
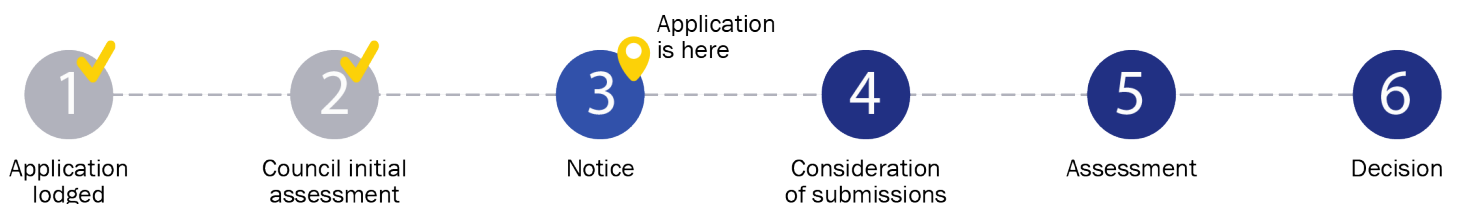


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP23331 V10605 F319 125 McDonalds Drain Road, Koo Wee Rup VIC 3981	
The application is for a permit to:	Buildings and works (construct two outbuildings)	
A permit is required under the following clauses of the planning scheme:		
35.04-5	Construct a building or construct or carry out works	
44.04-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	Pinehill Designs	
Application number:	T240390	
<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 cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<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>		24 January 2025
<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>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"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<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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ePlanning

Revision Summary

Portal Reference	R424875E
Reference No	T240390

Basic Information

Proposed Use	Buildings and works (construct two outbuildings)
Current Use	single dwelling
Cost of Works	\$35,000
Revised Cost of Works	\$35,000
Revisions	Plans Changed
Proposed Changes	height of slabs above the flood level
Site Address	125 McDonalds Drain Road Koo Wee Rup VIC 3981

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
<input type="checkbox"/> 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	Pinehill Designs	2C Pinehill Drive, Pakenham VIC 3810	E: office@pinehilldesigns.com.au
Owner			
Preferred Contact	Pinehill Designs	2C Pinehill Drive, Pakenham VIC 3810	E: office@pinehilldesigns.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
12 - As advertising has not occurred there is no charge for this revision.	-	-	-
Total			\$0.00

Documents Uploaded

Date	Type	Filename
04-11-2024	Additional Document	McDonalds Drain Rd PLANNING mk 3.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria


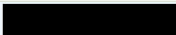
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

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

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	 Pinehill Designs	2c Pinehill Drive, PAKENHAM VIC 3810	 E: office@pinehilldesigns.com.au
Submission Date	04 November 2024 - 12:48:PM		

Declaration

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



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

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Cardinia Shire Council
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5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

VOLUME 10605 FOLIO 319

Security no : 124115498567H
Produced 03/06/2024 12:48 PM

LAND DESCRIPTION

Lot 1 on Title Plan 023331K.
PARENT TITLE Volume 04284 Folio 754
Created by instrument X687456S 22/08/2001

REGISTERED PROPRIETOR

[REDACTED]

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 TP023331K 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: 125 MCDONALDS DRAIN ROAD KOO WEE RUP VIC 3981

ADMINISTRATIVE NOTICES

NIL

[REDACTED]

DOCUMENT END

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Document Type	Plan
Document Identification	TP023331K
Number of Pages (excluding this cover sheet)	1
Document Assembled	03/06/2024 12:48

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TITLE PLAN	EDITION 1	TP023331K
-------------------	------------------	------------------

LOCATION OF LAND
 PARISH : KOO-WEE-RUP
 TOWNSHIP :
 SECTION : J
 CROWN ALLOTMENT : 3(P1), 5(P1) & 7(P1)
 CROWN PORTION :

