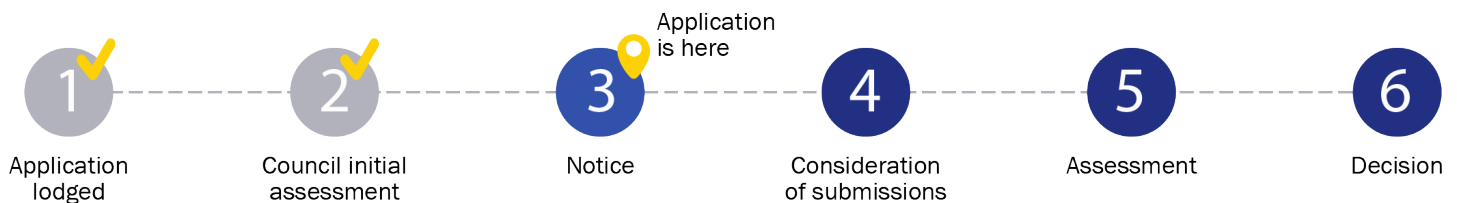
Notice of Application for a Planning Permit



The land affected by the application is located at:	CA 69 SEC C Parish of Koo-Wee-Rup East 380 Fourteen Mile Road, Garfield VIC 3814
The application is for a permit to:	Additions (Verandah) to an Existing Dwelling

APPLICATION DETAILS	
The applicant for the permit is:	Install A Veranda
Application number:	T240428
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>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: cardinia.vic.gov.au/advertisedplans 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:		13 December 2024
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p>	<p>An objection must:</p> <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. <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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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.:	T240428
Address of the Land:	380 Fourteen Mile Road Garfield VIC 3814

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Install A Veranda
Address:	36/574 Plummer St Port Melbourne VIC 3207
Phone:	1800 000 504
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Construction of veranda		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$45,000

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.	
Name:	[Redacted]
Signature:	[Redacted]
Date:	18/11/24

LODGEMENT

Please submit this form, including all amended plans/documents, to 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**

Page 1 of 1

VOLUME 09491 FOLIO 109

Security no : 124117237842R
Produced 07/08/2024 11:17 AM

LAND DESCRIPTION

Crown Allotment 69 Section C Parish of Koo-wee-rup East.
PARENT TITLE Volume 03195 Folio 838
Created by instrument K134439 25/10/1982

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV331928M 14/02/2022
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP283922F 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: 380 FOURTEEN MILE ROAD GARFIELD VIC 3814

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 14/02/2022

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP283922F
Number of Pages (excluding this cover sheet)	1
Document Assembled	07/08/2024 11:17

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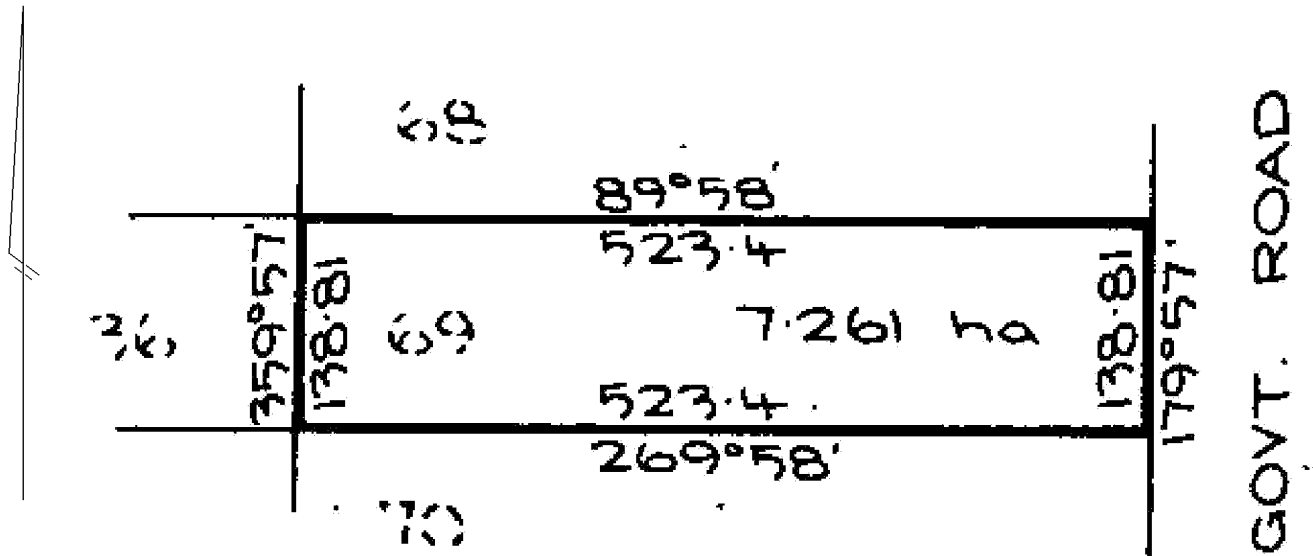
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	TITLE PLAN	EDITION 1	TP 283922F
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<p>Location of Land</p> <p>Parish: KOO-WEE-RUP EAST Township: Section: C Crown Allotment: 69 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9491 FOL 109 Depth Limitation: 15.24 m</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 24/01/2000 VERIFIED: ML</p>
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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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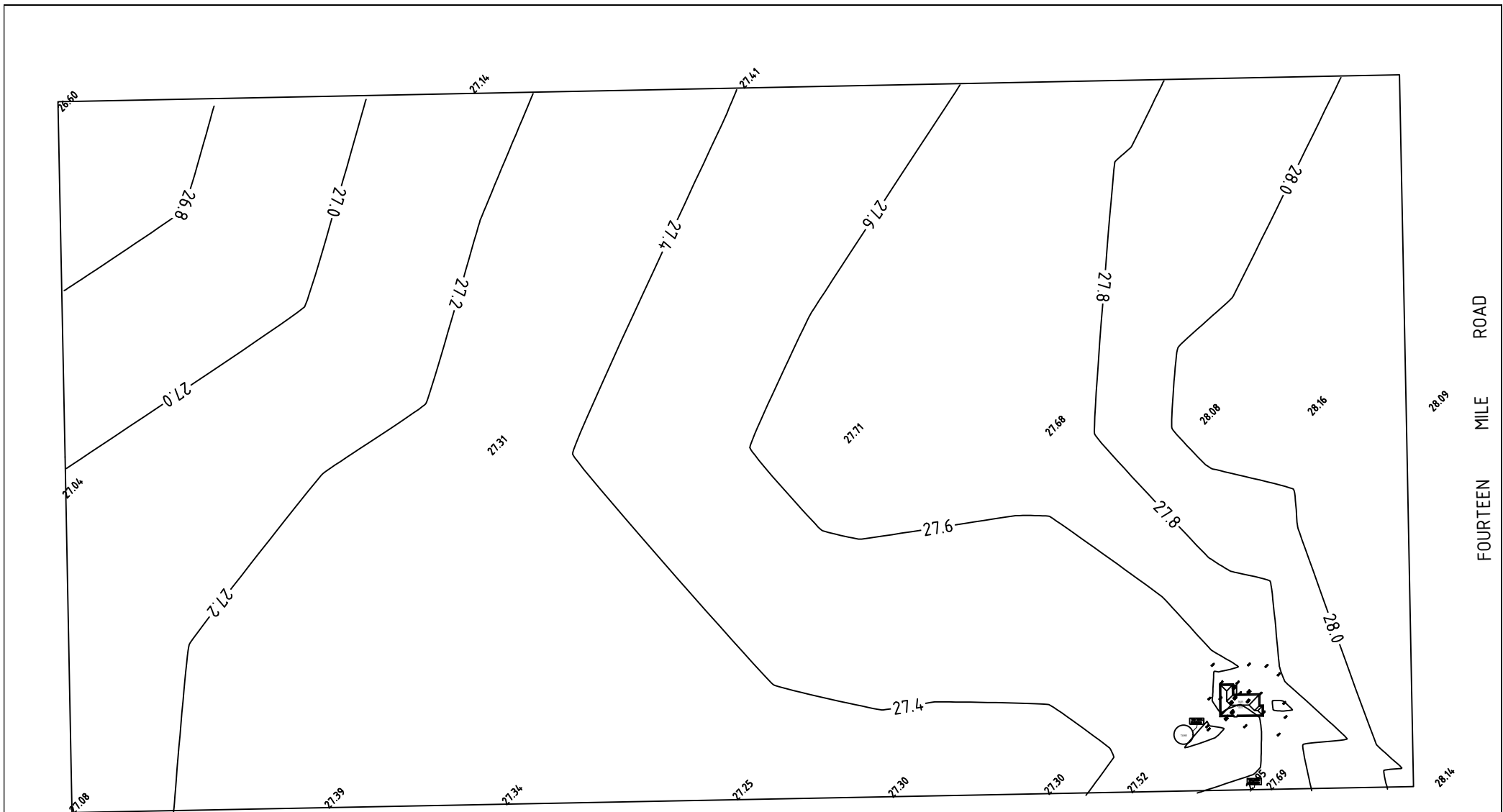


