

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	15 Yackatoon Road, Beaconsfield Upper VIC 3808 L1 TP513461 V8991 F297
The application is for a permit to:	Buildings and works associated with the development of two outbuildings
The applicant for the permit is:	Nepean Planning Consultants
The application reference number is:	T240017
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: <a href="https://www.cardinia.vic.gov.au/advertisedplanningapplications">https://www.cardinia.vic.gov.au/advertisedplanningapplications</a>

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](mailto: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:	18 March 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](mailto: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	A12443R6
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## Basic Information

Proposed Use	The development of 2 sheds
Current Use	Vacant
Cost of Works	\$85,000
Site Address	15 Yackatoon 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
<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	Nepean Planning Consultants	2/364 Main Street, Mornington VIC 3931	W: 03-5986-1323 E: kilian@nepeanplanning.com.au
Owner			
Preferred Contact	Nepean Planning Consultants	2/364 Main Street, Mornington VIC 3931	W: 03-5986-1323 E: kilian@nepeanplanning.com.au

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3      More than \$10,000 but not more than \$100,000	\$675.80	100%	\$675.80
Total			\$675.80

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**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
19-01-2024	A Copy of Title	Title.pdf
19-01-2024	Alteration statement	Planning Submission v1 - 15YACBEA.pdf
19-01-2024	Site plans	Plan of Subdivision.pdf
19-01-2024	Site plans	Shed 1 Elevation - 15 Yackatoon Rd, Upper Beaconsfiled.pdf
19-01-2024	Site plans	Shed 2 Elevation - 15 Yackatoon Rd, Upper Beaconsfiled.pdf
19-01-2024	Site plans	Site Plan 15.1.24.pdf
19-01-2024	Additional Document	BMS 15YACBEA - V1.pdf
19-01-2024	Additional Document	BMP 15YAKBEA - V1.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	19 January 2024 - 04:50:PM

## Declaration

☒ By ticking this checkbox, I,  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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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

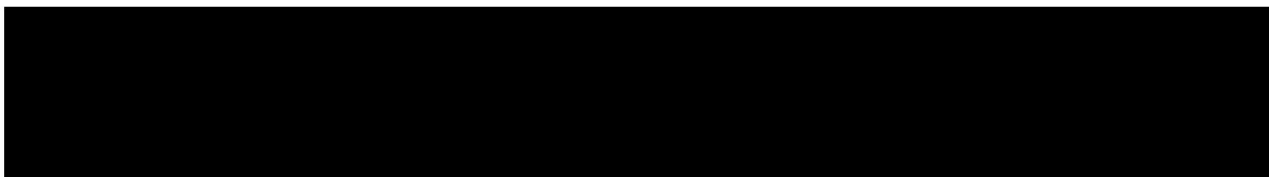
VOLUME 08991 FOLIO 297

Security no : 124111215955V  
Produced 12/12/2023 01:12 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 513461P.  
PARENT TITLE Volume 01634 Folio 652  
Created by instrument E926744 02/08/1973

### 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 TP513461P 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: 15 YACKATOON ROAD BEACONSFIELD UPPER VIC 3808

### ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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# Nepean

Planning Consultants



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## Planning Submission

# 15 Yackatoon Road, Beaconsfield Upper

Version 1 – January 2024

**Application for Planning Permit:** Development of two sheds

**Planning Scheme:** Cardinia

**Zone:** Clause 35.06 Rural Conservation Zone, Schedule 2

**Overlays:** Clause 44.06 Bushfire Management Overlay

Clause 42.01 Environmental Significance Overlay, Schedule 1

# EXECUTIVE SUMMARY

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## Introduction

This report has been prepared on behalf of the landowner in support of the proposal at **15 Yackatooon Road, Beaconsfield Upper** (the Subject Site). An accompanying **Bushfire Management Statement** has been prepared for this site, and it is intended they should be read in conjunction with this planning assessment.

The subject site contains an existing dwelling including associated outbuildings, and this proposal seeks permission for two new sheds proposed to be sited to the north of the existing dwelling.

We submit that the suitably located outbuildings and works will result in a high-quality development which will make a positive contribution to the landscape and the proposed shedding has been designed to minimise its impact on the environmental values of the area while providing appropriate bushfire protection measures.

## Planning permit triggers:

**Clause 35.06 Rural Conservation Zone - Schedule 2 (RCZ2)** for an out-building associated with an existing dwelling exceeding a floor area of 100 square metres.

**Clause 42.02 Environmental Significance Overlay - Schedules 1 (ES01)** for an outbuilding ancillary to a dwelling, where the gross floor area of all outbuildings on the land exceeds 160 square metres (in the Rural Conservation Zone) and a building height exceeding 4 metres above natural ground level.

**Clause 44.06 Bushfire Management Overlay (BMO)** for building or works with a floor area exceeding than 100 square metres not used for accommodation and ancillary to a dwelling.

## Project team

**Planning & Bushfire:** Nepean Planning Consultants

**Designer:** Fair Dinkum Sheds

## Conclusion

This report justifies the proposal and demonstrates that the proposed sheds should receive Council's full support on the basis it appropriately responds to the constraints of the site – specifically balancing the need for landscape protection with the priority for human life as a result of the bushfire threat.

It is concluded that the proposed development appropriately responds to the relevant Planning Provisions and is entirely worthy of Council support.





**Prepared by**

Town Planning Consultant  
Nepean Planning Consultants  
Suite 2/364 Main Street, Mornington VIC 3931  
T: (03) 5986 1323 | E: jill@nepeanplanning.com.au

Version		
Version	Date	Details
1	January 2023	Original Version

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The landowner seeks approval for the development of two sheds. Shed 1: 219.2m<sup>2</sup> (13.7m x 16m) & Shed 2: 286m<sup>2</sup> (26m x 11m). The sheds are not proposed to be used for accommodation and are ancillary to the existing onsite dwelling therefore consideration of Clause 44.06 Bushfire Management Overlay is required. The following image illustrates the siting of the proposed buildings and works.

## PROPOSED SHED

AT 15 YACKATOON ROAD,  
BEACONSFIELD UPPER

# SITE PLAN

SCALE 1:2000

**DATE DRAINAGE**

THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHALL BE GRADED 120 OR TO FALL DOWN OVER THE FIRST METRE AWAY FROM THE BUILDING TO A DRAINAGE POINT OF AT LEAST 10% IN THE DRAINAGE, WHERE THIS IS IMPRACTICABLE (E.G. SLOPED SITES) WHERE THE ADJACENT NATURAL GROUND FALLS TOWARDS THE BUILDING, USE AS DRAIN OR SPOON DRAIN MIN 1000MM AWAY FROM THE BUILDING TO DISCHARGE.

ALL SITE DRAINAGE IS OWNER'S RESPONSIBILITY TO ORGANISE.

if planning work to comply with AS1530.3, zones

area analysis	
conformator to connect to the existing stormwater drainage system up to 100m LPHC or 1000SO stormwater sewerage	78.547m <sup>2</sup>
owner is responsible for designing a regional sewerage to connect	425m <sup>2</sup> 0.5% existing dwelling
conformator drainage	326m <sup>2</sup> 0.4% outbuilding area
	509m <sup>2</sup> 0.6% total proposed area
	1206m <sup>2</sup> 1.5% total coverage

**DEFENDABLE SPACE REQUIREMENTS**

all available space must be created for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser. Defendable space in an area where vegetation (and other flammable materials) must be managed in accordance with the following:

- graze must be sown, mowed and maintained along the declared fire danger period
- at least one vegetation, debris must be removed at regular intervals during the fire danger period
- within 10 metres of a building, flammable objects must not be located close to vulnerable parts of the building
- plant greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building
- debris must not be located under the canopy of trees
- any wall and/or canopy of shade must not exceed 5.1m, metres in area must not be equipped by at least 5 metres
- these must not overhang or touch any elements of the building
- most canopy must not extend by at least 2 metres
- there must be a clearance of at least 2 metres between the lowest tree branches and ground level

[illegible]

[illegible][illegible]

Element	Shed 1	Shed 2
Max. Building Height	5.749m	4.578m
Setback to Yackatoon Rd	12.90m	52.24m
Northern Side Setback	107.02m	82.80m
Rear Setback	N/A	N/A
Max Earthworks	800mm Fill	300mm Fill
Site Coverage	1.5%	

As the site is greater than 4,000 m<sup>2</sup> in area an assessment against clause 52.17 Native Vegetation is required for any native vegetation removal however it is submitted that the proposed shed locations do not result in any vegetation removal.

