

NOTICE OF AN APPLICATION FOR AN AMENDMENT TO A PLANNING PERMIT

The land affected by the application is located at:	2 Montuna Grove, Guys Hill VIC 3807 L29 LP7129 V6360 F983
The application is to amend permit:	S72 Amendment to allow for changes to the approved plans (to include the Installation of a Tram, used for Home Based Business)
The applicant for the amendment to the permit is:	Story Art
The application reference number is:	T120364 - 3
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 proposed amendment to 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:	16 May 2024
--	-------------

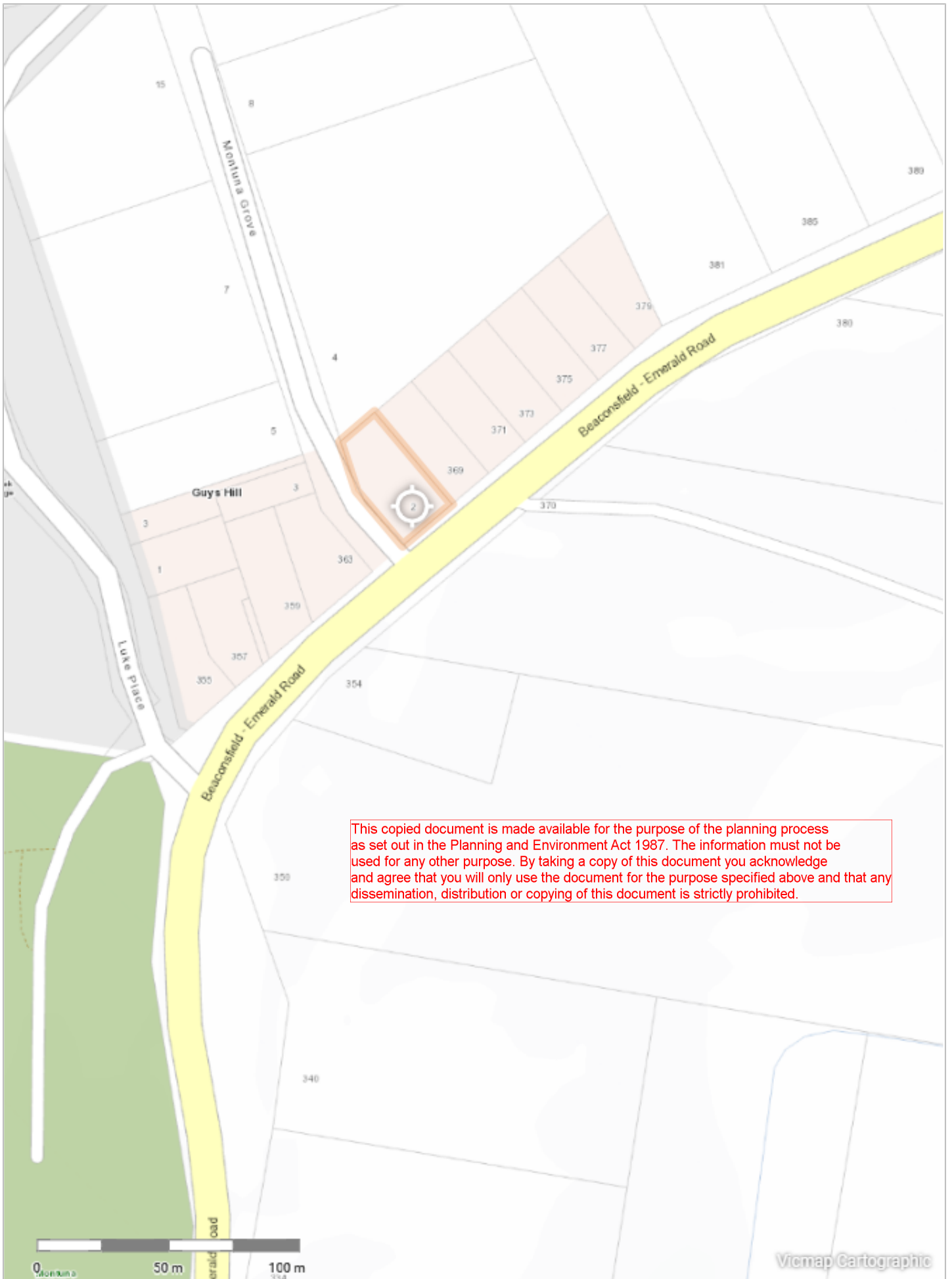
If you object, the Responsible Authority will tell you its decision.