FOURTEEN MILE ROAD

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PROPOSED
STRUCTURE

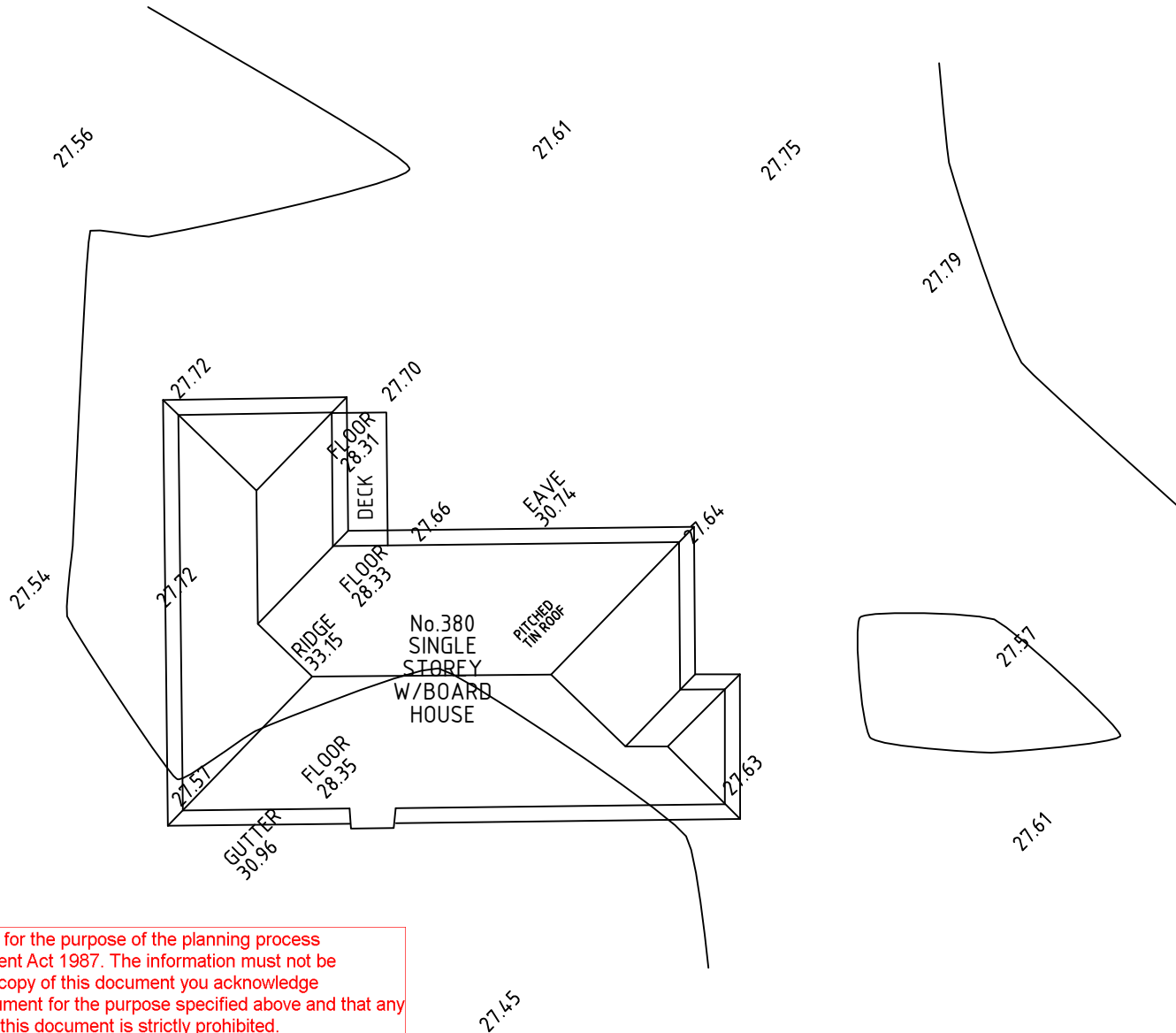
PROPOSED		DRAWING REGISTER		SITE LEGEND			
VERANDA		DECK		NGL	natural ground level	RD	roller door
CARPORT		PERGOLA		RW	retaining wall	NH	non habitable room window
ADDRESS: 380 FOURTEEN MILE ROAD, GARFIELD				FL	floor level	HW	habitable room window
PROJECT NO:	E124/340	POS	private open space	EDP	existing down pipe	Proposed STRATCO COLORBOND steel structure 250mm wide polycarbonate skylight - 50% translucent.	
DATE:	12/08/2024	SWD	stormwater drain 100dia upvc	RW	retaining wall		
SCALE:	N/A	D	door	Title boundary line. Easement line.		NORTH	
SHEET:	A4	REVISION NO:	C				
DRAWN:	FS			SHEET 1 - LOCALITY PLAN NTS			



