



Planning Enquiries
 Phone: 1300 787 624
 Web: www.cardinia.vic.gov.au

Office Use Only

Application No.: _____ Date Lodged: / /

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.:	St. Name:
Suburb/Locality:		Postcode:

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.: Lodged Plan Title Plan Plan of Subdivision No.:

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? ***

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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 \$ **⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

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

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) 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 www.sro.vic.gov.au for information.

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.

Rural property in a Green Wedge Zone with existing dwelling and outbuilding

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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.

Name:		
Title: Ms	F	
Organisation (if applicable): Bairnsdale Engineering		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 1390
Suburb/Locality: Bairnsdale		State: Vic Postcode: 3875

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 03 5152 2321	Email: accounts@bairnsdaleeng.com.au
Mobile phone:	Fax:

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

Contact person's details*			Same as applicant <input checked="" type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:

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.



Need help with the Application?

General information about the planning process is available at 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

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

Contact information:
Telephone: 1300 787 624
Fax: (03) 5941 3784
Email: 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**

Page 1 of 1

VOLUME 08552 FOLIO 829

Security no : 124118734845P

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LAND DESCRIPTION

Lot 1 on Title Plan 369564D (formerly known as part of Crown Allotment 82F Parish of Nar-nar-goon).

PARENT TITLE Volume 02773 Folio 417

Created by instrument C141217 04/02/1965



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V320864K 17/03/1998
NATIONAL AUSTRALIA BANK LTD

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 TP369564D 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: 240 BESSIE CREEK ROAD NAR NAR GOON NORTH VIC 3812

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 22/10/2016

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP369564D
Number of Pages (excluding this cover sheet)	1
Document Assembled	03/10/2024 12:25

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TITLE PLAN	EDITION 1	TP 369564D
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<p>Location of Land</p> <p>Parish: NAR-NAR-GOON Township: Section: Crown Allotment: 82F(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 8552 FOL 829 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;">Description of Land / Easement Information</p> <div style="border: 1px solid red; padding: 5px; color: red; font-size: small;"> <p>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>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 27/03/2000 VERIFIED: SO'C</p>
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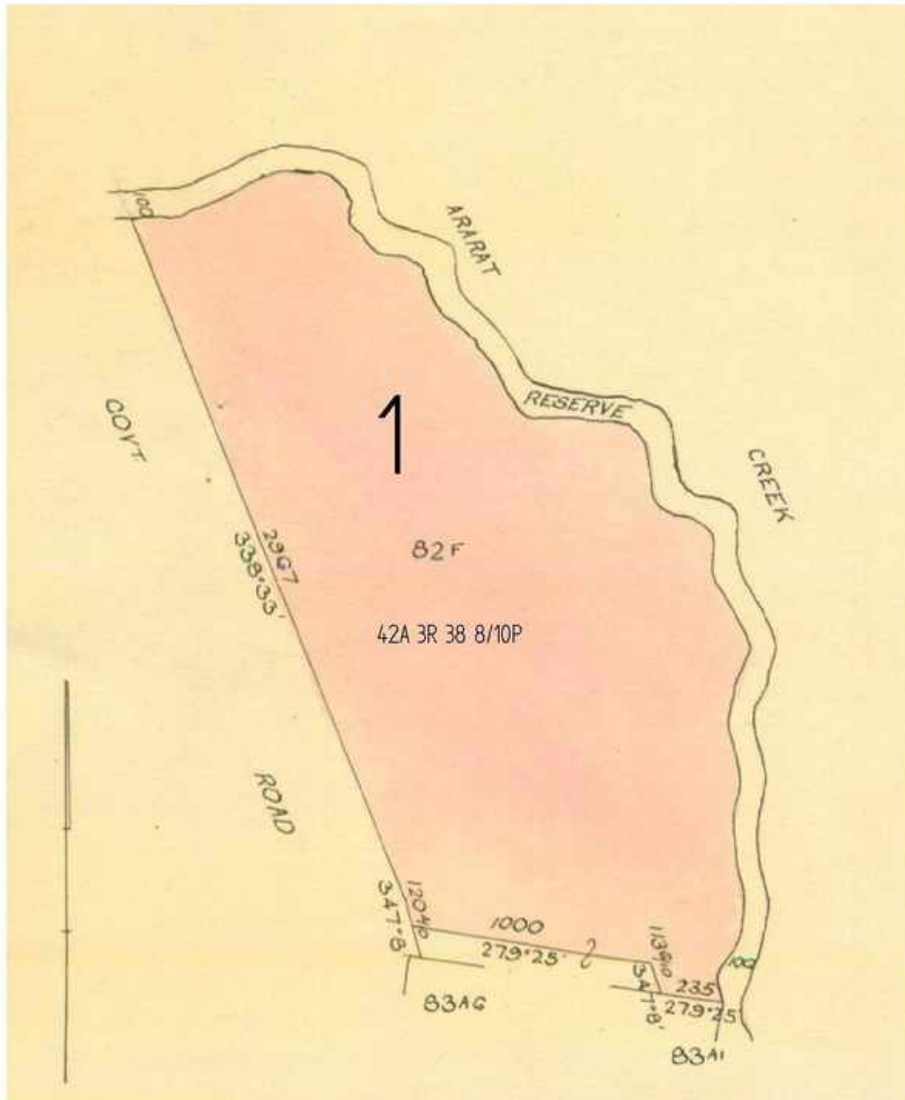
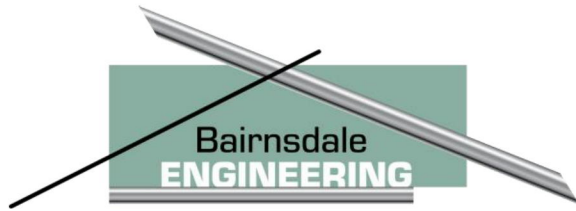


