

5.3 T220197 PA - Buildings and Works (Construction of a Shed) - 99 Split Rock Road, Beaconsfield Upper

Responsible GM: Lili Rosic
Author: Hamish Mival

Recommendation(s)

That Council refuse to grant Planning Permit T220197 for Buildings and Works (Construction of a Shed) at CA 18 SEC C Parish of Gembrook, 99 Split Rock Road, Beaconsfield Upper VIC on the following grounds:

1. The application does not comply with Planning Policy Framework and Local Planning Policy Framework in relation to the maintenance and enhancement of the landscape and the built environment, specifically:
 - a. Clause 11.01-1R Green wedges – Metropolitan Melbourne
 - b. Clause 12.05-2S Landscapes
 - c. Clause 15.01 Built Environment
 - d. Clause 21.02-2 Landscape
2. The proposal is inconsistent with the purpose of Clause 35.05 Green Wedge A Zone – Schedule 1.
3. The proposal is inconsistent with the objectives of Clause 42.01 Environmental Significance Overlay – Schedule 1.
4. The application does not comply with the relevant considerations of Clause 65 Decision Guidelines, including the purpose of the zones and overlays and the orderly planning of the area.

Attachments

1. T 220197 locality map [5.3.1 - 1 page]
2. T 220197 PA - Plans and Documents [5.3.2 - 13 pages]

Executive Summary

APPLICATION NO.:	T220197
APPLICANT:	Sonya Boloski Lakeside Building Consultants
LAND:	99 Split Rock Road, Beaconsfield Upper VIC 3808 CA 18 SEC C Parish of Gembrook Assess: 1788450300
PROPOSAL:	Buildings and Works (Construction of a Shed)
PLANNING CONTROLS:	Green Wedge A Zone – Schedule 1 Bushfire Management Overlay Environmental Significance Overlay – Schedule 1

NOTIFICATION & OBJECTIONS:	The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by sending notices to the owners and occupiers of adjoining land and placing one (1) sign at the front of the site. Zero (0) objections were received
KEY PLANNING CONSIDERATIONS:	Visual impact to the rural character of the area Inappropriate siting
RECOMMENDATION:	Refusal

Background

Outside of this current application, the only planning history relating to the site is:

- General Enquiry GE160118 (March 3, 2016) – Permit requirement for alterations to the residence (No Permit Required)

There are no planning permits on record for the structures on the site.

Subject Site

The subject site is located on the western side of Split Rock Road in Beaconsfield Upper. It is 7.85ha in size.

Access to the site is via a crossover off Split Rock Road on the south-eastern boundary of the property. This crossover is roughly along the ridgeline at the apex of a bend in the road.

The site currently contains a dwelling, various outbuildings, a water tank along the ridge, and a dam down the slope towards the north-west. The cluster of buildings is sited below the ridgeline. Approximately half the lot is also fenced into paddocks for grazing animals, in this instance being horses.

The lot slopes down towards the north-west, although a ridgeline runs centrally through the lot and slopes down towards the south-west and north-east. The slope leads down into a gully, then rising again towards another higher ridgeline. The highest point on the site is adjacent to the frontage (228 AHD).

Most of the lot has been cleared of vegetation. There is a line of remnant vegetation roughly 60m off and running parallel to the south-western boundary, along with a cluster of remnant vegetation along the ridgeline and surrounding the dwelling. There is some remnant vegetation along the road reserve, although not within the site itself.



Fig 1: Aerial image of the subject site (including contours)

The main characteristics of the surrounding area are:

North-East:

- 117 Split Rock Road: An 8ha rural residential lot. Contains a dwelling and outbuildings, not visible from the subject lot due to a line of planted vegetation along the boundary.

North-West:

- 177 Split Rock Road: Another roughly 8ha rural residential lot. Contains a dwelling and an outbuilding.

South-West:

- 67 Split Rock Road: Another roughly 8ha rural residential lot. Contains a dwelling and an outbuilding.

East:

- Split Rock Road: The namesake of the road, the "Split Rock", is roughly 20m to the east of the crossover.

Although there is some small-scale agriculture taking place in the form of animal grazing the majority of the surrounding area consists of similarly sized Crown Allotments being primarily used for rural residential purposes.

Relevance to Council Plan

Nil.

Proposal

Approval is sought for buildings and works associated with a shed. The shed is proposed to be located off the existing driveway, 25.9m off the eastern boundary and 124.4m off the southern boundary.

The shed is proposed to be 12m wide on the east and west sides, and 14m long along the north and south sides. The north side, fronting the existing driveway, is to have three roller doors. A swinging access door is to be located on the west side. A maximum of 650mm of fill is proposed to bring the shed level on the slope.

The shed is to have a wall height of 3.7m, a height of 4.2m to the bottom of the bump-out, 4.98m to the top of the bump-out wall, and a total height of roughly 6.2m to the middle ridge. It is to be constructed entirely of Colorbond steel, with the chosen colour being Woodland Grey.

There is no vegetation removal required. There is a powerline running along the boundary to the east, within the lot and will not be impacted as a consequence of the development.

With respect to the use, the shed is in association with the existing dwelling.