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The subject site, **15 Yackatoon Road, Warrandyte** is more formally known as Lot 1 TP513461 contained within Volume 08991 Folio 297. The land is not affected by any restrictive covenants, Agreements or easements as depicted in the below plan of subdivision extract:

[illegible]



## 2.2 The subject land

The subject site is located on the north western side of Yackatoo Road. The irregular shaped lot has an area of 78633.1 m<sup>2</sup> (approx. 7.8 acre) with two frontages to Yackatoo Road.

The existing dwelling features 4 bedrooms. A full size flood-lit riding arena and round yard plus dam and secure fencing with 18 paddocks are present onsite. Site access is available from both Yackatoo Road and will remain unaltered.

The subject site has access to infrastructure which currently services surrounding properties along Yackatoo Road. All wastewater onsite will be managed and treated onsite in accordance with Council and EPA requirements.

The following photos demonstrate the subject site in greater detail:

**Figure 6 – Aerial view of the subject site (source: realestate.com.au)**



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**Figure 7 – Aerial view of the subject site (source: realestate.com.au)**



**Figure 8 –Existing dwelling (source: realestate.com.au)**



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**Figure 9 – Grassland vegetation (paddocks) (source: realestate.com.au)**



**Figure 10 – Grassland vegetation (paddocks) (source: realestate.com.au)**



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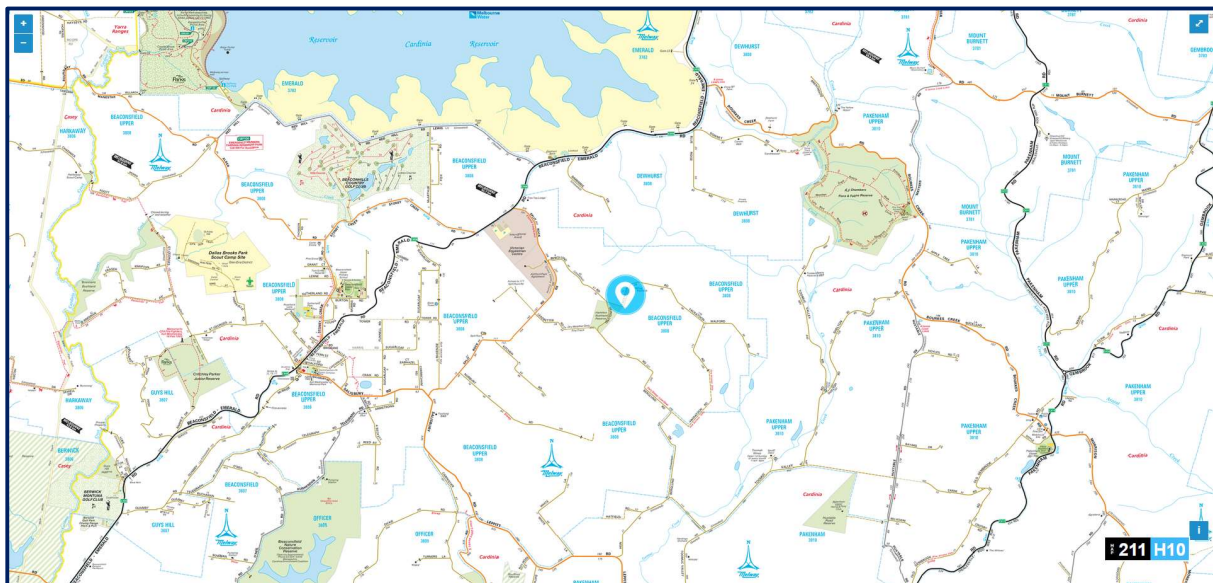
### 3 SITE CONTEXT

The Cardinia Shire covers an area of 1,280 square kilometres with the pattern of settlement primarily focused in the Urban Established Area, Urban Growth Area and townships ranging from large rural townships to rural localities.

Upper Beaconsfield is located approximately 53 kilometres (33 miles) south-east of Melbourne on the southern foothills of the Great Dividing Range. Nearby towns include, Emerald (7.3 km northeast of Upper Beaconsfield) and Beaconsfield (7.23 km south-west of Upper Beaconsfield). The dominant activities and uses within the strategy area include residential, rural residential development, open space and recreation.

As detailed in the following melways map, the subject site is positioned with access to Split Rock Road to the west offering access to the wider area.

**Figure 11 Subject Site's proximity to major transport routes (Melway, 2023)**



#### 3.1 Neighbourhood character

The subject site is located within the east of the municipality which contains Green Wedge and Rural Conservation Land falling outside Melbourne's urban growth boundary. Land in the broader vicinity is characterised by larger rural allotments, either vacant or developed with single dwellings and outbuildings. The predominant agricultural activity in the area is grazing, which occurs on various scales.

#### Adjoining surrounding properties

Direction	Property	Property Details
North	<b>29 Yackatoon Road</b> (adjoining property)	<ul style="list-style-type: none"> <li>RCZ2 land containing an existing dwelling surrounded by open paddocks</li> </ul>

East	<b>Yackatoon Road</b>	<ul style="list-style-type: none"><li>• Road</li></ul>
South	<b>Yackatoon Road</b>	<ul style="list-style-type: none"><li>• Road</li></ul>
West	<b>67 Berglund Road</b> (adjoining property)	<ul style="list-style-type: none"><li>• RCZ2 land containing an existing dwelling surrounded by vegetation</li></ul>

The following aerial photo depicts surrounding conditions in more detail.

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**Figure 12 Aerial Image (NearMap, 15 Feb 2023)**





## 4 PLANNING PROVISIONS

The subject site is included within the Cardinia Planning Scheme and is affected by the following planning provisions, zone and controls:

### 4.1 State Planning Policy Framework

The following relevant State Planning Policy Provisions are applicable to this proposal:

- Clause 11.01-1R Green Wedges – Metropolitan Melbourne
- Clause 12.05 Significant Environments and Landscapes
- Clause 13.02 Bushfire Planning
- Clause 14.01-1S Protection of Agricultural Land
- Clause 14.01-1R Protection of Agricultural Land – Metropolitan Melbourne
- Clause 15.01-6s Design for Rural Areas
- Clause 16.01-5S Rural Residential Development

### 4.2 Local Planning Policy Framework

The following relevant Local Planning Policy Provisions are applicable to this proposal:

- Clause 21.01 Cardinia Shire Key Issues and Strategic Vision
- Clause 21.02-2 Landscape
- Clause 21.02-4 Bushfire Management
- Clause 21.03-4 Rural Townships
- Clause 21.04-2 Agriculture
- Clause 21.07-4 Upper Beaconsfield