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.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Amendment Summary

Portal Reference	M3234C6
Reference No	T120364 - 2

Basic Information

Proposal Type	Single Dwelling, Advertising Has Occurred
Proposed Use	Buildings and works for the construction of a studio and gallery with a reduced setback and home occupation signage, generally in accordance with the approved plans.
Current Use	Home Occupation Studio and Gallery adjacent to the private residence
Cost of Works	\$0
Amended Cost of Works	\$5,000
Amendments	What the permit Allows Changed Permit Conditions Plans Changed
Proposed Changes	1. Addition of a W5 series Tram to be utilised for the Home Occupation (studio/gallery). 2. Alteration of boundary fencing (Condition 13). Removal of boundary fence to be replaced with the Tram along the boundary. The Tram will not be accessible to the public on the Emerald-Beaconsfield Road side and the facade will become the fenceline.
Site Address	2 Montuna Grove Guys Hill Victoria 3807

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] Story Art	2 Montuna Grove, Guys Hill VIC 3807	W: 0416-233-451 M: 0416-233-451 E: info@storyart.com.au
Owner	[REDACTED]		
Preferred Contact	[REDACTED] Story Art	2 Montuna Grove, Guys Hill VIC 3807	W: 0416-233-451 M: 0416-233-451 E: info@storyart.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
11 - Class 3 Amendment to a class 2, 3, 4, 5 or 6 permit (change in cost of \$10, 000 or less)	\$214.70	100%	\$214.70
	Total		\$214.70



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

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	Dean Haeusler	07 Sep 2023

Documents Uploaded


Date	Type	Filename
20-09-2023	Site Plan	Gallery Tram Above.jpg
20-09-2023	Floor Plans	Tram Interior.jpg
20-09-2023	Elevation Plans	Tram Elevation Plan.jpg
20-09-2023	Additional Document	Tram Mockup.jpg

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	 Story Art	2 Montuna Grove, Guys Hill VIC 3807	W: 0416-233-451 E: info@storyart.com.au
Submission Date	20 September 2023 - 10:30:AM		

Declaration

By ticking this checkbox,  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.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



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

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

Page 1 of 1

VOLUME 06360 FOLIO 983

Security no : 124108643721B
Produced 28/08/2023 10:37 AM

LAND DESCRIPTION

Lot 29 on Plan of Subdivision 007129.
PARENT TITLE Volume 04259 Folio 679
Created by instrument L479349W 25/01/1985

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP007129 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: 2 MONTUNA GROVE GUYS HILL VIC 3807

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

INDEPENDENT PLANNING REPORT

WRITTEN RESPONSE

TRAM GALLERY

Story Art

2 Montuna Grove, Guys Hill VIC

Basis of Report

This report provides an outline of the proposed amendment to planning permit T120364 - L29 LP7129 V6360 F983 - 2 Montuna Grove, Guys Hill Vic 3807 Amendment to 'Building and works for the construction of a studio with a reduced setback and home occupation signage, generally in accordance with the approved plans'.

Proposal

The proposal is to place a W5 series Melbourne Tram provided by VicTrack next to the existing studio, which will function as an art gallery as part of the existing home-based business. (Clause 52.11-1)

Responses

43.02-1 Design objectives A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

W5 Series Melbourne Tram 772 is an iconic part of local history and will serve as an attractive landmark that will significantly elevate the unique character of the local area. Guys Hill is positioned at the foothills of the Dandenong Ranges and is the gateway to attractions such as Puffing Billy Railway.

The side of the tram will form the fenceline boundary, and access to the inside will not be accessible to the public from the roadside. The 772 Tram will retain its original colour scheme and heritage, and will stand as a showcase of the classic mode of transport that Melbourne is renowned for.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Further information relating to the use:

Proposed Days and Hours of use:

By appointment, 9am - 5pm daily

Patron Capacity:

15 people, 3 car parking spaces provided (with provision for additional spaces x 4 using the residence car parking spaces).

Maximum number of staff:

No more than 1 person outside of the direct family, as per Home Occupation guidelines

No additional noise sources are associated with the alteration of premises.

The addition of the Tram will not increase clientele and will be in keeping with the current usage, as it has been in operation since 2012. The tram will be a more extensive exhibition space for the artist's large format works also on exhibit at Puffing Billy Railway, Emerald Lake Visitor Centre.

The site is connected to reticulated sewerage (as of early 2023)



Story Art PTY LTD
30.10.2023

END REPORT

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Weathertex

1080 wide x
730mm high

Overall Height (from Floor level 4575mm

900mm wide x
600mm high

Entrance Sign -
130mm high

Wall Height 2.7Mt

Door Height 2.1mtrs

Width 5.0Mt

Door Width Frame 1.2mt

Roof Pitch 33 Degrees
Portico to Match 33 Degrees
Portico/Landing Width Approx 1.5mt

