


Notice of an Application for an Amendment to a Planning Permit

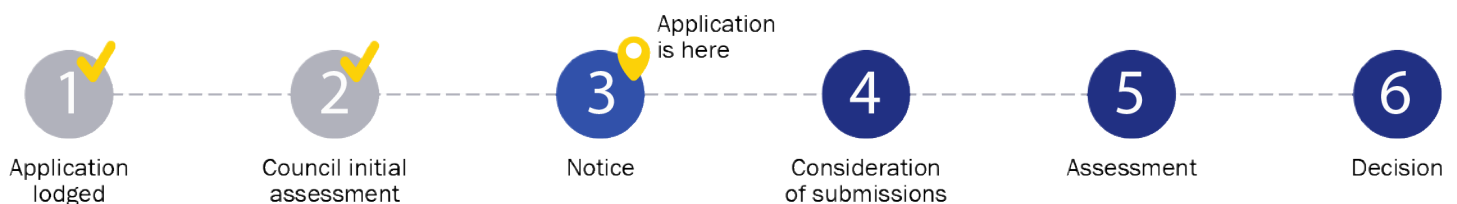
The land affected by the application is located at:	L3 PS444265 700 McDonalds Drain Road, PAKENHAM SOUTH VIC 3810
The application is to:	S72 Amendment to Alter the Approved Plans (Design Changes to Dwelling and Shed)

APPLICATION DETAILS

The applicant for the amendment to the permit is:	3D DESIGN GROUP
Application number:	T220693 - 1
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	21 March 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <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.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Amendment Summary

Portal Reference	M22463XU
Reference No	T220693

Basic Information

Proposal Type	Single Dwelling, Advertising Has Occurred
Proposed Use	Use and development of land for a dwelling and two lot subdivision (boundary realignment)
Current Use	VACANT
Cost of Works	\$450,000
Amended Cost of Works	\$0
Amendments	Plans Changed
Proposed Changes	Amend siting of dwelling and hay shed - increased front setback. Refer to attached letter for a detailed explanation
Site Address	700 McDonalds Drain Road PAKENHAM SOUTH VIC 3810

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	3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: +61-3-5941-4717 E: pakenham@3dds.com.au
Owner			
Preferred Contact	3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: +61-3-5941-4717 E: pakenham@3dds.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
11 - Class 3 Amendment to a class 2, 3, 4, 5 or 6 permit (change in cost of \$10, 000 or less)	\$214.70	100%	\$214.70
	Total		\$214.70



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
05-06-2024	Site Plan	22-031_Huyskens_TP4_Amended Application.pdf
05-06-2024	Additional Document	22-031_Huyskens_Planning 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

Lodged By

Site User	[REDACTED]
Submission Date	05 June 2024 - 11:15:AM

Declaration

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



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Application Summary

Portal Reference	D12543RQ
Reference No	T220693 - 1

Basic Information

Cost of Works	\$0
Site Address	700 McDonalds Drain Road PAKENHAM SOUTH VIC 3810

Documents Uploaded

Date	Type	Filename
15-01-2025	Additional Document	T220693-1_Further Information Letter Response.pdf
15-01-2025	Additional Document	22-031- [REDACTED] TP4_RFI.pdf
15-01-2025	Additional Document	23-702 planning assessment .pdf
15-01-2025	Additional Document	[REDACTED] - written Updated.pdf
15-01-2025	Additional Document	PER-1756 700 McDonalds Drain Road, PAKENHAM STH.pdf
15-01-2025	Additional Document	Title_Lot 3.pdf
15-01-2025	Additional Document	Title_Lot 4.pdf
15-01-2025	Additional Document	PS444265K.pdf
15-01-2025	Additional Document	Instrument 5741341 D.pdf
15-01-2025	Additional Document	Plan of Subdivision or Consolidation (Ver #1)(634).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 January 2025 - 10:07:AM

Declaration

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

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Postal Address
Cardinia Shire Council

Monday to Friday
8.30am-5pm



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Fax: 03 5941 3784

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

Page 1 of 1

VOLUME 10774 FOLIO 384

Security no : 124121182036Y
Produced 14/01/2025 11:43 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 444265K.

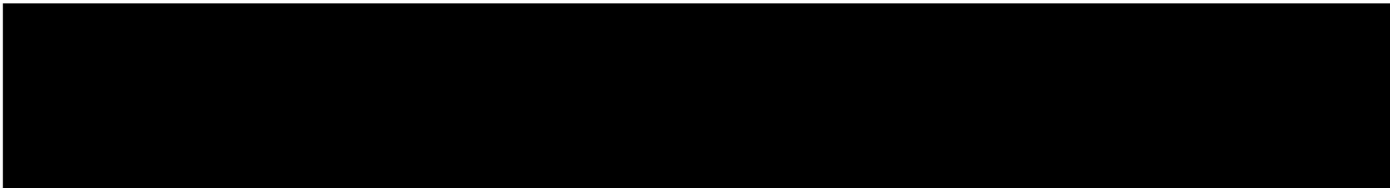
PARENT TITLES :

Volume 09554 Folio 991

Volume 10283 Folio 885 to Volume 10283 Folio 886

Created by instrument PS444265K 19/12/2003

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
S741341D 15/10/1993

DIAGRAM LOCATION

SEE PS444265K 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: 700 MCDONALDS DRAIN ROAD PAKENHAM SOUTH VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 18030P DUFFY & SIMON
Effective from 31/10/2023

DOCUMENT END

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

Page 1 of 1

VOLUME 10774 FOLIO 385

Security no : 124121182035A
Produced 14/01/2025 11:43 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 444265K.

PARENT TITLES :

Volume 09554 Folio 991

Volume 10283 Folio 885 to Volume 10283 Folio 886

Created by instrument PS444265K 19/12/2003

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.

AGREEMENT as to part Section 173 Planning and Environment Act 1987
S741341D 15/10/1993

DIAGRAM LOCATION

SEE PS444265K 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: 700 MCDONALDS DRAIN ROAD PAKENHAM SOUTH VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 18030P DUFFY & SIMON
Effective from 30/05/2023

DOCUMENT END

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Document Type	Plan
Document Identification	PS444265K
Number of Pages (excluding this cover sheet)	3
Document Assembled	14/01/2025 11:43

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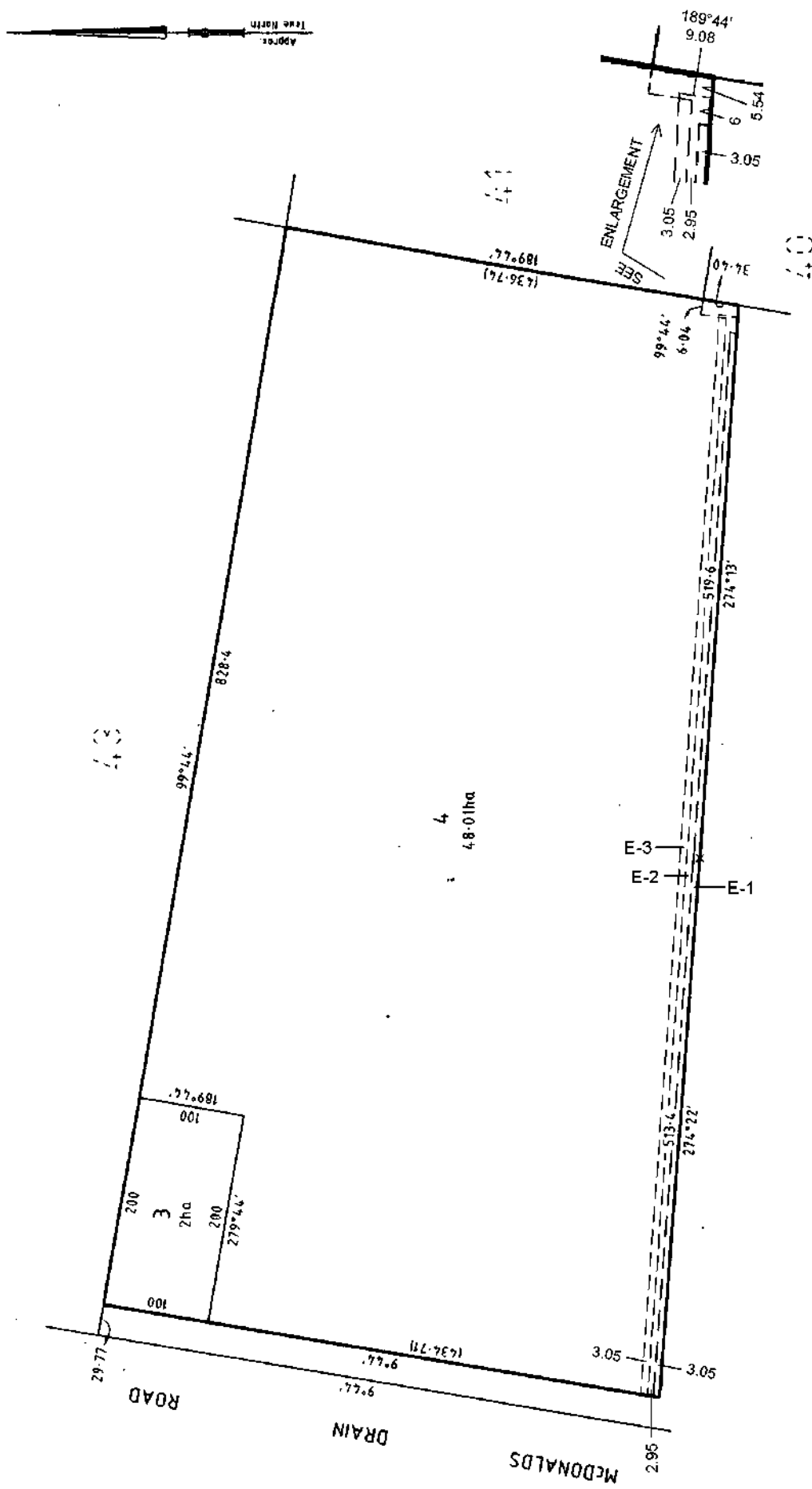
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PLAN OF SUBDIVISION		Stage No. /	LTO use only EDITION 2	Plan Number PS444265K
Location of Land Parish: KooWeeRup Township: _____ Section: 1 Crown Allotment: 39 (Part) & 42 (Part) Crown Portion: _____ LTO base record: DCMB Title References V.10283 F.885 & F.886, V.9554 F.991 Last Plan Reference: PS 307544 Lots 1 & 2 TP 100050M Postal Address: Mc Donalds Drain Road (At time of subdivision) Pakenham Stn AMG Co-ordinates E. 369600 (Of approx. centre of plan) N. 577300 ZONE 55		Council Certification and Endorsement Council Name: Cardinia Shire Council Ref: 500/143 1. This Plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6: / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988 OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage Council delegate Council seal Date 3 / 5 / 01 Re-certified under section 11(7) of the Subdivision Act 1988 Council delegate Council seal Date / /		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
Nil				
Notations				
Depth Limitation : 15-24 metres below the surface.		Staging This is / is not a staged subdivision Planning permit No. T000478		
		Lot numbers 1 and 2 have been omitted from this plan		
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		Survey This plan is / is not based on survey		
		This survey has been connected to permanent marks no(s) in Proclaimed Survey Area no.		
Easement Information				<u>LTO use only</u>
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of compliance/ Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1 & E-2 E-2 & E-3	Drainage SEWERAGE	SEE DIAG SEE DIAG	D446730 AD241999U	C/T V.8790 F.314 SOUTH EAST WATER LIMITED
				Received <input checked="" type="checkbox"/>
				Date: 18 / 12 / 2003
				<u>LTO use only</u>
				PLAN REGISTERED
				TIME 11.35 AM
				DATE: 19 / 12 / 2003
				<i>RLW</i> Assistant Registrar of Titles.
				Sheet 1 of 2 Sheets
LITTLE & BROSNAN PTY. LTD. A.C.N. 005 434 855 LAND SURVEYORS, PLANNERS & DEVELOPMENT CONSULTANTS 189 JOHNSTON STREET, FITZROY, 3065. TELEPHONE: (03)9417-7311 FAX: (03)9417-1813		LICENSED SURVEYOR Damian Leo Slattery SIGNATURE _____ DATE _____ REF. 3053-1 VERSION 27-10-00		DATE 3 / 5 / 01 COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3

PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS444265K



Sheet 2 of 2 Sheets

LITTLE & BROSNAHAN PTY. LTD.
 A.C.N. 005 434 865
 LAND SURVEYORS, PLANNERS
 & DEVELOPMENT CONSULTANTS
 189 JOHNSTON STREET, FITZROY, 3065.
 TELEPHONE: (03)9417-7311 FAX: (03)9417-1613

SCALE
 40 0 40 80 120 160
 LENGTHS ARE IN METRES

ORIGINAL
 SCALE 1:4000
 SHEET SIZE A3

LICENSED SURVEYOR **Damian Leo Slattery**
 SIGNATURE _____ DATE _____
 REF. 3053-1 VERSION 27-10-00
 3053-1B.DWG

DATE / /
 COUNCIL DELEGATE SIGNATURE _____

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Lodged by: ...John Burgess & Co

S741341D

Code:055.7.V.....

151093 1153 106E

S741341D



APPLICATION BY A RESPONSIBLE AUTHORITY under Section 181 Planning and Environment Act 1987 for ENTRY OF A MEMORANDUM OF AGREEMENT under Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

Land:

Certificate of Title Volume 5292 Folio 362.

now = 10283-885 + 10283-886

Address of Land:

Part of Crown Allotment 42 Section 1 Parish of Kooweerup Lot 2 McDonalds Drain Road, Kooweerup.

now = V10283 F885/6
A 11/6/96

Responsible Authority:
Shire of Pakenham, Henty Way, Pakenham.

Planning Scheme:
Pakenham Planning Scheme

Agreement Date:
15th February, 1993

Agreement With:
Charles Maria Huyskens and
Anna Anthonia Huyskens
both of McDonald's Drain Road,
Pakenham South 3810.

Signature of Responsible Authority: ...
Name of Officer: Tee
Date: ...



11/6/96

THIS AGREEMENT is made the Fifteenth day of February

1993

Road, Pakenham South ("the Owner-Subdividers") of the second part WHEREAS:-

- A. The Owner-Subdividers are the registered proprietors of all the land described in the First Schedule hereto ("the subject land").
- B. The Owner-Subdividers are intending to subdivide the subject land.
- C. The Council is the Responsible Authority under the Planning and Environment Act 1987 ("the Act") for the Pakenham Planning Scheme ("the Planning Scheme").
- D. The Owner-Subdividers have requested the Council to enter into an Agreement to allow the subdivision of the subject land pursuant to the provisions of the Planning Scheme generally in accordance with the plan of subdivision attached hereto and marked "A" ("the Plan").
- E. The parties have agreed that without restricting or limiting their respective rights and powers to enter into this Agreement and insofar as it can be so treated, this Agreement shall be treated as being an Agreement made pursuant to Section 173 of the Act.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. The Owner-Subdividers with the intent that their covenants hereunder shall run with the subject land hereby covenant and agree that they will:-
 - 1.1 Comply with and carry out the conditions of the planning permit for the subdivision of the subject land granted prior to the execution of this Agreement.
 - 1.2 Provide within Lot 1 delineated on the Plan a fill pad having a minimum area of 1,000 square metres to be constructed to a level of 7.6 metres A.H.D. and to further provide to the said lot a vehicular access track constructed to a minimum level of 7.0 metres A.H.D.

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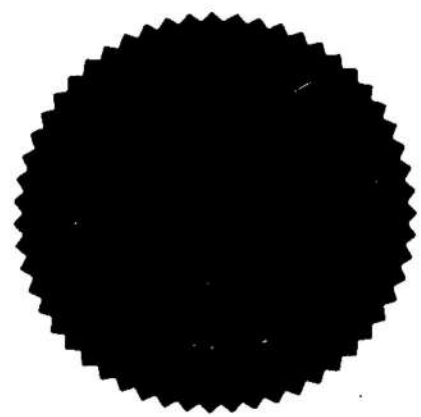
2.

- 1.3 Complete the works referred to in the preceding Sub-Clause hereof in all respects to the satisfaction of the Council and Melbourne Water.
- 1.4 Procure the consent of Melbourne Water to the terms conditions and covenants contained in this Agreement.
- 1.5 The Owner will do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificates of Title to the land in accordance with Section 181 of the Act including signing any further Agreement, acknowledgement or document to enable the said Memorandum to be registered under that Section.
- 1.6 The Owner will pay the Council's costs of and incidental to the preparation and execution of a Memorandum and the registration of a Memorandum of this Agreement at the Land Titles Office pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Land Titles Office.

IN WITNESS WHEREOF the parties have hereto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE PRESIDENT
COUNCILLORS AND RATEPAYERS OF THE SHIRE
OF PAKENHAM was hereunto affixed in the

)
)
)
)
)
)



presence of:
[Redacted signature area]

[Redacted signature area]

Witness:



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3.

FIRST SCHEDULE

Part of Crown Allotment 42 Section 1 Parish of Kooweerup - Certificate of Title Volume 5292 Folio 362 - Situate McDonald's Drain Road, Pakenham South.

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PLAN OF SUBDIVISION	STAGE No. <hr/>	LTO USE ONLY EDITION	PLAN NUMBER PS 307544 X
----------------------------	--------------------	--------------------------------	-----------------------------------

LOCATION OF LAND

Koo Wee Rup

HIP: _____

N: I

ALLOTMENT: 42 (Part)

PORTION: _____

SE RECORD: _____

REFERENCES: C/T Vol. 5292 Fol. 362

PLAN REFERENCE/S:

ADDRESS: MC Donalds Drain Road
(of subdivision) Pakenham Sh.

to-ordinates E 369600 ZONE: 55
box centre of land N 5777300

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: _____ REF: _____

- This plan is certified under Section 6 of the Subdivision Act 1988.
- This plan is certified under Section 11(7) of the Subdivision Act 1988.
Date of original certification under Section 6. / /
- This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage _____

Council Delegate
Council Seal
Date / /

Re-certified under Section 11(7) of the Subdivision Act 1988.

