

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	365 Eleven Mile Road, Cora Lynn VIC 3814 L4 TP529879
The application is for a permit to:	Development of the land for an agricultural building associated with Crop Raising
The applicant for the permit is:	JDesign Group
The application reference number is:	T230361
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: https://www.cardinia.vic.gov.au/advertisedplanningapplications

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- * be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at mail@cardinia.vic.gov.au.
 - * include the name and address of the objector/ submitter.
 - * include the application number and site address.
 - * include the reasons for the objection, and
 - * state how the objector would be affected.

The Responsible Authority will not decide on the application before:	09 February 2024
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If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au.

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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Application Summary

Portal Reference	A323896D
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Basic Information

Proposed Use	Proposed Shed
Current Use	Two dwellings
Cost of Works	\$50,000
Site Address	365 Eleven Mile Road Cora Lynn 3814

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
<input type="checkbox"/> 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	JDesign Group	365 Eleven Mile Rd, Cora Lynn VIC 3814	W: 5674-2506 E: hannah@jdesigngroup.com.au
Owner			
Preferred Contact	JDesign Group	365 Eleven Mile Rd, Cora Lynn VIC 3814	W: 5674-2506 E: hannah@jdesigngroup.com.au

Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 3	More than \$10,000 but not more than \$100,000	\$649.80	100%	\$649.80
		Total		\$649.80



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

Documents Uploaded

Date	Type	Filename
21-07-2023	A Copy of Title	Title.pdf
21-07-2023	A Copy of Title	POS.pdf
21-07-2023	A Copy of Title	Instrument V289456.pdf
21-07-2023	Site plans	365 Eleven Mile Road CD_B.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	
Submission Date	21 July 2023 - 03:52: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.

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20 Siding Avenue, Officer, Victoria

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Purton Road, Pakenham, Victoria

Postal Address
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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

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

Page 1 of 1

VOLUME 08912 FOLIO 480

Security no : 124108394848R
Produced 16/08/2023 03:47 PM

LAND DESCRIPTION

Crown Allotment 1 Section D Parish of Koo-wee-rup East.
PARENT TITLE Volume 04062 Folio 355
Created by instrument E161180 15/09/1971

REGISTERED PROPRIETOR

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 TP787010S 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: 365 ELEVEN MILE ROAD CORA LYNN VIC 3814

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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Document Type	Plan
Document Identification	TP787010S
Number of Pages (excluding this cover sheet)	1
Document Assembled	16/11/2023 12:57

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TITLE PLAN		EDITION 1		TP 787010S	
Location of Land			Notations		
<div>Parish: KOO-WEE-RUP EAST</div> <div>Township:</div> <div>Section: D</div> <div>Crown Allotment: 1</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 8912 FOL 480</div> <div>Depth Limitation: 50 FEET</div>			<div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>		
Description of Land / Easement Information			<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 27/05/2003</div> <div>VERIFIED: L.S.</div>		
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LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet			
		Metres = 0.201168 x Links		Sheet 1 of 1 sheets	

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

Page 1 of 1

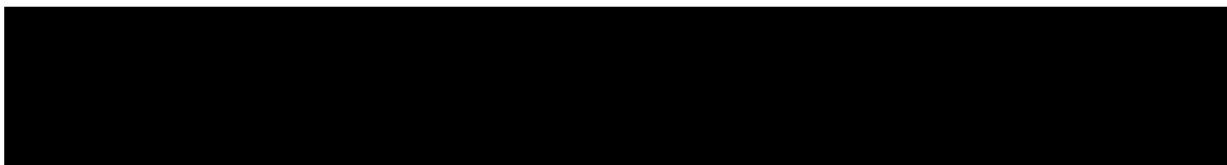
VOLUME 08420 FOLIO 893

Security no : 124108394846T
Produced 16/08/2023 03:47 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 828608D (formerly known as part of Crown Allotment 11 Section E, part of Crown Allotment 12 Section E Parish of Koo-wee-rup East).
PARENT TITLE Volume 03705 Folio 942
Created by instrument B588192 30/01/1963

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 TP828608D 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)

