
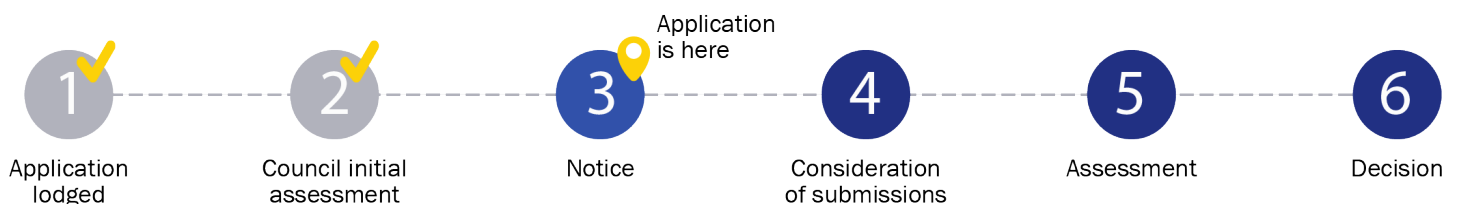


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP111804 54 Hoyles Road, Pakenham Upper VIC 3810
The application is for a permit to:	Buildings and works for an agricultural building
A permit is required under the following clauses of the planning scheme:	
35.04-5	Construct a building within nominated setbacks,
42.01-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	AS Planning
Application number:	T250133
<p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	01 May 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



Application Summary

Portal Reference A1256D5

Basic Information

Proposed Use	BUILDINGS AND WORKS (HORSE STABLE AND STORAGE SHED FOR FARM EQUIPMENT) WITHIN A GWZ1 & ESO1
Current Use	Agricultural Property, dwelling and associated outbuildings.
Cost of Works	\$180,000
Site Address	54 Hoyles Road Pakenham Upper 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	AS Planning	PO BOX 347, Greensborough 3088 VIC 3088	W: 0408-774-285
Preferred Contact	AS Planning	PO BOX 347, Greensborough 3088 VIC 3088	W: 0408-774-285

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 12	More than \$100,000 but not more than \$1,000,000	\$1,706.50	100%	\$1,706.50
Total				\$1,706.50

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20 Siding Avenue, Officer, Victoria

