

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	335 Fourteen Mile Road, Garfield VIC 3814 V4251 F094 CA 19 SEC B Parish of Koo-Wee-Rup East
The application is for a permit to:	Buildings and works associated with a dwelling extension
The applicant for the permit is:	AJ's Drafting Service
The application reference number is:	T230599
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:	08 April 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	A4233AQ
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## Basic Information

Proposed Use	proposed single storey extension to the existing dwelling and removal of 1 tree (fruit tree)
Current Use	existing dwelling and out buildings exist on site.
Cost of Works	\$250,000
Site Address	335 Fourteen Mile Road Garfield 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?	Not Applicable, no such encumbrances apply.
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## Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] AJ's Drafting Service	PO BOX 373, Pakenham VIC 3810	W: 0424-589-793 E: andrew@ajsdrafting.com.au
Owner	[REDACTED]	[REDACTED]	[REDACTED]
Preferred Contact	[REDACTED] AJ's Drafting Service	PO BOX 373, Pakenham VIC 3810	W: 0424-589-793 E: andrew@ajsdrafting.com.au

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,383.30	100%	\$1,383.30
<b>Total</b>			<b>\$1,383.30</b>

## Documents Uploaded

Date	Type	Filename
01-12-2023	A Copy of Title	Title Current.pdf
01-12-2023	A Copy of Title	Plan of sub.pdf
01-12-2023	Alteration statement	Letter to Council.pdf
01-12-2023	Site plans	23032_335 Fourteen Mile Road, Garfield_TP01_30 NOV 2023.pdf
01-12-2023	Additional Document	Melbourne Water Response-03 Aug 2023 0834 AM.pdf



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VC, 3810

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

Monday to Friday 8.30am–  
5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

## Lodged By

Site User	[REDACTED] AJ's Drafting Service	PO BOX 373, Pakenham VIC 3810	W: 0424-589-793 E: andrew@ajsdrafting.com.au
Submission Date	01 December 2023 - 12:16: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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**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784



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

VOLUME 04251 FOLIO 094

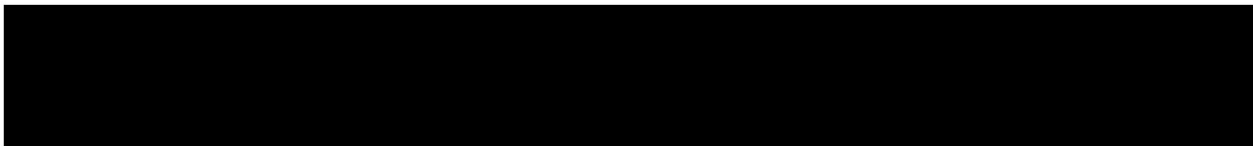
Security no : 124110943591T  
Produced 01/12/2023 12:07 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 19 Section B Parish of Koo-wee-rup East.

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**



Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP857746B 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: 335 FOURTEEN MILE ROAD GARFIELD VIC 3814

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

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# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP857746B</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>01/12/2023 12:07</b>

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# TITLE PLAN

# EDITION 1

# TP 857746B

### Location of Land

Parish : KOO – WEE – RUP EAST  
 Township: -  
 Section: B  
 Crown Allotment: 19  
 Crown Portion: -

### Notations

SUBJECT TO THE RESERVATIONS AND CONDITIONS AND POWERS IN CROWN GRANT VOL. 4251 FOL. 094 AND NOTED ON SHEET 2 OF THIS PLAN