FOURTEEN MILE ROAD

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PROPOSED	DRAWING REGISTER	SITE LEGEND	
VERANDA <input type="checkbox"/>	DECK <input type="checkbox"/>	NGL natural ground level	RD roller door
CARPORT <input type="checkbox"/>	PERGOLA <input type="checkbox"/>	RW retaining wall	NH non habitable room window
ADDRESS: 380 FOURTEEN MILE ROAD, GARFIELD		FL floor level	HW habitable room window
PROJECT NO: E124/340		POS private open space	Proposed STRATCO COLORBOND steel structure
DATE: 12/08/2024		EDP existing down pipe	250mm wide polycarbonate skylight - 50% translucent.
SCALE: NTS		SWD stormwater drain 100dia upvc	Title boundary line.
SHEET: A4		RW retaining wall	Easement line.
REVISION NO: C DATE: 30-10-2024		D door	 SHEET 2 - SITE SURVEY NTS
DRAWN: FS			







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PROPOSED
 VERANDA DECK
 CARPORT PERGOLA
ADDRESS: 380 FOURTEEN MILE ROAD, GARFIELD

DRAWING REGISTER
 PROJECT NO: E124/340
 DATE: 12/08/2024
 SCALE: 1:200
 SHEET: A4
 REVISION NO: C DATE: 30-10-2024
 DRAWN: FS

SITE LEGEND
 NGL natural ground level RD roller door
 RW retaining wall NH non habitable room window
 FL floor level HW habitable room window
 POS private open space
 EDP existing down pipe
 SWD stormwater drain 100dia upvc
 RW retaining wall
 D door

 Proposed STRATCO COLORBOND steel structure
 250mm wide polycarbonate skylight - 50% translucent.
 Title boundary line.
 Easement line.



SITE ANALYSIS :

TOTAL SITE AREA	72653m ²
EXIST BLDG AREA	849.2m ²
PROPOSED STRUCTURE	45.9m ²
TOTAL BLDG AREA	895.1m ²
TOTAL COVERAGE	1.2%

MINIMUM GARDEN AREAS:

LOT SIZE	400-500 sqm	GARDEN AREA REQD	25%
	500-650 sqm		30%
	Above 650 sqm		35%
Actual Garden Area			N/A%
IMPERMEABILITY			N/A%

DRAINAGE

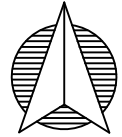
Overflow provision to be installed to existing downpipe connection where required.
 Provide 90mm dia. downpipe connect to existing stormwater system via 90mm UPVC SWD

GENERAL NOTES

All Stormwater drainage to be designed in accordance with Clause 3.5.3.5 of the NCC 2019 Vol 2. Refer to tables attached. Sheet 4.

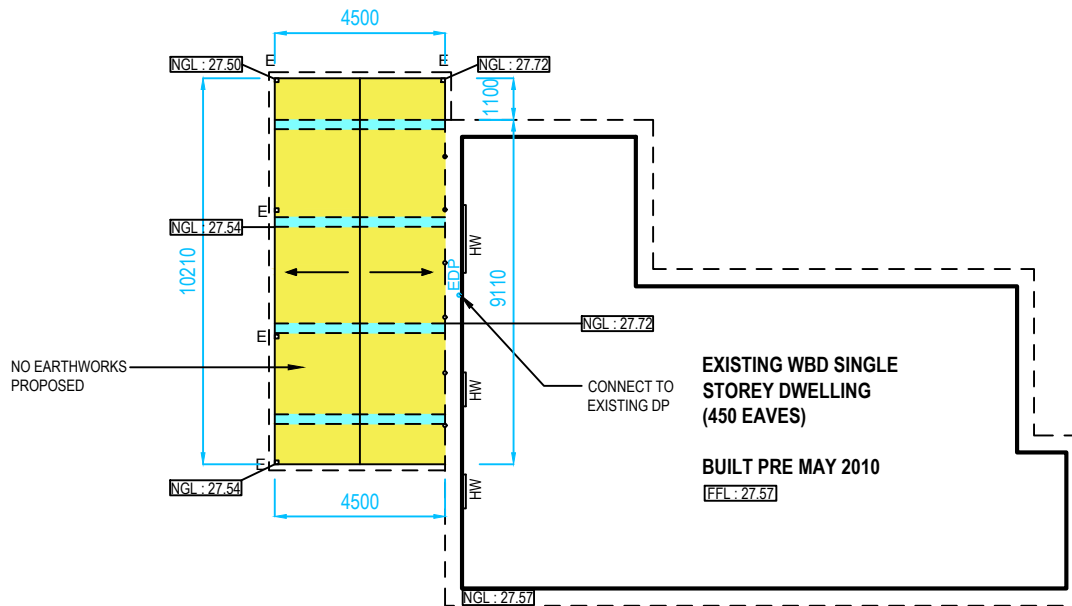
- Proposed STRATCO COLORBOND steel structure.
- 250mm wide polycarbonate skylight - 50% translucent.
- Title boundary line.
- Easement line.