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

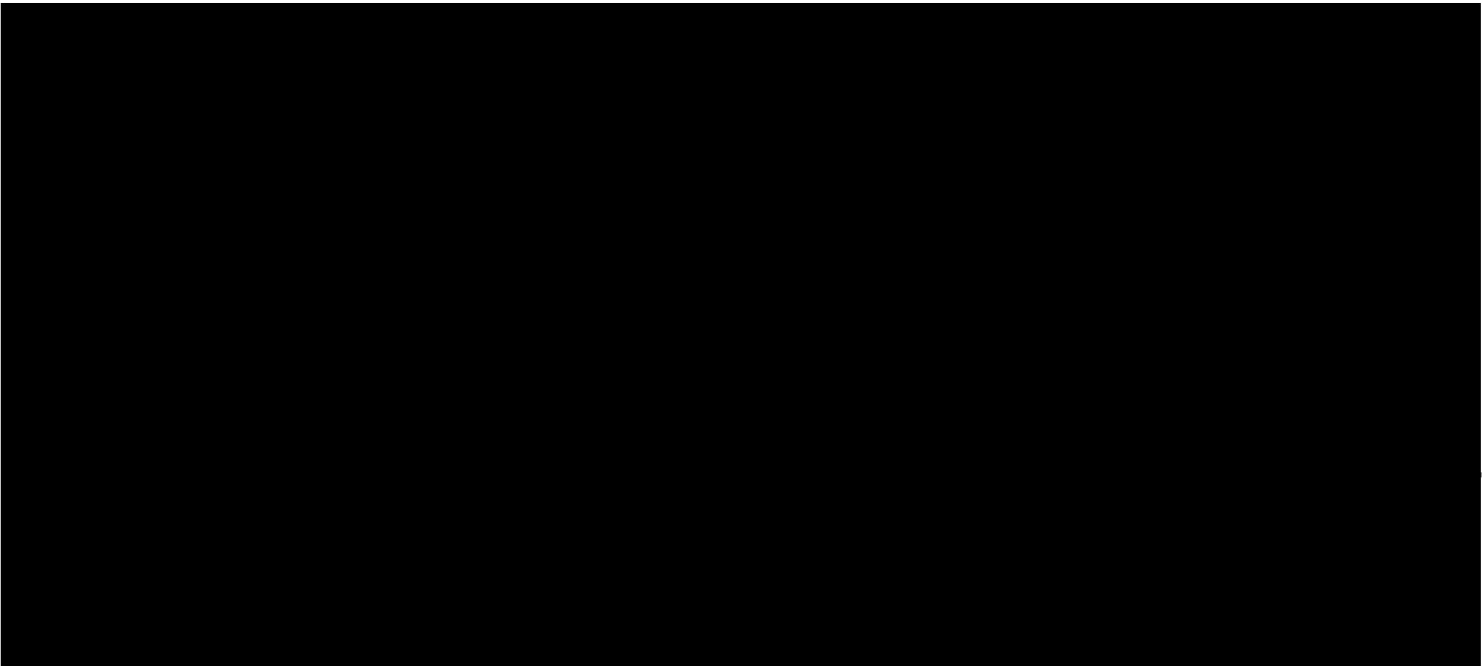
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
03-03-2025	A Copy of Title	REGISTER SEARCH STATEMENT, 54 Hoyles Road, Pakenham Upper.pdf
03-03-2025	A Copy of Title	POS, 54 Hoyles Road, Pakenham Upper.pdf
03-03-2025	Encumbrance	REGISTER SEARCH STATEMENT, 54 Hoyles Road, Pakenham Upper.pdf
03-03-2025	Existing floor plan	Site Plan - 54 Hoyles Rd Pakenham Upper.pdf
03-03-2025	Additional Document	ASPlanning - No. 54 Hoyles Road, Pakenham Upper.pdf
03-03-2025	Additional Document	54-Hoyles-Road-Pakenham-Upper-(ID1515241)-Vicplan-Planning-Property-Report.pdf



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

Page 1 of 1

VOLUME 09041 FOLIO 970

Security no : 124122412415F
Produced 27/02/2025 01:59 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 111804.
PARENT TITLE Volume 07961 Folio 065
Created by instrument LP111804 22/08/1974

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 LP111804 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: 54 HOYLES ROAD PAKENHAM UPPER VIC 3810

DOCUMENT END

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LP111804

EDITION 1

APPROVED 5/16/74

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENTS 82A&A15 PARISH OF GEMBROOK COUNTY OF MORNINGTON VOL. 7961 FOL. 065 VOL. 8929 FOL. 523 VOL. 9018 FOL. 666	APPROPRIATIONS BROWN - WAY & DRAINAGE	NOTATIONS MEASUREMENTS UNDERLINED ARE NOT THE RESULT OF THIS SURVEY
--	--	---