Council Delegate
Council Seal
Date / /

VESTING OF ROADS AND/OR RESERVES

SER	COUNCIL/BODY/PERSON
Nil	Nil

NOTATIONS

STAGING This is/is not a staged subdivision.
Planning permit No. _____

DEPTH LIMITATION



P. 10095
1 OF 2

SIGNED _____
DATE OF SIGNATURE _____

SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) _____
IN PROCLAIMED SURVEY AREA No. _____

EASEMENT INFORMATION				
NO	A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)	
int	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE / /

LTO USE ONLY

PLAN REGISTERED

TIME

DATE / /

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

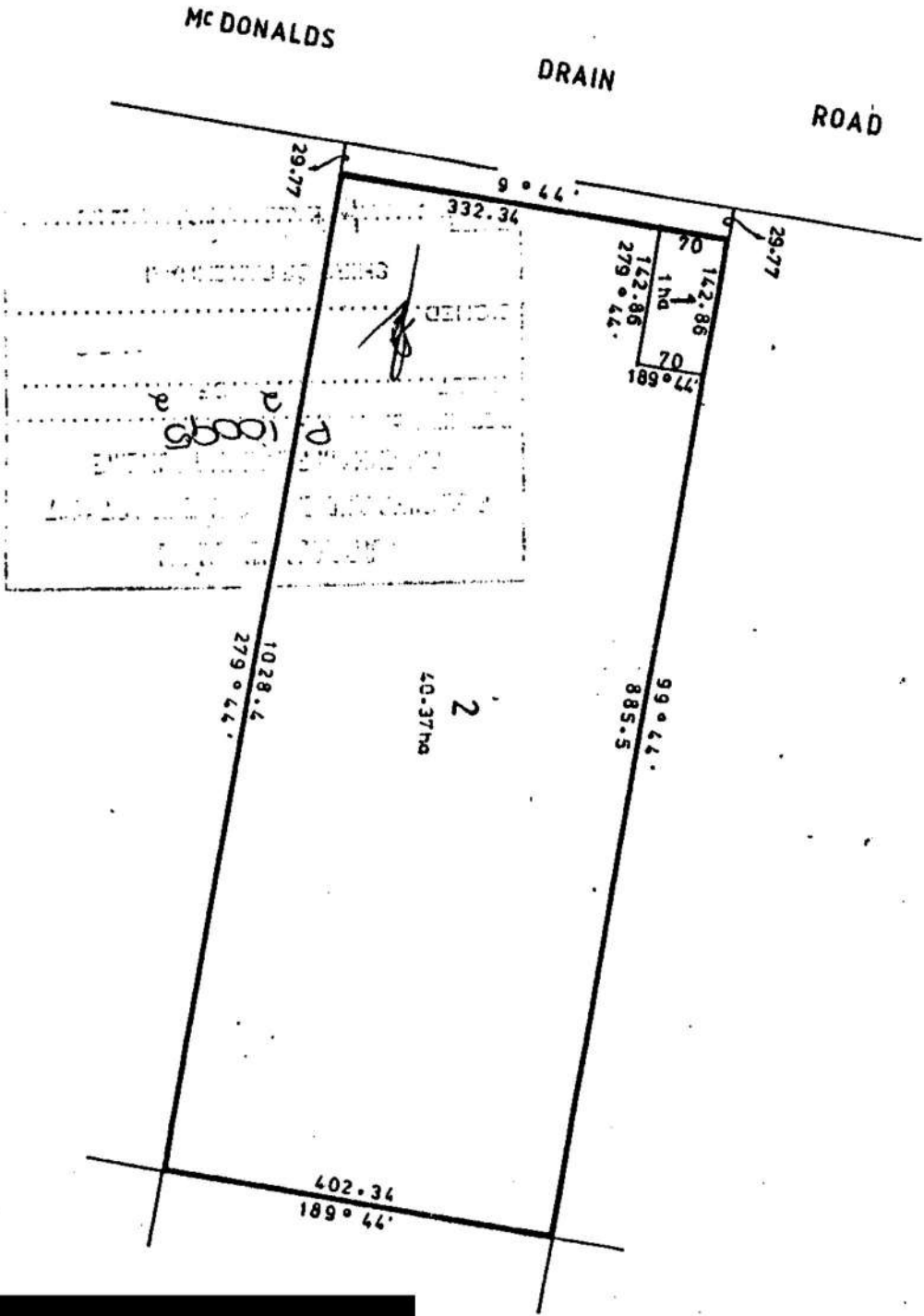
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SLATTERY CONSULTANT SURVEYORS PTY LTD
40 Henry Street, Pakenham.

LICENSED SURVEYOR (PRINT) Thomas O'Brien Slattery.....
SIGNATURE DATE / /
REF **2241** VERSION 1

DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A1

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PLAN OF SUBDIVISION

STAGE No.

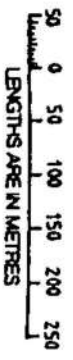
PLAN NUMBER
PS 307544 X

SLATTERY CONSULTANT

SURVEYORS PTY LTD

40 Henry Street, Parramatta,
Ph. (059) 41 1728 Fax. (059) 41 3436

SCALE



ORIGINAL

SCALE 1:5000
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) Thomas O'Brien Slattery...

SIGNATURE DATE / /
REF 2241 VERSION 1

SHEET 2 OF 2 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE



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Number 700
Lot 3
PS 444256K
Area 20,000 Sqm

NOTE:
ALL UN-APPROVED SITE FILL IS TO BE REMOVED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT APPROVED BY THIS PERMIT

NO BUILDINGS OR WORKS APPROVED BY THIS PERMIT ARE PERMITTED TO COMMENCE PRIOR TO TITLE REALIGNMENT/SUBDIVISION BEING APPROVED AND COMPLETED

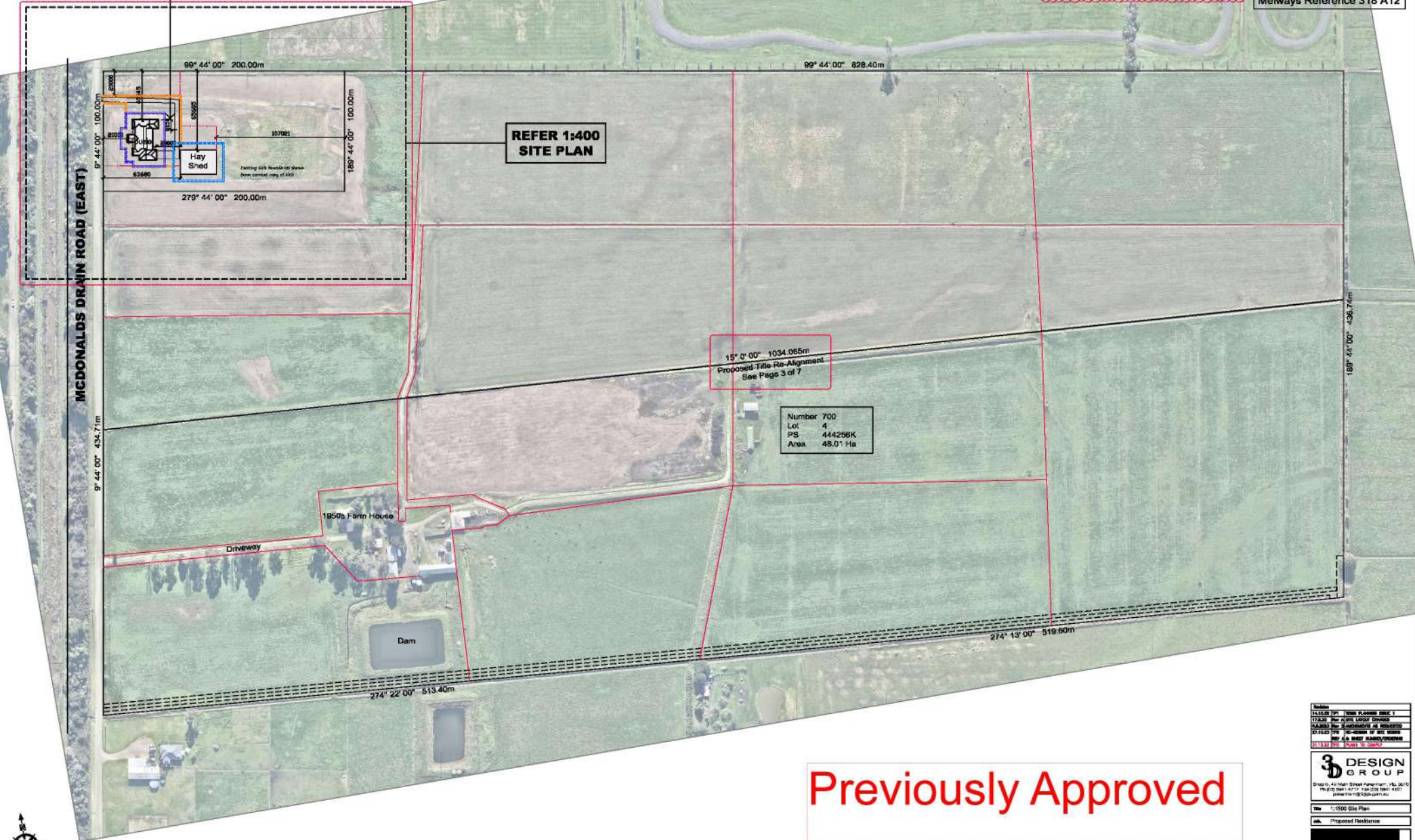
NOTES
CLIENTS AND/OR SUB-DER to check and verify all dimensions, site levels, product, roof finishes, etc prior to commencing any works.
Report any discrepancies to 3D Design Group for direction prior to starting materials and start of building works.
Do not scale drawings, written dimensions are to take precedence over scaled drawings.
All credit measurements were to existing levels, not necessarily to sea level. If in doubt and/or discrepancies are required please contact a licensed land surveyor prior to commencement of any works.

Melways Reference 318 A12

REFER 1:400
SITE PLAN

15° 0' 00" 1034.065m
Proposed Title Re-Alignment
See Page 3 of 7

Number 700
Lot 4
PS 444256K
Area 48.01 Ha



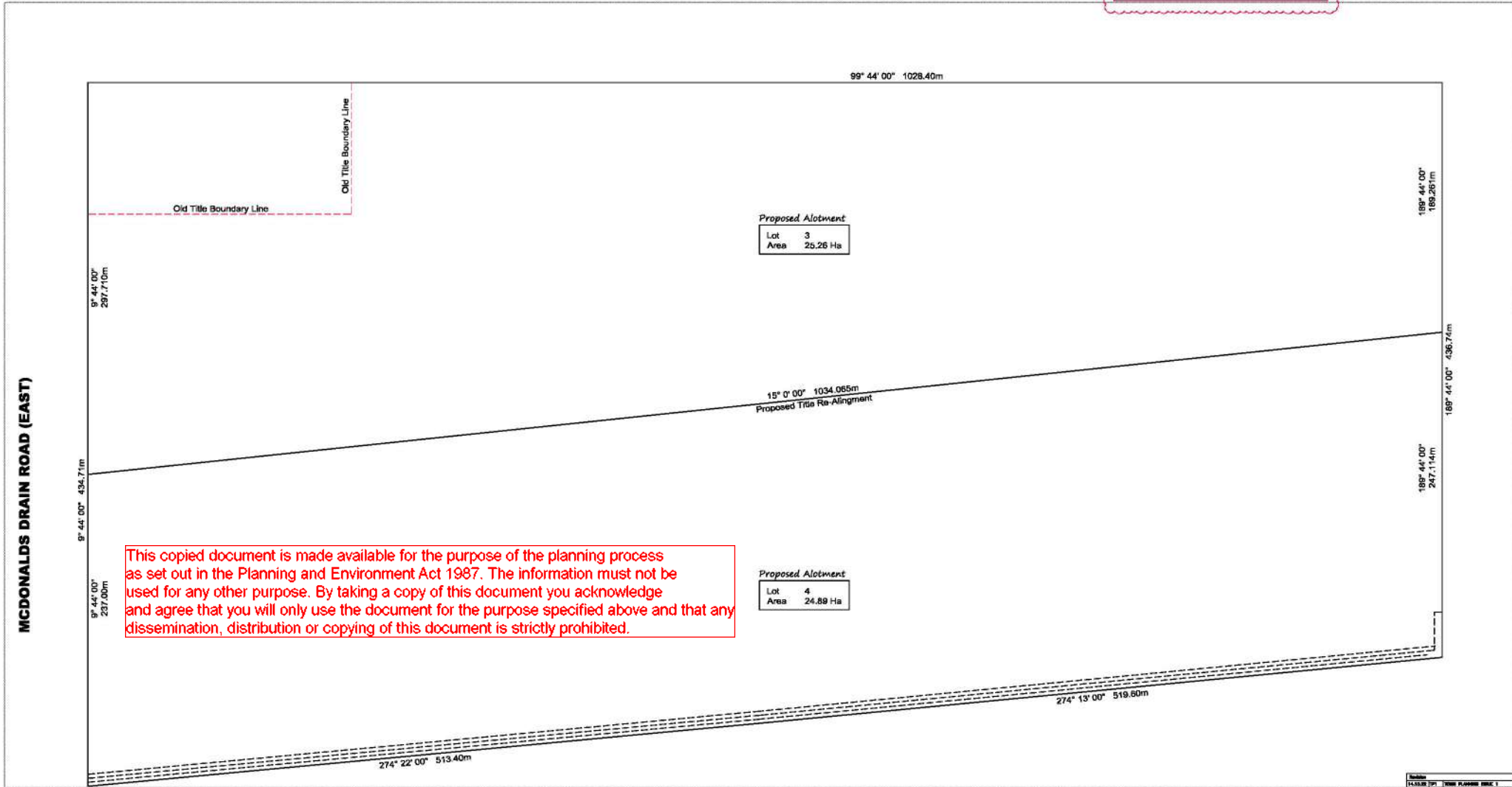
Previously Approved

Town Planning Drawings Only.
'No vegetation to be removed unless otherwise specified'

Revision	14.10.22 TPI Town Planning Draw 1
	17.10.22 Rev 2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222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NOTE:
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Proposed Allotment
Lot 3
Area 25.26 Ha

Proposed Allotment
Lot 4
Area 24.89 Ha

Previously Approved



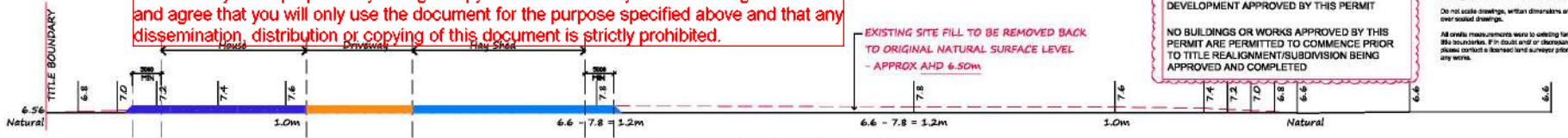
3 DESIGN GROUP	
Shop 6, 42 Main Street Peterborough, VIC 3610 PH 075 9661 4717 FAX 075 9661 4901 www.threethreedesign.com.au	
Title	1:1500 Title Re-Alignment
Job	Proposed Realign
Address	Lot 3 - 700 McDonalds Drain Rd, Peterborough South VIC 3610
Scale	Client: Issue: TP3
Date	14.10.22 Sheet No.: A1
Drawn	IC1 Checked: BR0000
Drawn No	22-031 Sheet No. 2 of 7

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CAROLINA PLANNING SCHEME
 Permit No. T20089 PCL
 Sheet 3 of 7
 Prepared by: Dean Housler
 CAROLINA SHIRE COUNCIL
 Monday, 18 March 2024

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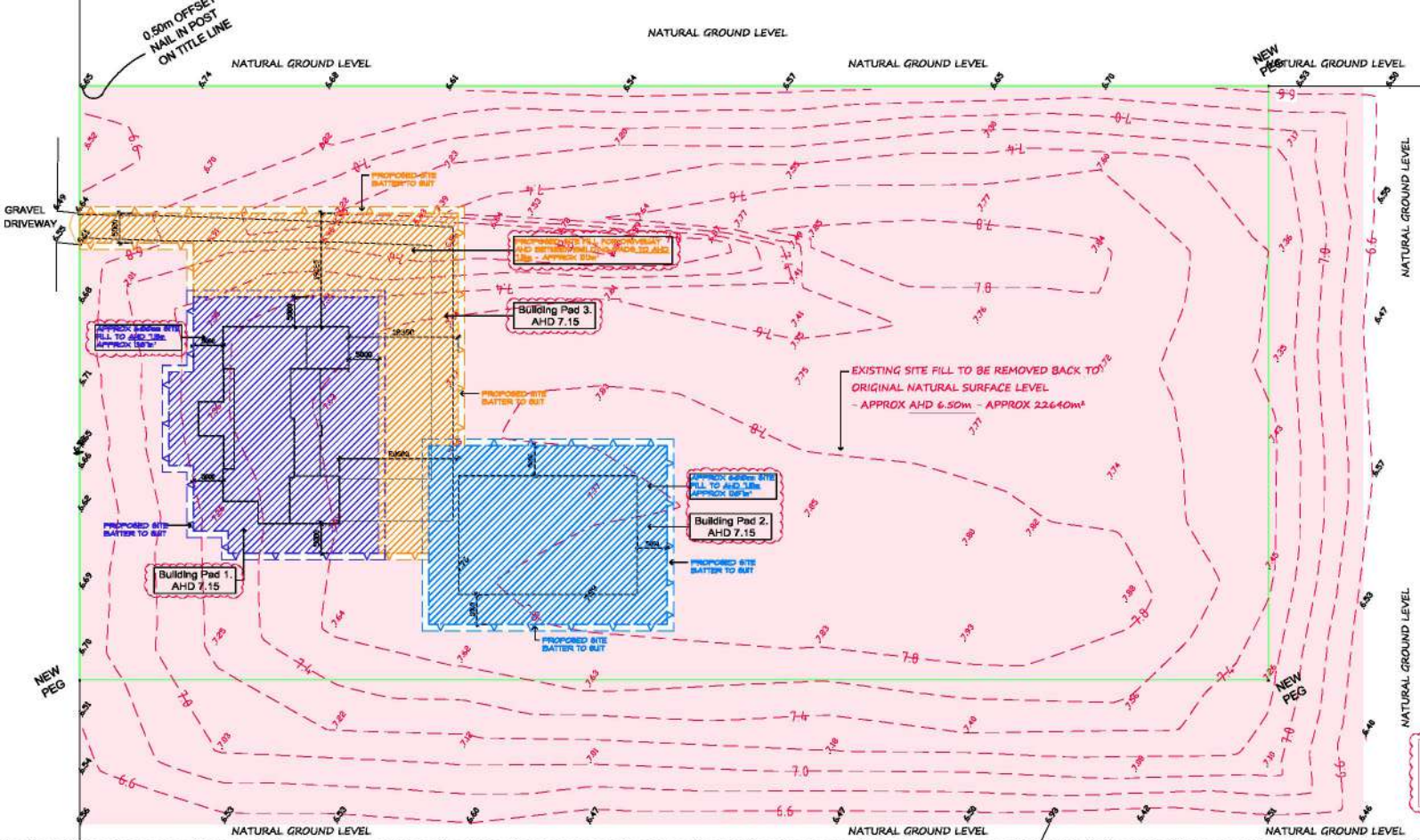
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OWNER under BUILDERS to check and verify all dimensions, site levels, parties, not shown, etc prior to commencing any works.
 Report any discrepancies to 3D Design Group for direction prior to ordering materials and start of building works.
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.
 All utility measurements were to existing fences, not necessarily site boundaries. If in doubt and/or discrepancies are required, please contact a licensed land surveyor prior to commencement of any works.