Last Plan Reference : -  
 Derived From : VOL. 4251 FOL. 094

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

Depth Limitation : 50 FEET BELOW THE SURFACE

### Description of Land/ Easement Information

#### ENCUMBRANCES

AS TO THE LAND MARKED E-1  
 THE EASEMENT TO THE S.E.C.  
 CREATED BY INSTRUMENT J387350

THIS PLAN HAS BEEN PREPARED BY  
 LAND REGISTRY, LAND VICTORIA FOR  
 TITLE DIAGRAM PURPOSES

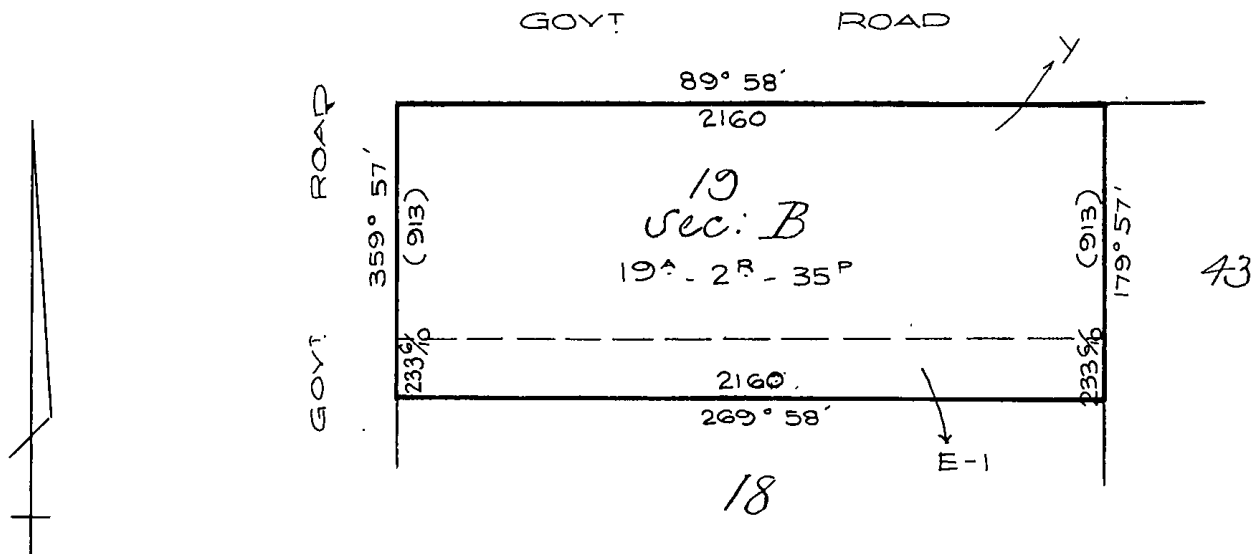
COMPILED: Date 18/07/06

VERIFIED: A. DALLAS

Assistant Registrar of Titles

#### COLOUR CODE

E14Y = YELLOW



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LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 1 of 2 Sheets

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the said State

containing *nineteen acres two rods and thirty five perches more or less being Allotment nineteen of Section B in the Parish of  
Xoo-we-uh East County of Nottingham.*

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow subject to the condition that the owner or owners of the land for the time being keeps or keep open all canals ditches drains outlets water-courses sewers and works thereon to the satisfaction of The Board of Land and Works and keeps or keep open and free from obstruction and to the satisfaction of the said Board portions of any drains adjacent to the said land and upon any road or reservation abutting or bounding the same or any part thereof and within a distance of not more than one hundred and thirty-two feet from such part. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and within the boundaries of the land hereby granted. AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and to carry away the gold silver copper tin antimony coal metals minerals and their ores lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted. AND ALSO reserving and excepting to us our heirs and successors and to the said Board whenever we they or it are or is of opinion that it is necessary for the effective draining of any other land the right to grant upon such terms and conditions and subject to such qualifications as we they or it think or thinks fit authority to the owner or occupier of such other land to cut and use a drain through the land hereby granted such drain to run parallel with and within ten links where practicable of a boundary line of the land hereby granted and in respect to which drain the owner or owners for the time being of the land hereby granted shall not be entitled to receive or be paid any compensation by reason of the cutting or using of the same by the owner or occupier of such other land.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown Lands

Provided that compensation shall be paid to the said GRANTEE

his heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided by law and the payment thereof to be a condition precedent to such right of entry.

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LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

03 August 2023

[REDACTED]  
AJ's Drafting Service  
P.O Box 373  
Pakenham VIC 3810

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Dear [REDACTED]

**Proposal:** Flood level certificates

**Site location:** 335 FOURTEEN MILE ROAD GARFIELD VIC 3814

**Melbourne Water reference:** MWA-1299667

**Date referred:** 31/07/2023

### **Applicable Flood Level:**

Information available to Melbourne Water indicates that the requested property falls within the Koo Wee Rup Flood Protection District under Zone 1. Because of this the estimated applicable flood level is approximately 300mm above the natural surface level of the property.

Please note that whilst the above level is based on a storm event that has an AEP, that is, a 1% probability of being equalled or exceeded in any one year. The property may be affected by more frequent flooding. To determine whether the property is affected by flooding from the local drainage system, please consult your local Council.

### **Important to note:**

Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This letter does not constitute approval for any proposed development for planning or building.

To obtain flow rate velocity information or Melbourne Water's requirements for any proposed development, please contact our Customer Service Centre on 131 722 or make an application [here](#).

The flood level advice provided is based on the most accurate information currently available. This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.



## Disclaimer

This letter does not constitute approval for any proposed development for planning or building. Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This certificate provides information as a general reference source only and has taken all reasonable measures to ensure that the material in this letter is as accurate as possible at the time of publication. However, Melbourne Water makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, Melbourne Water disclaims all liability, (including liability in negligence), for losses and damages, (including indirect and consequential loss and damage), caused by or arising from anyone using or relying on the information for any purpose whatsoever.

The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

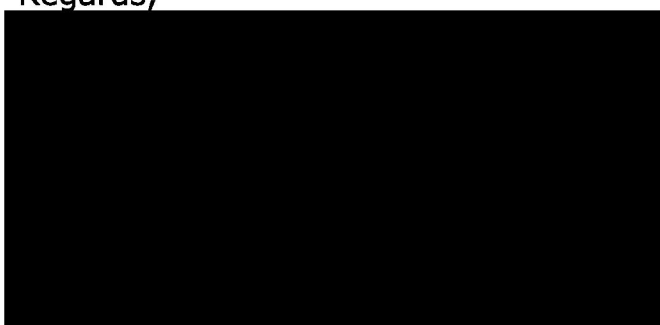
This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

## Advice

For more information in relation to flooding or additional services that Melbourne Water can provide please visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,



CSR

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30<sup>th</sup> November 2023



P.O. Box 373, Pakenham Vic 3810  
0424 589 793. DP-AP 43292  
andrew@ajsdrafting.com.au

Cardinia Council  
Planning Department

Dear Town planner,

**RE: 335 FOURTEEN MILE ROAD GARFIELD VIC 3814**

The drawings consist of a single storey extension to the existing dwelling, along with proposed verandah & decking.