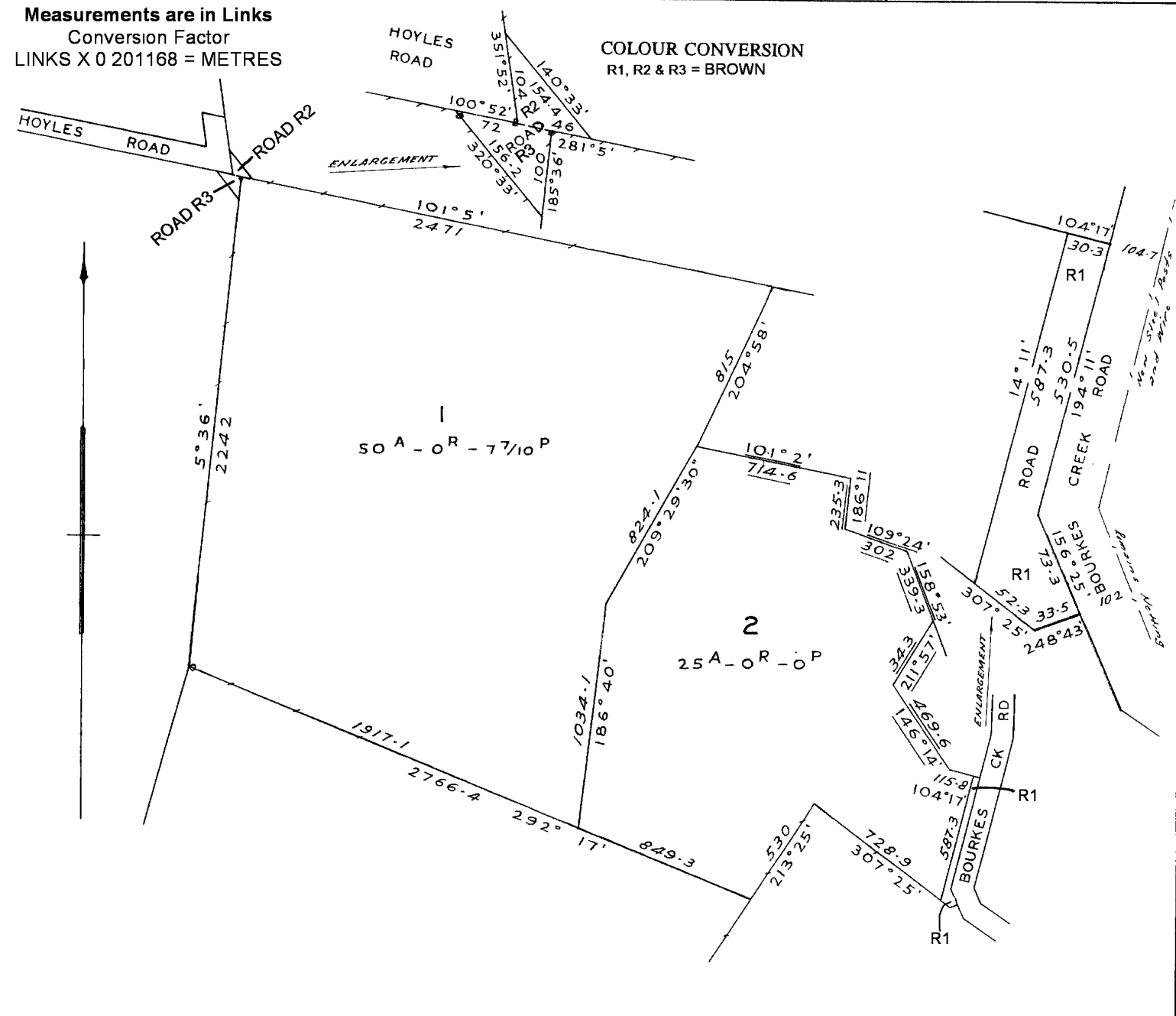
Measurements are in Links

Conversion Factor

LINKS X 0.201168 = METRES

COLOUR CONVERSION

R1, R2 & R3 = BROWN



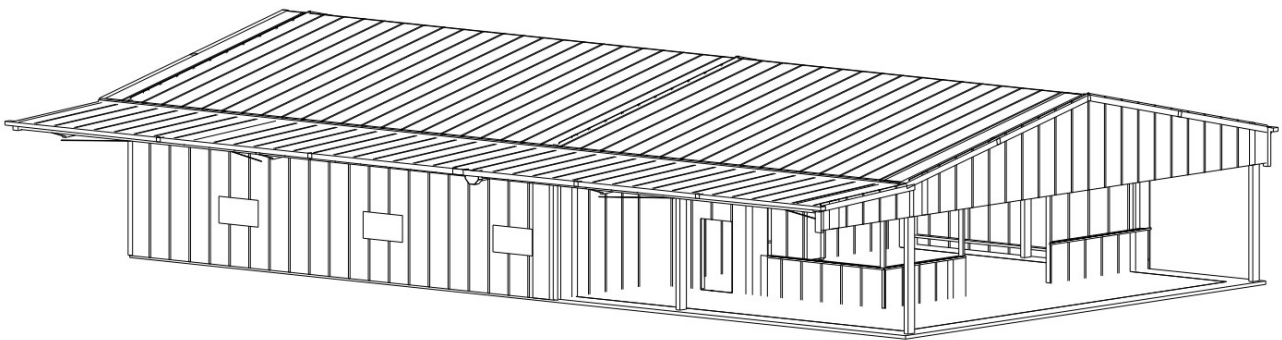
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Town Planning Report

