

Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP676231 V07508 F041 50 Fourteen Mile Road, Garfield VIC 3814
The application is for a permit to:	Buildings and Works associate with an outbuilding.

A permit is required under the following clauses of the planning scheme:

Clause 44.04-1	Land Subject to Inundation Overlay a planning permit is required for buildings and works,
Clause 35.04-5	Green Wedge Zone a planning permit is required for buildings and works,
Clause 45.05-2	Restructure Overlay a planning permit is required for buildings and works

APPLICATION DETAILS

The applicant for the permit is:	[REDACTED]
Application number:	T240439

You may look at the application and any documents that support the application at the office of the responsible authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:

24 January 2025

WHAT ARE MY OPTIONS?

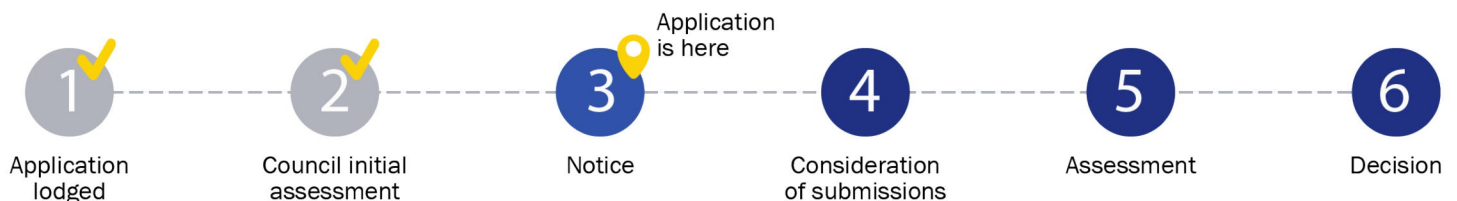
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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Application Summary

Portal Reference A32463Y3

Basic Information

Proposed Use Planning Permits for the erection of a new shed
 Current Use Proposed site for new shed is vacant.
 Cost of Works \$45,000
 Site Address 50 Fourteen Mile Road Garfield 3814

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]		
Owner			
Preferred Contact			

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00
Total			\$694.00

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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

Documents Uploaded

Date	Type	Filename
04-09-2024	A Copy of Title	Title Plan - 50 Fourteen Mile.pdf
04-09-2024	Encumbrance	Register Search Statement - 50 Fourteen Mile.pdf
04-09-2024	Site plans	50 Fourteen Mile Road, Garfield - Final.pdf
04-09-2024	Additional Document	Shed_Engineering_Drawings.pdf
04-09-2024	Additional Document	Planning Permit Cover Letter.docx

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	04 September 2024 - 10:16:AM

Declaration

By ticking this checkbox, I [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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

VOLUME 07508 FOLIO 041

Security no : 124117969848H
Produced 04/09/2024 09:58 AM

LAND DESCRIPTION

Lot 1 on Title Plan 676231U.
PARENT TITLE Volume 07445 Folio 972
Created by instrument 2241944 06/09/1949

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 TP676231U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY265578D (E)	DISCHARGE OF MORTGAGE	Registered	01/08/2024
AY265579B (E)	TRANSFER	Registered	01/08/2024
AY265580S (E)	MORTGAGE	Registered	01/08/2024

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

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

Street Address: 50 FOURTEEN MILE ROAD GARFIELD VIC 3814

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP676231U
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/09/2024 09:58

