
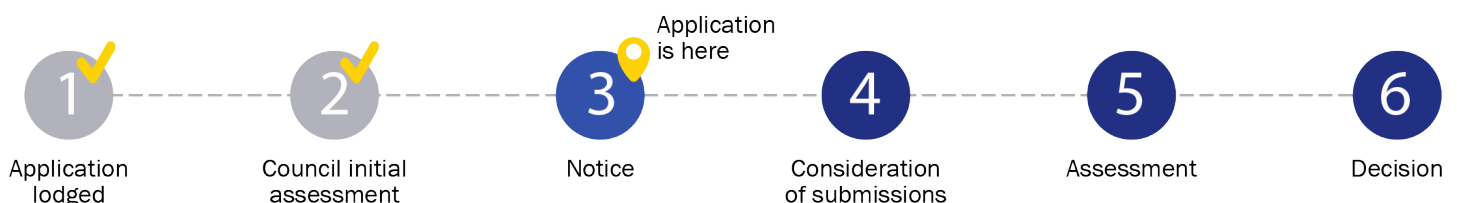


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP343315 135 Officer Road, Officer VIC 3809	
The application is for a permit to:	Buildings and Works (Shed)	
A permit is required under the following clauses of the planning scheme:		
Clause 35.04-5	Green Wedge Zone a planning permit is required for buildings and works,	
Clause 42.01-2	Environmental Significance Overlay a planning permit is required for buildings and works	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:	KLM Spatial	
Application number:	T240431	
<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 at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<p>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:</p>		<b>24 January 2025</b>
<p><b>WHAT ARE MY OPTIONS?</b></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>If you object, the Responsible Authority will notify you of the decision when it is issued.</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>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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Planning Enquiries  
Phone: 1300 787 624  
Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

**⚠** Any material submitted with this application, 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*. If you have any questions, please contact Council's planning department.

**⚠** Questions marked with an asterisk (\*) must be completed.

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

**i** Click for further information.

Clear Form

## The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

### Street Address \*

Unit No.:	St. No.: 135	St. Name: Officer Road
Suburb/Locality: Officer		Postcode: 3809

### Formal Land Description \*

Complete either A or B.

**⚠** This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 343315W
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

**i** For what use, development or other matter do you require a permit? \*

Single shed.

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**⚠** Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$102,411	<b>⚠</b> You may be required to verify this estimate. Insert '0' if no development is proposed.
<small>If the application is for land within metropolitan Melbourne (as defined in section 3 of the <i>Planning and Environment Act 1987</i>) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> for information.</small>	

**i** Estimated cost of any development for which the permit is required \*

## Existing Conditions i

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Lifestyle lot, two dwellings.

Provide a plan of the existing conditions. Photos are also helpful.

## Title Information i

### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

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Name:

Title:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.: S1

St. No.: B2, 3

St. Name: Ordish Road

Suburb/Locality: Dandenong South

State: Vic

Postcode: 3175

### Contact information for applicant OR contact person below

Business phone: 03 9794 1600

Email: Manager@klms.com.au

Mobile phone:

Fax:

### Contact person's details\*

Same as applicant

Name:

Title:

Organisation (if applicable): KLM Spatial

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.: S1

St. No.: B2, 3

St. Name: Ordish Road

Suburb/Locality: Dandenong South

State: Vic

Postcode: 3175

Name:

Same as applicant

Title:

Organisation (if applicable):


Postal Address:

If it is a P.O. Box, enter the details here:

day / month / year

## Declaration

This form must be signed by the applicant \*

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 29.08.2024

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No  Yes

If 'Yes', with whom?:

Date:


day / month / year

## Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

## Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

**Contact information:**

Telephone: 1300 787 624

Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

DX: 81006

**Deliver application in person, by post or by electronic lodgement.**

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

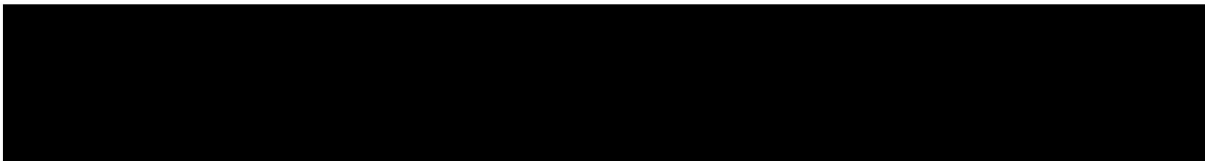
VOLUME 08569 FOLIO 462

Security no : 124117199259E  
Produced 06/08/2024 08:57 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 343315W.  
PARENT TITLE Volume 06706 Folio 005  
Created by instrument C192607 13/04/1965

**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 set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP343315W FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

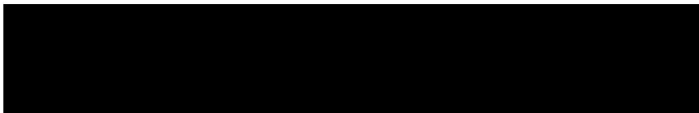
NUMBER		STATUS	DATE
AY212330R (E)	TRANSFER CONTROL OF ECT	Completed	17/07/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 343315W</b>
-------------------	--	------------------	-------------------