Cross Section - Central to the Site

MCDONALDS DRAIN ROAD



NOTE:
 NO FILL IS PERMITTED OUTSIDE OF PROPOSED BUILDING ENVELOPES, FILL PAD AND DRIVEWAY WITH THE EXCEPTION OF ACHIEVING MINIMAL RAMPING INTO PROPOSED GARAGE, SHED AND FILL PAD

Previously Approved

Pad 1
 APPROX 6.50m SITE FILL TO AHD 7.15m APPROX 107m²

Pad 2
 APPROX 6.50m SITE FILL TO AHD 7.15m APPROX 107m²

Pad 3
 PROPOSED SITE FILL FROM DRIVEWAY AND BATTERS INCLUDING PADS TO AHD 7.15m APPROX 107m²

EXISTING SITE FILL TO BE REMOVED BACK TO ORIGINAL NATURAL SURFACE LEVEL APPROX AHD 6.50m - APPROX 22640m²

MELBOURNE WATER FLOOD LEVEL 7.0m A.H.D.

KWRFPD Zone 1
 Approx flood depth 300mm

Dwelling Requirement:
 Finished Floor Levels a minimum of 600mm above the flood level. Building fill pad to extend a minimum 5m from building and minimum of 150mm above the flood level.

NOBELIUS LAND SURVEYORS
 P.O. BOX 481
 PAKENHAM 3810
 Ph 03 5941 4112
 Fax 03 5941 7359
 nob@nobelius.com.au

3D DESIGN GROUP
 Shop 6, 42 Main Street Pakenham, Vic 3810
 Ph 03 5941 4117 Fax 03 5941 4501
 www.3ddesigngroup.com.au

Title: 1:400 Site Plan

Address: Lot 3, 700 McDonalds Drain Rd, Pakenham South VIC 3810

Judge: Clerk
 Date: 14.10.22
 Drawn: IC1
 Check: Brendon
 Scale: 1:400
 Sheet No.: 3 of 7



Site Plan. 1:400

Town Planning Drawings Only.

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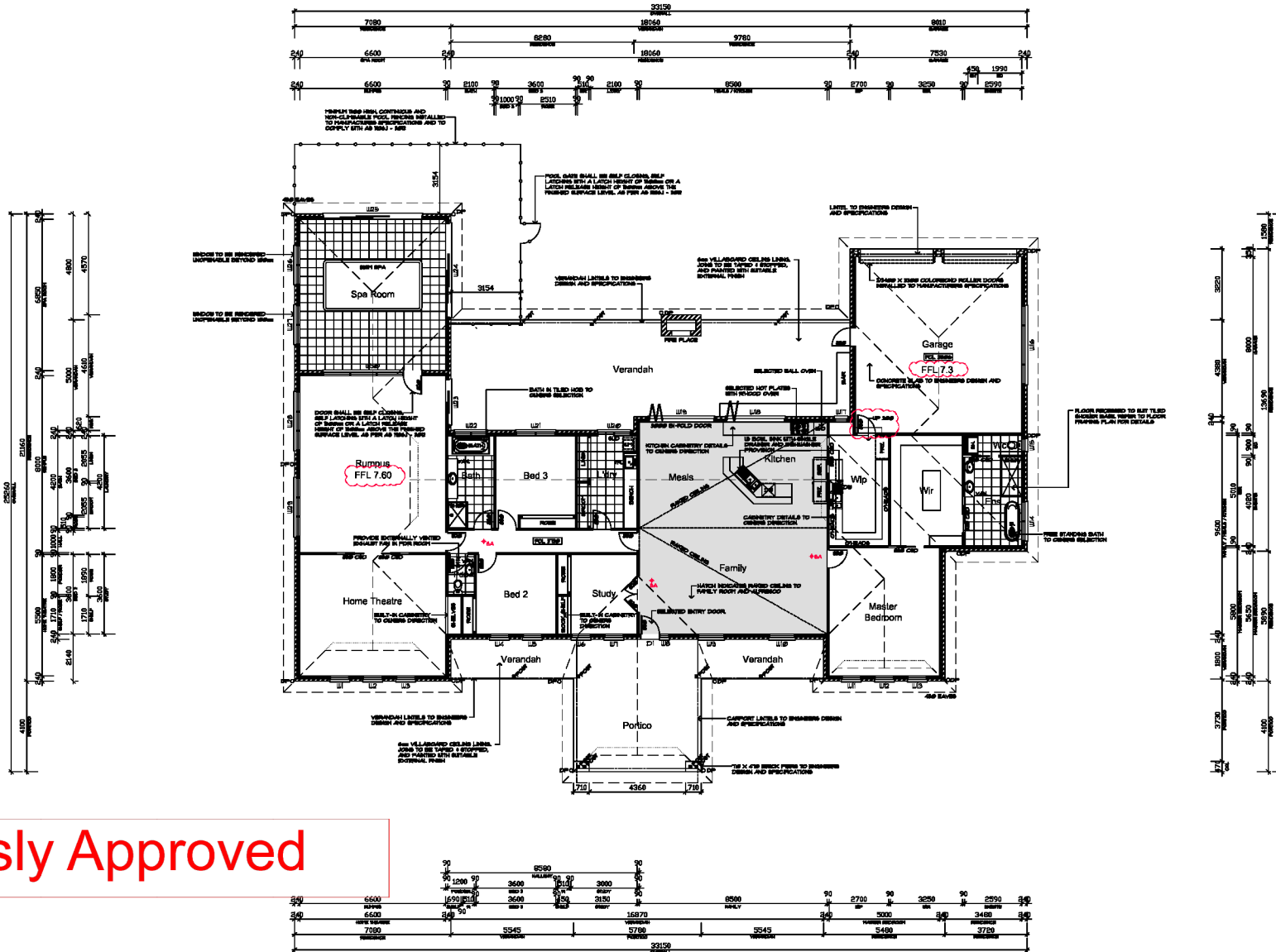
OWNER/ENDORSEE SUBJECT to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.

Areas Schedule

Residence:	347.00 Sqm	or	37.30 Sqm
Front Verand:	24.94 Sqm	or	6.88 Sqm
Rear Verand:	84.65 Sqm	or	9.11 Sqm
Pool Area:	50.20 Sqm	or	5.40 Sqm
Garage:	69.70 Sqm	or	7.18 Sqm
Total:	603.18 Sqm	or	64.82 Sqm

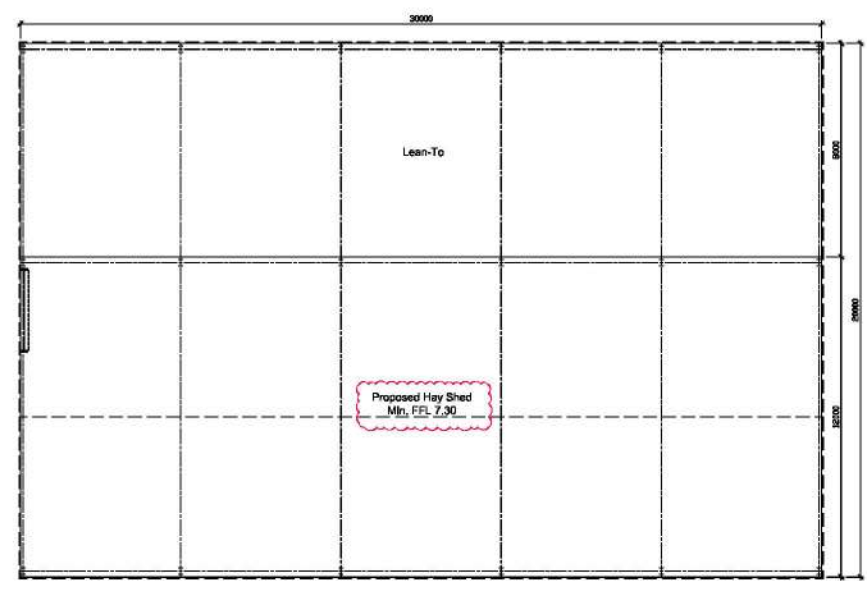


Previously Approved

Town Planning Drawings Only.
'No vegetation to be removed unless otherwise specified'

Project:	14.10.22 TPI	TOWN PLANNING SHEET 1
Drawn by:	3D DESIGN GROUP	REV A (A SHEET NUMBER/VERSION)
Checked by:	3D DESIGN GROUP	DATE TO REPLY
3D DESIGN GROUP		
Shop 6, 42 Main Street Pakenham, Vic 3910 Ph 609 8881 4717 Fax 038 9841 4801 Email info@3dsg.com.au		
Title:	1:100 Floor Plan	
Author:	Approved Workshop	
Address:	Lot 3 - 700 McDermodts Drain Rd, Pakenham South VIC 3810	
Design Client:	None	TP3
Date:	14.10.22	Sheet No. A1
Drawn:	KH	Checked: Brendon
Proj No:	22-031	Sheet No. 5 of 7

Previously Approved



Floor Plan 1:100

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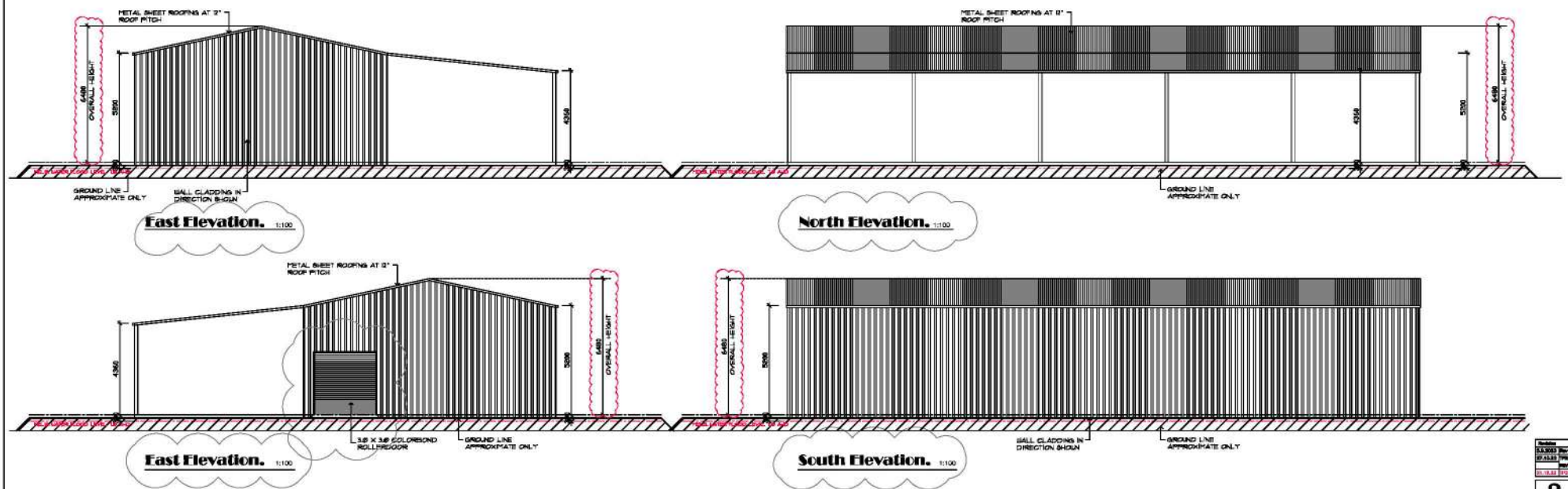
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Areas Schedule

Proposed Shed	350.00	Sqm	or	36.75	Sq
Proposed Lean-To	240.00	Sqm	or	25.43	Sq
Total	590.00	Sqm	or	64.58	Sq

Color Schedule

NOTE: SHED IS APPROX 8 YEARS OLD, NEVER BRIGHTENED, GALVANISING IS FACED AND NON-REFLECTIVE DUE TO AGE



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Proposed Shed -
Floor Plan & Elevations 1:100

Author: [Redacted]
Checked: [Redacted]
Drawn: [Redacted]
Title: Hay Shed Plans

DESIGN GROUP
30 Main Street, Melbourne, VIC 3010
Ph: 03 9591 4717 Fax: 03 9591 4801
www.designgroup.com.au

Address: Lot 3 - 700 McDermott Drive Rd, Pakenham South VIC 3810
Judge: Clerk
Date: 23.04.18
Drawn: RCH/ILT
Check: [Redacted]
Scale: 1/3
Sheet No.: A1
Client: [Redacted]
Sheet No.: 7 of 7

PLAN OF SUBDIVISION		EDITION	PS 922566F	
LOCATION OF LAND		Council Name: Cardinia Shire Council SPEAR Reference Number: S226889C		
PARISH: KOOWEERUP TOWNSHIP: SECTION: CROWN ALLOTMENT: 39 (PART) & 42 (PART) CROWN PORTION: TITLE REFERENCES: VOL 10774 FOL 385 LAST PLAN REFERENCE/S: LOT 4 ON PS 444265K POSTAL ADDRESS: 700 MCDONALDS DRAIN ROAD (At time of subdivision) PAKENHAM SOUTH 3810 MGA2020 CO-ORDINATES E 369 718 (of approx centre of land N 5 777 507 in plan) ZONE: 55		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.		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	DEPTH LIMITATION: 15.24 metres applies to all of the land.		
NIL	NIL			
NOTATIONS		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> WARNING TOWN PLANNING PLAN ONLY NOT FOR DETAILED DESIGN SEE IMPORTANT NOTICES </div>		
SURVEY: This plan is/ is not based on survey. STAGING: This is /is not a staged subdivision Planning Permit No. T220693 PA This survey has been connected to permanent marks No (s). – In Proclaimed Survey Area No. –				
EASEMENT INFORMATION				
LEGEND A–Appurtenant Easement E–Encumbering Easement R–Encumbering Easement (Road)				
Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2 E-2 & E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	D446730 AD241999U	C/T VOL 8790 FOL 314 SOUTH EAST WATER LTD
		IMPORTANT NOTICE This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author. IMPORTANT NOTICE This plan has been prepared for town planning purposes only and must not be used for any other purpose.		WARNING PRELIMINARY PLAN ONLY THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.
M. J. Reddie Surveys Pty Ltd ABN 49 005 965 257 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428		REF: 24-02-291	FILE: KMH788	ORIGINAL SHEET SIZE: A3
		LUKE M. REDDIE / VERSION 2		SHEET 1 OF 2

PS 922566F

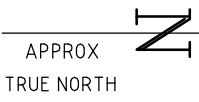
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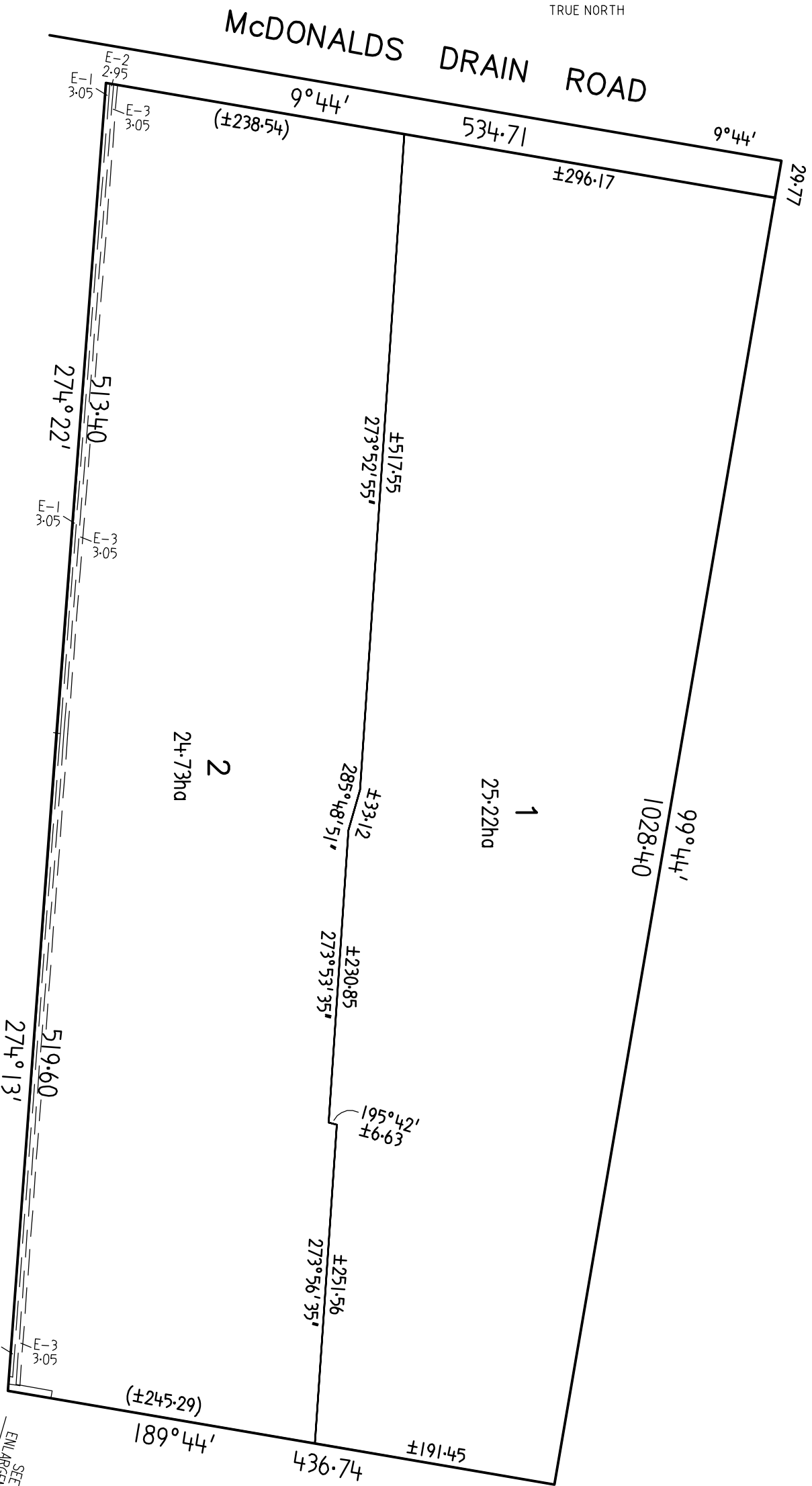
WARNING

