

# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP241532 390 Westernport Road, Lang Lang VIC 3984
The application is for a permit to:	Use of Land for Plant Nursery and Associated Building and Works and Creation of Access from TRZ2

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

35.04-1	Use of the land for a Plant Nursery
35.04-5	Construct a building or construct or carry out works associated with a Plant Nursery
52.29-2	Create or alter access to a road in a Transport Zone 2

## APPLICATION DETAILS

The applicant for the permit is:	[REDACTED]
Application number:	T240143

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.

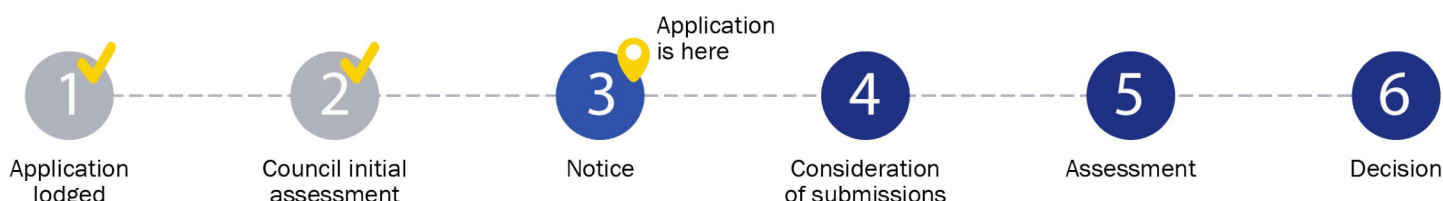
Documents can also be viewed on Council's website at [cardinia.vic.gov.au/advertisedplans](http://cardinia.vic.gov.au/advertisedplans) or by scanning the QR code.



## 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:	<b>21 February 2025</b>
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<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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## Application Summary

Portal Reference A12437PK

## Basic Information

Proposed Use Wish to start a plant nursery on the property while we wait for our fruit and nut orchards to produce commercial yields.

Current Use Private property with single dwelling being used as our primary place of residence. Currently planting Fruit and nut trees to eventually harvest.

Site Address 390 Westernport Road Lang Lang 3984

## 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 1 Change of use only	\$1,415.10	100%	\$1,415.10
<b>Total</b>			<b>\$1,415.10</b>

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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

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## Documents Uploaded

Date	Type	Filename
17-03-2024	A Copy of Title	00721870380012024031709390001.pdf
27-03-2024	Site plans	ScalePlan-zoomed.pdf
27-03-2024	Site plans	ScalePlan.pdf
27-03-2024	Written Explanation	Proposal.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	27 March 2024 - 09:15:PM

## 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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ePlanning

## Application Summary

Portal Reference	D224741C
Reference No	T240143

## Basic Information

Cost of Works	\$0
Site Address	390 Westernport Road Lang Lang VIC 3984

## 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.	

## Documents Uploaded

Date	Type	Filename
15-05-2024	Additional Document	Revised Site Plan.pdf

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	15 May 2024 - 08:40:PM

## Declaration

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



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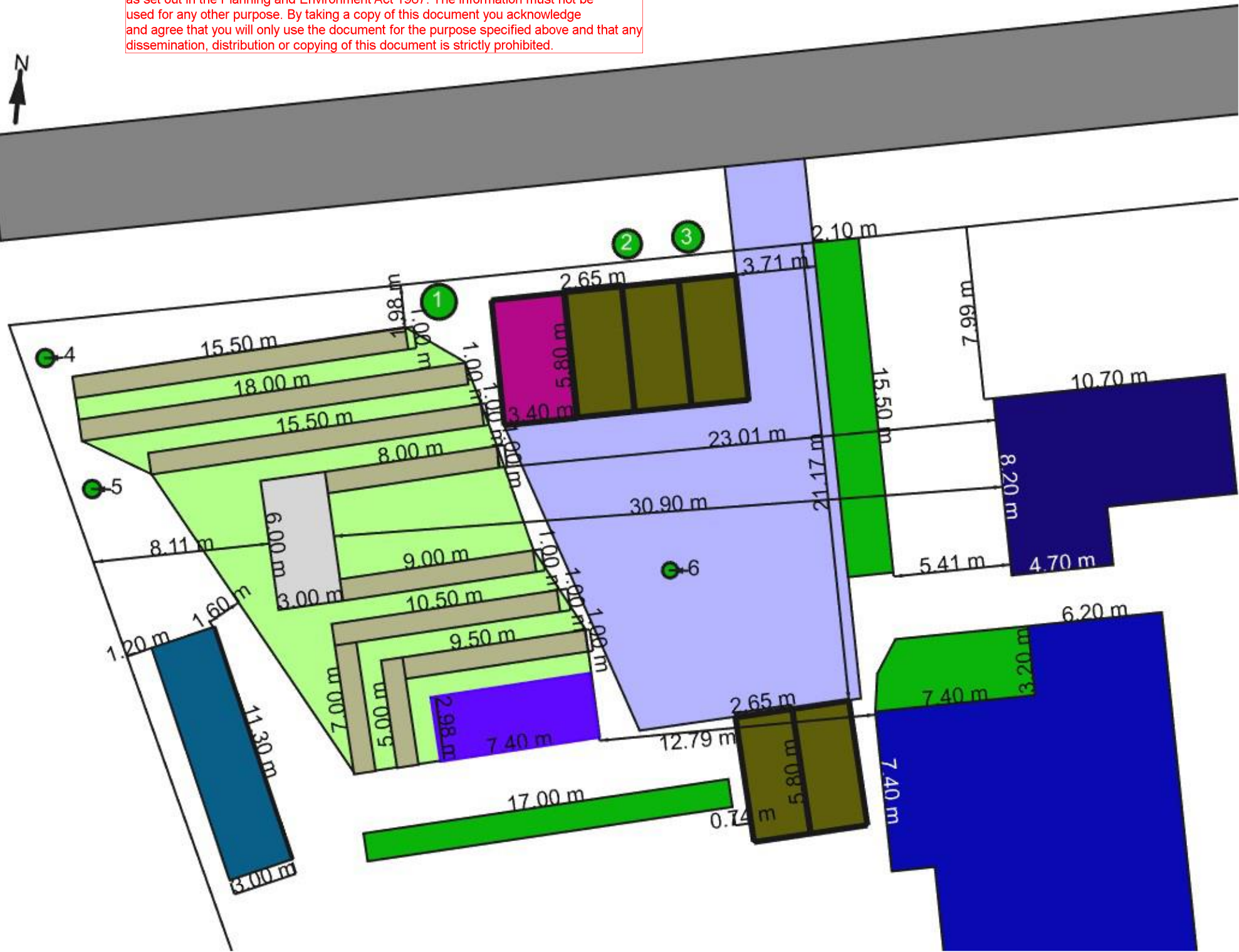
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## Plan Details