<p><b>Location of Land</b></p> <p>Parish: PAKENHAM          Township:          Section:          Crown Allotment: 155 (PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 8569 FOL 462          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p style="text-align: center;"><b>Description of Land / Easement Information</b></p> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p style="color: red; font-size: small;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>	<p style="font-size: x-small;">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 style="font-size: x-small;">COMPILED: 06/03/2000          VERIFIED: PC</p>
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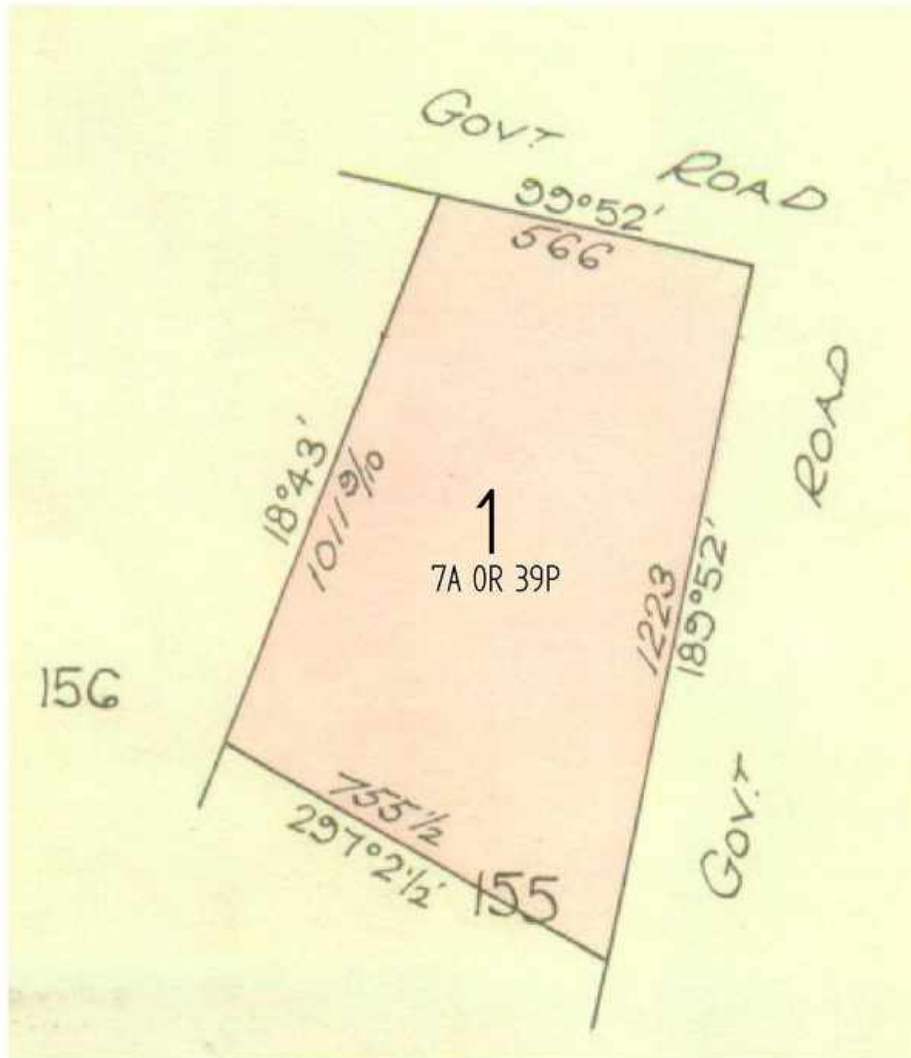


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 155 (PT)

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12546

25 November 2024

**Statutory Planning Department**  
**Cardinia Shire Council**  
Attention: [REDACTED] - Statutory Planner  
Via: Portal

Dear [REDACTED]

**Re - Response to Further Information Request**  
**135 Officer Road, OFFICER**  
**Planning Application T240431**

KLM Spatial continues to act on behalf of the applicant, [REDACTED] in regard to the above Planning Application.

We note receipt of Council's RFI dated 26 September 2024, requesting further information pursuant to Section 54 of the Planning and Environment Act 1987 (Vic). In response to Council's request, we provide the following amended plans and documents:

1. Amended Town Planning Letter prepared by *KLM Spatial*;
2. Site Mapping Survey [12546\_DE01] prepared by *KLM Spatial*; and
3. Amended Planning Drawings [12546 V. B] prepared by *KLM Spatial*.

A response to each of Council's items of further information has been provided for below:

#### **FURTHER INFORMATION REQUIRED AS PART OF APPLICATION:**

##### **1. Outstanding Fees**

Council's records show an outstanding amount for payment of application fees.

*The relevant application fee was paid via phone at the time of lodgement (29 August 2024).*

*Council is encouraged to revisit the status of the account internally.*

##### **2. Amended Town Planning Report**

Amended Town Planning Report to include the following:

- a) Impact of the proposed earthworks on the current rate of flow or the discharge point of water across a property boundary.

- b) Impact of the proposed earthworks and/or the change of water flow impacting any existing vegetation onsite or on neighbouring properties.
- c) Impact of the proposed earthworks on existing flood plains, which may cause flooding on neighbouring properties, including Council roads.
- d) If any soil stabilization works are required due to the proposed earthworks.

*An Amended Town Planning Letter has been attached to this correspondence. The application pertains merely to a domestic shed, which will be constructed in accordance with all relevant requirements.*

*The amended letter confirms that:*

- *The proposed earthworks will not adversely impact or exacerbate the current rate of flow across the existing property boundary;*
- *Discharge currently occurs via overland flow – all stormwater in the area of works will be collected and disposed of via existing drainage infrastructure on site (therefore avoiding the concentration of flows across any part of the boundary);*
- *Proposed collection and discharge techniques will not result in the exacerbation of any flow toward vegetation (therefore providing no negative impact to vegetation);*
- *There are no flood plains within the considerable vicinity of the land.*
- *Construction techniques will be advised by a suitably qualified professional prior to the commencement of works in the avoidance of soil stabilization. The undertaking of detailed engineering works prior to the confirmation of planning permission is considered excessive and will therefore be actioned post approval. Construction matters may be conditioned as appropriate and often observed.*

*Council is kindly encouraged to reconsider the nature of the proposal and extent of information requirements which may be appropriately conditioned.*

## **INFORMATION REQUIRED IN RELATION TO SITE PLAN(S):**

Fully dimensioned plans drawn at a scale 1:100 and preferably at A1 size, clearly showing the following:

1. Setbacks of buildings from all property boundaries.
2. The proposed shed dimensioned.
3. Levels of the site through nominated spot levels at the corner of all proposed buildings and contours along the length of the site to AHD.
4. Distance to dwellings or small second dwellings not in the same ownership,
5. Distance to a waterway, wetlands or designated flood plain.
6. Level of the site through nominated spot levels at the corner of all proposed buildings and contours along the length of the site to AHD.
7. Details of location and extent of earthworks, including any cut and fill proposed.
8. Location and width of the proposed access to the shed and any earthworks associated to access.
9. A plan reference name (e.g. site layout plan), reference number, version number, date of version and version update details including date and reason for update.