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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TITLE PLAN		EDITION 1	TP 828608D								
Location of Land Parish: KOO-WEE-RUP EAST Township: Crown Allotment: 11 (PT) & 12 (PT) Section: E Crown Portion: - Last Plan Reference: Derived From: VOL. 8420 FOL. 893 Depth Limitation: 50 FEET		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 BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 8 - 9 - 2005 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>								
<div style="border: 1px solid red; padding: 5px; color: red; margin: 0 auto; width: 80%;"> 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. </div>											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">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</td> </tr> <tr> <td style="width: 20%;">LOT 1</td> <td>= CROWN ALLOTMENT 11 (PT) SECTION E</td> </tr> <tr> <td>LOT 2</td> <td>= CROWN ALLOTMENT 12 (PT) SECTION E</td> </tr> </table>				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		LOT 1	= CROWN ALLOTMENT 11 (PT) SECTION E	LOT 2	= CROWN ALLOTMENT 12 (PT) SECTION E
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											
LOT 1	= CROWN ALLOTMENT 11 (PT) SECTION E										
LOT 2	= CROWN ALLOTMENT 12 (PT) SECTION E										
LENGTHS ARE IN METRES	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets									

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

Page 1 of 1

VOLUME 08585 FOLIO 298

Security no : 124108394844V
Produced 16/08/2023 03:47 PM

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 396960R (formerly known as part of Crown Allotment 13 Section E, part of Crown Allotment 14 Section E, Crown Allotment 15 Section E Parish of Koo-wee-rup East).

PARENT TITLE Volume 03311 Folio 011

Created by instrument C277670 30/07/1965

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 TP396960R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

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TITLE PLAN	EDITION 1	TP 396960R
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Location of Land Parish: KOO-WEE-RUP EAST Township: Section: E Crown Allotment: 15, 13 (PT), 14 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8585 FOL 298 Depth Limitation: 50 FEET	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information E-1 = WATER SUPPLY EASEMENT CREATED BY C/E N744024X <div style="border: 1px solid red; padding: 5px; color: red; font-size: small;"> 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. </div>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11/04/2000 VERIFIED: MP
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TOTAL AREA = 62A 3R 15P

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 = CA 15
PARCEL 2 = CA 13 (PT)
PARCEL 3 = CA 14 (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

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VOLUME 08989 FOLIO 332

Security no : 124108394845U

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LAND DESCRIPTION

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Lots 1,2,3 and 4 on Title Plan 529879M (formerly known as part of Crown Allotment 11 Section E, part of Crown Allotment 12 Section E, Crown Allotments 16 and 17 Section E Parish of Koo-wee-rup East).

PARENT TITLE Volume 03705 Folio 942

Created by instrument E807392 10/05/1973

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 TP529879M 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)

ADMINISTRATIVE NOTICES

NIL

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TITLE PLAN	EDITION 1	TP 529879M
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Location of Land Parish: KOO-WEE-RUP EAST Township: Section: E Crown Allotment: 16, 17, 11 (PT), 12 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8989 FOL 332 Depth Limitation: 50 FEET	Notations <div style="border: 1px solid red; padding: 5px; color: red; font-size: small;"> 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. </div> ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information <div style="text-align: right; font-size: large;">TOTAL AREA = 86A OR 3P</div>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 29-05-2000 VERIFIED: A.D.
---	--

TABLE OF PARCEL IDENTIFIERS
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PARCEL 1 = CA 16
PARCEL 2 = CA 17
PARCEL 3 = CA 11 (PT)
PARCEL 4 = CA 12 (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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12th September, 2023