The property is within the Green Wedge Zone (GWZ1), where there is a planning permit required for the proposed extension as the USE of a dwelling requires a planning permit, along with the front setback is less than 10m from the front boundary, the existing dwelling is setback the same distance from the front, where the dwelling is at least 11m from the front fence that have been on the property for multiple years, the dwelling is along at least 23m from the road surface, which is screened heavily by existing vegetation.

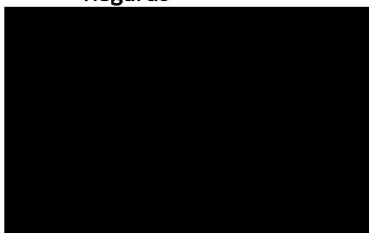
The property is within the Land subject to inundation overlay (LSIO), There is no planning triggers under this overlay as the proposed extension floor level is at the same height as the existing dwelling, and is also above the applicated flood level nominated by Melbourne Water.

The property is within the Restructure overlay (RO51), the proposed triggers a planning permit as its an extension to the existing dwelling.

We believe this is a minor impact to the site and will not affect any of the amenities of the site or have any effect to the surrounding neighbouring properties.

If you have any further questions please don't hesitate to contact me.

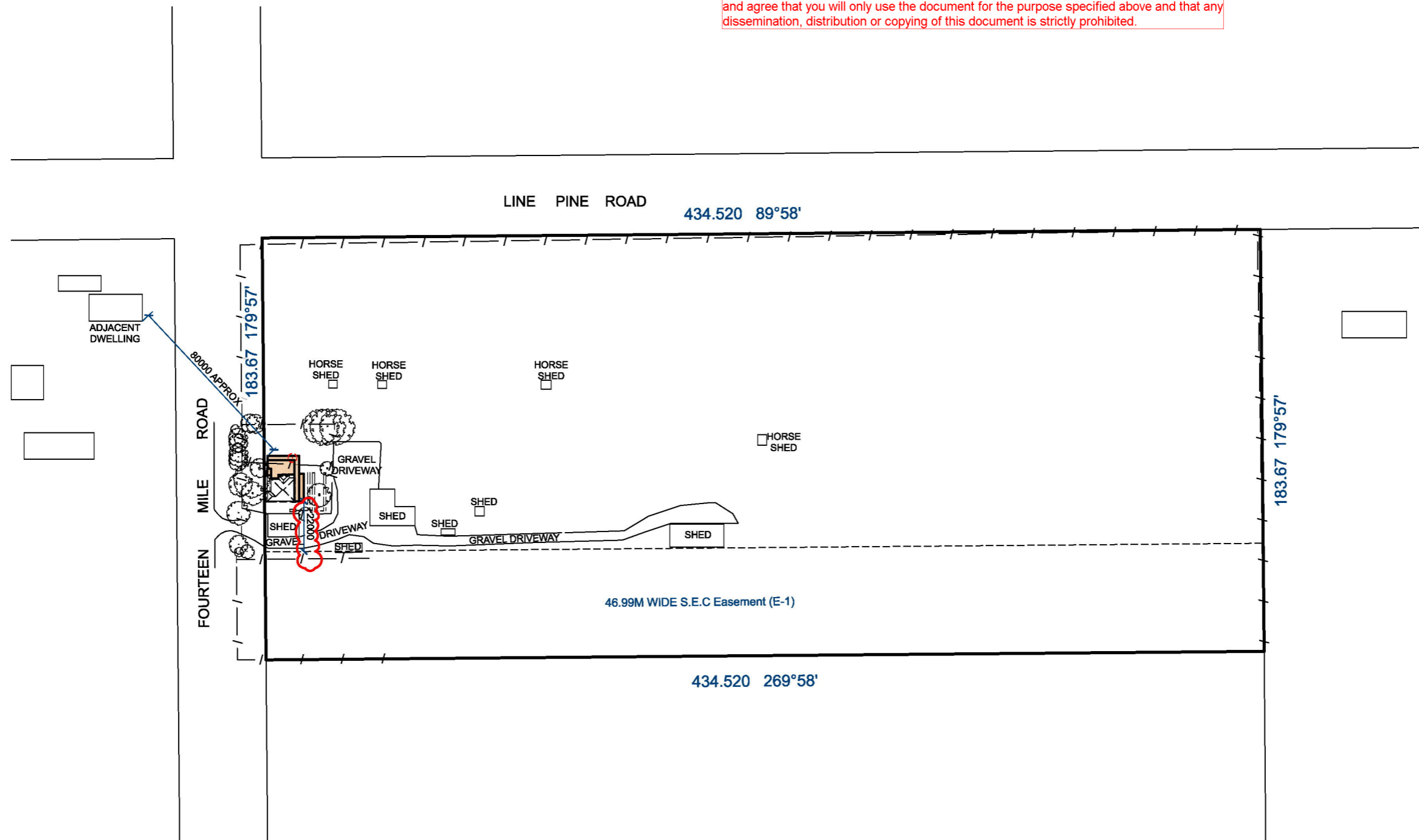
Regards



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SITE PLAN  
1:2000



**Ag's DRAFTING SERVICE**  
 Design Matters Member  
 P.O BOX 373, PAKENHAM VIC 3810  
 www.ajsdrafting.com.au andrew@ajsdrafting.com.au  
 DP-AD 43292  
 0424 589 793

PROPOSED EXTENSION

335 FOURTEEN MILE ROAD, GARFIELD VIC 3814

REV.	DESCRIPTION	DATE	DRAWN BY
A.	COUNCIL RFI CHANGES	19/03/2024	[REDACTED]
			SCALE: AS SHOWN
			DATE: 30/11/2023
			SHEET: 1 OF 5
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 23032_TP

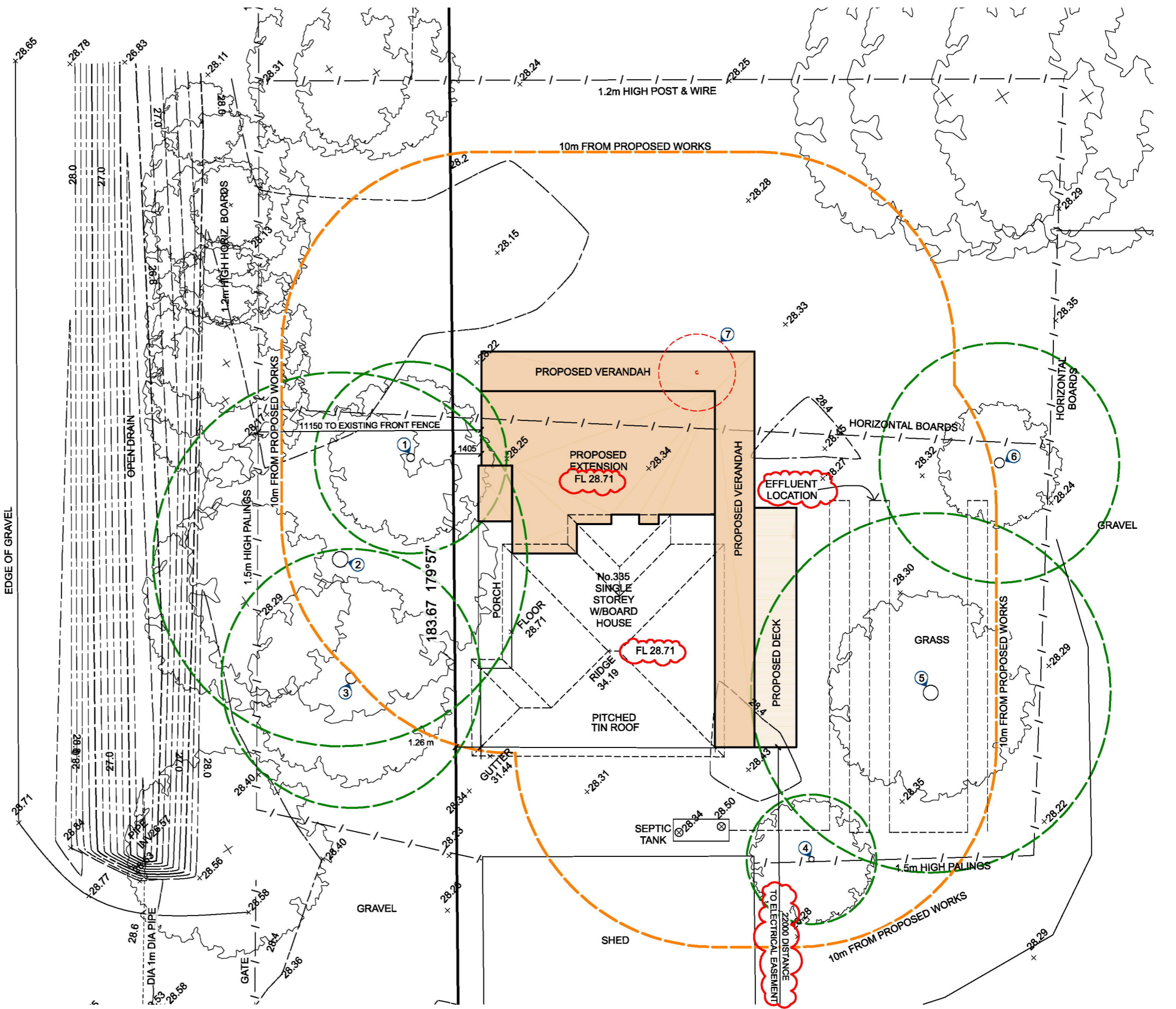
TREE No.	TPZ	TRUNK	ENCROACHMENT
1.	4.8m	0.4m	8%
2.	9.36m	0.78m	2.5%
3.	6.48m	0.54m	0%
4.	3.24m	0.27m	0%
5.	9.0m	0.75m	6% (DECK)
6.	6.0m	0.5m	0%
7.	-	-	FRUIT TREE TO BE REMOVED