Planning Scheme Provisions

The relevant Clauses of the Planning Policy Framework (PPF) are:

- Clause 11.01-1R – Green wedges – Metropolitan Melbourne
- Clause 12.05-1S – Environmentally sensitive areas
- Clause 12.05-2S – Landscapes
- Clause 13.02-1S – Bushfire planning
- Clause 14.01-1S – Protection of agricultural land
- Clause 15.01-1S – Urban design
- Clause 15.01-2S – Building design
- Clause 15.01-5S – Neighbourhood character
- Clause 15.01-6S – Design for rural areas

The relevant Clauses of the Local Planning Policy Framework (LPPF) are:

- Clause 21.02-2 – Landscape
- Clause 21.02-4 – Bushfire management

Relevant Particular/General Provisions and relevant incorporated or reference documents:

The relevant provisions/documents are:

- Clause 51.02 – Metropolitan Green Wedge Land: Core Planning Provisions
- Clause 53.02 – Bushfire Planning
- Clause 65 – Decision Guidelines
- Clause 66 – Referral and Notice Provisions
- Clause 71.02-3 – Integrated decision making

Planning Permit Triggers

- Pursuant to Clause 35.05-5 (GWAZ) a permit is required for buildings and works associated with a Section 2 Use (Dwelling)
- Pursuant to Clause 42.01-2 (ES01) a permit is required to construct a building or construct or carry out works (height of a building (not a dwelling) exceeding 4.0 metres)
- Pursuant to Clause 44.06-2 (BMO) a permit is required to construct a building or construct or carry out works associated with Accommodation (outbuilding exceeds 100sqm and therefore does not qualify for an exemption)

Public Notification

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Posting one (1) sign at the front of site.

The notification has been carried out correctly, and Council has received zero (0) objections to date.

Referrals

Referrals/ Notice	Referral Authority	Brief summary of response
Section 55 Referrals	None	N/A
Section 52 Referrals	None	N/A

Discussion

The application is for Buildings and Works (Construction of a Shed) which requires a planning permit under the provisions of the Green Wedge A Zone, the Environmental Significance Overlay and the Bushfire Management Overlay:

The key considerations of this application relate to:

- The relevant policies of the Planning Policy Framework and the Local Planning Policy Framework
- The purpose, objectives and decision guidelines of the Green Wedge A Zone
- The purpose and decision guidelines of the Environmental Significance Overlay
- The purpose, decision guidelines and requirements of the Bushfire Management Overlay
- The requirements of Clause 51.02 (Metropolitan Green Wedge Land: Core Planning Provisions)
- The decision guidelines of Clause 65.

Planning Policy Framework and Local Planning Policy

While the applicant has put forward that the proposal is for a shed for rural use, the primary use of the land is that of a dwelling. While “animal husbandry” is a form of agriculture, a line must be drawn between what can be classified as a productive agricultural land use and what is taking place on this land, which is the tending of a low number of animals for recreational purposes. It is therefore determined that the primary use of the land is that for a dwelling, with the tending of horses considered ancillary to the dwelling use. Having regard to this, the proposed shed is therefore associated with the use of the land for a dwelling.

The use of the land for a dwelling is not being assessed here, with this land use well established. It is not expected that the proposal would have a negative effect on the potential future use of the land for agriculture, and so the proposal meets the requirements of Clause 14.01-1S Protection of agricultural land.

As the land is subject to the Bushfire Management Overlay, consideration under Clause 13.02-1S Bushfire Planning is required. The shed is adequately sited for reduction of bushfire risk, with only a single tree within 10m defendable space. A suitable Bushfire Management Plan has been provided for a non-habitable outbuilding, and so the policy objectives have been achieved. In extension, the proposal also complies with Clause 21.02-4 Bushfire management within the Local Policy Framework.

The primary concern surrounds building design and location. The proposal does not comply with the relevant policies. It does not respect the rural character of the area, being placed in an exposed location, interrupting a prominent view line, and detracting from the scenic value of the landscape. Clause 12.05-2S Landscapes of the State Planning Policy Framework specifies an objective of protecting and enhancing significant landscapes that contribute to character and identity, of which the proposal fails to achieve. Clause 21.02-2 Landscape of the Local Policy Framework also presents the acknowledgement that ridgelines are vulnerable to inappropriate development and signifies that protecting significant landscapes is a key issue within the shire. The proposal fails to meet the objective of protecting the diverse landscape.

Clause 35.05 -Green Wedge A Zone – Schedule 1

The purpose of the Green Wedge A Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.
- To ensure that use and development promotes sustainable land management practices and infrastructure provision.
- To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.
- To recognise and protect the amenity of existing rural living areas.

The zone presents various decision guidelines, which be assessed below as appropriate:

General Issues

The land is a large rural residential lot and able to accommodate the proposed development. As discussed above, although viable for agricultural use, it is not presently used for intensive agriculture. The proposal is not foreseen to have a major impact on the future viability of the land for agriculture. However, the proposal does not comply with State or Local Planning Policy, having an adverse impact on the character and appearance of the area, and in

extension reducing the amenity of other residents. Design and siting are the primary issues and will be discussed further in relation to the ESO.

Rural Issues

While animal husbandry is a form of agriculture, the tending of a small number of horses entirely dependent on the use of the land for a dwelling is not an intensive form of agriculture. However, the use of the land is not being assessed, and so it is considered that the proposal will have a negligible effect on the agricultural production of the area, neither contributing nor detracting. Due to its siting on the ridge and directly adjacent to the driveway, any possible future agricultural use of the land will also be negligibly affected.

Environmental Issues

No vegetation will require removal for the proposal, with the only tree within 10m being 9m to the west and its TPZ being unaffected. 650mm of fill is required to bring the shed level on the slope, however this is minimal, and the proposal is not expected to contribute negatively to soil erosion or salinity.