*Amended Planning Drawings have been prepared by KLM Spatial and accompany this correspondence. The plans have been updated to reflect additional dimensions, setbacks and*



*earthworks. An Amended Town Planning Letter has been prepared – this document describes the works required for implementation.*

*No waterways, wetlands or designated flood plains are located within direct proximity to the subject site.*

*A Site Mapping Survey was undertaken on Site by KLM Spatial. A copy of the survey document accompanies this correspondence.*

#### **INFORMATION REQUIRED IN RELATION TO ELEVATION PLAN(S):**

Fully dimensioned plans drawn at a scale of 1:100 and preferably at A1 size clearly showing the following:

1. Natural ground level and finished ground level (to AHD), clearly nominated on all elevations for the length of the boundaries.
2. Wall height from natural and finished ground level for each building elevation.
3. Overall building height from natural and finished ground level for each building elevation.
4. Dimensions from natural ground level to the proposed finished floor levels for each building elevation.
5. The depth of any proposed cut and/or fill (including retaining walls) for each building elevation.
6. A detailed schedule of construction materials/colours proposed to be used.
7. A plan reference name, reference number, version number, date of version and version update details including date and reason for update.

*Amended Planning Drawings have been prepared by KLM Spatial and accompany this correspondence. All above matters have been resolved as a part of the amended set.*

#### **INFORMATION REQUIRED IN RELATION TO ELEVATION PLAN(S):**

A preliminary assessment of the application has been undertaken and the following comments are provided for your consideration:

##### Clarity of application

Based on the submitted Planning Report, it is considered that the proposed works will change the rate of flow or the discharge point of water across the property boundary. As no details have been provided, the application cannot be assessed in full to ascertain if the proposal will cause flooding on surrounding properties or impact native vegetation.

Once the above information is responded to and the impact of these earthworks is determined, further information may be requested, which may include a requirement for hydrological assessment by relevant professionals to confirm the change in the rate of flow of water.

*Noted. Additional information has been provided within this correspondence and the accompanying documentation.*

##### Referrals

Please note that your application will be referred to relevant internal departments of the Council for review/comment. Following receipt of a additional information may be request and/or concerns raised.

*Noted as advised.*

## Summary

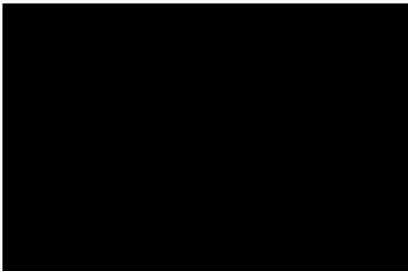
We trust the above is acceptable to Council and look forward to hearing from you in due course.

Should Council deem the above information insufficient, we request an extension to the RFI period of 30 days.

We kindly request that Council move to advertise the application at their earliest convenience

If you have any queries regarding the above, please contact the undersigned on 9794 1600 or via email at [manager@klms.com.au](mailto:manager@klms.com.au)

Yours sincerely,



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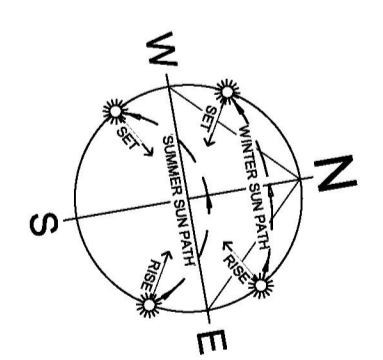


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**\* NOTE**

ALL LEVELS ARE TO AHD  
REFER SURVEY PLAN PREPARED BY  
KLMS REFERENCE NO 12546\_DE01

PLEASE NOTE : TITLE BOUNDARY DETAILS SHOWN  
ON PLAN ARE FOR INFORMATION PURPOSE ONLY  
AND IS SUBJECT TO A TITLE RE-ESTABLISHMENT  
SURVEY CERTIFIED BY A LICENSED SURVEYOR,  
TO DETERMINE THE TITLE BOUNDARY POSITION.



**SITE PLAN**  
SCALE 1:500

No.	DATE:	REVISION / ISSUE:
A	21.08.2024	PRELIMINARY ISSUE FOR CLIENT COMMENTS
B	18.11.2024	ISSUE FOR RFI APPLICATION TP240431PA