Dear Town Planner,

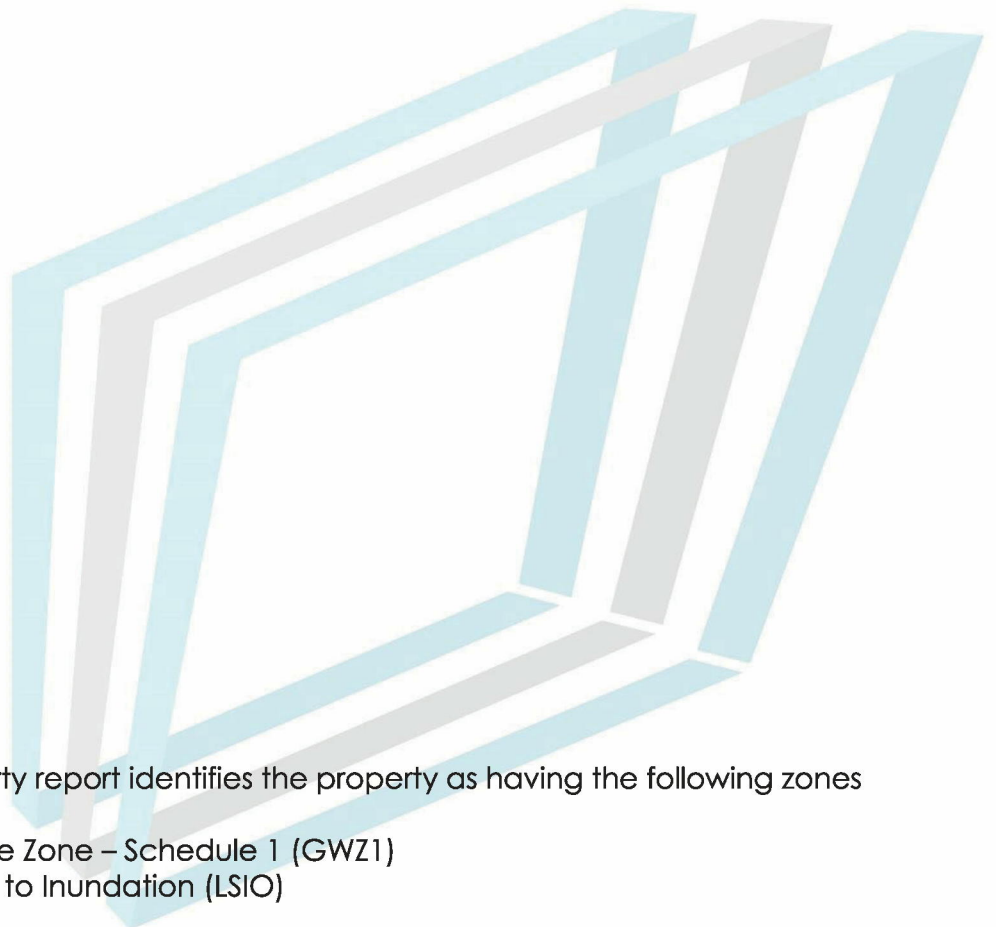
RE: 365 Eleven Mile Rd, Cora Lynn

Please see below a written response to the further information required.

The property at 365 Eleven Mile Rd, Cora Lynn is used for intensive horticulture, cropping and grazing. The property produces potatoes and grains.

The proposed shed is to be used for machinery storage that assists in the production.

Kind Regards,



The planning property report identifies the property as having the following zones and overlays:

- Green Wedge Zone – Schedule 1 (GWZ1)
- Land Subject to Inundation (LSIO)