Colour Code	Type	Area (m2)	Changes/ Earthworks	Material
	Point of Sales - Portable building	18	No Earthworks - Portable to be placed on leveling pads	
	Total Nursery Area	293.82	No Earthworks - Lay geotextile cloth and crushed rock	Geotextile with crushed rock
	Plants Areas	96	No Earthworks - Lay geotextile cloth and crushed rock	Geotextile with crushed rock
	Existing Propagation Area	22.2	No Changes	Scoria
	Driveway	223.17	Existing Driveway - will have a new layer of crushed rock added	crushed rock
	Car Park - Standard size	76.85	No Earthworks - Lay geotextile cloth, crushed rock and paint lines	Geotextile with crushed rock
	Car Park - Wide Space	19.72	No Earthworks - Lay geotextile cloth, crushed rock and paint lines	Geotextile with crushed rock
	Existing Vegetation/Trees		No Changes to be made - No removals	
	Existing Building -Dwelling			
	Existing Building - Sheds			
	Existing Building - Wood Sheds			

## Tree List

Id no.	Tree Species	Trunk Diameter (mm)	Changes (retained/removed/pruned)	10 metres of Earthworks
1	Callitris glaucophylla - White Cypress	800	Retained - no changes	No - no earthworks required
2	Pinus radiata - radiata Pine	650	Retained - no changes	No - no earthworks required
3	Pinus radiata - radiata Pine	700	Retained - no changes	No - no earthworks required
4	Pinus radiata - radiata Pine	700	Retained - no changes	No - no earthworks required
5	Pinus radiata - radiata Pine	400	Retained - no changes	No - no earthworks required
	Araucaria heterophylla - Norfolk Island			No - no earthworks required
6	Pine	350	Retained - no changes	required

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## Development Summary

Item	Details		
Site coverage	<b>Property size (m2)</b> 60702.8	<b>Proposed Total Nursery area inc. Car Parking (m2)</b> 390.39	<b>% Coverage</b> 0.64%
Car Parking Coverage	<b>Nursery Area (m2)</b> 293.82	<b>Car Parking Area - Wide and Standard Spaces (m2)</b> 96.57	<b>% Coverage</b> 32.9%
Earthworks	As we wish to retain all vegetation, no earthworks will be performed. Grasses will be mowed, and areas required for plants of car parking will have specially selected geotextile fabric laid prior to 20mm crushed rock being spread.		
Westernport Road	No works are proposed for the existing crossover to Westernport Road.		

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# 390 Westernport Rd Plant Nursey Permit Proposal

## Current Use:

We are currently using the property as our primary place of residence and hobby farm/homestead. We are also planting out the property with various varieties of Fruit and Nut trees, shrubs, and vines (around 2000 over the next few years). These will eventually be harvested and sold at market.

## Proposed Use:

In addition to our current use of the property we wish to start an on farm plant nursery to help generate an income while we wait for our orchards to start producing crops with yield large enough to be profitable (expecting 5-7 yrs minimum) the following document will detail how we wish to use the area in the plan submitted including hours of operation, expected customer density and allocated parking. Initially we expect to be selling a mixture (80:20) of plants bought at wholesale and plants propagated on farm (first 1-2 yrs), following that we expect to be able to supply majority of the plants from propagations made on farm.

## Hours of operation:

Initially we would start the nursery as a "by appointment" arrangement minimising the number of customers that could be on site at one time. As we become more established, we would move to a 10am-3pm Mon-Fri, 9am-1pm Sat, Closed Sun opening hours.

## Staff/Employees:

Due to the size of the operation, we do not plan to have any staff or employees working on site that are not part of our family living on the property.

## Car Parking and Expected customers:

We have allocated an area of 12.25\*5.8m for car parking as indicated on the plan, this should be adequate for 5 vehicles which we believe will exceed the number of customers we would expect to have on site at any one time. Should we require more parking, there is an area we can use as "Overflow Parking" (also 12.25\*5.8m) that customers would be guided to use. Initially we would never have more than 1-2 customers on site at any one time as it will be by appointment, once we are trading with the proposed hours, we expect the most customers to be on sites at any one time to remain under 5.



## Dangerous Goods/Chemicals:

We are a chemical free farm and will maintain that in the nursery, any products used to add nutrients or control pests are natural products and will be stored outside the area where the public can access to ensure no safety issues.

## Portable Building:

The portable building shown on the plans will be used to take payments from the customers and to house our smaller/indoor plants and gifts. It will be self-powered and comply with the Disability (Access to Premises-Buildings) Standards 2010.

## Additional Information:

- Our “round a bout” style driveway will remain to allow customers to easily enter and exit the property in the forward direction, minimising any safety issues with pulling out onto Westernport rd.
- Ample signage and a well-defined area will be utilised, separating the “vehicle areas” and the “pedestrian areas” to minimise the risk of injury.
- The Nursery area will be single level with Disability access to the Point of Sales area to ensure easy access for all.
- The propagation area shown is for staff only and will be where propagations and small plants that are not ready for sale will be stored. It will be sectioned off with expanding barrier so that it can be easily accessed outside of trading hours.

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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.:	T240143 PA
Address of the Land:	390 Westernport Rd Lang Lang 3984

## APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	[REDACTED]
Address:	[REDACTED]
Phone:	[REDACTED]
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 <b>before</b> notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" 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.		
Response to a Request for Further information for Elevations of POS portable.		