NORTH



COLOUR SCHEDULE - ALL FRAMING BY STRATCO - STEEL COLORBOND FINISH

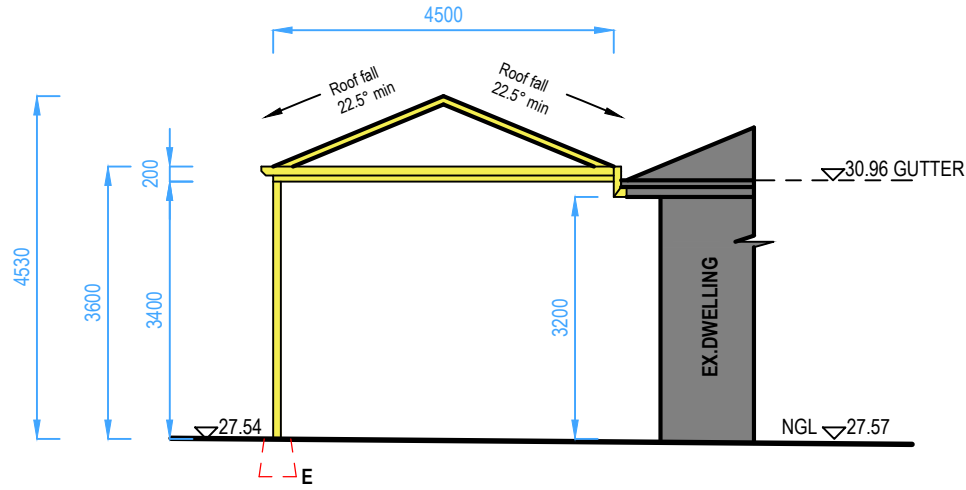
- COLOUR OF DECK ROOF SHEETS: GUM METAL GREY
- COLOUR OF FASCIA BEAM: THUNDER
- COLOUR OF INTERNAL BEAMS / BATTENS: ALPINE
- COLOUR OF UPRIGHT COLUMNS / POSTS: THUNDER
- COLOUR OF GUTTERING: GUN METAL GREY
- COLOUR OF DOWNPIPES: MONUMENT PVC
- POLYCARB ROOF STRIPS: YES NO NUMBER OF 4
- LED STRIP LIGHT: NUMBER OF 3
- RISER BRACKET: NUMBER OF 7
- TWIN WALL: COLOUR: OPAL



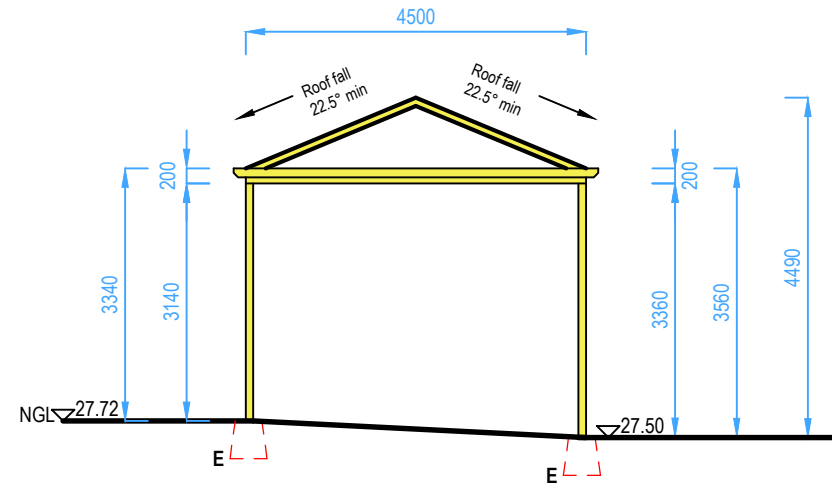
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PROPOSED	DRAWING REGISTER	SITE LEGEND	STRUCTURE TYPE	BEAM SIZE	WIND RATING	BAL RATING
VERANDA <input checked="" type="checkbox"/>	PROJECT NO: E124/340	POS private open space	Footing Connection	Stratco Specified	Specified	Specified
DECK <input type="checkbox"/>	DATE: 12/08/2024	EDP existing down pipe	C post onto concrete connection	<input type="checkbox"/> 120 x 68 x 1.0mm	N1 <input type="checkbox"/>	BAL-LOW <input type="checkbox"/>
CARPORIT <input type="checkbox"/>	SCALE: 1:200	SWD stormwater drain 100dia upvc	E post into concrete pad connection	<input checked="" type="checkbox"/> 150 x 68 x 1.2mm	N2 <input checked="" type="checkbox"/>	BAL-12.5 <input checked="" type="checkbox"/>
PERGOLA <input type="checkbox"/>	SHEET SIZE A4	RW retaining wall	Wall Connection	POST SIZE	N3 <input type="checkbox"/>	BAL-19 <input type="checkbox"/>
ADDRESS: 380 FOURTEEN MILE ROAD, GARFIELD	REVISION NO: C DATE: 30-10-2024	D door	F fascia connection	<input type="checkbox"/> 68 x 68mm	N4 <input type="checkbox"/>	BAL-29 <input type="checkbox"/>
	DRAWN: FS	RD roller door	BWK brick wall connection	<input checked="" type="checkbox"/> 75mm SHS		
		NH non habitable room window	RSR riser bracket	<input type="checkbox"/> 100mm SHS		
		HW habitable room window	WBD weatherboard connection			