### 4.3 Other considerations

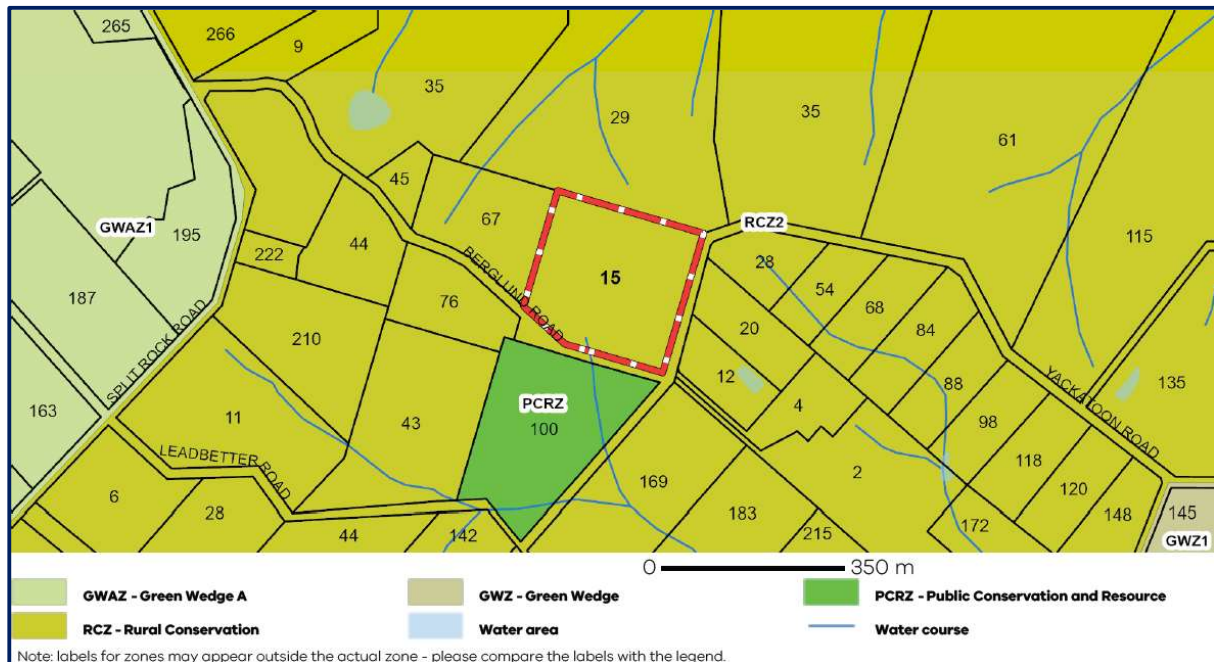
The following other relevant considerations are applicable to this proposal:

- Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions
- Clause 52.17 Native Vegetation
- Clause 65: Decision Guidelines
- Clause 66 Referral & Notice Provisions
- Clause 71.02 Operation Of The Planning Policy Framework

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## 4.4 Clause 35.06 Rural Conservation Zone – Schedule 2 (RCZ2)

### RCZ2 Map



### Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

**Schedule 2 Conservation Values:** Protection and conservation of the environmental values and landscape qualities of the land, including habitat of botanical and zoological significance, and the conservation of natural resources, including native vegetation, waterways and soils.

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## Permit Requirements

A planning Permit is required for an out-building associated with an existing dwelling when the floor area of the out-building exceeds 100 square metres. Any area specified must be more than 100 square metres.

A permit is also required for a building which is within any of the following setbacks:

- 100 metres from a Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road.
- 40 metres from a Transport Zone 3 or land in a Public Acquisition Overlay for a road if the Head, Transport for Victoria is not the acquiring authority.
- 20 metres from any other road.
- 5 metres from any other boundary.
- 100 metres from a dwelling not in the same ownership.
- 100 metres from a waterway, wetlands or designated flood plain.

## Decision Guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

### *General issues*

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development.*
- *How the use or development conserves the values identified for the land in a schedule.*
- *Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.*
- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*

### *Rural issues*

- *The environmental capacity of the site to sustain the rural enterprise.*
- *The need to prepare an integrated land management plan.*
- *The impact on the existing and proposed infrastructure.*
- *Whether the use or development will have an adverse impact on surrounding land uses.*

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#### *Environmental issues*

- *An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.*
- *The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.*
- *How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.*
- *The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

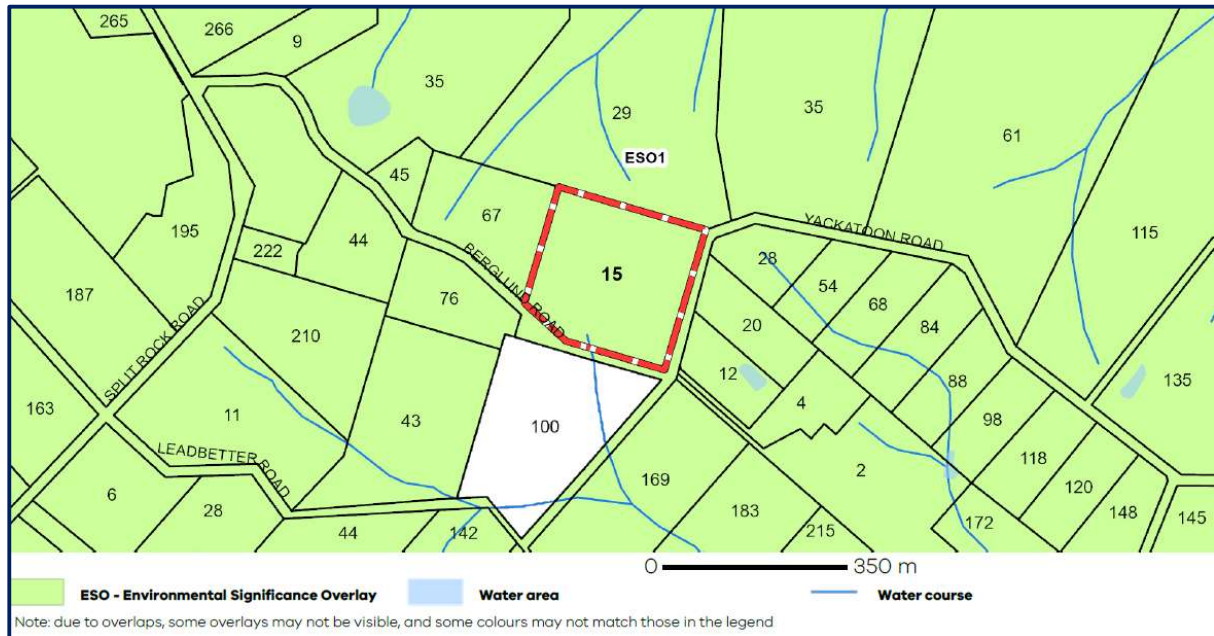
#### *Design and siting issues*

- *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.*
- *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.*
- *The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

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## 4.5 Clause 42.02 Environmental Significance Overlay – Schedule 1 ES01 – Northern Hills

### ES01 Map



### Statement of environmental significance:

*“The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.*

*The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.”*

### Permit Requirements

Clause 42.02-2 states a permit is required for an outbuilding ancillary to a dwelling, where:

- the gross floor area of all outbuildings on the land exceeds 160 square metres (in the Rural Conservation Zone)
- The building height exceeds 4 metres above natural ground level.

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## Decision Guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- *Whether the removal of any vegetation has been avoided and/or minimised.*
- *The Land Capability Study for the Cardinia Shire (February 1997).*
- *The protection and enhancement of the natural environment and character of the area.*
- *The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.*
- *The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*
- *Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.*
- *The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.*
- *Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.*
- *The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.*

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## BMO Map



- ## Permit Requirements

- ## Decision Guidelines

- *Clause 53.02 and Clause 65*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any other matters specified in a schedule to this overlay.*

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## 5 CONSIDERATION

In response to the planning provisions mentioned in Section 4 of this report, it is submitted that the subject site is within an area used for various agricultural activities, including horse husbandry, hobby farms etc, and that many of these nearby lots contain dwellings.

The approx. 7.8 acre lot is located on the northern and western side of Yackatoot Road. The proposed, well considered, low scale sheds appropriately respond to the rural character of Beaconsfield Upper. Existing use rights apply due to the presence of a dwelling on the land and the subject site is easily able to accommodate the proposed sheds, without causing unreasonable impact to the agricultural value of the land and adjoining properties.

A review of the Cardinia Planning Scheme and permit triggers leads to the following key questions for consideration:

1. **Does the proposal have support in Planning Policy Framework?**
2. **Is the proposal site responsive considering the purpose and decision guidelines of the Rural Conservation Zone?**
3. **Does the proposal balance consideration of the landscape values of the site and wider area including bushfire threat?**

This report aims to address these questions and demonstrate that the proposal should receive Council's support on the basis that the development results in an orderly planning outcome. The following justification should lead to Council's support of the application.