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

**DECLARATION**

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[Redacted]
Signature:	[Redacted]
Date:	09/12/2024

**LODGEMENT**

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

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

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

**IMPORTANT INFORMATION**

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

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

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

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

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

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

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**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 09/12/2024 09:45 PM

Volume 8092 Folio 754

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07680 Folio 006

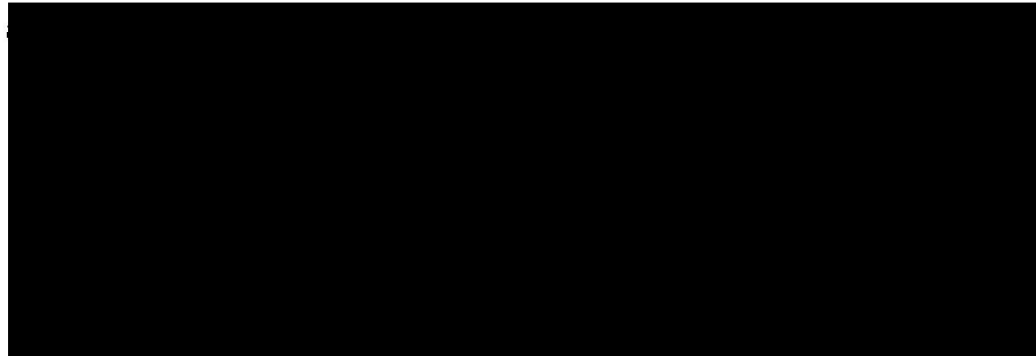
**RECORD OF HISTORICAL DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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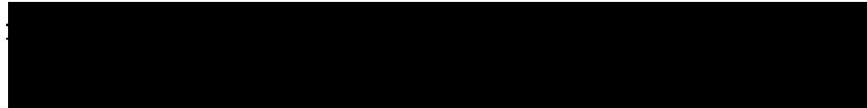
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**RECORD OF VOTS DEALINGS**

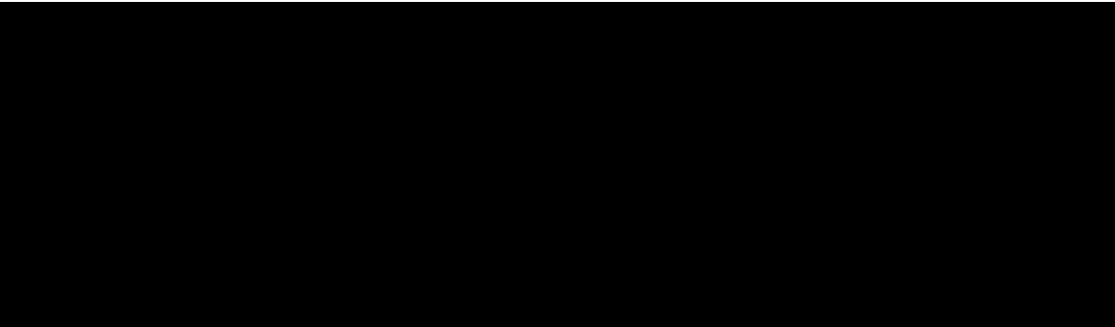
Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
22/10/2014	22/10/2014	AL438307N	Y



30/11/2020	30/11/2020	AT819377X (E)	N
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30/11/2020	30/11/2020	AT819378V (E)	N
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30/11/2020	30/11/2020	AT819379T (E)	N
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MORTGAGE OF LAND  
MORTGAGE AT819379T 30/11/2020  
WESTPAC BANKING CORPORATION

STATEMENT END

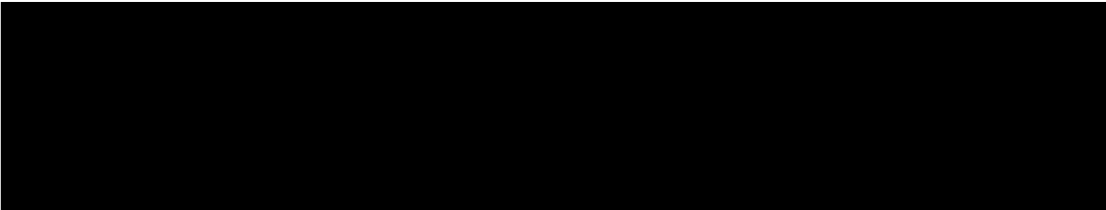
**VOTS Snapshot**

VOLUME 08092 FOLIO 754  
124052662226D  
Produced 22/10/2014 12:28 pm

**LAND DESCRIPTION**

Lot 1 on Title Plan 241532G.  
PARENT TITLE Volume 07680 Folio 006  
Created by instrument 2645105 03/06/1954

**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 TP241532G FOR FURTHER DETAILS AND BOUNDARIES

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**Paper Title Images**

8092/754 - Version 2, Date 04/12/2001

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# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	<b>Plan</b>
Document Identification	<b>TP241532G</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>23/05/2021 08:25</b>

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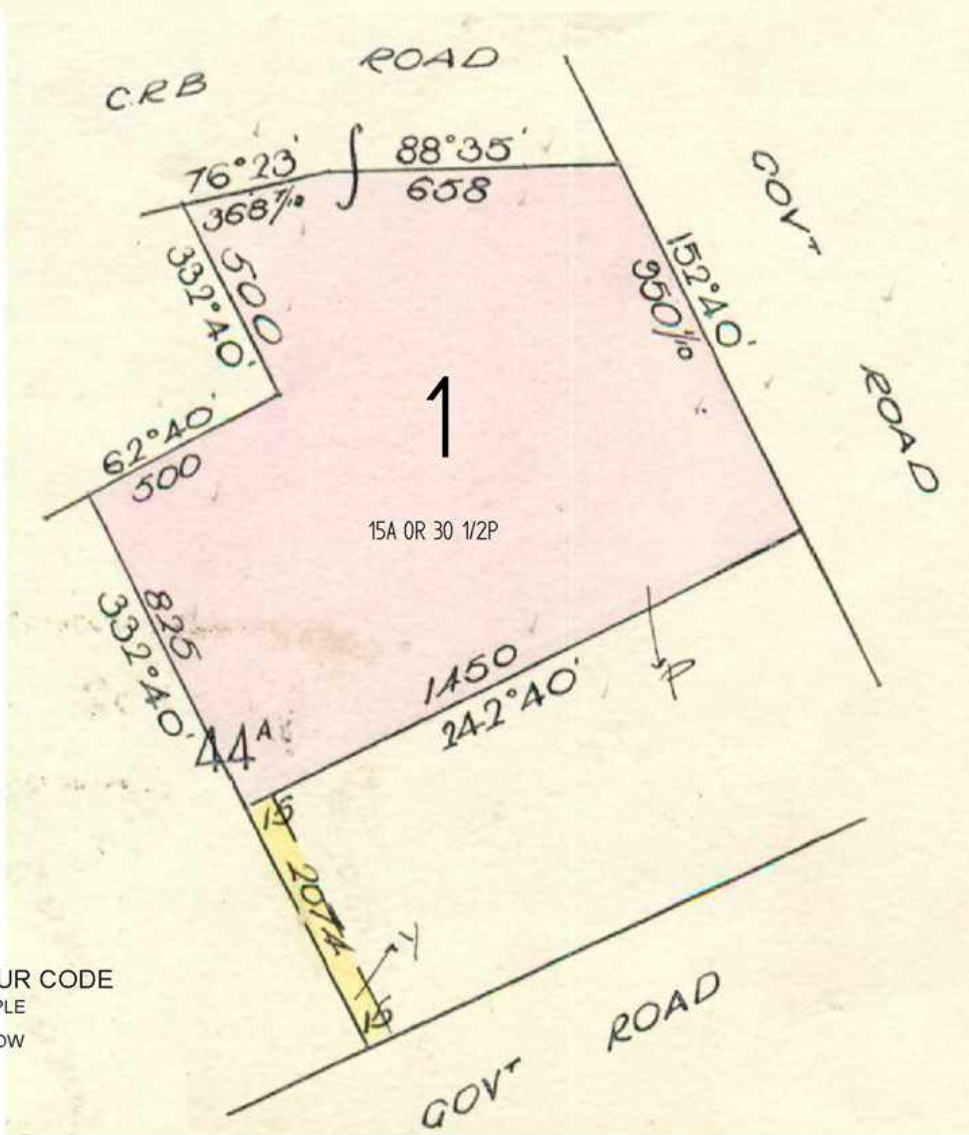
TITLE PLAN		EDITION 1	TP 241532G
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<p><b>Location of Land</b></p> <p>Parish: LANG LANG          Township:          Section:          Crown Allotment: 44A(PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 8092 FOL 754          Depth Limitation: 50 FEET</p>	<p><b>Notations</b></p> <p style="color: red; border: 1px solid red; padding: 5px;">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 only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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**Description of Land / Easement Information**