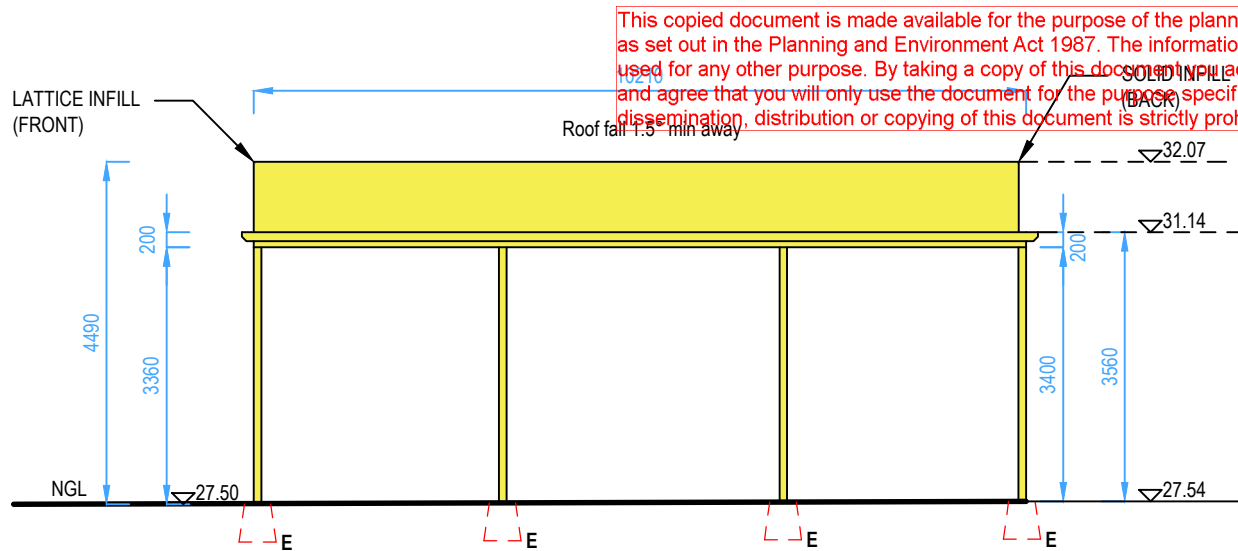
SOUTH ELEVATION



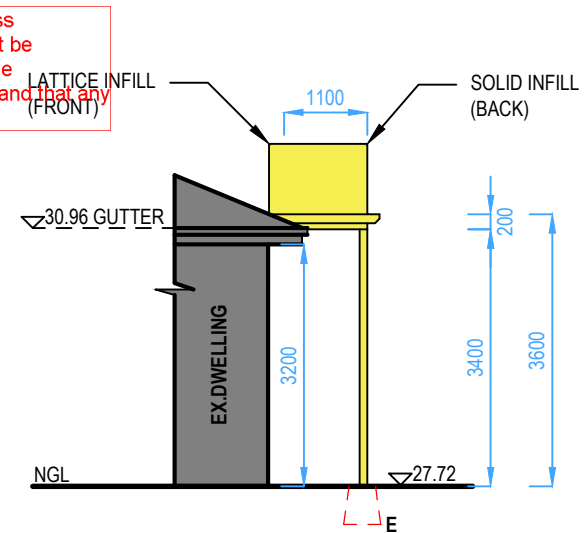
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PROPOSED

VERANDA		DECK	
CARPORT		PERGOLA	

ADDRESS: 380 FOURTEEN MILE ROAD, GARFIELD

DRAWING REGISTER

PROJECT NO:	E124/340
DATE:	12/08/2024
SCALE:	1:100
SHEET SIZE	A4
REVISION NO:	C DATE: 30-10-2024
DRAWN:	FS

SITE LEGEND

NGL	natural ground level	RD	roller door
RW	retaining wall	NH	non habitable room window
FL	floor level	HW	habitable room window
POS	private open space		
EDP	existing down pipe		
SWD	stormwater drain 100dia upvc		
RW	retaining wall		
D	door		

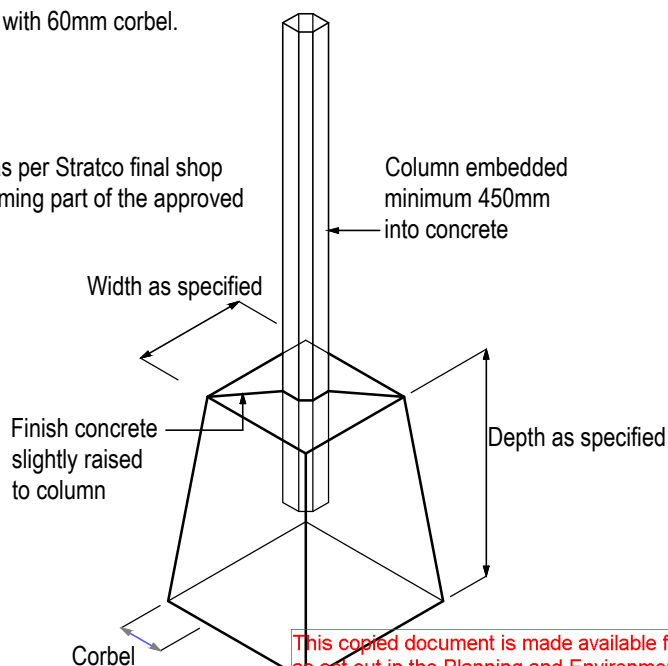
ALL STRATCO STRUCTURES ARE FULLY DEMOUNTABLE VIA THE 'STRATCO' BRACKET SYSTEM

SHEET 5 - ELEVATIONS 1:100

STRATCO CERTIFIED TYPICAL FOOTING

Type 2. 300 x 300 x 500 deep with 60mm corbel.

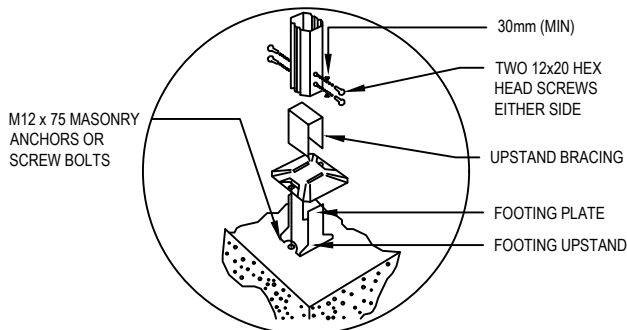
Footing sizes on site are to be as per Stratco final shop drawings for this project and forming part of the approved building permit and documents.



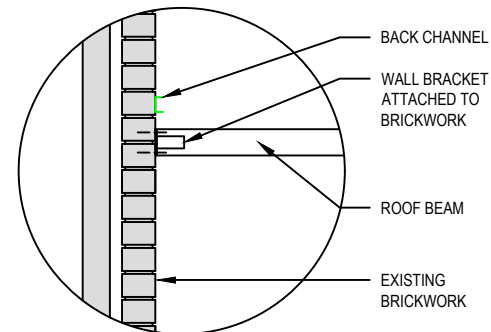
Not to scale

TYPICAL POST TO FOOTING DETAIL

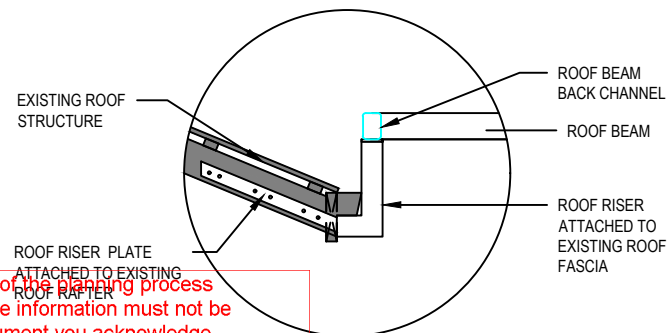
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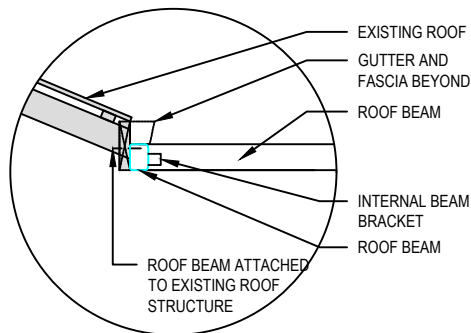
TYPICAL POST TO EXISTING CONCRETE DETAIL



TYPICAL BEAM TO BRICKWORK DETAIL



TYPICAL ROOF RISER DETAIL



TYPICAL BEAM TO FASCIA DETAIL

PROPOSED
 VERANDA DECK
 CARPORT PERGOLA
ADDRESS: 380 FOURTEEN MILE ROAD, GARFIELD

DRAWING REGISTER
 PROJECT NO: E124/340
 DATE: 12/08/2024
 SCALE: 1:20
 SHEET: A4 SIZE
 REVISION NO: C DATE: 30-10-2024
 DRAWN: FS

GENERAL NOTES
 Contractors must verify all dimensions on site prior to the commencement of any site works.
 All discrepancies must be reported to Install A Veranda.
 Do not scale drawings, figured dimensions shall take precedence to scaled drawings.
 This drawing is copyright and shall remain the property of Install A Veranda.
 All works must be in accordance with the certified Stratco Engineering Specifications.
 All construction shall be in accordance with the Building Code of Australia, all relevant Australian Standard Codes.

