

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	680 Five Mile Road, Nar Nar Goon VIC 3812 L1 PS727458
The application is for a permit to:	Use and development of land for a dwelling
The applicant for the permit is:	Hargreaves Design Group
The application reference number is:	T240015
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:	02 May 2024
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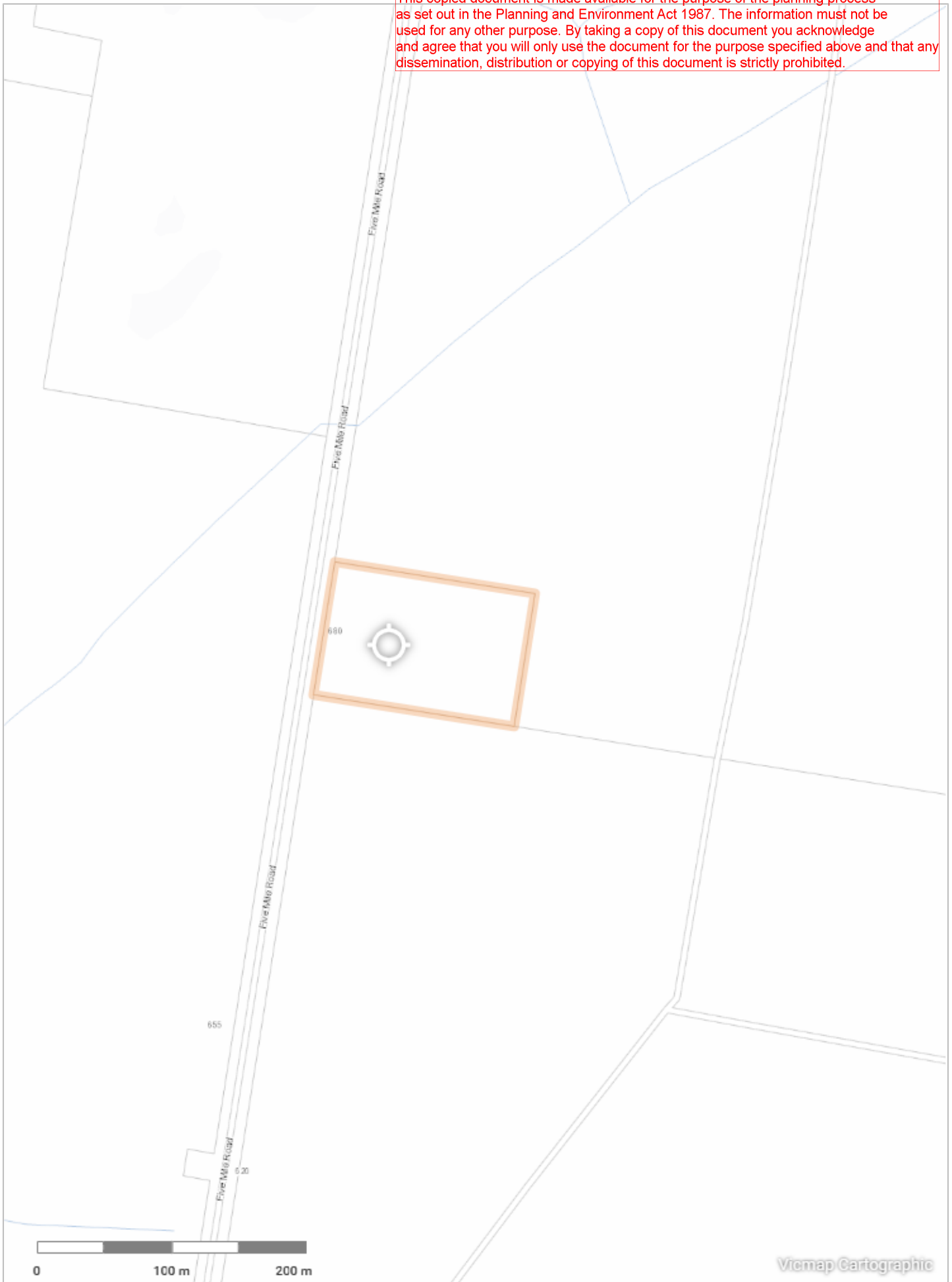
If you object, the Responsible Authority will tell you its decision.

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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Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Clear Form

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 680	St. Name: Five Mile Road
Suburb/Locality: Nar Nar Goon		Postcode: 3812

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: PS727458
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

Construction of a Dwelling

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⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 700,000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

i Estimated cost of any development for which the permit is required *



Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing Shed on the site

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Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Same as applicant

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Date: 28 August 2023

day / month / year

Checklist

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	Paid or included the application fee?	Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Provided all necessary supporting information and documents?	
<input checked="" type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input checked="" type="checkbox"/>	A plan of existing conditions.	
<input checked="" type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input checked="" type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input checked="" type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input checked="" type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.	
<input checked="" type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input checked="" type="checkbox"/>	Signed the declaration?	

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.

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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240015 PA	
Address of the Land:	680 FIVE MILE ROAD, NAR NAR GOON	
Under which section of the Act is this amendment being made? (select one)		
Section 50 – Amendment to application at request of applicant before notice:		<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:		<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:		<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
PROPOSAL TO INCLUDE THE USE OF LAND FOR A DWELLING		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

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

VOLUME 11837 FOLIO 485

Security no : 124109488851H

Produced 03/10/2023 02:50 PM

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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 727458W.

PARENT TITLES :

Volume 09800 Folio 699 Volume 10182 Folio 517

Created by instrument PS727458W 28/11/2016

REGISTERED ENCUMBRANCES

F
S

ENCUMBRANCES, EASEMENTS AND NOTICES

MORTGAGE AN639302L 11/03/2017
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS727458W 28/11/2016

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 PS727458W 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: 680 FIVE MILE ROAD NAR NAR GOON VIC 3812

ADMINISTRATIVE NOTICES

NIL

eCT Control 12787K BANKWEST RETAIL
Effective from 11/03/2017

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS727458W
Number of Pages (excluding this cover sheet)	3
Document Assembled	03/10/2023 15:01

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The document is invalid if this cover sheet is removed or altered.

<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS 727458 W</h1>
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<p>LOCATION OF LAND</p> <p>PARISH: Nar Nar Goon TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: 74D (Part), 76A (Part), & 76A1 CROWN PORTION: --- TITLE REFERENCE: Vol. 10182 Fol. 517 & Vol. 9800 Fol. 699</p> <p>LAST PLAN REFERENCE: Lot 2 on PS 322639 A & CP 166802 POSTAL ADDRESS: 770 Five Mile Road, PAKENHAM 3810 (at time of subdivision)</p> <p>MGA CO-ORDINATES: E: 372 700 ZONE: 55 (of approx centre of land GDA 94 in plan) N: 5 782 000</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S15/157 Planning Permit Reference: T140281 SPEAR Reference Number: S074033A</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 21/01/2016</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification</p> <p>Digitally signed by: Sonia Higgins for Cardinia Shire Council on 12/09/2016</p>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	This is a Spear Plan
Nil	Nil	

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NOTATIONS
<p>DEPTH LIMITATION: 15.24m below the surface for C.A. 74D</p> <p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No.</p> <p>This survey has been connected to permanent marks No(s). 17, 18, 52 & 138. In Proclaimed Survey Area No. 71.</p>