AREAS:	
SITE TOTAL:	7.98Ha.
EX DWELLING:	116.5m <sup>2</sup> 12.5Sq
EX PORCH:	11.5m <sup>2</sup> 1.2Sq
EXTENSION:	77m <sup>2</sup> 8.3Sq
PORCH EXTENSION:	4m <sup>2</sup> 0.4Sq
NEW VERANDAH:	63m <sup>2</sup> 6.8Sq
SITE COVERAGE:	1030m <sup>2</sup> 1.5%

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FOURTEEN MILE ROAD



**PARTIAL SITE PLAN**  
1:200



**Ag's DRAFTING SERVICE**

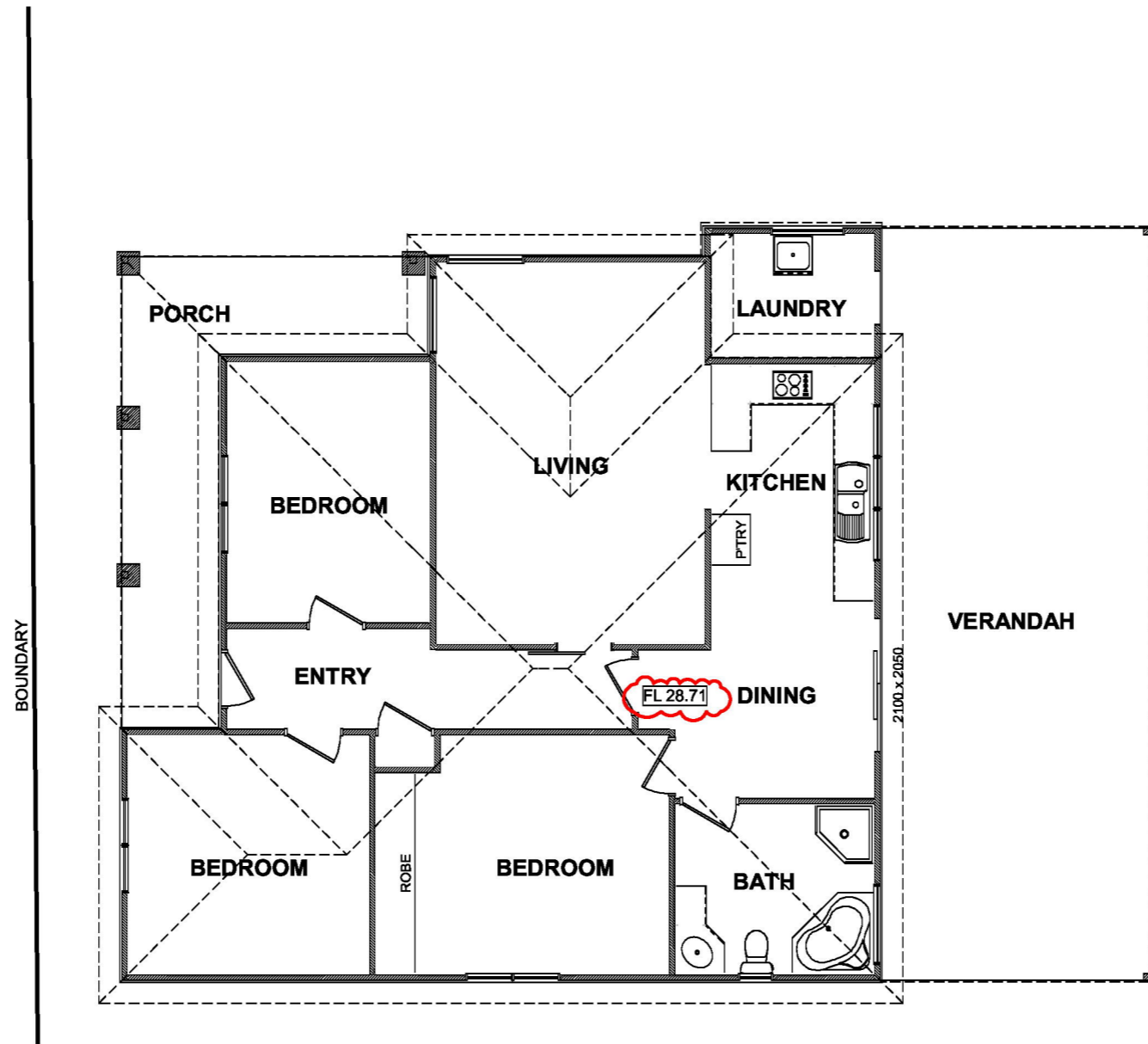
Design Matters Member

DP-AD 43292  
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793  
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