*All that piece of Land, delineated and coloured purple on the map in the---*  
margin containing Fifteen acres Thirty perches and one-half of a perch or thereabouts  
being part of Crown Allotment 44<sup>A</sup> Parish of Lang Lang County of Mornington -----  
Together with a right to use the land coloured yellow on the said map for drainage---  
purposes -----

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
 COMPILED: 09/12/1999  
 VERIFIED: M.P



**COLOUR CODE**  
 P = PURPLE  
 Y = YELLOW

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 44A (PT)

**ORIGINAL**  
**NOT TO BE TAKEN FROM**  
**THE OFFICE OF TITLES**



Vol. 8092 Fol. 754

VICTORIA

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1928" 1954"

27.3.56

Married Woman and both of Main Street

Lang Lang are

now the joint proprietors

of an Estate in Fee-simple subject to the Encumbrances notified hereunder in the surface and down to the depth of Fifty feet below the surface of---

All that piece of Land, delineated and coloured purple on the map in the---

margin containing Fifteen acres Thirty perches and one-half of a perch or thereabouts

being part of Crown Allotment 44, Parish of Lang Lang, County of Mornington -----

Together with a right to use the land coloured yellow on the said map for drainage---

purposes -----

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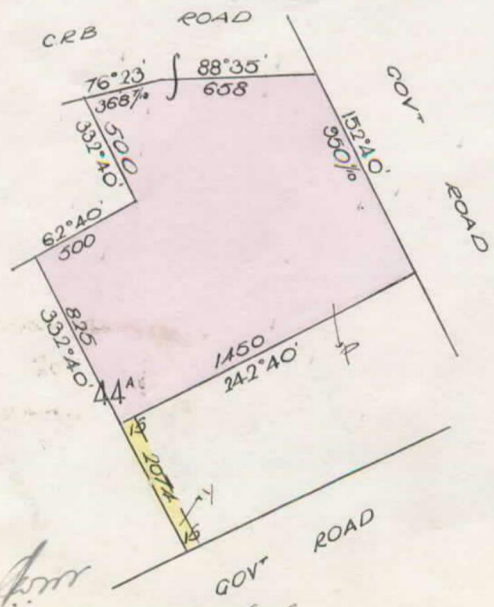
Dated the Third day of June thousand nine hundred and fifty-four.



Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



THE MEASUREMENTS ARE IN links.



Vol. 7680 Fol. 006

Transfer 2645105

Application

MORTGAGE

DISCH  
Mortgage  
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- Pet  
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now  
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23  
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CAVEAT

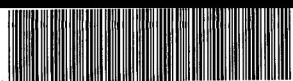
CAVEAT

DIETORS

ora



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T08092-754-1-8

For Continuation of Endorsement  
See Annexed Sheet Marked

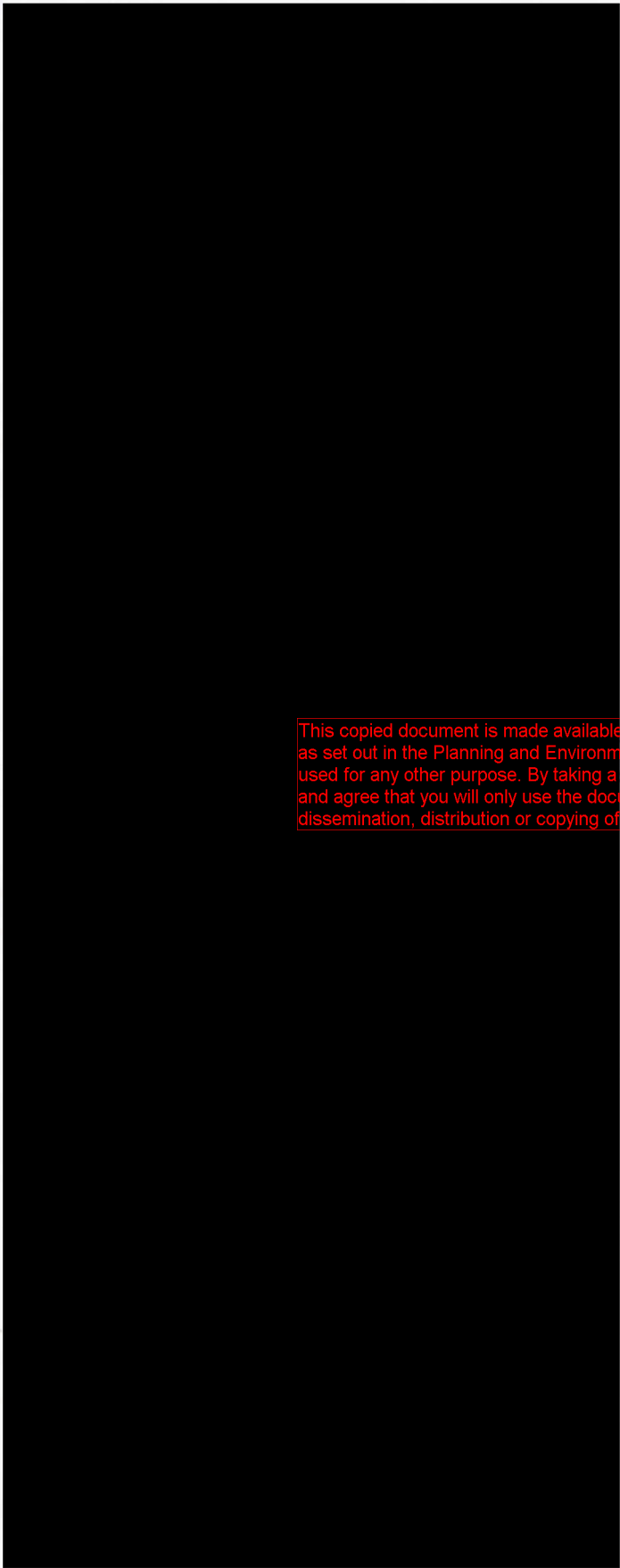
A



This is the Sheet marked **A** referred to in the Certificate of Title entered in the Register Book Vol. **3092** Fol. **754**