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TITLE PLAN	EDITION 1	TP 676231U
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Location of Land Parish: KOO-WEE-RUP EAST Township: Section: U Crown Allotment: 29(PT) Crown Portion: Last Plan Reference: Derived From: VOL 7508 FOL 041 Depth Limitation: 50 FEET	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information ENCUMBRANCES REFERRED TO. THE RESERVATION contained in Crown Grant Vol.3076 Fol.615137 of the right to grant authority ----- to cut and use drains through the ----- within land -----	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 03/11/2000 VERIFIED: SO'C
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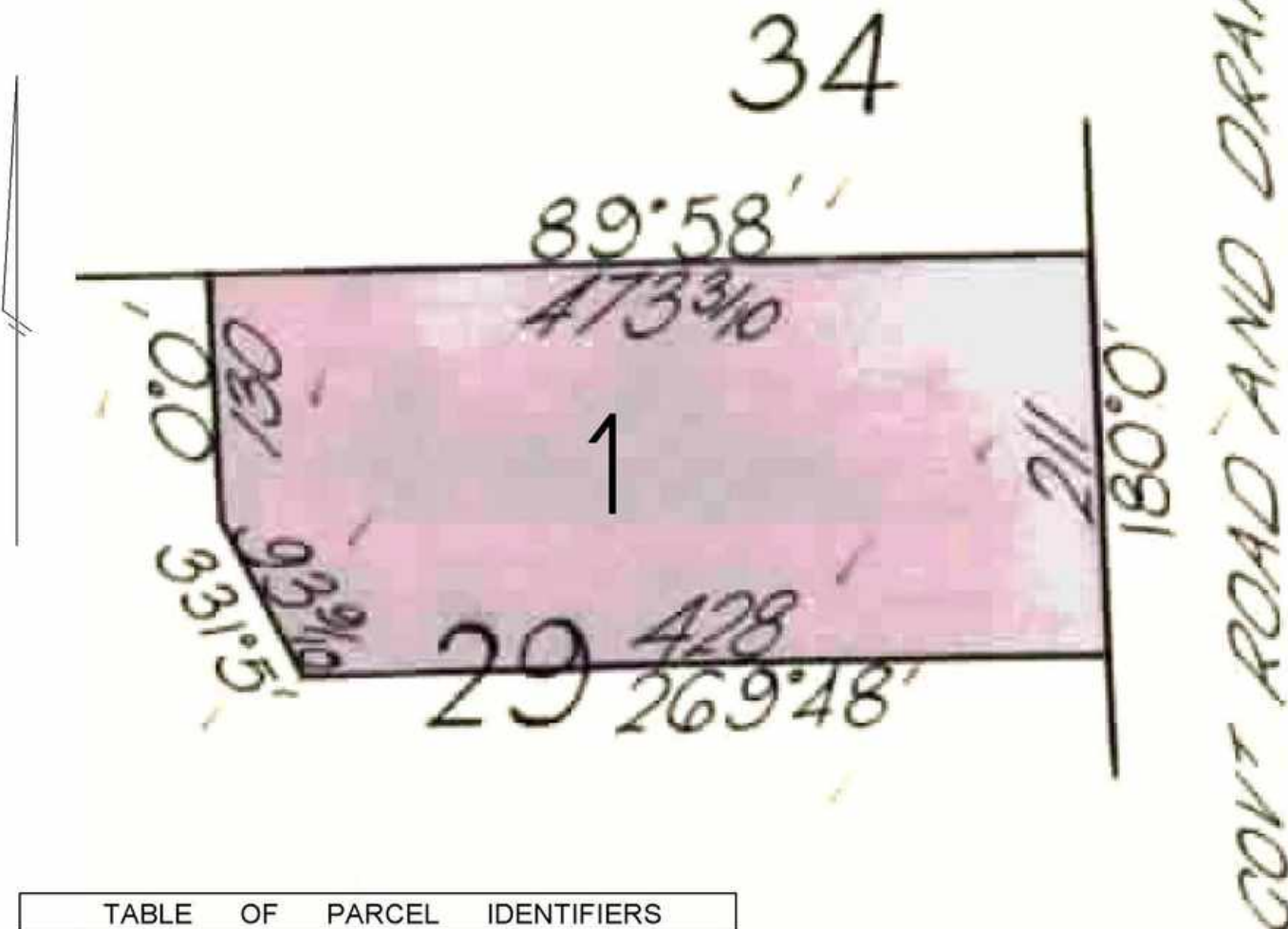


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 29 (PT)

Cover Letter – Shed Proposal – 50 Fourteen Mile Road, Garfield, 3814, VIC.

We are planning on electing a shed on our property.

The shed is 7m x 15m x 3.5m (at the eaves) and approx. 4.2m at the pitch.

The colour of the shed is mist green (pale eucalyptus in colour bond colours), as a means of blending into the environment.

The shed is planned for a vacant plot of land in the north west corner of the property.

There should be no need for tree lopping or removal given the placement of the shed.

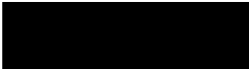
The shed will be used for domestic purposes. Workshop, storage, entertaining, etc.

There is plans to have storm water organised for the front left and right corners of the shed to handle runoff.

My shed provider is Best Sheds.

I have attached the Title, Register Search Statement, Site Plans and the Engineering plans provided so me by Best Sheds.

Thanks.