54 Hoyles Road, Pakenham Upper

DEVELOPMENT:

BUILDINGS AND WORKS (HORSE STABLE AND STORAGE SHED FOR FARM EQUIPMENT) WITHIN A GWZ1 & ESO1



MUNICIPALITY: CARDINIA SHIRE COUNCIL

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ACKNOWLEDGEMENT OF COUNTRY:

AS Planning respectfully acknowledges the Traditional Owners of the lands and waters upon which we work and operate. We pay our respects to the traditional custodians past, present and future.

VERSION CONTROL:

Version	Date	Description	Author
A	02/03/2025	New planning application report	AS

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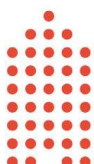
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1. INTRODUCTION

This report has been prepared by AS Planning and accompanies a planning permit application for proposed buildings and works (horse stable and storage shed for farm equipment) within the GWZ1 and ESO1, on land known as No. 54 Hoyles Road, Pakenham Upper.

This report describes the proposed development and examines the context in which it sits. The report also analyses the relevant statutory and strategic planning controls that affect the site and discusses the town planning merits of the proposal. This report should be read in conjunction with the architectural drawings and site context plan provided as part of this application.

The following summary table provides a snapshot of the proposal:

SUMMARY TABLE	
PLAN OF SUBDIVISION REFERENCE	Lot 1 on Plan of Subdivision 111804
RESTRICTION(S) ON TITLE	No
PROPOSAL	Buildings and works (horse stable and storage shed for farm equipment) within a GWZ1 and ESO1
ZONE	Green Wedge Zone - Schedule 1 (GWZ1)
OVERLAYS	Environmental Significance Overlay - Schedule 1 (ESO1) Note: The BMO is not within proximity to the development site and will not be discussed within this report.
PARTICULAR PROVISIONS	N/A
PERMIT TRIGGERS	<ul style="list-style-type: none">• GWZ1 - B&W's (horse stable and storage shed for farm equipment).• ESO1 - B&W's (horse stable and storage shed for farm equipment).
PLAN REFERENCES / DATE DRAWN	Sheets A1.01 – A3.01 prepared by Central Steel Build, dated February 2025.
ABORIGINAL CULTURAL HERITAGE SENSITIVITY	No
METROPOLITAN PLANNING LEVY (MPL) CERTIFICATE	No

