
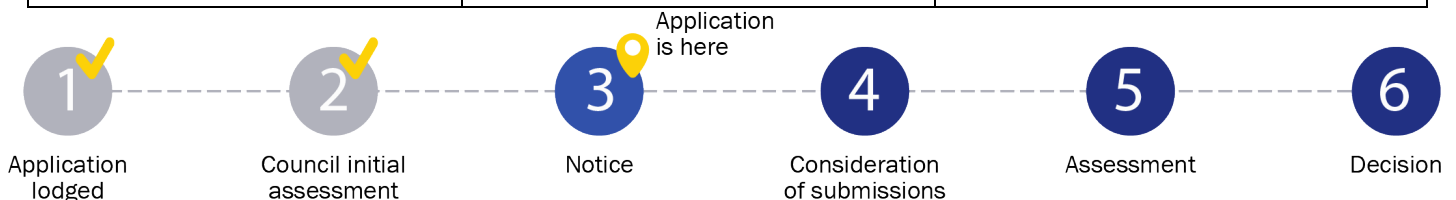


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP578913 V9161 F740 25 Barnes Drive, Guys Hill VIC 3807	
The application is for a permit to:	Buildings and works for an outbuilding	
A permit is required under the following clauses of the planning scheme:		
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)	
35.06-5	Construct a building within nominated setbacks	
42.01-2	Construct a building or construct or carry out works	
44.06-2	Construct a building or construct or carry out works associated with Accommodation (Dwelling)	
APPLICATION DETAILS		
The applicant for the permit is:	Renstruct Building Solutions Pty Ltd	
Application number:	T240649	
<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>		08 April 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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Documents Uploaded

Date	Type	Filename
02-12-2024	A Copy of Title	NEW Title search.pdf
02-12-2024	A Copy of Title	NEW Copy of Plan.pdf
02-12-2024	Site plans	YV 013 - 25 Barnes Drive GUYS HILL - Rev A.pdf
02-12-2024	Additional Document	Planning-Property-Report.pdf
02-12-2024	Additional Document	Detailed-Property-Report.pdf
02-12-2024	Additional Document	Reg 51 (2).pdf
02-12-2024	Additional Document	[REDACTED]
02-12-2024	Additional Document	Outbuildings-BMP- 25 Barnes Road Guys Hill Version 1 23-08-2024.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	02 December 2024 - 03:12:PM

Declaration

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



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

Page 1 of 1

VOLUME 09161 FOLIO 740

Security no : 124120111313D
Produced 25/11/2024 09:47 AM

LAND DESCRIPTION

Lot 1 on Title Plan 578913N.
PARENT TITLE Volume 04258 Folio 565
Created by instrument G217047 02/07/1976

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP578913N 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: 25 BARNES DRIVE GUYS HILL VIC 3807

DOCUMENT END

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Document Type	Plan
Document Identification	TP578913N
Number of Pages (excluding this cover sheet)	1
Document Assembled	25/11/2024 09:47

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TITLE PLAN	EDITION 1	TP 578913N
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<p>Location of Land</p> <p>Parish: PAKENHAM Township: Section: Crown Allotment: 70(PT) Crown Portion:</p> <p>Last Plan Reference: LP6686 Derived From: VOL 9161 FOL 740 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

Description of Land / Easement Information

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THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 25/07/2000
 VERIFIED: AC

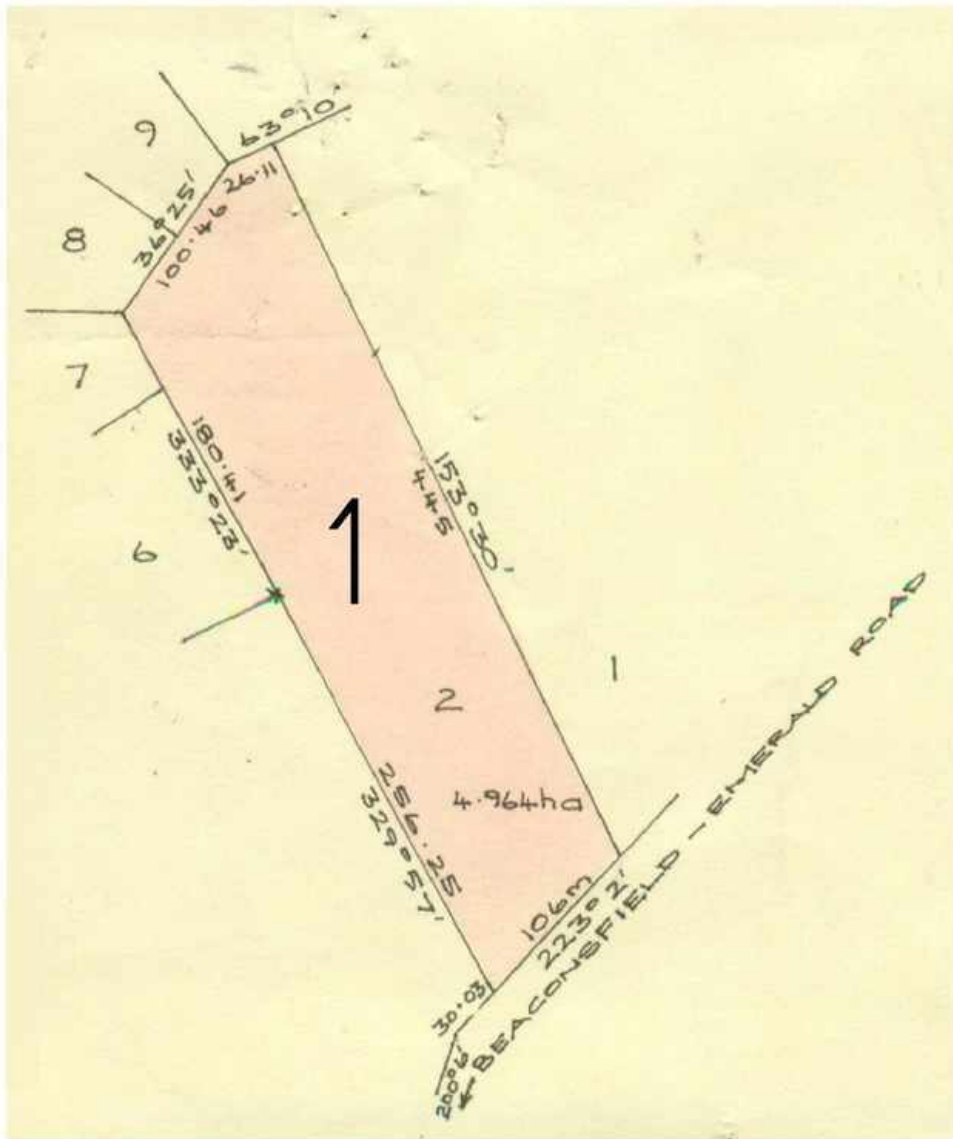


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 2 ON LP6686

From www.planning.vic.gov.au at 14 March 2024 01:33 PM

PROPERTY DETAILS

Address: **25 BARNES DRIVE GUYS HILL 3807**
 Lot and Plan Number: **Lot 1 TP578913**
 Standard Parcel Identifier (SPI): **1\TP578913**
 Local Government Area (Council): **CARDINIA**
 Council Property Number: **1061200200**
 Planning Scheme: **Cardinia**
 Directory Reference: **Melway 212 E2**