 LTO BASE RECORD : DCMB
 LAST PLAN REFERENCE :
 TITLE REFERENCE : Vol. 4284 Fol. 754

 DEPTH LIMITATION : 15.24 metres

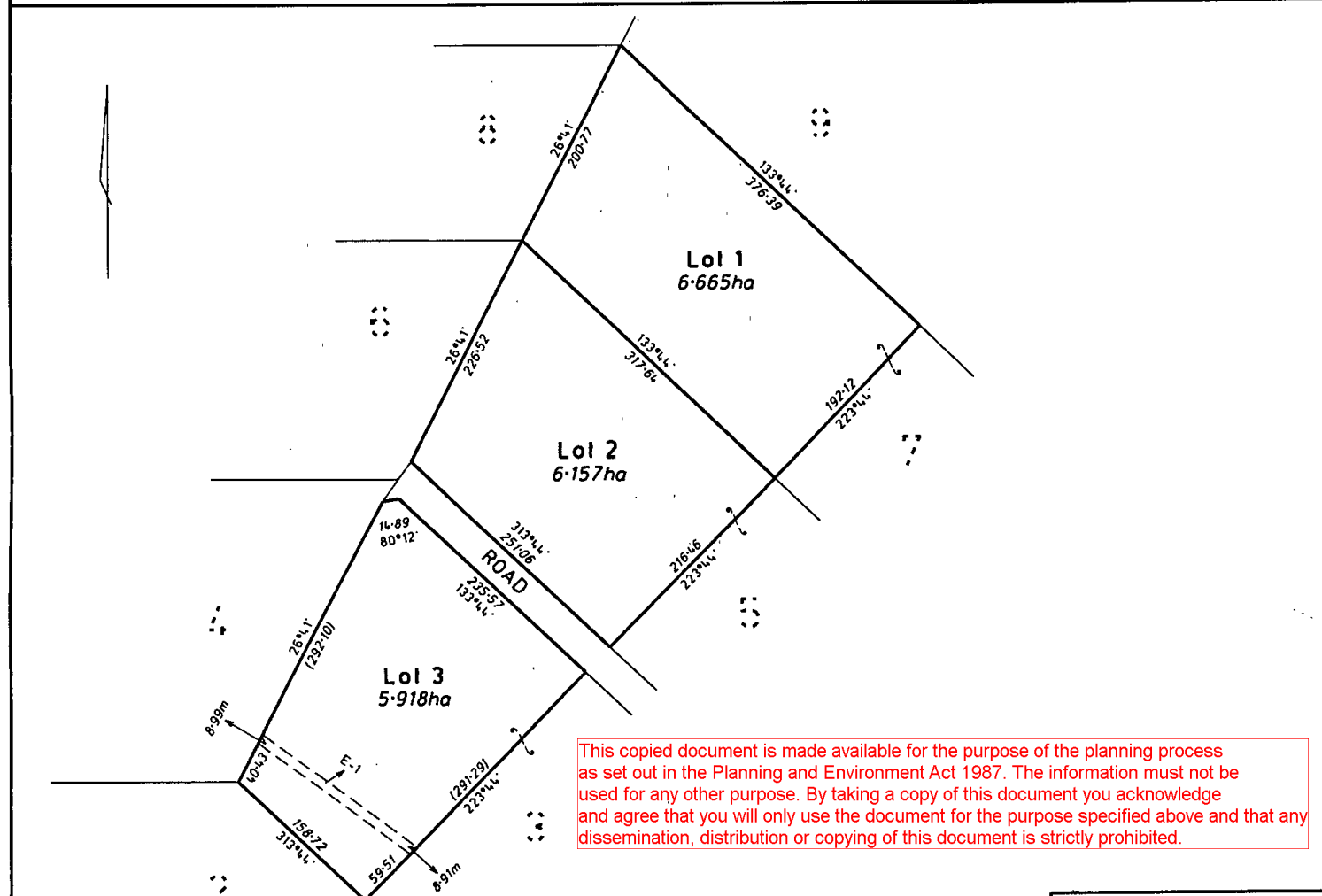
NOTATIONS:

Easement Information				
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / in favour of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	2690849	S.E.C. OF VICTORIA

THIS PLAN HAS BEEN PREPARED FOR THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES

Checked by
 Date: 3 17 2001
 Assistant Registrar of Titles

Legend : A - Appurtenant E - Encumbering Easement R - Encumbering Easement (Road)



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Sheet 1 of 1 sheets

18 June 2024

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[REDACTED]
Pinehill Designs
2C Pinehill Drive, Pakenham VIC, Australia
Pakenham VIC 3810

Dear [REDACTED]

Proposal: Flood level certificates

Site location: Lot 1, 125 MCDONALDS DRAIN ROAD KOO WEE RUP 3981

Melbourne Water reference: MWA-1333142

Date referred: 03/06/2024

Applicable Flood Level:

Information available to Melbourne Water indicates that the requested property falls within the Koo Wee Rup Flood Protection District under Zone 1. Because of this the estimated applicable flood level is approximately 300mm above the natural surface level of the property.

Please note that whilst the above level is based on a storm event that has an AEP, that is, a 1% probability of being equalled or exceeded in any one year. The property may be affected by more frequent flooding. To determine whether the property is affected by flooding from the local drainage system, please consult your local Council.

Important to note:

Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This letter does not constitute approval for any proposed development for planning or building.

To obtain flow rate velocity information or Melbourne Water's requirements for any proposed development, please contact our Customer Service Centre on 131 722 or make an application [here](#).

The flood level advice provided is based on the most accurate information currently available. This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

Disclaimer

This letter does not constitute approval for any proposed development for planning or building. Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This certificate provides information as a general reference source only and has taken all reasonable measures to ensure that the material in this letter is as accurate as possible at the time of publication. However, Melbourne Water makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, Melbourne Water disclaims all liability, (including liability in negligence), for losses and damages, (including indirect and consequential loss and damage), caused by or arising from anyone using or relying on the information for any purpose whatsoever.