Design and Siting Issues

The shed has been sited in a particularly sensitive location upon the ridgeline and clearly visible from both stretches of Split Rock Road to the east and south. It will appear exposed, with not enough vegetation obscuring from the road. Additionally, it will be placed within the view line from the east. This will be discussed further below in relation to the ESO.

Clause 42.01 - Environmental Significance Overlay – Schedule 1

The environmental objectives of Schedule 1 to the ESO are:

- To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.
- To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.
- To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.
- To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

No vegetation requires removal for this proposal, with only one (1) tree within 10m of the proposed shed. The TPZ of this tree will not be impacted, with the tree being 9m to the west of the proposed shed and having a TPZ of 7.6m.

The proposed shed is not habitable, and therefore will not be connected to the existing septic system on site or contribute to additional wastewater. It is proposed that water run-off from guttering will be used to fill the existing water tank to the west.

Minimal fill is required to bring the shed level on the slope, with 650mm maximum fill proposed. What is of most concern, however, is the chosen siting upon the ridgeline. It is this

siting that enables such a level surface, with the land leveling out upon this ridge. The size of the proposed shed is not insignificant, with a proposed floor area of 168sqm. While the provided site plan is not exceedingly clear, the view from the east and down Split Rock Road will be that of the eastern side of the structure, mitigating any possible reduction of visual impact the “barn style” might provide. Paired with the maximum height of 6.2m at the ridge, the shed will have a significant impact on views.

The siting is close to the highest point of the ridge. This is a significant location for numerous reasons. It is the bend of Split Rock Road, which rises to this point from both the south and east. The shed will therefore be visible from both directions. It is also visible from the west and south west due to the nature of the topography, with the land rising down into a gully and then up again. These slopes to the west contain numerous other properties and other dwellings. Having regard to the location, with minimal vegetation, the shed will be highly exposed.

The impact on view lines from this location is deemed unacceptable. It is not concluded that suitable effort was made to pursue an alternative siting. While on balance other locations may have required more earthworks, this would result in a better overall outcome. Council made efforts to facilitate a relocation, preferably within the existing cluster of buildings further down the slope and not highly visible from the road.

The proposal to plant a hedge to obscure the structure further from the road is lacking and fails to address the key issue, this being that the structure will have an impact on the landscape character of the area and inappropriately impact on view lines.

Having regard to the above assessment, the proposed siting is considered unacceptable in this context.

Clause 44.06 - Bushfire Management Overlay

The site is located in a Bushfire Prone Area and affected by the Bushfire Management Overlay, which includes the following purposes:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

As the proposal is for a non-habitable outbuilding, it did not require referral to the responsible authority, in this instance being the CFA. A suitable Bushfire Management Plan has been provided, and defensible space can be adequately provided for 10m around the structure in accordance with Table 7 of Clause 53.02-5. The proposal therefore complies with the Bushfire Management Overlay.

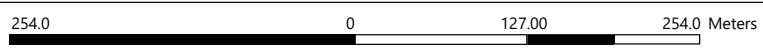
Conclusion

This proposal does not comply with the relevant Planning Policy Framework and purpose of the Green Wedge A Zone under the Cardinia Planning Scheme. It does not comply with the ESO and will result in an unacceptable visual impact in a significant location and compromise the rural character of the area, and therefore should not be supported.

It is recommended that Council refuse to grant Planning Permit T220197 for Buildings and Works (Construction of a Shed) at 99 Split Rock Road, Beaconsfield Upper VIC 3808, CA 18 SEC C Parish of Gembrook on the following grounds:

1. The application does not comply with Planning Policy Framework and Local Planning Policy Framework in relation to the maintenance and enhancement of the landscape and the built environment, specifically:
 - a. Clause 11.01-1R Green wedges – Metropolitan Melbourne
 - b. Clause 12.05-2S Landscapes
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4. The application does not comply with the relevant considerations of Clause 65 Decision Guidelines, including the purpose of the zones and overlays and the orderly planning of the area.

T220197 - 99 Split Rock Road, Beaconsfield Upper



1: 5,000

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

28-Oct-2022

Notes





ePlanning

Application Summary

Portal Reference	A122999Z
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Basic Information

Proposed Use	Construction of shed for rural use
Current Use	rural land containing dwelling
Cost of Works	\$50,000
Site Address	99 Split Rock Road Beaconsfield Upper 3808

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	Sonya Boloski Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au
Owner	mark & Alexia Feore	99 Split Rock Rd, Beaconsfield Upper VIC 3808	W: 0418-657-530 E: mfeore@bigpond.com
Preferred Contact	Sonya Boloski Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$638.80	100%	\$638.80
Total			\$638.80



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



ePlanning

Documents Uploaded

Date	Type	Filename
22-03-2022	A Copy of Title	2 title docs.pdf
22-03-2022	Site plans	6 Site plan and elevations.pdf
22-03-2022	Additional Document	Aerial.docx
22-03-2022	Additional Document	BMP.pdf
22-03-2022	Additional Document	Photos.docx

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	Sonya Boloski Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au
Submission Date	22 March 2022 - 07:41:PM		

Declaration

By ticking this checkbox, I, Sonya Boloski, 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
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Fax: 03 5941 3784



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

Page 1 of 1

VOLUME 11564 FOLIO 284

Security no : 124095760925R
Produced 25/02/2022 10:14 AM

LAND DESCRIPTION

Crown Allotment 18 Section C Parish of Gembrook.
PARENT TITLE Volume 06825 Folio 852
Created by instrument AL811998B 14/04/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