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

PERMIT No. 720364-2

SHEET 1 OF 4

SIGNED [Signature]
CARDINIA SHIRE

DATE 1/4/2014

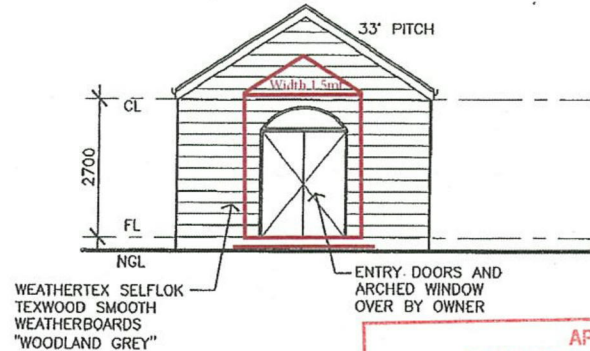
Previously Approved Plans

ELEVATION PLAN
Portico Addition in Red

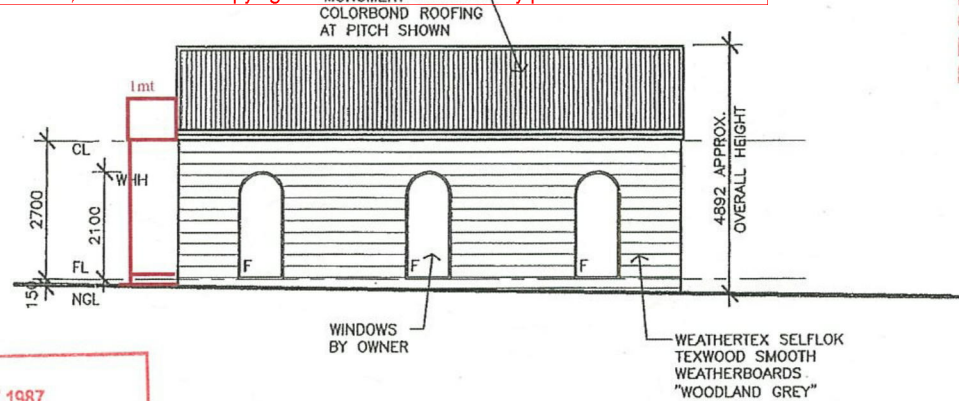
Portico Addition
2.5mt from platform to base of
Portico Peak 33' same as roof

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

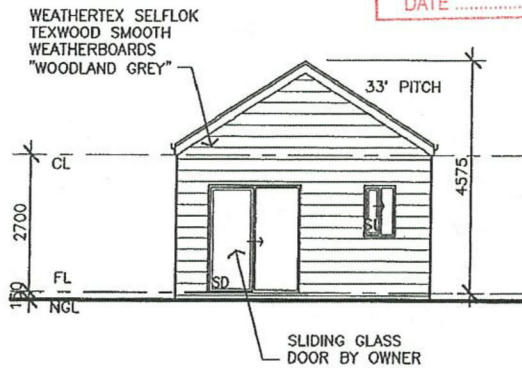
RECEIVED
06 JAN 2014
PLANNING DEPARTMENT



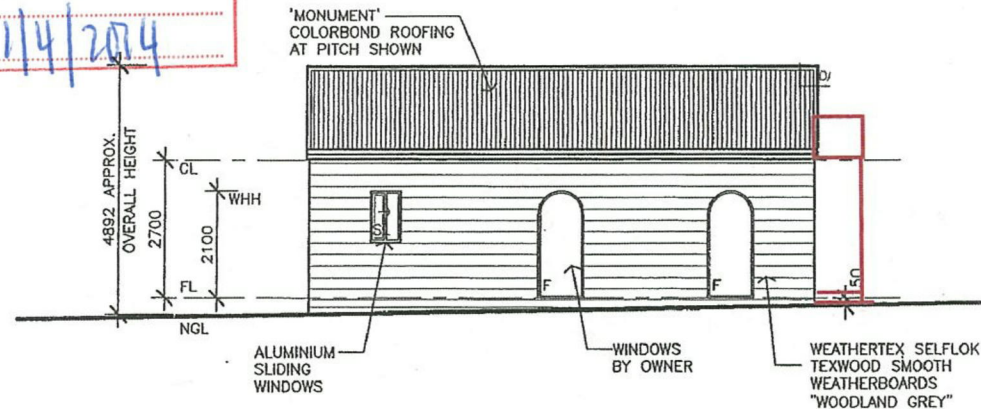
NORTH ELEVATION (A)



WEST ELEVATION (B)



SOUTH ELEVATION (C)



EAST ELEVATION (D)

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No. 7120364-2
SHEET 2 OF 4
SIGNED [Signature]
DATE 11/4/2014
CARDINIA SHIRE

©COPYRIGHT WARNING

ALL PLANS PROTECTED BY COPYRIGHT. THEY SHALL NOT BE COPIED, REPRODUCED, MODIFIED OR ADAPTED IN ANY WAY. THESE PLANS ARE PROVIDED TO CLIENTS OF ALTERNATE DWELLINGS Pty Ltd SOLELY FOR INFORMATION PURPOSES

ISSUE	DATE	DESCRIPTION
B	13/12/12	DRAFTING CHANGES
D	29/08/12	CLIENT CHANGES
C	23/8/12	CHANGE TO S/S BARN 12sqm
B	19/06/12	DRAFTING CHANGE

These plans form part of your contract. Please check, sign and date each sheet to confirm your approval of these construction drawings. Any variations during construction will incur an on cost.

