
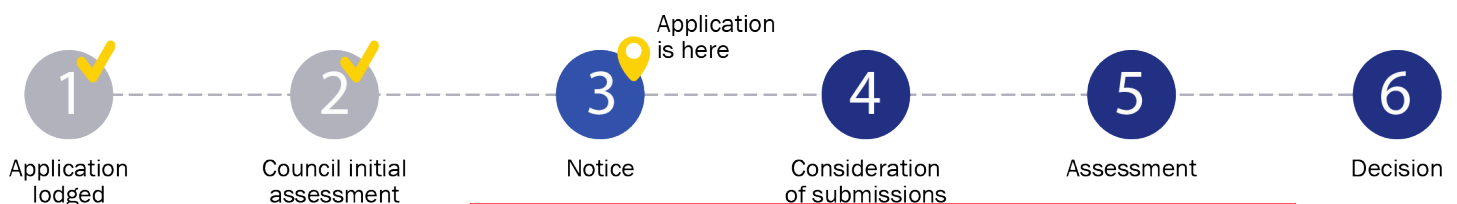


Notice of Application for a Planning Permit

| | | |
|--|---|--|
| The land affected by the application is located at: | L7 LP120853 V9274 F332 13 John Street, Koo Wee Rup VIC 3981 | |
| The application is for a permit to: | Buildings and works (construction of an outbuilding) | |
| A permit is required under the following clauses of the planning scheme: | | |
| 43.02-2 | 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: | Trusteel Fabrications Pty Ltd | |
| Application number: | T250061 | |
| <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> | | 06 March 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

Application Summary

Portal Reference A12520HE

Basic Information

| | |
|---------------|---|
| Proposed Use | New colorbond Garage on clear area of back yard |
| Current Use | Domestic Residence and yard |
| Cost of Works | \$29,700 |
| Site Address | 13 John Street Koo Wee Rup 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

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

Contacts

| Type | Name | Address | Contact Details |
|------|------|---------|-----------------|
|------|------|---------|-----------------|

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 |



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 |
|------------|---------------------|---|
| 11-02-2025 | A Copy of Title | Smart_Certificate of Title.pdf |
| 11-02-2025 | A Copy of Title | Smart_Certificate of Plan.pdf |
| 11-02-2025 | Site plans | 03255 - Town Planning - 03 02 2025.pdf |
| 11-02-2025 | Additional Document | 03255-Smart-Planning Application Cover Letter.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

Declaration

By the [redacted] that all the information in this application is true and correct; and the Applicant and/or Owner (if [redacted])



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

VOLUME 09274 FOLIO 332

Security no : 124121374706A

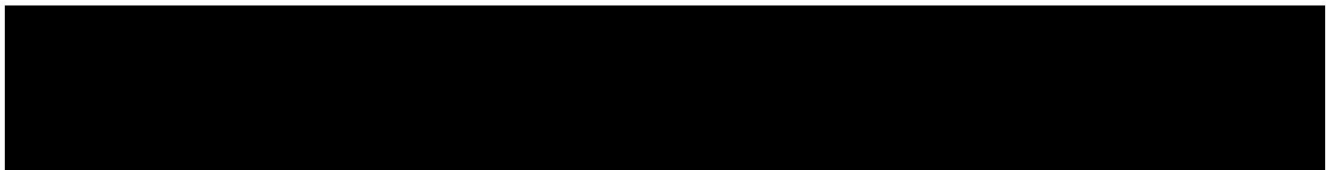
Produced 21/01/2025 04:44 PM

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LAND DESCRIPTION

Lot 7 on Plan of Subdivision 120853.
PARENT TITLE Volume 07467 Folio 027
Created by instrument LP120853 13/07/1978

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY119706Q 20/06/2024
COMMONWEALTH BANK OF AUSTRALIA

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP120853 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: 13 JOHN STREET KOO WEE RUP VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 20/06/2024

DOCUMENT END



Imaged Document Cover Sheet

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| | |
|---|-------------------------|
| Document Type | Plan |
| Document Identification | LP120853 |
| Number of Pages (excluding this cover sheet) | 2 |
| Document Assembled | 21/01/2025 16:44 |