MARK ANTHONY FEORE
ALEXIA DIANE FEORE both of 99 SPLIT ROCK ROAD BEACONSFIELD UPPER VIC 3808
AL898616E 20/05/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP830057C 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: 99 SPLIT ROCK ROAD BEACONSFIELD UPPER VIC 3808

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	TP830057C
Number of Pages (excluding this cover sheet)	1
Document Assembled	25/02/2022 10:16

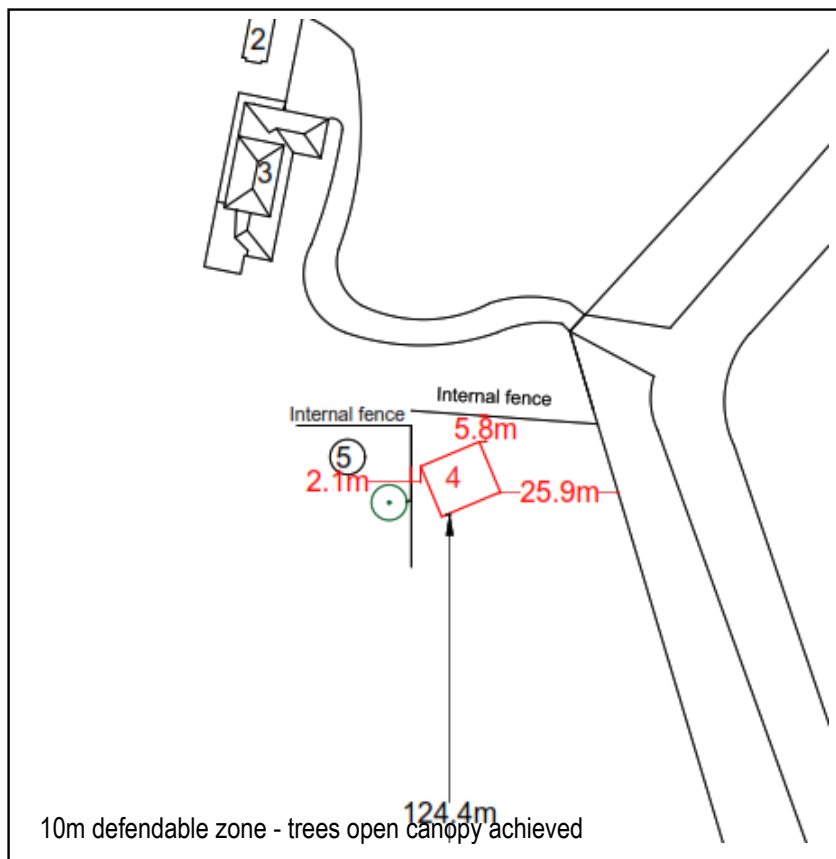
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TITLE PLAN		EDITION 1	TP 830057C
Location of Land Parish: GEMBROOK Township: Section: C Crown Allotment: 18 Crown Portion: Last Plan Reference: Derived From: VOL 6825 FOL 852 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 02/02/2000 VERIFIED: P.C.
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

Outbuildings Bushfire Management Plan –



Prepared By:

Version:

Date:

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

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
<p>The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:</p> <ul style="list-style-type: none"> ▪ 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. <p>Any openings in the wall shall be protected in accordance with the following:</p> <ol style="list-style-type: none"> 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/- <p>Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.</p>

All building works to be completed in accordance with: Building Act 1993 Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

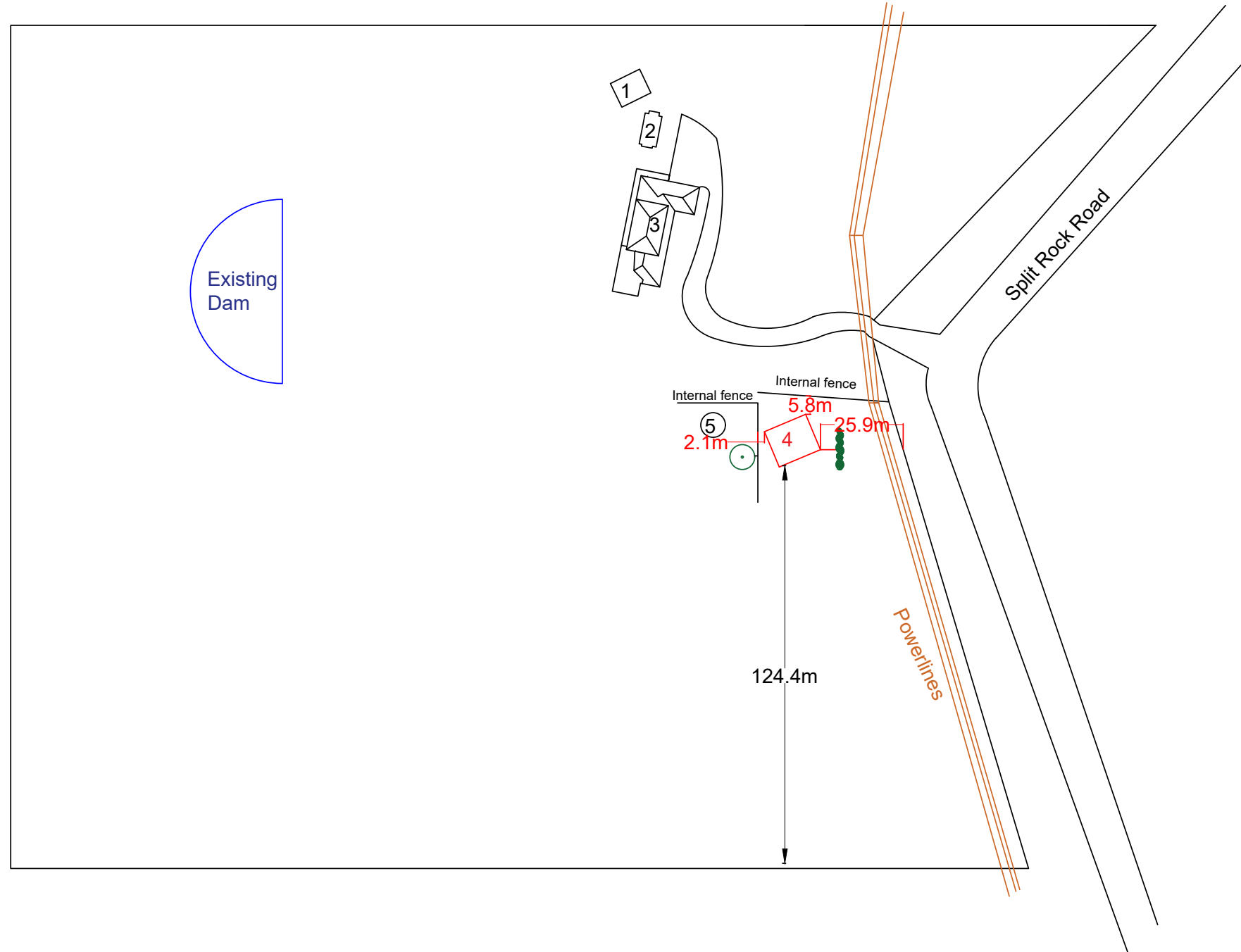
- Tree Distance to fence 3.3m
- DIA 650mm
- TPZ 7.8m

