
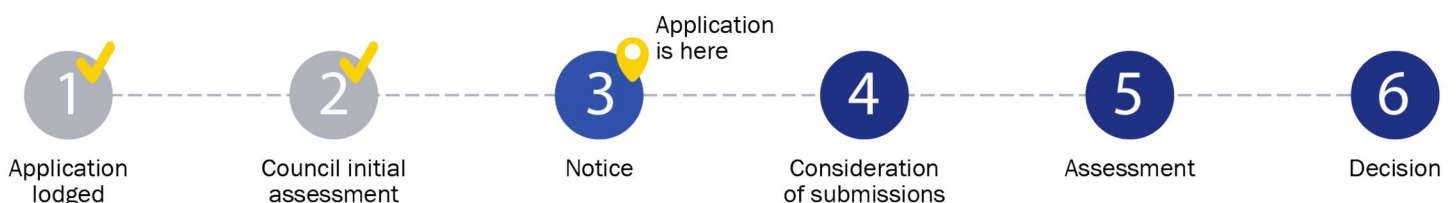


Notice of Application for a Planning Permit

The land affected by the application is located at:	V6555 F836 CA B Parish of Bunyip 3563 Princes Highway, Bunyip North VIC 3815	
The application is for a permit to:	Buildings and Works (Construction of a Replacement Outbuilding)	
A permit is required under the following clauses of the planning scheme:		
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)	
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)	
35.04-5	Construct a building or construct or carry out works	
42.01-2	Construct a building or construct or carry out works associated with (Dwelling)	
APPLICATION DETAILS		
The applicant for the permit is:	[REDACTED]	
Application number:	T250014	
<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>		25 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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ePlanning

Application Summary

Portal Reference A12562X7

Basic Information

Proposed Use	Construction of a shed for domestic use.
Current Use	Single Dwelling 4 Car Garage Grazing Land
Cost of Works	\$180,000
Site Address	3563 Princes Highway Bunyip North 3815

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

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,420.70	100%	\$1,420.70
Total			\$1,420.70



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

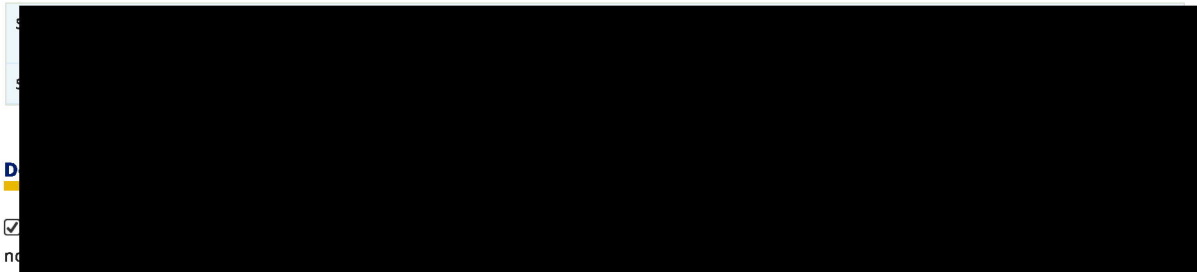
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Documents Uploaded

Date	Type	Filename
13-01-2025	A Copy of Title	A Copy of Title - 3563 Princes Hwy Bunyip North.pdf
13-01-2025	Site plans	Site Plan - 3563 Princes Highway Bunyip North.pdf
13-01-2025	Proposed elevation plan	Elevations - Bunyip North.pdf
13-01-2025	A proposed floor plan	Drawings - Bunyip North.pdf
13-01-2025	Additional Document	Outbuildings Bushfire Management Plan - Bunyip North.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



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

VOLUME 10084 FOLIO 189

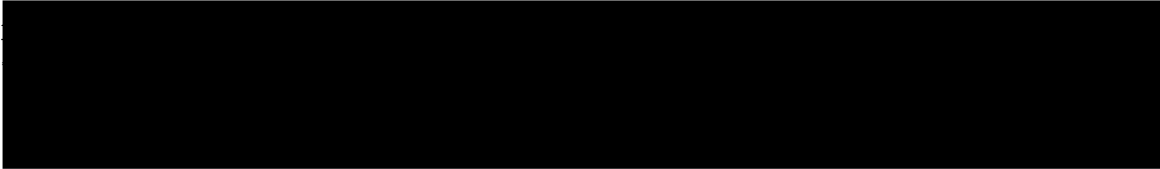
Security no : 124120177793S
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LAND DESCRIPTION