SIGNED _____
SIGNED _____
DATE _____

ALTERNATE DWELLINGS PTY LTD
ABN 19 006 245 307 DP-AD 15736
BFB, B1-3368 & DB U6081
PO Box 3442 GMC VICTORIA 3841
(03) 51 330 799

SCALE: 1:100
DATE: 31/5/12
SHEET: 3 OF 5
DRAFTED: MG
CHECKED: -
© COPYRIGHT.

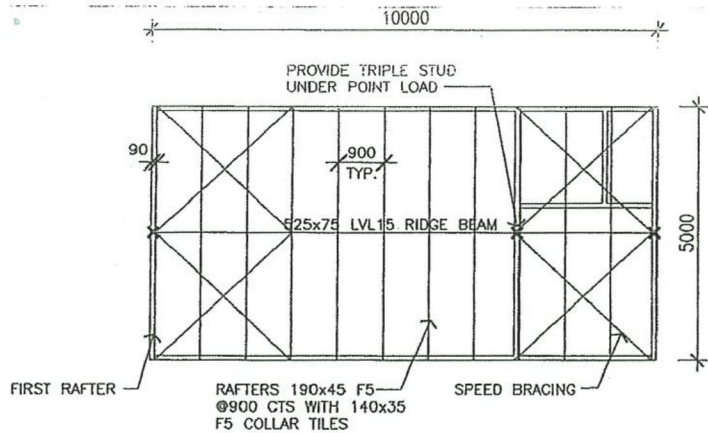
JOB NUMBER
100101BC
ISSUE: 1
DO NOT SCALE OFF ALL DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES

Alternate Dwellings
Designs with a difference

Previously Approved Plans

PLANNING DEPARTMENT

06 JAN 2014



ROOF FRAMING PLAN
NOTE: RAFTERS PLACED @900 CTS REGARDLESS OF INTERNAL WALL POSITIONS, EXCEPT FIRST RAFTER, WHICH IS SET IN BY 90mm, TO BE JUST INSIDE THE WALL LINE

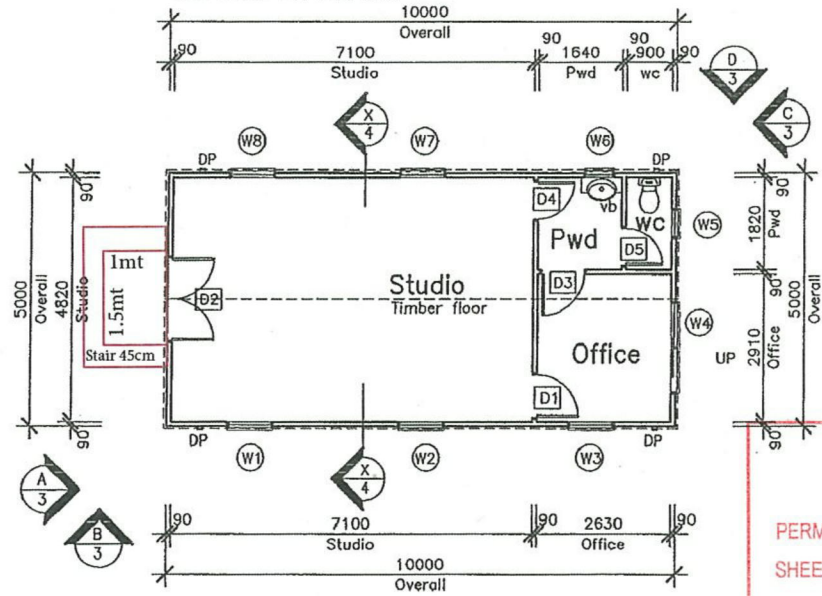
GLAZING LEGEND
SG - SINGLE GLAZING
WINDOW HARDWARE: BLACK [X]

ALUMINIUM WINDOW COLOUR:
PEARL WHITE [X]
SATIN BLACK []
PRIMROSE []
POTTERY []

No	Size	Glazing Type	Material	Stud openings		Comments	Lintel
				Height	Width		
W1	21-09	N/A	N/A	2160	960	By owner	90x35 F5
W2	21-09	N/A	N/A	2160	960	By owner	90x35 F5
W3	21-09	N/A	N/A	2160	960	By owner	90x35 F5
W4	21-18	SG	Aluminium	2160	1860	By Owner	190x35 F5
W5	10-06	SG	Aluminium	1060	660	Plain Sliding	90x35 F5
W6	10-06	SG	Aluminium	1060	660	Plain Sliding	90x35 F5
W7	21-09	N/A	N/A	2160	960	By owner	90x35 F5
W8	21-09	N/A	N/A	2160	960	By owner	90x35 F5