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 82F (PT)



*Manufacturers of Farm & Industrial Sheds
Since 1976*

13-15 Giles Street
PO Box 1390
Bairnsdale VIC 3875
03 5152 2321
accounts@bairnsdaleeng.com.au
ABN: 57 104 924 165

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16 October 2024

**Attn: Cardinia Shire
Planning Department**

Property: 240 Bessie Creek Road, Nar Nar Goon North, 3812

New Planning Permit Application

A Planning Permit is required to build a Farm Shed for hay & machinery storage
This is a replacement shed for an old shed that has seen better days

Planning Permit Trigger – ESO1 overlay

Waterways – Waterways are shown on the site map

Property overlays – Green Wedge Zone, ESO1

Cut & Fill – minimal cut & fill for the new shed. The land is already flat from the existing shed.

Drainage – a water tank will collect all water run off

Colours – The shed cladding will be Colorbond – Woodland Grey roof & walls with Wallaby doors and trims

Vegetation – no trees or vegetation need to be removed

Green Wedge Zone –

The shed will have minimal impact to the soil and water quality.

The proposed shed is a closed shed for machinery storage with an open section for hay storage.

No impact to the flora & fauna near the shed site. No vegetation to be removed

Effluent disposal is N/A. The shed is not for animal husbandry.

ESO Schedule 1 –

No major impact to the landscape.

The new shed is replacing an existing shed and is nearly 200m away from Bessie Creek Road.

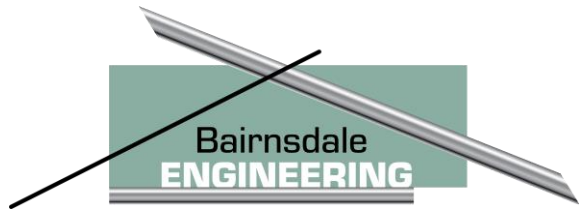
Minimal cut & fill required – just a scraping of the area to even out the ground surface

This property lies in a Green Wedge Zone and there are farm sheds dotted all around in the surrounding properties

Please let me know if you require any further information.

Regards





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03 5152 2321
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ABN: 57 104 924 165

Property: 240 Bessie Creek Road, Nar Nar Goon North, 3812

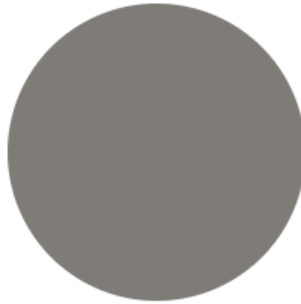
Colour Schedule -

Roof & Wall Cladding – Woodland Grey

Roller doors & trims - Wallaby



Woodland Grey®



Wallaby®

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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.:	T240543 PA
Address of the Land:	240 Bessie Creek Road, Nar Nar Goon North, 3812

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Bairnsdale Engineering
Address:	PO Box 1390, Bairnsdale, 3875
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 before notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Permit to include removal of non native trees in shed site area.		
Approx 10 willow trees are to be removed. These trees have a small 10cm trunk diameter and are rotten		

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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:	10/01/2025

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

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

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

IMPORTANT INFORMATION

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

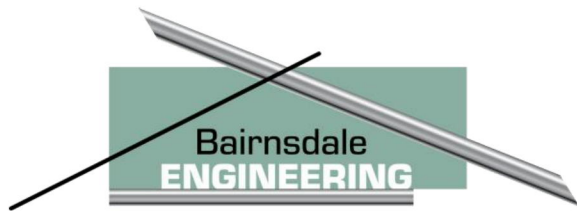
Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

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

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

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

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



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ABN: 57 104 924 165

9 January 2025

Attention: Cardinia Shire Council, Planning Department – Jade Kim
Application No: T240543 PA
Property: 240 Bessie Creek Road, Nar Nar Goon North

Dear Jade

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Please see responses below relating to the RFI for the above property:

2. Land Usage

The farm is a cattle farm with some other animals for personal use – horse and poultry

3. Site Plan

- a) Contours are shown on supplied PDF – Contour Plan
- b) Vegetation Plan supplied
 - i. Willow Trees (pest species)
 - ii. Within proposed shed site
 - iii. Smaller trees to be removed (rotten). One large willow tree to remain
 - iv. 250mm trunk diameter for tree to remain. Setback 10m from the proposed shed

4. Floor Plans

- a) Usage Plan PDF supplied
- b) 3m compacted dirt fill hardstand around the proposed shed shown on Site Level Plan PDF

5. Elevation Plans

- a) Site Level Plan supplied

The proposed shed is to replace dilapidated and unsafe agricultural sheds that are in poor and failing condition (photos attached).