**ORIGINAL**

Assistant Registrar of Titles.



MORTGAGE  
BENDIGO BANK LIMITED  
X8863040 16/11/01

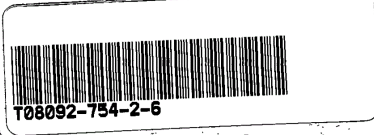


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VL 8092 PL 754

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

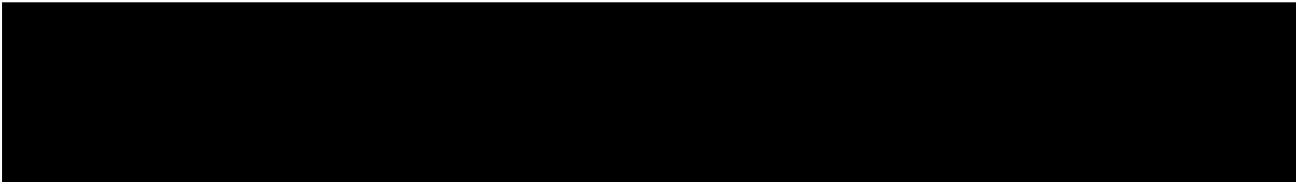
VOLUME 08092 FOLIO 754

Security no : 124090081352Q  
Produced 23/05/2021 08:07 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 241532G.  
PARENT TITLE Volume 07680 Folio 006  
Created by instrument 2645105 03/06/1954

**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 TP241532G 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)

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP241532G</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>09/12/2024 21:45</b>

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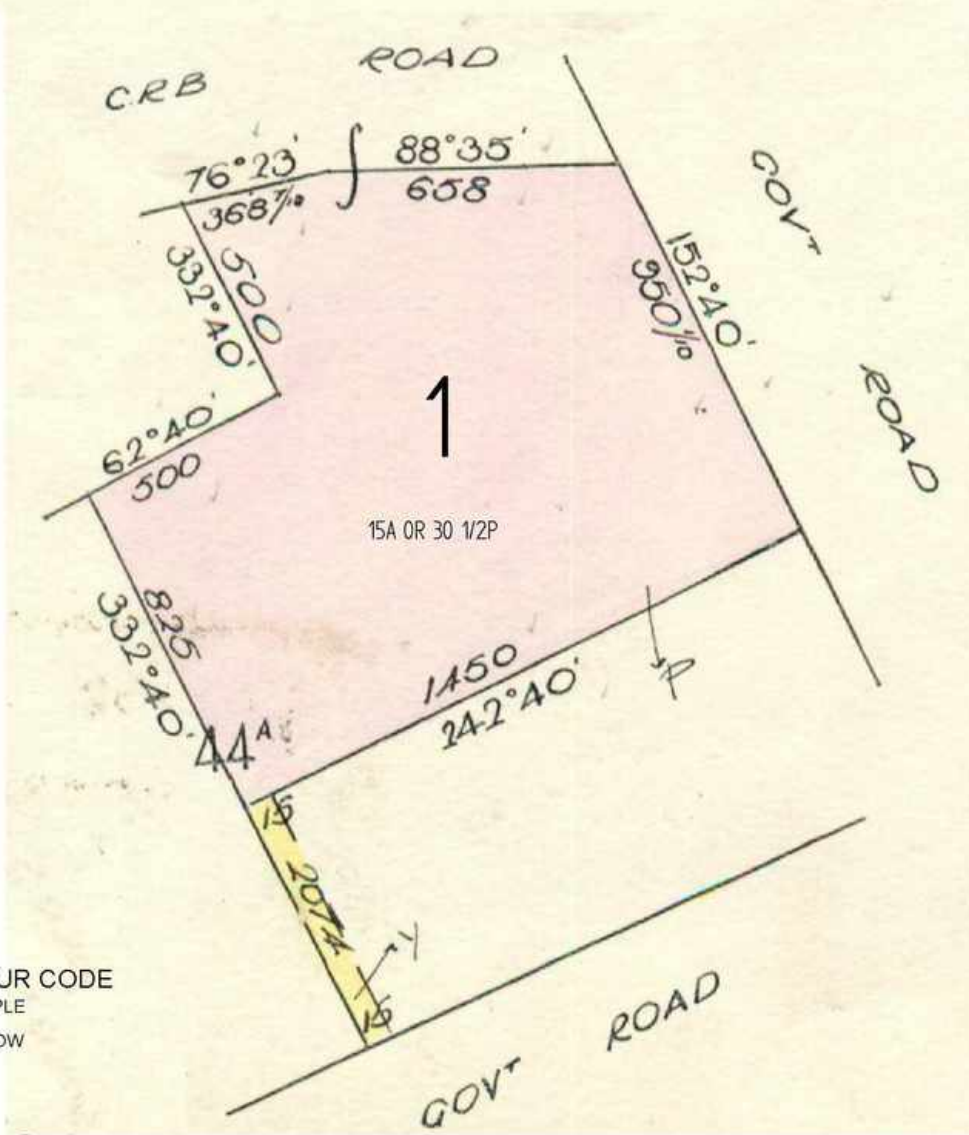
TITLE PLAN		EDITION 1	TP 241532G
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<p><b>Location of Land</b></p> <p>Parish: LANG LANG          Township:          Section:          Crown Allotment: 44A(PT)          Crown Portion:          Last Plan Reference:          Derived From: VOL 8092 FOL 754          Depth Limitation: 50 FEET</p>	<p><b>Notations</b></p> <p style="color: red; border: 1px solid red; padding: 5px;">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 specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	---