www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **BERWICK**

OTHER

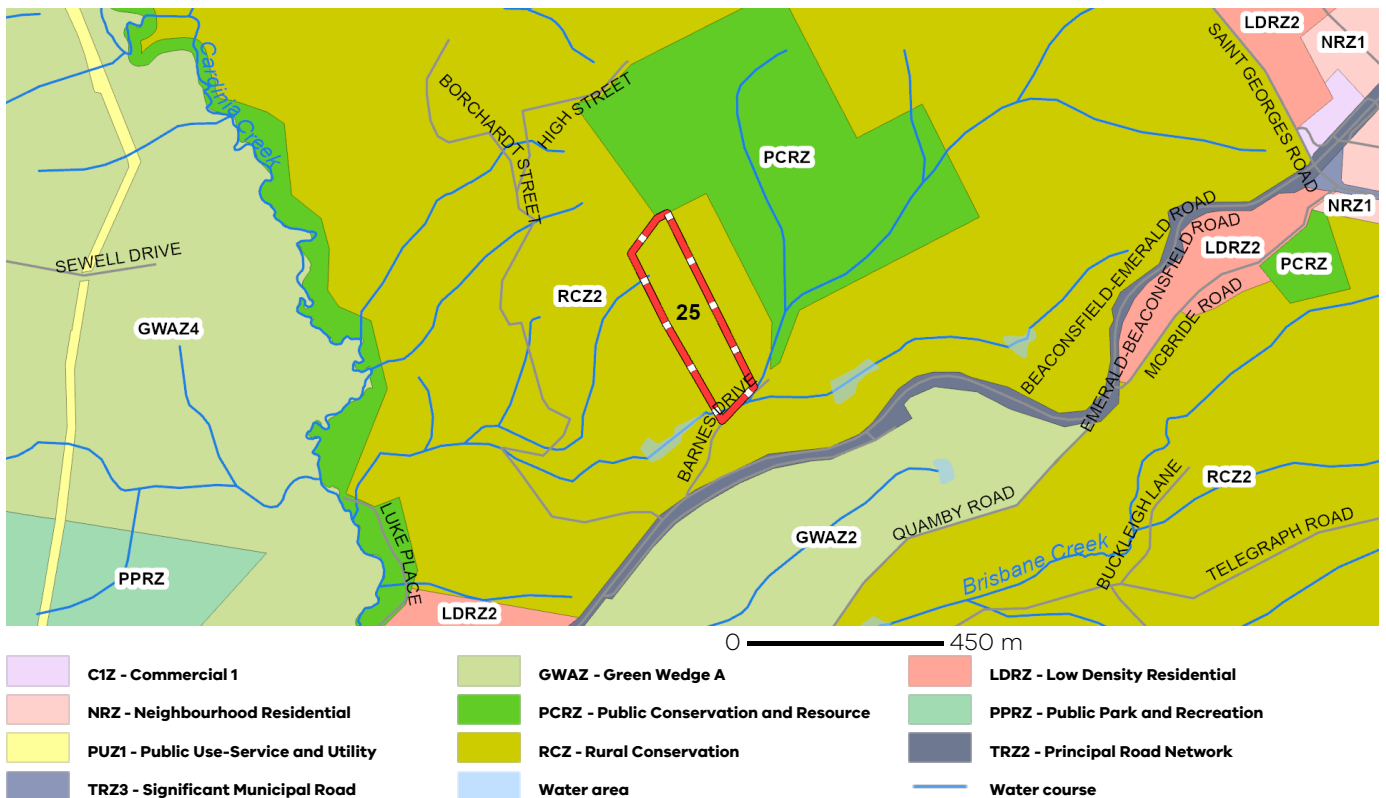
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\) \(CARDINIA\)](#)

[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\) \(CARDINIA\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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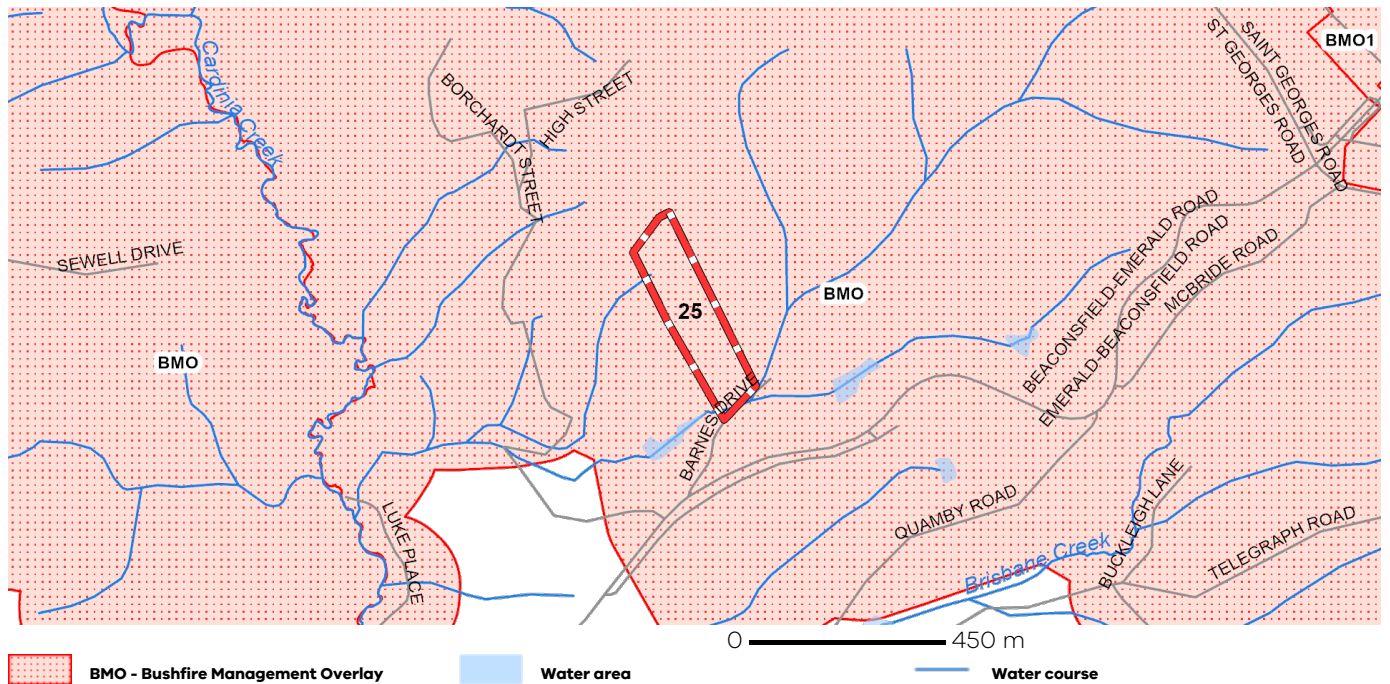
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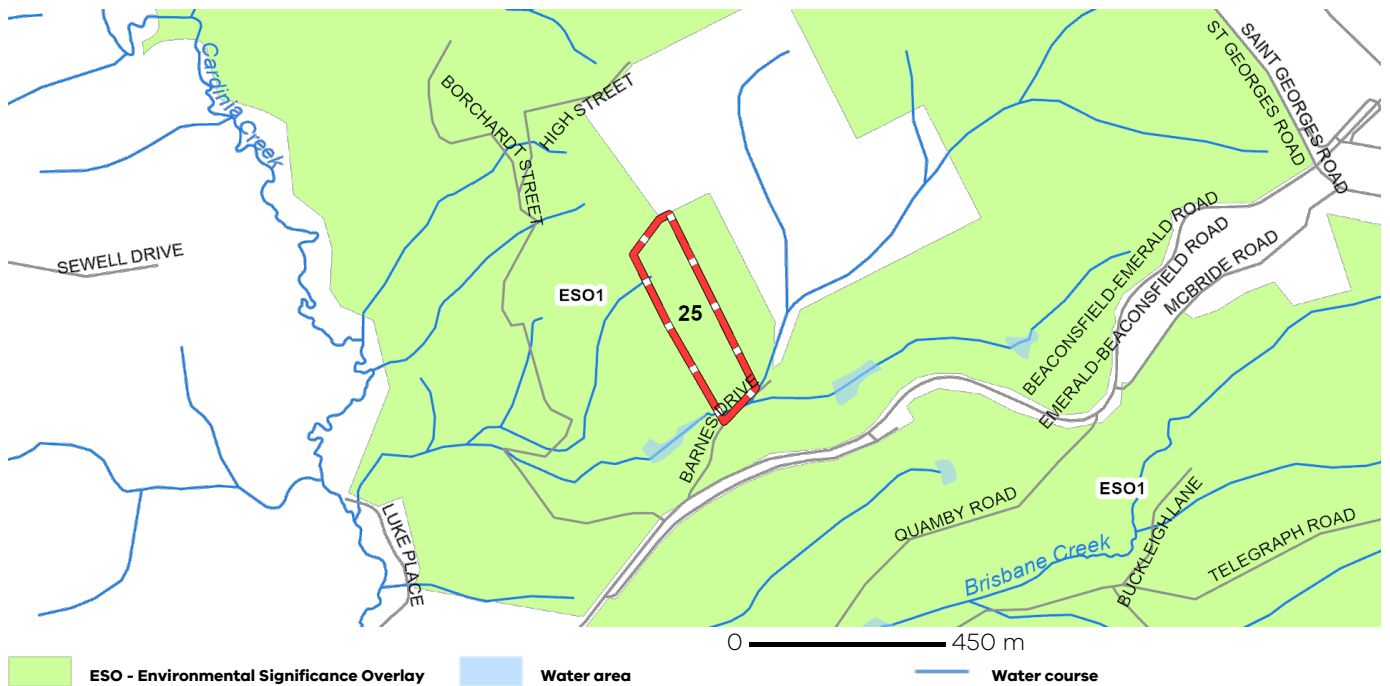
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO) (CARDINIA)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (CARDINIA)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1) (CARDINIA)