Crown Allotment B Parish of Bunyip.
PARENT TITLE Volume 06555 Folio 836
Created by instrument R947826W 04/06/1992

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS887019A 13/01/2020
ING BANK (AUSTRALIA) LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP074310F 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: 3563 PRINCES HIGHWAY BUNYIP NORTH VIC 3815

ADMINISTRATIVE NOTICES

NIL

eCT Control 17125H GADENS LAWYERS
Effective from 13/01/2020

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	TP074310F
Number of Pages (excluding this cover sheet)	1
Document Assembled	27/11/2024 07:41

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Location of Land

Parish: BUNYIP
Township:
Section:
Crown Allotment: B
Crown Portion:

Notations

Last Plan Reference:
Derived From: VOL 10084 FOL 189
Depth Limitation: NIL

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

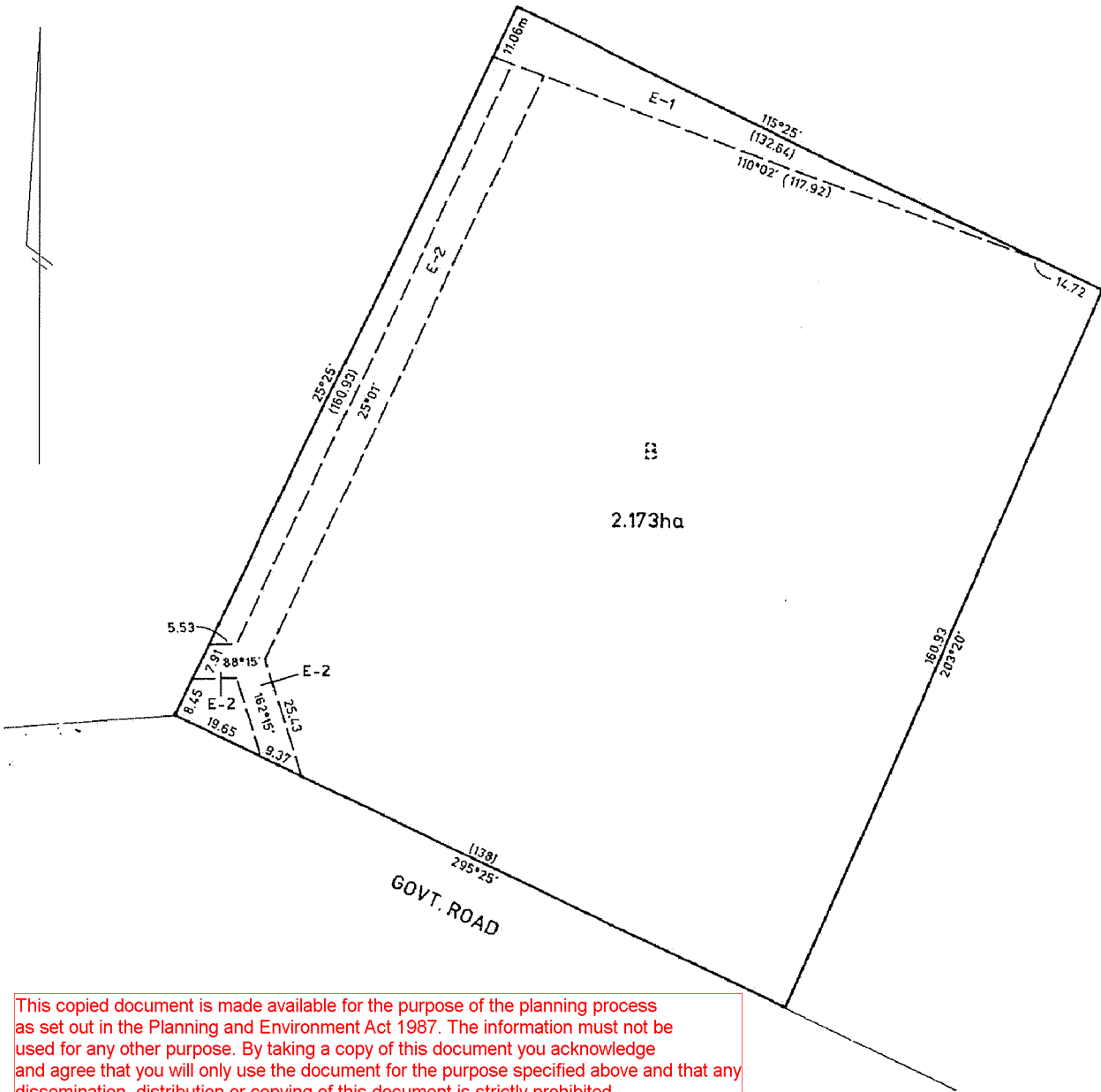
ENCUMBRANCES REFERRED TO

AS TO THE LAND SHOWN MARKED "E-1"
AND "E-2"

THE EASEMENTS TO STATE ELECTRICITY
COMMISSION OF VICTORIA CREATED BY
INSTRUMENTS 1191586 & 2435034
RESPECTIVELY

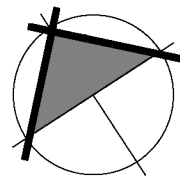
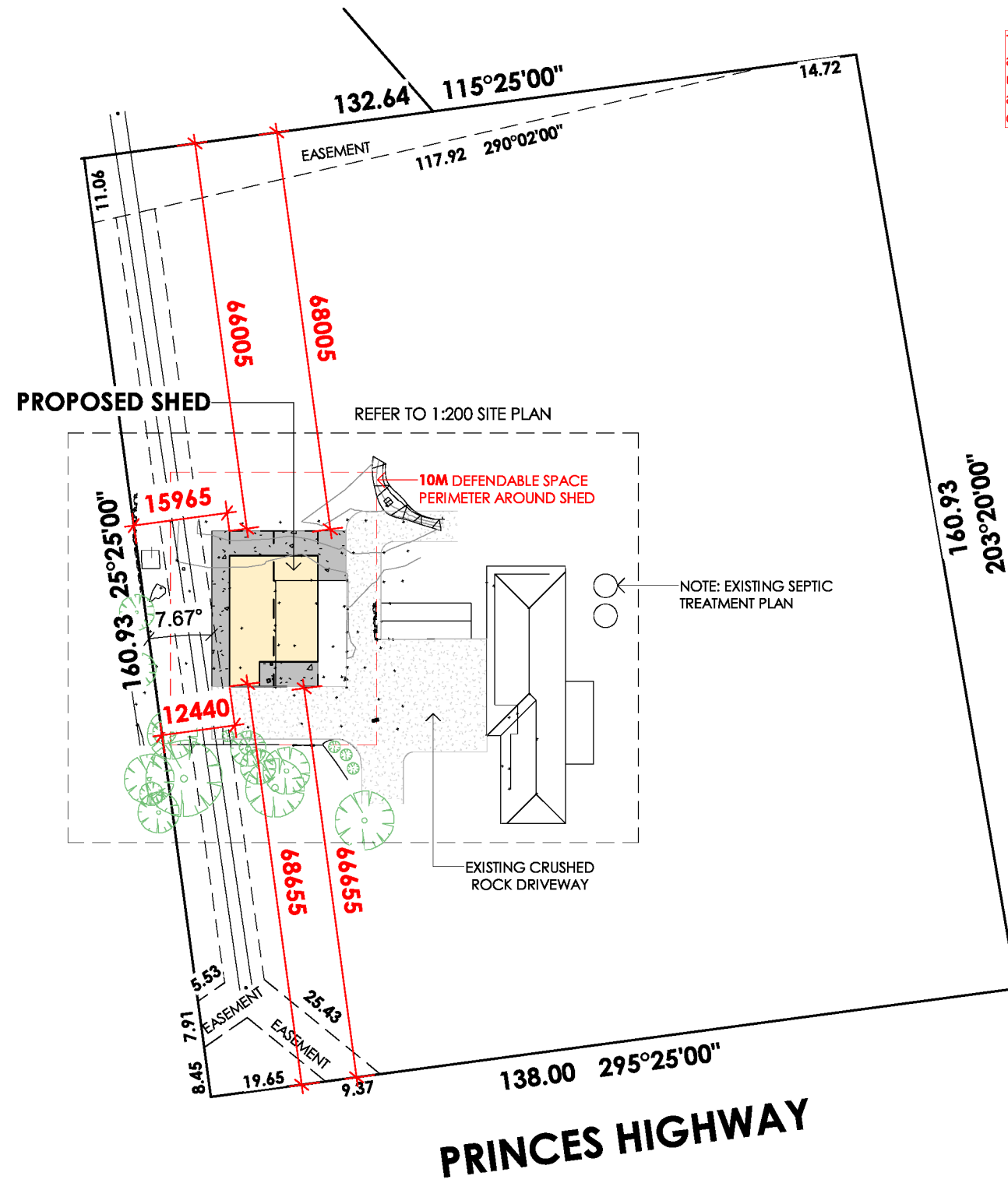
THIS PLAN HAS BEEN PREPARED
FOR THE LAND REGISTRY, LAND
VICTORIA, FOR TITLE DIAGRAM
PURPOSES AS PART OF THE LAND
TITLES AUTOMATION PROJECT
COMPILED: 07/07/1999
VERIFIED: PB