### 5.1 Does the proposal have support in planning policy?

The recurring objectives of these policies seek to protect important productive agricultural areas like those of the Westernport Green Wedge. The application is entirely consistent with the objective of **Clause 11.01-1R** which seeks to "*protect the green wedges [rural land] of Metropolitan Melbourne from inappropriate development*" and the proposal has given due regard to the role and value of the Rural Conservation Zone ensuring the sheds avoids the loss of agricultural land.

**Clause 12.05** (Significant Environments and Landscapes) seeks to protect and conserve environmentally sensitive areas. The site is controlled by ESO1 and the low-scale, agricultural appearance of the sheds will ensure it blends into the rural landscape, and not interrupt landscape views across the site.

The proposed development meets the tests detailed within **Clause 13.02 Bushfire Planning** Strategies and Principles ensuring that the risk to human life and property can be reduced to an acceptable level. Through application of bushfire protection measures recommended within the accompanying Bushfire Management Statement the risk to life and property can be reduced to an acceptable level.

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**Clause 14.01-1S** (Protection of agricultural land) and **Clause 14.01-1R** (Protection of agricultural land – Metropolitan Melbourne) elaborate on the above themes and include objectives and strategies that seek to protect and support areas of agricultural production and preserving productive farmland.

The sheds will utilise the existing primary accessways to Yackatoo Road to avoid fragmentation of the land. It is submitted that the proposal supports the strategies of **Clause 14.01-1S** in that it does not propose any new use given existing use rights apply due to the establishment of an existing dwelling onsite and historical use of the land for animal husbandry.

The key objectives of **Clause 15.01-6s** Design for Rural Areas and **Clause 16.01-5S** Rural Residential Development are ‘to ensure development respects valued areas of rural character’ and ‘to identify land suitable for rural living and rural residential development’. The development proposes two sheds on a site whereby essential services are currently provided for, demonstrating the site is located within an existing rural/residential settlement pattern. Moreover, dwellings and sheds on large agricultural properties are common in the area, with numerous examples evident in Figure 10.

The proposed sheds will not interfere with the adjoining land uses as they generally satisfy the preferred RCZ2 setback requirements and waste water will be managed onsite and will be upgraded, as required, to respond to the Shire’s Waste Water Management Policy.

The scale of the proposed sheds is responsive to the rural character of the area and will not result in an unreasonable level of intrusion or visual bulk and will not unreasonably impact upon existing rural vistas. The proposal is not deemed to result in any detrimental impacts to the landscape, the environment, existing habitat corridors or recreational values of the land due to the fact that the works avoid vegetation removal.

**Clause 21.01 Cardinia Shire Key Issues and Strategic Vision** identifies the protection of environmentally significant areas including the northern hills and the protection of life and property in terms of flooding and wildfires as key environmental issues.

**Clause 21.02-2 Landscape** in its design and built form strategies seeks to require the use of building materials and colours which are in context with the surrounding environment in areas of landscape significance and in rural residential and rural living areas; ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation; protect exotic vegetation if it is of heritage, cultural or economic value, or contributes to the character of an area; and minimise the fragmentation of land and removal of vegetation in areas of high landscape value.

**Clause 21.02-4 Bushfire Management** aims to recognise that areas in the municipality are prone to bushfire and to minimise the potential risk to life, property and the environment and in its strategies seeks to ensure that the siting and design of houses and other accommodation in high risk bushfire areas minimises the potential risk of loss of life or property from bushfire, particularly in terms of the

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existing slope, aspect and vegetation; ensure all development has appropriately designed access for emergency vehicles; ensure development provides adequate access to water; and encourage the use of roads as a buffer between housing and bushland.

Responding to the above, the accompanying Bushfire Management Statement and *Bushfire Management Plan* ensure the proposal provides adequate response to relevant local policy.

With respect to **Clause 21.04-2 Agriculture** the proposal is not introducing any new use, by virtue of sheds, which will ensure that the surplus land not used by the dwelling will continue to be used for agricultural purposes as required by this clause.

**Clause 21.07-4** identifies in the *Upper Beaconsfield Township Strategy, July 2009* that the subject site sits outside of the township area. Overall, we submit that the proposal at hand for two sheds to be used in association with the existing use and is supported in the Planning Policy Framework. The proposed use is compatible with other similar lands uses in the area and will not impact nor create any right to farm conflicts with neighbouring properties.

For these reasons we submit the proposal is considered to satisfy all relevant objectives and key strategic directions under the Planning Policy Framework (PPF).

## 5.2 Is the proposal site responsive considering the purpose and decision guidelines of the Rural Conservation Zone?

### **Clause 35.06 Rural Conservation Zone - Schedule 2 (RCZ2)**

An out-building associated with an existing dwelling with a floor area exceeding 100 square metres triggers a planning permit and the proposal requires variation to the following setback requirements:

- ☒ 20 metres from any other road.

Shed 2 is setback 12.9m from Yackatoon Road

- ☒ 100 metres from a dwelling not in the same ownership.

The sheds are setback within 100m of adjoining dwelling located at 28 Yackatoon Road

We deem the proposal and variations outlined above are reasonable for Council support when considering the decision guidelines of RCZ2, for the following reasons:

**General Matters** - The subject site is considered to have the capacity to accommodate the proposed buildings and works whilst maintaining the character of the established rural residential area. Accordingly, the subject site is currently used for rural residential purposes and the proposed sheds will be used to support this existing land use.

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The proposed sheds are consistent with the development pattern of the immediate area and is considered an acceptable outcome for this area with minimal encroachment into pasture areas. The proposal is not seeking to alter the current land use and the land is able to accommodate the proposed sheds additions without detrimental impacts to the existing conditions.

As expressed earlier, the surrounding area comprises rural residential allotments and the proposed sheds including associated works are considered to be compatible with the surrounding and adjoining land uses. Given that the land use pattern within the immediate vicinity is primarily rural residential, the proposal is submitted to compliment the development in the surrounding area and will not detract from the rural conservation values.

The proposal recognises, protects and conserves green wedge land through the retention and management of onsite vegetation in accordance with the bushfire protection measures. It is determined that the proposal will not have adverse impact upon the rural character. Overall, the rural residential use of the site and associated works will conserve and maintain the rural character of the area and is considered satisfactory.

*Rural Matters* - As described above, the presence of an existing onsite dwelling and surrounding dwellings demonstrates the proposed development will not result in unreasonable impact to agricultural activities located in the wider site context given no change in land use is proposed.

*Environmental Matters* - No vegetation removal is proposed and the proposal is deemed to balance built form, bushfire management and vegetation protection.

*Dwelling Issues:* N/A

*Design and Siting Matters* - The proposed sheds respond well to the decision guidelines of the zone with respect to the siting and design criteria given the constraints as a consequence of the existing dwelling siting which already experiences reduced setbacks to the northern title boundary. The external finishes will be maintained in colorbond "Woodland Grey" which will also ensure the buildings sit within the landscape without impact upon scenic vistas.

Whilst the proposed sheds are located within 100m of adjoining dwelling at 28 Yackatoon Road there is ample existing vegetation and the road separating the works from this adjoining land. Shed 2 is proposed to be sited 12.9m from Yackatoon Road and the modest overall height of this building at 4.5m will ensure this rural building will blend into the natural landscape and its ridge will not project unreasonably into the landscaped backdrop.

Based on the above rationale, it is submitted that the proposal is entirely worthy of support.

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### 5.3 Does the proposal balance consideration of the landscape values of the site and wider area including bushfire threat?

#### Clause 42.02 Environmental Significance Overlay – Schedule 1

##### ESO1: Northern Hills

##### **Environmental objective to be achieved**

- *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.*

It is reiterated that a planning permit is required for an outbuilding ancillary to a dwelling, where the gross floor area of all outbuildings on the land exceeds 160 square metres (in the Rural Conservation Zone) and a building height exceeding 4 metres above natural ground level.