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15th November, 2023

Dear Town Planner,

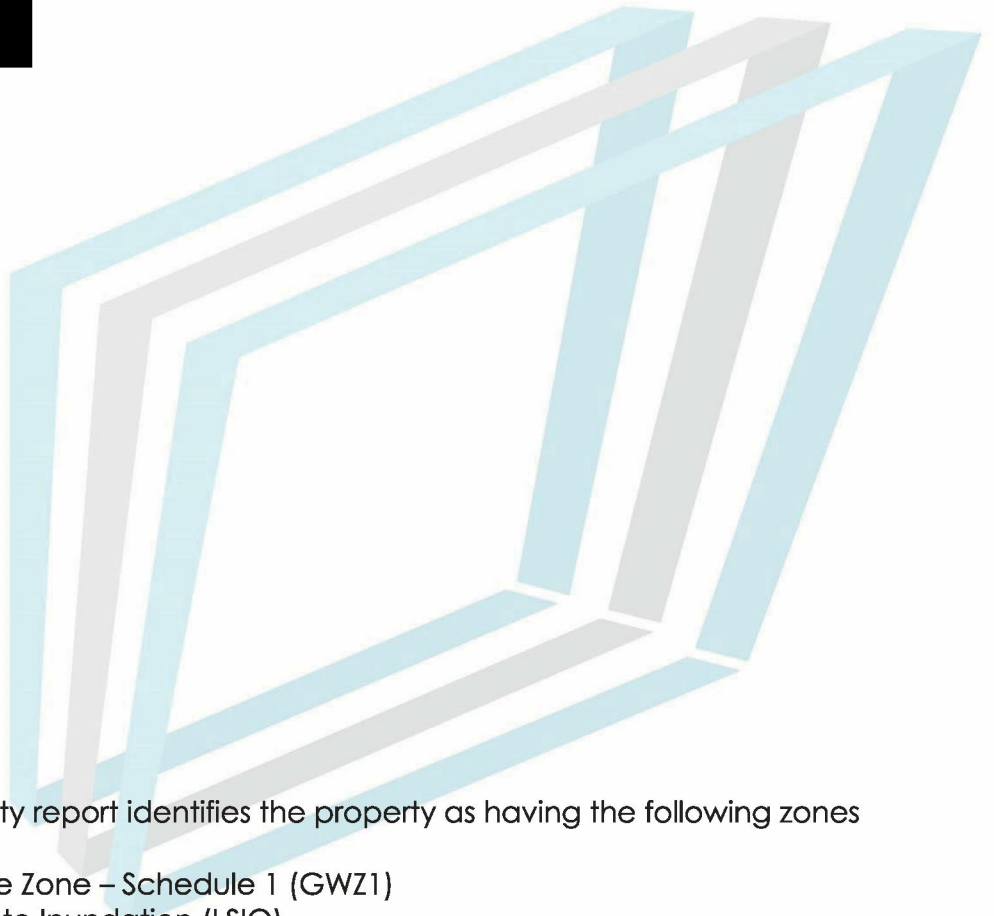
RE: 365 Eleven Mile Rd, Cora Lynn

Please see below a written response to the further information required.

The property at 365 Eleven Mile Rd, Cora Lynn is used for agriculture, specifically crop raising and horticulture. The property produces potatoes and grains.

The proposed shed is to be used for machinery storage that assists in this production of potatoes and grains (crop raising).

Kind Regards,



The planning property report identifies the property as having the following zones and overlays:

- Green Wedge Zone – Schedule 1 (GWZ1)
- Land Subject to Inundation (LSIO)

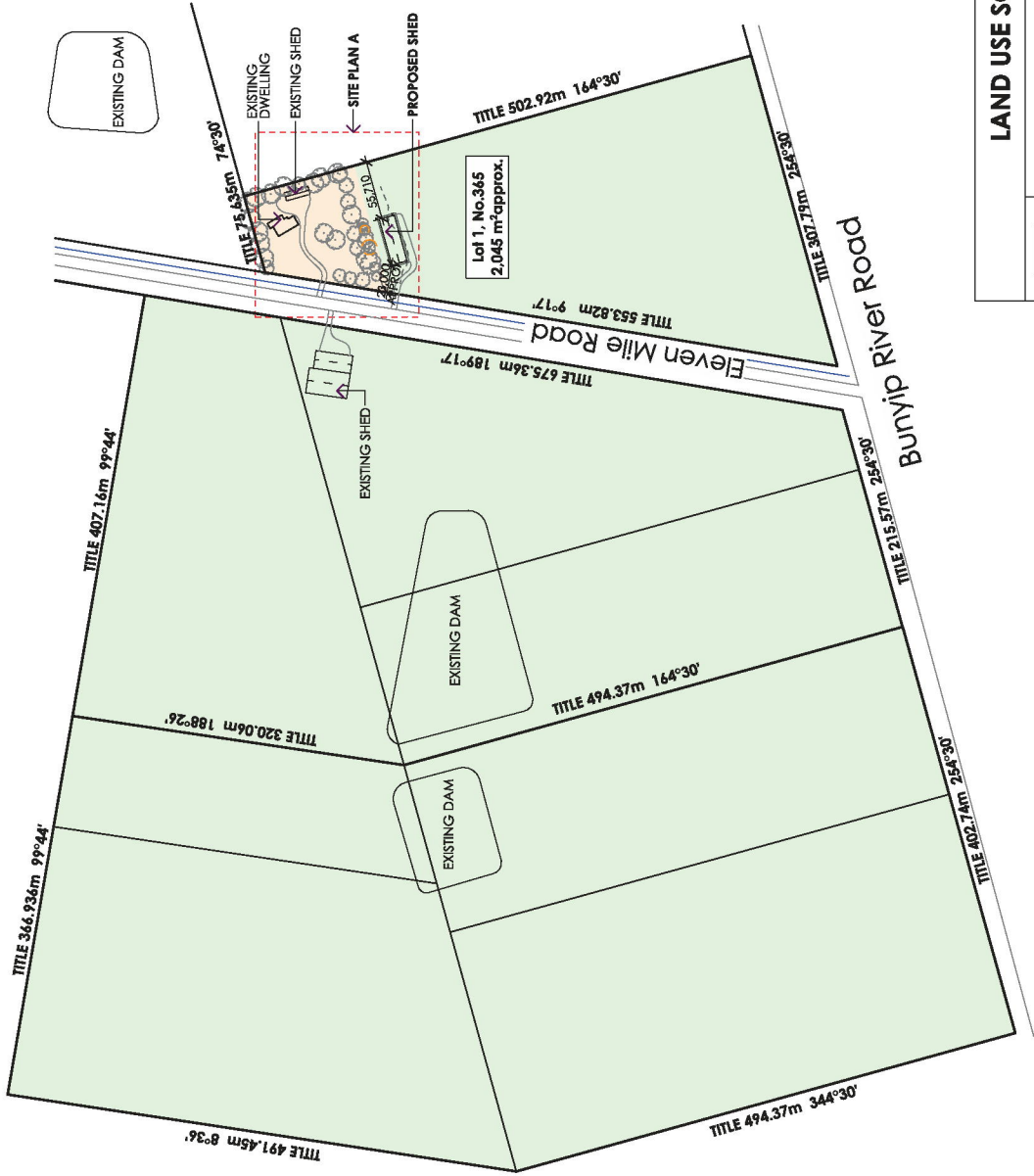
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Concept Design - C