The new shed structure is intended to replace what was already in use and shall be used for storage and use of items in the Usage Plan

The shed's primary use will be day to day running and storage of the farm, water damage is occurring on feed and equipment and is a human safety concern

Please let me know if you require any further information



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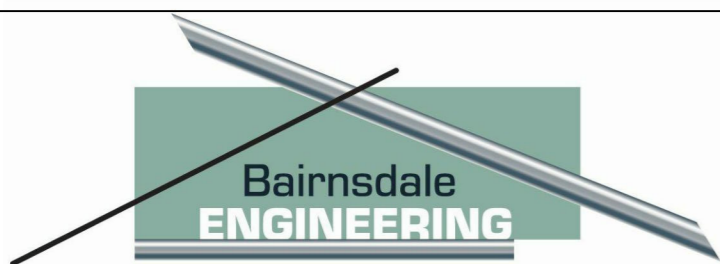
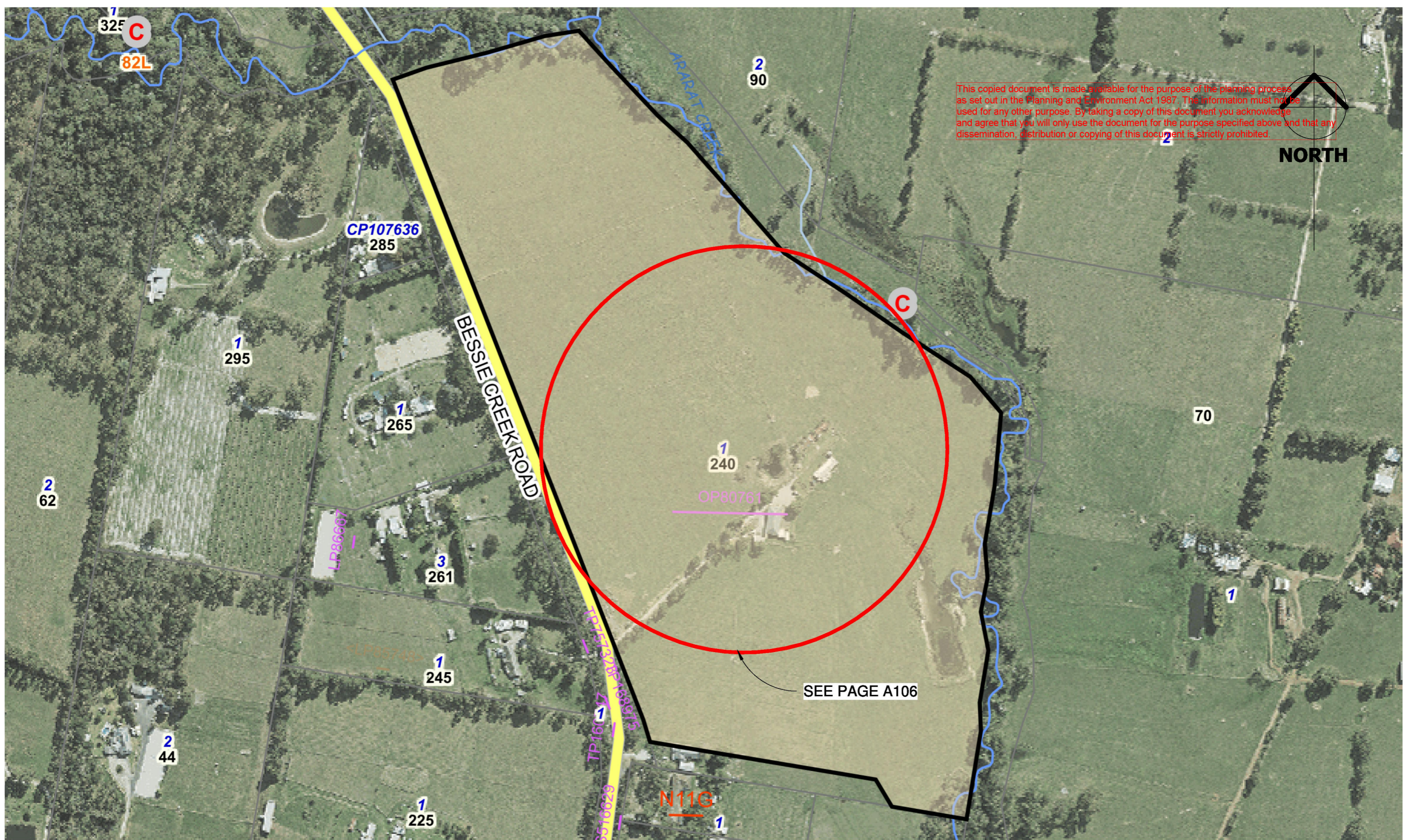
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Farm Shed