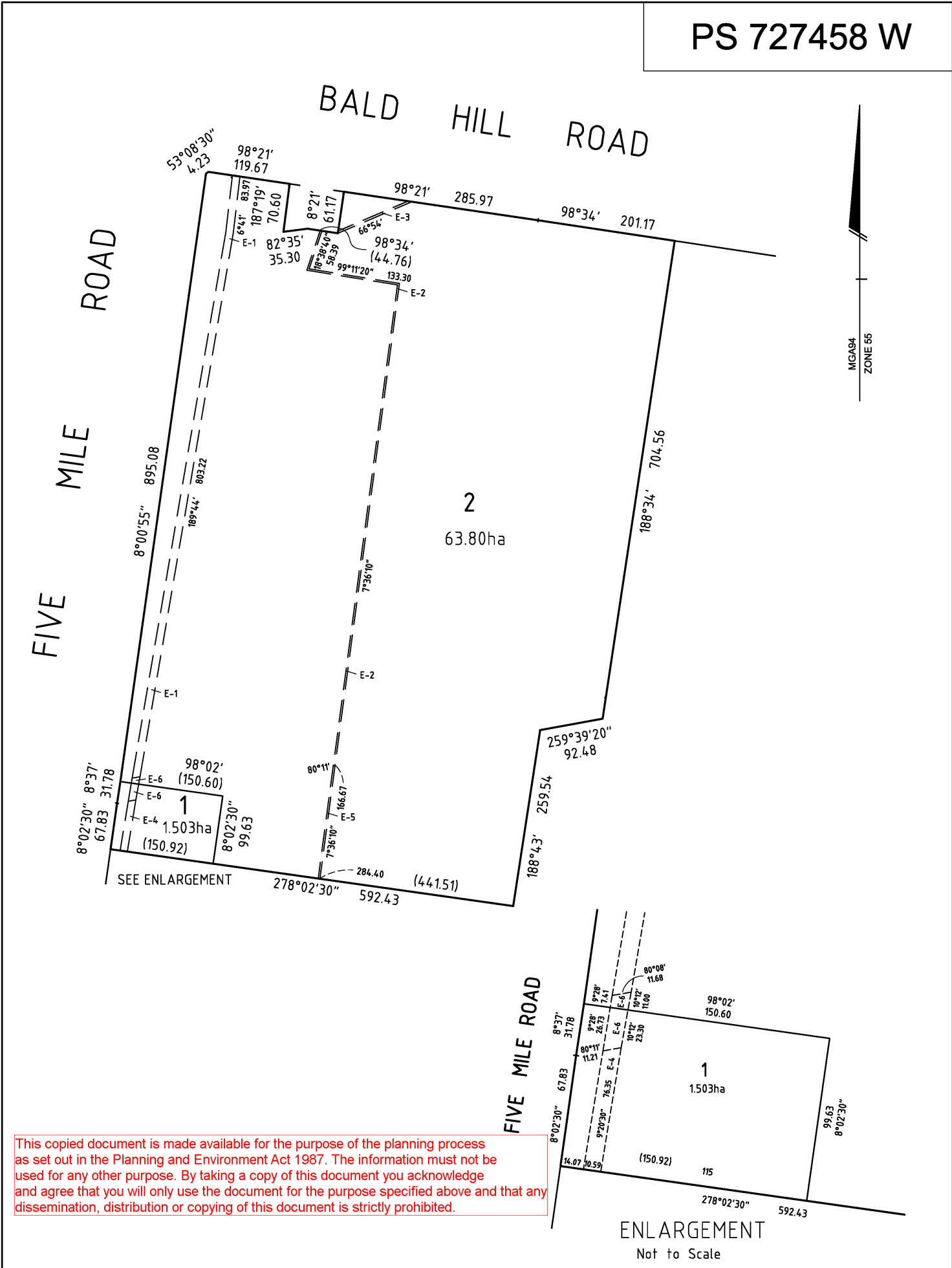
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

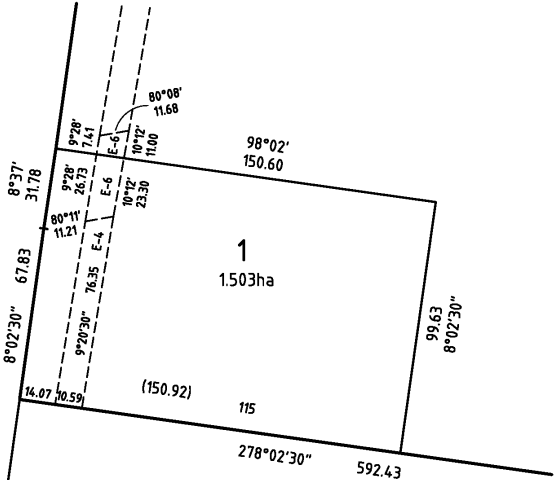
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Powerline	11	PS 322639 A & Sec. 103B of the SEC Act 1958	S.E.C.V.
E-2	Water Supply	2.50	PS 322639 A	Melbourne Water
E-3	Drainage	3	PS 322639 A	Lot 1 on PS 322639 A
E-4	Transmission of Electricity	10.59	Crown Gr. V. 8504 F. 909	S.E.C.V.
E-5	Water Supply	2.50	C/E U385593X	C/T Vol. 9792 Fol. 912
E-6	Powerline	10.59	This Plan & Sec. 103B of the SEC Act 1958	Ausnet Electricity Service Pty Ltd


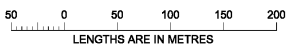
<p>NOBELIUS LAND SURVEYORS</p> <p>P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au</p>	SURVEYORS FILE REF: 4898	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
	Digitally signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd), Surveyor's Plan Version (Version D), 01/09/2016 Amended: 21/11/2016		PLAN REGISTERED TIME: 9:51 DATE: 28/11/16 Randall McDonald Assistant Registrar of Titles

PS 727458 W



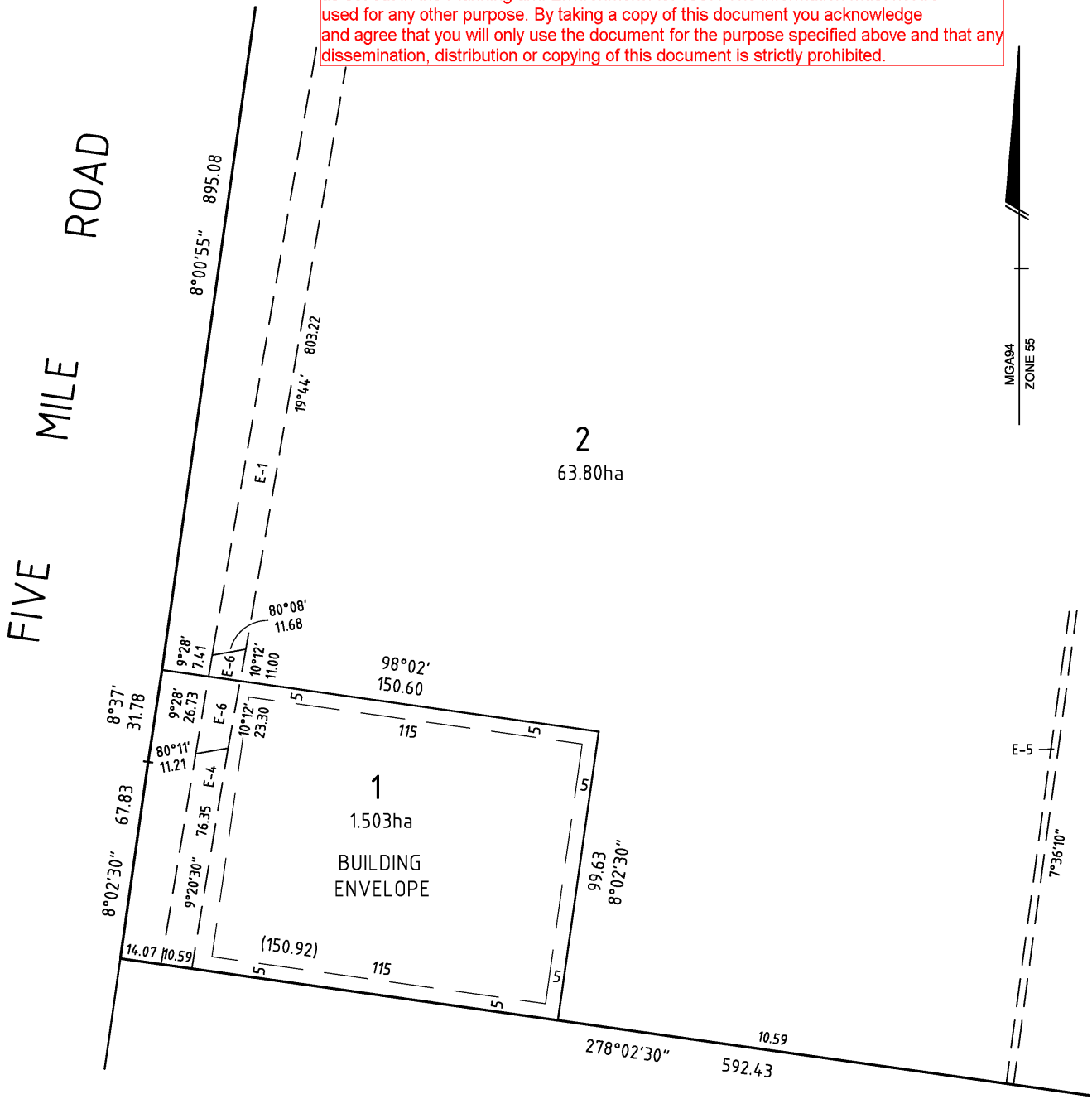
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 <p>NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au</p>	<p>SCALE 1:5000</p>	 <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>Digitally signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd), Surveyor's Plan Version (Version D), 01/09/2016 Amended: 21/11/2016</p>		<p>Digitally signed by: Cardinia Shire Council, 12/09/2016, SPEAR Ref: S074033A</p>	

PS 727458 W

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CREATION OF RESTRICTION

On registration of this plan the following is created:
 LAND TO BENEFIT: Lot 2 on this Plan of Subdivision.
 LAND TO BE BURDENED: Lot 1 on this Plan of Subdivision.