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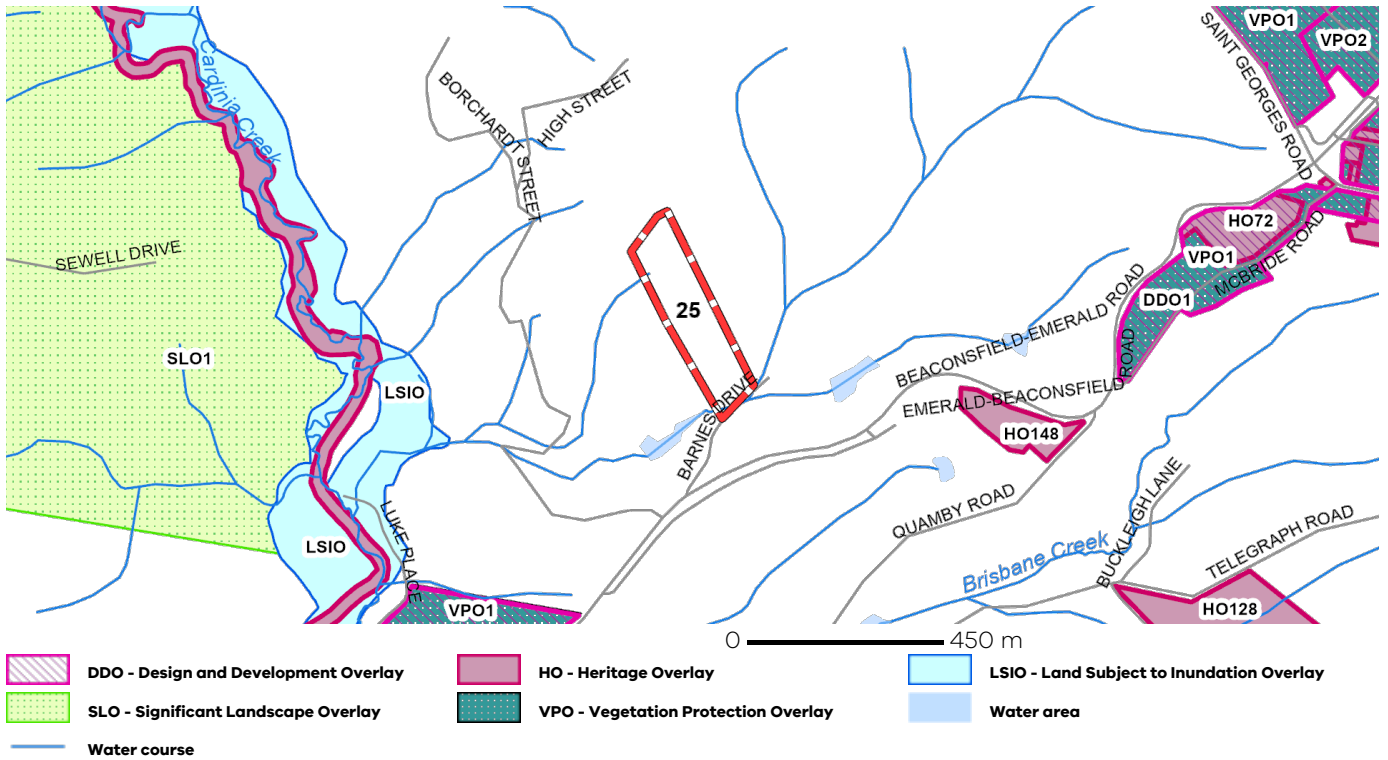
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

- [DESIGN AND DEVELOPMENT OVERLAY \(DDO\) \(CARDINIA\)](#)
- [HERITAGE OVERLAY \(HO\) \(CASEY\)](#)
- [HERITAGE OVERLAY \(HO\) \(CARDINIA\)](#)
- [LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(CASEY\)](#)
- [LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(CARDINIA\)](#)
- [SIGNIFICANT LANDSCAPE OVERLAY \(SLO\) \(CASEY\)](#)
- [VEGETATION PROTECTION OVERLAY \(VPO\) \(CARDINIA\)](#)

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Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

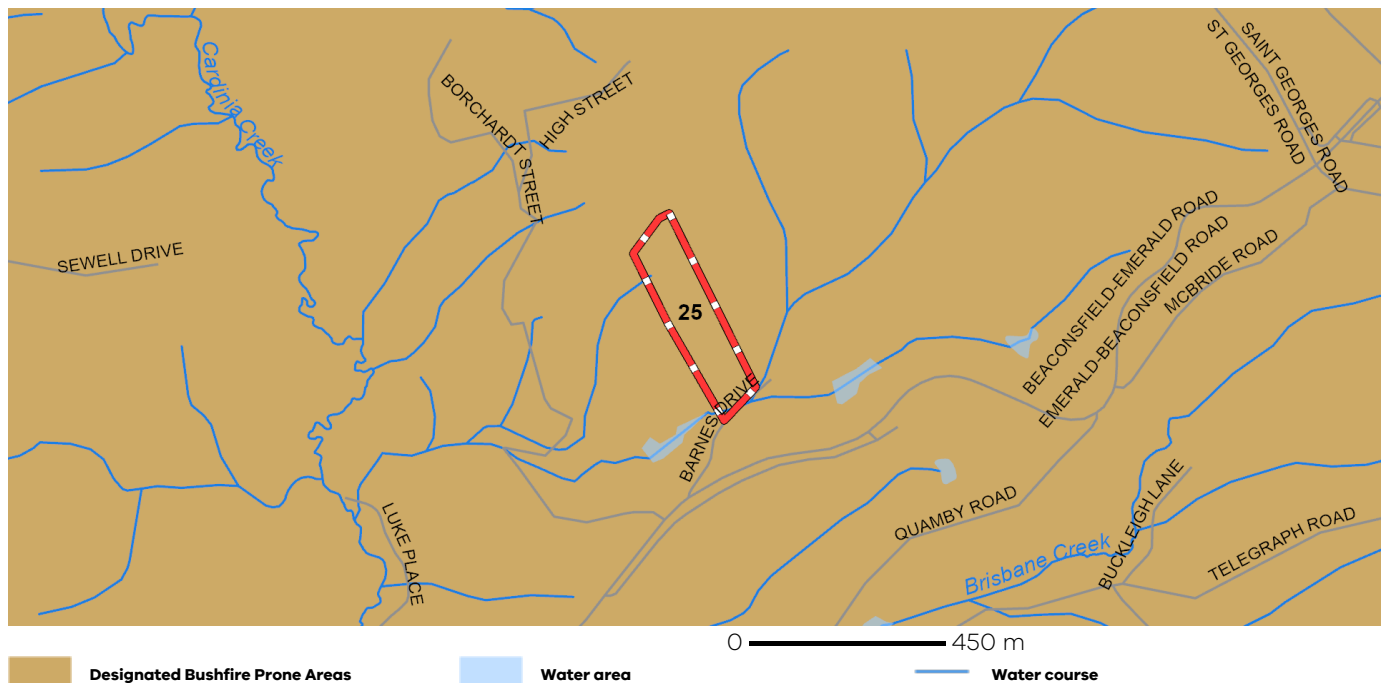
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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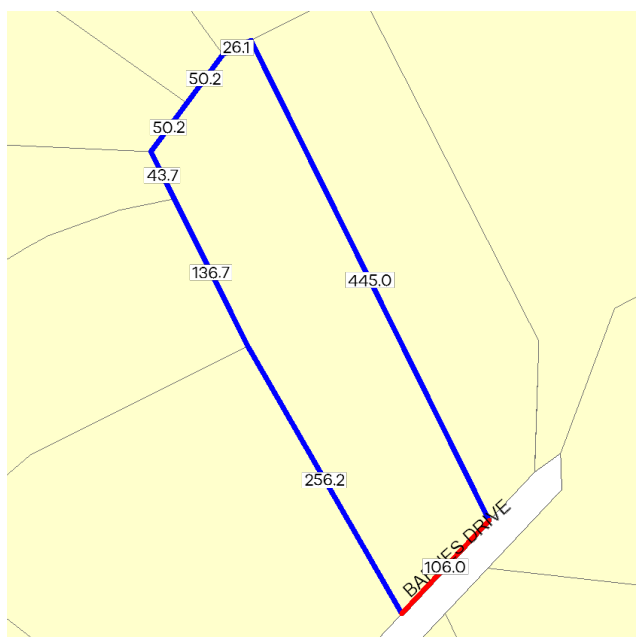
PROPERTY DETAILS