39

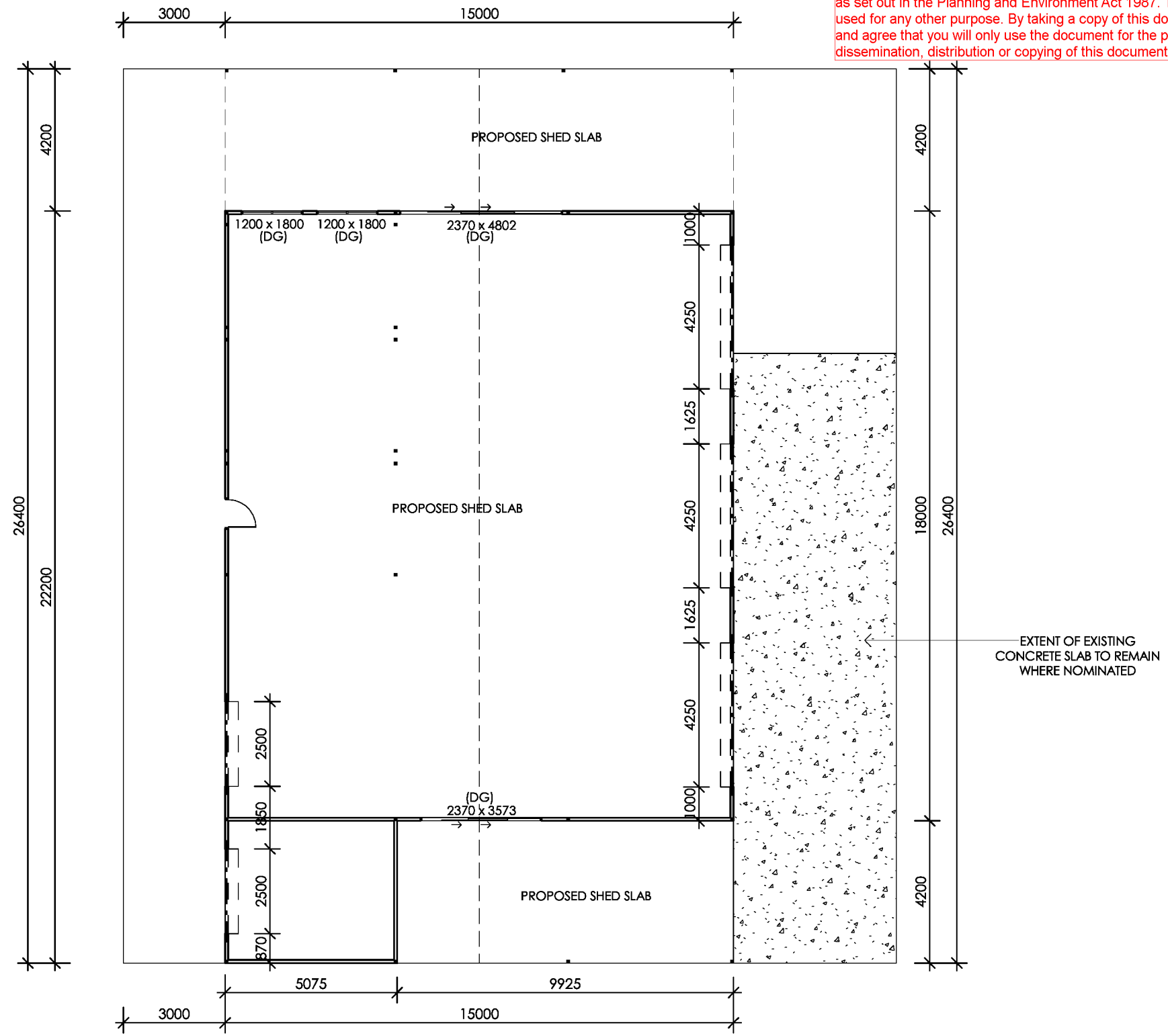


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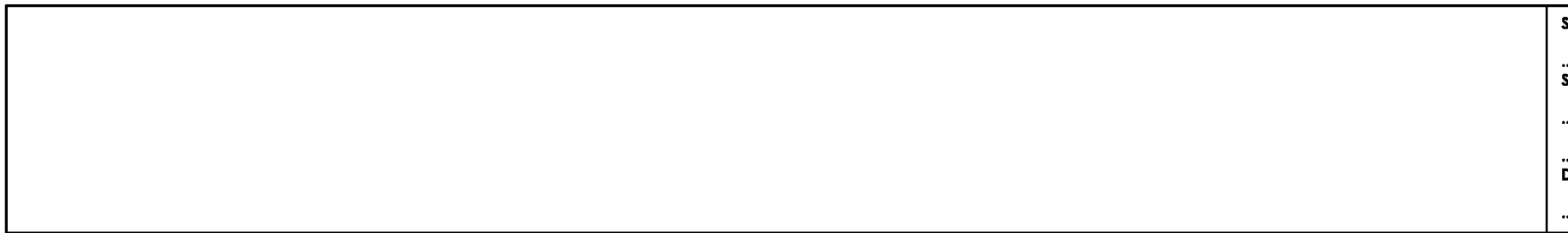
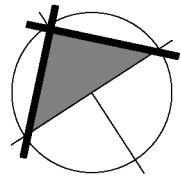
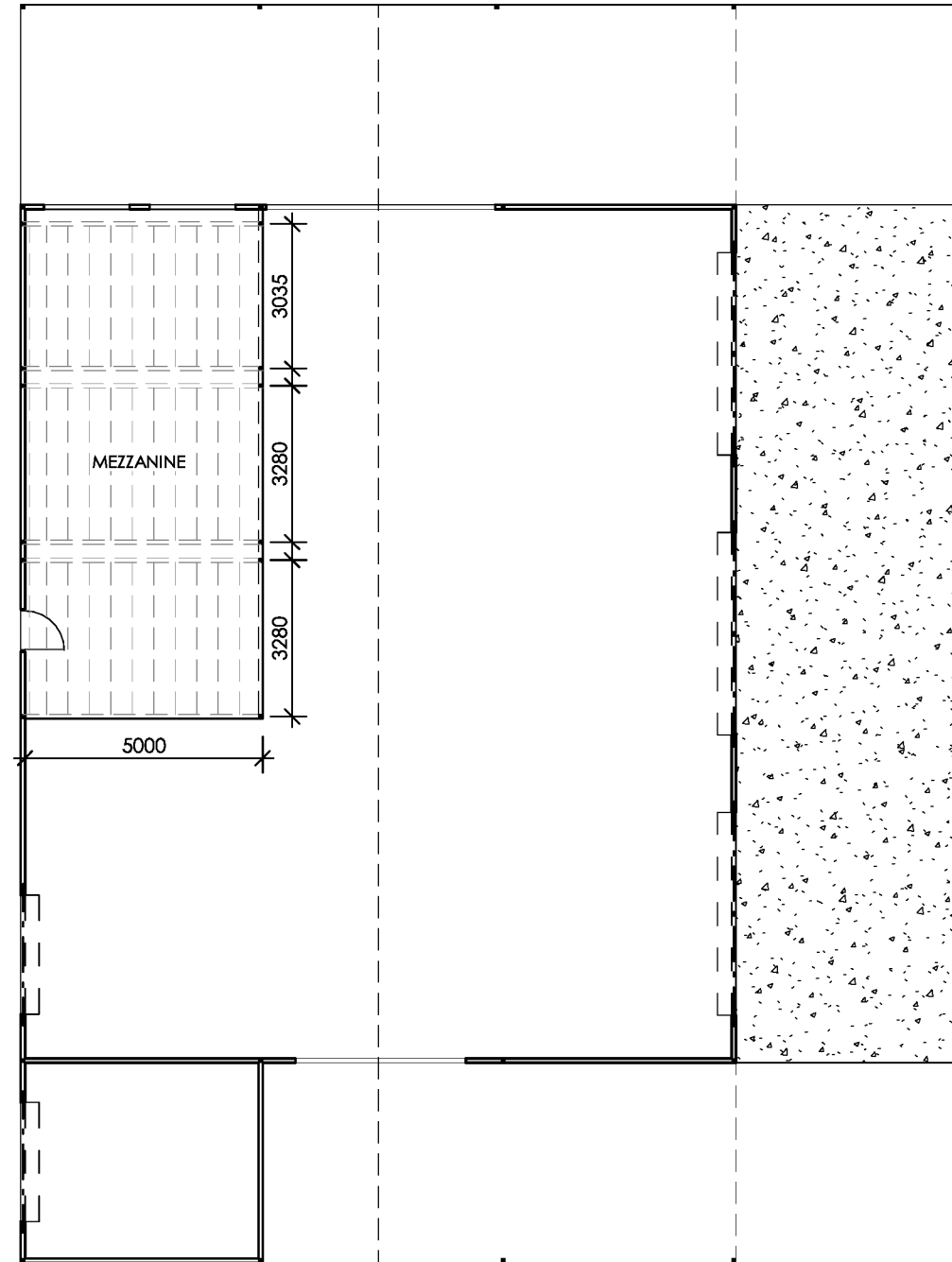