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GENERAL NOTES :

DO NOT SCALE DRAWING - WORK TO DIMENSIONS

ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH BCA AND VIC. BUILDING REGULATIONS

ALL SIZES, LEVELS AND CONDITIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

FOUNDATION CLASSIFICATION - ASSUMED 'M' CLASSIFICATION TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

WIND CLASSIFICATION - ASSUMED 'N2' CLASSIFICATION -TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. TO COMPLY WITH AS 4055-2021

BUSHFIRE CLASSIFICATION - BAL = N/A

STRUCTURAL STEEL TO COMPLY WITH AS 4100-1998 AND AS/NZS 4600-2018 PROVIDE CORROSION PROTECTION IN ACCORDANCE WITH TABLE 4.1 OF AS 4773.1-2015

FOOTINGS TO COMPLY WITH AS 2870-2011
CONCRETE TO COMPLY WITH AS 3600-2018

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S AND MANUFACTURER'S DESIGNS AND DETAILS /SPECIFICATIONS

-ENSURE GROUND SLOPES AWAY FROM BUILDING - MIN 50MM FOR THE FIRST METRE.

BUILDER AND RELEVANT SUBCONTRACTORS TO ENSURE ALL STORMWATER PIPES, SEWER PIPES, TRENCHING, EXCAVATIONS AND THE LIKE ARE LOCATED AT SUFFICIENT DISTANCE FROM ANY BUILDINGS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING AND IT'S FOOTING SYSTEM.

ENSURE TEMPORARY DOWNPIPES ARE INSTALLED DIRECTLY AFTER ROOFING AND MAINTAINED UNTIL PERMANENT DOWNPIPES ARE INSTALLED

ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS 3500-2021

DEMOLITION NOTES :

CONSENT & REPORT FROM LOCAL COUNCIL MAY BE REQUIRED PRIOR TO ANY DEMOLITION WORKS. BUILDER TO CONFIRM WITH RBS WHEN APPLYING FOR DEMOLITION PERMIT.

PRECAUTIONS MUST BE TAKEN BEFORE & DURING DEMOLITION IN ACCORDANCE WITH AS2601-2001 "THE DEMOLITION OF STRUCTURES" - MEASURES MUST BE INSPECTED & APPROVED BY RBS PRIOR TO COMMENCEMENT OF DEMOLITION WORKS.

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES & THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE & PROPERTY AND AS REQUIRED BY RBS.

STRUCTURAL STABILITY OF ANY REMAINING STRUCTURE IS BUILDERS RESPONSIBILITY.

DISCONNECT ALL ELECTRICITY, TELECOMMUNICATION, GAS, WATER, STORMWATER & SEWAGE TO AFFECTED AREAS PRIOR TO ANY DEMOLITION WORKS.

BUILDER TO DO ASBESTOS AUDIT OF ENTIRE BUILDING PRIOR TO ANY WORKS AND ORGANISE FOR SAFE REMOVAL & DISPOSAL OF ANY ASBESTOS FOUND.

AREAS:			
SITE TOTAL:	3980m ²		
EX HOUSE:	306m ²		
EX SHEDS:	262m ²		
NEW SHED:	105m ²		
SITE COVERAGE:	673m ²	17%	
PERMEABLE COVERAGE	3307m ²	83%	

NOTE:
NO RETAINING WALLS AS PART OF PROPOSED WORKS

NOTE:
NO REMOVAL OF TREES AS PART OF PROPOSED WORKS

DRAINAGE:

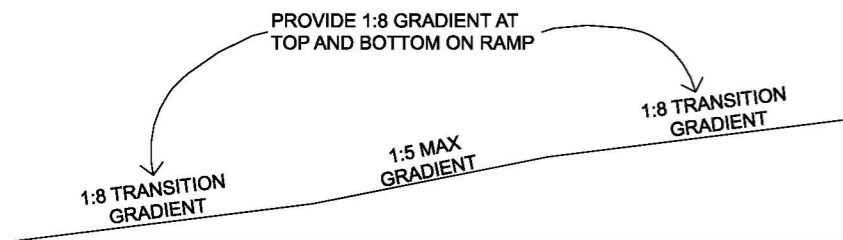
- CONNECT ALL NEW DOWNPIPES & S.W DRAINS TO EXISTING S.W. SYSTEM. & CARRY TO LEGAL POINT OF DISCHARGE.
- ALL DRAINS TO COMPLY WITH THE RESPONSIBLE AUTHORITY.
- 90 MM DIA. UPVC STORMWATER DRAINS
- MAX. SPACING FOR DOWNPIPES 12 M.
- LOCATION OF DRAINS SHOWN APPROX. ONLY CONFIRM ON SITE