Address: **25 BARNES DRIVE GUYS HILL 3807**
Lot and Plan Number: **Lot 1 TP578913**
Standard Parcel Identifier (SPI): **1\TP578913**
Local Government Area (Council): **CARDINIA**
Council Property Number: **1061200200**
Directory Reference: **Melway 212 E2**

www.cardinia.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 49643 sq. m (4.96 ha)

Perimeter: 1114 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **BERWICK**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

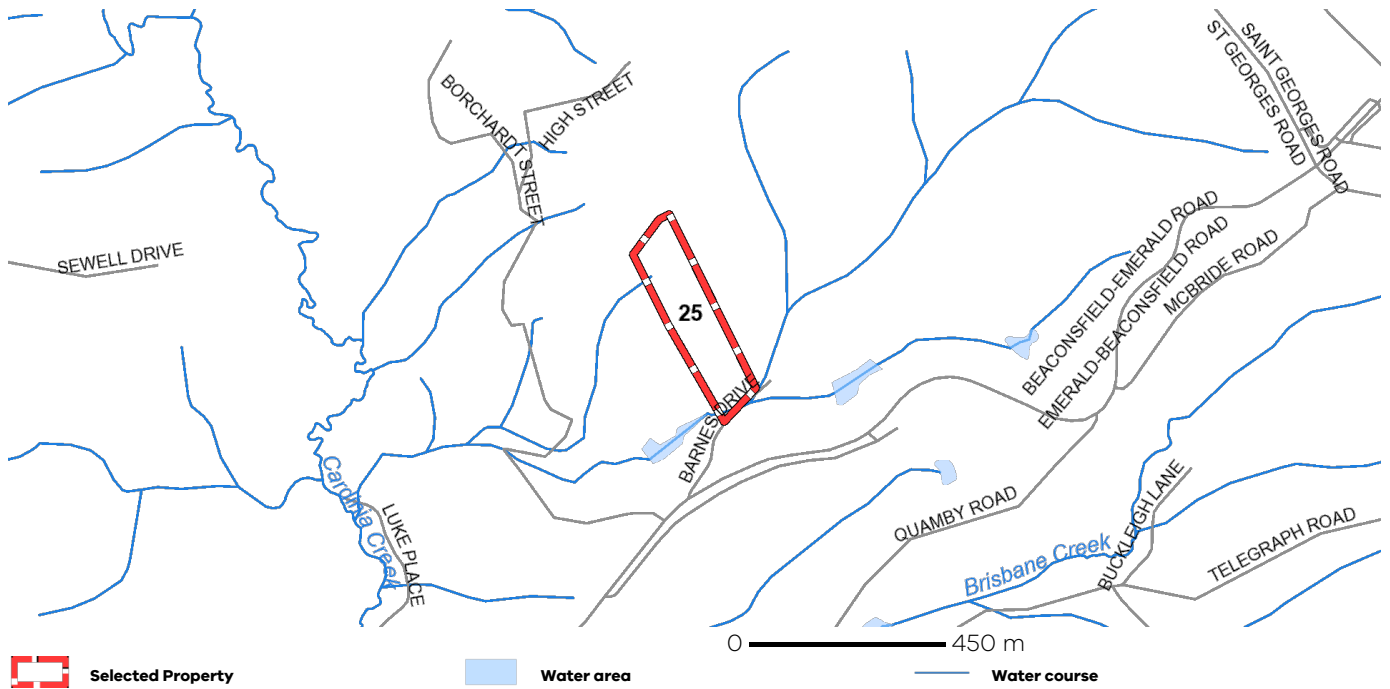
Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

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Area Map



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PROPERTY INFORMATION CERTIFICATE
Building Regulation 51(2)

15 March 2024



Property number: 1061200200
Your reference: 72157028-020-2
Receipt number: -

█ c/o LANDATA

Land (property) located at: Lot 1, 25 Barnes Drive, Guys Hill VIC 3807
Proposed development: -

BUILDING UNIT

Is the building or land in an area:	
That is liable to flooding (Reg. 153)?	NO*
That is a likely to be subject to termite attack (Reg. 150)?	YES
For which BAL level has been specified in a planning scheme?	**
That is subject to significant snowfalls (Reg. 152)?	NO
Designated land or Designated works (Reg. 154)?	NO

***NOTE:** Flooding information is predominantly based on 'Planning Scheme Flood Overlays' and 'Melbourne Water Data' available, any building work proposed within 20 metres of a water course (not requiring a planning permit) should be designed to ensure that amenity and structural integrity is not impacted (further opinion may be obtained from Councils Municipal Building Surveyor).

**** NOTE:** BAL='Bushfire Attack Level', BAL's may also be provided as restrictions on title/subdivision and shall be complied with. Refer to 'Land Channel' website for information relating to regulation 155 (designated state bushfire prone areas) [DELWP Vic Plan Maps](#)

PLANNING UNIT

For planning information please complete the planning information request located on our website [Planning information or advice](#) and pay the associated fee.

COMMUNITY INFRASTRUCTURE LEVY

'Community infrastructure' levies are financial contributions made by landowners towards locally provided infrastructure that is required to meet the future needs of the community. **Community Infrastructure Levy is applicable to new dwellings constructed in Pakenham, Officer, and some areas of Beaconsfield.**

Is the property subject to the Community Infrastructure Levy (payable by owner?) **NO**

ASSET PROTECTION UNIT

The asset protection permit application fee and bond must both be paid, and your permit issued **before works start**. Please refer to our website for further details: [Apply for an asset protection permit](#)

Yours sincerely

█ - Administration Officer - Regulatory Services

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Cardinia Shire Council

20 Siding Ave

Officer VIC 3809


Purpose of use letter

To whom it may concern,

I have designed the proposed new shed to be used for housing of our cars and for the storage of a caravan, boat, tractor, ride on lawnmower and camping equipment. We have a large amount of farming equipment used to maintain the property that require protection from the elements. An area of the proposed shed will also be for a wide variety of workshop tools.

Security of the vehicles and equipment listed above is incredibly important to us. We have noticed increased crime in our area of late, particularly with stolen cars. Therefore, it is important we have a secure facility to store these items.

The homes and other structures such as garages and sheds in the surrounding streets are made from brick, weatherboard, and Colourbond steel, with colours that vary from classic cream, monument, woodland grey, cottage green, and ironstone. I believe that the style and colour scheme of my proposed new shed will fit perfectly into the surrounding area.