240 Bessie Crk Rd, Nar Nar Goon North

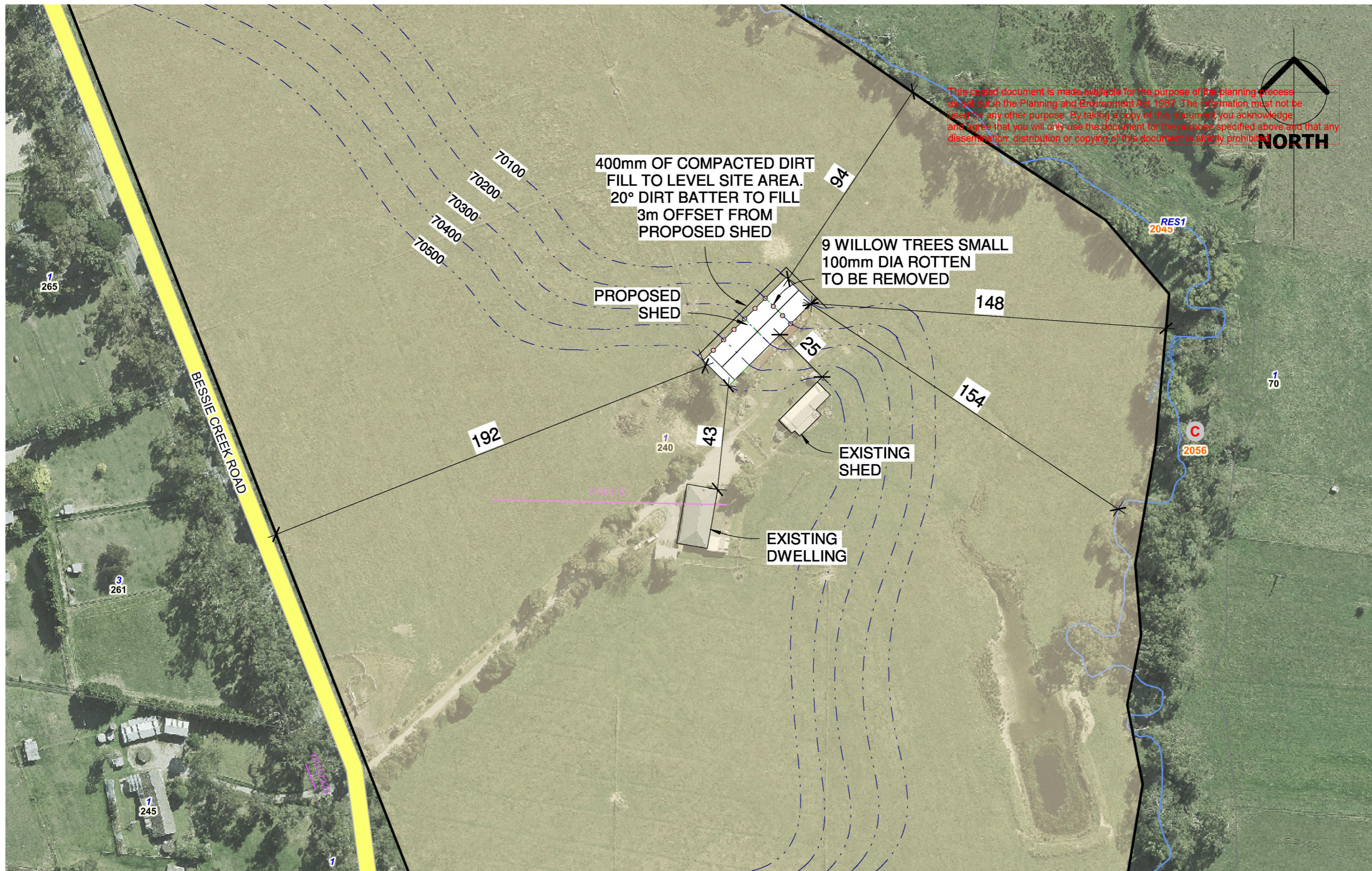
Style	12° Gable	Size	45.47m + 3.5m x 15m x 5.2m
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WHOLE SITE PLAN

Quotation number	33705		
Drawn by	BJC/RWC	Date	4/10/2024
Wall Cladding	Colorbond 5-Rib .42BMT		
Roof Cladding	Colorbond 5-Rib .42BMT		

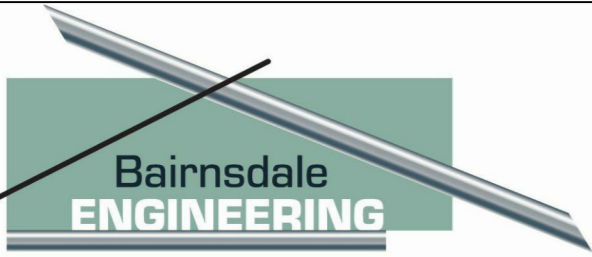
A105

Scale 1 : 3000



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NORTH



Farm Shed

240 Bessie Crk Rd, Nar Nar Goon North

Style 12° Gable | Size 45.47m + 3.5m x 15m x 5.2m

SITE PLAN

Quotation number	33705	
Drawn by	BJC/RWC	Date 4/10/2024
Wall Cladding	Colorbond 5-Rib .42BMT	
Roof Cladding	Colorbond 5-Rib .42BMT	

A106

Scale 1 : 1500

Site Level Plan.

400mm of compacted dirt fill to be installed to site to level new construction area.

20° dirt batter
3m offset from structure.

20° dirt batter
3m offset from structure.