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Subject site and surrounds

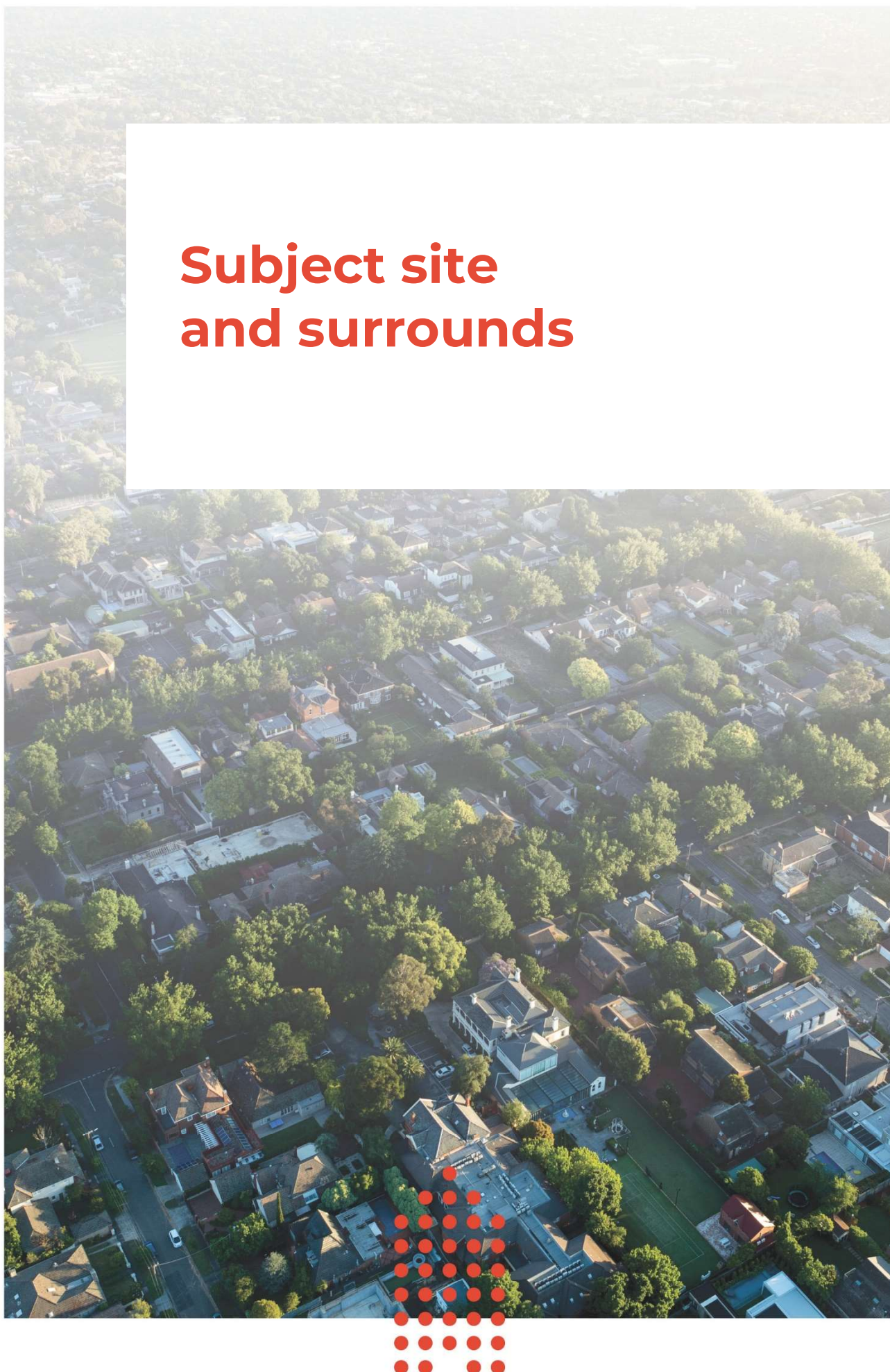




Figure 3: Aerial photograph of the subject site.



Figure 4: Zoomed-in aerial photograph of the subject site.

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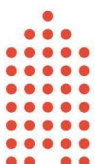




Figure 5: Looking east at the development site.



Figure 6: Looking west at the development site.

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Proposal



3. PROPOSAL

It is proposed to construct a horse stable and storage shed for farm equipment. The structure will be placed upon the existing location of the horse stables that were destroyed. The proposed horse stable will measure 29.2m x 16.1m x 4.5m.

No significant vegetation is to be removed for the proposed works. The stormwater runoff will be captured within water tanks and reused throughout the property.