The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

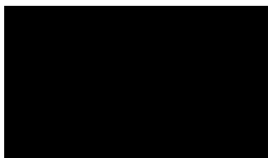
Advice

For information regarding flooding or additional services that Melbourne Water can provide, please refer to Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District. Click the following link:

<https://www.melbournewater.com.au/media/586/download> This guide has additional information about flooding in the district and general requirements for development. Alternatively visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,



CSR

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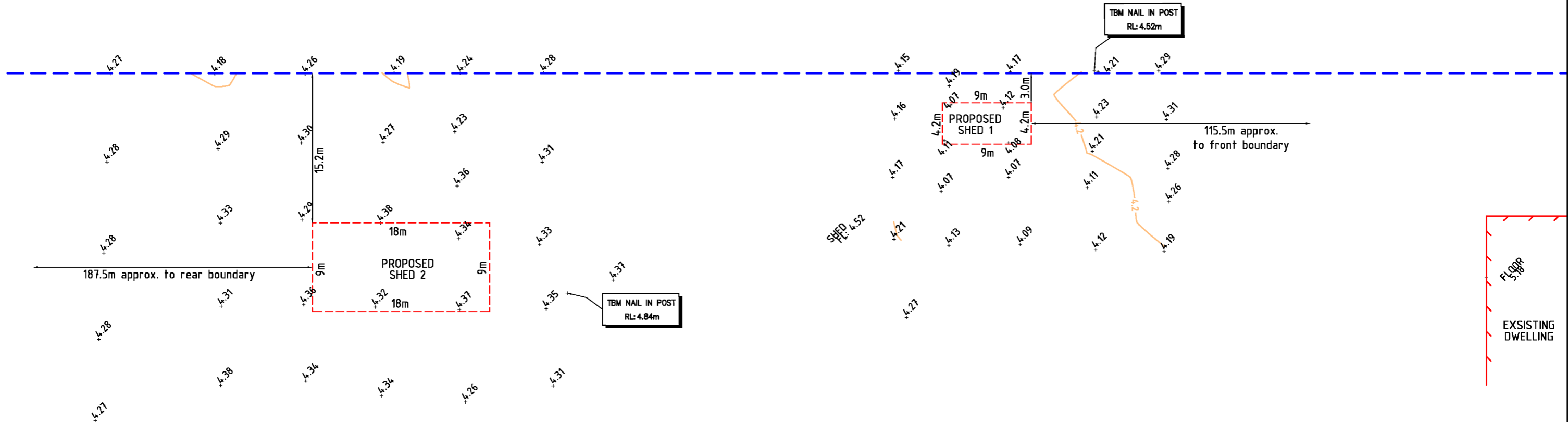
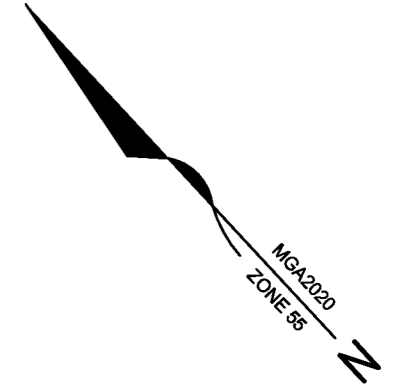
LEVEL PLAN

125 MCDONALDS DRAIN ROAD



KOO WEE RUP

SCALE 1:400 (A3)

 - DENOTES APPROX. VICMAP TITLE



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DRAWN BY 
CHECKED: 
DATE OF SURVEY : 21/06/2024
SURV. REF. NO. 22052
VERSION: 1 - 07/24

NOTE:
- TITLE SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND SHOULD NOT BE USED FOR EITHER DIMENSIONS OR POSITION.
- TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED.
- ANY EASEMENTS ENCUMBERING THE LAND HAVE NOT BEEN SHOWN ON THIS PLAN.