ALL STRATCO STRUCTURES ARE FULLY DEMOUNTABLE VIA THE 'STRATCO' BRACKET SYSTEM

GENERAL SPECIFICATIONS:

GUTTERS AND DOWNPIPES:

1. All roof drainage to be in accordance with BCA part 3.5.1 & 3.5.2 & AS 3500
2. Downpipes must-
 - a. Not serve more than 12 metres of gutter length for each downpipe; and
 - b. Be located as close as possible to valley gutters; and
 - c. Be selected in accordance with the appropriate eaves gutter sections.
3. All downpipes to be connected to existing run via 100mm diam UPVC SWD or As directed by council.
4. A maximum 12 metre gutter length served by each downpipe is to ensure effective fall and adequate capacity to discharge all water anticipated during a storm having an average recurrence interval of 20 years. Where a rainhead overflow device is incorporated in the top of the downpipe, it's Overflow discharge should be directed away from the building.
5. The size of guttering must –
 - (a) For eaves gutters, be in accordance with Table 3.5.2a to Table 3.5.3.2c; and
 - (b) For box gutters, be in accordance with AS/NZS 3500.3 and;
 - (c) Be suitable to remove rainwater falling at the appropriate 5 minute duration Intensity listed in Table 3.5.3.1a to Table 3.5.3.1h as follows-
 - (i) For eaves gutters – 20 year average recurrence interval; and
 - (ii) For eaves gutter overflow measures – 100 year average recurrence interval
 - (iii) For box and valley gutters – 100 year average recurrence interval.

STRATCO OUTBACK FLAT VERANDAHS, PATIOS AND CARPORTS – DIMENSIONS - FIXING DETAILS

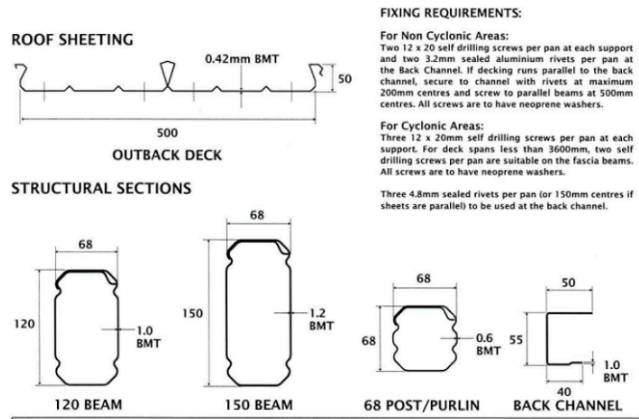


Table 3.5.3.2c Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 3.5.3.2b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes
90 mm dia.	Yes	Yes	Yes	Yes	Yes
100 mm x 75 mm	Yes	Yes	Yes	Yes	Yes

Notes to Table 3.5.3.2c:

1. Yes—downpipe is suitable for the eaves gutter selection.
2. No—downpipe is not suitable for the eaves gutter selection.

Table 3.5.3.2a Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 3.5.3.2b)

Design rainfall intensity (mm/h) (as per Table 3.5.2.1a to Table 3.5.2.1h)	Roof catchment area per downpipe — 30 m ²	Roof catchment area per downpipe — 40 m ²	Roof catchment area per downpipe — 50 m ²	Roof catchment area per downpipe — 60 m ²	Roof catchment area per downpipe — 70 m ²
90 mm/h	A or C	A or C	A or C	A or C	A or C
120 mm/h	A or C	A or C	A or C	A or D	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E
160 mm/h	A or C	A or C	A or C	A or E	B or E
175 mm/h	A or C	A or C	A or D	B or E	E
200 mm/h	A or C	A or C	A or D	B or E	F
225 mm/h	A or C	A or C	A or B	E	F
255 mm/h	A or C	A or D	B or E	E	F
275 mm/h	A or C	A or D	B or E	F	F
325 mm/h	A or C	B or E	F	F	F
425 mm/h	A or C	E	F	F	F

Table 3.5.3.2b Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross sectional area mm ²
A	Medium rectangular gutter	6500 mm ²
B	Large rectangular gutter	7900 mm ²
C	115 mm D gutter	5200 mm ²
D	125 mm D gutter	6300 mm ²
E	150 mm D gutter	9000 mm ²
F	Gutter must be designed in accordance with AS/NZS 3500.3	N/A

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PROPOSED
 VERANDA DECK
 CARPORT PERGOLA
 ADDRESS: **380 FOURTEEN MILE ROAD, GARFIELD**

DRAWING REGISTER
 PROJECT NO: **E124/340**
 DATE: **12/08/2024**
 SCALE: **N.T.S**
 SHEET: **A4 SIZE**
 REVISION NO: **B** DATE: **07-10-2024**
 DRAWN: **FS**

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All works must be in accordance with the certified Stratco Engineering Specifications.
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APPLICATION

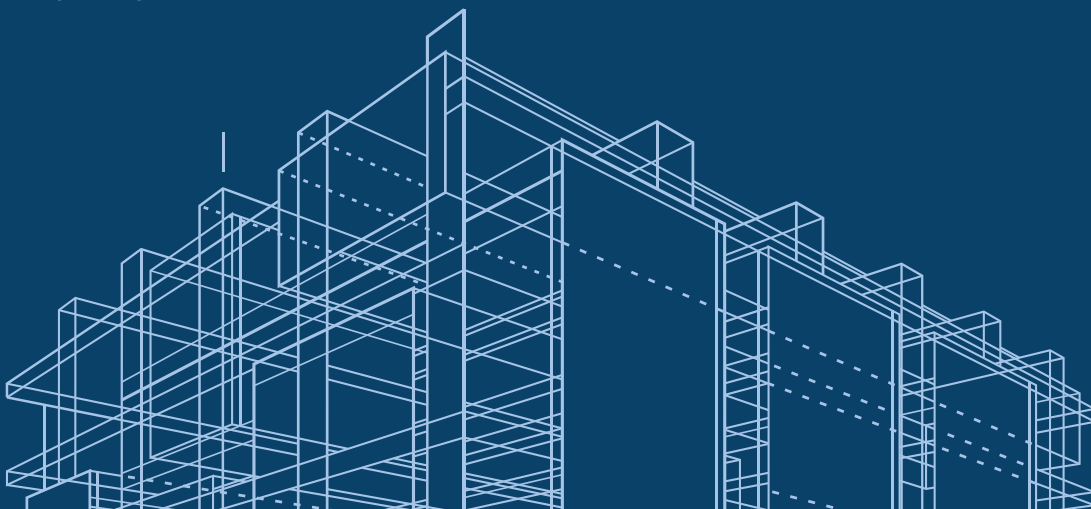
ADDITIONS (VERANDAH) TO AN EXISTING
DWELLING.