Sheet Index

- 1 Cover Sheet & Site Plan
- 2 Site Plan A
- 3 Floor Plan
- 4 Elevations

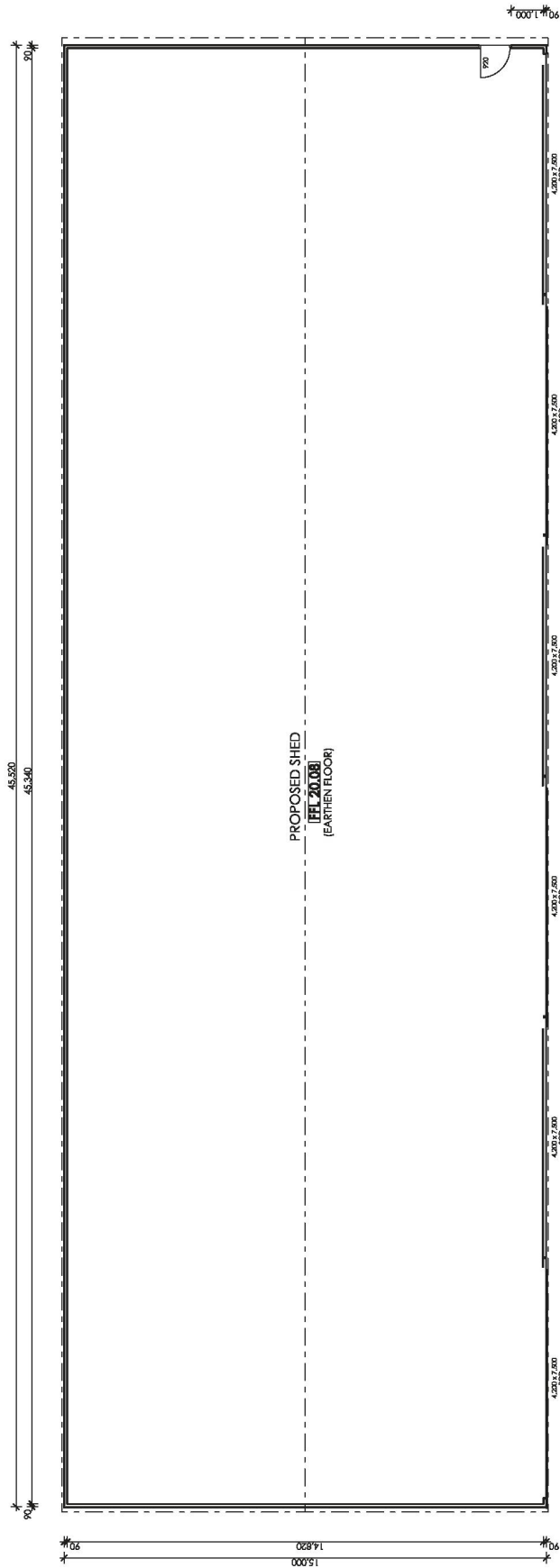
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LAND USE SCHEDULE	
	DWELLING AREA
	AGRICULTURE - CROP RAISING -HORICULTURE. PRODUCTION OF POTATOES AND GRAINS