PROJECT:  
**PROPOSED SHED**

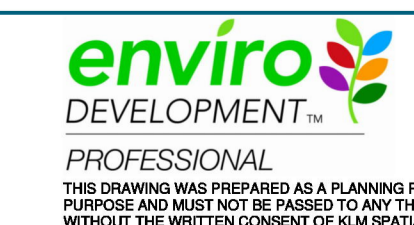


DRAWING:  
**SITE PLAN**

LOCATION:  
**135 OFFICER ROAD  
OFFICER 3809**

DATE: 18/11/24  
SCALE: 1 : 500 @ A1  
DRAWING No:  
**12546 TP01**

DRAWN: SN  
CHECKED: SG  
VERSION:  
**B**

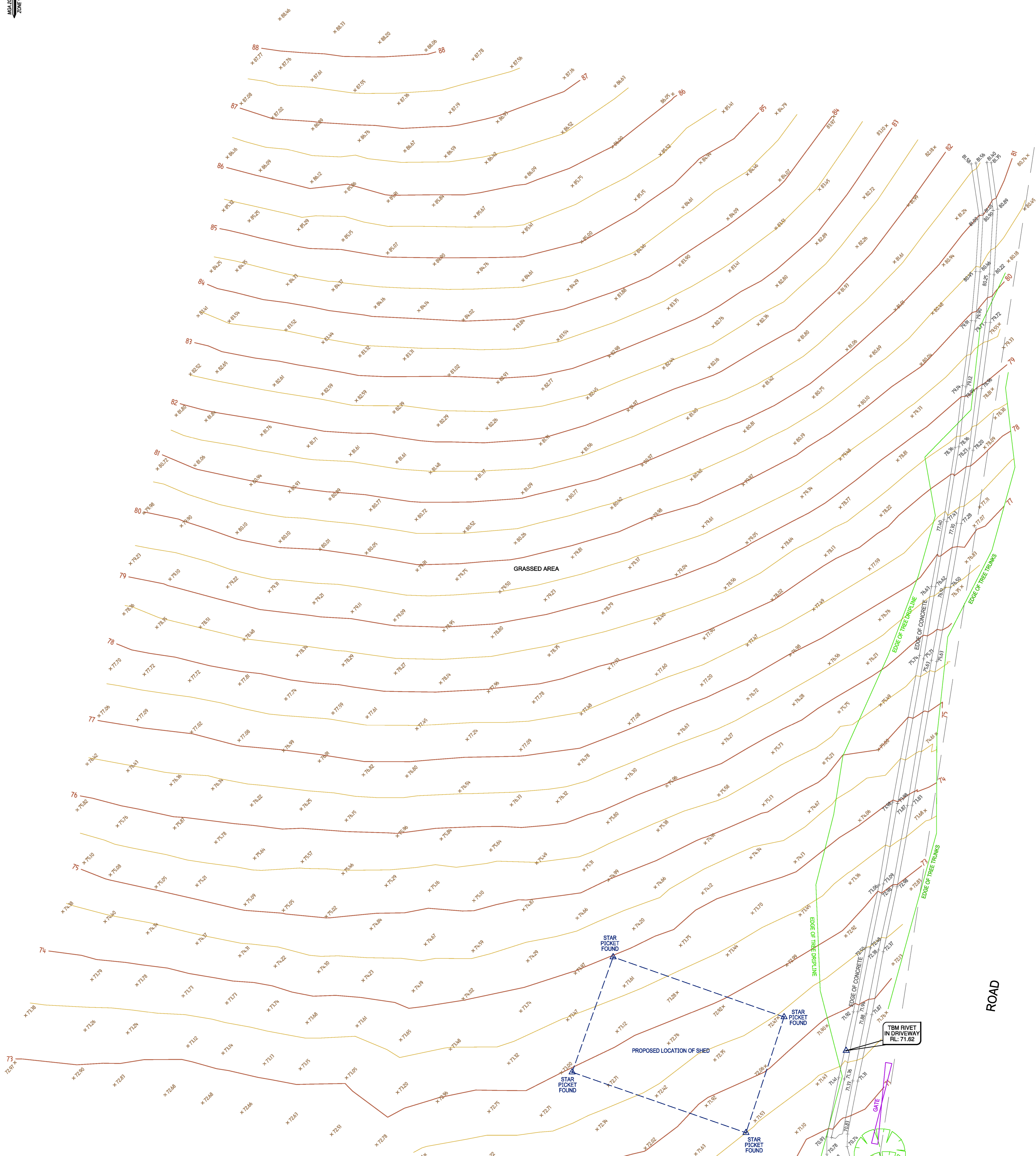


MELBOURNE  
LVL 4, 31 DALMORE DRIVE,  
SCORESBY VIC 3179  
WARRAGUL  
10 NAPIER STREET,  
WARRAGUL VIC 3820  
Telephone 03 9794 1600 [enquiries@klm.com.au](mailto:enquiries@klm.com.au)  
[www.klm.com.au](http://www.klm.com.au)





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- LEGEND**
- TREE
  - VgMAP LINEWORK
  - EDGE OF TREE DIAPHRAGM
  - EDGE OF CONCRETE DRIVEWAY
  - RIDGELINE
  - FENCE
  - EDGE OF TREE TRUNKS

**DATE OF SURVEY:**  
The fieldwork for this survey was completed on 09/10/2024.

**DATUM NOTATION:**  
HORIZONTAL DATUM  
Co-ordinates are plane co-ordinates computed from the following:

**Orientation:**  
This survey was connected to MGA2020 Zone 55 using GNSS observations corrected by the MelbPos Network.

MELBpos observations have been verified by comparison with SMES values at PM 72.

**Origin of Co-ordinates:**  
The TBM Rivet shown on this plan has been used as the origin for MGA2020 Zone 55 co-ordinates.

**HEIGHT DATUM**  
Heights are to the Australian Height Datum, derived from the following:  
Origin of AHD Levels from PM 72 with RL 38.318.  
SMES Nominated Vertical Order Accuracy: 3  
Confirmed by: DVA 92/1 with RL 173.483  
Height Difference: 0.037  
Contour Interval is 0.5 metres.

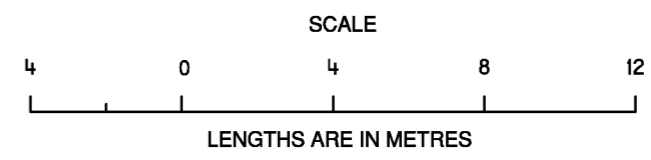
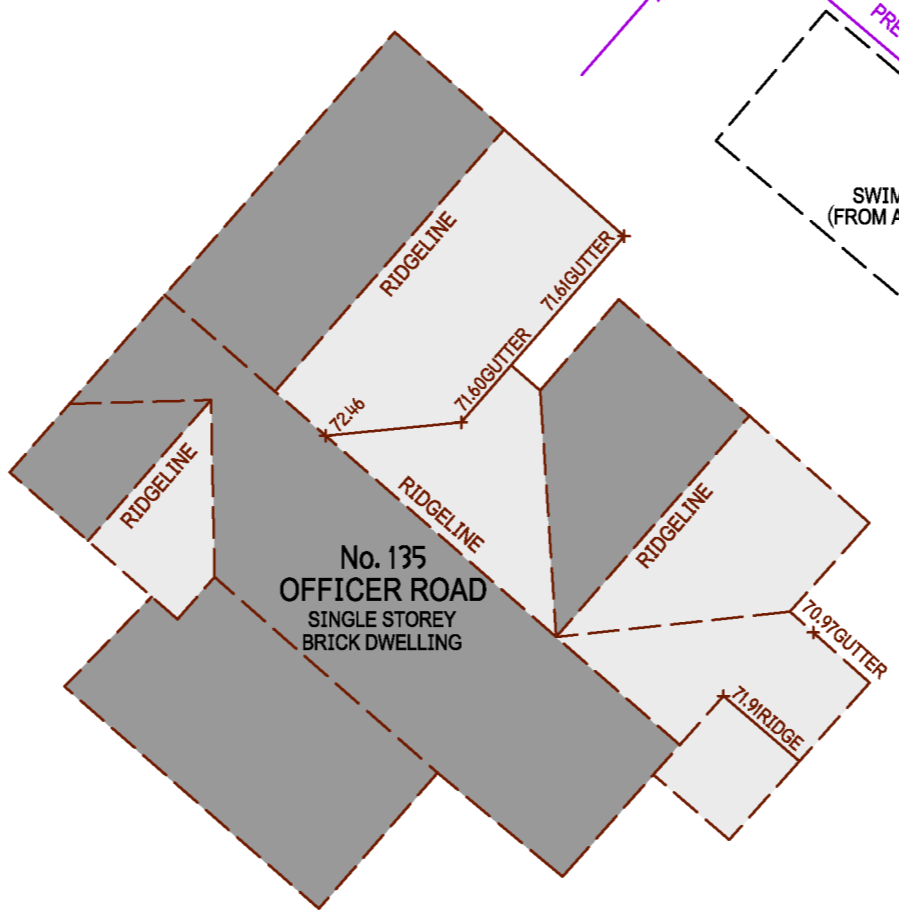
**IMPORTANT NOTE**