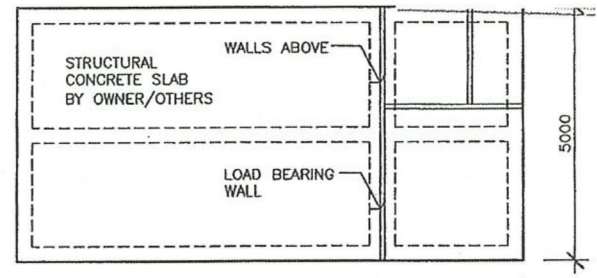
No	Height	Width	Glazing Type	Stud openings		Comments	Lintel
				Height	Width		
D1	2040	820		2100	880	BY OWNER	90x35 F5
D2	2040	2/820		2130	1730	BY OWNER	190x35 F5
D3	2040	820		2100	880	BY OWNER	90x35 F5
D4	2040	720		2100	780	BY OWNER	90x35 F5
D5	2040	720		2100	780	BY OWNER	90x35 F5

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



GROUND FLOOR PLAN
FLOOR AREAS:
50.0 m sqr 5.38 sqr

GROUND FLOOR PLAN
Portico addition in Red



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

PERMIT No. TR20364-2

SHEET 3 OF 4

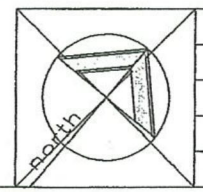
SIGNED [Signature]
CARDINIA SHIRE

DATE 1/4/2014

SUB-FLOOR PLAN

Alternate Dwellings
Designs with a difference

©COPYRIGHT WARNING
ALL PLANS PROTECTED BY COPYRIGHT. THEY SHALL NOT BE COPIED, REPRODUCED, MODIFIED OR ADAPTED IN ANY WAY. THESE PLANS ARE PROVIDED TO CLIENTS OF ALTERNATE DWELLINGS Pty Ltd SOLELY FOR INFORMATION PURPOSES



ISSUE	DATE	DESCRIPTION
E	13/12/12	DRAFTING CHANGES
D	29/08/12	CLIENT CHANGES
C	23/8/12	CHANGE TO S/S BARN 12sqr
B	19/06/12	DRAFTING CHANGE

These plans form part of your contract. Please check, sign and date each sheet to confirm your approval of these construction drawings. Any variations during construction will incur an cost.

SIGNED _____
SIGNED _____
DATE _____

ALTERNATE DWELLINGS PTY LTD
ABN: 19 006 245 307 DP-AD 15736
BFB, B1-3368 & DB U6081
PO Box 3442 GMC VICTORIA 3841
(03) 51 330 799

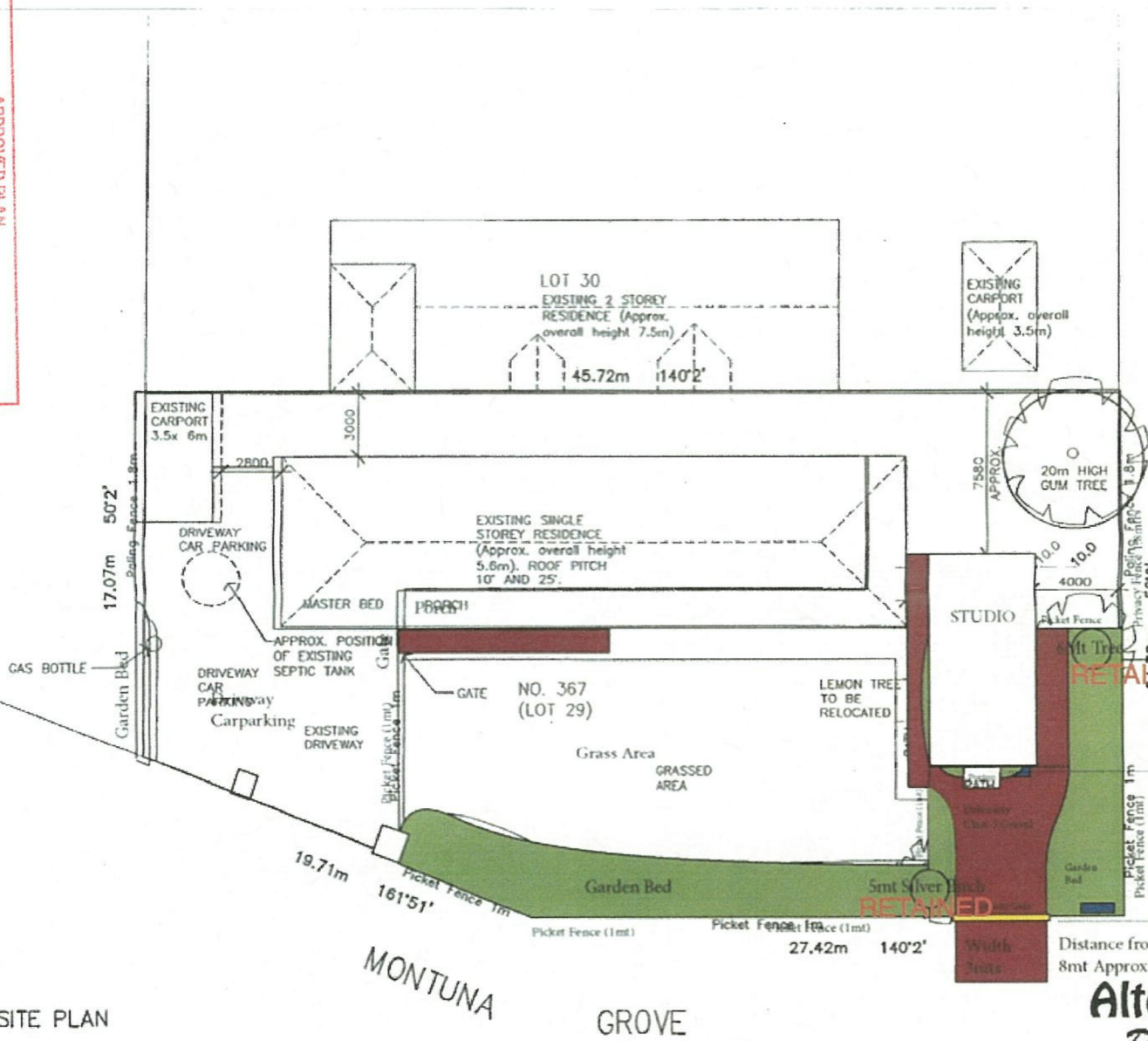
SCALE: 1:100	JOB NUMBER: 100101BC
DATE: 31/5/12	ISSUE: I
SHEET: 2 OF 5	
FILE: DRAFTED: MG	DO NOT SCALE FOR ALL DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES
CHECKED: -	
© COPYRIGHT.	