DRAWING NAME: Cover Sheet & Site Plan	PROJECT: Shed Plans	Areas Proposed Shed: 682.80 sqm (73.50 scs)		SCALE		
					1:5000	
DESIGN TYPE: Custom Design	AT: Lot 1, No.365 Eleven Mile Road , Cora Lynn	C Nov '23 RFI Amendments B Sep '23 RFI Amendments A Jul '23 Town Planning Submission ISS: DATE: AMENDMENTS:	DRAWN: HC	REV TP_C	DATE: November 2023	
						SHEET: 1 of 4
JDESIGN Group M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@designgroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849						

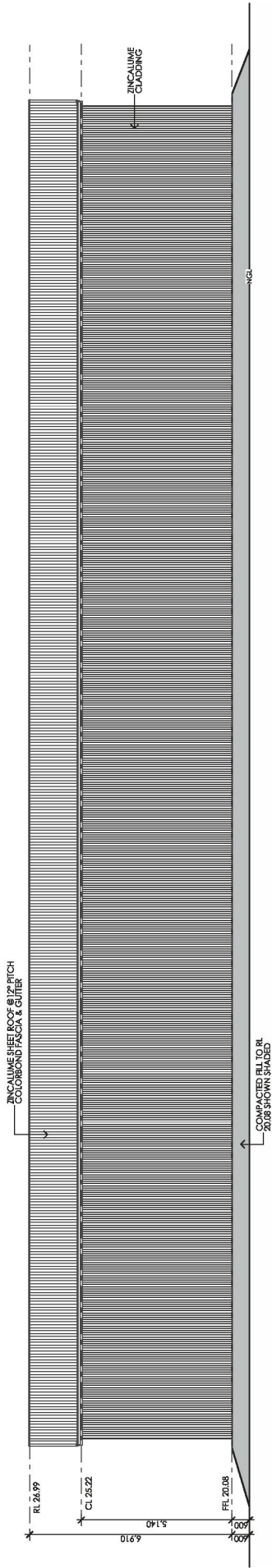
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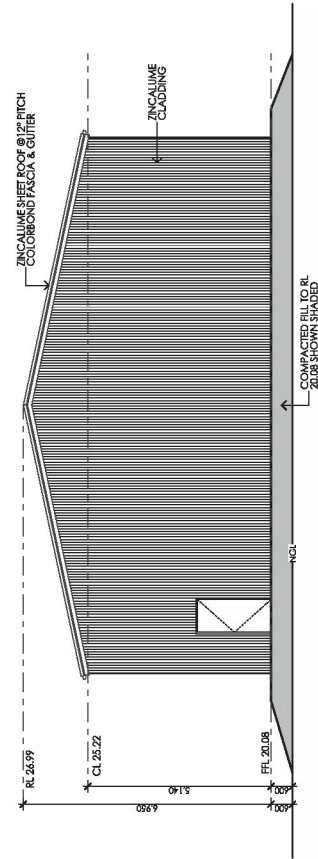
DRAWING NAME: Floor Plan	PROJECT: Shed Plans [REDACTED] AT: Lot 1, No.365 Eleven Mile Road , Cara Lynn	Areas Proposed Shed: 682.80 sqm (73.50 sqa)	SCALE 1:150	REV TP_C	DATE November 2023
DESIGN TYPE: Custom Design	ISS: DATE: AMENDMENTS:	C Nov '23 RFI Amendments B Sep '23 RFI Amendments A Jul '23 Town Planning Submission	SIZE: A3	DRAWN: HC	SHEET: 3 of 4