- 1: Existing Shed
- 2: Existing Shed
- 3: Existing Dwelling
- 4: Proposed Shed
- 5: Existing Water Tank

powerlines to closest point of shed 12.5m approx



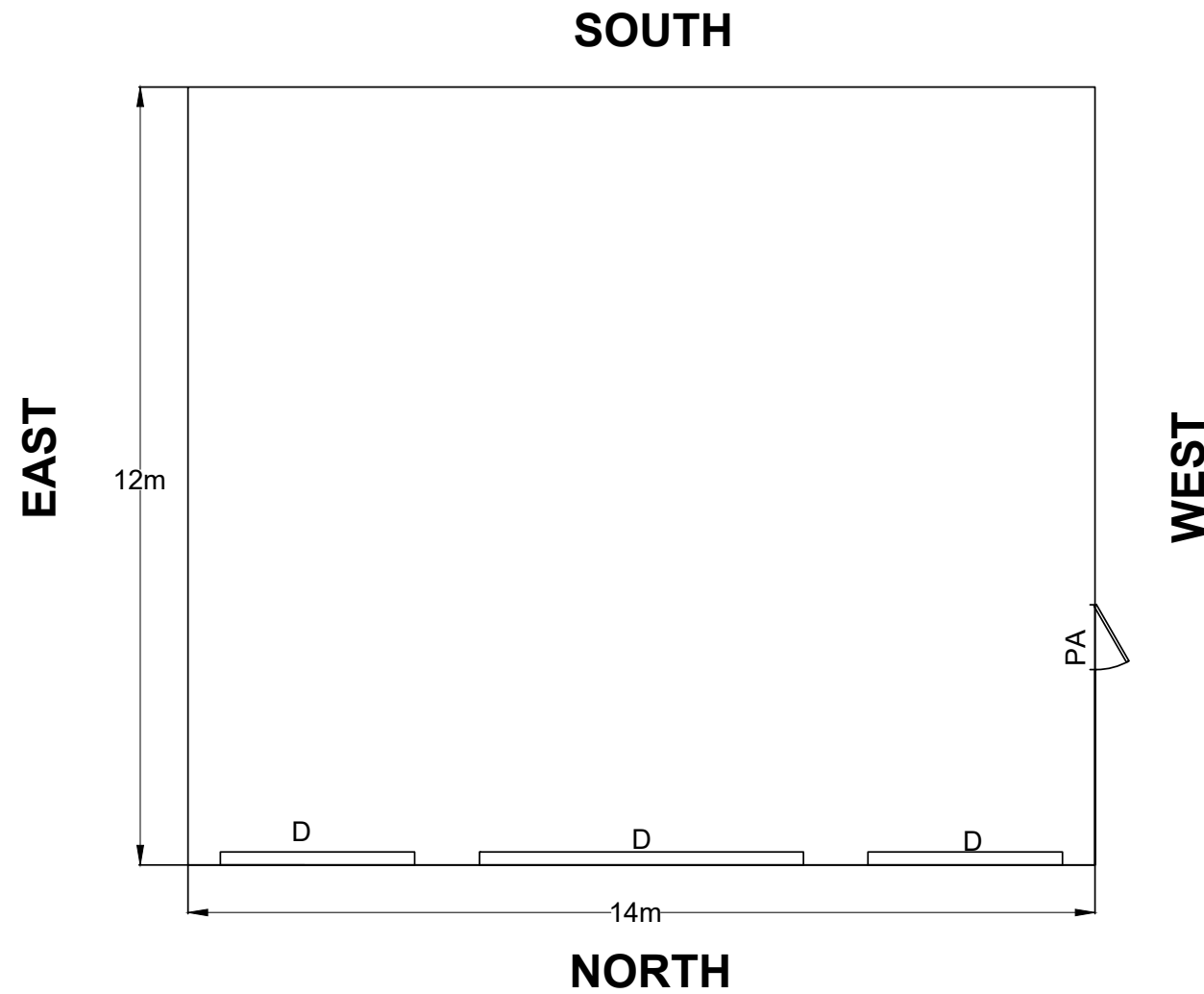
Photonia Hedge starting at 1.0m high 5.0m from edge of shed between shed and road frontage Extending to edge of drop into gully