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120853

PLAN OF SUBDIVISION

PART OF CROWN SECTIONS 3 & 4 PARISH OF YALLOCK COUNTY OF MORNINGTON

VOL. 7467 FOL. 027

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

LP120853

EDITION 1
APPROVED 4 / 10 / 77

COLOUR CODE
E-1 = BLUE
R1 = BROWN

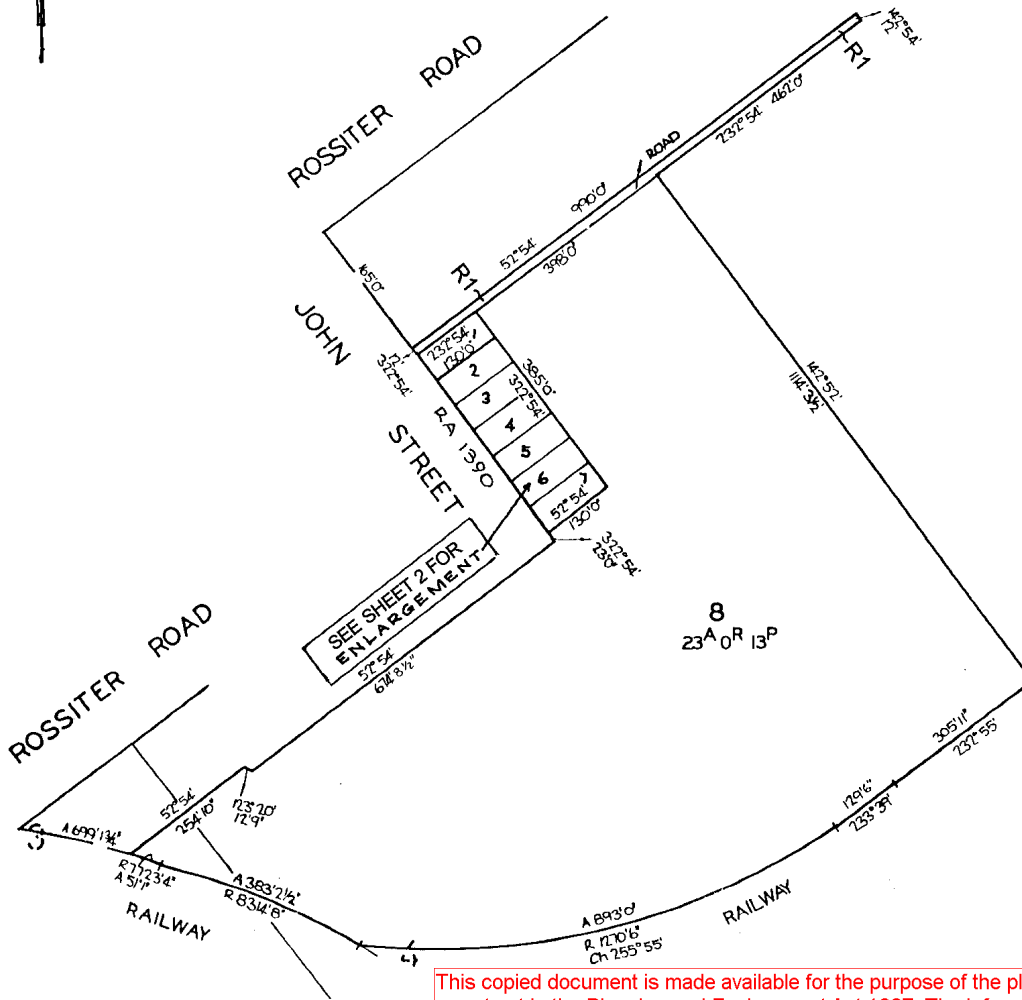
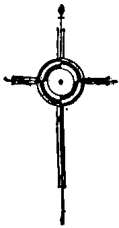
APPROPRIATIONS

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET APART FOR
EASEMENTS OF DRAINAGE & SEWERAGE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET APART FOR
EASEMENTS OF WAY