I hope this letter provides the explanation you require to regarding the proposed shed, particularly its proposed size, colour and use. Should you have any further questions regarding this matter please do not hesitate to contact myself or 

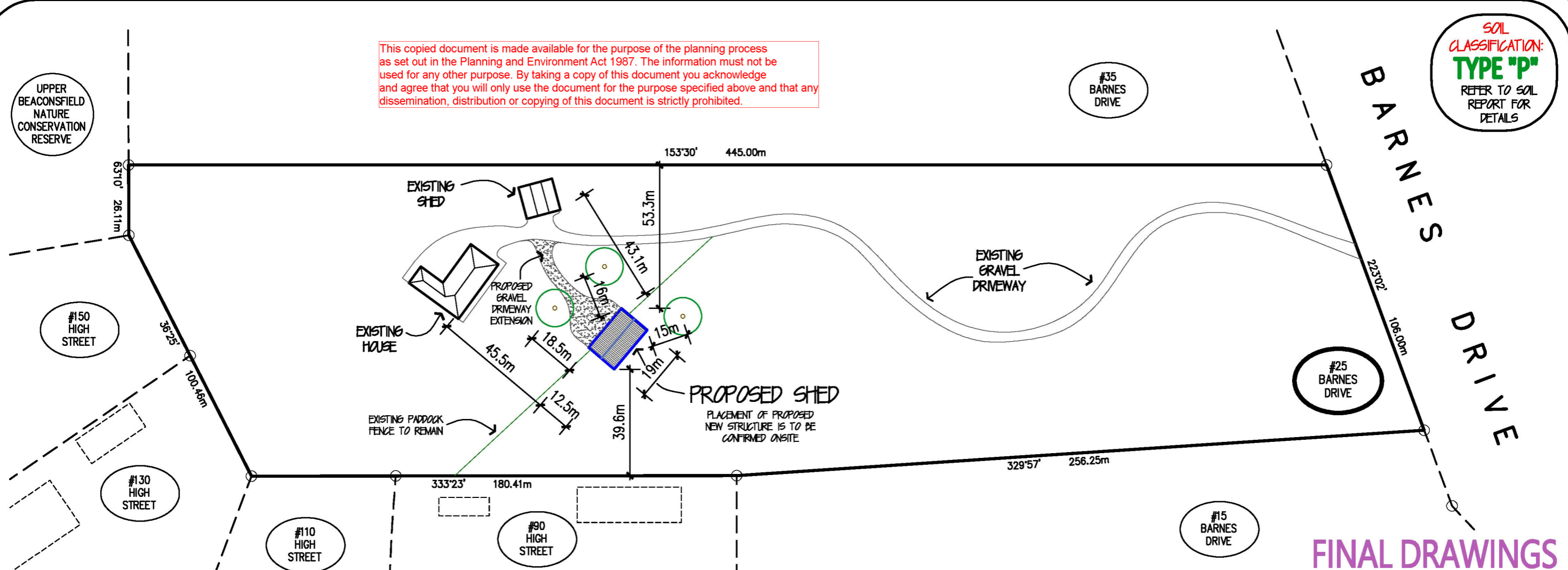
With Kind Regards,



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SOIL CLASSIFICATION:
TYPE 'P'
REFER TO SOIL REPORT FOR DETAILS



SITE PLAN
1:1500

FINAL DRAWINGS FOR LODGEMENT

EXISTING AREAS

- EXISTING LOT AREA = 49,635m²
- EXISTING HOUSE & GARAGE AREA = 395.4m²
- EXISTING SHED AREA = 155.2m²
- EXISTING STRUCTURES ON SITE = 550.6m²
- PERCENTAGE OF SITE SPLIT:
 - STRUCTURES = 1.1%
 - LANDSCAPE = 98.9%

PROPOSED NEW AREAS

- PROPOSED NEW SHED = 237.5m²
- EXISTING STRUCTURES ON SITE = 550.6m²
- COMBINED TOTAL STRUCTURES = 788.1m²
- PERCENTAGE OF SITE SPLIT:
 - STRUCTURES = 1.6%
 - LANDSCAPE = 98.4%

CLAUSE 35.06 VICTORIAN PLANNING SCHEME: (RURAL CONSERVATION ZONES)

- PURPOSE: TO CONSERVE AND ENHANCE THE ENVIRONMENT, INCLUDING THE NATURAL ENVIRONMENT, NATURAL PROCESSES AND BIODIVERSITY
- DEVELOPMENT RESTRICTIONS: DEVELOPMENT IS RESTRICTED AND DISCRETIONARY USES ARE LIMITED TO THOSE THAT SUPPORT FARMING, AGRICULTURE AND TOURISM
- LAND USE: LAND USE SHOULD BE CONSISTENT WITH SUSTAINABLE LAND MANAGEMENT PRACTICES AND THE ENVIRONMENTAL SENSITIVITY OF THE AREA
- AGRICULTURAL USE: AGRICULTURAL USE SHOULD BE CONSISTENT WITH THE CONSERVATION OF THE AREA'S ENVIRONMENTAL AND LANDSCAPE VALUES
- CULTURAL SIGNIFICANCE: THE CULTURAL SIGNIFICANCE AND CHARACTER OF OPEN RURAL AND SCENIC NON-URBAN LANDSCAPES SHOULD BE CONSERVED AND ENHANCED

SITE CONSTRUCTION:

PLACEMENT OF PROPOSED NEW STRUCTURE IS AN ESTIMATION ONLY - BUILDER TO CONFIRM EXACT LOCATION ONSITE PRIOR TO SITE WORKS AND CONSTRUCTION COMMENCING.

LOCATION SHOWN ON THESE PLANS IS INDICATIVE ONLY, GIVEN THE SIZE OF LOT

PROPERTY INFORMATION:

PLANNING OVERLAYS ON THIS BLOCK AS DEEMED BY CARDINIA SHIRE COUNCIL:

- RCZ (RCZ 2) RURAL CONSERVATION ZONE - SCHEDULE 2
- ESO (ESO 1) ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- BMO BUSHFIRE MANAGEMENT OVERLAY

TREE DETAILS SURROUNDING PROPOSED SHED

○ DEPICTS EXISTING EUCALYPTUS TREES (WITH DISTANCES) TO PROPOSED SHED - SHOWN DIAGRAMMATICALLY ONLY

SITE PREPARATION:

PROPOSED SITE AREA IS TO BE CLEARED OF EXISTING FENCELINE AND ORGANIC MATERIALS READY FOR CONSTRUCTION - PLEASE ENSURE GRADUAL PATTERNING TO NGL AND IN KEEPING WITH EXISTING SITE CONDITIONS

PROPOSED COLOUR SCHEME

PROPOSED NEW SHED IS TO BE CONSTRUCTED FROM COLORBOND METAL CLADDING WITH THE FOLLOWING COLOUR SCHEME, AS PER CONTRACT

- ROOF, WALLS, GUTTERS & FLASHINGS - WOODLAND GREY
- DOORS (ROLLER & PERSONAL DOOR) - MONUMENT

PLEASE REFER TO YV SHEDS & BARNES FOR DETAILED SPECIFICATIONS & CONTRACT FOR PRECISE DETAILS AND ANY CLARIFICATION

GENERAL NOTES

PLEASE READ THESE ARCHITECTURAL PLANS IN CONJUNCTION WITH ANY ASSOCIATED SPECIALIST PLANS AVAILABLE - SURVEY, ENGINEERING AND THE LIKE.

IF THERE IS ANY DISCREPANCY BETWEEN THE TWO, BUILDER IS TO CONFIRM ONSITE BEFORE CONSTRUCTION OCCURS.

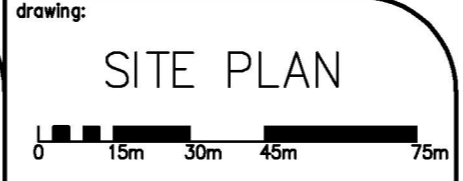
ALL DIMENSIONS ARE SHOWN IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.