DP ○ DIA 90MM UPVC DOWNPIPE

----- DIA 100MM SEWER GRADE UPVC DRAINS AT MIN1:100 FALL, MIN 100MM COVER

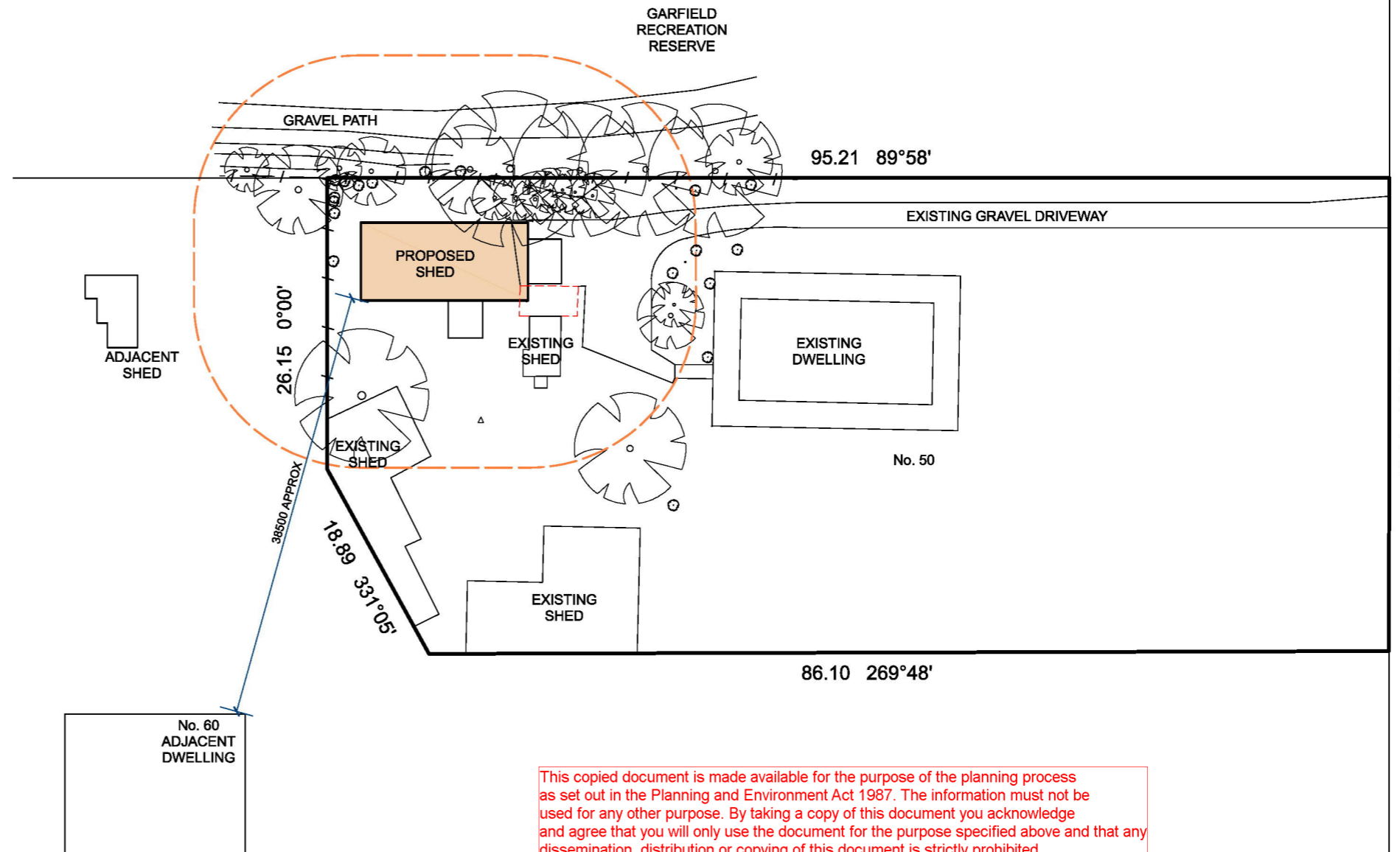
NOTE:
BOUNDARY SHOWN IS APPROX ONLY AND SHOULD BE CONFIRMED ON SITE PRIOR TO WORKS BEING UNDERTAKEN

LIGHTING SCHEDULE:			
ROOM:	AREA:	LAMP POWER:	INSTALLED:
SHED	105m ²	315W	
NOTE:			
* IF LIGHTS ARE CONTROLLED BY A DIMMER OR SENSOR OR THE LIKE THE ABOVE LIGHTING POWER CALCULATIONS WILL NEED TO BE ADJUSTED IN ACCORDANCE WITH TABLE 3.12.5.3 OF THE B.C.A. 2019			
* HALOGEN LAMPS MUST BE SEPARATELY SWITCHED FROM FLUORESCENT LAMPS.			
* ARTIFICIAL LIGHTING AROUND THE PERIMETER OF THE BUILDING MUST BE CONTROLLED BY A DAYLIGHT SENSOR OR HAVE AN AVERAGE SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W.			
* INDOOR ROOM 5W/M2			
* OUTDOOR ROOM 4W/M2			
* GARAGE 3W/M2			