As discussed earlier in this submission the proposed sheds have been designed to respond to all opportunities and constraints of the land. We deem the proposal and variations outlined above are reasonable for Council support when considering the decision guidelines of ESO1, for the following reasons:

- Vegetation removal has been avoided to ensure the retention, protection and enhancement of remnant vegetation and habitat. To this end, the proposed sheds will not impact on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.
- The siting, height, scale, materials, colours and form of the proposed sheds have been designed to have the least visual impact on the environment and landscape through ensuring the sheds are not located on prominent ridgelines or within significant viewlines.
- Alternative siting and building designs will not minimise cut and fill given the chosen shed locations are deemed the most appropriate due to being relatively flat.
- Appropriate measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire, as appropriate have been incorporated into the shed siting to protect and enhance the natural environment and character of the area.

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- The sheds will not impact upon the Land Capability Study for the Cardinia Shire (February 1997) and will ensure the protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution, as necessary.

#### **Clause 44.06 Bushfire Management Overlay**

We acknowledge the overriding objectives of this overlays seek to:

- *Ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *Identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *Ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*
- *Balance the extent to which the removal of vegetation is necessary to achieve proper fire management.*

As already identified, the proposal requires planning approval pursuant to BMO and the accompanying Bushfire Management Statement, demonstrates that the proposal responds to Clause 44.06 including Clause 53.02.

The siting of the proposed sheds achieves an appropriate level of defensible space, whilst avoiding unreasonable impact to onsite vegetation whilst meeting the prescribed defensible space requirements. We therefore submit the proposal finds a reasonable balance between built form, bushfire protection, the preservation of the surrounding landscape and the application should receive CFA and Council support.

For these reasons we submit the proposal responds to the relevant decision guidelines of BMO & ESO1 and should receive Council's full support.

## **6 EXPECTATIONS**

### **Referrals**

The CFA are a recommending referral authority so it may be prudent to refer to the Bushfire management Statement to the CFA.

Should Council deem any internal referrals are necessary (eg. Health Department given the site is not connected to sewer) it is expected that the application will be referred within the preliminary assessment phase of this application (28 days).

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## Advertising notice

As the proposal is not exempt from the notice and review requirements of Section 52(1) (a), (b), and (d) of the Planning and Environment Act 1987 it is expected that the application will be advertised by way of letters and sign.

We kindly request that the application progress to public notice without delay.

## Aboriginal Heritage

The land is not located in an area of Cultural Heritage Sensitivity therefore there is no requirement to provide a CHMP.

## Decision timeframe

Pursuant to Section 79 of The Act and Regulation 31 (1) of the Planning and Environment Regulations 2005 the prescribed timeframe for a decision is 60 days.

It is expected that the decision will be issued within the prescribed timeframe of 60 days.

## 7 CONCLUSION

As demonstrated within this report and upon undertaking a comprehensive assessment of the proposal, it has been determined that the development of dwelling additions together with an outbuilding, tennis court and associated vegetation removal and works on the subject site is an appropriate response to the context of the Zone, Overlays including other planning provisions and is consistent with the objectives and requirements of the Cardinia Planning Scheme.

- The sound design of the proposal adequately responds to the constraints of the site and will result in a development that positively contributes to the surrounding Rural Conservation Zone.
- The proposal presents an appropriate balance between the objectives of the BMO and ESO1 will not have an unreasonable impact upon the environmental and landscape integrity of the site and surrounds and will not have a detrimental impact on the neighbouring dwellings.

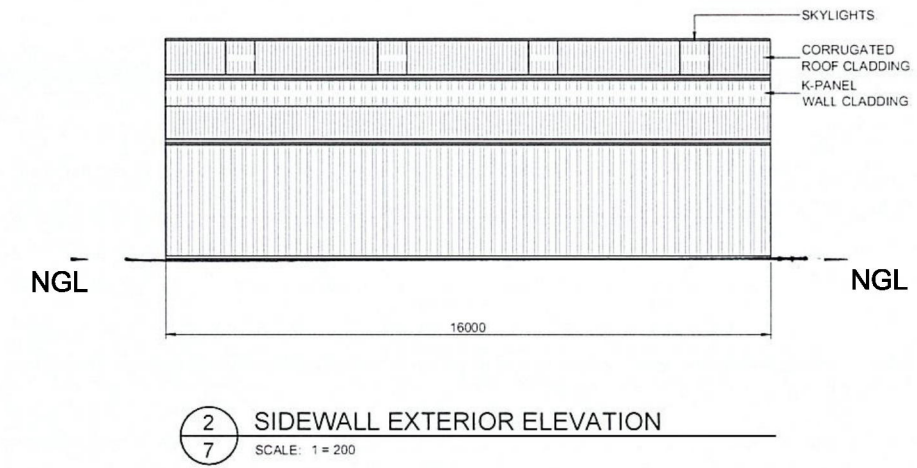
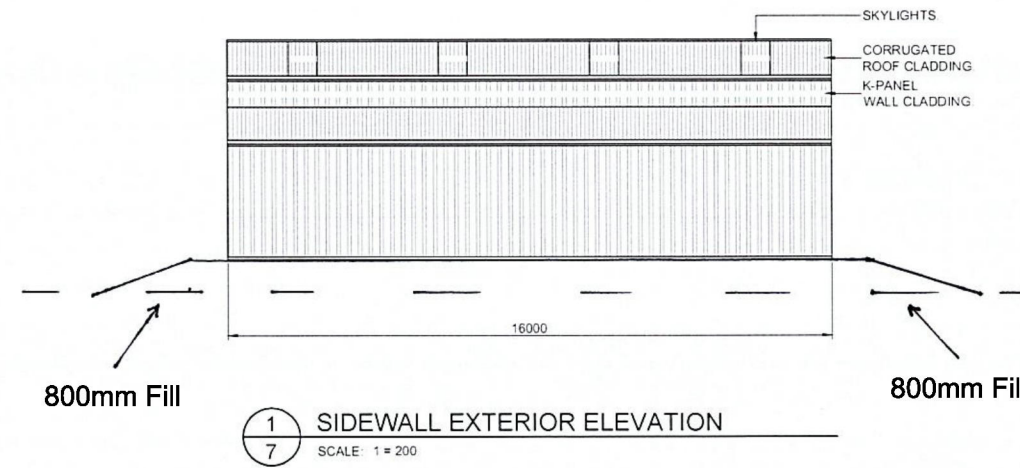
It is respectfully requested that the application proceed to referral and public notification at Council's earliest convenience to enable a Planning Permit to be issued.

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## ATTACHMENTS

- Certificate of Title
- Plan of Subdivision
- Development Plans
- Bushfire Management Statement