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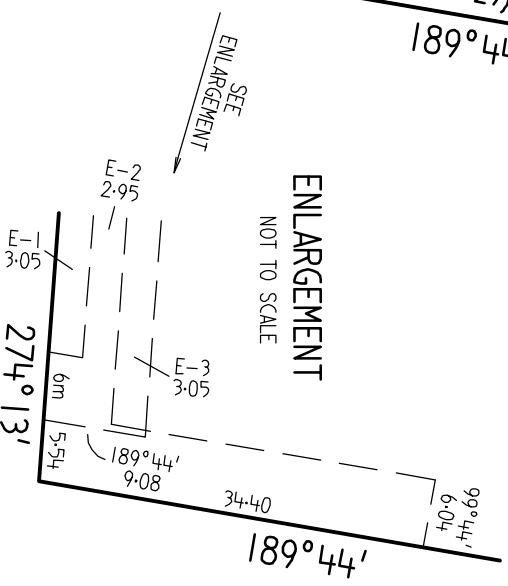


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SCALE 1:4000
0 40 80 120 240
LENGTHS ARE IN METRES

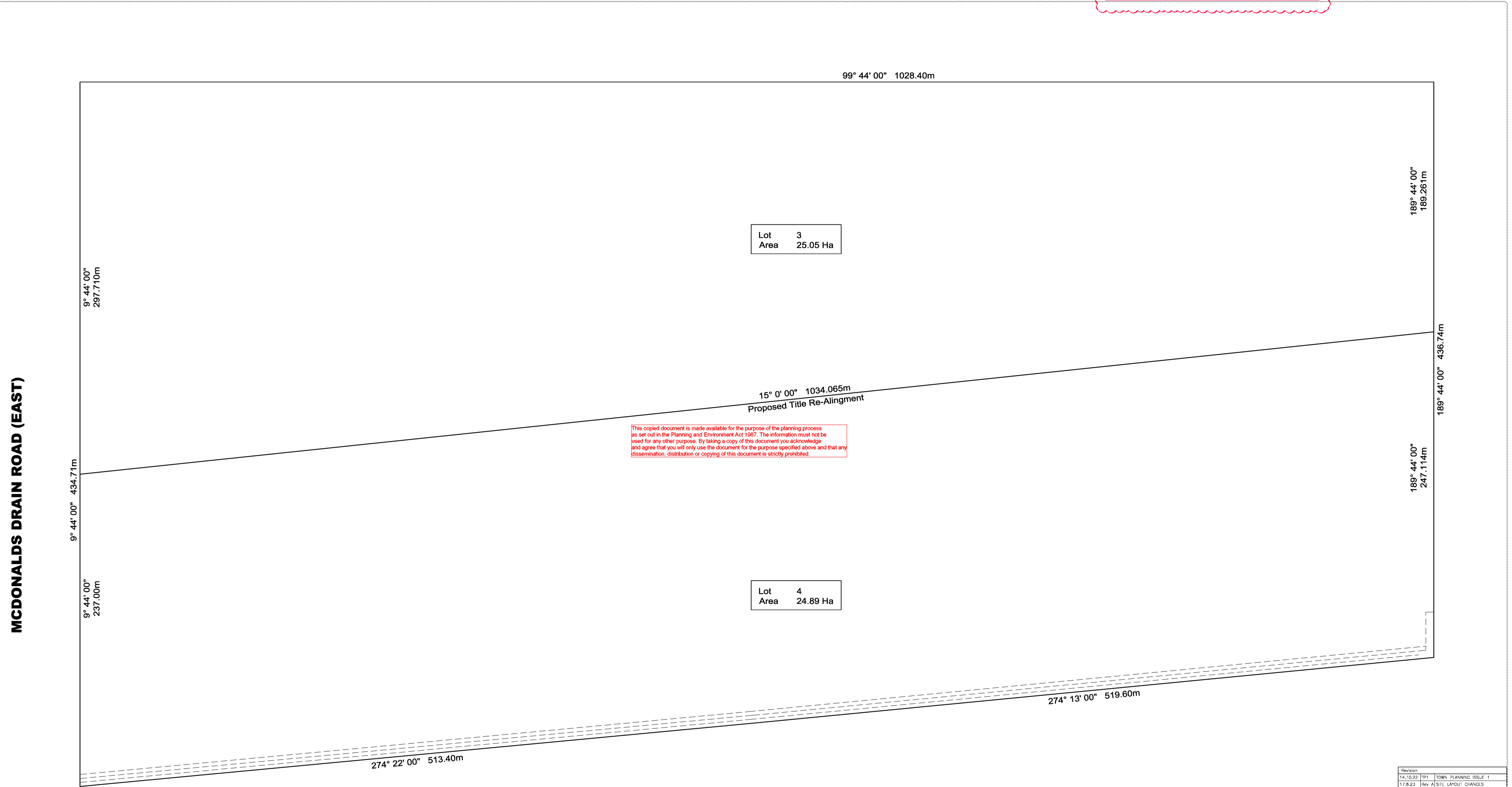
ORIGINAL SHEET SIZE : A3
SHEET 2

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

LUKE M. REDDIE / VERSION 2

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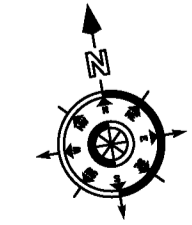


MCDONALDS DRAIN ROAD (EAST)

Revision	Date	By	Description
14.10.22	TP1		TOWN PLANNING ISSUE 1
17.8.23	Rev A		SITE LAYOUT CHANGES
8.9.23	Rev B		AMENDMENTS AS REQUESTED
27.10.23	TP2		RE-DESIGN OF SITE WORKS
	REV A & SHEET		NUMBERS/ORDERING
21.12.23	TP3		PLANS TO COMPLY
06.06.24	TP4		SECONDARY CONSENT

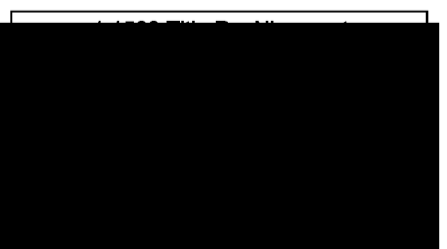
3D DESIGN GROUP

Shop B, 42 Main Street Pakenham, Vic. 3810
 Ph: (03) 5941 4717 Fax: (03) 5941 4501
 pakenham@3dds.com.au



Title Boundary Re-Alignment 1:1500

Town Planning Drawings Only.
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Design	Client	Issue	TP3
Date	14.10.22	Sheet Size	A1
Drawn	KH	Checked	Brendon
Dwg No.	22-031	Sheet No.	2 of 7

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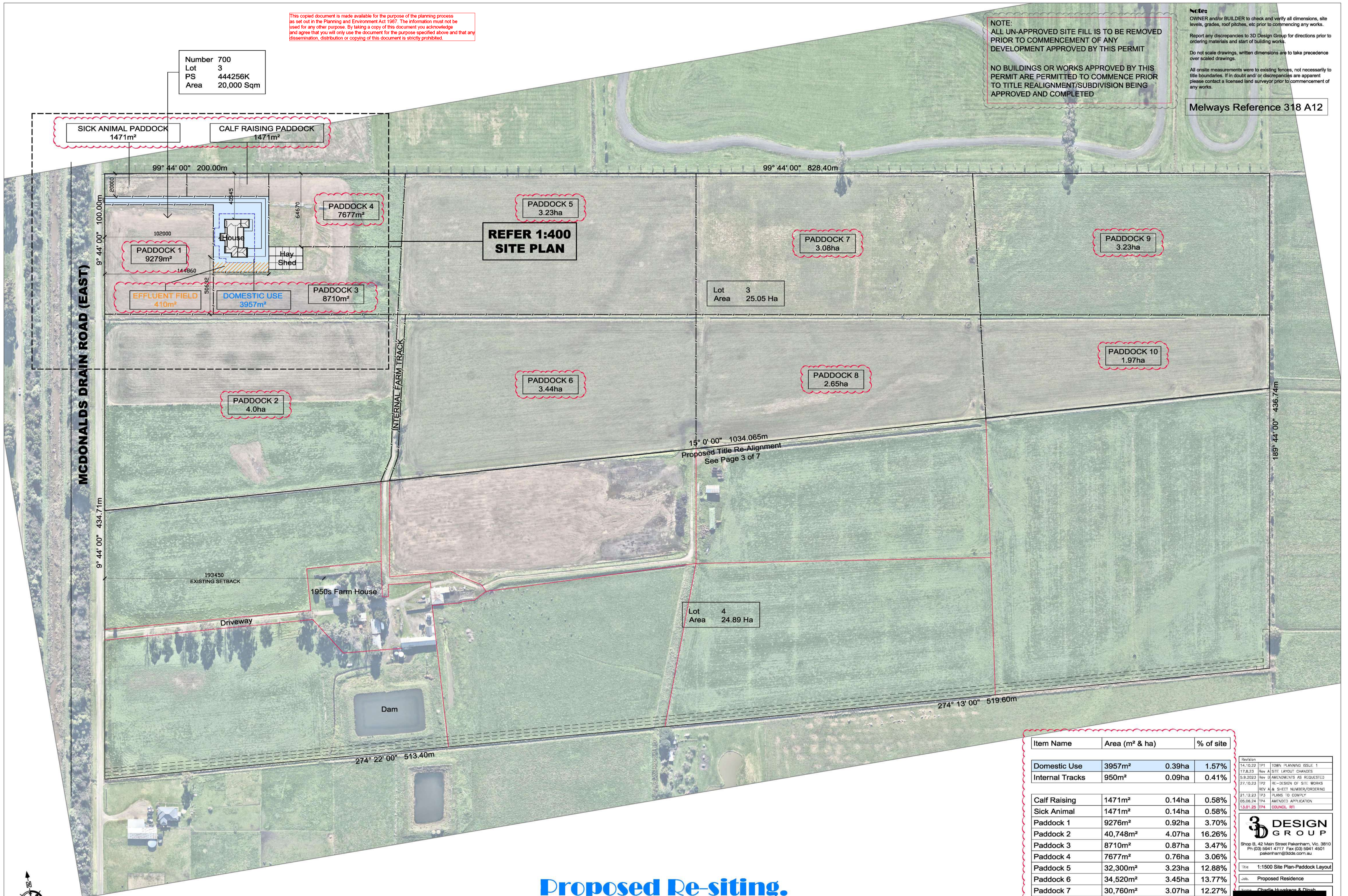
Number 700
 Lot 3
 PS 444256K
 Area 20,000 Sqm

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Melways Reference 318 A12



REFER 1:400
 SITE PLAN

Lot 3
 Area 25.05 Ha

Proposed Title Re-Alignment
 See Page 3 of 7

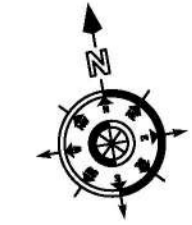
Lot 4
 Area 24.89 Ha

Item Name	Area (m ² & ha)	% of site
Domestic Use	3957m ² 0.39ha	1.57%
Internal Tracks	950m ² 0.09ha	0.41%
Calf Raising	1471m ² 0.14ha	0.58%
Sick Animal	1471m ² 0.14ha	0.58%
Paddock 1	9276m ² 0.92ha	3.70%
Paddock 2	40,748m ² 4.07ha	16.26%
Paddock 3	8710m ² 0.87ha	3.47%
Paddock 4	7677m ² 0.76ha	3.06%
Paddock 5	32,300m ² 3.23ha	12.88%
Paddock 6	34,520m ² 3.45ha	13.77%
Paddock 7	30,760m ² 3.07ha	12.27%
Paddock 8	26,680m ² 2.66ha	10.64%
Paddock 9	32,300m ² 3.23ha	12.88%
Paddock 10	19,900m ² 1.99ha	7.94%
Total Paddock	245,813m² 24.58ha	98.03%

Revision	Description
14.10.22	TP1 TOWN PLANNING ISSUE 1
17.8.23	Rev A SITE LAYOUT CHANGES
0.9.2023	Rev B AMENDMENTS AS REQUESTED
27.10.23	TP2 RE-DESIGN OF SITE WORKS
	REV A & SHEET NUMBER/ORDERING
21.12.23	TP3 PLANS TO COMPLY
05.06.24	TP4 AMENDED APPLICATION
13.01.25	TP4 COUNCIL RPT

3D DESIGN GROUP
 Shop B, 42 Main Street Pakarham, Vic. 3810
 Ph: (03) 5941 4717 Fax: (03) 5941 4501
 pakarham@3dds.com.au

Design Client	Issue	TP4
Date: 14.10.22	Sheet Size: A1	
Drawn: KH	Checked: Brendon	
Draw No: 22-031	Sheet No: 1b of 7	



Site Plan - Paddock Layout. 1:1500

Proposed Re-siting.
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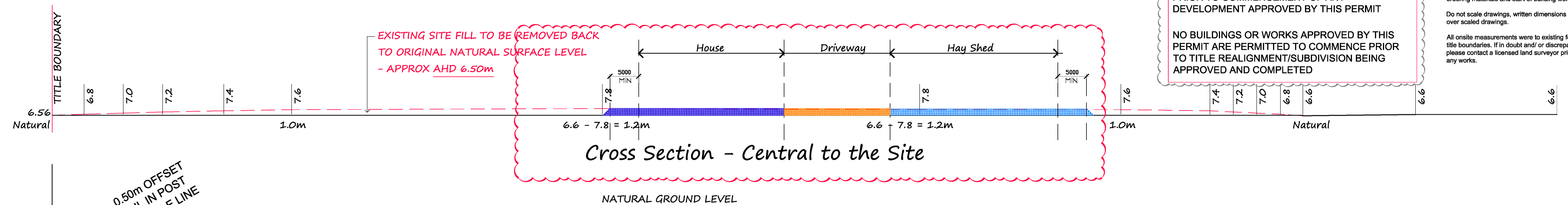
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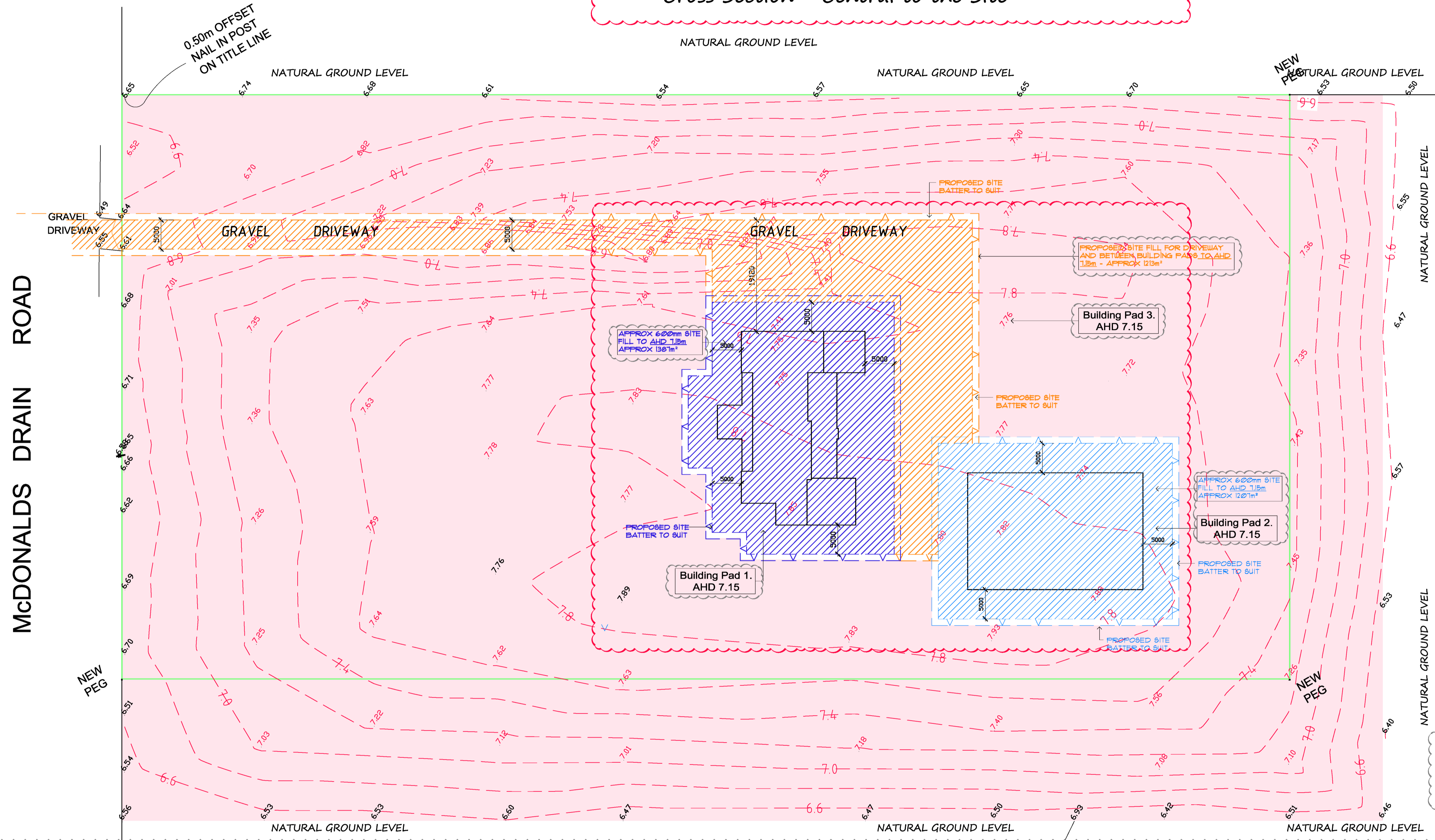
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Cross Section - Central to the Site



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TBM NAIL IN POST
 RL: 6.93m

- Pad 1:**
 APPROX 600mm SITE FILL TO AHD 7.15m
 APPROX 136m²
- Pad 2:**
 APPROX 600mm SITE FILL TO AHD 7.15m
 APPROX 120m²
- Pad 3:**
 PROPOSED SITE FILL FOR DRIVEWAY AND BETWEEN BUILDING PADS TO AHD 7.15m
 - APPROX 1213m²

EXISTING SITE FILL TO BE REMOVED BACK TO ORIGINAL NATURAL SURFACE LEVEL APPROX AHD 6.50m
 - APPROX 22640m²

MELBOURNE WATER FLOOD LEVEL 7.0m A.H.D.