RAMP GRADIENT DETAIL

1:50



SITE PLAN

1:500

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www.ajsdrafting.com.au andrew@ajsdrafting.com.au


Design Matters Member


PROPOSED SHED


50 FOURTEEN MILE ROAD, GARFIELD VIC 3814

REV.	DESCRIPTION	DATE	DRAWN BY
			SCALE: AS SHOWN
			DATE: 28/11/2024
			SHEET: 1 OF 3
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 24135

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 EXISTING TREE TO REMAIN
TREE PROTECTION ZONE (GREEN)

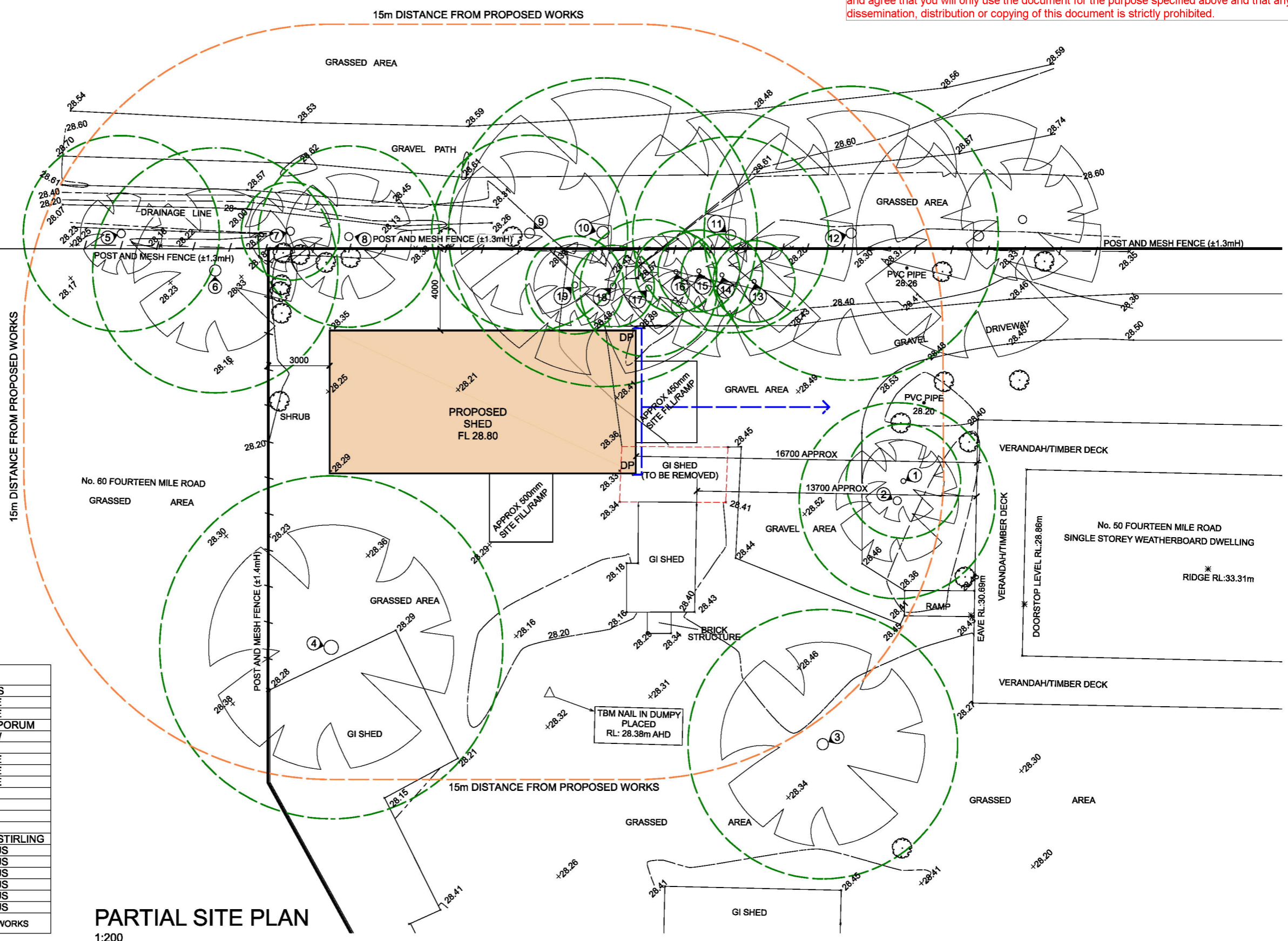
 TREE NUMBER

 EXISTING SHRUB/BUSH TO REMAIN

NOTE:
NO RETAINING WALLS AS PART OF PROPOSED WORKS

NOTE:
NO REMOVAL OF TREES AS PART OF PROPOSED WORKS

NOTE:
LEVELS SHOWN AT TO AHD



TREE No.	TPZ	TRUNK	ENCROACHMENT	SPECIES
1.	3.0m	0.25m	0%	WATTLE
2.	4.8m	0.4m	0%	WATTLE
3.	6.6m	0.55m	0%	PITOSPORUM
4.	8.4m	0.7m	0%	WILLOW
5.	4.8m	0.4m	0%	GUM
6.	6.6m	0.55m	0%	WATTLE
7.	2.4m	0.2m	0%	WATTLE
8.	4.5m	0.37m	0%	WATTLE
9.	4.8m	0.4m	0.1%	GUM
10.	7.56m	0.63m	9.5%	GUM
11.	4.8m	0.4m	0%	GUM
12.	7.2m	0.6m	0%	GUM
13.	2.0m	0.15m	0%	JAMES STIRLING
14.	2.4m	0.2m	0%	POPULUS
15.	2.0m	0.12m	0%	POPULUS
16.	3.24m	0.27m	0%	POPULUS
17.	3.36m	0.28m	4.5%	POPULUS
18.	2.0m	0.13m	0%	POPULUS
19.	2.4m	0.20m	1%	POPULUS

NOTE: TPZ ENCROACHMENT CALCULATIONS INCLUDE ALL EARTHWORKS

PARTIAL SITE PLAN
1:200

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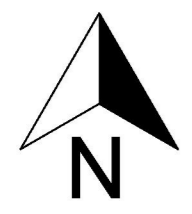
PROPOSED SHED

50 FOURTEEN MILE ROAD, GARFIELD VIC 3814

REV.	DESCRIPTION	DATE	DRAWN BY:

SCALE: AS SHOWN
DATE: 28/11/2024
SHEET: 2 OF 3
SHEET SIZE: A3
DWG No: 24135

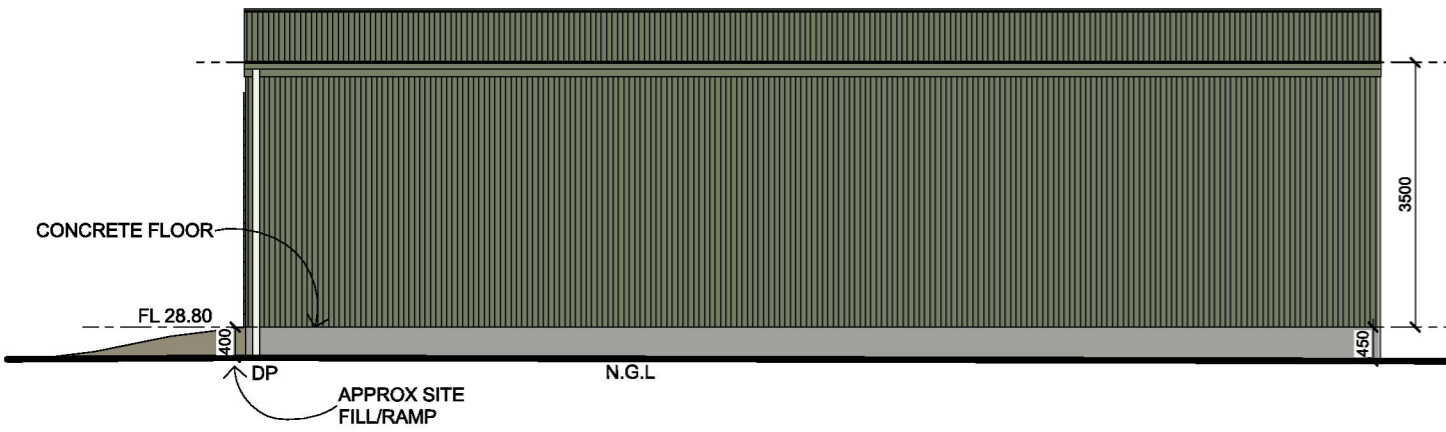
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