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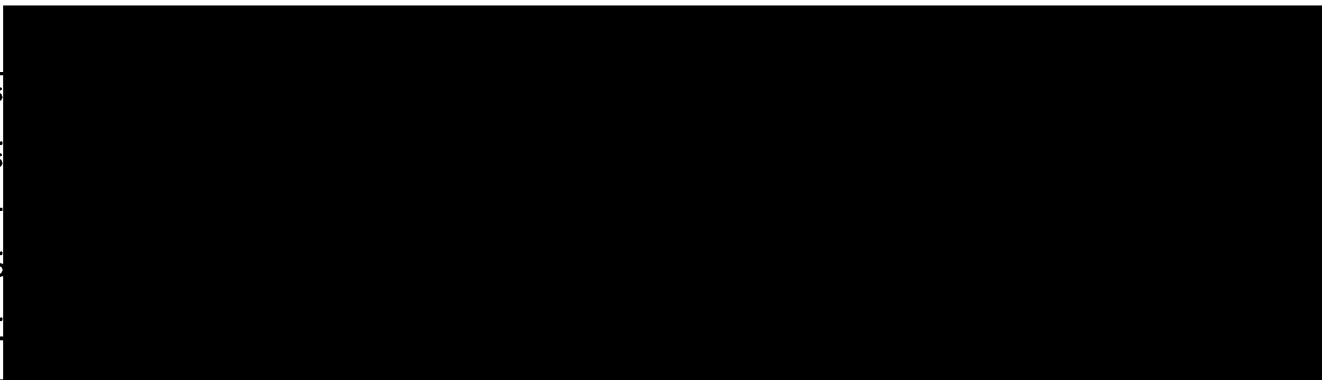
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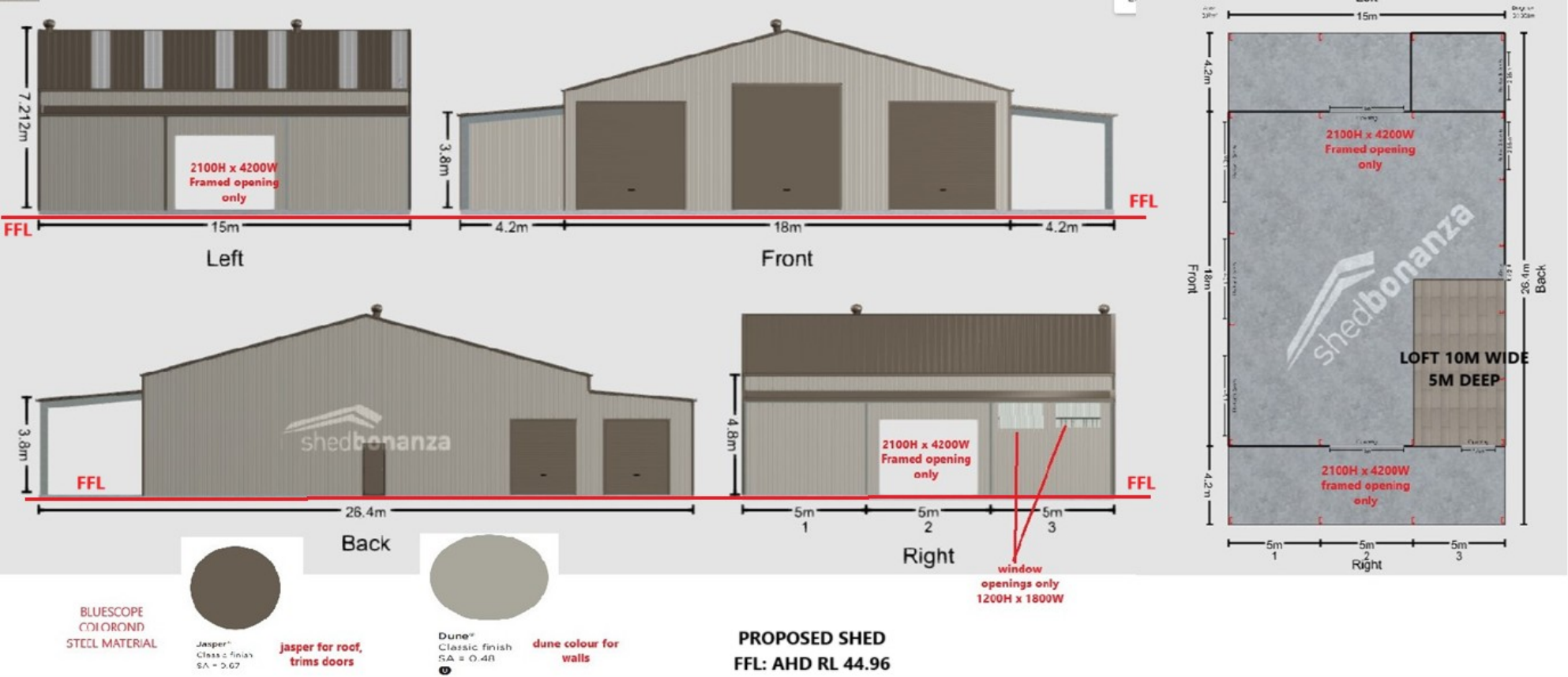


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Outbuildings Bushfire Management Plan – 3563 Princes Hwy Bunyip North Victoria



Prepared By: **Kylie Tytler**

Version: **2**

Date: **26-Feb-2025**

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible 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

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 53.02-5.

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:

- i. Doorways – by FRL -/60/30 self-closing fire doors
- ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- iii. 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.