OWNER M & A. Feore	PROJECT ADDRESS 99 Split Rock Road Beaconsfield Upper 3808	VOL 11564	FOL 284	PROPOSAL Outbuilding	SITING 4.3m to Internal Fence (North) 26.8m to East Boundary 124.4m to South Boundary 7.0m to Existing Tree (West)	PLANNING GWAZ (1) BMO ESO (1)	SCALE 1:1500
		LOT CA18	PS Parish of Gembrook				DATE 27/05/2022

If building works to be completed in accordance with:
 Building Act 1993
 Regulations 2018, and Relevant
 Building Code of Australia

Stormwater to be discharged
 via 90mm Dia UPVC pipe to
 System, in accordance with
 Council's Requirements

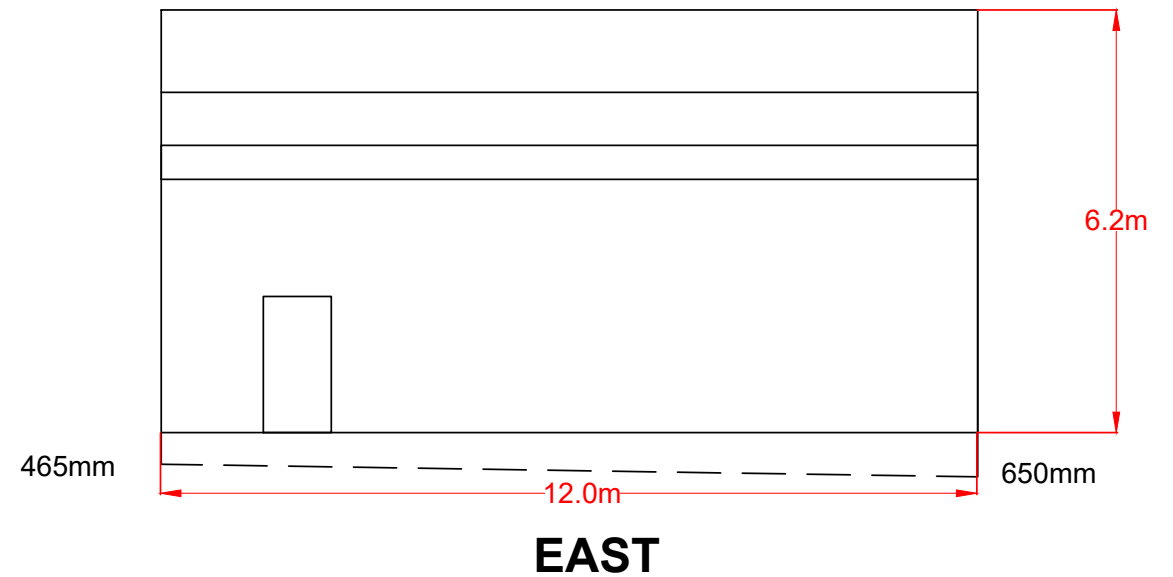
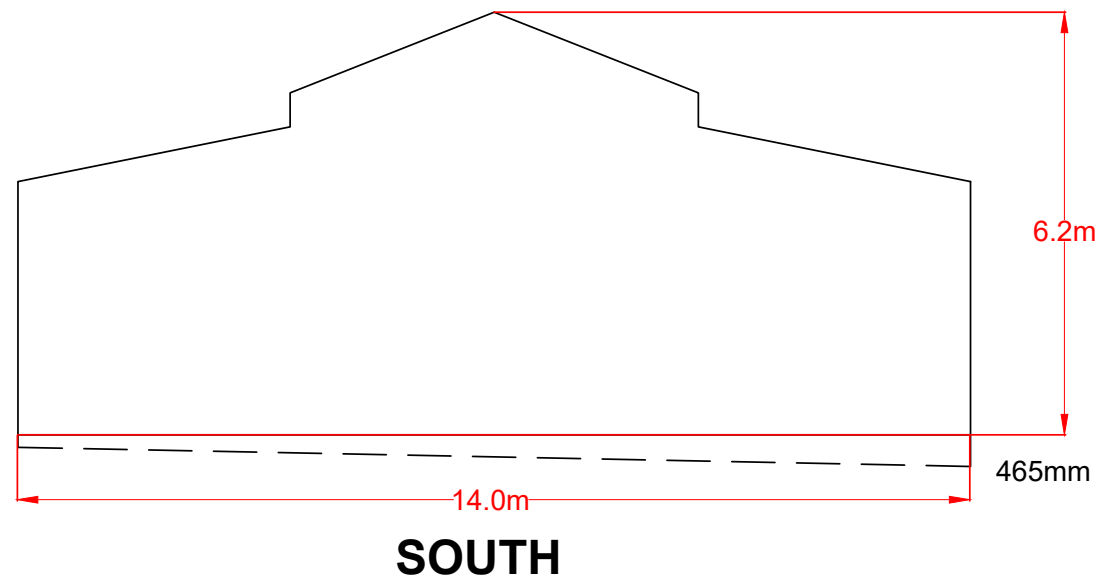
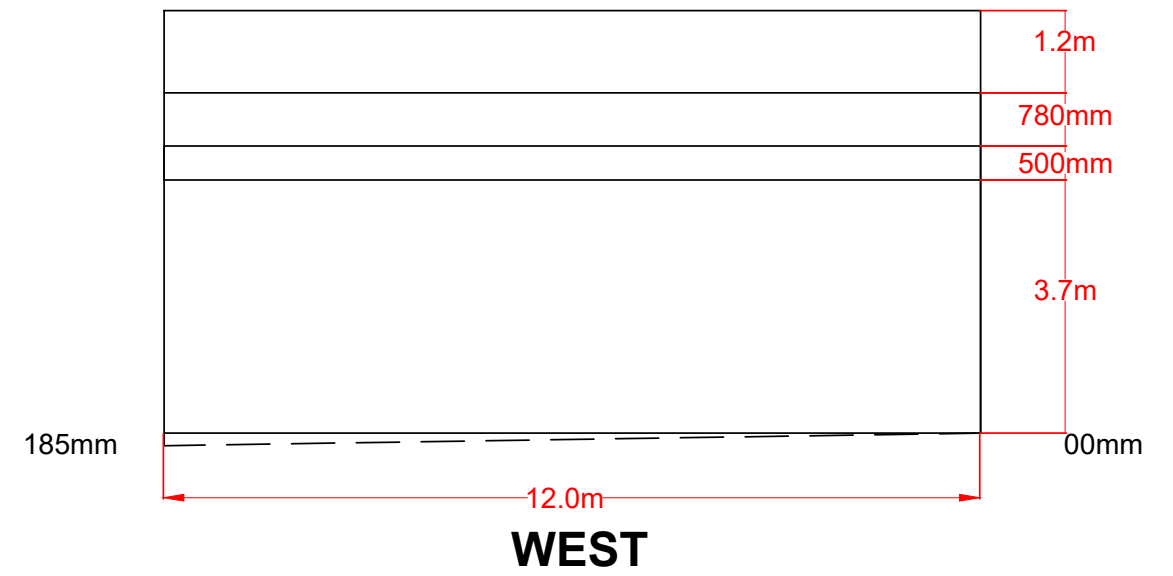
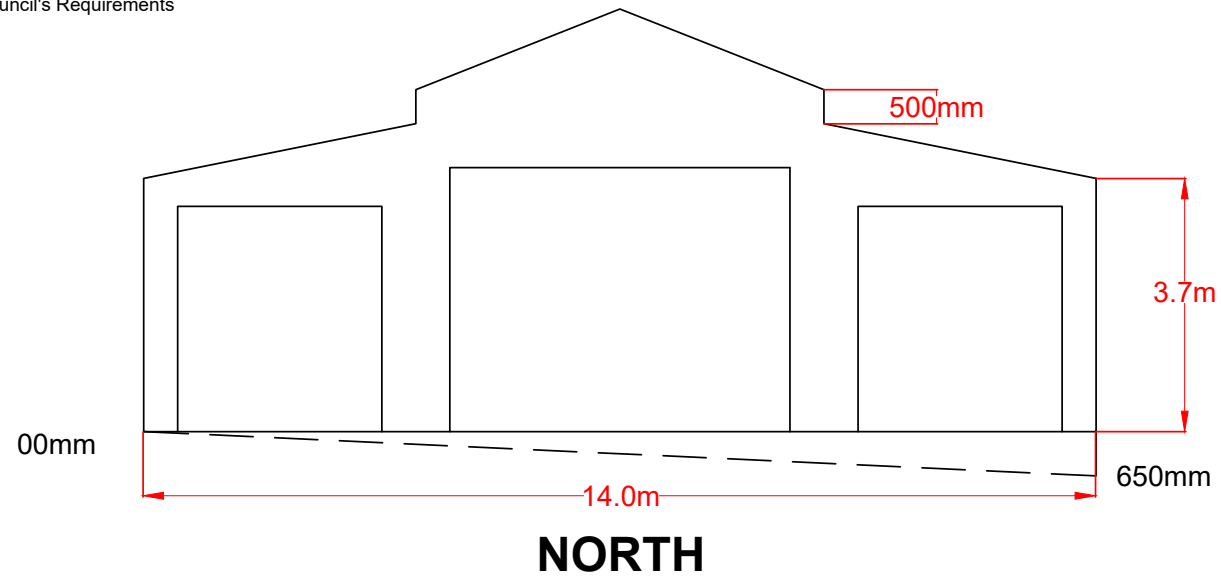