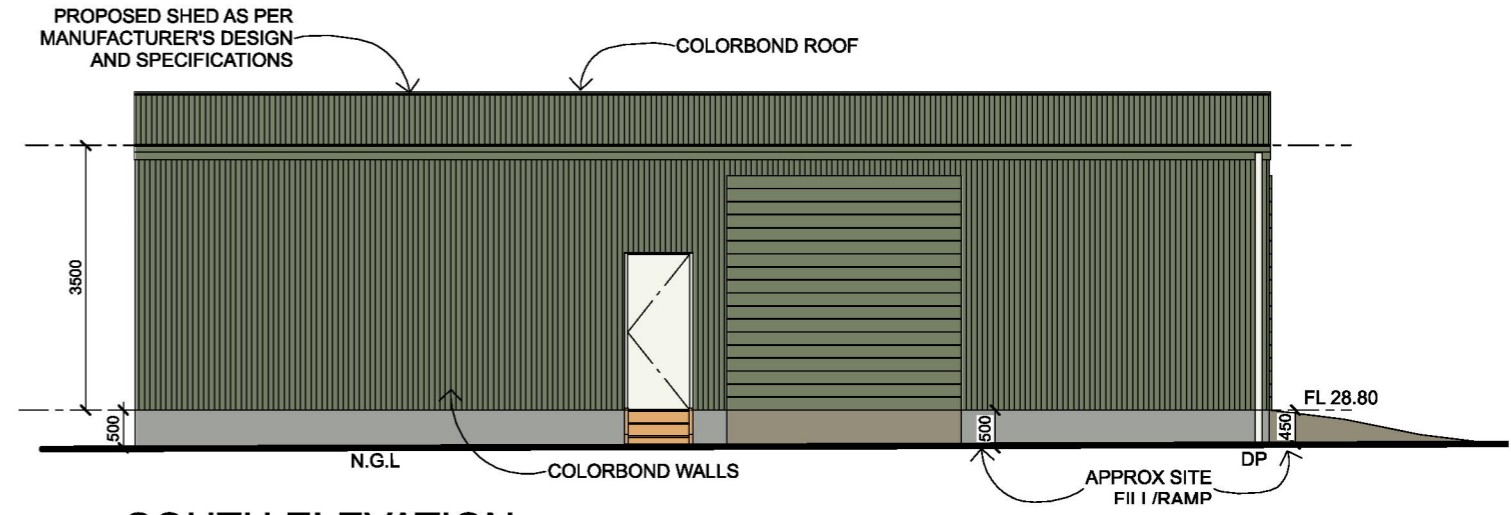
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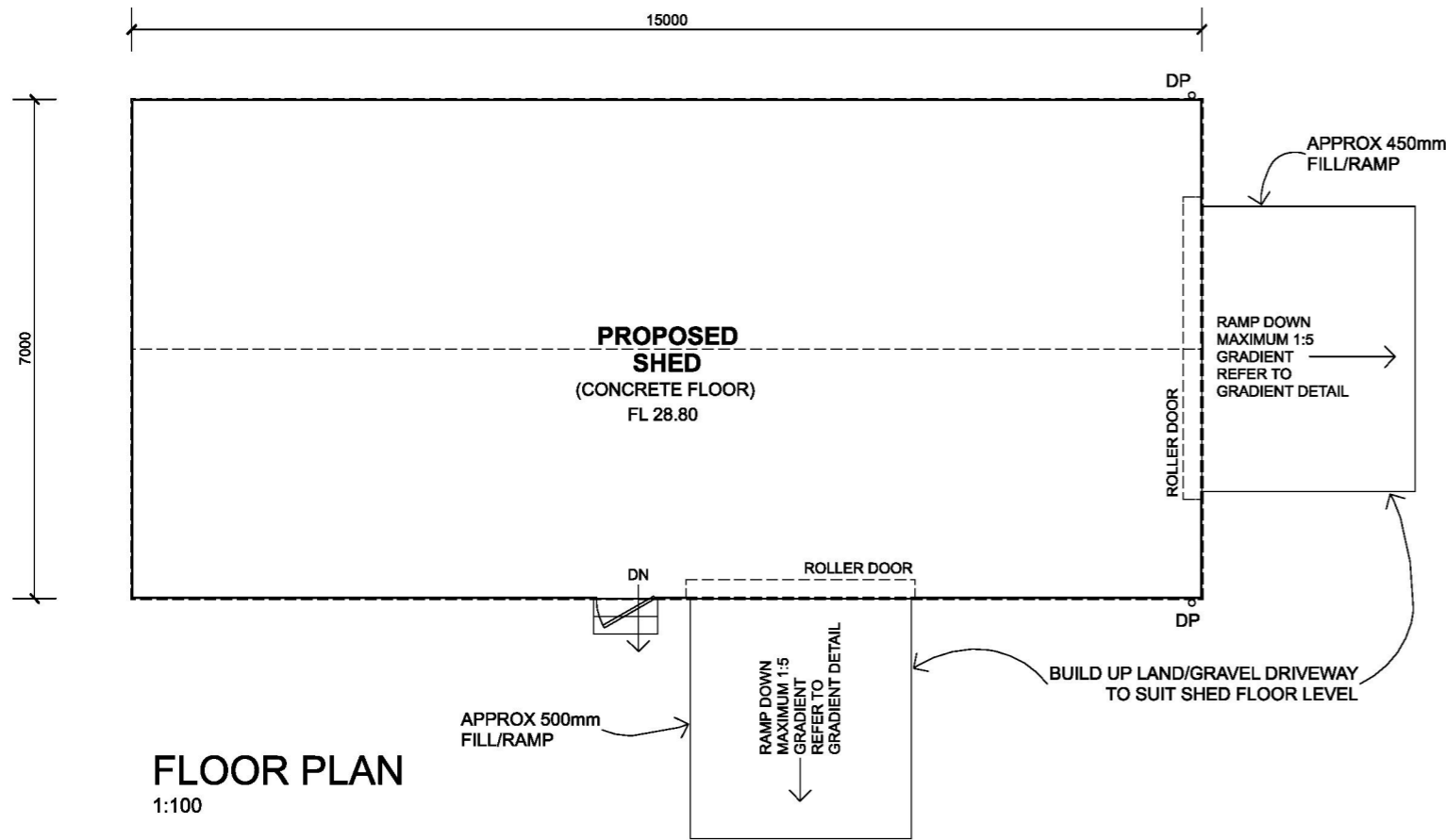