ENCUMBRANCES

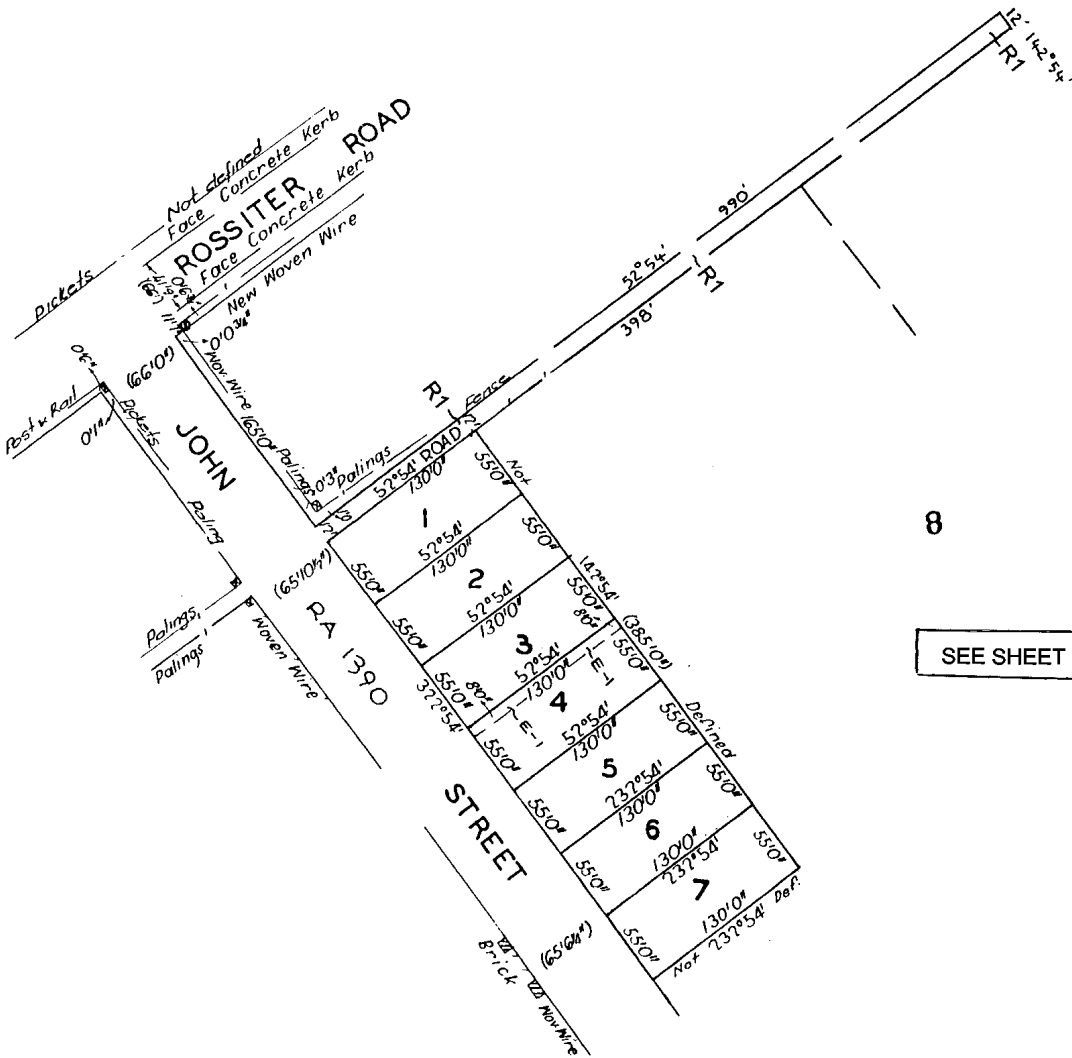
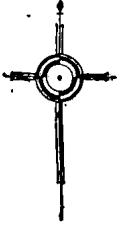
AS TO THE LAND MARKED R1:
ANY EASEMENTS AFFECTING THE SAME



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8

SEE SHEET 1

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10th February 2025

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

Planning Permit Application

Property No.13 (Lot 7) John Street, Koo Wee Rup 3981 VIC

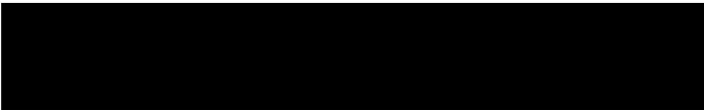
Proposed build for a Garage, to the northeast corner- back end of the property (refer: Site Plan).