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2308
DP-AD 37915
Registered Builder
DB-M 36849

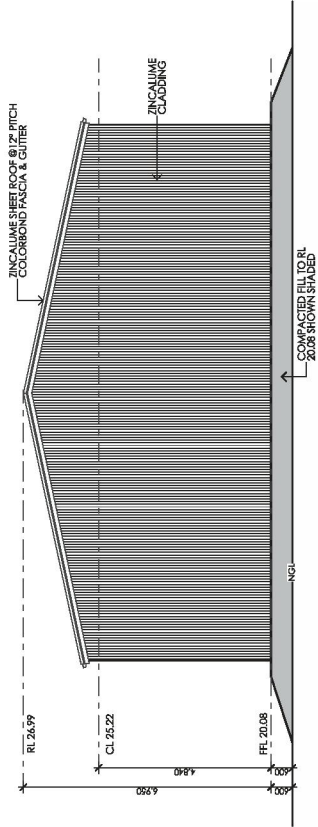
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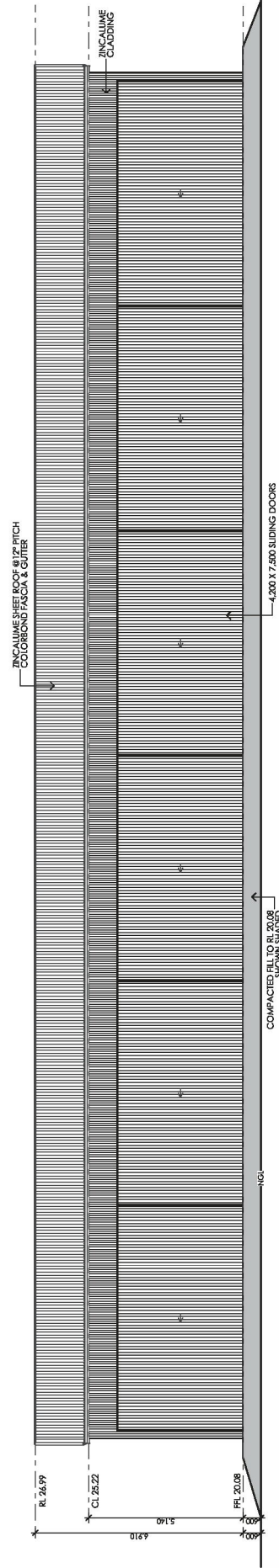
North Elevation 1:150



East Elevation 1:150



West Elevation 1:150



South Elevation 1:150

COLOR SCHEDULE

ZINCALUME CORUGATED CLADDING & ROOF

LEGEND

NGL

Natural Ground Line

DRAWING NAME: Elevations

PROJECT: Shed Plans

DESIGN TYPE: Custom Design

Areas

Proposed Shed: 682.80 sqm (73.50 sqs)

AT: [REDACTED]

Lot 1, No.365 Eleven Mile Road ,

Cara Lynn

SCALE: 1:150

SIZE: A3

SHEET: 4 of 4

DATE: November 2023

JDESIGN Group

M: Po Box 539, Inverloch

A: 2 Hopetoun Street, Inverloch

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Ph: 5674 2506

DP-AD 379/15

Registered Builder

DB-M 36849

ISS: C

DATE: New '23 Ref Amendments

ISS: B

DATE: Sep '23 Ref Amendments

ISS: A


DATE: Jul '23 Town Planning Submission

ISS: [REDACTED]

DATE: [REDACTED]

TREE SCHEDULE – 365 ELEVEN MILE RD, CORA LYNN

Please see below tree information for trees within 15m of the proposed shed.

<p>TREE 3 (T3)</p> <p>SPECIES: OLEA EUROPAEA (OLIVE TREE)</p> <p>DIAMETER: 36cm</p> <p>TPZ: 4.32m</p>	
<p>TREE 6 (T6)</p> <p>SPECIES: CALLISTEMON VIMINALIS (BOTTLE BRUSH)</p> <p>DIAMETER: 60cm</p> <p>TPZ: 7.2m</p>	