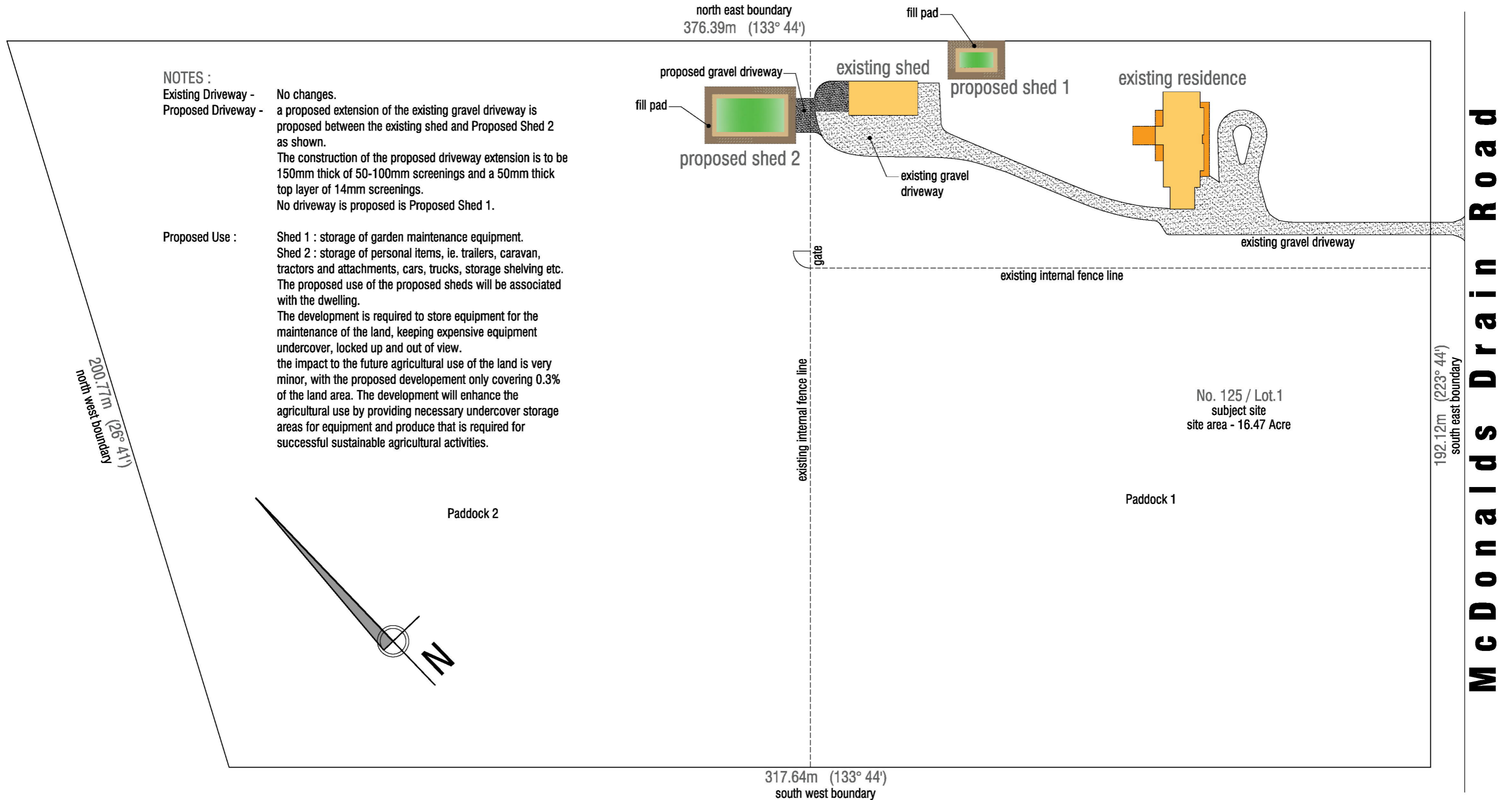
NOTE:
- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON YALLOCK PM 103 (R.L. 3.255)

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au

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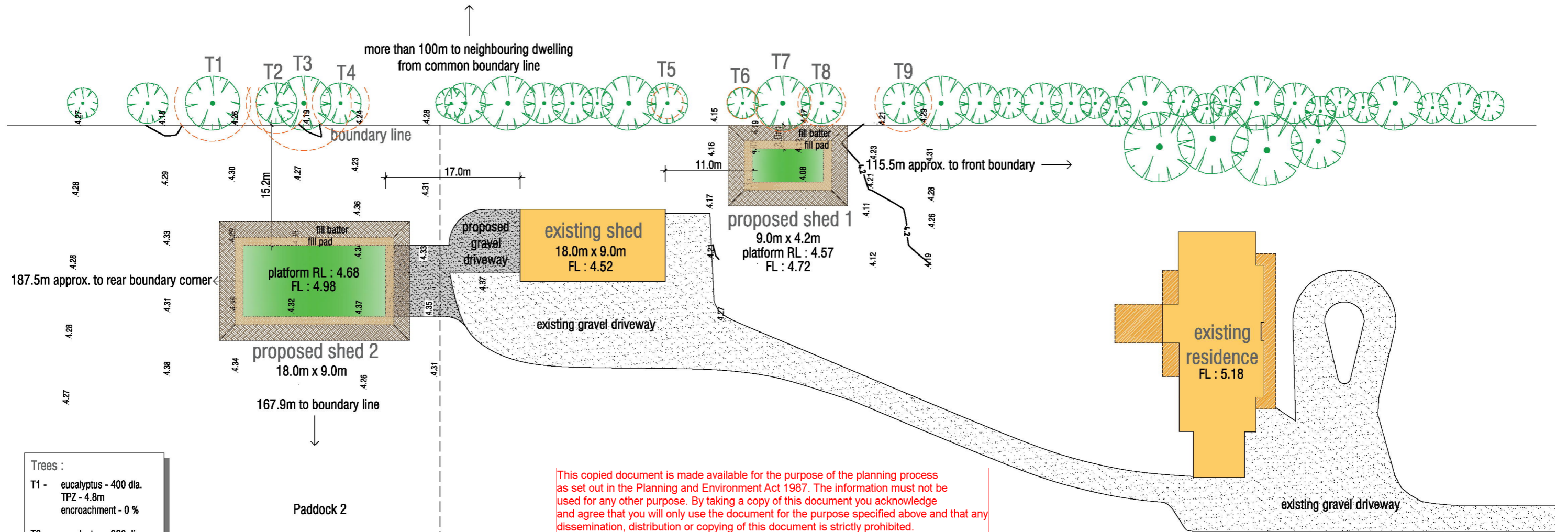
NOTES :

Existing Driveway - Proposed Driveway - No changes. a proposed extension of the existing gravel driveway is proposed between the existing shed and Proposed Shed 2 as shown. The construction of the proposed driveway extension is to be 150mm thick of 50-100mm screenings and a 50mm thick top layer of 14mm screenings. No driveway is proposed is Proposed Shed 1.