Same level

PROPOSED SHED

EXISTING SHED

EXISTING DWELLING

BESSIE CREEK ROAD

94

192

1
240

43

25

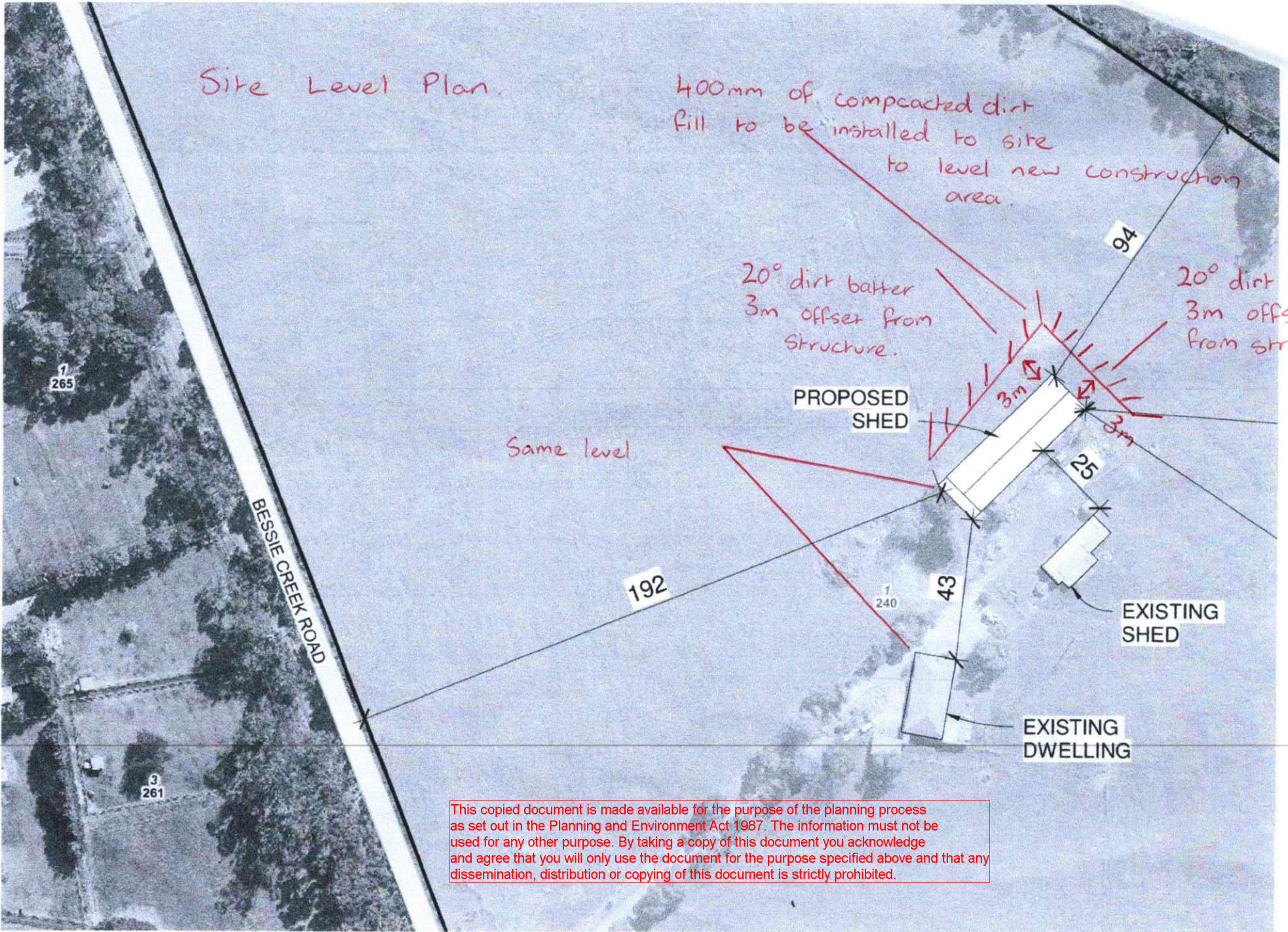
3m

3m

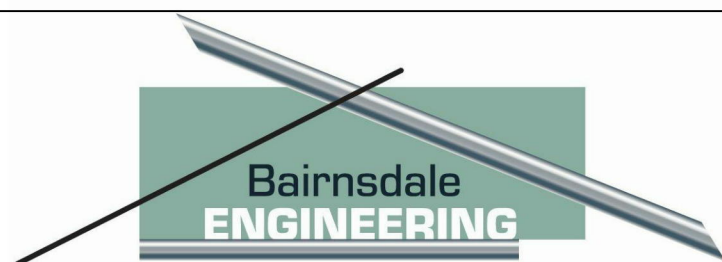
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265

3
261

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Farm Shed

240 Bessie Crk Rd, Nar Nar Goon North

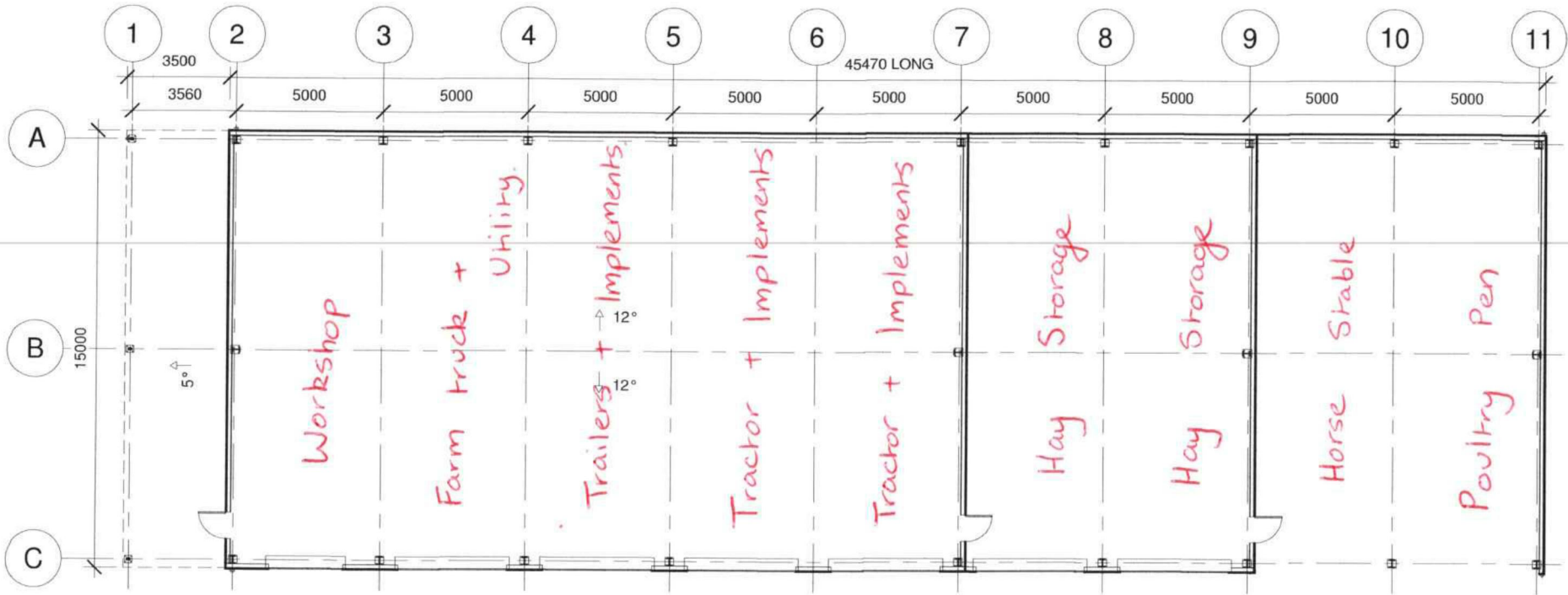
Style	12° Gable	Size	45.47m + 3.5m x 15m x 5.2m
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3D