DESCRIPTION OF RESTRICTION

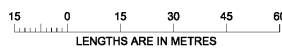
1. The registered proprietor or proprietors for the time being of lot 1 shall not construct any garage or dwelling outside the area denoted as building envelope without the further consent of the Responsible Authority.

NOBELIUS LAND SURVEYORS



P.O. BOX 461
 PAKENHAM 3810
 Ph 03 5941 4112
 mail@nobelius.com.au

SCALE
 1:1500



Digitally signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd),
 Surveyor's Plan Version (Version D),
 01/09/2016 Amended: 21/11/2016

ORIGINAL SHEET
 SIZE: A3

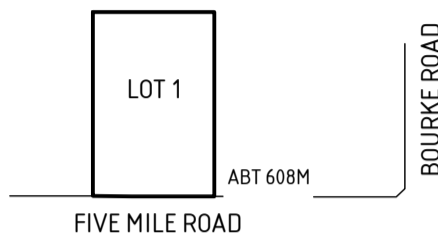
SHEET 3

Digitally signed by:
 Cardinia Shire Council,
 12/09/2016,
 SPEAR Ref: S074033A

SURVEY NOTES

- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM BASED ON NAR-NAR-GOON PM 138 WITH A STATED VALUE OF 31.263M. AND CONNECTION HAS BEEN DETERMINED BY THE AID OF A GPS WITH A STATED ACCURACY OF +/-20MM.
- CONTOUR INTERVALS AT 0.2 METRES. BOUNDARIES ARE UNFENCED UNLESS NOTED OTHERWISE.
- THE BEARINGS AND DISTANCES OF BOUNDARIES SHOWN ON THIS PLAN ARE FROM PS 727458B VER. D ONLY AND NOT BASED ON ANY ACCURATE TITLE SURVEY.
- THIS IS NOT A PLAN OF TITLE BOUNDARY RE-ESTABLISHMENT. A RE-ESTABLISHMENT SURVEY IS REQUIRED TO CONFIRM THE RELATIONSHIP BETWEEN ANY FEATURES SHOWN ON THIS PLAN AND TITLE BOUNDARIES.
- APPROXIMATE SETBACKS ARE SHOWN FROM EXISTING FENCES.
- REFER TO TITLE FOR EASEMENT DETAILS
- THE LOCATIONS OF SURFACE PITS, VALVE COVERS ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY. NO DIRECT KNOWLEDGE IS CLAIMED OF THE LOCATION OF UNDERGROUND SERVICES.
- PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO LOCATE POSSIBLE UNDERGROUND SERVICES.
- ADJOINING PROPERTY INFORMATION IS A COMBINATION OF GROUND MEASUREMENT AND INTERPRETATION OF AERIAL IMAGERY.
- DATE OF SURVEY: 27/10/2023

LOCATION PLAN

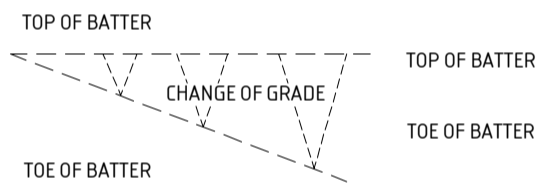


SITE PHOTO

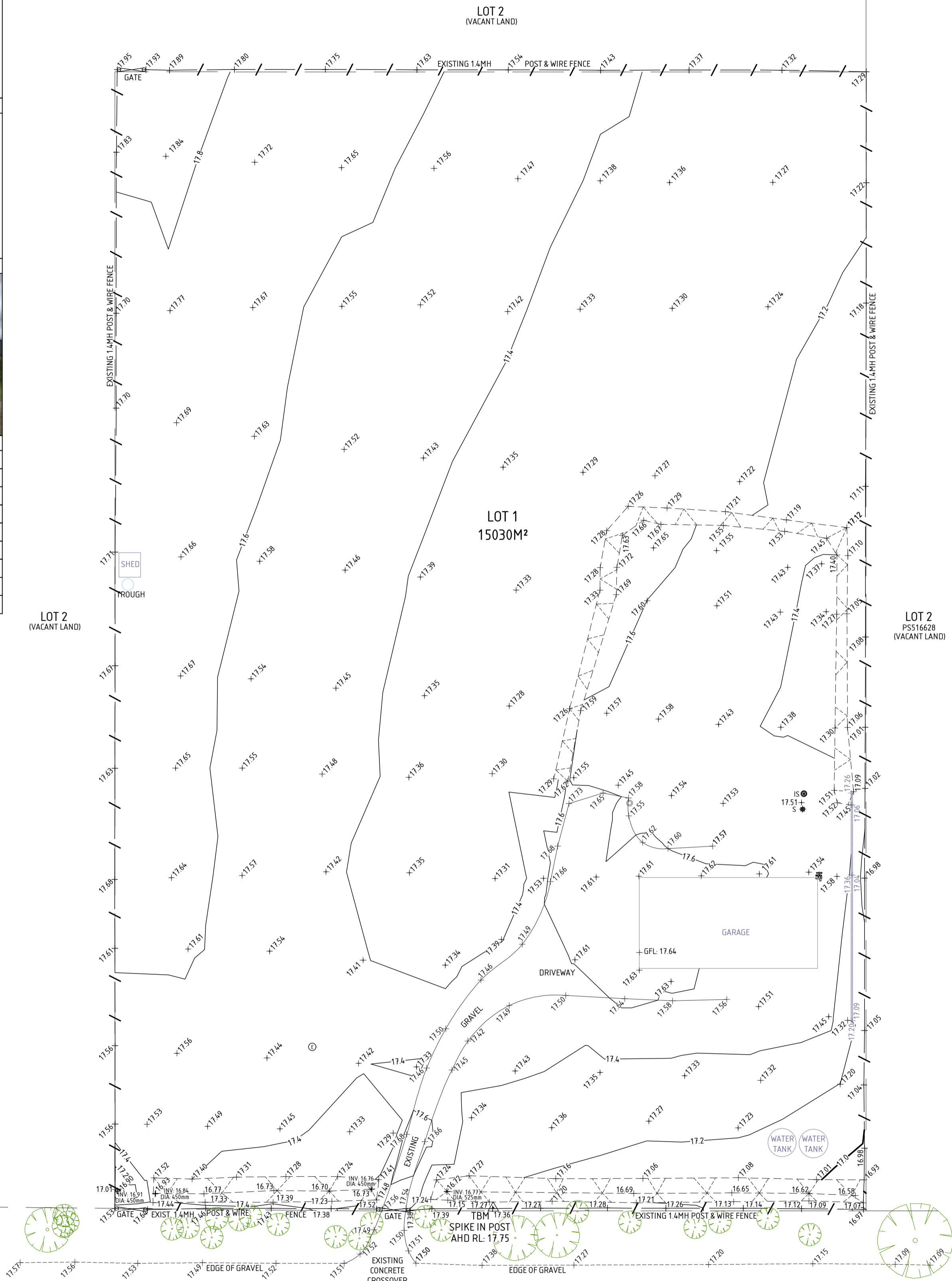


LEGEND

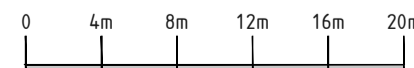
	ELECTRICITY POLE
	SEWER (UNKNOWN)
	PIPE (UNKNOWN)
	INSPECTION SHAFT
	WATER TAP
	TEMPORARY SITE LEVEL BENCHMARK
	INVERT LEVEL
	GARAGE FLOOR LEVEL
	EXISTING RETAINING WALL



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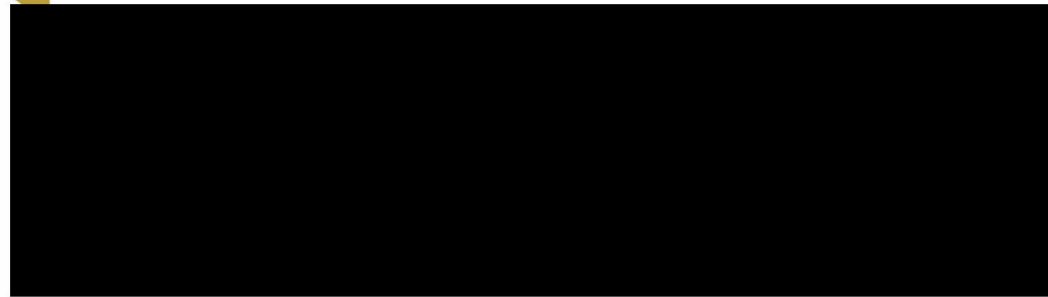
FIVE MILE ROAD