**AERIAL FEATURES**  
Building outlines shown thus are located by aerial photography and are subject to validation by ground survey.

This plan/digital information is prepared for Eric & Wendy Boon by field survey for the purpose of designing and developing the land and should not be used for any other purpose.

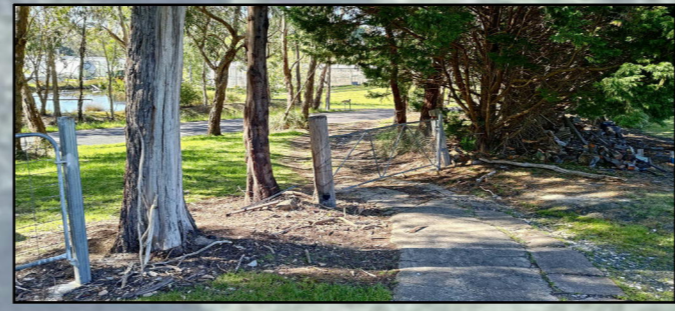
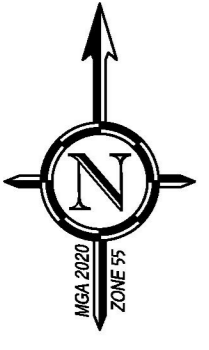
Underground services have not been investigated as part of this survey.

This note is an integral part of this plan.



Reference: 12546\_DE01  
Plan Date: 10/10/2024  
Version: 1  
Scale: 1:200  
Sheet: 1 of 2  
Sheet Size: A1

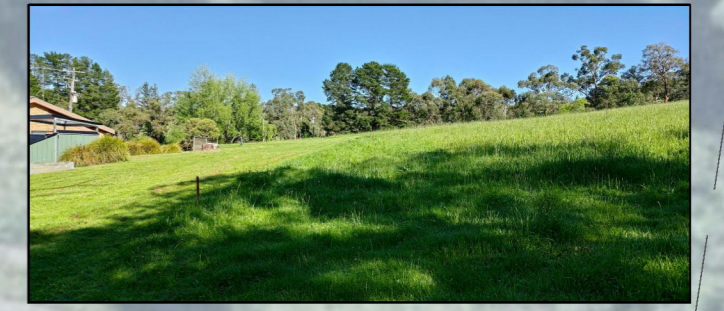
This plan must not be passed on to any third party or reproduced in any documentation without the written approval of KLM Spatial.