Proposed Use : Shed 1 : storage of garden maintenance equipment. Shed 2 : storage of personal items, ie. trailers, caravan, tractors and attachments, cars, trucks, storage shelving etc. The proposed use of the proposed sheds will be associated with the dwelling. The development is required to store equipment for the maintenance of the land, keeping expensive equipment undercover, locked up and out of view. the impact to the future agricultural use of the land is very minor, with the proposed development only covering 0.3% of the land area. The development will enhance the agricultural use by providing necessary undercover storage areas for equipment and produce that is required for successful sustainable agricultural activities.

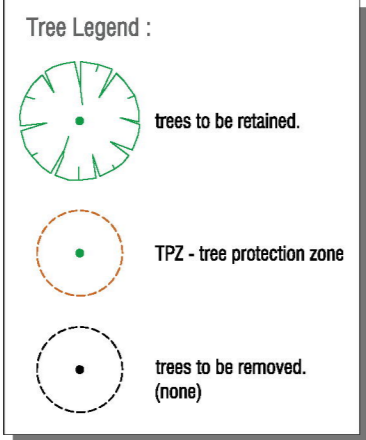
site plan
scale 1 : 1000 - A3

<p>© PINEHILL Designs</p> <p>All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission.</p>	Project	Proposed Shed x 2	<p>Written dimensions take precedence over scale. Materials & work practices shall comply with the B.C.A. & other relevant codes referred to in the B.C.A. These plans shall be read in conjunction with any relevant structural and/or soil engineering, computations, drawings and reports relating to this project. The builder shall check all dimensions, levels & components indicated on this drawing and verify on site prior to commencement of work.</p>	Project No.	599	<p>Design Matters The peak body for the building design profession Member</p>	<p>SITE PLAN</p> <p>Rev.A 8/10/24 - platform level increased as per Melb. Water requirement. Rev.B 4/12/24 - tree details & fill pads added.</p>	<p>PINEHILL Designs</p> <p>email : office@pinehilldesigns.com.au reg. no. DP AD 14396</p>
	For	[REDACTED]		Sheet No.	1 of 4			
	At	125 McDonalds Drain Road Koo Wee Rup Vic. 3981		Date	11/7/24			
				Drawn	[REDACTED]			
				Scale	1 : 1000			



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- Trees :
- T1 - eucalyptus - 400 dia. TPZ - 4.8m encroachment - 0 %
 - T2 - eucalyptus - 320 dia. TPZ - 3.84m encroachment - 0 %
 - T3 - eucalyptus - 500 dia. TPZ - 6.0m encroachment - 0 %
 - T4 - eucalyptus - 300 dia. TPZ - 3.6m encroachment - 0 %
 - T5 - eucalyptus - 150 dia. TPZ - 2.0m encroachment - 0 %
 - T6 - eucalyptus - 100 dia. TPZ - 2.0m encroachment - 0 %
 - T7 - eucalyptus - 300 dia. TPZ - 3.6m encroachment - 6.0 %
 - T8 - eucalyptus - 250 dia. TPZ - 3.0m encroachment - 3.0 %
 - T9 - eucalyptus - 300 dia. TPZ - 3.6m encroachment - 0 %



area analysis :

level :	area :	percentage :
site area	66,668 m2	100 %
existing dwelling & shed	552 m2	0.83 %
proposed sheds	200 m2	0.3 %
TOTAL site coverage	752 m2	1.13 %

flood level information.

NOTE : the flood level from Melbourne Water is 300mm above the natural ground level. The spot levels nominated are to AHD. Out-buildings to have a minimum freeboard height of 300mm above the flood level.

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Project	Proposed Shed x 2
For	[REDACTED]
At	125 McDonalds Drain Road Koo Wee Rup Vic. 3981

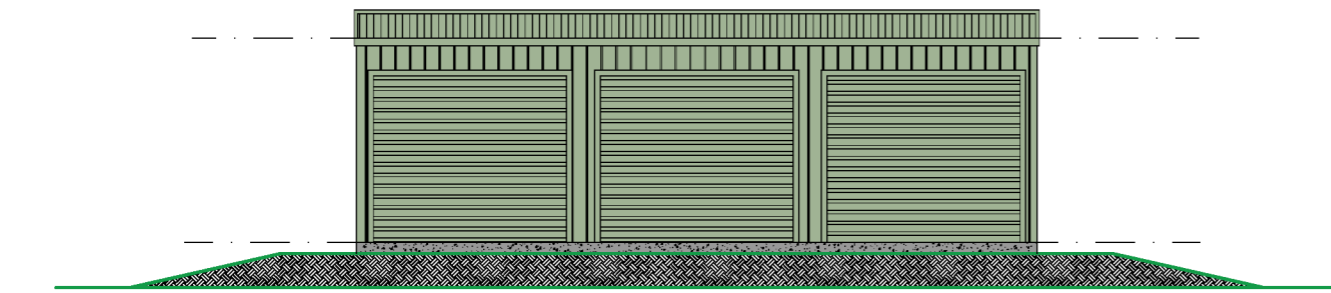
Written dimensions take precedence over scale. Materials & work practices shall comply with the B.C.A. & other relevant codes referred to in the B.C.A. These plans shall be read in conjunction with any relevant structural and/or soil engineering, computations, drawings and reports relating to this project. The builder shall check all dimensions, levels & components indicated on this drawing and verify on site prior to commencement of work.