The proposed Garage to be constructed 300mm above Natural ground Level to meet flood zone requirements.

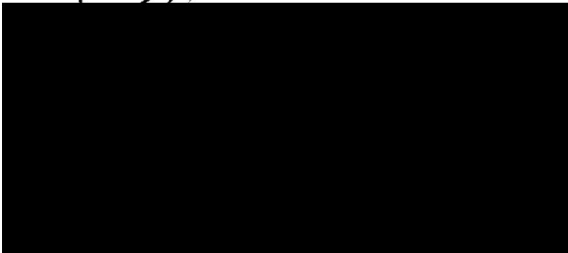
No vegetation removal or excavation required.

Colour for walls and roof to be Ironstone Colorbond.

Stormwater connected to existing system.



A handwritten signature in black ink, appearing to be 'D. ...', positioned above the second redacted area.



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JOHN STREET

16.76 322° 54'

LOT: 7
No: 13
664 M²

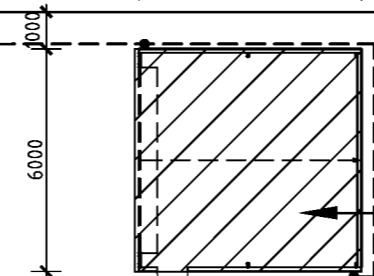
DRIVEWAY

EXISTING RESIDENCE

LOT: 6

39.62 232° 54'

8500 6000 1000



PROPOSED GARAGE



EXISTING SHED

16.76 142° 54'

39.62 232° 54'

SITE PLAN
SCALE: 1:200

NOTE:
- STORM WATER TO BE CONNECTED TO EXISTING SYSTEM.

FFL
300mm ABOVE NGL

| NOTES: | |
|---|------------------------|
| STORM WATER TO BE CONNECTED TO EXISTING SYSTEM. | |
| SITE AREA | - 664 m ² |
| COVERED BUILDINGS | |
| EXISTING RESIDENCE | - 190 m ² |
| EXISTING SHED | - 16.5 m ² |
| PROPOSED GARAGE | - 36.3 m ² |
| TOTAL AREA | - 242.8 m ² |
| TOTAL AREA IN % | - 36.56% |
| NO EXISTING VEGETATION TO BE REMOVED. | |
| COLORBOND COLOURS. | |
| ROOF SHEETS, RIDGE | - - |
| FASCIA GUTTERS, BARGE CAPPING | - - |

| REV | COMMENTS | DATE |
|-----|----------|------|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

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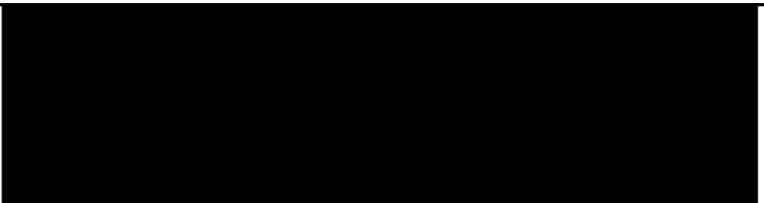
INDUSTRIAL BUILDINGS, FARM SHEDS,
GARAGES, CARPORTS-VERANDAHS