Quotation number	33705		
Drawn by	BJC/RWC	Date	4/10/2024
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Roof Cladding	Colorbond 5-Rib .42BMT		

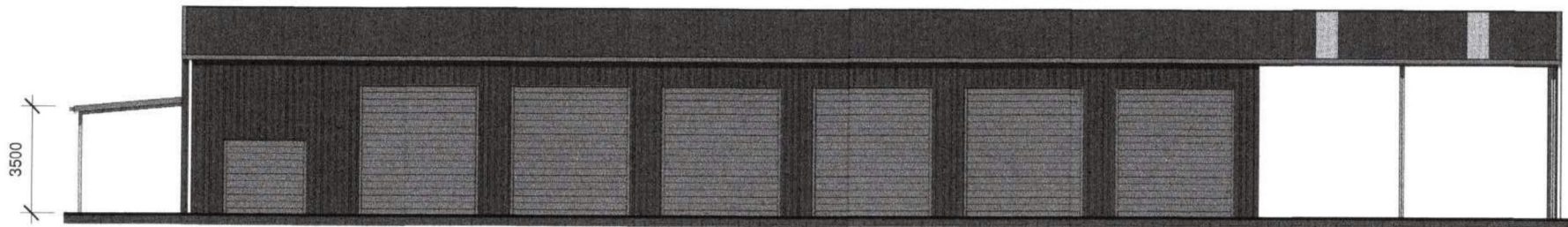
A101

Scale 1 : 1



Ground Floor
1 : 150

PROPOSED STORAGE USAGE.

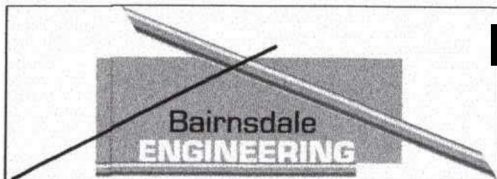


Front Elevation
1 : 150

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CONCEPT

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PERMISSION OF THE OWNER.



Farm Shed
240 Bessie Crk Rd, Nar Nar Goon North

Style 12° Gable Size 45.47m + 3.5m x 15m x 5.2m

PLAN

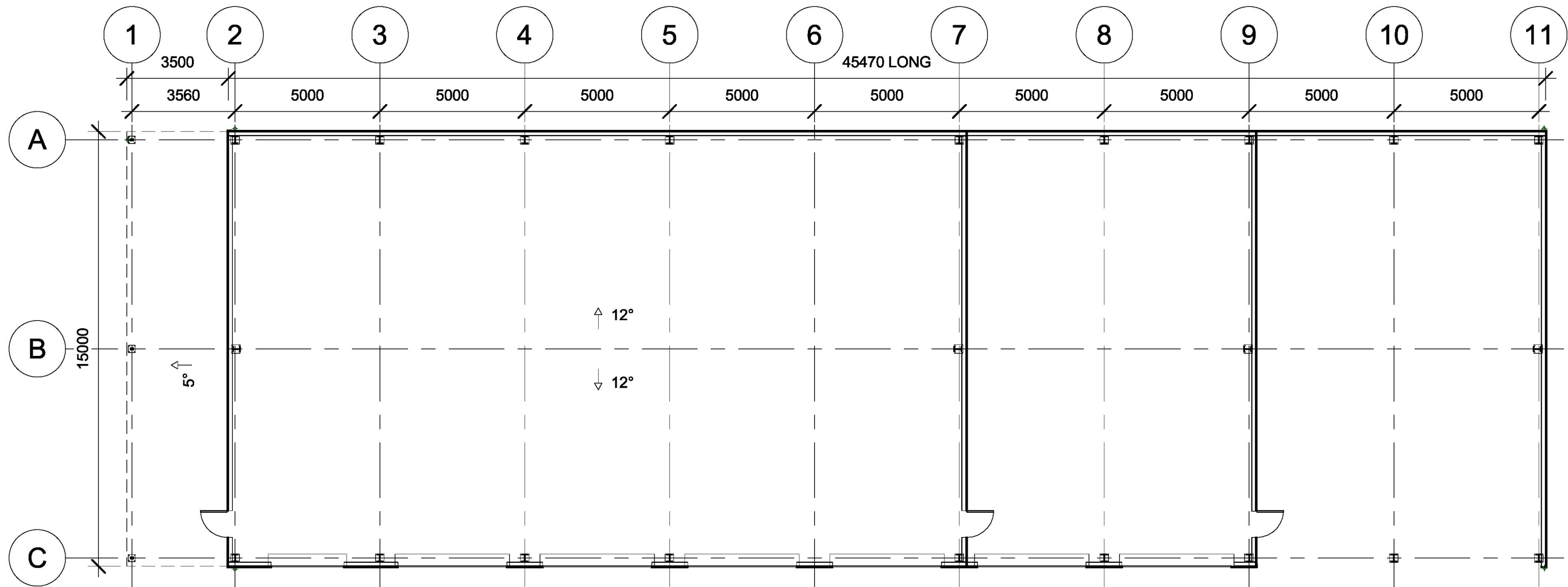
Quotation number	33705
Drawn by	BJC Date 20/09/2024
Wall Cladding	Colorbond 5-Rib .42BMT
Roof Cladding	Colorbond 5-Rib .42BMT