AUTHOR

WENDY CUI

SUBMISSION DATE

23/10/2024



■ REFERENCE CS2250
 ■ ENQUIRIES WENDY CUI
 ■ OFFICE (03) 9824 1902

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CS Town Planning has been engaged to submit this planning application to obtain a permit for the additions (verandah) to an existing dwelling .



1. INTRODUCTION

The site falls within the Green Wedge Zone (GWZ1) and is subject to a Land Subject to Inundation Overlay (LSIO), and Restructure Overlay (RO51).

This report provides details of the site and the proposal, summarises the planning controls and policies which apply and, provides an assessment of the proposal against those controls and policies.

1.1 Supporting Documents

- Architectural plans; and
- Technical town planning report.

1.2 Site and Location

The site is located on the western side of Fourteen Mile Road, situated approximately three hundred (300) metres south of the intersection between Fourteen Mile Road and Lone Pine Road. It is approximately eighty three (83) kilometres southeast of Melbourne's CBD.

Characterized by a rectangular shape, the site encompasses a substantial expanse of agricultural land. Existing structures are primarily concentrated in the southeast corner, this includes a single storey weatherboard dwelling with pitched metal roof.

1.3 Vehicle Access

Vehicle access is available via a crossover located to the southern end of the street frontage.



Subject Site

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2. THE PROPOSAL

2.1 Development Summary

2.1.1 PROPOSAL

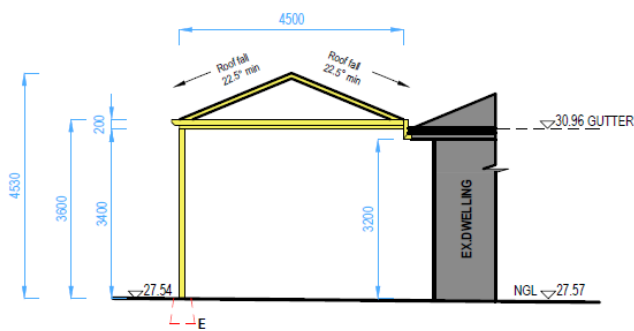
Existing use of the land is as a dwelling, this does not propose to be changed.

The proposal seeks to extend the existing single storey dwelling by constructing a verandah on the western side.

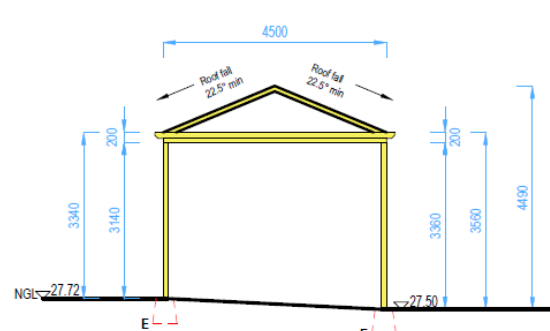
This open-sided structure will feature a pitched metal roof that complements the roof design of the existing dwelling.

No demolition works are proposed on site.

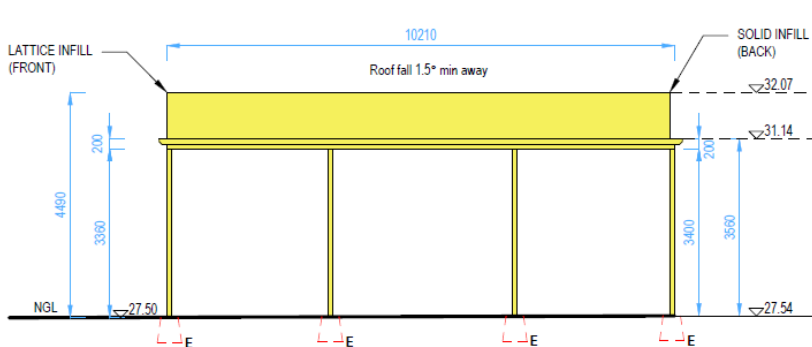
SOUTH ELEVATION



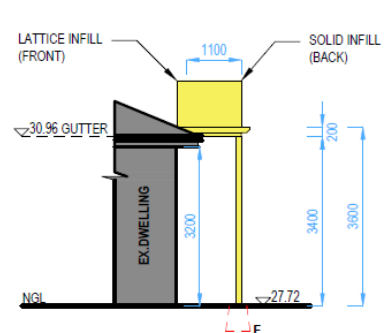
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



Proposed Plan

3. PLANNING POLICY FRAMEWORK

The following is an outline of the Cardinia Planning Policy Framework relevant to the site. A comprehensive analysis of the proposal against this matrix of applicable policy is provided below.

3.1 Planning Policy Framework

3.1.1 CLAUSE 11 SETTLEMENT

3.1.2 CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES

3.1.3 CLAUSE 13 ENVIRONMENTAL RISK AND AMENITY

3.1.4 CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

3.1.5 CLAUSE 16 HOUSING

The proposal broadly meets the above State and Regional clauses and there is little of direct relevance to the assessment based on the minor nature of the proposal.

3.2 Local Planning Policy Framework

3.2.1 CLAUSE 21.02 ENVIRONMENT

The subject site is not in a Rural Conservation Zone, or a Public Conservation and Resource Zone. Furthermore, it is not subject to any Significant Landscape Overlay, Environmental Significance Overlay, Vegetation Protection Overlay, Infrastructure Contributions Overlay, Development Contributions Plan Overlay, or Heritage Overlay controls.

The proposed buildings and works are minor to bring any noticeable impact to the environment. No trees are being removed as part of the proposal and no reticulated service connections are required.

The subject site is prone to bushfire. Clause 21.02-4 contains strategies for bushfire management and the following are identified as relevant to the proposal:

- *Ensure that the siting and design of houses and other accommodation in high risk bushfire areas minimises the potential risk of loss of life or property from wildfire, particularly in terms of the existing slope, aspect and vegetation.*
- *Ensure all development has appropriately designed access for emergency vehicles.*
- *Ensure development provides adequate access to the site.*
- *Encourage the use of roads as a buffer between housing and bushland.*

The proposal aims to add a verandah to the rear of the existing dwelling for outdoor entertainment purposes. This addition will not alter the siting of the dwelling or affect access to services.