3 ROSEMARY COURT MULGRAVE 3170
Email: info@trusteel.com.au

TEL: (03) 9560 4322
FAX: (03) 9562 1821

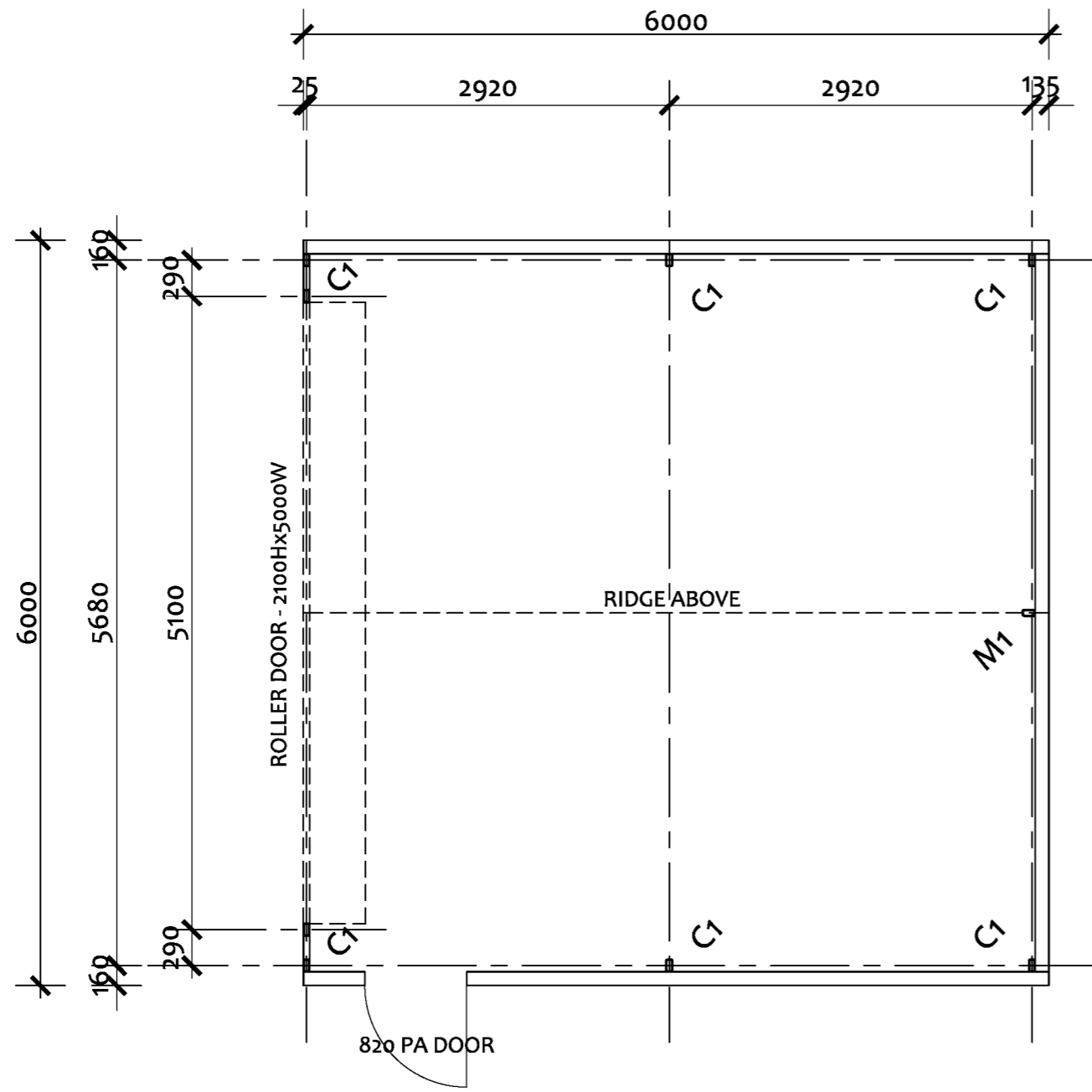
Builder must verify all dimensions at the Job before commencing any work shown hereon.

DO NOT SCALE IF IN DOUBT ... ASK



| | |
|---------|----------------|
| JOB NO: | 03255 |
| DWG NO: | 01 OF 3 |
| DATE: | 03/02/2025 |
| SCALE: | AS SHOWN AS |
| DRAWN: | KEITH W |

REVISION: *



FLOOR PLAN
SCALE: 1:50

| MEMBER SCHEDULE | |
|-------------------------------|--------------------------|
| COLUMN (C1) | - 100x50 RHS |
| RAFTER | - 100x50 RHS |
| MULLION | - 100x50 RHS |
| GIRT | - C100 |
| PURLIN | - C100 |
| FASCIA PURLIN | - C100 |
| ROOF | - CORRUGATED @ 12° PITCH |
| WALLS | - "A" PANEL |
| ROOF & WALL BRACING | - 32x1.6 GAL STRAP |
| COLOURS | |
| ROOF SHEETS, RIDGE | - IRONSTONE |
| FASCIA GUTTERS, BARGE CAPPING | - IRONSTONE |

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| REV | COMMENTS | DATE |
|-----|----------|------|
| - | - | - |
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| - | - | - |
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| - | - | - |

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Email: info@trusteel.com.au

TEL: (03) 9560 4322
FAX: (03) 9562 1821

Builder must verify all dimensions at the Job before commencing any work shown hereon.