NORTH ELEVATION
1:100

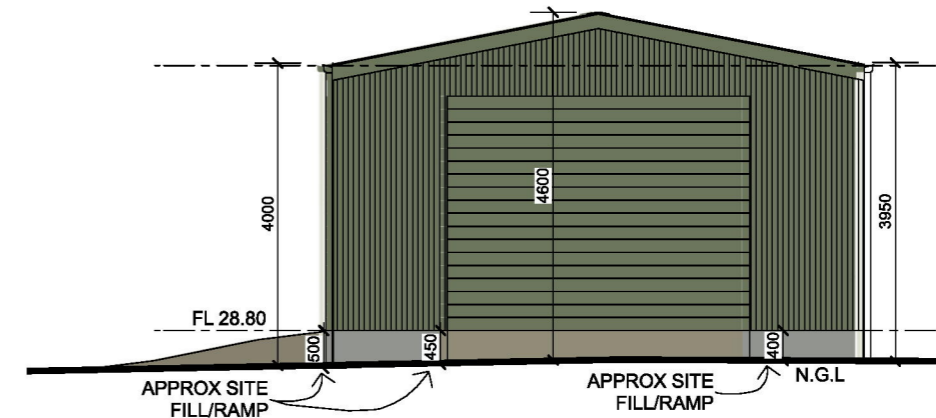


SOUTH ELEVATION
1:100

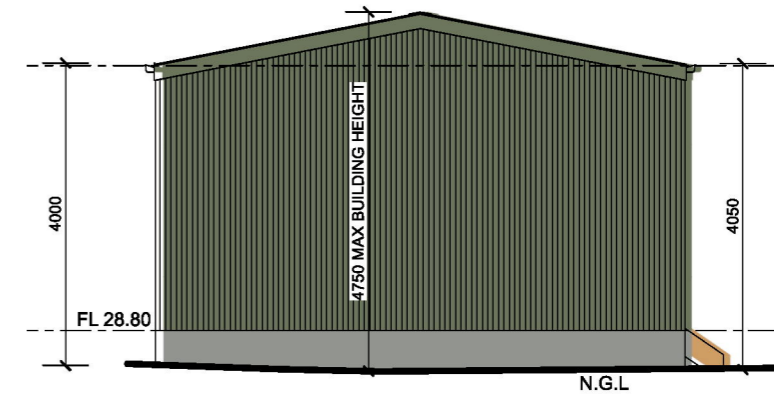
MATERIAL/COLOUR SCHEDULE:
WALLS: COLORBOND GREEN
ROOF: COLORBOND GREEN
DOORS: COLORBOND GREEN
TRIMS/GUTTERS: COLORBOND GREEN



FLOOR PLAN
1:100



EAST ELEVATION
1:100



WEST ELEVATION
1:100



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PROPOSED SHED

50 FOURTEEN MILE ROAD, GARFIELD VIC 3814

REV.	DESCRIPTION	DATE	DRAWN BY: A
			SCALE: AS SHOWN
			DATE: 28/11/2024
			SHEET: 3 OF 3
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 24135