KWRFPD Zone 1
 Approx flood depth 300mm
 Dwelling Requirement:
 Finished Floor Levels a minimum of 600mm above the flood level. Building fill pad to extend a minimum 5m from building and minimum of 150mm above the flood level.

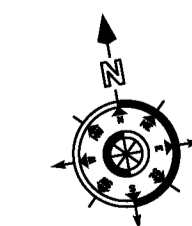
NOBELIUS LAND SURVEYORS
 P.O. BOX 461
 PAKENHAM 3810
 Ph 03 5941 4112
 Fax 03 5941 7359
 rob@nobelius.com.au

Revision	TP4	TOWN PLANNING ISSUE 1
14.10.22	TP1	TOWN PLANNING ISSUE 1
14.10.22	TP2	REV A & SHEET NUMBER/ORDERING
09.2023	Rev B	REV B AMENDMENTS AS REQUESTED
26.9.2023	Rev C	MELBOURNE WATER RFI
27.10.23	TP2	REV DESIGN OF SITE WORKS
21.12.23	TP3	PLANS TO COMPLY
06.06.24	TP4	SECONDARY CONSENT



Shop B, 42 Main Street Pakenham, Vic. 3810
 Ph (03) 5941 4717 Fax (03) 5941 4501
 pakenham@3dds.com.au

Design	Client	Issue	TP4
Date:	14.10.22	Sheet Size:	A1
Drawn:	KH	Checked:	Brendon
Dwg No:	22-031	Sheet No.:	3 of 7



Site Plan. 1:400

Town Planning Drawings Only.
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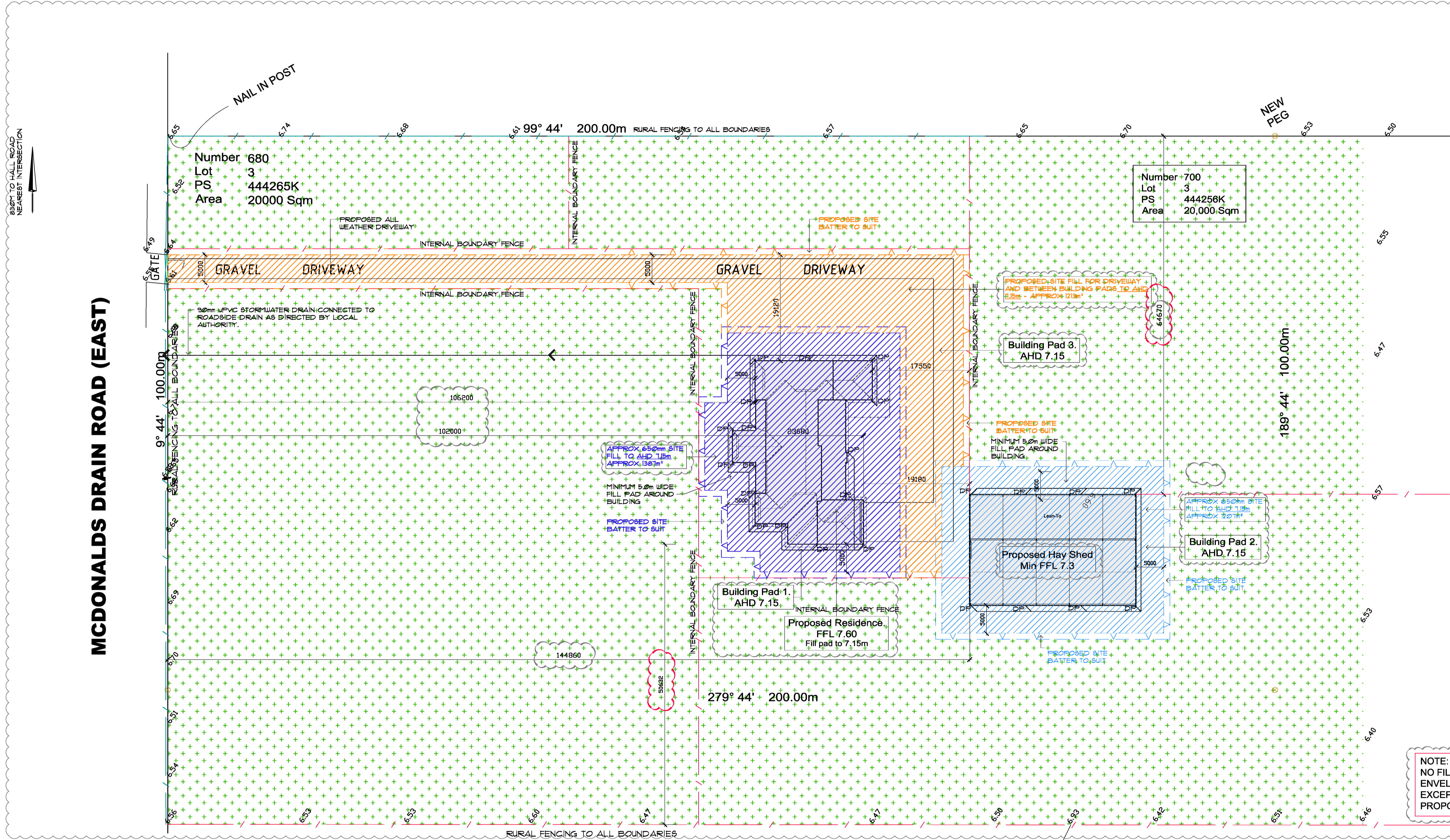
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Melways Reference 318 A12



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TBM NAIL IN POST
RL: 6.93m

- Pad 1:**
APPROX 6500mm SITE FILL TO AHD 7.15m
APPROX 1387m²
- Pad 2:**
APPROX 6500mm SITE FILL TO AHD 7.15m
APPROX 1207m²
- Pad 3:**
PROPOSED SITE FILL FOR DRIVEWAY AND BETWEEN BUILDING PADS TO AHD 7.15m
APPROX 1213m²

REMAINING AREA OF PROPERTY TO BE RE-SOWN WITH NEW GRASS - APPROX 22640m²

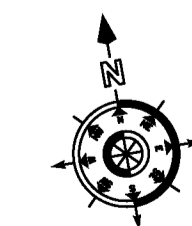
MELBOURNE WATER FLOOD LEVEL 7.0m A.H.D.
KWRFPD Zone 1
Approx flood depth 300mm
Dwelling Requirement:
Finished Floor Levels a minimum of 600mm above the flood level. Building fill pad to extend a minimum 5m from building and minimum of 150mm above the flood level.

NOBELIUS LAND SURVEYORS
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PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

Revision	Description
14.10.22	TP1 TOWN PLANNING ISSUE 1
17.02.23	Rev A AMENDED SITE LAYOUT
09.2023	Rev B AMENDMENTS AS REQUESTED
27.10.23	TP2 RE-DESIGN OF SITE WORKS
21.12.23	TP3 PLANS TO COMPLY
05.06.24	TP4 AMENDED APPLICATION
13.01.25	TP4 COUNCIL RTI



Design	Client	Issue	TP4
Date:	14.10.22	Sheet Size:	A1
Drawn:	KH	Checked:	Brendon
Dwg No:	22-031	Sheet No.:	4 of 7

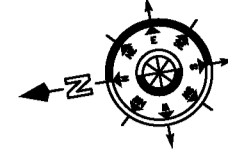


Site Plan. 1:400

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Town Planning Drawings Only.
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Building Practitioner B. Egan BP-AD 2274



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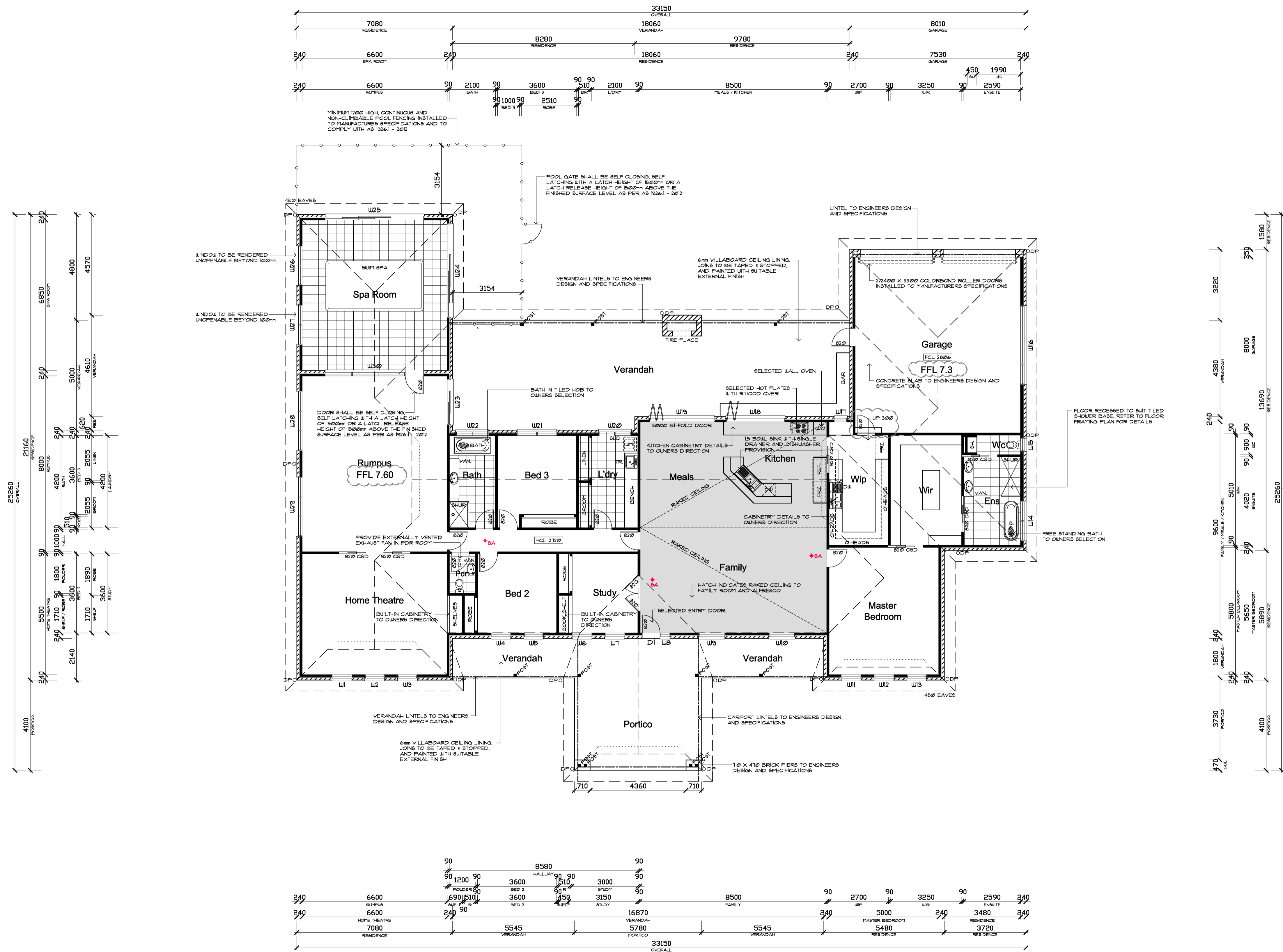
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Areas Schedule

Residence.	347.00 Sqm	or	37.35 Sq
Front V'dah.	54.64 Sqm	or	5.88 Sq
Rear V'dah.	84.65 Sqm	or	9.11 Sq
Pool Area.	50.20 Sqm	or	5.40 Sq
Garage.	66.70 Sqm	or	7.18 Sq
Total.	603.19 Sqm	or	64.92 Sq



Town Planning Drawings Only.
'No vegetation to be removed unless otherwise specified'

Floor Plan. 1:100

Revision	14.10.22	TP1	TOWN PLANNING ISSUE 1
	27.10.23	TP2	RE-DESIGN OF SITE WORKS
		REV A & B	REV A & B: SIZES, NUMBERS, ORDERING
	21.12.23	TP3	PLANS TO COMPLY
	05.06.24	TP4	AMENDED APPLICATION

3D DESIGN GROUP

Shop B, 42 Main Street Pakarham, Vic. 3810
 Ph: (03) 5941 4717 Fax: (03) 5941 4501
 pakarham@3dsg.com.au

Title: 1:100 Floor Plan			
Pakarham South VIC 3810			
Design	Client	Issue	TP4
Date	14.10.22	Sheet Size	A1
Drawn	KH	Checked	Brendon
Dwg No.	22-031	Sheet No.	5 of 7

Window Schedule.

No.	HEIGHT X WIDTH	TYPE
W1	2100 X 900	ADH (DG)
W2	2100 X 900	ADH (DG)
W3	2100 X 900	ADH (DG)
W4	2100 X 900	ADH (DG)
W5	2100 X 900	ADH (DG)
W6	2100 X 900	ADH (DG)
W7	2100 X 900	ADH (DG)
W8	2400 X 460	AF (DG)
W9	2100 X 1200	ADH (DG)
W10	2100 X 1200	ADH (DG)
W11	2100 X 900	ADH (DG)
W12	2100 X 900	ADH (DG)
W13	2100 X 900	ADH (DG)
W14	1200 X 1800	AS (DG)
W15	1200 X 600	AA (DG)
W16	600 X 3600	ASL (DG)
W17	1500 X 600	AA (DG)
W18	1500 X 2100	ABFW (DG)
W19	2400 X 3200	ABFD (DG)
W20	2400 X 1500	ASD (DG)
W21	2100 X 1800	AS (DG)
W22	1200 X 1500	AS (DG)
W23	2400 X 2100	AE8D (DG)
W24	2400 X 4300	AE8D (DG)
W25	2400 X 4500	AE8D (DG)
W26	1200 X 1800	AS (DG)
W27	1200 X 1800	AS (DG)
W28	900 X 2100	AS (DG)
W29	900 X 2100	AS (DG)
W30	2400 X 2100	AE8D (DG)
D1	2400 X 820	TED (DG)

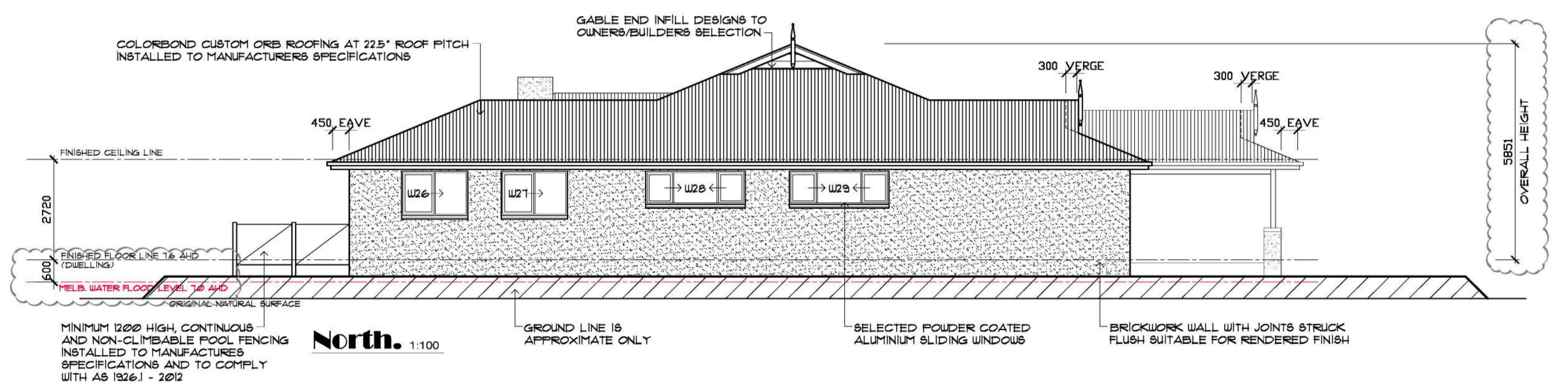
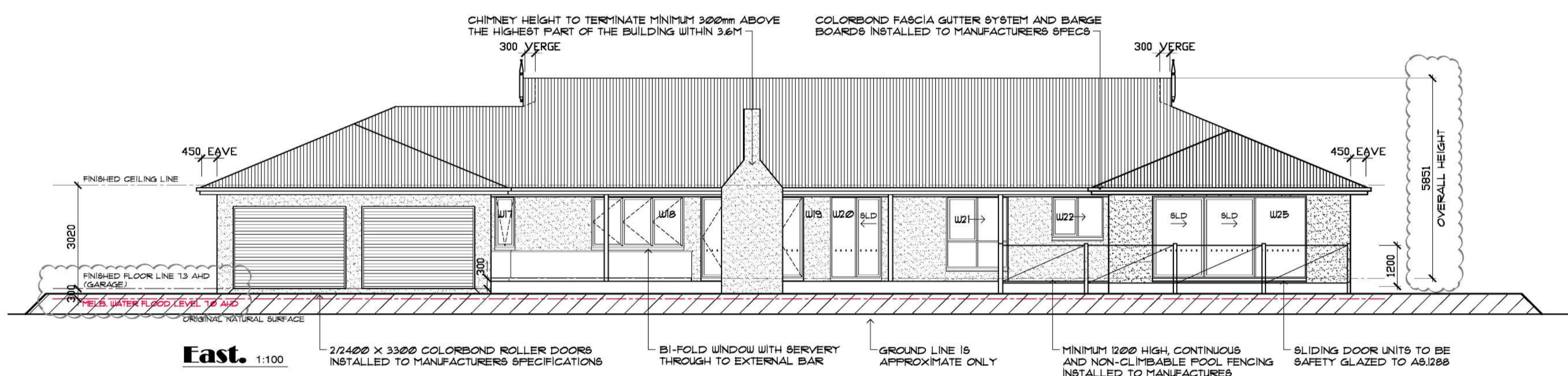
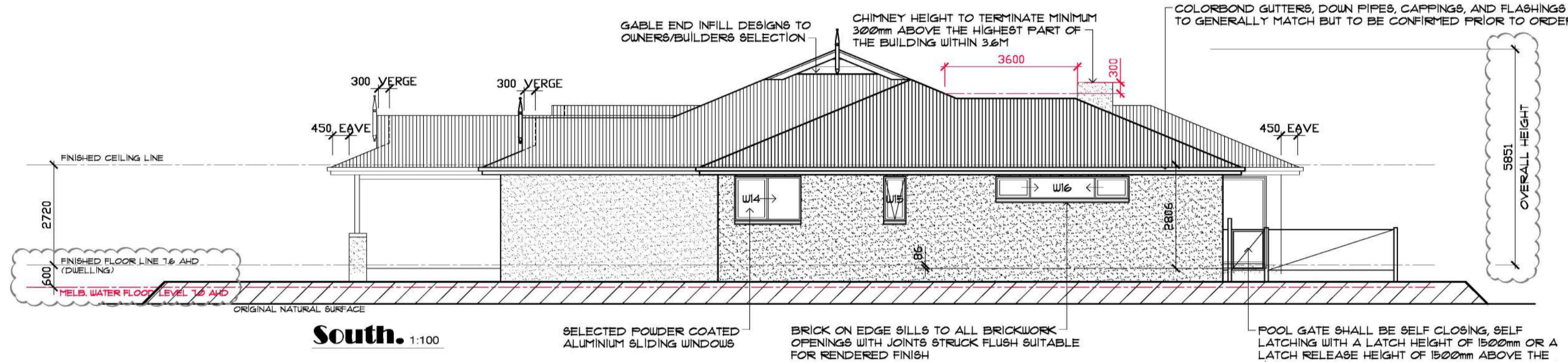
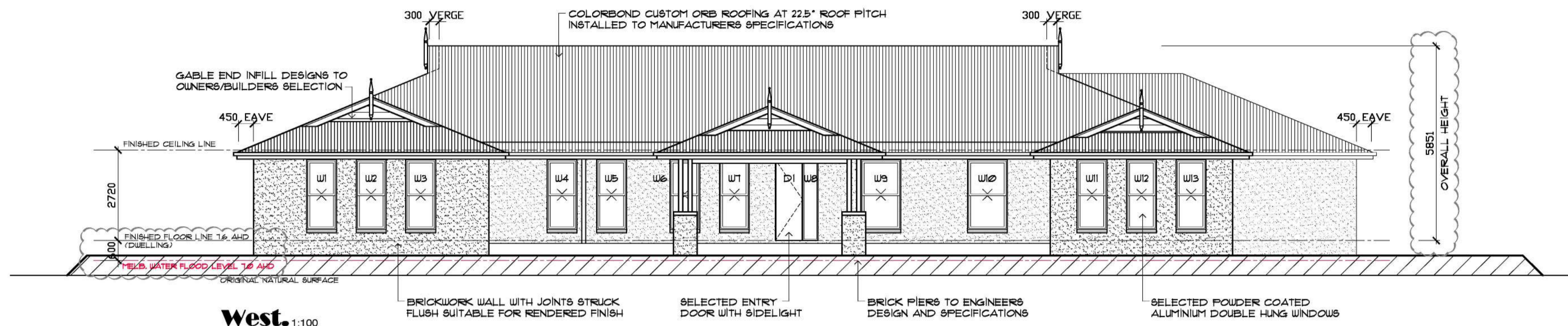
AS - ALUMINUM SLIDING
 AA - ALUMINUM AWNING
 AF - ALUMINUM FIXED
 ADH - ALUMINUM DOUBLE HUNG
 ASD - ALUMINUM SLIDING DOOR
 ABFW - ALUMINUM BI-FOLD WINDOW
 ABFD - ALUMINUM BI-FOLD DOOR
 AE8D - ALUMINUM ENTERTAINER SLIDING DOOR
 TED - TIMBER ENTRY DOOR