ANY NEW DOWNPIPES ARE TO BE CONNECTED INTO EXISTING STORMWATER PROVISIONS ON SITE AND/OR INTO THE LPOD AND/OR WATER SITE DISPERSION - PLEASE REFER TO COUNCIL DRAINAGE PLANS FOR LOCATIONS

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client: [REDACTED]

job description:
PROPOSED NEW SHED TO EXISTING PROPERTY



rev:	date:	description:
drawn:	date:	
scale:	sheet no.:	
job no.:	rev:	

drawn: KG
 date: 24/01/25
 scale: 1:1500
 sheet no.: 1 of 4
 job no.: YV 013
 rev: D

DP-AD 43882
 E: info@belleabodedesign.com.au
 M: 0438 265 282

BUILDING WORKS:
ALL BUILDING WORKS TO COMPLY WITH BUT LIMITED TO THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2018

SITE PREPARATION:
PROPOSED SITE AREA IS TO BE CLEARED OF EXISTING GARDEN SHED READY FOR CONSTRUCTION - PLEASE ENSURE GRADUAL BATTERING TO NEL AND IN KEEPING WITH EXISTING SITE CONDITIONS

SITE CONSTRUCTION:
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LOCATION SHOWN ON THESE PLANS IS INDICATIVE ONLY, GIVEN THE SIZE OF LOT

CLAUSE 35.06 VICTORIAN PLANNING SCHEME: (RURAL CONSERVATION ZONES)

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- AGRICULTURAL USE:
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- CULTURAL SIGNIFICANCE:
THE CULTURAL SIGNIFICANCE AND CHARACTER OF OPEN RURAL AND SCENIC NON-URBAN LANDSCAPES SHOULD BE CONSERVED AND ENHANCED

DOWNPIPE LEGEND:

DEPICTS PROPOSED NEW DOWNPIPE(S)
● DP - CONNECTED TO EXISTING STORMWATER SYSTEM ON SITE, IN ACCORDANCE WITH AS3500

GENERAL NOTES

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PROPOSED SHED COLOUR SCHEME

PROPOSED NEW SHED IS TO BE CONSTRUCTED FROM COLORBOND METAL CLADDING WITH THE FOLLOWING COLOUR SCHEME, AS PER CONTRACT

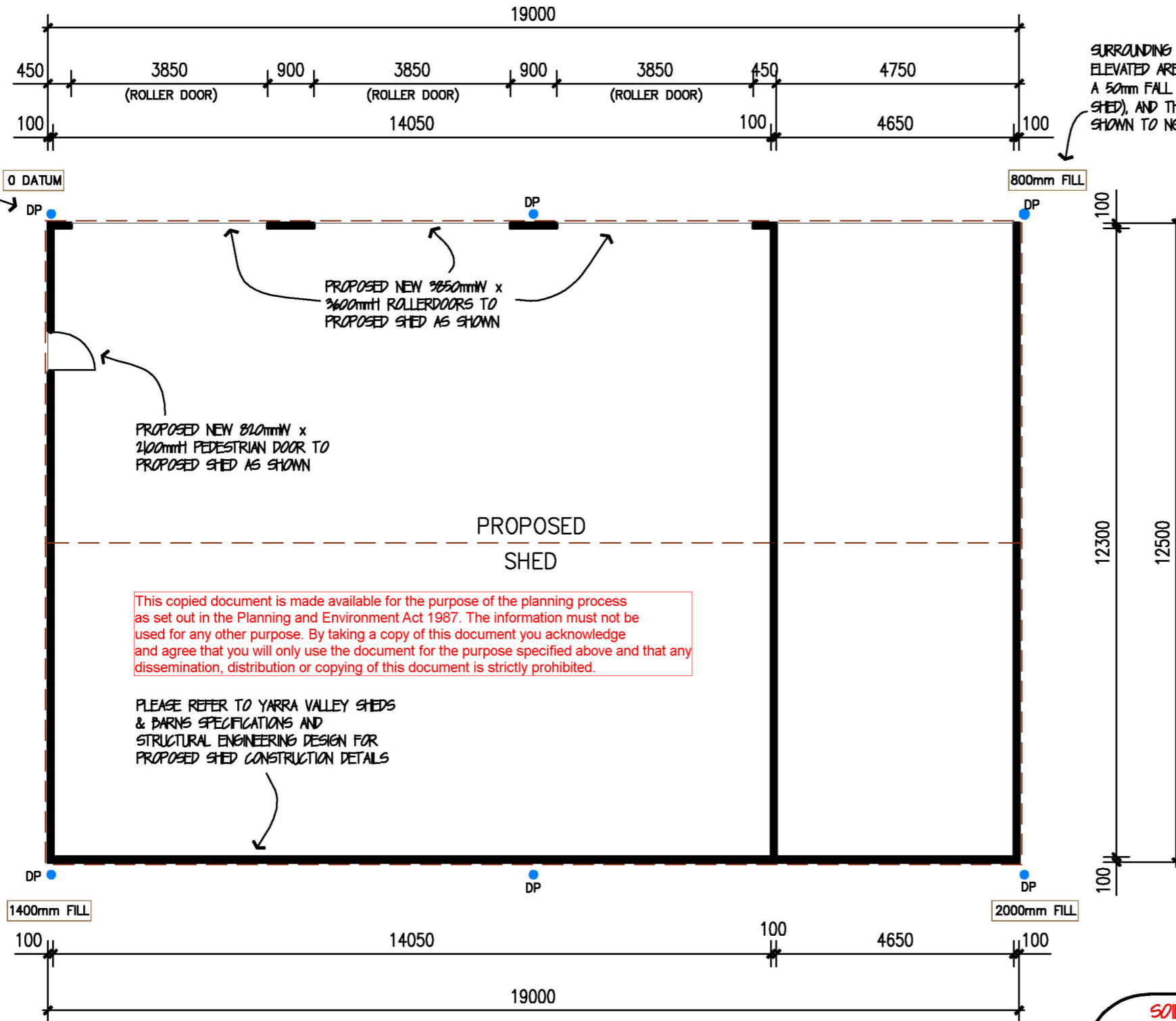
- ROOF/WALLS - WOODLAND GREY
- DOORS - MONUMENT

PLEASE REFER TO YV SHEDS & BARNES FOR DETAILED SPECIFICATIONS & CONTRACT FOR PRECISE DETAILS AND ANY CLARIFICATION

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NEW GUTTERS AND DOWNPIPES TO BE CONNECTED TO EXISTING STORMWATER SYSTEM ONSITE (ALTERNATIVELY INTO A NEW WATER TANK - TO BE DECIDED BY BUILDER ONSITE AT TIME OF CONSTRUCTION)

SURROUNDING SHED THERE IS AN ELEVATED AREA/APRON 1000mm WITH A 50mm FALL (FALLING AWAY FROM SHED), AND THEN BATTERING AS SHOWN TO NEL



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PLEASE REFER TO YARRA VALLEY SHEDS & BARNES SPECIFICATIONS AND STRUCTURAL ENGINEERING DESIGN FOR PROPOSED SHED CONSTRUCTION DETAILS

FLOOR PLAN

1:100

FINAL DRAWINGS FOR LODGEMENT

SOIL CLASSIFICATION:
TYPE "P"
REFER TO SOIL REPORT FOR DETAILS

rev:	date:	description:	
drawn:	KG	date:	24/01/25
scale:	1:100	sheet no.:	2 of 4
job no.:	YV 013	rev:	D

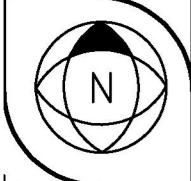
BELLE ABODE
Building Design & Architectural Drafting
DP-AD 43882 E: info@belleabode.com.au M: 0438 265 282



drawing:
FLOOR PLAN
0 1m 2m 3m 5m

job description:
PROPOSED NEW SHED TO EXISTING PROPERTY

client:
[Redacted]