APPROVED SANJEEV SINGH LICENSED SURVEYOR	CLIENT SHANE ROSE & KIM SAVAGE	SHEET FEATURE SURVEY PLAN SCALE 1:400 @ A2	PROJECT ADDRESS NO. 680 FIVE MILE ROAD, NAR NAR GOON LOT 1 PS 727458B VER. D		DESIGN BY TPTR	REVISION 1	PROJECT NO. 3.23.1044.1
					CHECKED SS	DATE 15/11/2023	SHEET NO. 1 of 1

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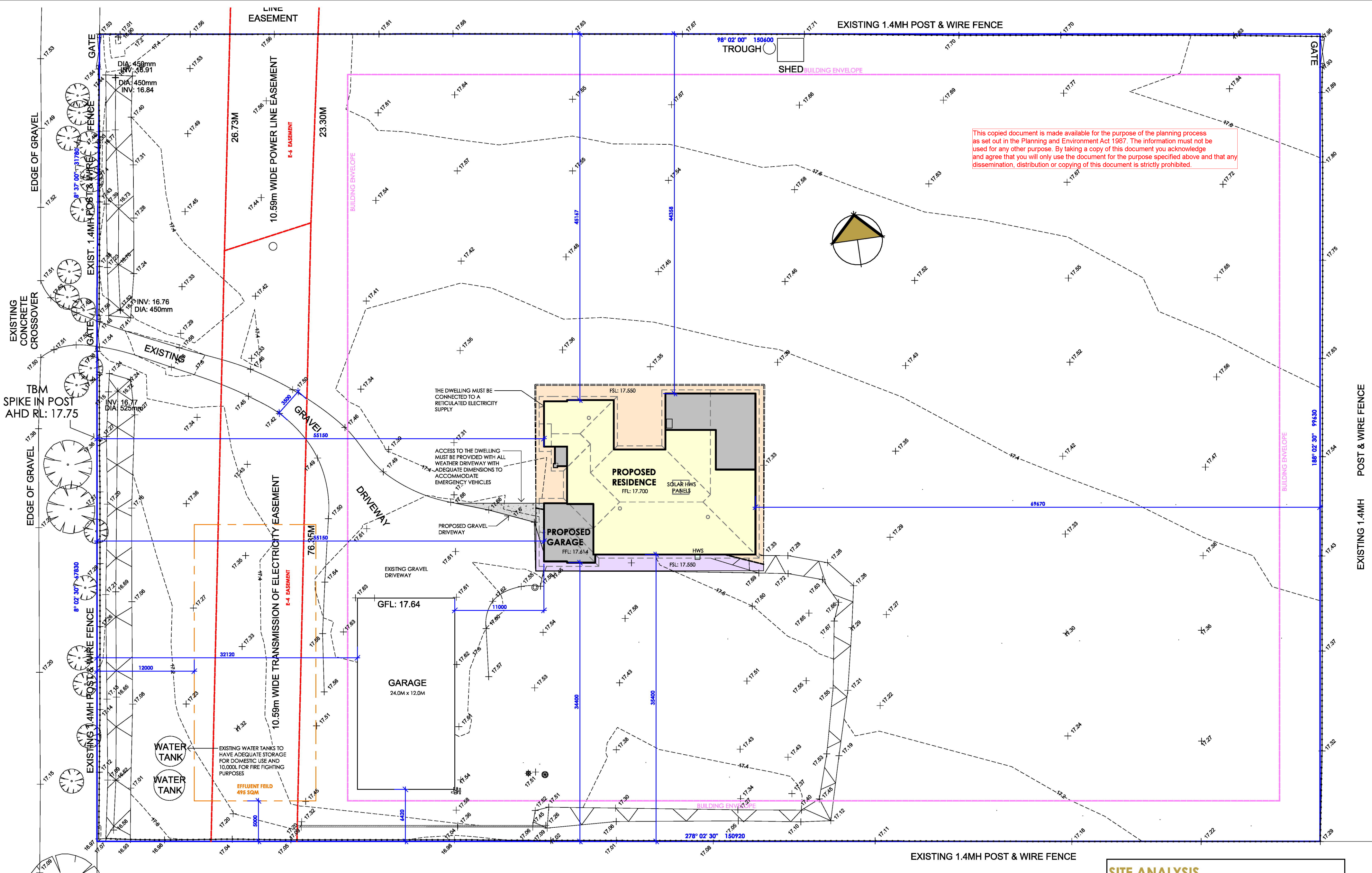
DRAWING INDEX	
SHEET NAME	SHEET NUMBER
COVER PAGE	1
PROPOSED SITE PLAN	2
LOCALITY PLAN	3
PROPOSED FLOOR PLAN	4
PROPOSED ELEVATIONS	5



ISSUE	AMENDMENT DETAILS
A	INITIAL SKETCH DRAWINGS 09.10.23 - SR
B	AMEND SKETCH DRAWINGS (CLIENT CHANGES) 23.11.23 - SR
C	TOWN PLANNING DRAWINGS 19.12.23 - SR
D	RESPONSE TO RFI 15.02.24 12.03.24 - GS
E	
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FIVE MILE ROAD



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SITE CUT & FILL NOTE
 PROVIDE SITE CUT OF 180mm & FILL 270mm OVER BUILDING AREA & PROVIDE AN ADDITION SCRAPE TO GARAGE TO ACCOMMODATE A 86 mm STEPDOWN. NOTE: 45° BATTER ANGLE

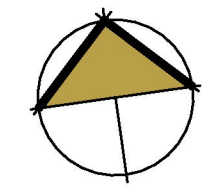
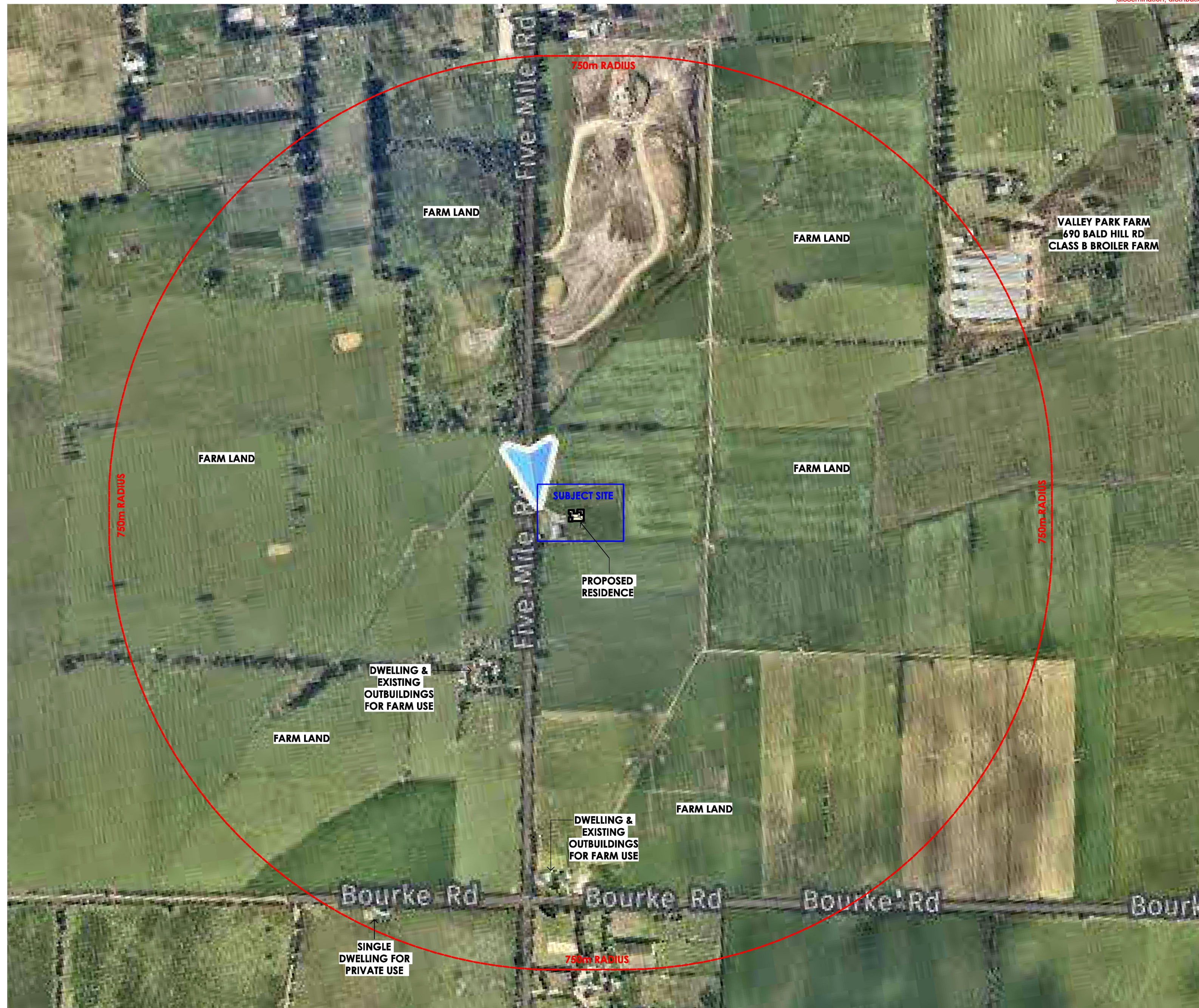
SITE CUT/FILL LEGEND & NOTES
 [Purple Box] DENOTES AREA OF SITE CUT
 [Orange Box] DENOTES AREA OF SITE FILL