(SG) - SINGLE GLAZED
 (DG) - DOUBLE GLAZED
 (OG) - OBSCURE GLAZED

NOTE:
 ALL UN-APPROVED SITE FILL IS TO BE REMOVED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT APPROVED BY THIS PERMIT

NO BUILDINGS OR WORKS APPROVED BY THIS PERMIT ARE PERMITTED TO COMMENCE PRIOR TO TITLE REALIGNMENT/SUBDIVISION BEING APPROVED AND COMPLETED

Notes
 OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.
 Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.



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Color Schedule.

- ROOF CLADDING - COLORBOND WOODLAND GREY
- WOODLAND GREY
- WINDOW FRAMES - COLORBOND CLASSIC CREAM
- CLASSIC CREAM
- WALL RENDER - WHITE/CREAM
- WALL BRICKWORK - SANDSTONE

Town Planning Drawings Only.
 'No vegetation to be removed unless otherwise specified'

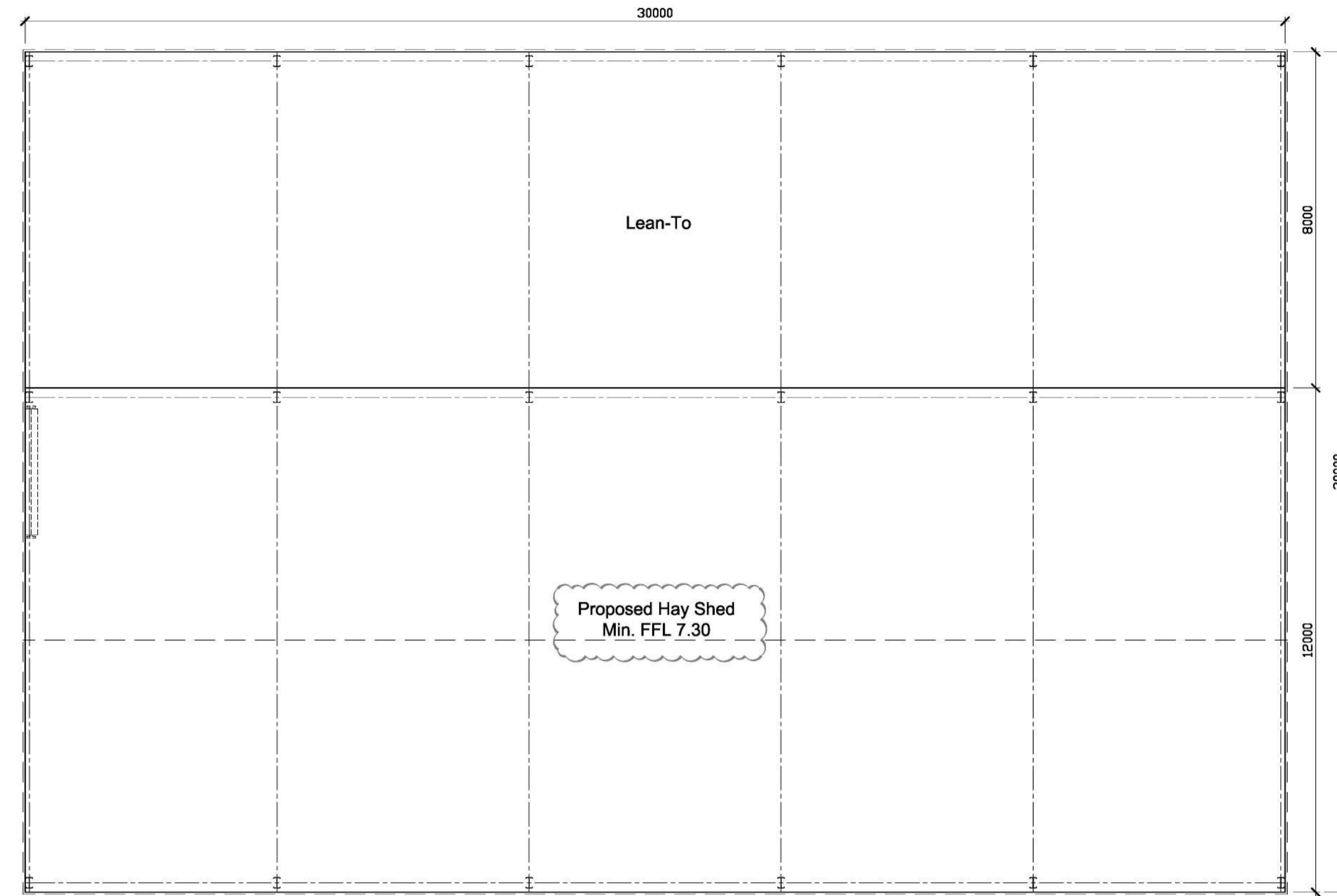
Revision	Date	Description
14.10.22	TP1	TOWN PLANNING ISSUE 1
27.10.23	TP2	RE-DESIGN OF SITE WORKS
	REV A & B	REVISED NUMBERING
21.12.23	TP3	PLANS TO COMPLY
08.06.24	TP4	AMENDED APPLICATION

3D DESIGN GROUP
 Shop B, 42 Main Street Pakarham, Vic. 3810
 Ph: (03) 5941 4717 Fax: (03) 5941 4501
 pakarham@3dds.com.au

Title: 1:100 Elevations	
Job: Proposed Residence	
Design: Client	Issue: TP4
Date: 14.10.22	Sheet Size: A1
Drawn: KH	Checked: Brendon
Dwg No: 22-031	Sheet No: 6 of 7



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Floor Plan. 1:100

NOTE:
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OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.

Areas Schedule

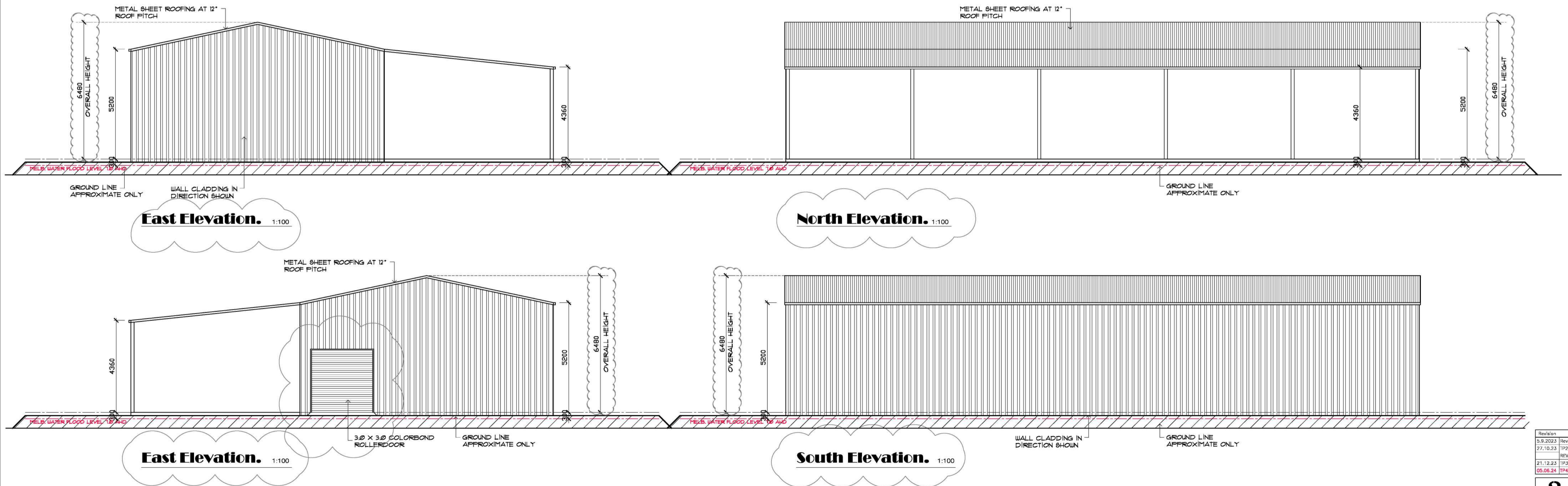
Proposed Shed	380.00 Sqm	or	38.75 Sq
Proposed Lean-To	240.00 Sqm	or	25.83 Sq
Total	600.00 Sqm	or	64.58 Sq

Color Schedule.

ROOF CLADDING - GALVANISED IRON

WALL CLADDING - GALVANISED IRON

NOTE: SHED IS APPROX 8 YEARS OLD, NEVER ERECTED, GALVANISING IS FADED AND NON-REFLECTIVE DUE TO AGE



Proposed Shed - Floor Plan & Elevations. 1:100

Town Planning Drawings Only.
'No vegetation to be removed unless otherwise specified'

Revision	Rev #	AMENDMENTS AS REQUESTED
5.9.2023	TP2	RE-DESIGN OF SITE WORKS
27.10.23	TP3	REV A & SHEET NUMBER/ORDERING
21.12.23	TP3	PLANS TO COMPLY
05.06.24	TP4	AMENDED APPLICATION

3D DESIGN GROUP

Shop B, 42 Main Street Pakemham, Vic. 3810
Ph: (03) 5941 4717 Fax: (03) 5941 4501
pakenham@3dds.com.au

Title: **Hay Shed Plans**

Design	Client	Issue	TP4
Date:	23.04.18	Sheet Size:	A1
Drawn:	RDH/LT	Checked:	Brendon
Dwg No:	17.085	Sheet No:	7 of 7

15th January 2025

Cardinia Shire Council
Planning Department – Ana Neiva
PO Box 7
Pakenham Vic 3810

Dear [REDACTED]

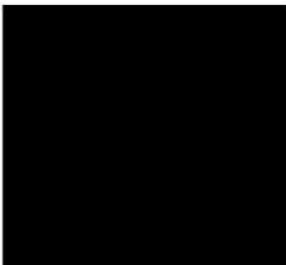
Application No: T220693-1
Property No: 4555350901
Address: L3 PS444265, 700 McDonalds Drain Road Road, Pakenham South VIC 3810
Proposal: S72 Amendment to Alter the Approved Plans (Design Changes to Dwelling and Shed)

I refer to the above planning permit application and more specifically your request for further information dated 6th November 2024. Please find attached a detailed response to this request.

If you have any further queries regarding this matter, please do not hesitate to call me on 5941 4717.

We thank you for your cooperation on this matter.

Kind regards,



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Further Information Required:	
Further Information Required	Response
<p>1. <u>Copy of Title</u> A clear and recent copy of a Certificate of Title (less than 90 days old) for the subject site, including the Title Plan and a copy of any Restrictive Covenants and/or Encumbrances that are referred to on the Title. This information can be obtained from Land Victoria.</p>	<p>A current copy of the title has been attached. Please note the Owner has engaged a Licensed Land Surveyor to complete the title re-alignment to remove the small allotment and the creation of two larger farms. We have attached a copy of the preliminary Plan of Subdivision which provides the SPEAR reference for your information.</p>
<p>2. <u>Amended Site Plan</u> Fully dimensioned plans, drawn by a suitably qualified professional to a stated scale (preferably 1:100) and a minimum of A3 in size, further amended to show:</p> <ol style="list-style-type: none"> a. Location of proposed effluent disposal (septic) area. 	<p>Revised site plans have been provided with effluent disposal areas shown – Land Capability Assessment has also been attached.</p> <p>The area shown is 410m² (minimum from LCA) for both the approved siting and the requested re-siting of the home.</p>
<p>3. <u>Planning Report</u> A Planning Report written by a suitably qualified person which explains how the proposal responds to:</p> <ol style="list-style-type: none"> a. The following policies of the Cardinia Planning Scheme: <ol style="list-style-type: none"> i. Clause 11.01-1R Green Wedges – Metropolitan Melbourne ii. Clause 14.01-4S Protection of Agricultural Land iii. Clause 14.01-1R Protection of Agricultural Land – Metropolitan Melbourne iv. Clause 21.04-2 Agriculture v. Clause 22.05 Westernport Green Wedge Policy b. The decision guidelines of the Green Wedge Zone c. The policies and objectives of the Cardinia Western Port Green Wedge Management Plan (2017) d. The initial concerns stated below (preliminary assessment comments). 	<p>It is worth noting this is a functioning farm for 3 generations and the owner intends to grow the business.</p> <p>Please see the attached – written response from Harlock Jackson and a farm management plan.</p> <p>These two documents were the basis of the permit being granted and we believe they meet the current requirements with the requested re-siting of the proposed dwelling.</p> <p>The attached plans demonstrate we do not lose any farmable land. – In fact, we gain slightly.</p> <p>We have clearly shown the paddocks to demonstrate it is farmable.</p>
Preliminary Assessment Comments	
<p>A preliminary assessment of the application has been undertaken and the following comments are provided for your consideration: <u>Western Port Green Wedge</u> The proposal is located in Precinct 1 of the Western Port Green Wedge – as designated by Clause 22.05 9 (Western Port Green Wedge Policy). Precinct 1 identifies land that is suitable for agriculture, horticulture and soil-based food</p>	<p>We have a planning permit to construct a new dwelling and we resolved with Cardinia Shire the farm use and made improvements with the removal of a small allotment. The result is two 50-acre farms.</p> <p>The reason for requesting the amendment to the siting is as follows. Reduce Dust & Noise from the road.</p>

production within the Cardinia Western Port Green Wedge, as well as land that is highly versatile with fertile soils. Urban uses are discouraged within this precinct, however, where it has been found to be appropriate (such as this instance), the potential impacts on future productivity / sustainability of the agricultural land should be sought to be minimised.

Loss of Agricultural Land

It is Council's preliminary position that the proposed re-siting of the dwelling will result in an additional 'loss' of land for future sustainable agricultural activities and is not considered to achieve an acceptable outcome.

The proposed increased front setback results in additional land being removed that would otherwise be capable of use for productive agricultural activities. The area between the proposed dwelling and front setback is not considered capable of accommodating any meaningful sustainable agricultural activity.

Where a dwelling is proposed within Green Wedge Land, particularly within Precinct 1, the designated 'domestic area' should be minimized (in area) to the maximum extent possible, so as to avoid unnecessary loss of agricultural land.

At present, it is Council's position that the 'domestic area' (associated with the proposed dwelling) has increased from 0.92ha to 1.63ha (by approximately 7,100m²) as shown below.

As such, based on the current information submitted to date Council will not support the application to amend the permit, as it is unjustified with regard to the purposes and decision guidelines of the Green Wedge Zone, as well as other agriculture policy within the Scheme.

Careful consideration should be given to how the land within the front setback is going to be utilised as to not result in an unacceptable loss of agricultural land. Supporting documentation such as relevant reports should be provided as a response to this letter for Councils Assessment.