A102

Scale 1 : 150

I acknowledge that these are the final plans as varied, and supersede any prior plans signed.

Name: _____
Date: _____
Signature: _____



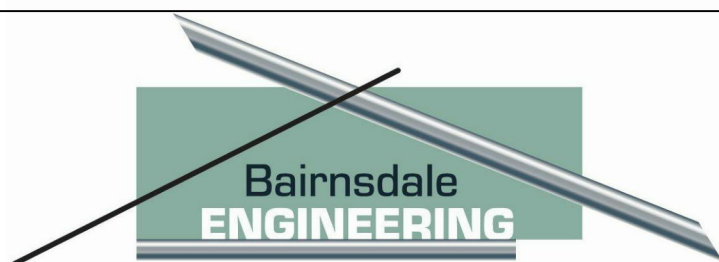
Ground Floor
1 : 150

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South East Elevation
1 : 150

FALL 400mm OVER LENGTH OF SITE
FILL TO BE COMPACTED TO SITE TO
LEVEL NEW CONSTRUCTION AREA



Farm Shed

240 Bessie Crk Rd, Nar Nar Goon North

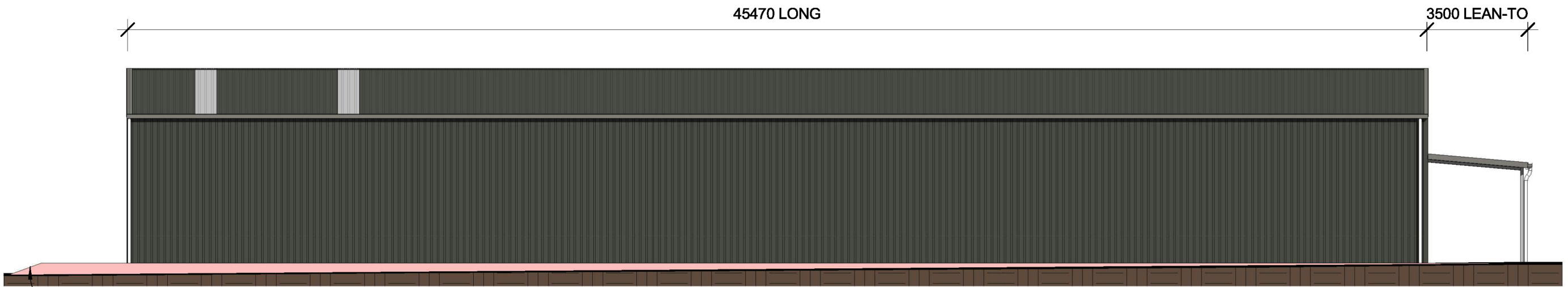
Style 12° Gable | Size 45.47m + 3.5m x 15m x 5.2m

PLAN

Quotation number	33705		
Drawn by	BJC/RWC	Date	4/10/2024
Wall Cladding	Colorbond 5-Rib .42BMT		
Roof Cladding	Colorbond 5-Rib .42BMT		