TOWN PLANNING REQUIRED

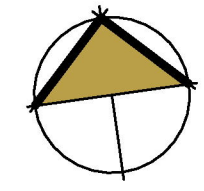
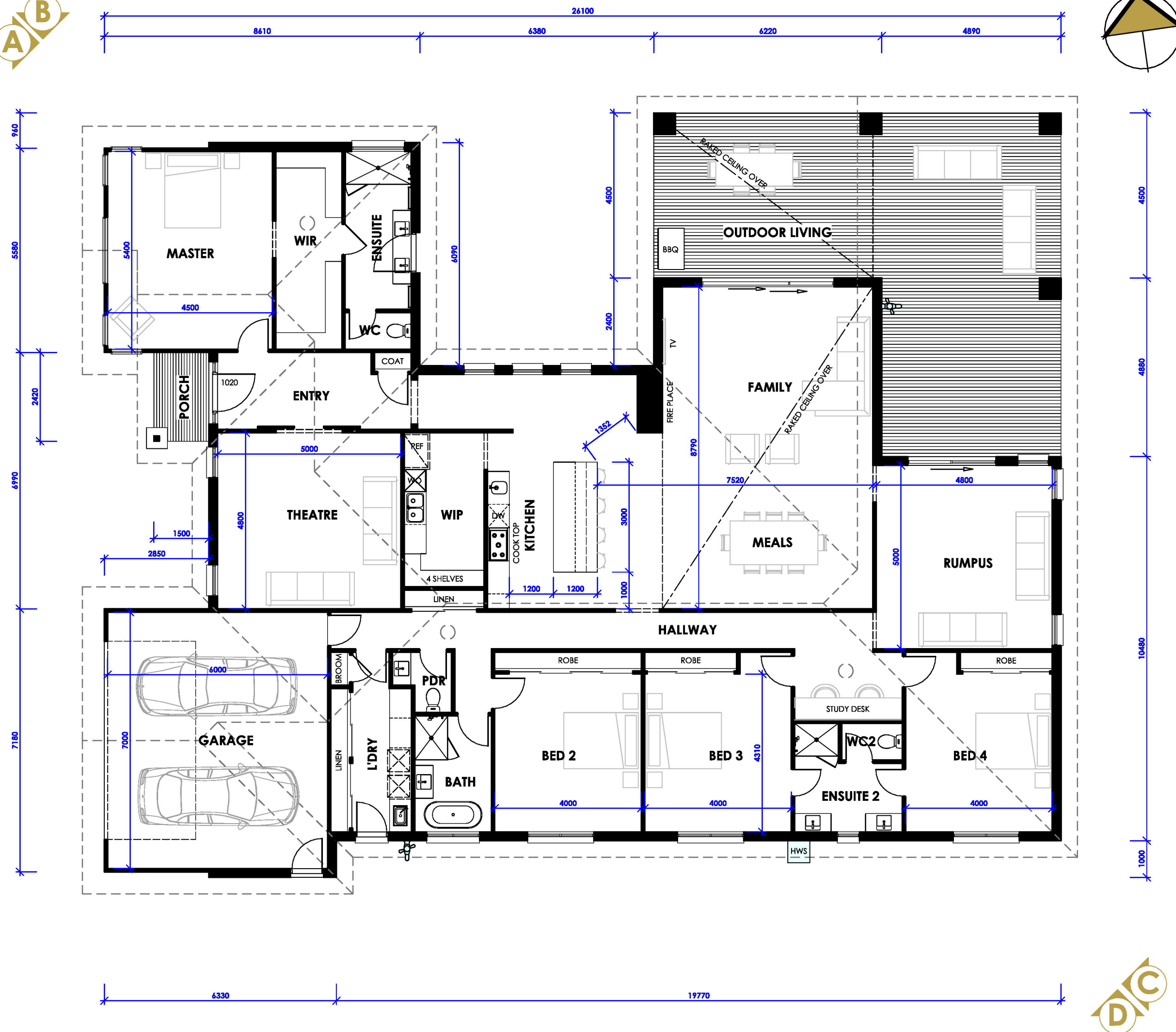
SITE ANALYSIS

GARDEN AREA REQ. FOR GRZ & NRZ ZONES ONLY: 400-500m2 = 25% 501-650m2 = 30% 650m2+ = 35%		
GARDEN AREA	13792.74 m ²	91.77%
NON-COMPLIANT GARDEN AREA	0.00 m ²	0.00%
TOTAL PERMEABLE SPACE	13792.74 m ²	91.77%
SITE COVER	744.53 m ²	4.95%
PAVED AREA	0.00 m ²	0.00%
DRIVEWAY AREA	492.08 m ²	3.27%
TOTAL HARD COVER	1236.61 m ²	8.23%

TP



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- GENERAL NOTES:**
- WRITTEN DIMENSIONS ALWAYS TAKE PREFERENCE OVER SCALE
 - BUILDER MUST ADJUST GARAGE DOOR HEIGHT ON SITE AS REQUIRED
 - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
 - EXTERNAL 240mm = 110 BRICK, 40 CAVITY, 90 STUD
 - INTERNAL 90mm STUD
 - ALL INTERNAL DOORS TO BE 2040H (2340H NOTED WITH ASTERISK - 820*)
 - PROVIDE REMOVABLE HINGES TO HINGED WC & POWDER ROOM DOORS WHERE INDICATED (1*)
 - PROVIDE WEATHER STRIPS TO FRONT ENTRY DOOR (WH)
 - 60MM/90 CEILING ACCESS HANDELS (LOCATION)
 - SMOKE DETECTOR (INTERCONNECTED WITH BATTERY BACKUP) (1*)
 - ENGINEER DESIGNED BEAM - (E08)
 - DOUBLE GLAZING - (DG)
 - BRICKWORK ARTICULATION JOINTS (1*)
 - EXTERNAL PLUMBING POINTS TO PLUMBER'S DISCRETION
 - SAFETY GLASS WHERE WINDOW 6' WITHIN 2m OF BREAKTH BASE
 - BB TAP (1*) RECYCLED TAP (1*)
 - GAS METER - 1m CLEARANCE TO OPENINGS & IGNITION SOURCES (1*)
 - HWS WATER SERVICE TO BE 500mm CLEAR OF BLDG OPENINGS (1*)

AREAS TABLE

AREAS	(m ²)	(SQ)
GROUND FLOOR	334.88 m ²	36.05
SUB TOTAL:	334.88 m ²	36.05
GARAGE	44.16 m ²	4.75
OUTDOOR LIVING	73.86 m ²	7.95
PORCH	3.75 m ²	0.40
TOTAL OTHER	121.77 m ²	13.11
GRAND TOTAL	456.65 m ²	49.16



ELEVATION A - (WEST)





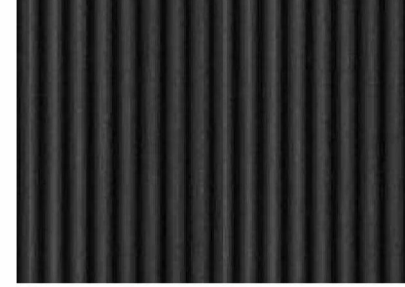

ELEVATION B - (NORTH)



ELEVATION C - (EAST)



ELEVATION D - (SOUTH)

FINISHES/MATERIAL SCHEDULE	
 <p>BRICKWORK: COLOUR: RED EARTHY TONES</p>	 <p>FASCIA, GUTTER, DOWN PIPES, WINDOW FRAMES: COLOUR: DARK GREY/BLACK TONES</p>
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 <p>COLORBOND SHEET ROOFING: COLOUR: DARK GREY/BLACK TONES</p>	 <p>VERTICAL WALL CLADDING: COLOUR: DARK GREY/BLACK TONES</p>





12.03.24

Proposed Single Storey Dwelling at 680 Five Mile Road, Nar Nar Goon VIC 3812

The proposal satisfies the requirements of the following relevant policies of the subject site.

State Planning Policy Framework. Clauses 11, 13, 14, 15 and 16.