Project No.	599
Sheet No.	2 of 4
Date	11 / 7 / 24
Drawn	[REDACTED]
Scale	1 : 500

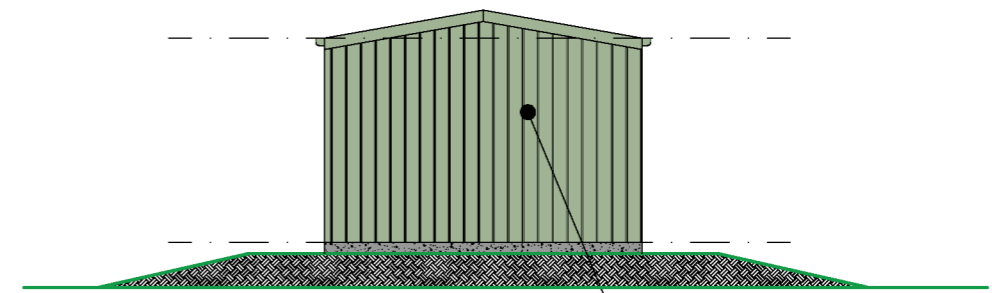


PART SITE PLAN
Rev.A 8/10/24 - platform level increased as per Melb. Water requirement.
Rev.B 4/12/24 - tree details & fill pads added.

PINEHILL Designs
email : office@pinehilldesigns.com.au
reg. no. DP AD 14396

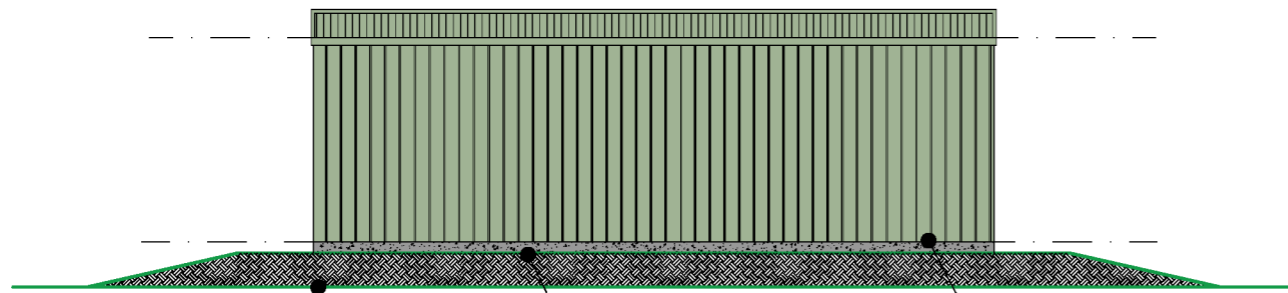


elevation 1
south west



elevation 2
south east

colorbond vertical wall cladding

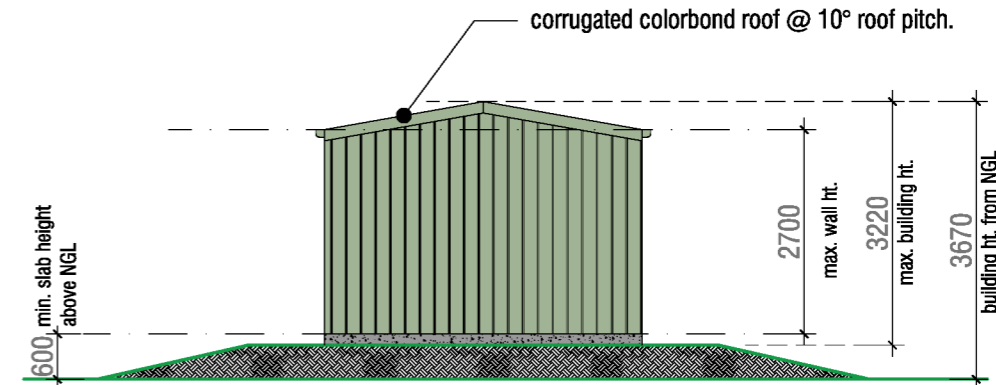


elevation 3
north east

existing natural ground line.