It is further noted that the average setback of nine legacy / existing dwellings along McDonalds Drain Road measures approximately 52.9 metres:

- 620 McDonalds Drain Road – 11m
- 640 McDonalds Drain Road – 66m
- 660 McDonalds Drain Road – 94m
- 680 McDonalds Drain Road – 43m

Power has been run to this location as the siting was approved on a previous permit – additional cost to the Owner to relocate power

The site fill pad was placed as per the siting approved on the previous permit – the currently approved siting the fill was placed loose and has not been compacted – additional cost to the Owner to re-construct the fill pad.

Construction documentation had been completed for the siting on the previous permit – soil report, land capability assessment, etc would need to be re-documented therefore additional cost to the Owner.

The Owner would like some paddocks in front of the house which they believe is a more traditional farm appeal.

The Paddock in the frontage is used for animal husbandry, carving, and easy access for a Vet to attend.

Two smaller paddocks on the northern side will be used for stockyards, transport loading, and calf raising.

We disagree with the area analysis provided by Cardinia Shire, please see the attached drawings showing the original permit used – m² of the site and proposed re-siting uses – m².

This results in a minor improvement and no detriment to the farmability of the land.

The tabled frontages have no relevance as they do not form any streetscape. The houses in this area were located on any sandy high point with no relevance to the street frontage.

The existing house directly next door is located at 193.45m from the front title.

- 755 McDonalds Drain Road – 60m
- 770 McDonalds Drain Road – 20m
- 785 McDonalds Drain Road – 170m
- 790 McDonalds Drain Road – 5.2m
- 815 McDonalds Drain Road – 3.3m

The proposed 100m setback is considered to be inconsistent with this feature of the rural character of the area, sought to be protected by Clause 15.01-6S.

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PLAN OF SUBDIVISION		EDITION	PS 922566F		
LOCATION OF LAND		Council Name: Cardinia Shire Council SPEAR Reference Number: S226889C			
PARISH: KOOWEERUP TOWNSHIP: SECTION: CROWN ALLOTMENT: 39 (PART) & 42 (PART) CROWN PORTION: TITLE REFERENCES: VOL 10774 FOL 385 LAST PLAN REFERENCE/S: LOT 4 ON PS 444265K POSTAL ADDRESS: 700 MCDONALDS DRAIN ROAD (At time of subdivision) PAKENHAM SOUTH 3810 MGA2020 CO-ORDINATES E 369 718 (of approx centre of land N 5 777 507 in plan) ZONE: 55		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.			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	DEPTH LIMITATION: 15.24 metres applies to all of the land.			
NIL	NIL				
NOTATIONS		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> WARNING TOWN PLANNING PLAN ONLY NOT FOR DETAILED DESIGN SEE IMPORTANT NOTICES </div>			
SURVEY: This plan is/ is not based on survey. STAGING: This is /is not a staged subdivision Planning Permit No. T220693 PA This survey has been connected to permanent marks No (s). – In Proclaimed Survey Area No. –					
EASEMENT INFORMATION					
LEGEND A–Appurtenant Easement E–Encumbering Easement R–Encumbering Easement (Road)					
Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1 & E-2 E-2 & E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	D446730 AD241999U	C/T VOL 8790 FOL 314 SOUTH EAST WATER LTD <div style="border: 1px solid black; padding: 5px; width: fit-content;"> WARNING PRELIMINARY PLAN ONLY THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration. </div>	
M. J. Reddie Surveys Pty Ltd <small>ABN 49 005 965 257</small> 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428		REF: 24-02-291	FILE: KMH788	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
		LUKE M. REDDIE / VERSION 2			

PS 922566F

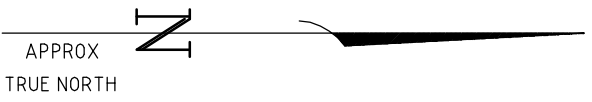
IMPORTANT NOTICE

This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.

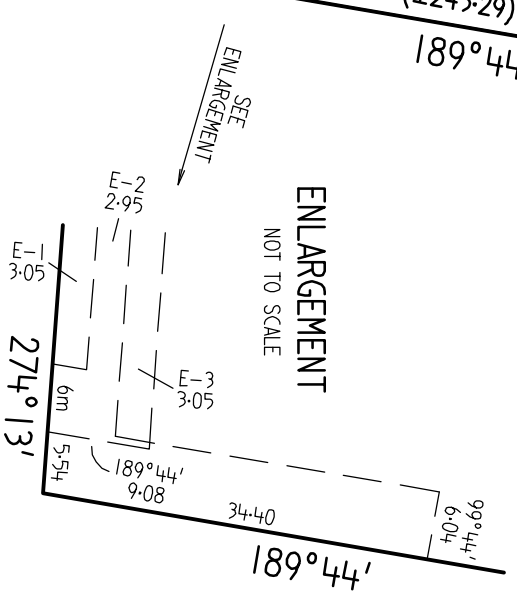
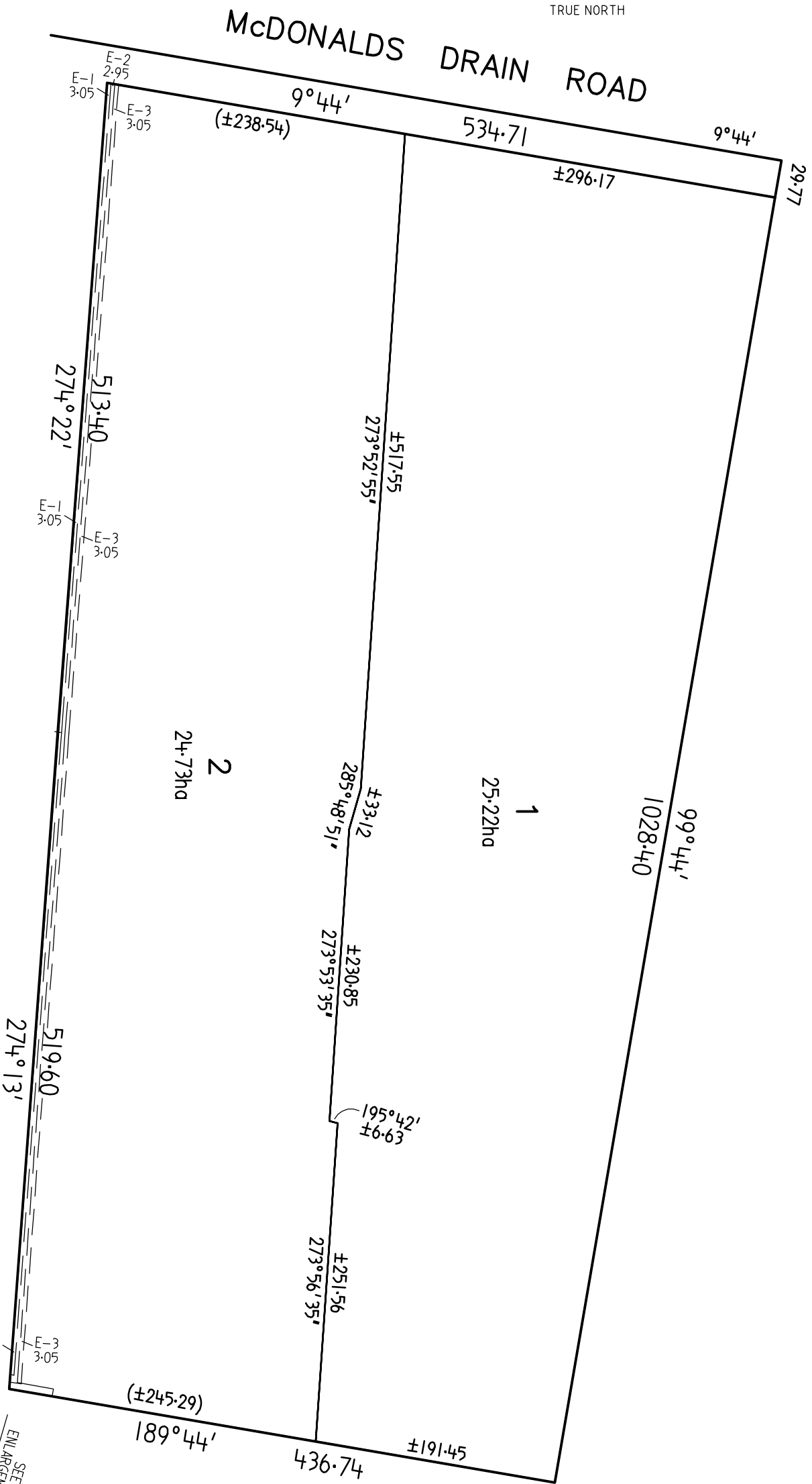
WARNING

PRELIMINARY PLAN ONLY

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WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

IMPORTANT NOTICE
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M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE 1:4000
0 40 80 120 240
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE : A3
SHEET 2

LUKE M. REDDIE / VERSION 2



Land Capability Assessment

Report No. PER-1756

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**700 McDonalds Drain Road
PAKENHAM SOUTH**

18th July 2018

1. Site Location:

700 McDonalds Drain Road
PAKENHAM SOUTH

2. Client:

3D Design Group
42B Main Street
PAKEMHAM VIC 3810

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3. Construction Proposal:

Residential Septic System.

4. Site Description:

The site is located in a semi-rural area, is essentially level and currently covered by sparse natural grass.

5. Geology:

The site is situated within a geological area Quaternary, Mostly Holocene, Paludal, Lagoon & Swamp Deposits. The site investigation confirmed this.

6. Site Investigation:

Two boreholes were drilled by mechanical auger within the recommended effluent disposal area to check for ground water, rock and estimate soil percolation rates using AS/NZS 1547:2012 'On-site domestic waste water management'. The attached borehole log shows layer descriptions and depths.

7. Soil Profile:

The boreholes revealed a soil profile consisting of the following:

- 600mm-700mm of Grey/Brown Clayey SILT with Sand (Soil Category 4 – Clay Loam) *overlying*
- Grey/Orange Sandy CLAY (Soil Category 5 – Light Clay)

8. Land Assessment for Effluent Disposal:

	Land features		Site Rating
A	Site drainage	Slow	1
B	Inundation Potential / Flooding	< 1 in 100	3
C	Slope of land (%)	0 - 2	1
D	Landslip	Nil	1
E	Depth to seasonal or perched water table (m)	>5	2
E	Rainfall (mm)	750-800	3
F	Pan Evaporation (mm/yr)	1250-1500	2
G	Soil Structure	Moderate	2
H	Soil Profile Depth (m)	> 2	1
I	Soil Sodicity ESP%	< 3	1
J	Soil percolation rate (mm/hr)	50	1
K	Soil Stoniness (%)	< 10	1
L	Soil Emerson Test (dispersion/slaking)	7	3
M	Soil Salinity (dS/m)	< 0.3	1
	Site Rating		3 (Fair)

9. Site Percolation Rate:

EPA Publication 891.3 & AS/NZS 1547:2012

The corresponding sub-soil absorption trench length is as follows:

Trench Width (mm)	500	600
Required Trench Length (m)	92	86

This trench length was determined via a full water balance using the following:

- 4 Bedrooms
- Koo Wee Rup - 86314 - Mean Rainfall
- Cranbourne Botanical Gardens - 086375 - Mean Evaporation
- DLR = 8mm/day

10. Required Sub-Surface Irrigation Area for 20/30 Standard Effluent or Improved Primary Treated Effluent via LPED:

EPA Publication 891.3 & AS/NZS 1547:2012

Indicative Soil Permeability K_{sat}	Design Irrigation Rate (Spray/Drip)	Design Irrigation Rate (LPED)	Design Wastewater Discharge	Spray / Drip Irrigation Area	LPED Irrigation Area
0.20 m/day	3mm/day	2.5mm/day	725litres/day	350m ²	410m ²

This irrigation area was determined via a full water balance using the following:

- 4 Bedrooms
- Koo Wee Rup - 86314 - Mean Rainfall
- Cranbourne Botanical Gardens - 086375 - Mean Evaporation

11. Suitable Disposable Area:

There is a suitable effluent disposal area towards the front of site.

This area to be greater than 6metres from front boundary for primary effluent or 3metres for secondary treated.



12. Recommendations:

Geocore recommends and can validate the use of a primary or secondary treatment septic system that uses absorption trenches or subsurface irrigation treating and maintaining wastewater within the proposed rear lot.

NOTE: The recommendations outlined in this report are subject to Council planning approval.

Vegetation should be maintained around the disposal field at all times.

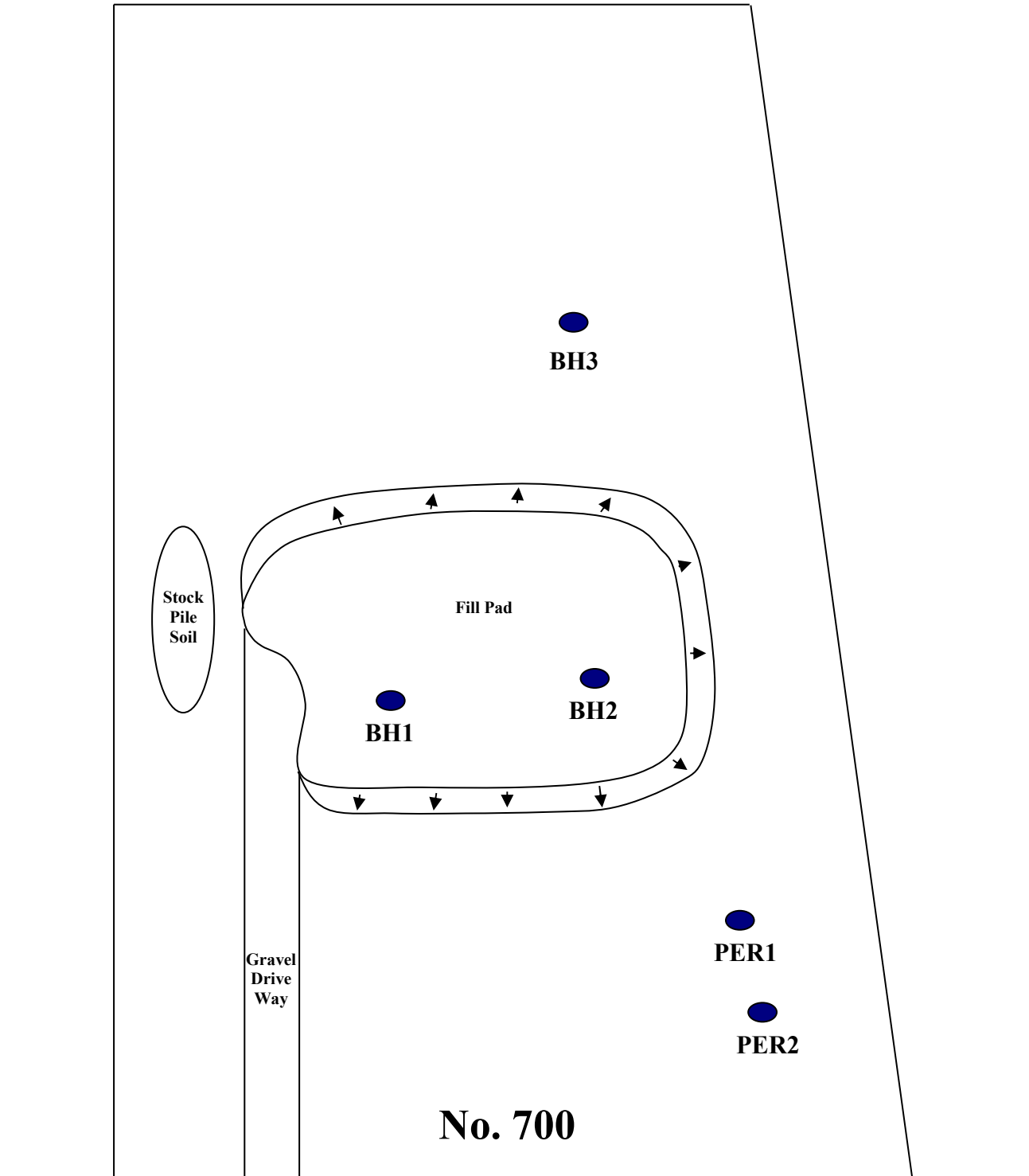
██████████ B.E. (Civil), MIEAust

**Geotechnical Engineer
GEOCORE PTY LTD**

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14. Site Plan:

Note: Plan not to scale.



McDonalds Drain Road

Nominated Area Water Balance & Storage Calculations


Site Address: 700 McDonalds Drain Road, PAKENHAM SOUTH

INPUT DATA

Design Wastewater Flow	Q	725	L/day	5075	338.33	242
Design DIR	DIR	21	mm/week	400mm LOAM Topsoi	0.6	
Daily DIR		3.0	mm/day			
Nominated Land Application Area	L	285	m sq			
Crop Factor	C	0.7-0.8	unitless			
Retained Rainfall		0.75	unitless			
Rainfall Data		Longwarry - 85208				
Evaporation Data		Cranbourne - 086375				

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	59.7	50.8	59.8	68.1	74	71.4	72.4	81.5	91	88.4	83.8	75.5	876.4
Evaporation	E	\	mm/month	192.2	156.8	136.4	87	62	51	55.8	71.3	93	124	144	170.5	1344
Crop Factor	C			0.80	0.80	0.80	0.70	0.70	0.70	0.70	0.70	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	154	125	109	61	43	36	39	50	65	99	115	136	1033.19
Percolation	B	(DIR/7)xD	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	1095.0
Outputs		ET+B	mm/month	246.8	209.44	202.1	150.9	136.4	125.7	132.1	142.9	155.1	192.2	205.2	229.4	2128.2
INPUTS																
Retained Rainfall	RR	R*0.75	mm/month	44.775	38.1	44.85	51.075	55.5	53.55	54.3	61.125	68.25	66.3	62.85	56.625	657.3
Effluent Irrigation	W	(QxD)/L	mm/month	78.9	71.2	78.9	76.3	78.9	76.3	78.9	78.9	76.3	78.9	76.3	78.9	928.5
Inputs		RR+W	mm/month	123.6	109.3	123.7	127.4	134.4	129.9	133.2	140.0	144.6	145.2	139.2	135.5	1585.8
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	4.2	5.3	2.3	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(E+B)	mm/month	-123.1	-100.1	-78.4	-23.5	-2.0	4.2	1.1	-2.9	-10.5	-47.0	-66.0	-93.9	-201.7
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	4.2	5.3	2.3	0.0	0.0	0.0	0.0	11.8
Maximum Storage for Nominated Area	N		mm	5.27												
	V	NxL	L	0												
LAND AREA REQUIRED FOR ZERO STORAGE				m ²	111	118	143	218	278	301	289	275	250	179	153	130
MINIMUM AREA REQUIRED FOR ZERO STORAGE:				m ²	301.5											

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PO Box 72
TOORADIN VIC 3980

03 5998 3888
03 5998 3999
mail@geocore.com.au

GEOTECHNICAL SITE CLASSIFICATION LOGS

Project: 700 McDonalds Drain Road East PAKENHAM SOUTH **Proposal:** Residential Septic System **Report No.** PER-1756
Client: 3D Design Group **Date:** 06/07/2018

Topography: Essentially Level <input checked="" type="checkbox"/> Undulating <input type="checkbox"/> Hilly <input type="checkbox"/> Steep Slope <input type="checkbox"/> Moderate Slope <input type="checkbox"/> Slight Slope <input type="checkbox"/> Extreme Condition <input type="checkbox"/>	Virgin Site <input checked="" type="checkbox"/> Filled Site <input type="checkbox"/> Slope Direction <input type="text"/> Water <input type="checkbox"/> type: <input type="text"/> Depressions <input type="checkbox"/> type: <input type="text"/> Contaminants <input type="checkbox"/> type: <input type="text"/> Trees <input type="checkbox"/> type: <input type="text"/>	Comments: Depth: <input type="text"/> Source: <input type="text"/> Size: <input type="text"/>
Soil Drainage: Good: <input type="checkbox"/> Sandy Fair: <input checked="" type="checkbox"/> to Poor: <input type="checkbox"/> Clay	Existing Structures <input type="checkbox"/> Condition: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	Comments:

Layer Description PER1	Depth	Layer Description PER2	Depth
Clayey SILT with SAND Grey/Brown Medium Dense Moist		Clayey SILT with SAND Grey/Brown Medium Dense Moist	
	700mm		600mm
Sandy CLAY Medium to High Plasticity Dark Grey/Orange Stiff Moist		Sandy CLAY Medium to High Plasticity Dark Grey/Orange Stiff Moist	
End of PER1	1500mm	End of PER2	1500mm

Operator: XXXXXXXXXX **Auger Type:** Hand

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Family Farm.