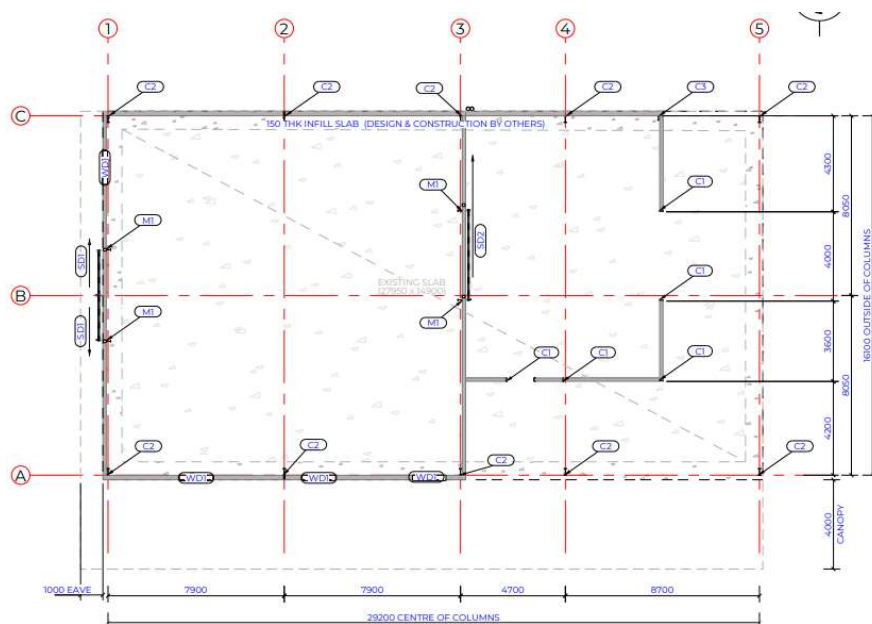


Figure 7: Ground floor plan.

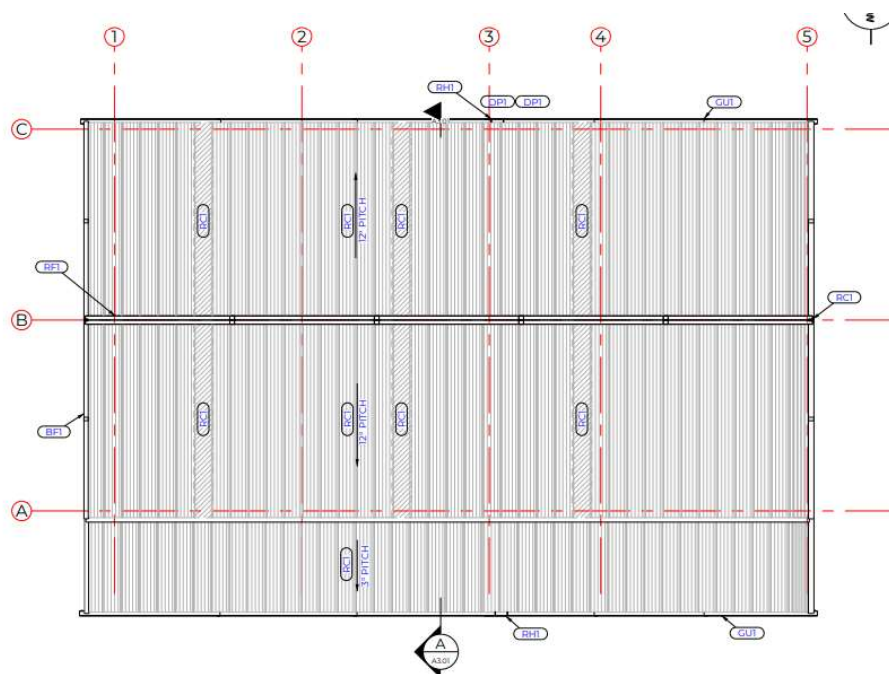
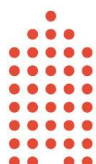


Figure 8: Roof plan.