SITE PHOTO ①



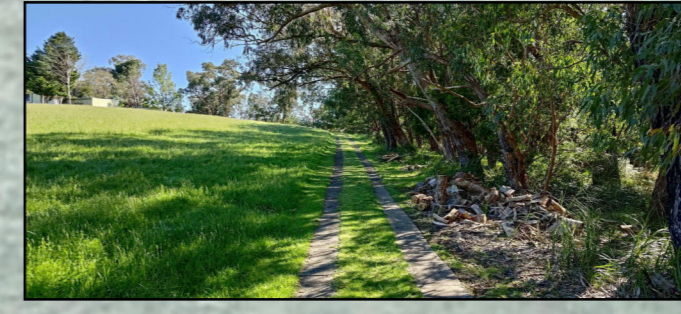
SITE PHOTO ②



SITE PHOTO ③



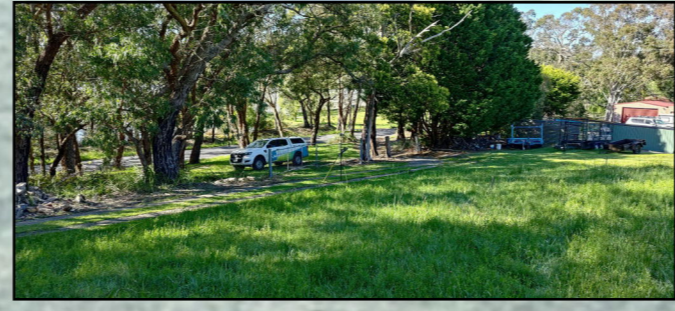
SITE PHOTO ④



SITE PHOTO ⑤



SITE PHOTO ⑥



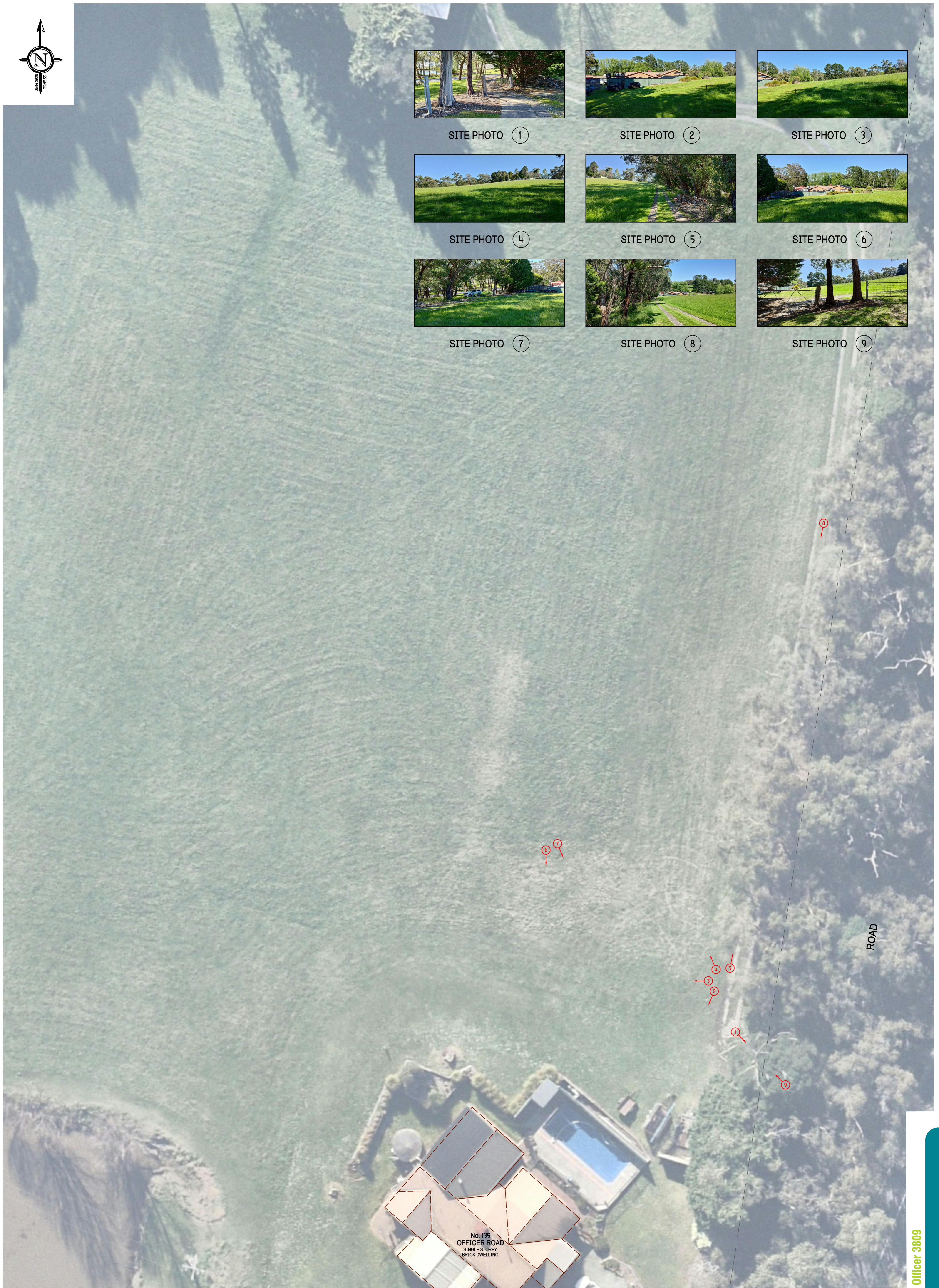
SITE PHOTO ⑦



SITE PHOTO ⑧



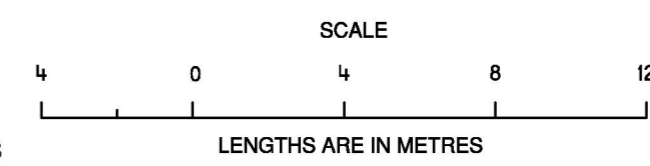
SITE PHOTO ⑨



No. 135  
OFFICER ROAD  
SINGLE STOREY  
BRICK DWELLING

IMPORTANT NOTE

SEE SHEET 1 FOR NOTATIONS



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Ref – 12546

25 November 2024

**Statutory Planning Department  
Cardinia Shire Council  
Via: Portal**

Dear Statutory Planning Department,

**Re - Submission of Planning Permit Application – Buildings & Works (Shed)  
135 Officer Road, OFFICER**

KLM Spatial acts on behalf of the applicant and landowners [REDACTED] in submitting this planning permit application for buildings and works (shed) on the Site.

The following documentation accompanies this application:

1. Current copy of Title and Plan;
2. Completed Planning Permit Application Form; and
3. Planning Drawings prepared by *KLM Spatial* REF 12546, Version B.

The proposal is in direct alignment with the requirements of the Cardinia Planning Scheme, and constitutes development expected within the applicable zone and broader context of surrounding lifestyle properties. The proposed shed will be constructed in line with the relevant local requirements, ensuring that no exacerbation of discharge occurs within the site or adjoining.

### **Subject Site and Surrounds**

The subject land is commonly described as 135 Officer Road, Officer, and is formally defined as Lot 1 on TP343315.

The parcel is 2.9 hectares in size and contains an undulating slope. Two dwellings are existing within the lot – one is located along the northernmost boundary (accessed via a private unsealed road from Peterson Road) with the other near to the easternmost boundary (accessed via Officer Road).

Both dwellings operate independently of each other. *Figure 1* depicts the subject Site and surrounds.



Figure 1: Subject site

Source: Nearmap.

A dam is existing within the south-western corner of the lot, with vegetation present along all boundaries. No waterways (other than dams) are existing near to the subject land.

Given the parcel's size and undulating topography, the land is not agriculturally productive or viable, and therefore is not used for any form of agricultural practice or purpose.

The broader area is comprised predominantly of similar lifestyle lots containing rural dwellings and associated outbuildings, including sheds, stables and detached garages. A limited number of nearby properties are utilized for the purposes of agriculture, such as the neighbouring lot at 140 Officer Road.

Figure 2 depicts the character of the broader area.



Figure 2: Site surrounds.

Source: Google Earth.