**PROPOSED EXTENSION**

335 FOURTEEN MILE ROAD, GARFIELD VIC 3814

REV.	DESCRIPTION	DATE	DRAWN BY
A.	COUNCIL RFI CHANGES	19/03/2024	SCALE: AS SHOWN
			DATE: 30/11/2023
			SHEET: 2 OF 5
			SHEET SIZE: A3
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EXISTING FLOOR PLAN  
1:100



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 www.ajsdrafting.com.au  
 DP-AD 43292  
 0424 589 793  
 andrew@ajsdrafting.com.au

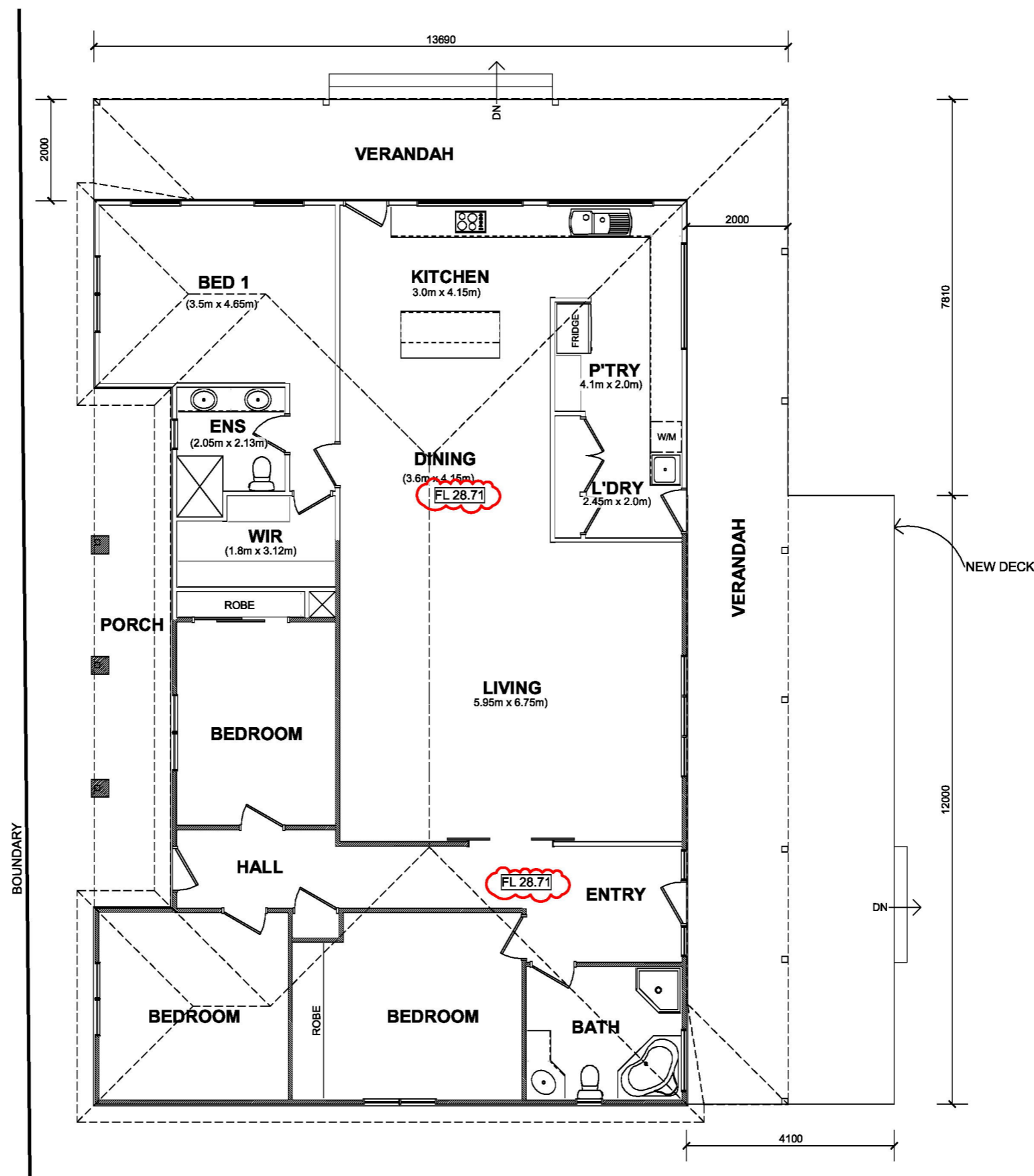
PROPOSED EXTENSION

335 FOURTEEN MILE ROAD, GARFIELD VIC 3814

REV.	DESCRIPTION	DATE	DRAWN BY:
A.	COUNCIL RFI CHANGES	19/03/2024	[REDACTED]
			SCALE: AS SHOWN
			DATE: 30/11/2023
			SHEET: 3 OF 5
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 23032_TP