- Clause 11
At a Planning Policy Framework level, Clause 11 Settlement seeks for planning via health, wellbeing, safety and diversity of choice via a high standard of urban design and amenity. This is expanded on at Clause 11.01-1S Settlement which identifies an objective to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
Clause 11 is coupled with Clause 16 Housing which seeks to provide for housing diversity and ensure the efficient provision of supporting infrastructure and ensure the long-term sustainability of new housing and Clause 16 is further expanded on at Clause 16.01-1S Housing Supply, Clause 16.01-1R Housing Supply – Metropolitan Melbourne and Clause 16.01-2S Housing Affordability which all seek to provide diverse living opportunities to assist with ageing in place, choice and affordability.
- Clause 13
Environmental Risks and Amenity identifies that “planning should identify, prevent and minimize the risk of harm to amenity through land use and development compactibility. Air quality management is considered by ensuring the proposed development has suitable separation between land uses that may pose a human health risk or reduce amenity due to air pollutants.
- Clause 14
Natural Resource Management, Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development. The proposed development does not impact negatively on the agricultural base

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by preserving productive farmland, maintaining the natural drainage function and landscape values of the site.

- Clause 15

Clause 15 Built Environment and Heritage incorporates Clause 15.01-1S Urban Design which seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity by requiring development to respond to its context in terms of character and amenity outcomes. These matters are generally mirrored at Clause 15.01-1R Urban Design – Metropolitan Melbourne, Clause 15.01-2S Building Design, Clause 15.01-4S Healthy Neighbourhoods and Clause 15.01-5S Neighbourhood Character. These policies are supported at the Local Policy level via Clause 21.06-1 Urban Design which all reference the importance of future built form to respect and/or add to the existing or preferred future character and built form outcome for the area.

- Clause 16

The proposed development assist's in providing for housing diversity and for further housing to meet population growth in the Cardinia region.

Local Planning Policy Framework.

Clauses 21.03 – Settlement and Housing

Housing within Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas.

The proposed development provides for a diversity of housing type and density while recognising the need for availability of housing for different income levels in the purchaser market.

The proposed development also satisfies the needs and aspirations of the community through a range of lot size and housing type.

Clause 22.05 – Westernport Green Wedge Policy

The Westernport Green Wedge encompasses the subject site.

The proposed development protects and maintains the soils and their versatility are protected and maintains the highly productive agricultural land from incompatible uses including non-soil based farming.

The proposal ensures that it does not significantly adversely affect the biodiversity, agricultural productivity, landscape, rural amenity or other environmental values of the area.

Green Wedge Zone – schedule 1

The proposed development is compliant with GWZ1 as no further subdivision of the subject site is are proposed, and the location of the proposed dwelling still retains and protects the land for its agricultural, landscape, recreational opportunities by allowing the site to conserve the cultural heritage significance and character of open rural and scenic non-urban landscapes.

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Land Subject to Inundation Overlay-Schedule.

The proposed development ensures that it complies with the building envelope currently found on the subject site and that the proposed floor level of the dwelling is satisfactory as there are no minimum filling and/or floor levels required by Melbourne water. Thus the application/development is unaffected by the potential to flood risk and thus does not need to be referred to the floodplain management authority.

As per the property information request regulation (51(2)) provided by Cardinia Shire Council advises the land is not liable to flooding as per Reg. 153 and the land is not in a Melbourne Water designated land or works area as per Reg.154.

Clause 35.04-2 (Green Wedge Zone: Use of Land for a Dwelling)

The proposed dwelling will be provided with an all weather driveway with adequate dimensions to accommodate emergency vehicles, wastewater from the dwelling will be treated and retained within the property via an on-site wastewater management system.

The dwelling will also be connected to the following services,

- Potable water
- Electricity supply

The dwelling supports and relates to the primary purpose of the green wedge zone as it will protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.

The land owners are considering sustainable land management practices by farming organic crops (selected vegetables) in the future.

Clause 13.02 Bushfire Planning

The proposed dwelling considers the risk of bushfire to people, property and community by:

- prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through consideration of bushfire risk in decision-making at all stages of the planning process.

The protection of human life can be prioritised by the application of the existing building regulations for construction in a designated bushfire prone area.

The appropriate bushfire protection measures are to be obtained through but not limited to a bushfire attach level report.

All bushfire protection measures are to be implemented in the design and construction of the new dwelling in accordance with existing building regulations.

The proposal ensures the new development can implement bushfire protection measures without unacceptable biodiversity impacts.

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CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN

The decision guidelines outlined in Clause 65.01 are applicable to this proposal, in particular:

- The matters set out in Section 60 of the Act.
- Any significant effects the environment, including the contamination of the land, may have on the use or development.

The land is not identified as being contaminated. The site constraints and considerations of the land including native vegetation, topography and any overland flows have been responded to throughout the design process.

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.

The planning considerations have been adequately addressed within this report above.

- The effect on the environment, human health and amenity of the area.

The proposed development does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process.

- The proximity of the land to any public land.

The proposed development does not adversely impact any public land within the vicinity of the site.

- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.

No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.

- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

Stormwater from the proposed development is to be directed to the existing rain water tanks and discharge to the legal point of discharge as per Council's directions. The proposed development is responsive to the stormwater quality within and existing the site.

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- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

No native vegetation is proposed to be removed. The proposed development provides dimensions appropriate for the planting and establishment of native vegetation.

- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

The subject site (and wider region) are subject to inundation. As per the property information request regulation (51(2)) provided by Cardinia Shire Council the land is not liable to flooding as per Reg. 153 and the land is not in a Melbourne Water designated land or works area as per Reg.154

- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Loading and unloading facilities are not relevant to this proposal.

- The impact the use or development will have on the current and future development and operation of the transport system.

The proposed development does not adversely impact on the current and future development and operation of the transport system.

ENGIE CORE

A.B.N. 71604214465

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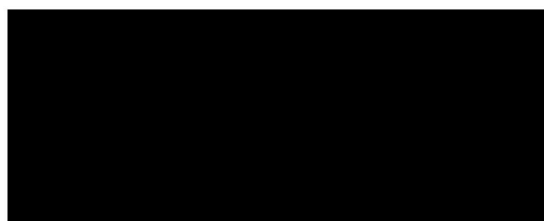
Land Capability Assessment

Report No. PER-2306



**680 Five Mile Road
NAR NAR GOON**

12th December 2023

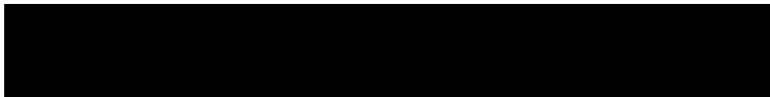


1. Site Location:

680 Five Mile Road
NAR NAR GOON

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2. Client:



3. Construction Proposal:

Septic system for proposed new Residence.

4. Site Description:

The site is located in a semi-rural area, has a slight slope to the front and is currently covered by natural grass.

5. Geology:

The site is situated within a geological area of Quaternary, Recent, Stream Alluvium. The site investigation confirmed this.

6. Site Investigation:

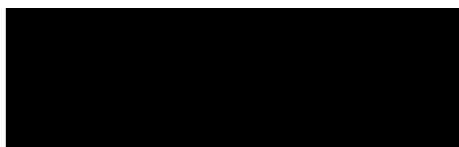
Three boreholes were drilled by hand/mechanical auger within the recommended effluent disposal area to check for ground water, rock and estimate soil percolation rates using AS/NZS 1547:2012 'On-site domestic waste water management'. The attached borehole log shows layer descriptions and depths.

7. Soil Profile Identification:

The boreholes revealed a soil profile consisting of the following:

- 300mm to 500mm of Brown Clayey SILT (Soil Category 4 – Clay Loam) overlying
- Brown/Orange/Grey Silty CLAY (Soil Category 5 – Light Clay)

Note: BH2 and BH3 encountered 200mm of Clayey Silt & Silty CLAY FILL

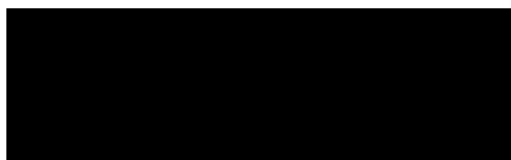


8. Land Assessment for Effluent Disposal:

	Land features		Site Rating	
A	Site drainage	Slow	2	Good
B	Inundation Potential / Flooding	Never	1	Very Good
C	Slope of land (%)	0-2	2	Good
D	Landslip	Nil	1	Very Good
E	Depth to seasonal or perched water table (m)	>5	1	Very Good
E	Rainfall (mm)	750-1000	4	Poor
F	Pan Evaporation (mm/yr)	1000-1250	3	Fair
G	Soil Structure	High	1	Very Good
H	Soil Profile Depth (m)	>2	1	Very Good
I	Soil Sodidity ESP%	< 3	1	Very Good
J	Estimated soil permeability (m/day) Soil Category 5	0.20	1	Very Good
K	Soil Stoniness (%)	< 10	1	Very Good
L	Soil Emerson Test (dispersion/slaking)	7	3	Fair
M	Soil Salinity (dS/m)	< 0.3	1	Very Good
	Site Rating		4	Poor

Note: Given elevated average rainfall a full water balance analysis is required to calculate absorption areas.