## Planning Controls



Pursuant to the Cardinia Planning Scheme, the following planning controls apply to the subject land:

**Table 1:** Applicable Planning Controls.

<b>Zone</b>	Green Wedge Zone – Schedule 1 (GWZ1)
<b>Overlays</b>	Environmental Significance Overlay – Schedule 1 (ESO1) Bushfire Management Overlay
<b>Particular Provisions</b>	N/A
<b>Decision Guidelines</b>	Clause 65 – Decision Guidelines

The land is further identified within an area of cultural heritage sensitivity. In accordance with the *Aboriginal Heritage Regulations 2018 (Regulation 46)*, the proposal does not constitute a high impact activity and therefore does not require a Cultural Heritage Management Plan.

The land is additionally identified within a Designated Bushfire Prone Area; however, the proposed development does not constitute a habitable structure.

**Permit Triggers**

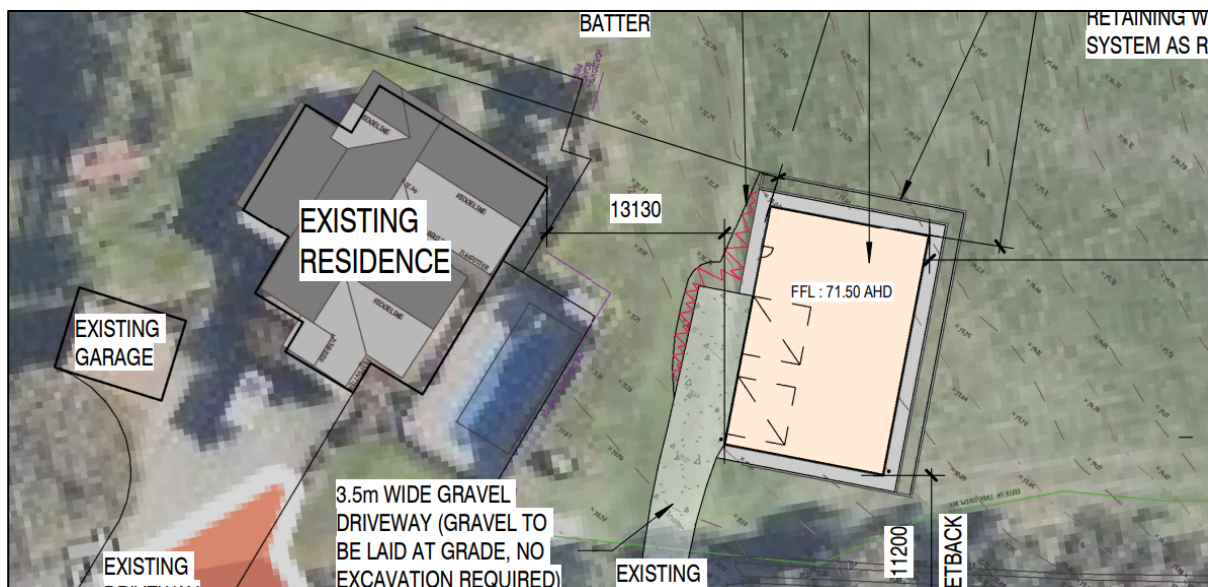
A planning permit is required under the following provisions of the Cardinia Planning Scheme:

- Clause 35.04-5 – to construct a buildings or construct and carry out works; and
- Clause 42.01-2 – to construct a building or construct or carry out works.

**Proposal**

The proposal seeks to construct a single shed 13.13 metres north of the existing dwelling abutting Officer Road. The shed is to contain a size of 12 metres by 18 metres, with a maximum height of approximately 6m above natural ground level. All doors will face south toward the existing dwelling. The shed is to be set back 11.2 metres from the eastern boundary.

Figure 3 provides an excerpt of the proposed Site Plan.



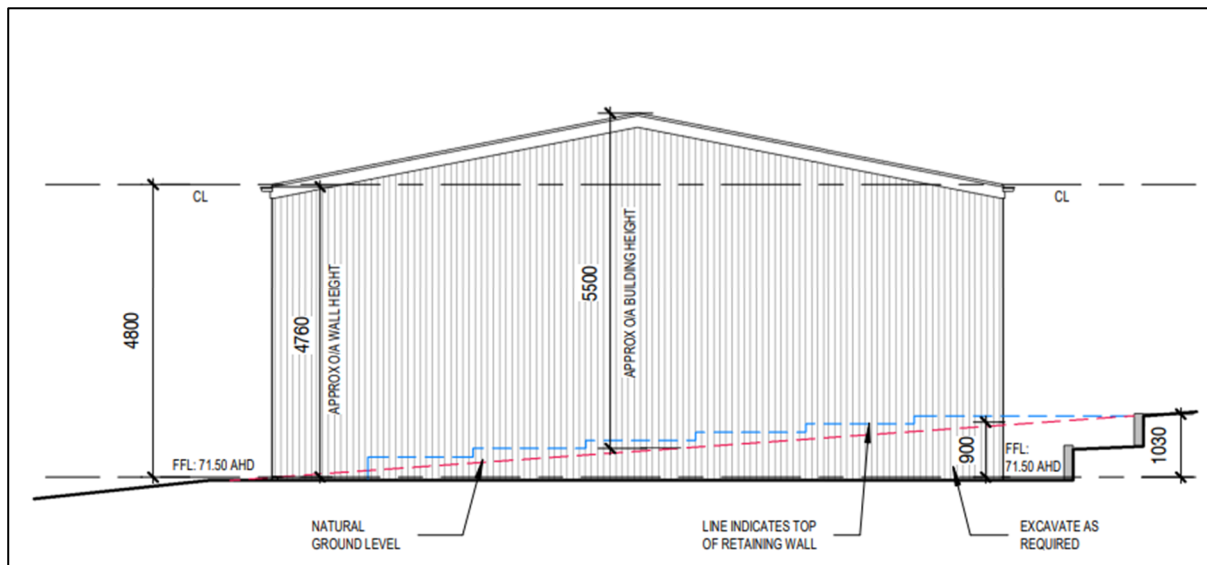
**Figure 3:** Site Plan.

**Source:** KLM Spatial.

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A one-metre-wide concrete path will be provided around the rear and sides of the shed, accompanied by a retaining wall system as detailed within the Planning Drawings prepared by *KLM Spatial*. Appropriate construction methods will be applied to ensure that stabilization works are not required. A suitably qualified engineer may advise on appropriate methods prior to construction and the issue of a building permit.