OWNER M & A. Feore	PROJECT ADDRESS 99 Split Rock Road Beaconsfield Upper 3808	VOL 11564	FOL 284	PROPOSAL Outbuilding	SITING 4.3m to Internal Fence (North) 26.8m to East Boundary 124.4m to South Boundary 7.0m to Existing Tree (West)	PLANNING GWAZ (1) BMO ESO (1)	SCALE 1:1500
		LOT CA18	PS Parish of Gembrook				DATE 02/03/2022

If building works to be completed in accordance with: Building Act 1993 Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

All Colourbond Construction
"Woodland Grey)



OWNER M & A. Feore	PROJECT ADDRESS 99 Split Rock Road Beaconsfield Upper 3808	VOL 11564 LOT CA18	FOL 284 PS Parish of Gembrook	PROPOSAL Outbuilding	SITING 4.3m to Internal Fence (North) 26.8m to East Boundary 124.4m to South Boundary 7.0m to Existing Tree (West)	PLANNING GWAZ (1) BMO ESO (1)	SCALE 1:1500 DATE 02/03/2022
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**Lakeside Building Consultants**

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20 April 2022

Cardinia Shire
Planning
P.O. Box 7
Pakenham 3810

h.mival@cardinia.vic.gov.au

Dear Hamish

REF: T220197 – 99 Split Rock Rd

I refer to the above property and the above planning application currently with your office.
I also refer to your RFI dated 01/04/2022.