**Description of Land / Easement Information**

*All that piece of Land, delineated and coloured purple on the map in the---*  
margin containing Fifteen acres Thirty perches and one-half of a perch or thereabouts  
being part of Crown Allotment 44<sup>A</sup> Parish of Lang Lang County of Mornington -----  
Together with a right to use the land coloured yellow on the said map for drainage---  
purposes -----

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
 COMPILED: 09/12/1999  
 VERIFIED: M.P



**COLOUR CODE**  
 P = PURPLE  
 Y = YELLOW

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 44A (PT)



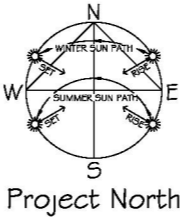

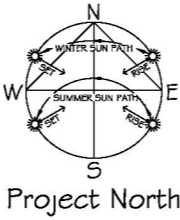
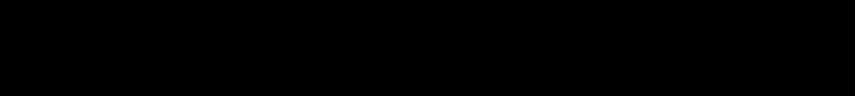
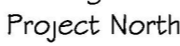


JOB No.  
2239

PROJECT:

████████████████████  
PROPOSED PLANT NURSERY

PROJECT ADDRESS:  
390 WESTERNPORT RD,  
LANG LANG 3984

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A	REVISED DRAWINGS SHOWING PROPOSED TURNING CIRCLES - ENTRY/EXIT WESTERNPORT RD	30/10/24									
B	REVISED DRAWINGS SHOWING PROPOSED F.O.S PORTABLE STRUCTURE	08/12/24						Job No: 2239	Drawing No.: 1	Rev B	Plot Date: 8/12/2024
			Scale: AS SHOWN	Sheet Size A2	Drawn By: ██████████						





### 390 Westernport Rd Plant Nursey Permit Proposal

**Current Use:**

We are currently using the property as our primary place of residence and hobby farm/homestead. We are also planting out the property with various varieties of Fruit and Nut trees, shrubs, and vines (around 2000 over the next few years). These will eventually be harvested and sold at market.

**Proposed Use:**

In addition to our current use of the property we wish to start an on farm plant nursery to help generate an income while we wait for our orchards to start producing crops with yield large enough to be profitable (expecting 5-7 yrs minimum) the following document will detail how we wish to use the area in the plan submitted including hours of operation, expected customer density and allocated parking. Initially we expect to be selling a mixture (80:20) of plants bought at wholesale and plants propagated on farm (first 1-2 yrs), following that we expect to be able to supply majority of the plants from propagations made on farm.

**Hours of operation:**

Initially we would start the nursery as a "by appointment" arrangement minimising the number of customers that could be on site at one time. As we become more established, we would move to a 10am-3pm Mon-Fri, 9am-1pm Sat, Closed Sun opening hours.

**Staff/Employees:**

Due to the size of the operation, we do not plan to have any staff or employees working on site that are not part of our family living on the property.

**Car Parking and Expected customers:**

Clause 52.06 of the Cardinia Planning Scheme requires plant nursery uses to set aside 10% of the site area for car parking. Our current proposal allocates 274m<sup>2</sup> for the Plant Nursery, so requiring a minimum area of 28m<sup>2</sup>. We have allocated an area of 63m<sup>2</sup> for car parking as indicated on the plan. This should be adequate for 4 vehicles which we believe will exceed the number of customers we would expect to have on site at any one time. Allocated carpark area has been designed in accordance with AS-2890.1. Initially we would never have more than 1-2 customers on site at any one time as it will be by appointment, once we are trading with the proposed hours, we expect the most customers to be on sites at any one time to remain under 4.

**Dangerous Goods/Chemicals:**

We are a chemical free farm and will maintain that in the nursery, any products used to add nutrients or control pests are natural products and will be stored outside the area where the public can access to ensure no safety issues.

**Portable Building:**

The portable building shown on the plans will be used to take payments from the customers and to house our smaller/indoor plants and gifts. It will be self-powered and comply with the Disability (Access to Premises-Buildings) Standards 2010.

**Additional Information:**

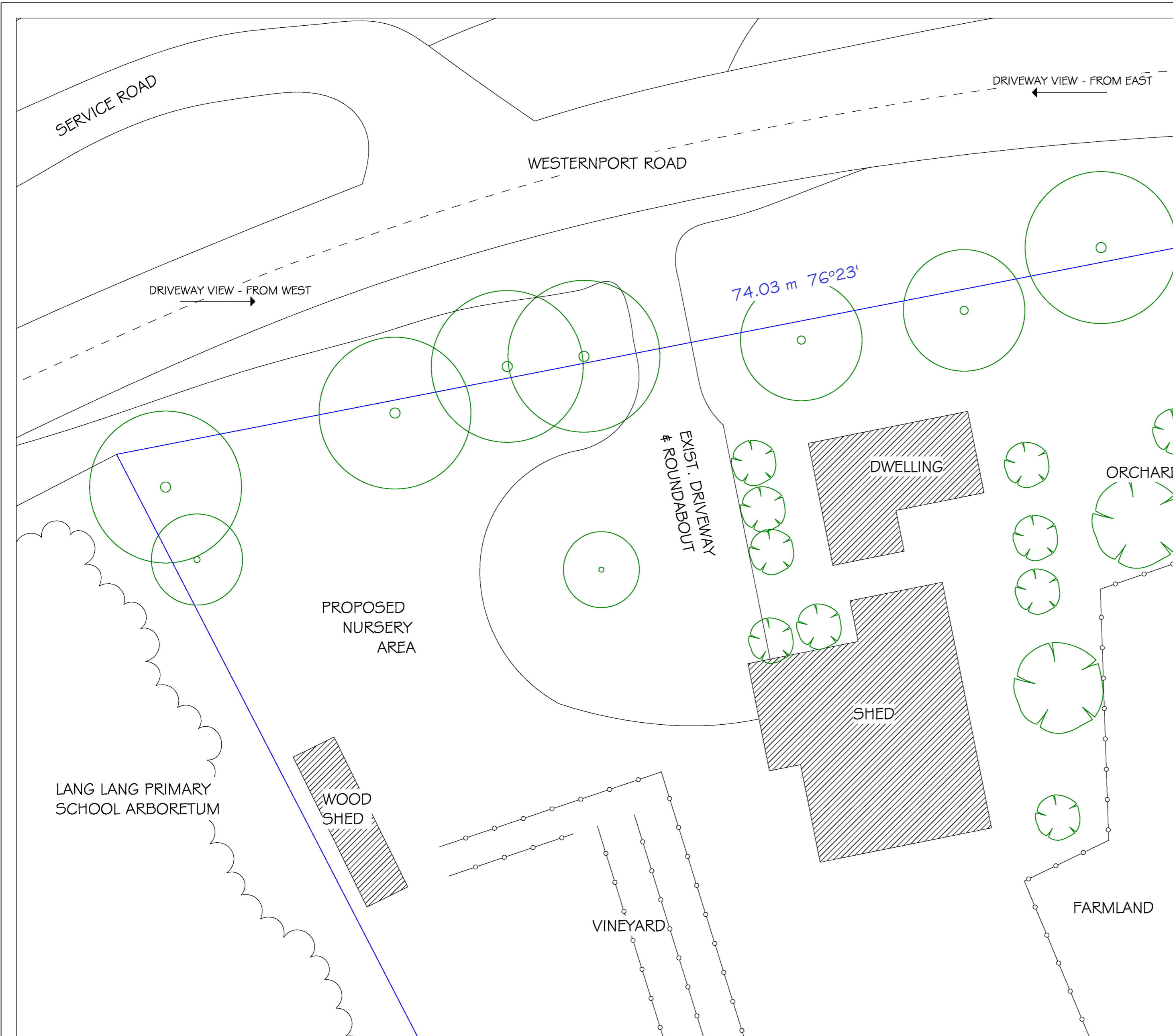
- Our "round a bout" style driveway will remain to allow customers to easily enter and exit the property in the forward direction, minimising any safety issues with pulling out onto Westernport rd.
- Ample signage and a well-defined area will be utilised, separating the "vehicle areas" and the "pedestrian areas" to minimise the risk of injury.
- The Nursery area will be single level with Disability access to the Point of Sales area to ensure easy access for all.
- The propagation area shown is for staff only and will be where propagations and small plants that are not ready for sale will be stored. It will be sectioned off with expanding barrier so that it can be easily accessed outside of trading hours.