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9. Sub Soil Absorption Trench Length:

EPA Publication 891.3 & AS/NZS 1547:2012

The corresponding sub-soil absorption trench length is as follows:

Trench Width (mm)	500	600
Required Trench Length (m)	95	85

This trench length was determined via a full water balance using the following:

- 4 Bedrooms + Rumpus
- Koo Wee Rup - 86314 - Mean Rainfall
- Cranbourne Botanical Gardens - 086375 - Mean Evaporation
- DLR = 8mm/day

10. Required Surface Irrigation Area for 20/30 Standard Effluent or Improved Primary Treated Effluent via LPED:

EPA Publication 891.3 & AS/NZS 1547:2012

Indicative Soil Permeability K_{sat}	Design Irrigation Rate (Spray/Drip)	Design Irrigation Rate (LPED)	Design Wastewater Discharge	Spray / Drip Irrigation Area	LPED Irrigation Area
0.20 m/day	3mm/day	2.5mm/day	900litres/day	425m ²	495m ²

This irrigation area was determined via a full water balance using the following:

- 4 Bedrooms + Rumpus
- Koo Wee Rup - 86314 - Mean Rainfall
- Cranbourne Botanical Gardens - 086375 - Mean Evaporation
- DLR = 8mm/day



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11. Suitable Disposable Area:

A suitable area for disposal through shallow sub-surface absorption trenches or irrigation exists on the lower side of the proposed residence towards west or north.

The effluent disposal area may need perimeter cut off drains to avoid storm water runoff and keep the disposal area dry to allow for vegetation growth and evapotranspiration.

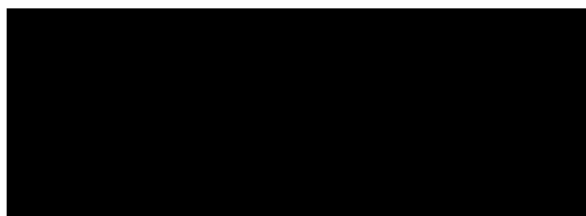
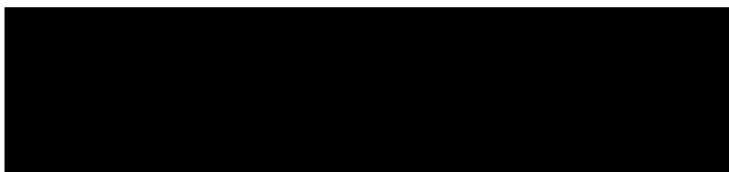


12. Recommendations:

Engie Core recommends and can validate the use of a primary or secondary treatment septic system that uses absorption trenches or sub-surface irrigation treating and maintaining wastewater within the site.

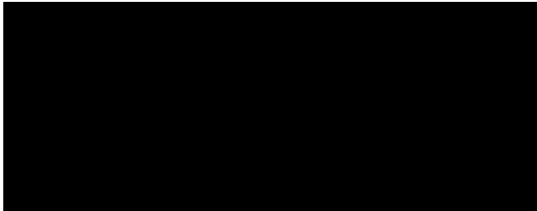
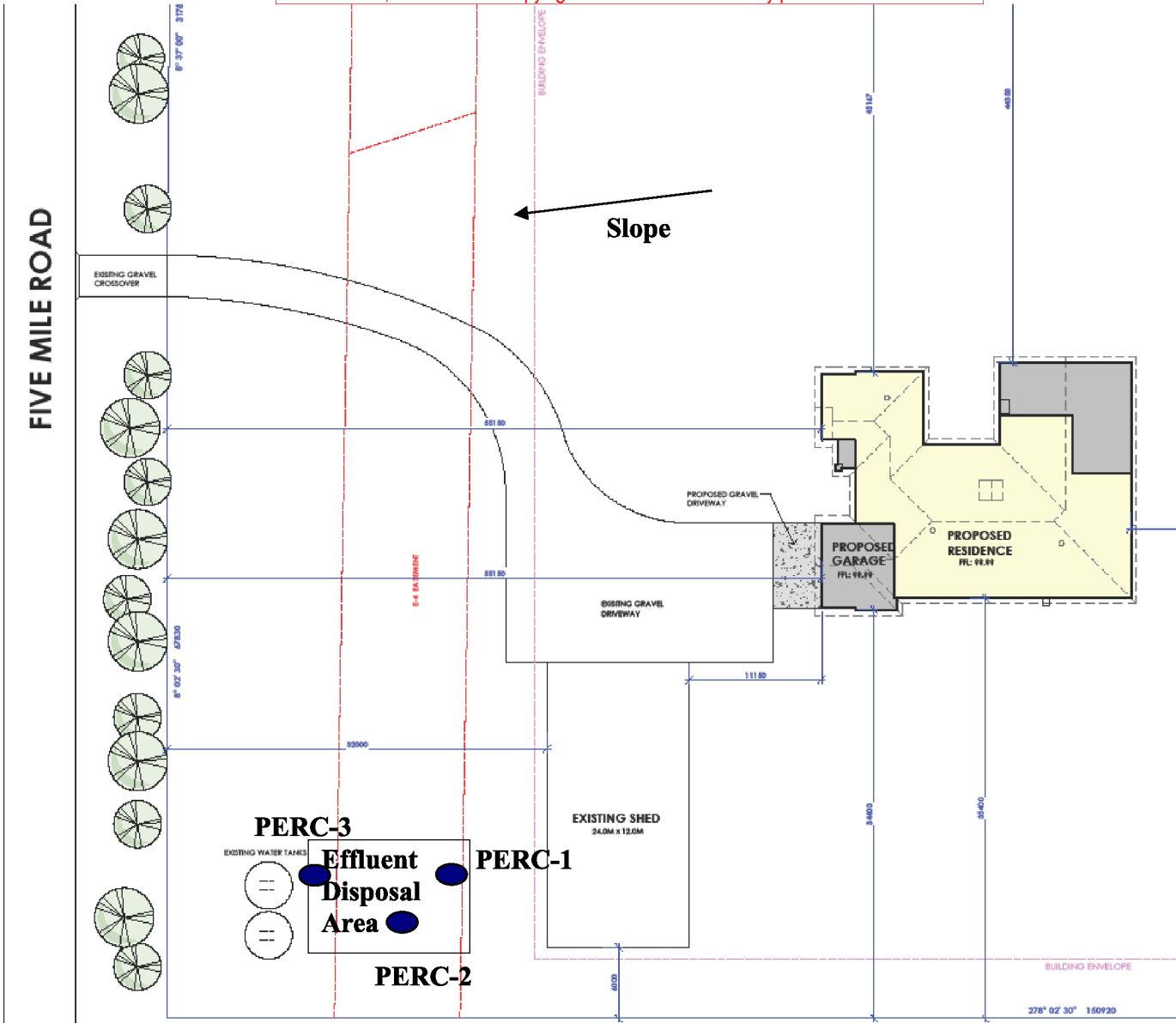
NOTE: The recommendations outlined in this report are subject to Council planning approval.

Vegetation should be maintained around the disposal field at all times.



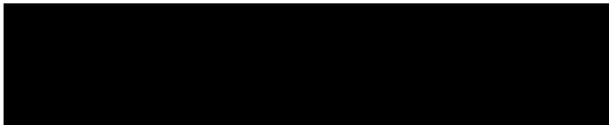
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13. Site Plan:



ENGIE CORE	CRANBOURNE WEST VIC 3977	Mob : 0451400285 vinod@engiecore.com.au			
GEOTECHNICAL SITE CLASSIFICATION LOGS					
Project: 680 Five Mile Road NAR NAR GOON MIRBOO NORTH	Proposal: Residential Septic System	Report No. PER-2306			
Client: Shane Rose & Kim Savage C/o Hargreaves Design		Date: 12/12/2023			
Topography: Essentially Level <input type="checkbox"/> Undulating <input type="checkbox"/> Hilly <input type="checkbox"/> Steep Slope <input type="checkbox"/> Moderate Slope <input type="checkbox"/> Slight Slope <input checked="" type="checkbox"/> Extreme Condition <input type="checkbox"/>	Virgin Site <input checked="" type="checkbox"/> Filled Site <input checked="" type="checkbox"/> Slope Direction: <input type="text" value="Front"/> Water <input type="checkbox"/> type: <input type="text"/> Depressions <input type="checkbox"/> type: <input type="text"/> Contaminants <input type="checkbox"/> type: <input type="text"/> Trees <input type="checkbox"/> type: <input type="text"/>	Comments: Depth: <input type="text"/> Source: <input type="text"/> Size: <input type="text"/>			
Soil Drainage: Good: <input type="checkbox"/> Sandy Fair: <input checked="" type="checkbox"/> to Poor: <input type="checkbox"/> Clay	Existing Structures <input checked="" type="checkbox"/> Conditions: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Comments: Shed on the property				
Layer Description PERC1	Depth	Layer Description PERC2	Depth	Layer Description PERC3	Depth
Clayey SILT Brown Firm Moist Soil Category 4 - Clay Loam		Clayey SILT & Silty CLAY FILL Pale Brown/Orange Firm Moist Clayey SILT Brown Firm Moist Soil Category 4 - Clay Loam	200mm 500mm	Clayey SILT & Silty CLAY FILL Pale Brown/Orange Firm Moist Clayey SILT Brown Firm Moist Soil Category 4 - Clay Loam	200mm 500mm
Silty CLAY Medium to High Plasticity Brown/Orange/Grey Stiff Moist Soil Category 5 - Light Clay		Silty CLAY Medium to High Plasticity Brown/Orange/Grey Stiff Moist Soil Category 5 - Light Clay		Silty CLAY Medium to High Plasticity Brown/Orange/Grey Stiff Moist Soil Category 5 - Light Clay	
End of BH1	12/12/2023	1500mm	End of BH2	12/12/2023	1500mm
End of BH3	12/12/2023	1500mm	End of BH3	12/12/2023	1500mm
Operator: V.Darade			Auger Type: Hand / Mechanical		

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Koo Wee Rup				Evap.data		Cranbourne				
Mean Rainfall						average Pan evaporation				
Source: AS1547-1994 - Table G1				(Prepared by R.A. Patterson, Lanfax Labs, Armidale updated MAY2012)						
NOTE: The 70th percentile monthly sums to the 78th percentile actual										
1	2	3	4	5	6	7	8	9	10	
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Ep	+CF*Ep	P	Rainfall		8	(Et-Re)+	applied	area
	month	(B.Met)			Re=(1-r)P			per month	per month	(B)(r)
		mm	mm	mm	mm	mm	mm	mm	900	L
										m2
Jan	31	6.2	192.2	163	45.7	34.3	248	377.1	27900	74
Feb	28	5.6	156.8	133	46.1	34.6	224	322.7	25200	78
Mar	31	4.4	136.4	116	48.1	36.1	248	327.9	27900	85
Apr	30	2.9	87.0	61	63.9	47.9	240	263.0	27000	107
May	31	2.0	62.0	43	73.6	55.2	248	236.2	27900	118
Jun	30	1.7	51.0	36	65.0	48.6	240	227.0	27000	119
Jul	31	1.8	55.8	39	64.1	52.3	248	234.8	27900	119
Aug	31	2.3	71.3	50	78.3	58.7	248	239.2	27900	117
Sep	30	3.1	93.0	65	81.0	60.8	240	244.4	27000	110
Oct	31	4.0	124.0	105	77.0	57.8	248	295.7	27900	94
Nov	30	4.8	144.0	122	68.1	51.1	240	311.3	27000	87
Dec	31	5.5	170.5	145	62.7	47.0	248	345.9	27900	81
Totals			1344	1079	779.2	584.4				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11	12
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	Increase	computed	reset if	equivalent	WARNING
	area	rate	rate		depth of	depth	depth	depth	Et deficit <td>storage <td>excess </td></td>	storage <td>excess </td>	excess
	(m2)	(8)*(2)	per month		stored	effluent	effluent	effluent	<0	10 x area	depth
		(mm)	(mm)	(mm)	effluent	for	for	(X)			in trench
		(mm)	(mm)	(mm)	(5)porosity	month	month	(mm)	(mm)	(L)	
Dec								0.0	0	0	
Jan	120	233	377	-145	-361	0	-361	-361	0	0	OK
Feb		210	323	-113	-282	0	-282	-282	0	0	OK
Mar		233	328	-95	-238	0	-238	-238	0	0	OK
Apr		225	253	-28	-70	0	-70	-70	0	0	OK
May		233	236	-4	-9	0	-9	-9	0	0	OK
Jun		225	227	-2	-5	0	-5	-5	0	0	OK
Jul		233	235	-2	-6	0	-6	-6	0	0	OK
Aug		233	239	-7	-17	0	-17	-17	0	0	OK
Sep		225	244	-19	-48	0	-48	-48	0	0	OK
Oct		233	296	-63	-158	0	-158	-158	0	0	OK
Nov		225	311	-86	-216	0	-216	-216	0	0	OK
Dec		233	346	-113	-284	0	-284	-284	0	0	OK
Jan		233	377	-145	-361	0	-361	-361	0	0	OK
Feb		210	323	-113	-282	0	-282	-282	0	0	OK
Mar		233	328	-95	-238	0	-238	-238	0	0	OK
Apr		225	253	-28	-70	0	-70	-70	0	0	OK
May		233	236	-4	-9	0	-9	-9	0	0	OK

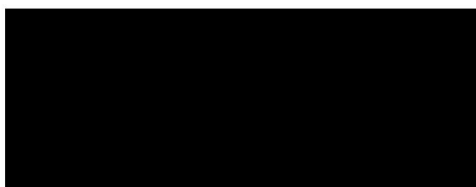
From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area = 40%
 Runoff Coeff = 0.25 percentage runoff
 Variables Table Summer Crop Factor = 0.85 crop transpiration rate Oct-Mar
 alter as required Winter Crop Factor = 0.7 crop transpiration rate -Apr-Sep
 LTAR or DLR = 8 L/m2/day
 Wastewater FLOWS = 900 L/day

Estimated area of effluent drainfield = 120 square metres
 Maximum depth of stored effluent = 0 mm depth
 Trench dimensions (mm) width = 500 mm depth = 500 mm
 Length of trench required = 92 metres

NOTES:

As a model, the best results are only ESTIMATES of performance.
 A model is used to assess SENSITIVITY to changes in the variables and the effect upon application area
 Table 2 is run for 16 months to ensure system returns to ZERO at some stage



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Nominated Area Water Balance & Storage Calculations

Site Address: 680 Five Mile Road, NAR NAR GOON

INPUT DATA

Design Wastewater Flow	Q	900	L/day	6300	420	300
Design DIR	DI R	21	mm/week	400mm LOAM Topsoil	0.6	
Daily DIR		3.0	mm/day			
Nominated Land Application Area	L	285	m sq			
Crop Factor	C	0.7-0.8	unitless			
Retained Rainfall		0.75	unitless			
Rainfall Data		Koo Wee Rup (86314)				
Evaporation Data		Cranbourne (086375)				

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R		mm/month	45.7	46.1	48.1	83.9	73.8	65	60.7	78.3	81	77	88.1	82.7	770.2
Evaporation	E		mm/month	145.7	120.4	108.5	69	46.5	33	37.2	49.8	68	98.1	114	130.2	1018.2
Crop Factor	C			0.80	0.80	0.80	0.70	0.70	0.70	0.70	0.70	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	EvC	mm/month	117	98	97	48	33	23	28	35	48	77	91	104	782.83
Percolation	B	(DIR/7)*D	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	1066.0
Outputs		ET+B	mm/month	209.8	180.32	179.8	138.3	125.8	113.1	119.0	127.7	138.2	169.9	181.2	197.2	1877.8
INPUTS																
Retained Rainfall	RR	R*0.75	mm/month	34.275	34.575	38.075	47.025	55.2	48.75	52.275	58.725	60.75	57.75	51.075	47.025	884.4
Effluent Irrigation	W	(QxD)/L	mm/month	97.9	88.4	97.9	94.7	97.9	94.7	97.9	97.9	94.7	97.9	94.7	97.9	1152.6
Inputs		RR+W	mm/month	132.2	123.0	134.0	142.7	153.1	143.5	150.2	158.6	155.5	155.6	145.8	144.9	1737.0
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	4.4	31.9	82.3	93.4	122.3	141.8	127.4	92.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-77.4	-57.3	-45.8	4.4	27.5	30.4	31.1	28.9	19.3	-14.2	-35.4	-52.2	19.2
Cumulative Storage	M		mm	0.0	0.0	0.0	4.4	31.9	82.3	93.4	122.3	141.8	127.4	92.0	39.7	715.0
Maximum Storage for Nominated Area	N		mm													141.81
	V	NxL	L													40353
LAND AREA REQUIRED FOR ZERO STORAGE																
			m ²	159	173	194	299	397	420	418	404	358	240	207	188	
MINIMUM AREA REQUIRED FOR ZERO STORAGE: 419.6 m²																