*Figure 4* depicts the eastern elevation as will be visible from the public realm. All proposed elevations indicate the approximate height of the building above Natural Ground Level, and the design and battering of the proposed retaining wall.



**Figure 4:** Eastern Elevation.

**Source:** KLM Spatial.

Water will be collected via guttering and downpipes, which will connect to the existing on site drainage infrastructure as required by the local authority. The movement of water across the eastern property boundary will therefore not be exacerbated by the proposed shed. Nearby vegetation is appropriately separated, will not receive any intensified overland flow and will therefore not be impacted by the proposed earthworks or domestic shed.

The structure will be used purely for the storage of personal items, including vehicles, a caravan and typical residential machinery such as lawn mowers, trailers and gardening equipment/tools.

### Planning Policy Framework

The Planning Policy Framework is in place to ensure that the objectives of the Planning and Environment Act (1987) are implemented through appropriate land use and development policies. The following policies are considered relevant to the proposal:

- Clause 11 Settlement
  - Clause 11.01-1S – Settlement
- Clause 15 Built Environment and Heritage
  - Clause 15.01-2S – Building design
  - Clause 15.01-5S – Neighbourhood Character
  - Clause 15.01-6S – Design for rural areas

The proposal constitutes a low impact development that is appropriate for the site and surrounding context. As such, an extensive analysis of the Planning Policy Framework is not considered appropriate for a proposal of this nature.

No Local Planning Policies at Clause 22 of the Scheme are considered relevant to the proposal.

## Zoning

The subject land is located within the Green Wedge Zone – Schedule 1 (GWZ1) of the Cardinia Planning Scheme.

In line with Clause 35.04-5, as the proposed shed is associated with a Section 2 use (dwelling), requires earthworks and is located within 20 metres of a road, a permit is required. Schedule 1 to the GWZ does not vary the permit trigger.

It is noted that the proposal meets all requirements of Clause 42.01-2 – VicSmart applications (Environmental Significance Overlay), and the head provision requirements of Clause 35.04-5 – VicSmart Applications (Green Wedge Zone). Schedule 1 to the GWZ, however, excludes earthworks which ‘change the rate of flow or the discharge point of water across a property boundary’. The application is therefore not VicSmart eligible.

The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- To provide for the use of land for agriculture.*
- To recognize, 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.*

Consistent with the purpose of the zone and the relevant decision guidelines depicted at Clause 35.04-6, the proposed development is considered appropriate as:

- The proposed works are a common development outcome in the locality, with most lifestyle lots utilizing multiple outbuildings for the purposes of storage and recreation;
- The proposed shed will collect and discharge water to the existing drainage infrastructure on site;
- Earthworks will not result in an intensification of any overland flow toward the existing dwelling, property boundary, nearby vegetation or roadway;
- All flows collected by the proposed shed will be redirected into existing drainage infrastructure;
- The proposed development is associated with the existing use of the land being ‘dwelling’ which is well established on the site. The outbuilding does not compromise the quality of the land for agriculture since it is located in proximity to the dwelling, limiting further fragmenting the land which notably has minimal agricultural capability. As such, the outbuilding will have negligible impact on the agricultural capabilities of the site.
- There will be no impact to matters of cultural heritage;
- The siting, design and materiality of the shed is in keeping with that observed in surrounding parcels and suitable for the rural amenity of the area;
- View lines to the proposed shed will be buffered/softened by vegetation abutting the subject site and Officer Road; and
- The shed has been sited in order to avoid all existing vegetation along the eastern boundary.

The proposed shed is considered suitable for the site and complies with the purpose and intent of the Green Wedge Zone as prescribed by the Scheme.

## Overlays

### *Environmental Significance Overlay*

The subject land is located within the Environmental Significance Overlay – Schedule 1 (SLO1) as prescribed by the Cardinia Planning Scheme.

In line with Clause 42.01-2, a permit for buildings and works is triggered. Schedule 1 to the SLO does not vary this requirement.

The purpose of the Environmental Significance Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- To identify areas where the development of land may be affected by environmental constraints.*
- To ensure that development is compatible with identified environmental values.*

Consistent with the purpose of the overlay and the relevant decision guidelines depicted at Clause 42.01-5, the proposed development is considered appropriate as:

- The proposed development does not require the removal of any vegetation in order to carry out construction;
- Vegetation is appropriately separated from the proposed shed, and will not receive any intensified flows as a result of earthworks;
- The shed will be comprised of materiality that is consistent with surrounding lifestyle parcels and will be buffered in part from the public realm by existing vegetation;
- All earthworks will be reinforced by appropriately designed retaining walls to address constraints including slope and erosion; and
- The shed is not located in a manner that would disrupt the view to ridgelines or significant characteristics.

The proposed shed is considered appropriate for the Site's landscape character and will not provide any detriment to the natural environment.

### *Bushfire Management Overlay*

The subject land is identified partly within the Bushfire Management Overlay as prescribed by the Cardinia Planning Scheme.

The overlay applies to a limited portion of the site's northern aspect. The proposed development is not within any part of the land impacted by the Bushfire Management Overlay.

As such, the proposal is not required to be assessed against the provisions of the Bushfire Management Overlay.

## Summary

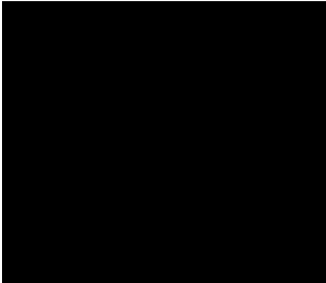
The proposal demonstrates overarching compliance with the Cardinia Planning Scheme and is appropriate for both the site and surrounding context. Development of the land for a shed is in keeping with the nature of surrounding lifestyle lots and is expected in green wedge areas.

It is submitted therefore, that the proposal for a shed at 135 Officer Road, Officer warrants favourable support by Cardinia Shire Council.

We look forward to hearing from you in due course.

If you have any queries regarding the above, please contact the undersigned on 9794 1600 or via email at [manager@klms.com.au](mailto:manager@klms.com.au)

Yours sincerely,



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