700 McDonalds Drain Road, Pakenham South. – T220693



The above photo represents the farm prior to the current permit being granted.

The small 5 acre allotment has recently had a boundary re-alignment to meet the conditions of the town planning permit.

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From our meeting with [REDACTED] on Tuesday the 8th of August, we would like to present the following information regarding the current farming enterprise.

(and following on from our last meeting on the 28th November 2024)

Current Farm position

Item	Comments
Family	<p>The farm is currently run [REDACTED]</p> <p>Their son [REDACTED] has a young family living in Warragul and working on the farm full-time [REDACTED] (qualified as a plumber after leaving school)</p> <p>The farm has been in the family for 3 generations and the family wants to continue this with the 4th generation coming back to the farm [REDACTED]</p>
Farm	48 ha or 118 acres
House lot	2 Ha or 4.9 acres
Farm activities	<p>70 cows and raising 50 calves – current livestock is 120 animals</p> <p>Feed crops using recycled water.</p> <ul style="list-style-type: none"> • Silage • Lucerne • Corn <p>Agisted dairy heifers. – 60 head from neighboring farm</p>
Gross Income	The Gross income \$200,00.00 depending on the season
Expenses	Approximate Expenses of \$120,000.00 depending on the season Including wages – that could be added back into the return.
Profitability	The farm has an average profit of \$80,000.00 per year
Current financial position	<p>Cash assets - \$900,000.00 (banked)</p> <p>No bank debt</p>

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With the ability to build the new residence on lot 3 (2ha) the [REDACTED]

Expansion of the Farm is only possible with [REDACTED] returning to the farm.

Item	Comments
Lease	<p>Lease 50 Acres from [REDACTED] 445 Mc Donalds drain road West, Koo Wee Rup. 5 x 5-year lease</p> <p>Lease 50 Acres from [REDACTED] Corner Mc Donalds drain East and Ballarto roads Pakenham south. 5-year lease</p>
Leasing cost	\$25,000 per year per property. (\$50,000 a year)
Increase farm size	Farming increased from 118 acres to 218 acres (nearly double the area)
Projected income	Increased income to \$400,000.00 approximate
Projected Expenses	Increase Expense to be \$240,000.00 approximate
Profit	Increased profit is estimated to be \$160,000.00
Farming	<p>Cow raising would increase from 120 head to around 200 head. Feed crops would increase – in particular corn for cattle feed. Agisted Dairy Heifers – no change</p>
Alternate Farming	<p>Herb growing – Meadow Hills Marketing has requested the following crops. (The owner is related to the family)</p> <p>Rosemary, Thyme, Lemon Thyme, Sage, Tarragon, Chives, Oregano, Marjoram, and Garlic Chives.</p>
The proposed Shed on Lot 3	It is proposed to use the proposed shed on lot 3 for hay storage (50%) and the remainder for packing and storage of the herb crops.
Growth for the family	[REDACTED] needs to see growth in the farming activity and potential for equity (ownership) of the farm in the future

The expansion of the farm requires more labor and a need to be on the property.

It is not possible to raise cattle remotely or to crop farm with irrigation. Both activities require constant monitoring and the irrigation equipment needs to be moved regularly.

Onsite management is critical from an animal welfare and risk management prospective. It is inhumane to leave calving animals unchecked.

The south east water irrigation water need to be monitored to ensure it is not running into the overland drainage system. This requires checking on a 3 to 4 hour basis.

Proposal.

We understand the council's concerns. We believe this proposal will ensure the continuation of farming on this site.

A possible solution is to amend the planning application to include a boundary re-alignment as per the following sketch. – This would achieve 2 larger lots of approximately 25ha each and remove the small 2ha Lot. – [This is now completed](#)



Lot 3 – Approximately 25 Ha

Lot 4 – Approximately 25 Ha

We believe this boundary re-alignment is allowable under the current town planning provisions for a green wedge zone.

The advantage to the Huyskens family would be the opportunity for Ben to acquire Lot 4 and have some equity in the farm. This would anchor the families further to the land.

[The title re-alignment has been completed.](#)

Amended Drawings

[We have provided amended to show the new location of the dwelling and shed \(its original siting\) and the resultant areas. – We have also amended the drawings from the current permit to match the same information to allow a clear comparison.](#)

We have shown the potential farm fencing and paddocks. The layout allows for the continuity of the farmland over both allotments. – [Areas table for all paddocks, farm tracks and domestic use.](#)

The proposed shed will be for the storage of hay (50%) and herb packing (50%)

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Consideration.

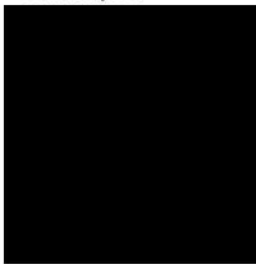
We request Cardinia Shire give careful consideration to this application. It is a farm that could continue into its fourth generation and continue to operate and grow as a farm.

This proposal is about securing the farming future of this property. – It would be easy to give up and walk away. That is not what the Huyskens family wants and/or intends to do.

We have clear demonstrated the amended siting will not result in the loss of farmable area and add better amenity and livability for the owner.

I am hoping we can find a positive outcome.

Thank you



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18 May 2023

Reference No.: 23-702

[REDACTED]
Statutory Planner
Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810

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RE: 700 MCDONALDS DRAIN ROAD PAKENHAM SOUTH: T220693 PA

Dear [REDACTED]

We act for the permit applicant in this matter and have been asked to provide a response to your request for justification for the construction of a dwelling on the above land.

We have inspected the land, met with the proponent [REDACTED] and examined relevant planning controls and policies. We are of the opinion that the proposed dwelling is appropriate for the land and an appropriate response to the Cardinia Planning Scheme.

By way of background, we note the following:

- + The land (along with the adjoining Lot 4) has been held in the family for 3 generations. It is a farming enterprise - once dairying and growing potatoes and now rearing dairy calves for sale and making hay and silage.
- + [REDACTED] raised his family on the land – living in the existing dwelling on the adjacent land (Lot 4).
- + The surrounding area is largely characterised by rural residential allotments and agricultural activities. Lot sizes range from 20-40 hectares with smaller 1-2 ha parcels. The land is approximately 3 kms south of Pakenham.
- + A S173 agreement was placed on title in 1993. Item D of the agreement states:
The owners-subdividers have requested the Council to enter into an agreement to allow the subdivision of the subject land pursuant to the provisions of the Planning Scheme generally in accordance with the plan of subdivision attached hereto and marked "A".
- + Item 1.2 of the agreement requires *a fill pad having a minimum area of 1,000sqm to be constructed to a level of 7.5m AHD and to further provide to the said lot a vehicular access track constructed to a minimum level of 7.0m AHD.*
- + This requirement was put in place to facilitate the construction of a dwelling on the land.
- + The fill required by the S173 agreement was brought in over time from around the region including from the Wonthaggi desalination plant site. The fill pad complies with the requirements of the S173 agreement.
- + The land has existed as a separate lot since this time. In 2004, power was installed for the new block (see attached). The application for power clearly states that it was for a house block.
- + In 2018, a permit was approved to construct a dwelling and outbuilding on the land. The proposal is identical to the current proposal.
- + Unfortunately, the time was not right to embark on such extensive works and the permit lapsed. The time is right now. [REDACTED] currently works 3-4 days off the farm and the rest on the farm. His son lives in Warragul which is proving very onerous and he wants to move back to the farm. He plans to not only transition to full time work on the land but to substantially expand existing farming operations in conjunction with his father. The long-term plan is to lease and/or purchase more land to farm.

The justifications for the dwelling are as follows:

- + The land is only 2 hectares in area – it is not a viable farming unit.
- + The S173 agreement clearly anticipates that a dwelling will be constructed on the land.
- + The fill for the fill pad occurred in accordance with the requirements of the S173 agreement. In its current state, this part of the land is not suitable for agriculture. Therefore the building of a dwelling on this part of the land is not removing the land from primary production.
- + The proposal is consistent with the policies contained in Clause 21.03-5 with respect to rural residential and rural living development. There would be no environmental degradation or increase in pest plants/animals. The proposed dwelling is well separated from dwellings not in the same ownership – it will not adversely affect the ability of neighbouring farms to conduct agricultural enterprise.
- + The land is in an area of mixed land sizes including many small rural living lots.
- + The proposal will not adversely affect the rural landscape.
- + No vegetation needs to be removed to facilitate the proposal.
- + Access will be provided via an all-weather road.
- + The land is not in the Special Use Zone 1 which is set aside to protect very high-quality agricultural land.
- + Whilst Clauses 14.01-1S and 16.01-3S discourage development of small lots in rural zones for residential use or other incompatible uses, we submit that the transition to having a dwelling on the land is well progressed due to the fact that the lot exists now, the fill pad has been placed on the land, the S173 agreement which anticipates a dwelling on the site continues to run with the land, the land now has power connected and the more recent permit approved in 2018. Furthermore, it will be a rural dwelling on a wider rural enterprise. The application is an appropriate response to this policy.
- + The application is identical to the permit approved by Council in 2018. The relevant planning context has not changed greatly since the approval date. In particular, we note that Clause 22.05 (relating to green wedge land) has not been amended since the permit was approved.
- + The proposed dwelling will allow [REDACTED] to return home and significantly expand the farming enterprise on the land.

It is considered that the application is an appropriate response to the requirements of the Green Wedge Zone and the wider policies and controls of the Cardinia Planning Scheme.

We would be pleased to elaborate or discuss further.

Yours faithfully,



DIRECTOR
HARLOCK JACKSON PTY LTD

Copies to:

1. 3D Design

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Application Details:

Applicant Name: [Redacted]
Company Name: (if applicable) [Redacted]
Australia Company Registration (ACN) No: (if applicable) [Redacted]
Business Phone: [Redacted] Home phone: [Redacted]
Facsimile: [Redacted]
Postal Address: [Redacted]
Post Code: 3 [Redacted]

Property Details:

Property Owners Name/s: [Redacted]
Road Address / Location: [Redacted]
Crown Allotment: _____ Section: _____ Parish: _____
Vic Roads or CFA Reference: VOLUME 10774 FOLIO 384
Subdivision Name: LOT 4 of PLAN No. SUB 444265K Lot: _____
(If an electricity supply is already existing please provide):
Meter Number: _____ NMI Number: _____
Nearest TXU Pole Number: 16266 (refer page 5 for how to read the number)
What date will your installation be completed and ready for supply? _____
(Please do not put "As Soon As Possible")
(Refer to Customer Connection Guide for Timeframes)

Please tick your Option: A) Firm Offer OR B) Preliminary Estimate

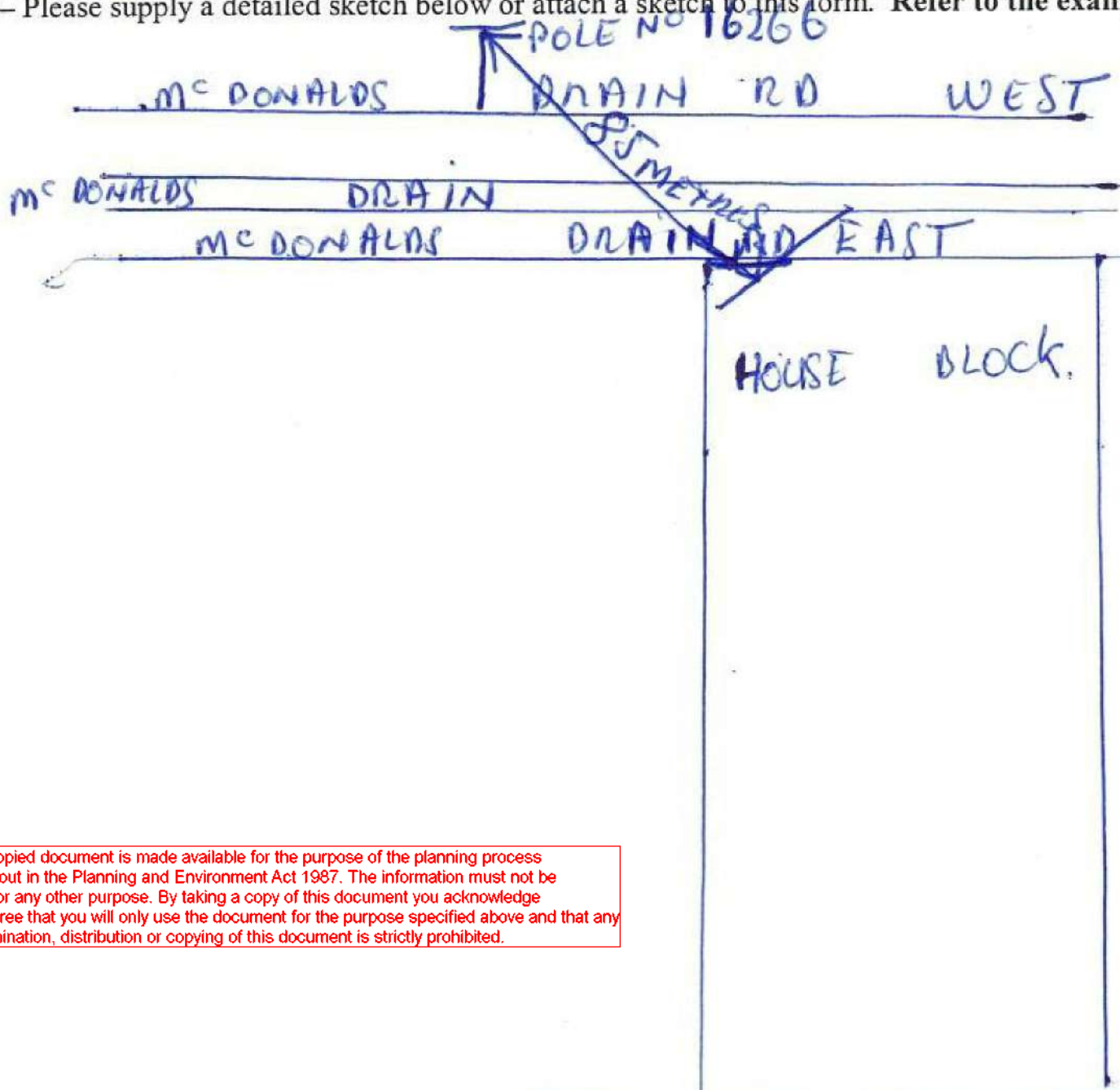
If you select a **Firm Offer**, please send TXU a cheque payable to TXU Networks for \$550 (including GST). We will contact you if further amounts are required.



Property and Installation Location Sketch:

To provide timely and accurate answers to your questions about cost, we need to be able to accurately locate your property. In the case of large rural properties, also identify the location of your proposed installation (eg: house) on the property. A copy of your title or subdivision plan will assist greatly in identifying your property. If you are buying a property, the estate agent may be able to assist with a copy of the title or subdivision plan.

Sketch – Please supply a detailed sketch below or attach a sketch to this form. Refer to the example on page 5.



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To avoid any delays please check you have shown –

- Property location
- Distance to nearest pole
- dimensions
- pole number
- buildings existing & new
- road names
- north point

Trees (tick appropriate box)	No trees <input checked="" type="checkbox"/>	Some trees <input type="checkbox"/>	Heavily treed <input type="checkbox"/>
Lay of land (tick appropriate box)	Flat <input checked="" type="checkbox"/>	Undulating <input type="checkbox"/>	Hilly <input type="checkbox"/>
Other obstructions (tick if present)	Water <input type="checkbox"/>	Rock <input type="checkbox"/>	Rail /Hwy <input type="checkbox"/>
			Buildings <input type="checkbox"/>

Others (please describe) _____

If a new powerline is to cross your neighbour's property, are they likely to grant an easement Yes No

Please Sign Below and Return Pages 2 to 4 of this Form:

I/we* understand that the subsequent preliminary advise provided by TXU Electricity will be based upon the information provided in this Supply Proposal Request, without detailed assessment. The preliminary estimate is not binding, although the amount is generally effective for up to 30 days. Any constraints placed on TXU Electricity by third parties may cause additional costs to your or your client. Normally, construction of the electricity supply extension is programmed upon acceptance of a contract and receipt of any payments required from the applicant. Negotiations need to be finalised about four months before electricity supply is actually required.

I/We* under [redacted] TXU Electricity has received a prescribed "Certificate of Electrical Safety" (CES) according to [redacted] of Electrical Inspector (OCEI).

Signed: [redacted] Date: 4-2-04

Signed: _____ Date: _____