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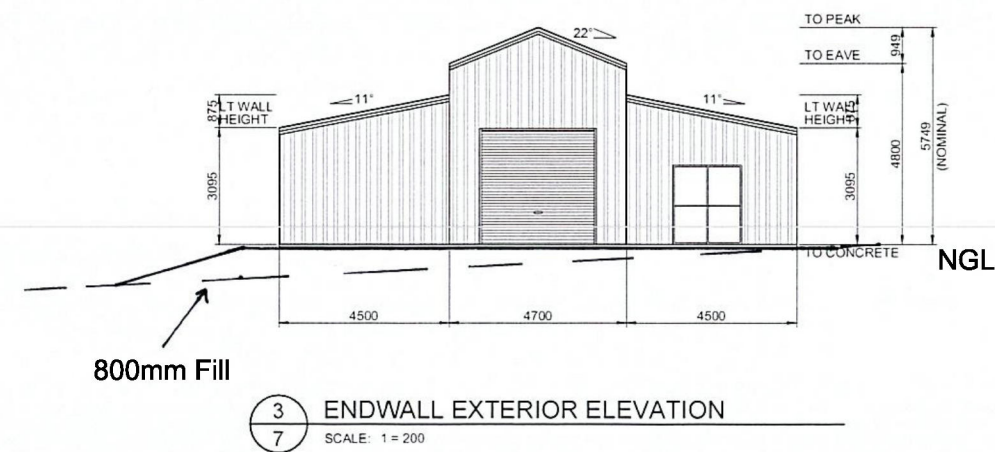
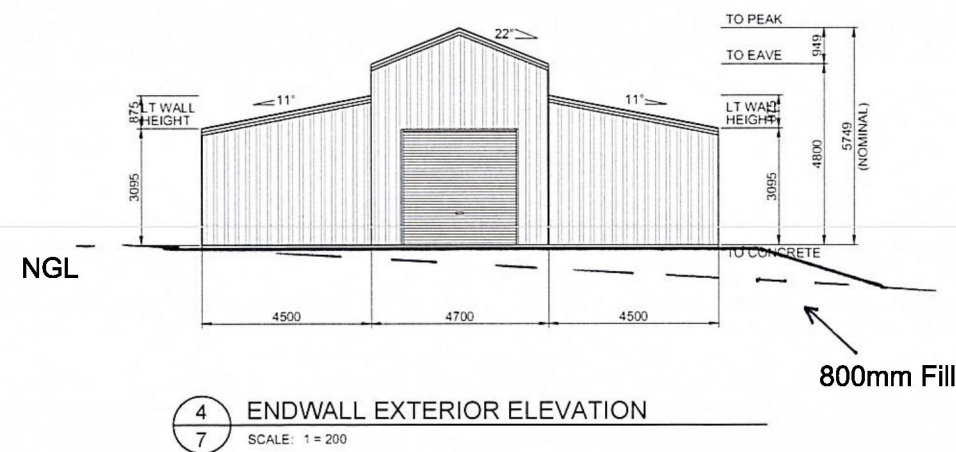


Battered 1:2

Walls: Colorbond Woodland Grey

Roof: Colorbond Woodland Grey

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BUILDING COLOURS

WALL	COLORBOND
ROOF	COLORBOND
ROLLER DOOR	COLORBOND
GLASS SLIDING DOOR	COLORBOND
DOWNPIPE	COLORBOND
GUTTER	COLORBOND
CORNER FLASHING	COLORBOND
BARGE FLASHING	COLORBOND
OPENING FLASHING	COLORBOND

STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS MORNINGTON PENINSULA**  
FOR  
[REDACTED]  
AT  
15 YACKATOON RD  
BEACONSFIELD UPPER



fair  
dinkum  
builds™



Civil & Structural Engineers  
50 Punari Street  
Currajong, Qld 4812  
Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56

Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) QLD  
Registered Certifying Engineer (Structural) N.T.  
Registered Engineer - (Civil) VIC  
Registered Engineer - (Civil) TAS

Regn. No. 2558980  
Regn. No. 9985  
Regn. No. 116373ES  
Regn. No. PE0002216  
Regn. No. CC5648M

Date: 12/12/2023  
Registered on the NPER in the areas of practice  
of Civil & Structural National Professional  
Engineers Register



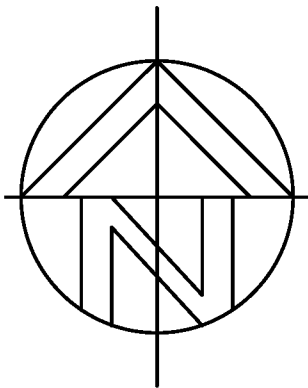




PROPOSED SHED  
AT 15 YACKATOON ROAD,  
BEACONSFIELD UPPER

SITE PLAN  
SCALE 1:2000

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**SITE DRAINAGE**  
THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHALL BE GRADED 1:20 OR TO FALL 50mm OVER THE FIRST METRE AWAY FROM THE BUILDING REGARDLESS OF WHETHER NOTED AS SUCH ON THE DRAWINGS. WHERE THIS IS IMPRACTICABLE (IE. SLOPING SITES) WHERE THE ADJACENT NATURAL GROUND FALLS TOWARDS THE BUILDING, USE A.G. DRAINS OR SPOON DRAIN MIN. 1000mm AWAY FROM THE BUILDING TO DISCHARGE  
ALL SITE DRAINAGE IS OWNERS RESPONSIBILITY TO ORGANISE

all plumbing work to comply with AS3500: series  
  
stormwater to connect to the existing stormwater drainage system via 90mm UPVC or 100x50 colorbond downpipes  
  
owner is responsible for engaging a registered plumber to complete stormwater drainage

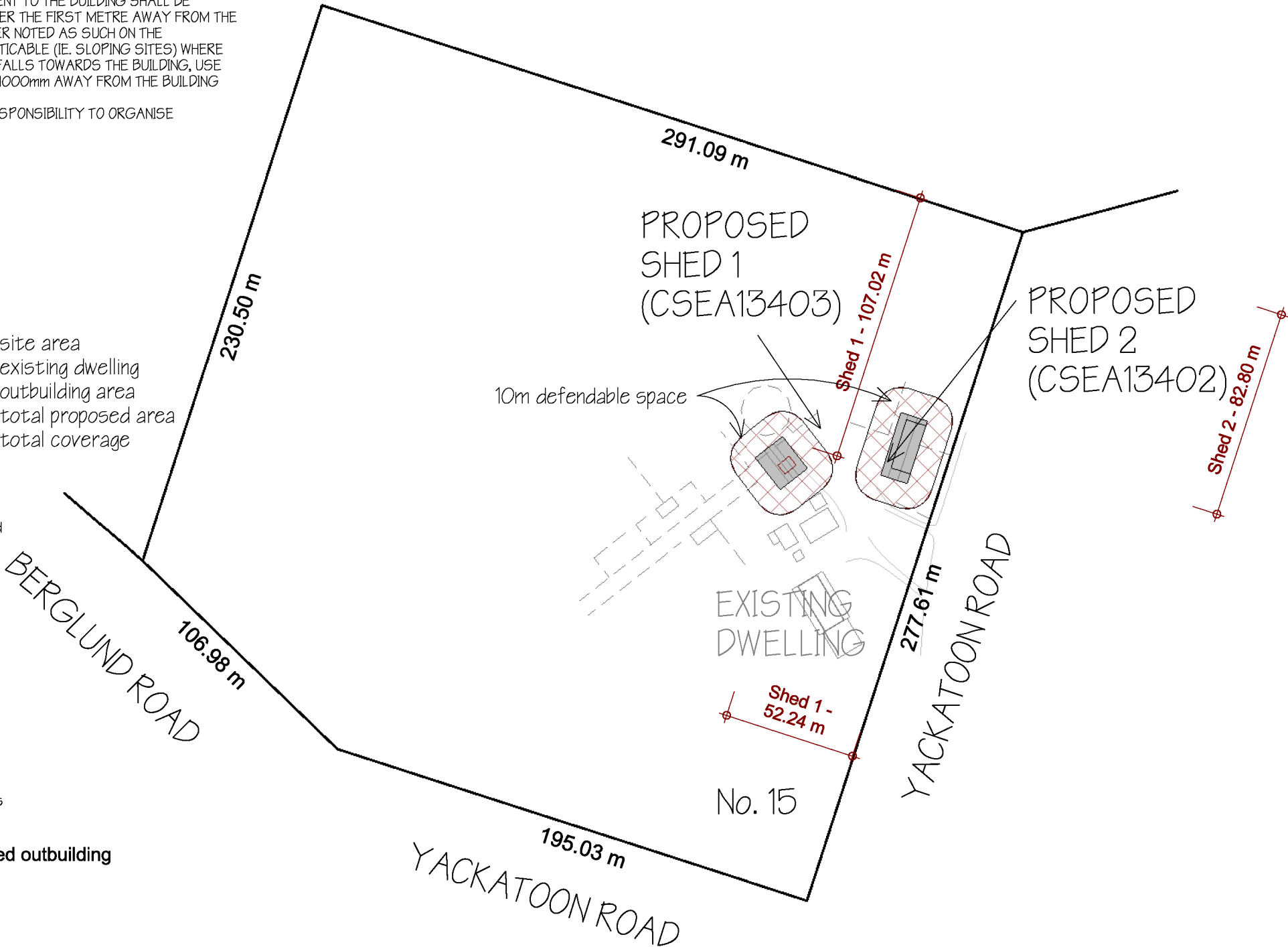
area analysis			
78,547m <sup>2</sup>		site area	
425m <sup>2</sup>	0.5%	existing dwelling	
326m <sup>2</sup>	0.4%	outbuilding area	
505m <sup>2</sup>	0.6%	total proposed area	
1,256m <sup>2</sup>	1.5%	total coverage	