**SITE CONTEXT**  
SCALE 1:1250

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A	REVISED DRAWINGS SHOWING PROPOSED TURNING CIRCLES - ENTRY/EXIT WESTERNPORT RD	30/10/24						Project North		PROPOSED PLANT NURSERY 390 WESTERNPORT RD, LANG LANG 3984		Job No: <b>2239</b>	Drawing No.: <b>2</b>	Rev <b>B</b>
B	REVISED DRAWINGS SHOWING PROPOSED P.O.S PORTABLE STRUCTURE	08/12/24		Scale: AS SHOWN	Sheet Size A2	Drawn By: [Redacted]	Drawing Title: PROPOSED PLANT NURSERY 390 WESTERNPORT RD, LANG LANG 3984		Job No: 2239	Drawing No.: 2	Rev B	Plot Date: 8/12/2024		





DRIVEWAY VIEW - FROM WEST



DRIVEWAY VIEW - FROM EAST



DRIVEWAY EXIT VIEW - FROM SOUTH



ROUNDABOUT VIEW PROPOSED CARPARK AREA NEAR VINEYARD



ROUNDABOUT VIEW PROPOSED NURSERY AREA IN BACKGROUND



ROUNDABOUT VIEW PROPOSED NURSERY AREA IN BACKGROUND



ROUNDABOUT VIEW PROPOSED NURSERY AREA IN FOREGROUND

**SITE CONTEXT**

SCALE 1:1250

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Scale:		AS SHOWN	
Sheet Size:		A2	
Drawn By:			

Travis Davidge  
 ModDesign Studio  
 M 0400 972 069  
 E moddesign@trispod.com

REGISTERED Building Practitioner

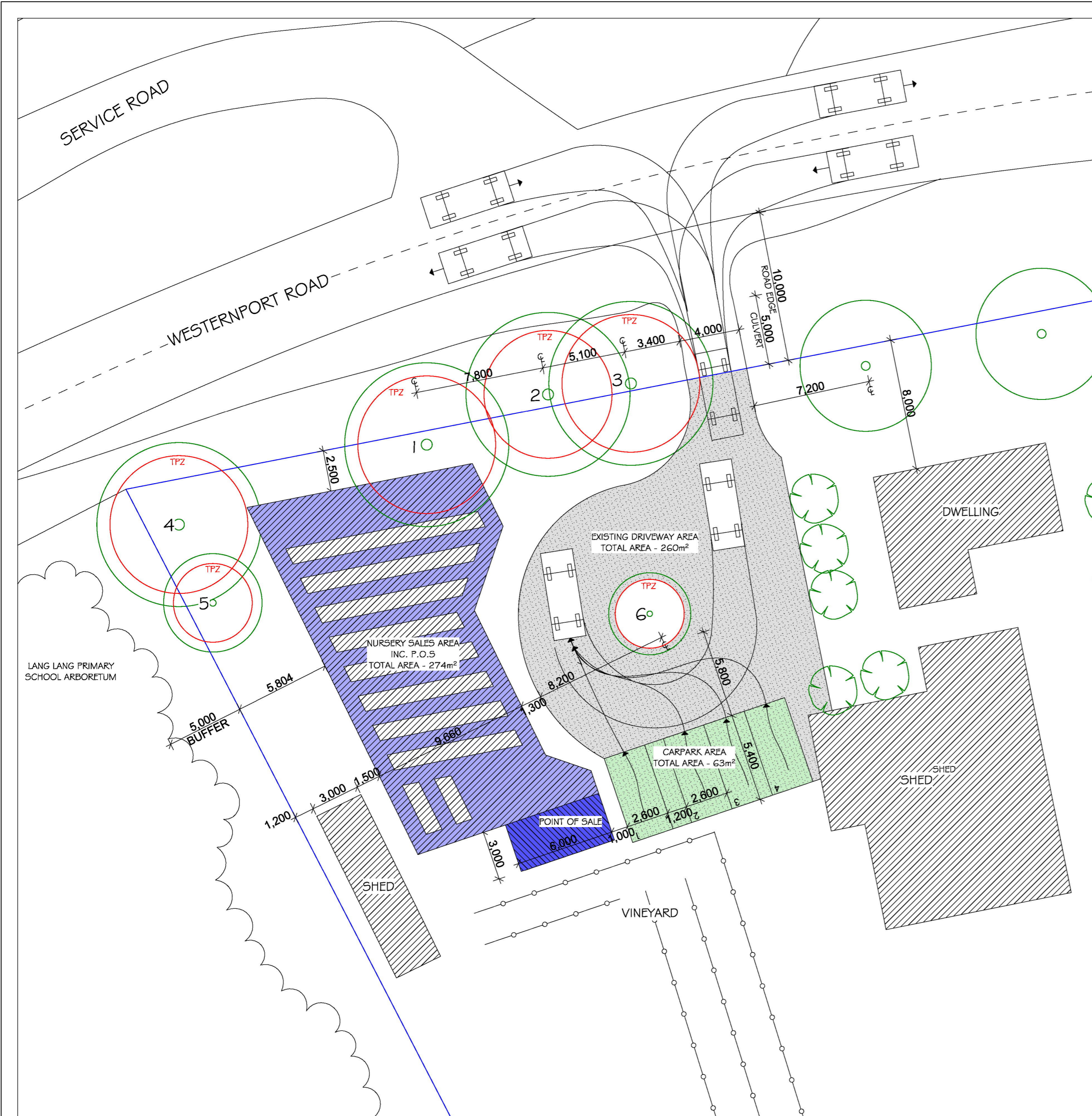
bdcv Building Designers' Association Victoria