450mm high platform level above natural ground level to extend a min. of 1.0m past the building line.

finished floor level min. 150mm above the platform level. (600mm above NGL)



elevation 4
north west

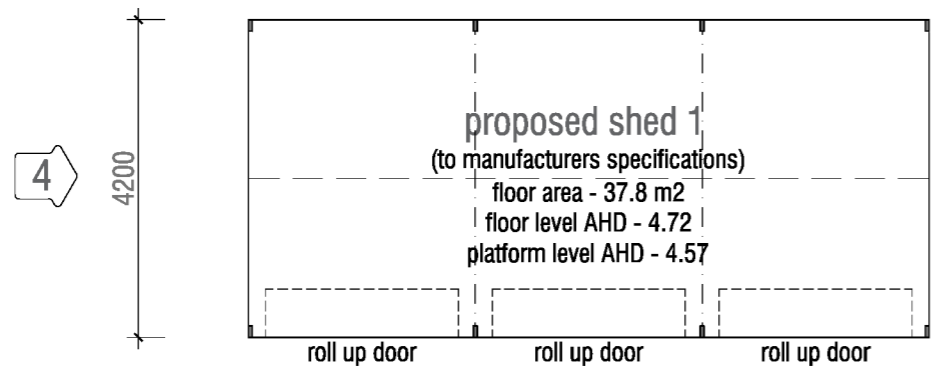
corrugated colorbond roof @ 10° roof pitch.

600 min. slab height above NGL

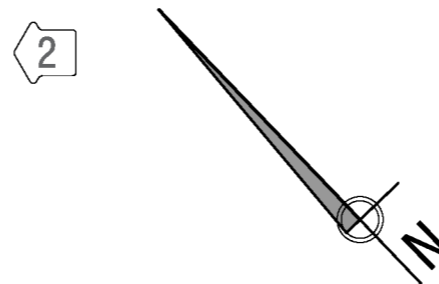
2700 max. wall ht.

3220 max. building ht.

3670 building ht. from NGL



proposed floor plan
scale 1 : 100



materials & colour schedule : SHED 1 & 2

ELEMENT	FINISH	COLOUR
roof cladding	colorbond	pale eucalypt
gutter	colorbond	pale eucalypt
external walls	colorbond	pale eucalypt
garage door	colorbond	pale eucalypt

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Project	Proposed Shed x 2
For	[REDACTED]
At	125 McDonalds Drain Road Koo Wee Rup Vic. 3981

Written dimensions take precedence over scale. Materials & work practices shall comply with the B.C.A. & other relevant codes referred to in the B.C.A. These plans shall be read in conjunction with any relevant structural and/or soil engineering, computations, drawings and reports relating to this project. The builder shall check all dimensions, levels & components indicated on this drawing and verify on site prior to commencement of work.