DEFENDABLE SPACE REQUIREMENTS

defendable space must be created for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser. Defendable space is an area where vegetation (and other flammable materials) must be managed in accordance with the following:

- grass must be sort cropped and maintained during the declared fire danger period
- all leaves and vegetation debris must be removed at regular intervals during the fire danger period
- within 10 metres of a building, flammable objects must not be located close to 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 sq. metres in area and must be separated by at least 5 metres
- trees must not overhang or touch any elements of the building
- trees canopy trees must searated by at least 2 metres.
- there must be a clearance of at least 2 metres between the lowest tree branches and ground level

No vegetation within the defendable space of either proposed outbuilding



# SITE PLAN - DETAIL

SCALE 1:500

DP - DOWNPIPE  
RD - ROLLER DOOR  
SGD - SLIDING GLASS DOOR

Batter 1:2 starting 1m passed  
proposed structure footprint

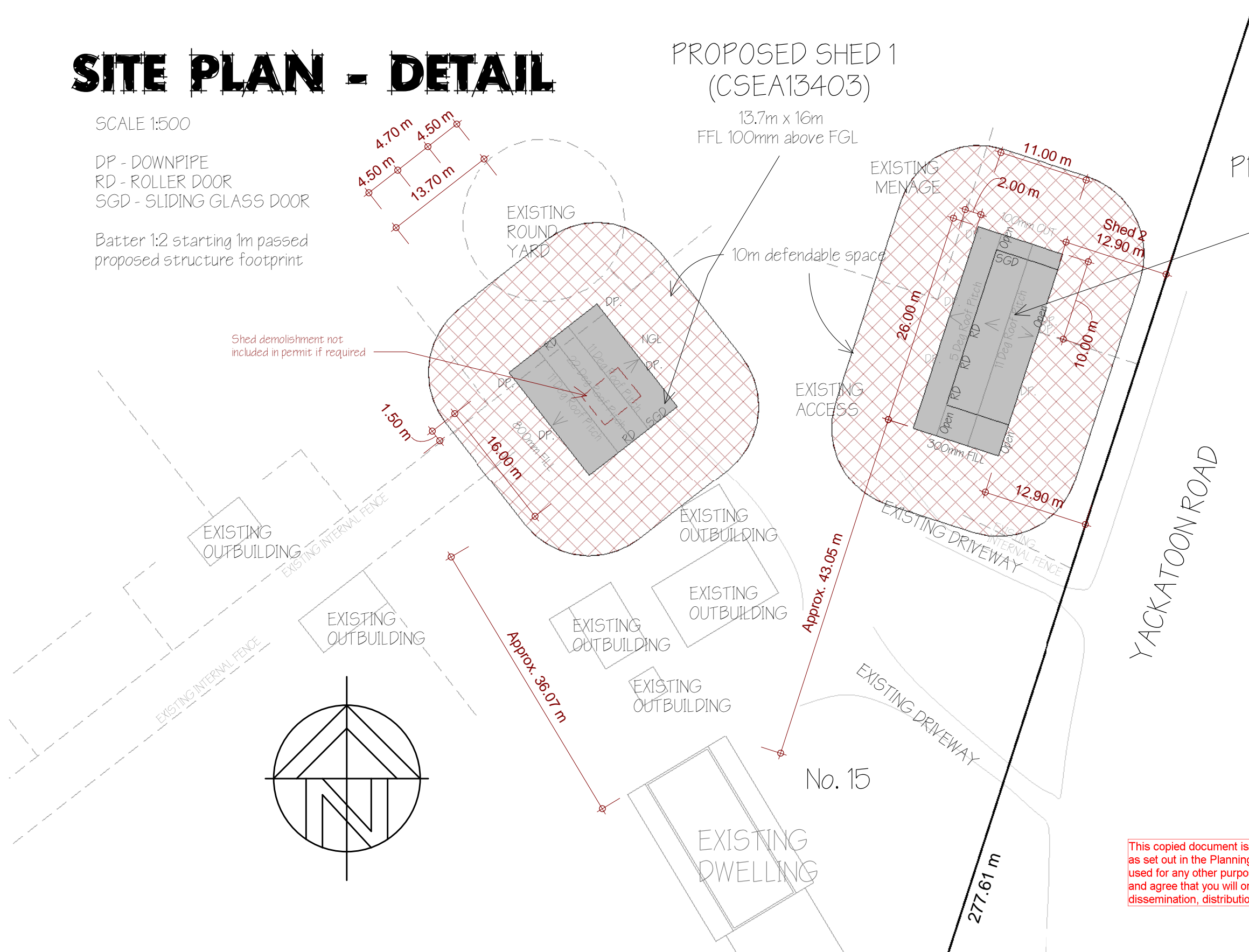
Shed demolition not  
included in permit if required

PROPOSED SHED 1  
(CSEA13403)

13.7m x 16m  
FFL 100mm above FGL

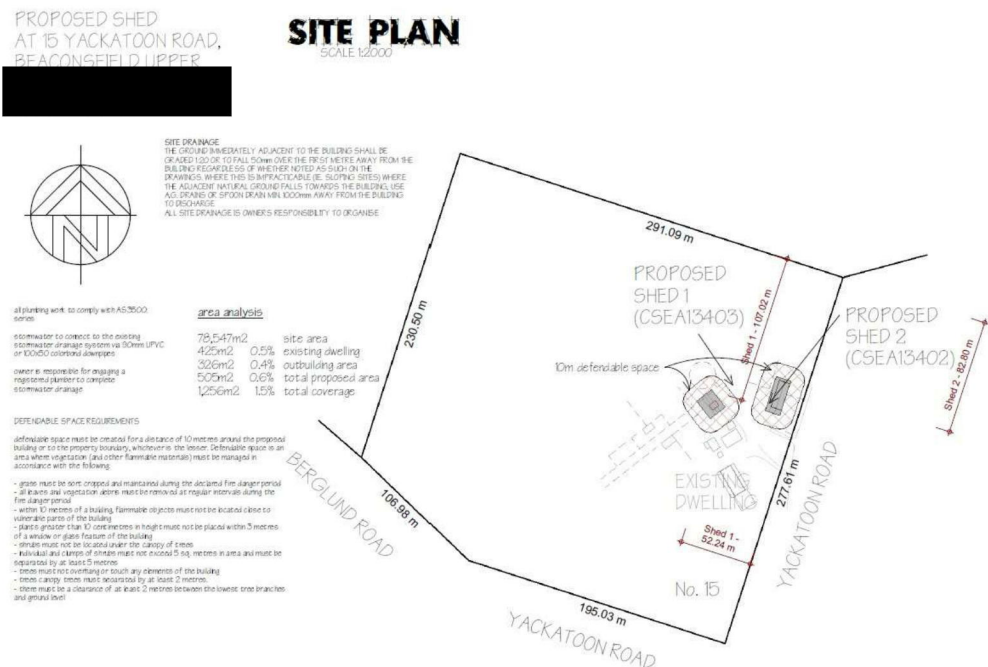
PROPOSED SHED 2  
(CSEA13402)

11m x 26m  
FFL 100mm above FGL



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# Outbuildings Bushfire Management Plan – 15 Yackatoon Rd, Beaconsfield Upper



Prepared By: Nepean Planning Consultants

Version: 1

Date: 19/01/2024

## 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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## 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: <ul style="list-style-type: none"><li>▪ 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</li><li>▪ is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.</li></ul>
Any openings in the wall shall be protected in accordance with the following: <ul style="list-style-type: none"><li>i. Doorways – by FRL -/60/30 self-closing fire doors</li><li>ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position</li><li>iii. Other openings – by construction with a FRL of not less than -/60/-</li></ul>
Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.