Project North

PROPOSED PLANT NURSERY  
 390 WESTERNPORT RD, LANG LANG 3984

Drawing Title:		Planning Drawings		Site Context 1:200	
Job No:	2239	Drawing No.:	3	Rev	B
Plot Date:	8/12/2024				



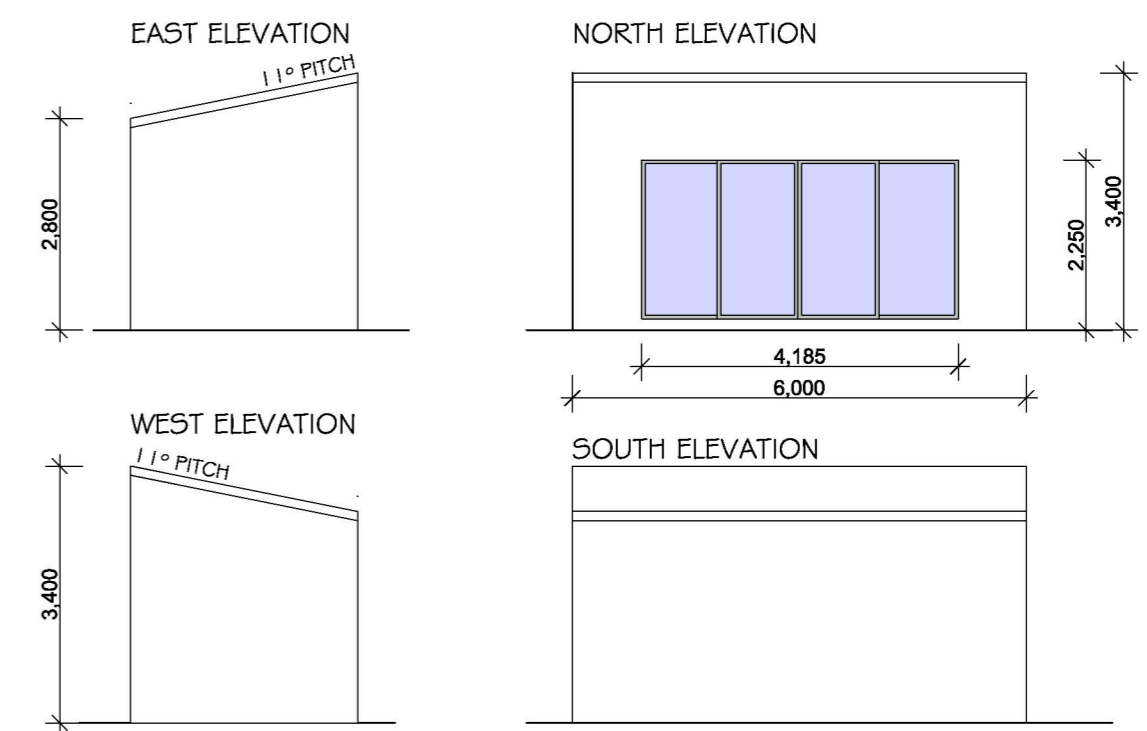


**AREA ANALYSIS:**

ID.	PROPOSED COVERAGE	AREA m2	CHANGES & MATERIAL
1	POINT OF SALES - PORTABLE BUILDING	23m <sup>2</sup>	NO EARTHWORKS - PORTABLE PLACED ON LEVELING PADS
2	NURSERY AREA	252m <sup>2</sup>	NO EARTHWORKS - GEOTEXTILE CLOTH AND CRUSHED ROCK
3	DRIVEWAY - EXISTING	260m <sup>2</sup>	EXISTING DRIVEWAY - NEW CRUSHED ROCK ADDED
4	CARPARK AREA	63m <sup>2</sup>	NO EARTHWORKS - GEOTEXTILE CLOTH AND CRUSHED ROCK

**TREE LEGEND**

ID NO.	TREE SPECIES	TRUNK DIAMETER (MM)	TREE PROTECTION ZONE TRUNK DIA. X 12	CHANGES (RETAINED/REMOVED/PRUNED)	TPZ ENCROACHMENT (TREETEC.NET.AU)
1	CALLITRIS GLAUCOPHYLLA - WHITE CYPRESS	700mm	8.4m	RETAINED/PRUNED	20.88%
2	PINUS RADIATA - RADIATA PINE	650mm	7.8m	RETAINED	NONE
3	PINUS RADIATA - RADIATA PINE	700mm	8.4m	RETAINED	NONE
4	PINUS RADIATA - RADIATA PINE	700mm	8.4m	RETAINED	NONE
5	PINUS RADIATA - RADIATA PINE	400mm	4.8m	RETAINED	NONE
6	ARAUCARIA HETEROPHYLLA - NORFOLK ISLAND PINE	350mm	4.2m	RETAINED	NONE



PROPOSED P.O.S. SHED - 6m x 3m

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**SITE RESPONSE**  
SCALE 1:200

NO.	REVISION	DATE
A	REVISED DRAWINGS SHOWING PROPOSED TURNING CIRCLES - ENTRY/EXIT WESTERNPORT RD	30/10/24
B	REVISED DRAWINGS SHOWING PROPOSED P.O.S PORTABLE STRUCTURE	08/12/24

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E moddesign@trispod.com

REGISTERED Building Practitioner  
bdcv Building Designers Association Victoria

Project North

PROPOSED PLANT NURSERY  
390 WESTERNPORT RD, LANG LANG 3984

Drawing Title: Planning Drawings		Site Response 1:200	
Job No: 2239	Drawing No.: 4	Rev B	Plot Date: 8/12/2024