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AREAS:		
EX DWELLING:	116.5m <sup>2</sup>	12.5Sq
EX PORCH:	11.5m <sup>2</sup>	1.2Sq
EXTENSION:	77m <sup>2</sup>	8.3Sq
PORCH EXTENSION:	4m <sup>2</sup>	0.4Sq
NEW VERANDAH:	63m <sup>2</sup>	6.8Sq

**PROPOSED FLOOR PLAN**  
1:100

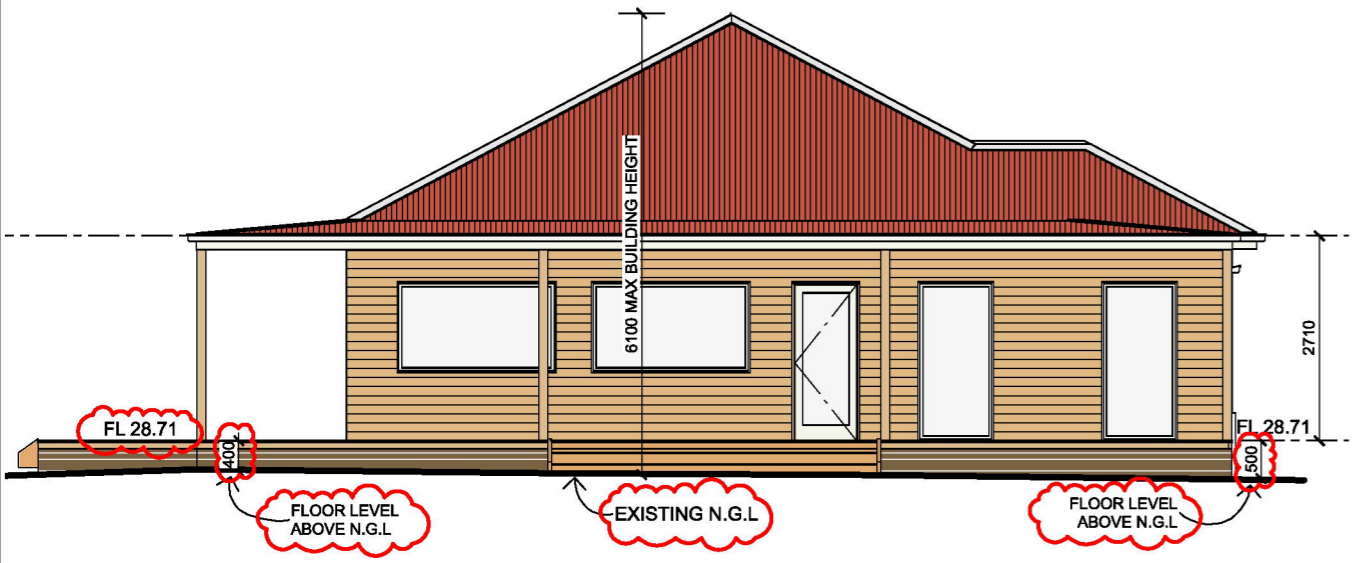


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 www.ajsdrafting.com.au  
 DP-AD 43292  
 0424 589 793  
 andrew@ajsdrafting.com.au