# Bushfire Management Statement

## Non Habitable Outbuildings (ancillary to a dwelling) in the Bushfire Management Overlay

**Name:** Nepean Planning Consultants

**Property Address:** 15 Yackatoon Road, Beaconsfield Upper

### 1. Read Categories A, B & C below and select the category of buildings or works that best describes your planning permit application

Category A Buildings or Works:	Select
<b>Buildings or works:</b> <ul style="list-style-type: none"> <li>with a gross floor area less than 100 m<sup>2</sup></li> <li>are ancillary to an existing dwelling or existing dependant persons unit <b>and</b></li> <li>proposed buildings or works are non-habitable</li> </ul>	<input type="checkbox"/>
<b>No CFA Requirements</b>	

Category B Buildings or Works:	Select
<b>Buildings or works:</b> <ul style="list-style-type: none"> <li>with a gross floor area greater than 100 m<sup>2</sup></li> <li>are ancillary to an existing dwelling or existing dependant persons unit</li> <li>are located <b>more than</b> 10 metres from any existing building used for accommodation <b>and</b></li> <li>proposed buildings or works are non-habitable</li> </ul>	<input checked="" type="checkbox"/>
<b>The following conditions apply to any permit granted:</b>  <b>Defendable Space Requirement</b>  Defendable space must be created for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser, where vegetation (and other flammable materials) during the declared fire danger period will be managed in accordance with the following: <ul style="list-style-type: none"> <li>Grass must be short cropped.</li> <li>All leaves and vegetation debris must be removed at regular intervals.</li> <li>Flammable objects must not be located close to the vulnerable parts of the building.</li> <li>Shrubs must not be located under the canopy of trees.</li> <li>Trees must not overhang or touch any elements of the building.</li> <li>The canopy of trees must be separated by at least 2 metres.</li> <li>There must be a clearance of at least 2 metres between the lowest tree branches and ground level.</li> </ul>	<input checked="" type="checkbox"/>



## **Your application must include a scaled plan that details the following:**

- Property boundaries
- Orientation
- Location of the proposed outbuilding
- Location and type of buildings on the subject site
- Separation distance between the proposed outbuilding and dwelling
- Location and type of buildings on adjoining land
- Bushfire mitigation measures

### **CFA Advice**

#### **Unspecified Alternative Measures and Clause 52.47 Assessment**

The requirements of this Bushfire Management Statement (BMS) are considered *unspecified alternative measures* as defined under the *Operations* section of Clause 52.47. These *unspecified alternative measures* are deemed to comply with the objectives of Clause 52.47 as the requirements reduces, to an acceptable level, the potential ignition of an outbuilding, and radiant heat exposure and spread of fire between an outbuilding and any existing building used for accommodation, including dwellings located outside of the property boundary.

#### **Construction Requirements**

Please note that other construction standard options are available as part of the planning process and building regulations associated with Australian Standard AS3959-2009. Should you choose to adopt these standards, such as the construction of an outbuilding to an appropriate Bushfire Attack Level, you may need to submit additional information with your application and provide a separate Bushfire Management Statement that addresses all applicable requirements of Clause 52.47 of the Victorian Planning Provisions.

Alternatively, this BMS may be required to be amended to detail the proposed construction requirements and why they are considered reasonable in context of the bushfire risk evident at the site.

#### **Static Water Supply**

CFA recommends that a static water supply for fire fighting purposes be incorporated into the proposal as an additional bushfire mitigation measure. Additional information on standard requirements for a static water supply can be found on CFA's website <http://www.cfa.vic.gov.au/plan-prepare/planning-and-bushfire-management-overlay/>

#### **Additional Information**

CFA considers the information contained within this statement is sufficient to assess an application under the relevant bushfire planning provisions for non-habitable outbuildings. Council may seek additional information related to your application if required.

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20 February 2024

██████████ – Cardinia Shire

Via Email: mail@cardinia.vic.gov.au

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Dear ██████████,

**SECTION 54 RESPONSE**  
**PLANNING APPLICATION T240017 PA**  
**15 YACKATOON ROAD, BEACONSFIELD UPPER**

I refer to the aforementioned planning application and Council's request pursuant to Section 54 of the Planning and Environment Act 1987 dated 15 February 2024.

In response, please find attached revised plans detailing:

1. 'No vegetation located within the defensible space areas' notation has been added to the site plan.

In response to Council's preliminary assessment comments relating to the siting of Shed 2, it is submitted that the proposed location is the most convenient in order to utilise the existing driveway for access into the shed which is to be used for storage property maintenance equipment and machinery. The proposed shed location is void of established vegetation. Broadly the property is sloping and the proposed shed location is relatively flat, avoiding significant ground disturbance (max 300mm fill & 100mm cut proposed). Alternative locations are deemed unsuitable as they would likely result in vegetation impact and far greater excavation with the need to extend the driveway, causing fragmentation of the land, which in our opinion would not ensure the protection of the site's environmental values.

Notwithstanding the above and should Council deem necessary, we would be pleased to accept an appropriate condition of approval requiring hedging/screening vegetation be planted between the proposed shed and Yackatoon Road frontage (outside of the defensible space area) to form over time an effective visual barrier between the road the building. The provision of screen planting along the site's frontage would increase the sheds integration with the site.

With respect to Council's concern relating to limited examples of outbuildings which mirror the proposal in terms of setbacks to boundaries and neighbouring dwellings, we draw Council's attention to the following properties in the immediate area which contain outbuildings located within 20m of the road frontage, many of which are located within 100m of adjoining dwellings:

*61 Yackatoon Road - outbuilding located within 10m of the front title boundary:*



*36 Walford Rd - outbuildings located on the front title boundary:*



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*34 Walford Road: outbuilding located within 20m of the front title boundary:*



*224 Berglund Rd - outbuilding located within 20m of the front title boundary:*



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*44 Leadbetter Rd - outbuilding located within 20m of the front title boundary:*



*142 Berglund Rd - outbuilding located within 20m of the front title boundary:*



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This evidence identifies numerous outbuilding(s), of various sizes, in the immediate area currently located within 20m of their respective road frontage. As such, there is an established precedent for outbuildings to be constructed within 20m of front title boundaries.

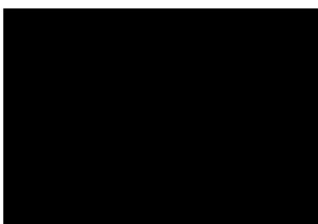
It is therefore our submission that the proposed rural style of Shed 2 to be maintained in muted colorbond "Woodland Grey" achieving a front setback of 12.9m and modest overall height of 4.5 metres above natural ground level, is not introducing a new development pattern into the area or altering the status quo. For these reasons we submit the shed should be deemed appropriate for approval in its current form.

Moreover, the proposed sheds will avoid being visually dominate when viewed from outside of the subject site and/or from the adjoining dwelling located at 28 Yackatoon Road given substantial vegetation exists along the road reserve. It is re-iterated that we would be pleased to accept an appropriate condition of approval requiring screening vegetation be planted between the proposed shed and Yackatoon Road frontage (outside of the defensible space area) to form over time an effective visual barrier between the road the building, should Council deem necessary.

Trusting this response is deemed a satisfactory, we look forward to confirmation that the application will progress to advertising, if warranted. Should Council however determine this response is incomplete, we respectfully request an extension of time in order to ensure sufficient time to re-submit information.

Should you require any further information I can be contacted on (03) 5986 1323 or via email [jill@nepeanplanning.com.au](mailto:jill@nepeanplanning.com.au)

Kind Regards,



Planning Consultant

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