Project No.	599
Sheet No.	3 of 4
Date	11/7/24
Drawn	[REDACTED]
Scale	1 : 100



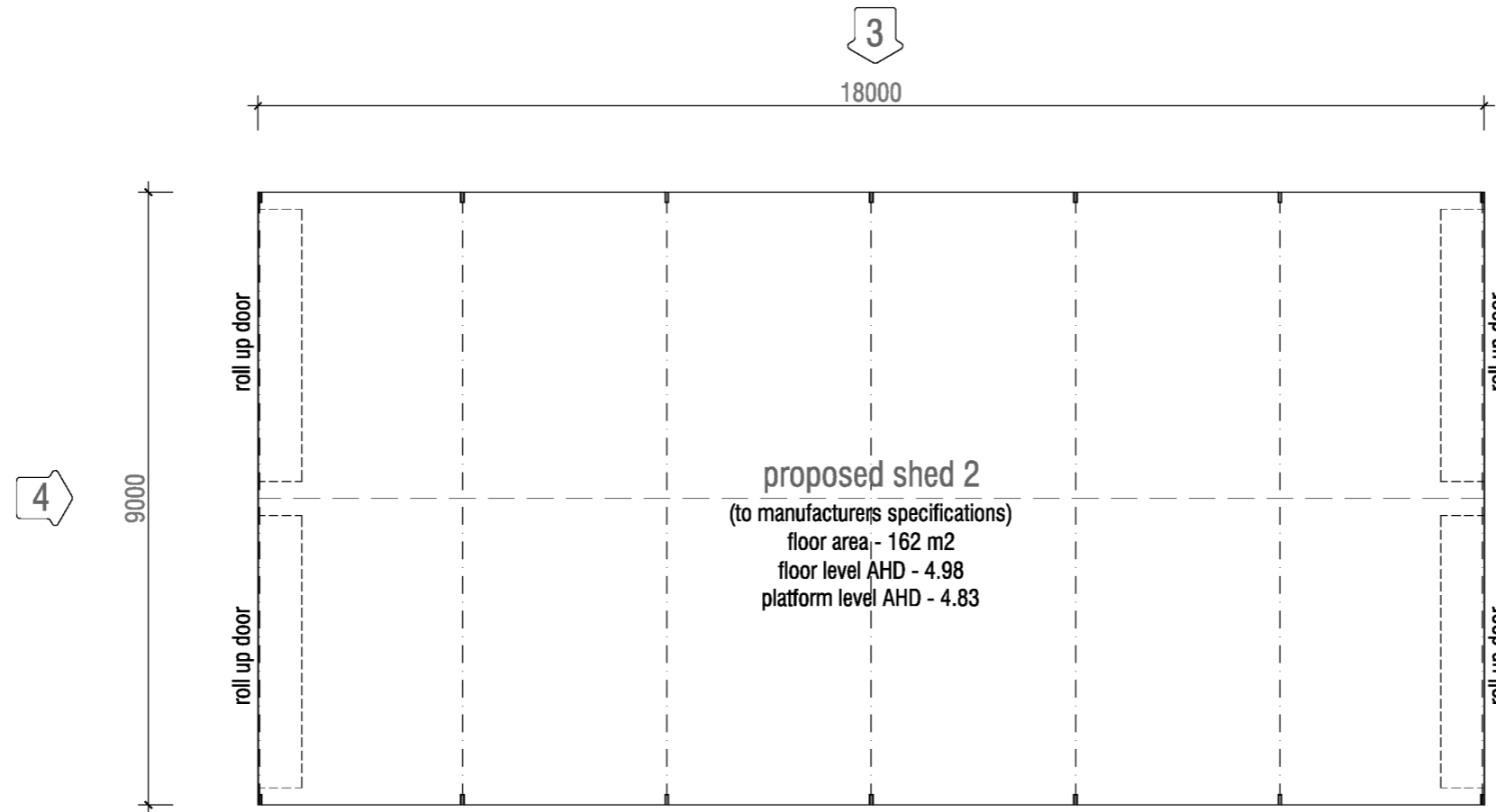
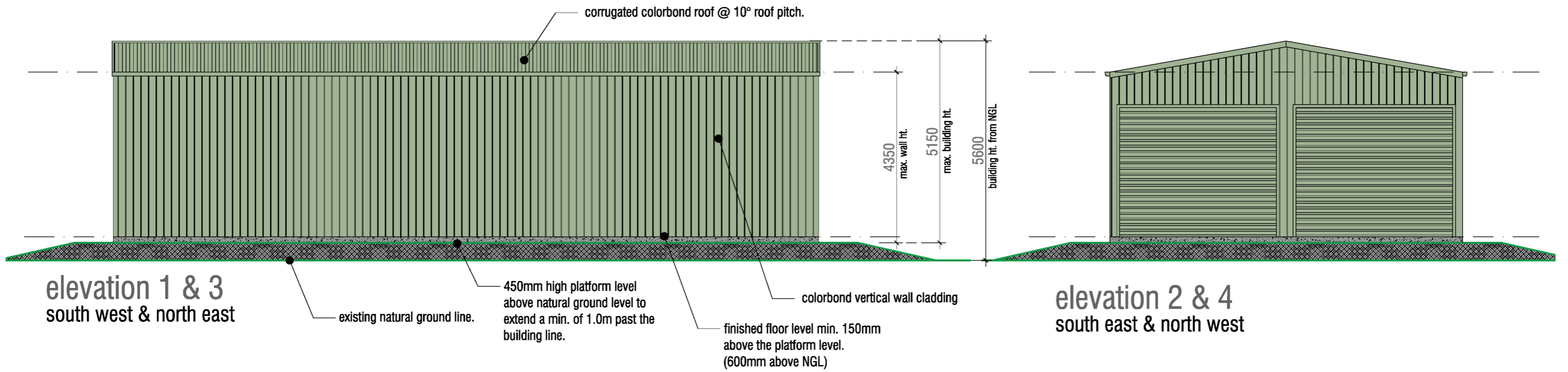
PROPOSED PLAN - Shed 1

Rev.A 8/10/24 - platform level increased as per Melb. Water requirement.
Rev.B 4/12/24 - tree details & fill pads added.

PINEHILL Designs

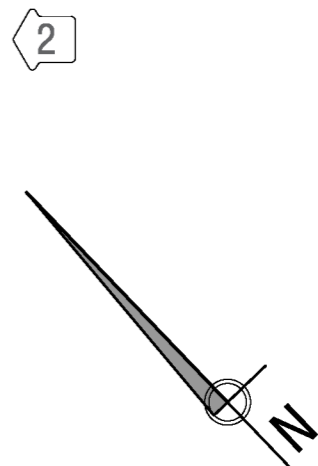
email : office@pinehilldesigns.com.au

reg. no. DP AD 14396



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proposed floor plan
scale 1 : 100



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Project	Proposed Shed x 2
For	[REDACTED]
At	125 McDonalds Drain Road Koo Wee Rup Vic. 3981

Written dimensions take precedence over scale. Materials & work practices shall comply with the B.C.A. & other relevant codes referred to in the B.C.A. These plans shall be read in conjunction with any relevant structural and/or soil engineering, computations, drawings and reports relating to this project. The builder shall check all dimensions, levels & components indicated on this drawing and verify on site prior to commencement of work.

Project No.	599
Sheet No.	4 of 4
Date	11/7/24
Drawn	[REDACTED]
Scale	1 : 100



PROPOSED PLAN - Shed 2

Rev.A 8/10/24 - platform level increased as per Melb. Water requirement.
Rev.B 4/12/24 - tree details & fill pads added.

PINEHILL Designs

email : office@pinehilldesigns.com.au

reg. no. DP AD 14396