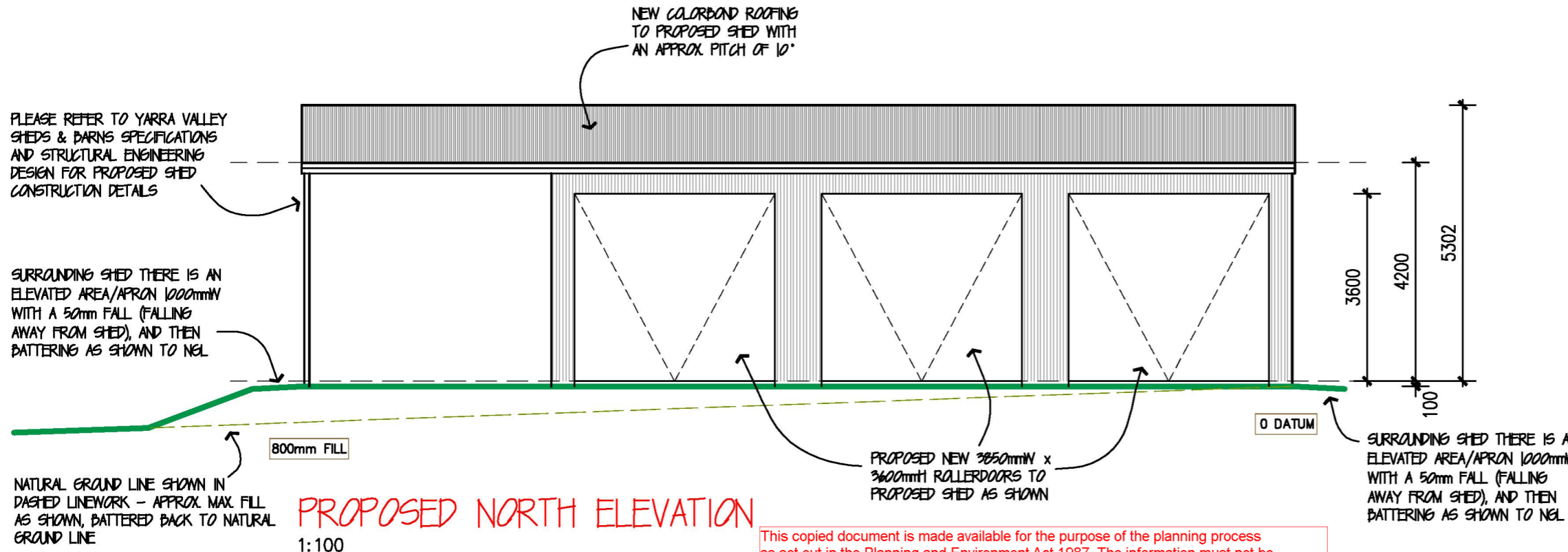
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DEPICTS PROPOSED NEW DOWNPIPE(S)
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GENERAL NOTES

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- ROOF/WALLS - WOODLAND GREY
- DOORS - MONUMENT

PLEASE REFER TO YV SHEDS & BARN FOR DETAILED SPECIFICATIONS & CONTRACT FOR PRECISE DETAILS AND ANY CLARIFICATION

FINAL DRAWINGS FOR LODGEMENT

PROPOSED NORTH ELEVATION

1:100

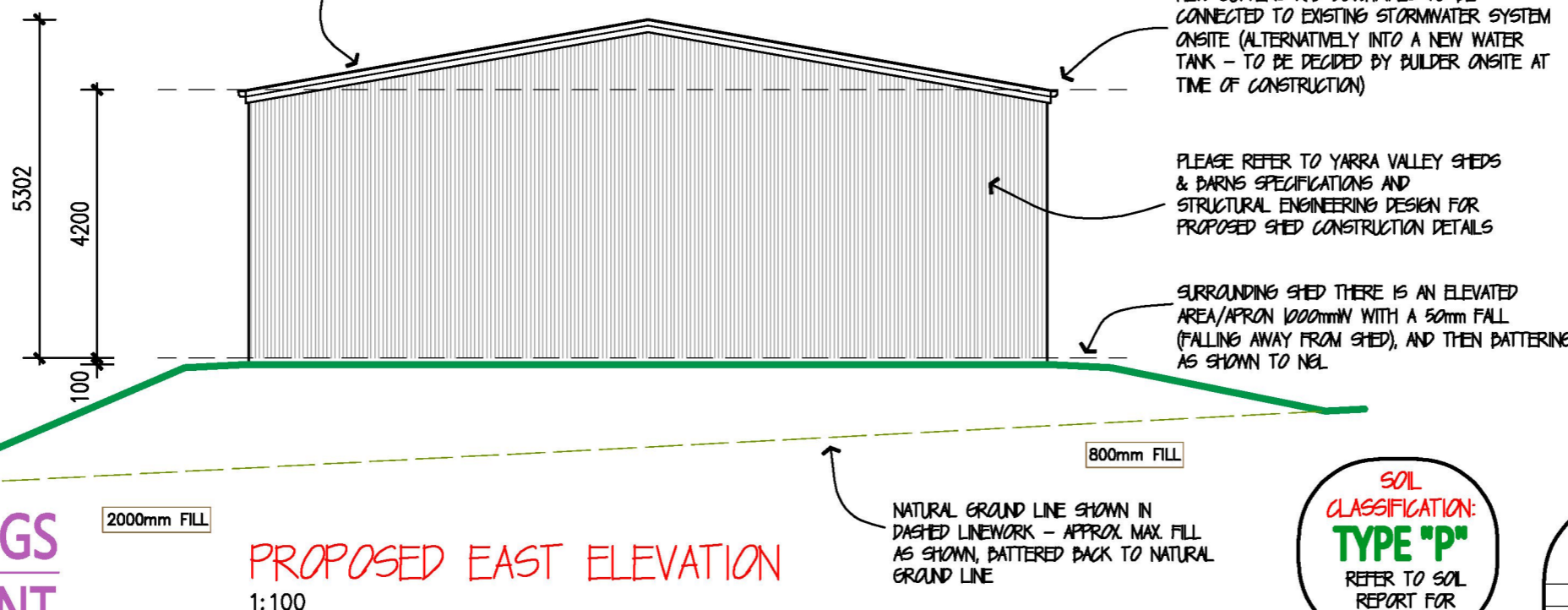
NEW COLORBOND ROOFING TO PROPOSED SHED WITH AN APPROX PITCH OF 10°

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SURROUNDING SHED THERE IS AN ELEVATED AREA/APRON 1000mm WITH A 50mm FALL (FALLING AWAY FROM SHED), AND THEN BATTERING AS SHOWN TO NEL



PROPOSED EAST ELEVATION

1:100

SOIL CLASSIFICATION:
TYPE "P"
REFER TO SOIL REPORT FOR DETAILS

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client: [REDACTED]

job description:
PROPOSED NEW SHED TO EXISTING PROPERTY

drawing:
ELEVATIONS
0 1m 2m 3m 5m



rev:	date:	description:	
drawn:	KG	date:	24/01/25
scale:	1:100	sheet no.:	3 of 4
job no.:	YV 013	rev:	D

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DP-AD 43882 E: info@belleabodedesign.com.au M: 0438 265 282

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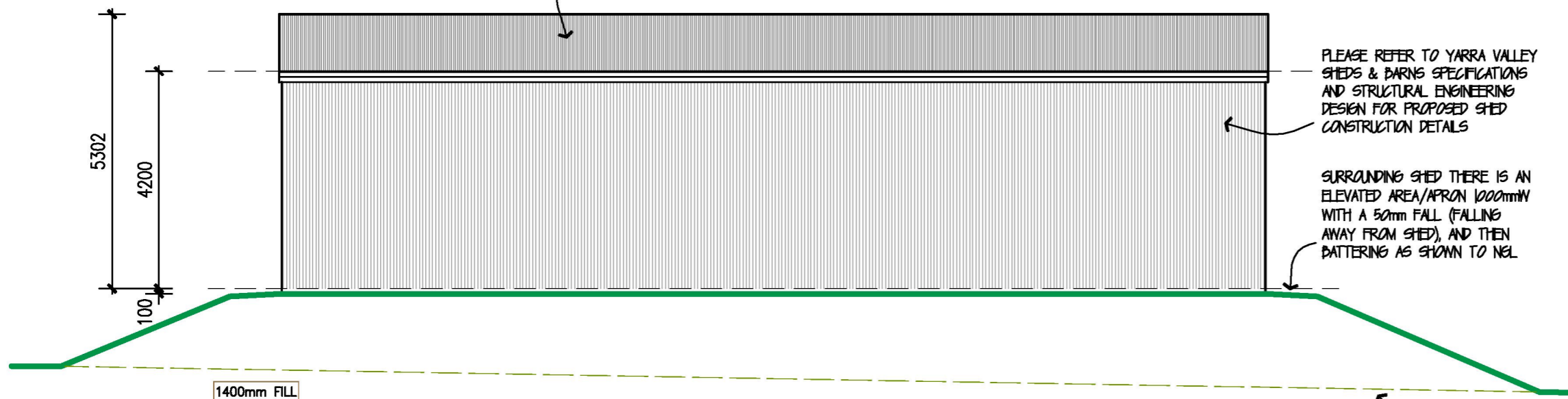
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SURROUNDING SHED THERE IS AN ELEVATED AREA/APRON 1000mmW WITH A 50mm FALL (FALLING AWAY FROM SHED), AND THEN BATTERING AS SHOWN TO NGL