DO NOT SCALE IF IN DOUBT ... ASK

JOB NO: **03255**

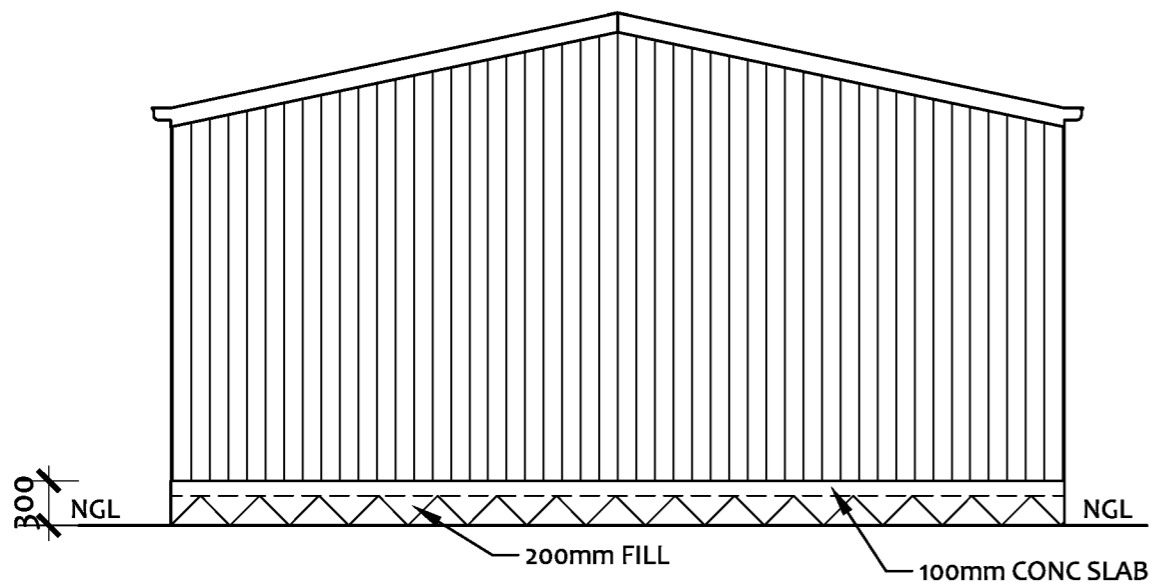
DWG NO: **02 OF 3**

DATE: 03/02/2025

SCALE: AS SHOWN AS

DRAWN: KEITH W

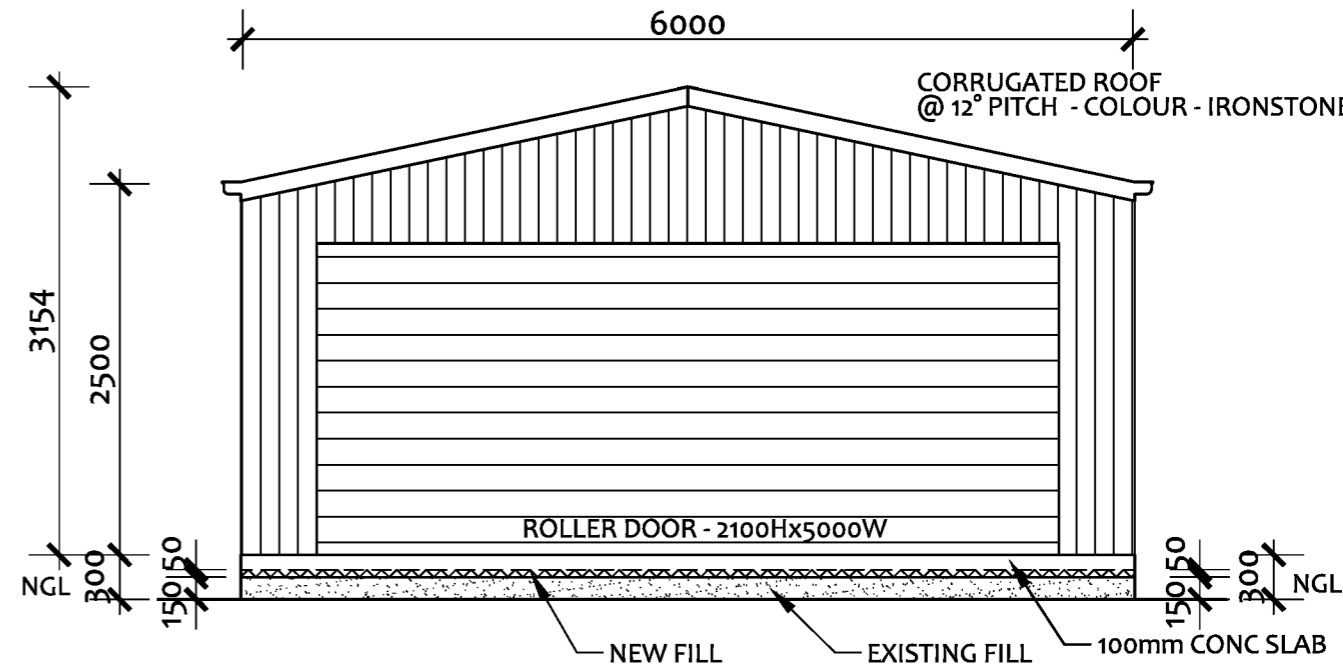
REVISION: *



NORTH - EAST ELEVATION
SCALE: 1:50

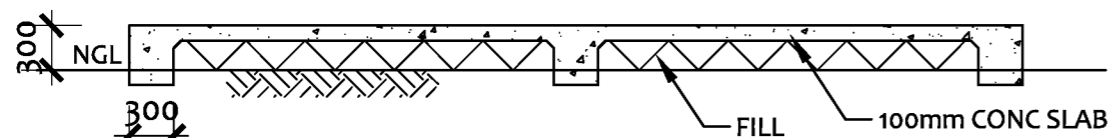
NOTE:
300 WIDE EDGE BEAM
AROUND FLOOR

ROOF COLOUR - IRONSTONE
WALL COLOUR - IRONSTONE

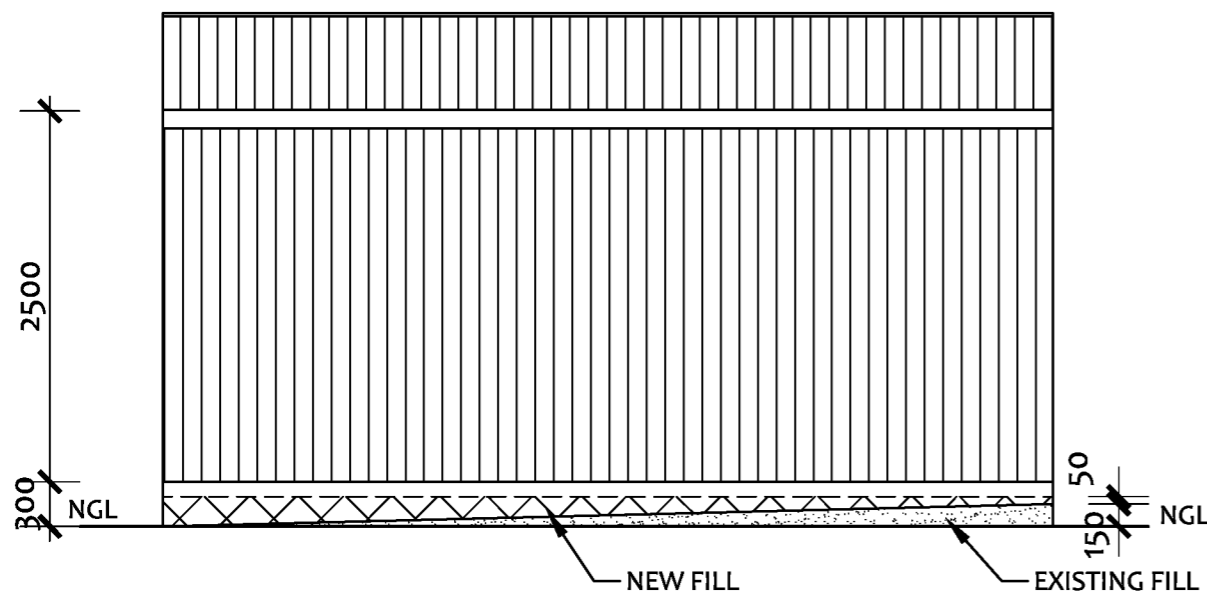


SOUTH - WEST ELEVATION
SCALE: 1:50

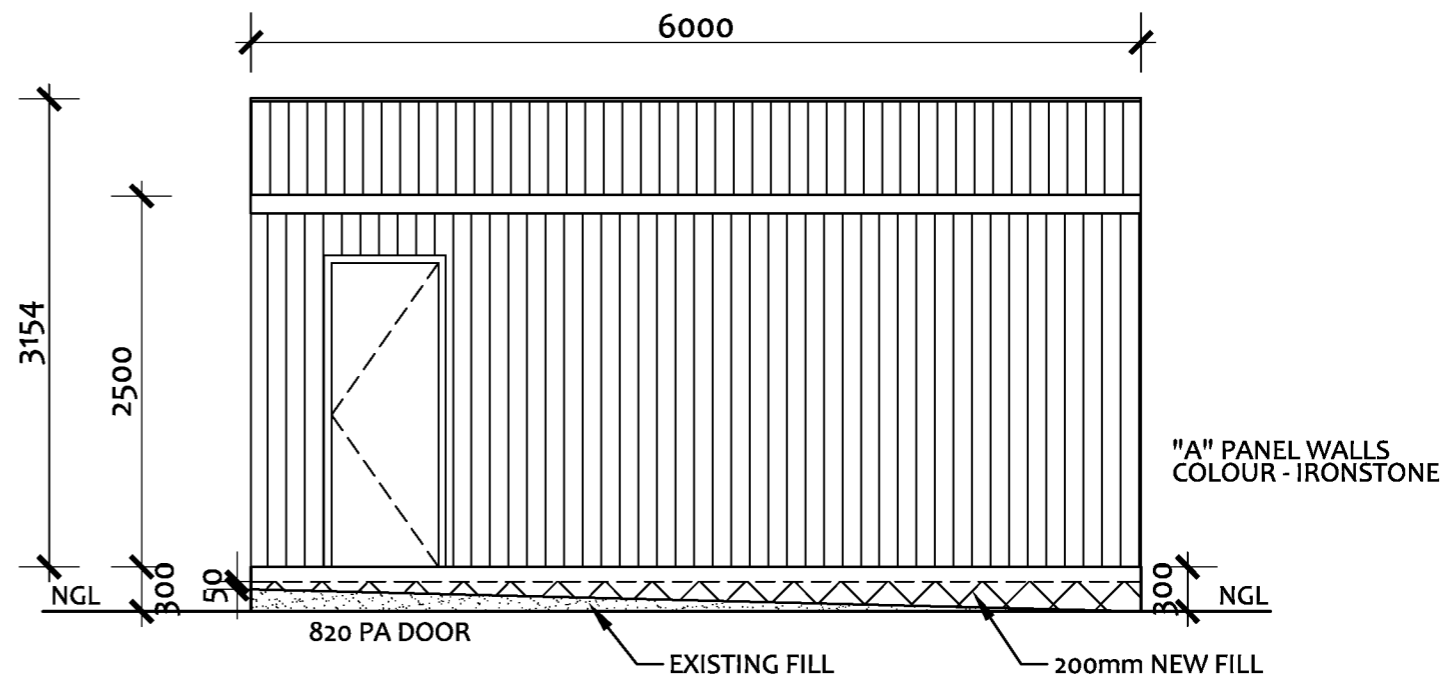
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DETAIL - (Typical)
SCALE: 1:50



NORTH - WEST ELEVATION
SCALE: 1:50



SOUTH - EAST ELEVATION
SCALE: 1:50

| REV | COMMENTS | DATE |
|-----|----------|------|
| - | | - |
| - | | - |
| - | | - |
| - | | - |
| - | | - |

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JOB NO: **03255**
DWG NO: **03 OF 3**
DATE: 03/02/2025
SCALE: AS SHOWN AS
DRAWN: KEITH W
REVISION: *