The site is also situated within an area of Aboriginal cultural heritage sensitivity. The objective under Clause 21.02-7 is:

- *To provide for the protection and management of significant Aboriginal heritage sites, material culture, and places of historical and spiritual significance to relevant contemporary Aboriginal people.*

As previously mentioned, the proposed buildings and works are minor, and only minor disturbances to the ground are anticipated.

Clause 21.02-8 relates to resource conservation. The objective of this clause is:

- *To develop and promote more environmentally sustainable ways of living and working, including greenhouse gas emission reductions.*

The proposal is minor in scope and will not impact on greenhouse gas emissions and water consumption.

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The proposed verandah is designed with environmentally sustainable considerations in mind. The inclusion of skylights on the roof will enhance the use of natural daylight, promoting the health and well-being of residents.

3.2.2 CLAUSE 21.03 SETTLEMENT AND HOUSING

According to Clause 21.03-4, Garfield is a large rural township. The objectives for these townships are:

- *To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.*
- *To maintain and enhance the distinct character and environmental qualities of each of the townships.*
- *To create sustainable and functional townships that support a range of commercial, retail, community and recreational facilities and services.*

The proposed verandah will be connected to the existing dwelling and will not require any additional utility connections.

This addition will result in a slight decrease in the site's permeability percentage, however, this change is negligible compared to the overall size of the property.

The existing dwelling is set back considerably from the street frontage, meaning the proposed verandah, located at the rear of the dwelling, will have minimal visibility from the streetscape. Furthermore, the height of the verandah will remain below that of the existing dwelling, ensuring it blends seamlessly with the surrounding environment.

3.2.3 CLAUSE 21.08 LOCAL AREAS - WESTERN PORT REGION

The policies under this clause are not applicable as the subject site is not located within Lang Lang, Bunyip or Koo Wee Rup.

3.2.4 CLAUSE 22.05 WESTERN PORT GREEN WEDGE POLICY

The subject site is located within Precinct 1: agriculture, horticulture and soil based food production. The vision of this precinct is:

- *Precinct 1 will be the hub of, agriculture, horticulture and soil-based food production within the Cardinia Western Port Green Wedge, taking advantage of its highly versatile soils, vegetable production (in particular asparagus), dairy and beef farming, other agricultural pursuits, potential access to Class A recycled water and the important role this precinct plays in food security. Land within the SUZ1 part of the precinct will be prioritised for soil-based agricultural and horticultural use and soil based food production with a focus on the consolidation of lots to support the economic viability of the agricultural and horticultural industry.*
- *Opportunities for new, innovative or more intensive agriculture and horticulture and soil-based food production will be supported to ensure that the rich agricultural potential of the precinct is realised.*
- *It will integrate biodiversity and agricultural outcomes by recognising ecosystem services which can improve agricultural efficiency.*
- *Opportunities for linking the community with the local agricultural and horticultural industry will be identified and promoted to help establish food-based tourism within the precinct.*

The proposal does not involve change in the existing use of the land, therefore, the future directions and preferred land uses are not relevant to the assessment of this application.

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3.3 Zones.

3.3.1 GREEN WEDGE ZONE

The purpose of the Green Wedge Zone (GWZ1), along with implementing state and local policy is:

- *To provide for the use of land for agriculture.*
- *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 encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

The proposal does not seek to change the existing use of the land as a dwelling and thus no planning permit is triggered.

Proposed buildings and works are associated with a dwelling, as this is a Section 2 use. This does not trigger a planning permit if the proposal meets the following:

- *An alteration or extension to an existing dwelling with a floor area of no more than the area specified in a schedule to this zone or, if no area is specified, 50 square metres.*

The proposed verandah is situated to connect to the existing dwelling, serving as an extension, with a total area of 45.95 square meters. This complies with the requirements under this exemption.

Given the above, no planning permit is triggered under the zone.

3.4 Overlays

3.4.1 LAND SUBJECT TO INUNDATION OVERLAY

The purpose of the Land Subject to Inundation Overlay (LSIO), along with implementing state and local policy is:

- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989 .*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*
- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

Pursuant to the schedule of this overlay, a permit is not required to construct or carry out works ancillary to an existing dwelling, including landscaping, a pergola, driveway, verandah, barbeque and water tank.

3.4.2 RESTRUCTURE OVERLAY

The purpose of the Restructure Overlay (RO51), along with implementing state and local policy is:

- *To identify old and inappropriate subdivisions which are to be restructured.*
- *To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.*

A permit is required to construct or extend a dwelling or other building.

Schedule 51 applies the Cardinia Shire Council – Subdivision Restructure Plans (Agricultural Land - Tenement), January 2002 to the subject site.

The requirements under this Restructure Plan does not apply as the proposal does not seek to subdivide or construct a dwelling.

3.5 Particular Provisions

3.5.1 CLAUSE 53.18 STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

The purpose of the clause, along with implementing state and local policy is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

The proposed verandah will be connected to the existing storm water system and all drainage will be designed to comply with the relevant standards.

The additions are to be constructed on top of existing concrete areas, ensuring that site coverage and permeability are largely retained, which will have minimal impact on the existing drainage conditions of the site.

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4. CONCLUSION

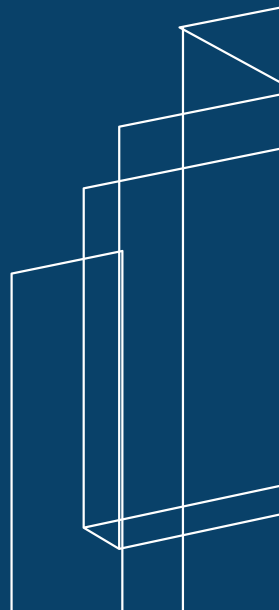
The proposed development has demonstrated compliance with the controls of the zone and overlays as evaluated earlier in the report.

It is submitted that this proposal is designed in a manner which will make efficient use of the site and will impact positively on the surrounding neighbourhood. Given the nature of the application and its compliance with the zone and overlays, we respectfully request that this application be supported by Council and proceeds to approval at the earliest convenience.

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For any queries or further clarification, please contact directly on 9824 1902 or via email wendy@estownplanning.com.au.

Sincerely,
Wendy Cui
Project Co-ordinator



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CS TOWN PLANNING

Suite i, 450 Chapel Street, South Yarra VIC 3141

P (03) 9885 4532

E info@cstownplanning.com.au

W www.cstownplanning.com.au