A102

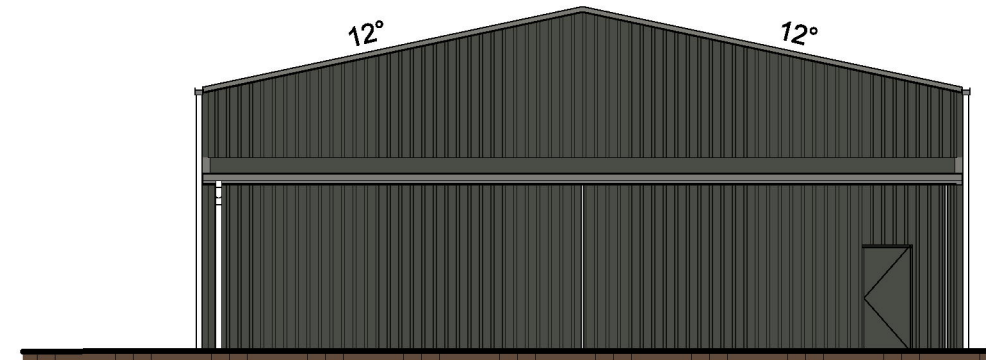
Scale 1 : 150



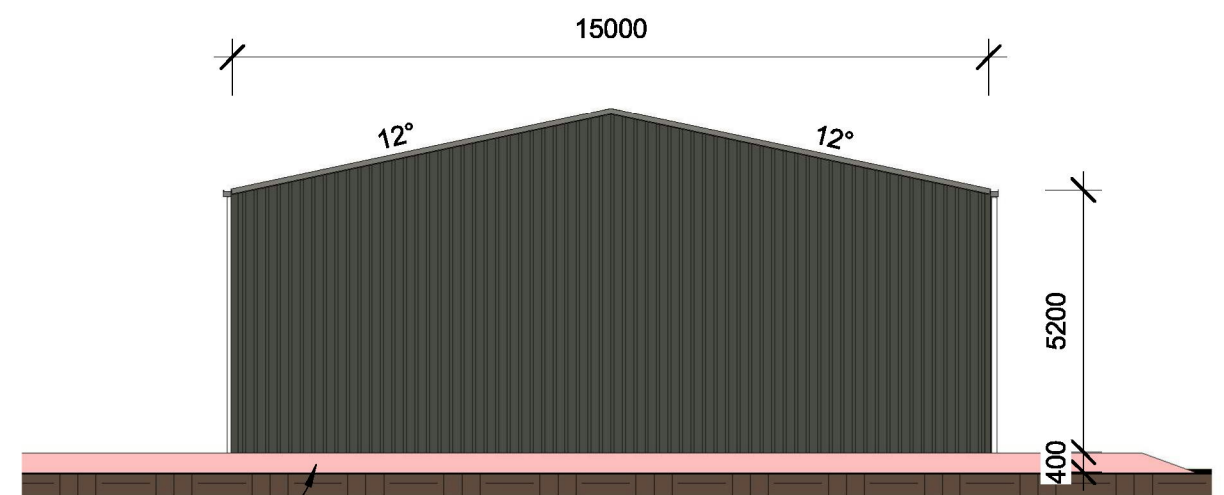
20° DIRT BATTER TO FILL
3m OFFSET FROM PROPOSED SHED

North West Elevation
1 : 150

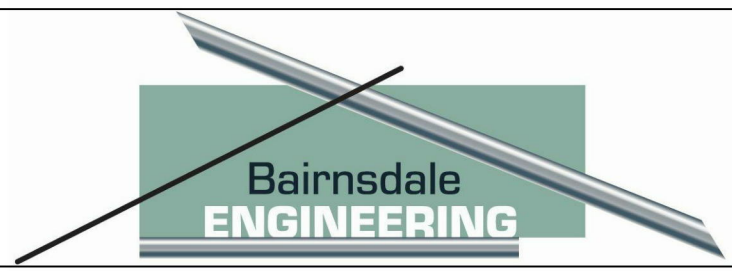
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South West Elevation
1 : 150



North East Elevation
1 : 150



Farm Shed
240 Bessie Crk Rd, Nar Nar Goon North

Style	12° Gable	Size	45.47m + 3.5m x 15m x 5.2m
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ELEVATIONS

Quotation number	33705
Drawn by	BJC/RWC
Date	4/10/2024
Wall Cladding	Colorbond 5-Rib .42BMT
Roof Cladding	Colorbond 5-Rib .42BMT

A103

Scale 1 : 150



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AS 4970-2009 Calculator

The AS 4970-2009 Calculator is a free web app based on the Australian Standard® AS 4970-2009 *Protection of trees on development sites*. The calculator allows you to calculate tree protection zones (TPZ/SRZ) and two types of encroachment. The calculator accepts circumference or diameter measurements and can calculate DBH for multi-stemmed trees.

Calculate Protection Zones

Diameter (cm) of stem measured at 1.4m above ground.

25.0	cm
------	----

TPZ radius (m) 3.0

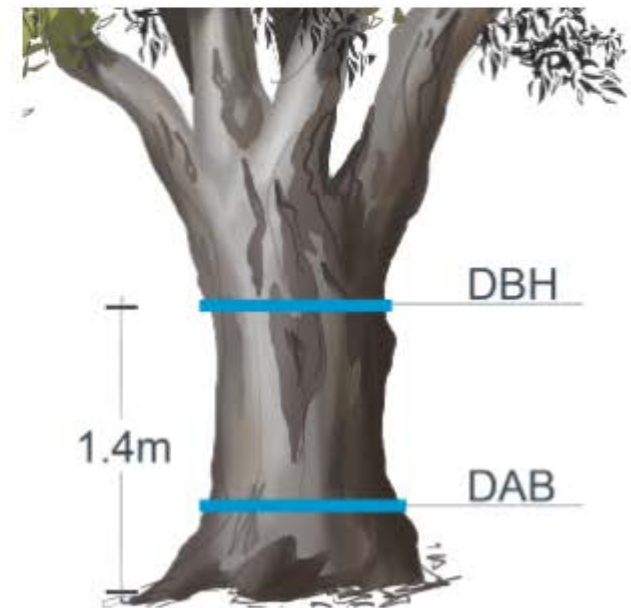
TPZ area (m²) 28.3

Diameter (cm) measured immediately above the root buttress.

0.0	cm
-----	----

SRZ radius (m) 1.5

SRZ area (m²) 7.1



Measuring DBH/DAB for a single stem/trunk tree.¹