This office wishes to make the following comments:

1. the proposed shed is to be used for the storage of agricultural equipment associated with the use of the land – horses – It will contain amongst other items – tractor, truck, horse float and trailer, some hay and feed along with items normally associated with horses, saddles etc plus the caravan
2. Vegetation – When this office attended the site – I expressed concern with the vegetation in the area of the proposed shed – refer to photos taken. On this advice the owner has relocated the shed to the now shown position. This has ensured that no vegetation has been affected or will be affected and the one tree within 10m of the proposed works has been shown on the site plan and there is no impact on the TPZ for this works. The closest tree as measured onsite has a TPZ of 7.6m and is located 9.0m to the closest point of the shed. There is no overhang of the tree canopy of the proposed works – it was pegged on whilst onsite to ensure all protection of the tree.

However, this buffer of trees screens the shed from the west and north of the site.

Preliminary Assessment

1. (a) – the works are well clear of any TPZ of any vegetation to ensure protection of any Trees.
- (b) - this location allows for access from the driveway and is protected from the road by existing vegetation and to relocate this to any other site will require significant earthworks.

It should be noted that the large shed next door is only 8.0m to the front boundary

- (c) - The shed has been orientated to reduce the visibility from all directions on the angle. The barn style breaks up the bulk of the building again to ensure minimum views
- (d) - The owner had carefully considered all options prior to making the call to this office. From the proposed site to the house is a significant drop and is difficult enough to get the caravan down – little alone a horse float with horses in it. The driveway curves around to reduce the steepness of the driveway

Comments

To the east is the road and there is a dense screen of roadside trees along here. To the south the dwelling which is down the gully and ½ up the other side is over 300m away and they have vegetation to the north side of the dwelling. We struggled to see the house to the south when onsite and it has a much brighter roofline.

The shed is a barn style to ensure there is no bulk. The colour of ‘woodland Grey’ is designed to ensure it blends into the environment. The shed has been rotated to ensure no full walls are viewable from any location.

The site has been chosen to allow for water to be run to the nearby watertank and gravity feed to the dwelling. The proximity to the road is to allow for the horses to be removed quickly in event of fire. The tank can be accessed by emergency services if required but is of no use if it does not have water. This shed is designed and sited for this purpose.

This office recommends the shire re consider the siting of this shed as it ticks all the boxes,

Colour

Angle of siting

Screening to North, West and east. Distance to the south (over 300m)

Water access for residents and emergency services,

Escape route for animals to be loaded and removed from site when required (possibly in the middle of the night) – access is flat

The owner has provided their own comments and these are below

Should you have any questions please do not hesitate to contact this office

Yours Faithfully

SBoloski

SM Boloski

Director

Yours Faithfully

SBoloski
SM Boloski
Director

From the owner of 99 Split Rock Rd Upper Beaconsfield

Cardinia Shire Town Planning

Considerations for taking into account the reasoning for approving the location of my farm shed:

1. The majority of the my property is sloping and alternative sites require much more earthworks and excavating in excess of 1 meter as well as more driveway, These will also have an impact on natural water flow over the land and in some potential sites will cause significant water to flow onto neighbouring properties. Proposed site is central on the property and any excess water flow falls to my catchment area of my existing dam, no additional driveway is required and maximum excavation is less than 750mm.
2. The proposed site allows the stormwater to be harvested by the existing 80,000 litre concrete water tank which is located within 9 meters of the shed. This tank was previously used by previous owners many years ago to pump water from the dam for garden and stock purposes. With fresh water from the shed the household will have additional potable water which can also be gravity fed into the house, especially in the event of one of our many power outages. This will also serve to supply ample back up water in the event of fires. Presently the home is serviced by a 40,000 litre concrete tank situated below the house and requires an electric pump for supply.
3. I have chosen an American Barn style of shed (as opposed to the much cheaper machinery shed style) with dark grey green colours (Woodland Grey) and no windows or skylights to make the shed much more aesthetically pleasing for its surrounds. The shed will achieve a BAL 12.5 to ensure farm tractor, horse float and caravan are secure and protected in the event of a fire, Horse float in particular needs to be sited and protected to ensure safe and efficient removal of stock.
4. I have been advised that a guideline 4.0 in Schedule 1 to the Environmental Significance Overlay states that
“ before deciding on an application, the responsible authority must consider – the impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views”
Whilst the siting is on a ridge it is not visible (or at least barely visible) from Split Rock Road due to the heavy roadside vegetation. The shed is behind a stand of eucalypts visible from the North, obscured by large stand of cypress trees from the East and will blend in, with the chosen colours and style, with the large stand of roadside pine and eucalypt trees to views from the west. It will not stand out on a skyline in any direction due to these large surrounding trees.

I stress that the shed is very important in housing and protecting my farm equipment which is in line with my use of the land in a rural environment and hobby farm pursuits. Please consider my points and know that I have put much time and thought over the past two years into considering all other options and have extended my budget to ensure a pleasing shed design with fire resilience in mind

Yours sincerely
 Mark and Alexia Feore
 99 Split Rock Road,
 Beaconsfield Upper



117 Split Rock Rd Upper Beaconsfield 8.0m to the road boundary



Approx. siting – no vegetation impacted – good access to the driveway
 Lands fall sharply approx. 10m from the back of the shed
 Circle for tree closest