Previously Approved Plans

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

PERMIT No. 1203642
SHEET 4 OF 4
SIGNED [Signature]
DATE 14/12/14
CARDINIA SHIRE

LOT 36

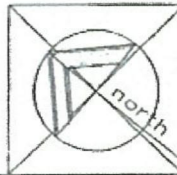


- NEW SIGNAGE
(See other document for sizes and layout)
 - DRIVEWAY AND PATHWAYS
 - GARDEN
- Proposed additional garden bed.
Raised bed to level of bottom of weatherboard (to cover cement base)
- Rockery edging to match rest of garden
- Iceberg Roses to match side garden bed and some small decorative shrubs.
- Proposed Gate
Same height as Picket Fence
1m High. Same picket design
Pickets Monument Grey, Posts Sandy Day.
Gates only to open when clients come and stay closed at other times

SITE PLAN

Alternate Dwellings
Designs with a difference

©COPYRIGHT WARNING
ALL PLANS PROTECTED BY COPYRIGHT
THEY SHALL NOT BE COPIED, REPRODUCED,
MODIFIED OR ADAPTED IN ANY WAY.
THESE PLANS ARE PROVIDED TO CLIENTS OF
ALTERNATE DWELLINGS Pty Ltd SOLELY
FOR INFORMATION PURPOSES



ISSUE	DATE	DESCRIPTION
D	13/12/12	DRAFTING CHANGES
C	23/8/12	CHANGE TO S/S BARN 12sqm
B	19/06/12	DRAFTING CHANGE
A	31/5/12	PRELIMINARY DRAWINGS

These plans form part of your contract.
Please check, sign and date each sheet
to confirm your approval of these
construction drawings. Any variations
during construction will incur an on cost.

SIGNED _____
SIGNED _____
DATE _____

ALTERNATE DWELLINGS PTY LTD
ABN 19 006 245 307 DP-AD 15736
RFB 11-3368 & 210 19081
PO Box 2442 GMC VICTORIA 3841
(03) 51 330 799

SCALE: 1:200	JOB NUMBER: 100101BC
DATE: 31/5/12	ISSUE: D
SHEET: 1 OF 5	
FILE: DRAFTED-MG	
CHECKED: _____	
© COPYRIGHT	

RECEIVED
20 JAN 2014
PLANNING DEPARTMENT

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

LOT 36

LOT 30
EXISTING 2 STOREY
RESIDENCE (Approx.
overall height 7.5m)

EXISTING
CARPORT
(Approx. overall
height 3.5m)

EXISTING
CARPORT
3.5x 6m

EXISTING SINGLE
STOREY RESIDENCE
(Approx. overall height
5.6m). ROOF PITCH
10' AND 25'.