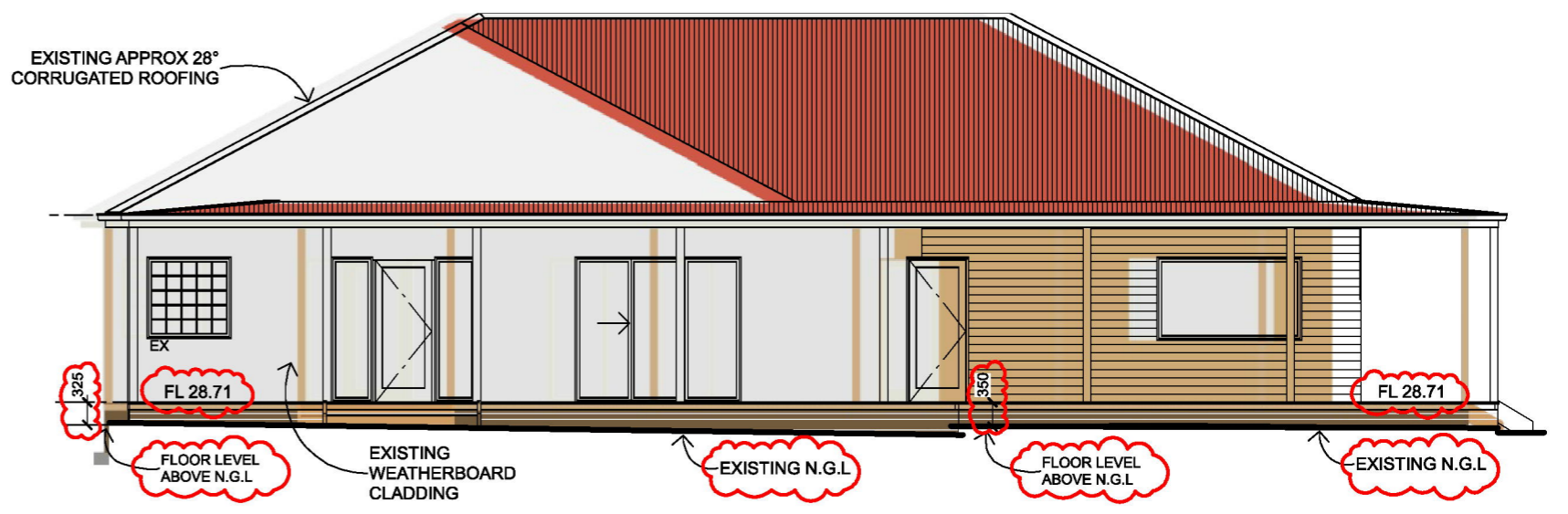
**PROPOSED EXTENSION**

335 FOURTEEN MILE ROAD, GARFIELD VIC 3814

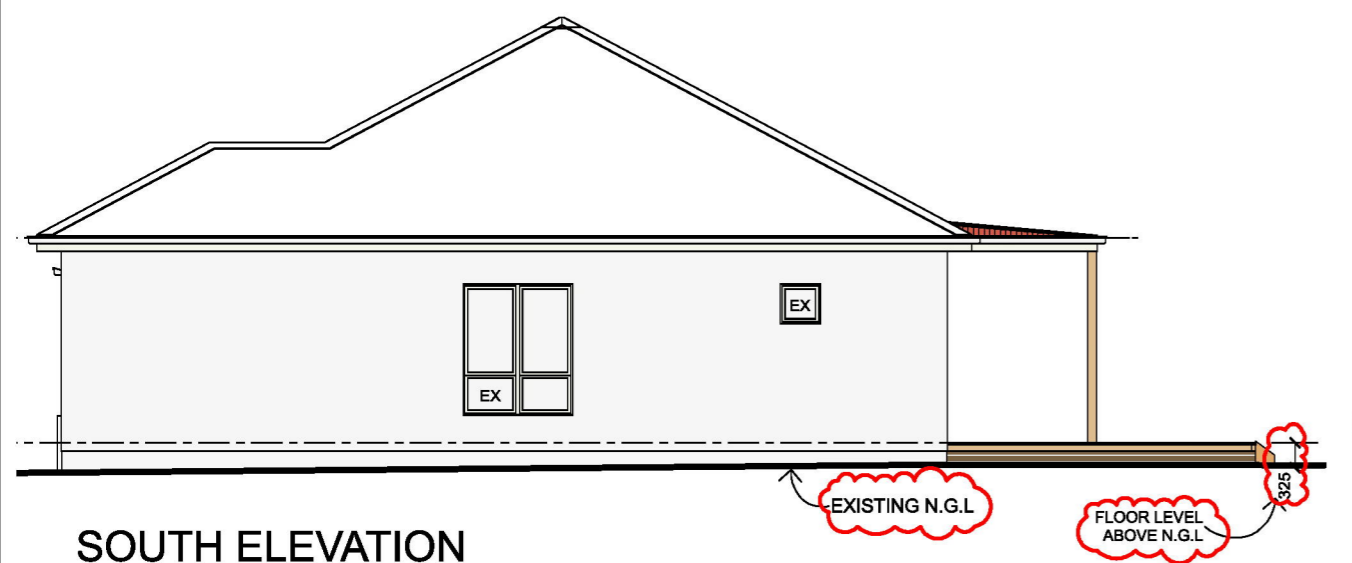
REV.	DESCRIPTION	DATE	DRAWN
A.	COUNCIL RFI CHANGES	19/03/2024	SCALE: AS SHOWN
			DATE: 30/11/2023
			SHEET: 4 OF 5
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 23032_TP



**NORTH ELEVATION**  
1:100



**EAST ELEVATION**  
1:100



**SOUTH ELEVATION**  
1:100



**WEST ELEVATION**  
1:100

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**MATERIAL/COLOUR SCHEDULE:**

ROOF: COLORBOND RED (SIMILAR TO EXISTING)  
 WALL: WEATHERBOARD, BEIGE/CREAM (SIMILAR TO EXISTING)  
 TRIMS: COLORBOND BEIGE/CREAM (SIMILAR TO EXISTING)  
 GUTTERS: COLORBOND RED (SIMILAR TO EXISTING)  
 WINDOWS: RED (SIMILAR TO EXISTING)

**Ag's DRAFTING SERVICE**

Design Matters Member

P.O BOX 373, PAKENHAM VIC 3810  
 www.ajsdrafting.com.au

DP-AD 43292  
 0424 589 793  
 andrew@ajsdrafting.com.au

**PROPOSED EXTENSION**

████████████████████

335 FOURTEEN MILE ROAD, GARFIELD VIC 3814

REV.	DESCRIPTION	DATE	DRAWN BY: A
A.	COUNCIL RFI CHANGES	19/03/2024	SCALE: AS SHOWN
			DATE: 30/11/2023
			SHEET: 5 OF 5
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 23032_TP