PROPOSED SOUTH ELEVATION

1:100

DOWNPIPE LEGEND:

DEPICTS PROPOSED NEW DOWNPIPE(S)
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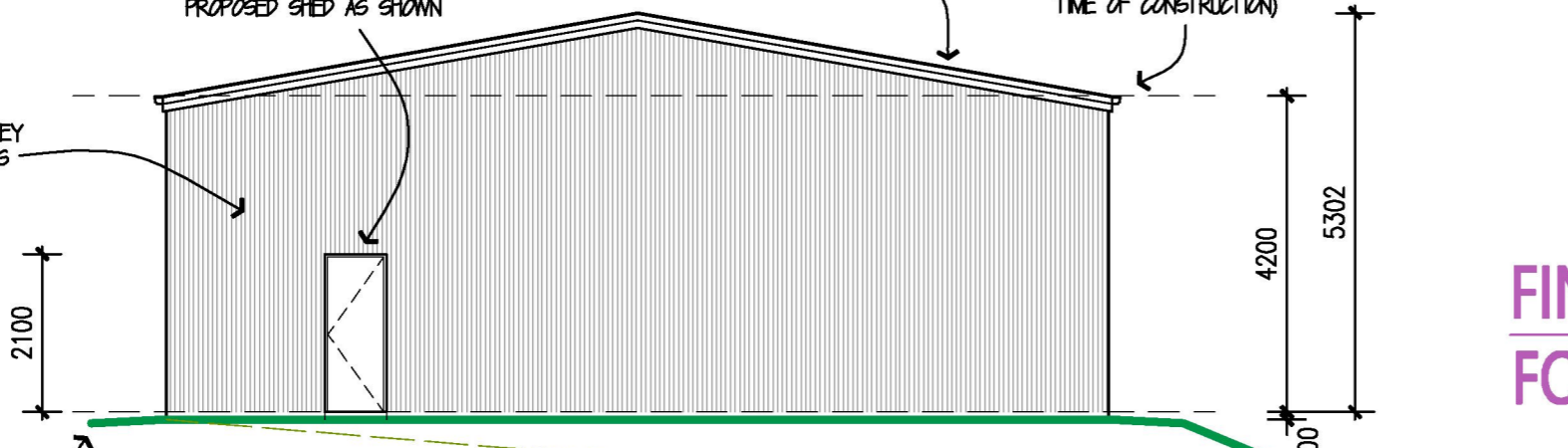
PLEASE REFER TO YARRA VALLEY SHEDS & BARN SPECIFICATIONS AND STRUCTURAL ENGINEERING DESIGN FOR PROPOSED SHED CONSTRUCTION DETAILS

PROPOSED NEW 810mmW x 2100mm PEDESTRIAN DOOR TO PROPOSED SHED AS SHOWN

NEW COLORBOND ROOFING TO PROPOSED SHED WITH AN APPROX PITCH OF 10°

NEW GUTTERS AND DOWNPIPES TO BE CONNECTED TO EXISTING STORMWATER SYSTEM ONSITE (ALTERNATIVELY INTO A NEW WATER TANK - TO BE DECIDED BY BUILDER ONSITE AT TIME OF CONSTRUCTION)

NATURAL GROUND LINE SHOWN IN DASHED LINWORK - APPROX MAX FILL AS SHOWN, BATTERED BACK TO NATURAL GROUND LINE



PROPOSED WEST ELEVATION

1:100

SURROUNDING SHED THERE IS AN ELEVATED AREA/APRON 1000mmW WITH A 50mm FALL (FALLING AWAY FROM SHED), AND THEN BATTERING AS SHOWN TO NGL

0 DATUM

1400mm FILL

NATURAL GROUND LINE SHOWN IN DASHED LINWORK - APPROX MAX FILL AS SHOWN, BATTERED BACK TO NATURAL GROUND LINE

FINAL DRAWINGS FOR LODGEMENT

SOIL CLASSIFICATION:
TYPE "P"
REFER TO SOIL REPORT FOR DETAILS

client:
[REDACTED]

job description:
PROPOSED NEW SHED TO EXISTING PROPERTY

drawing:
ELEVATIONS
0 1m 2m 3m 5m



rev:	date:	description:	
drawn:	KG	date:	24/01/25
scale:	1:100	sheet no.:	4 of 4
job no.:	YV 013	rev:	D



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Outbuildings Bushfire Management Plan – 25 Barnes Drive, Guys Hill 3807

Bushfire Protection Measures

a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Requirement

- Non habitable outbuilding ancillary to a dwelling **is more than 10 metres** from a dwelling has **no construction requirements.**
- Non habitable outbuilding ancillary to a dwelling **is less than 10 metres** from a dwelling must meet the construction requirements of Table 7 to Clause 52.47

Table 7 Outbuilding construction requirement

Building construction condition

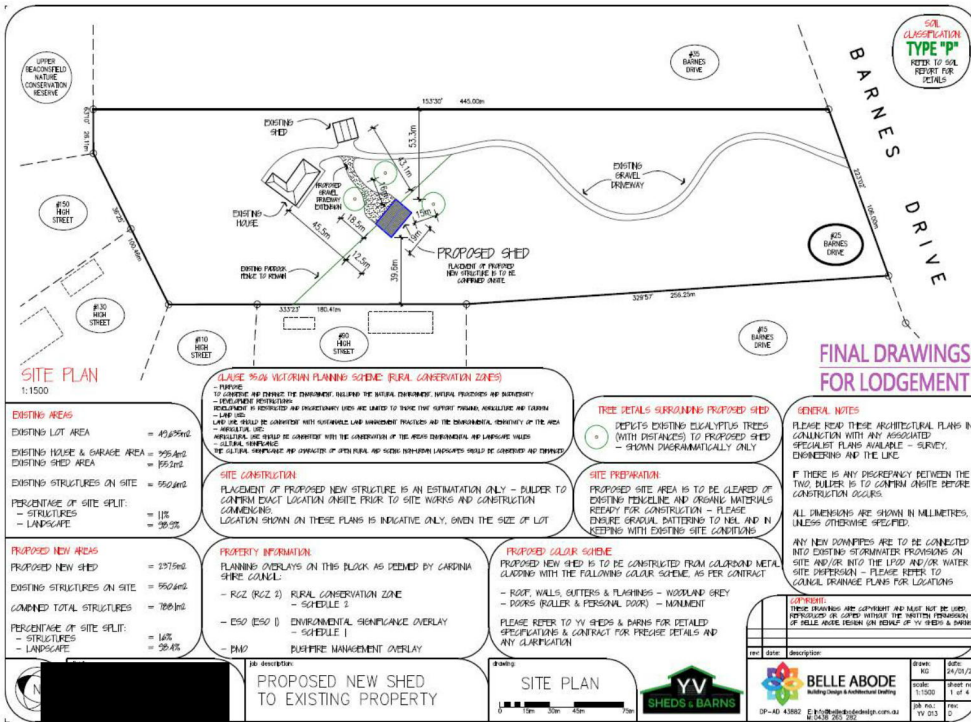
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- Doorways – by FRL -/60/30 self-closing fire doors
- Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.



Prepared By: [Redacted]

Version: Version 2

Date: 7/01/2025

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

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