Existing
Studio

Extension
10x10mt

Decking

Swim Spa

Lemon
Tree

Existing
1.5 carpark
spaces

5m SILVER
BIRCH
(Retained)

Existing
2 carpark
spaces

Existing
Sign

W CLASS TRAM 14.7 m x 3.15m
24.38m 50'2"

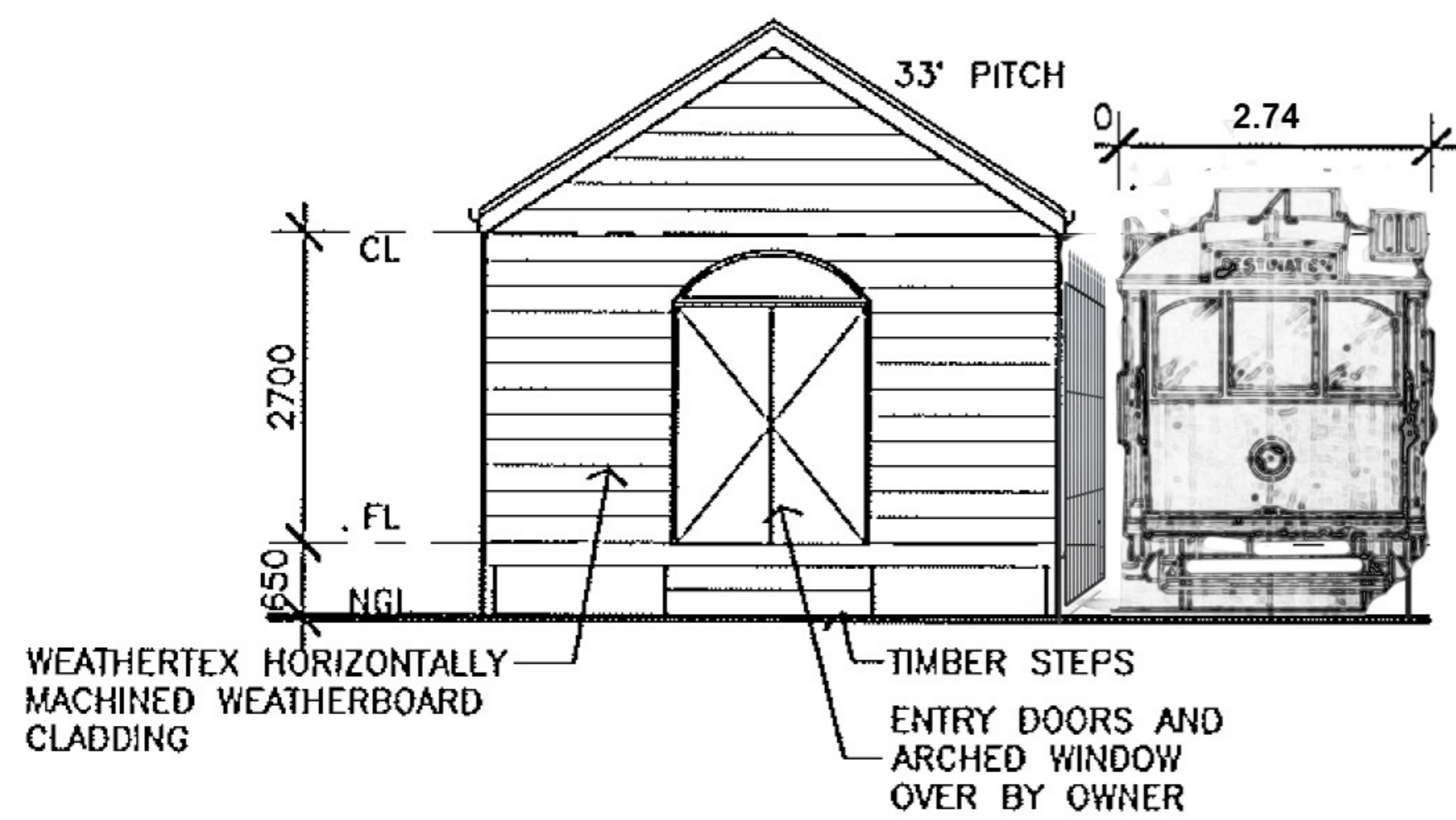
BEACONSFIELD EMERALD ROAD

MONTUNA GROVE

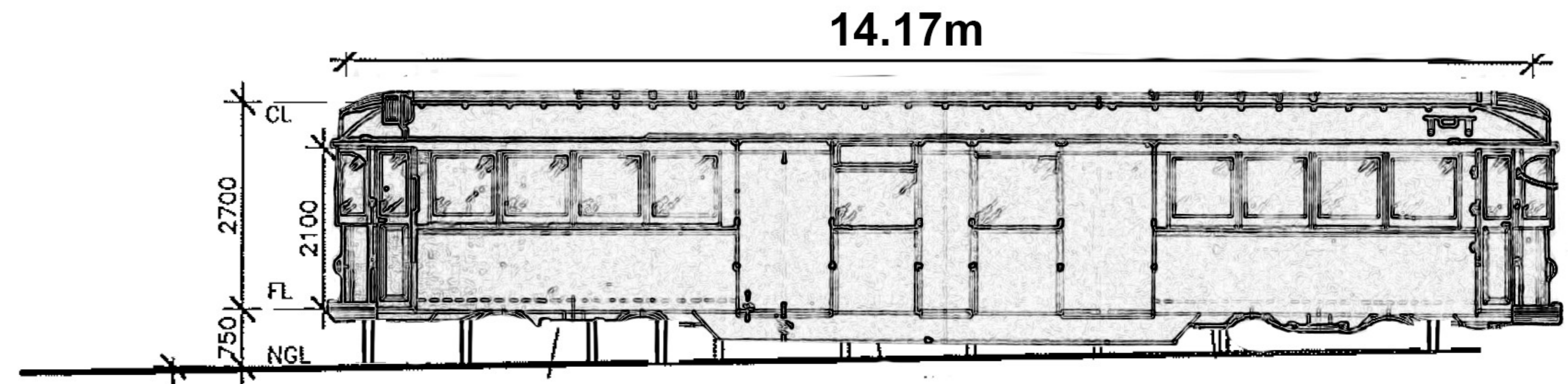
SITE PLAN



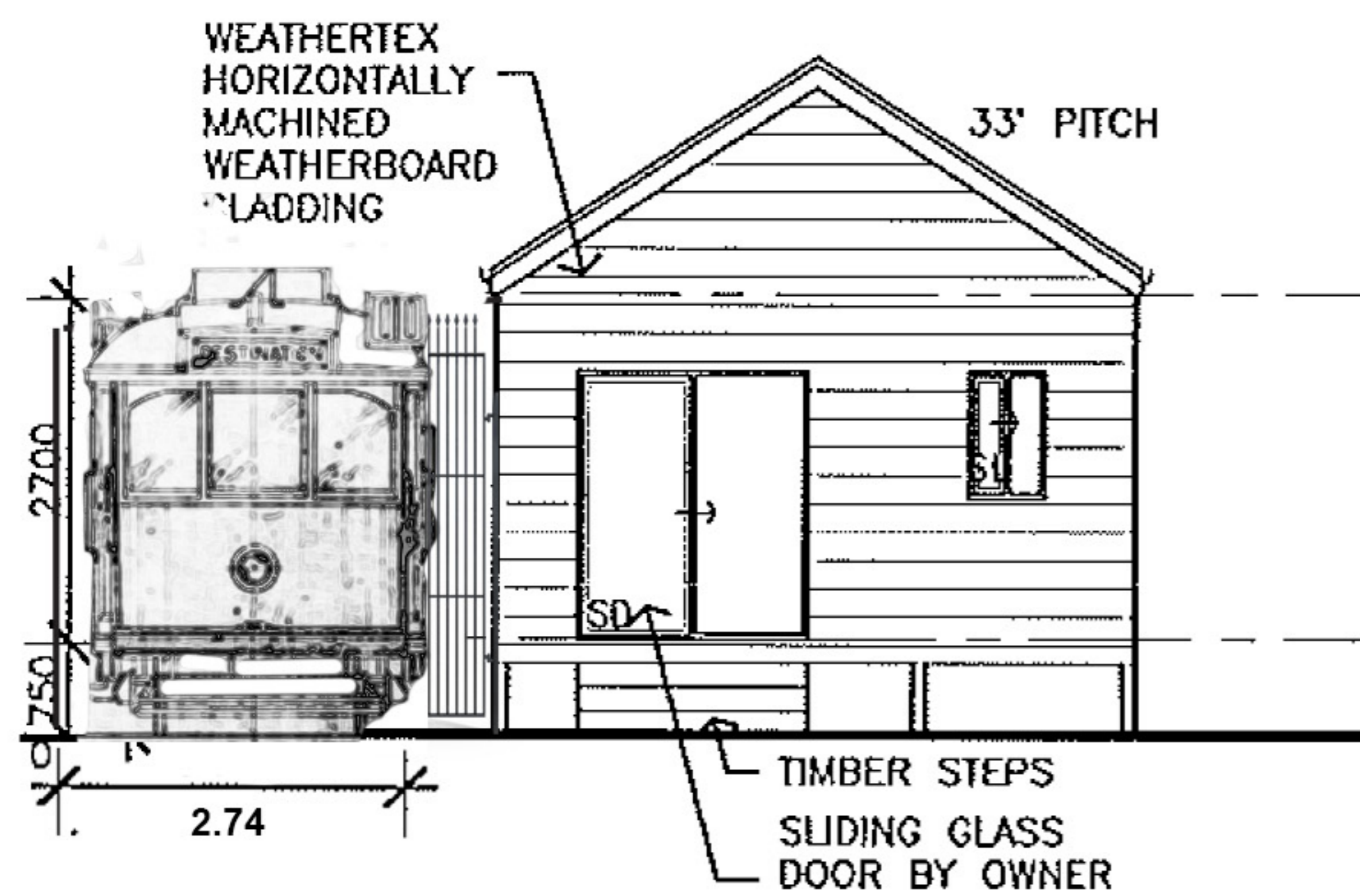
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

Tram Dimensions

Tram 772

Length - 14.17mts

Height - (above ground level) 3.15mt

Weight - 10.00 Metric Tonnes

Ground Base - Crushed Compacted Rock and Concrete Sleepers/Blocks

Steps up to Entry Door (carpark side)

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