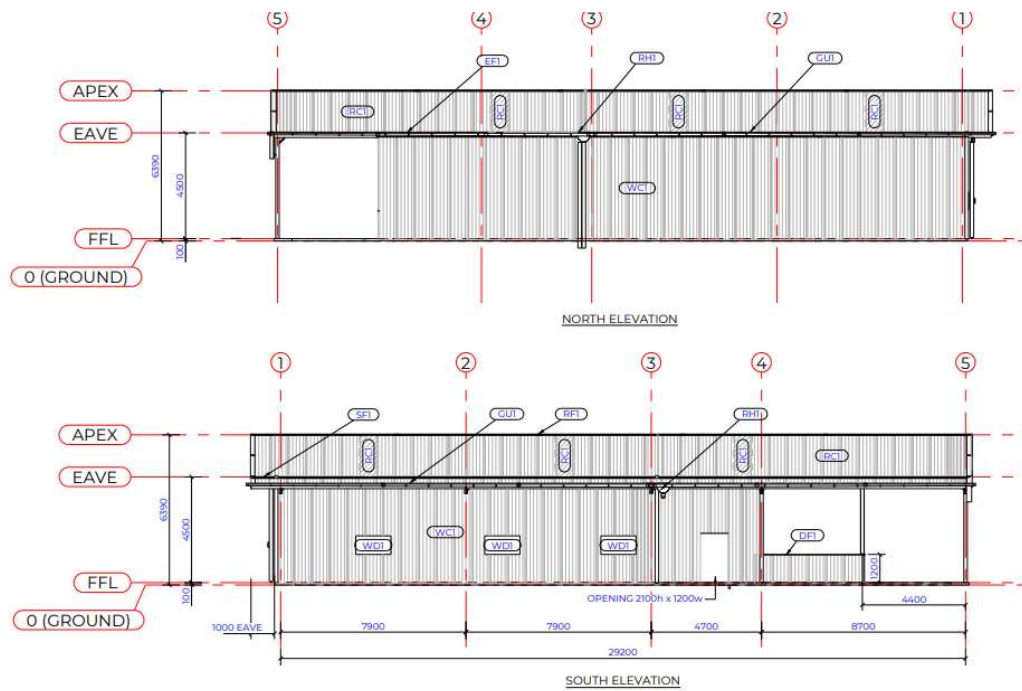


Figure 9: North and south elevations.

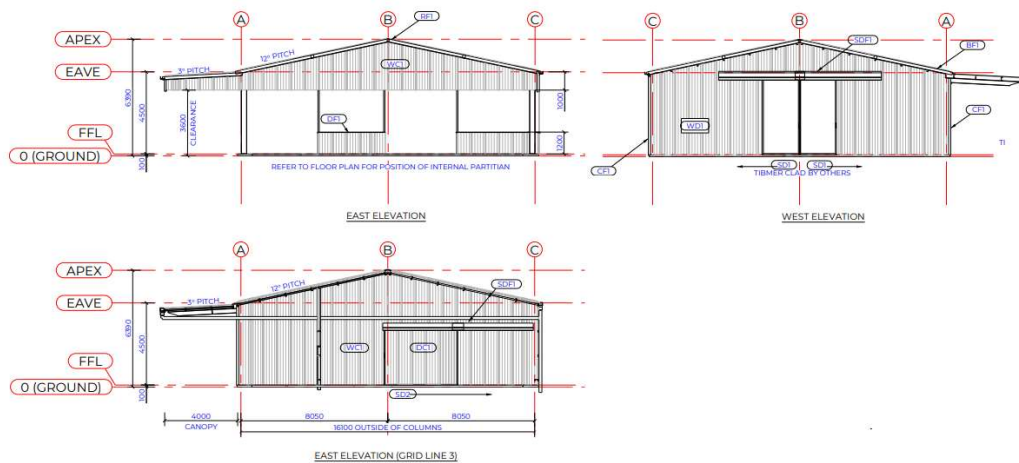


Figure 10: East and west elevations.

The proposed colours will be of a muted tone to blend in with the surrounding Green Wedge Zone landscape. No reflective materials or colours are proposed with this development.

CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		CBOND(TBC)
DF1	DRIP FLASHING		CBOND(TBC)
DP1	150Ø DOWNPIPE		WHITE PVC
GU1	CUSTOM GUTTER 200		CBOND(TBC)
RF1	V-RIDGE		CBOND(TBC)
RH1	RAINHEAD		CBOND(TBC)
SF1	SOAKER FLASHING		CBOND(TBC)
RC1	ROOF CLADDING	0.47-TCT-5RIB	CBOND(TBC)
RC1	WONDERGLASS SKYLIGHT	0.47-TCT-5RIB	PEARL

Figure 11: Colour schedule.



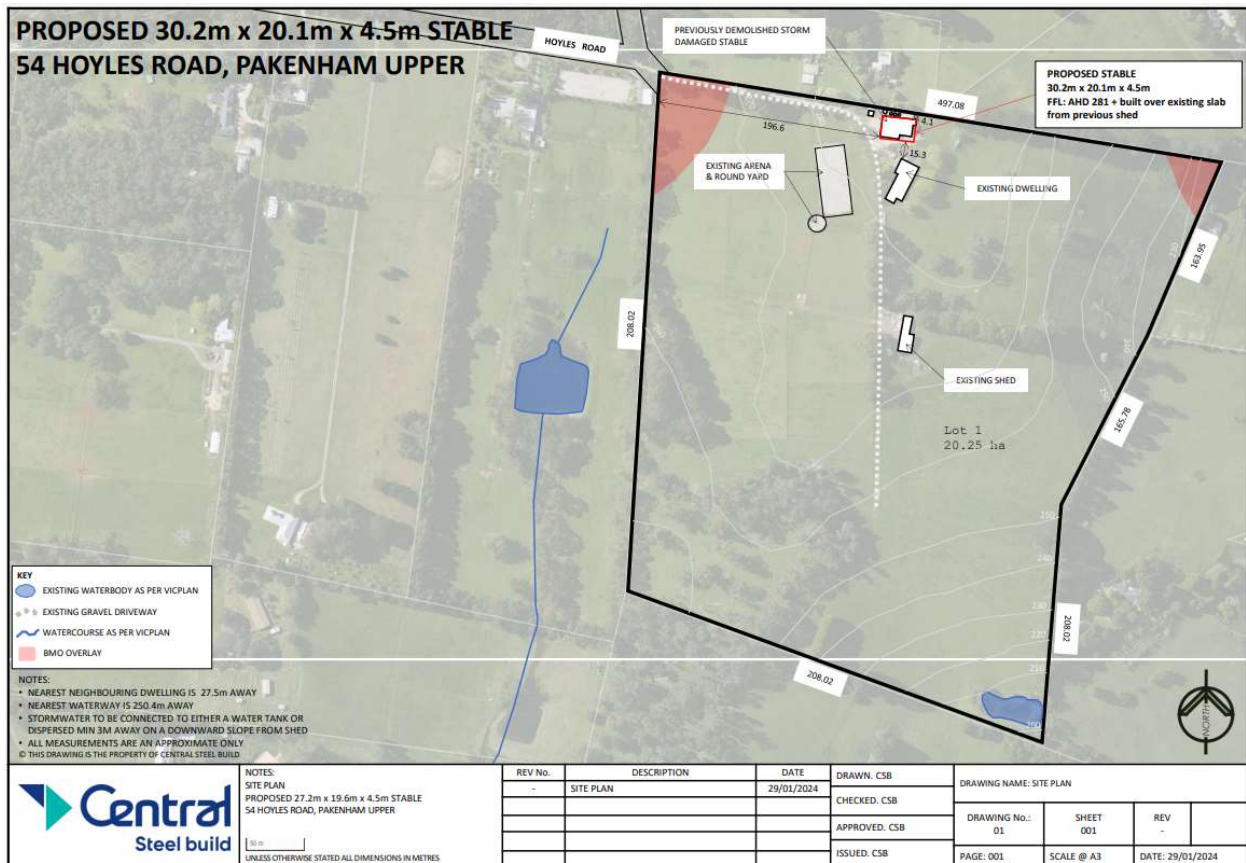
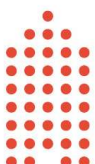
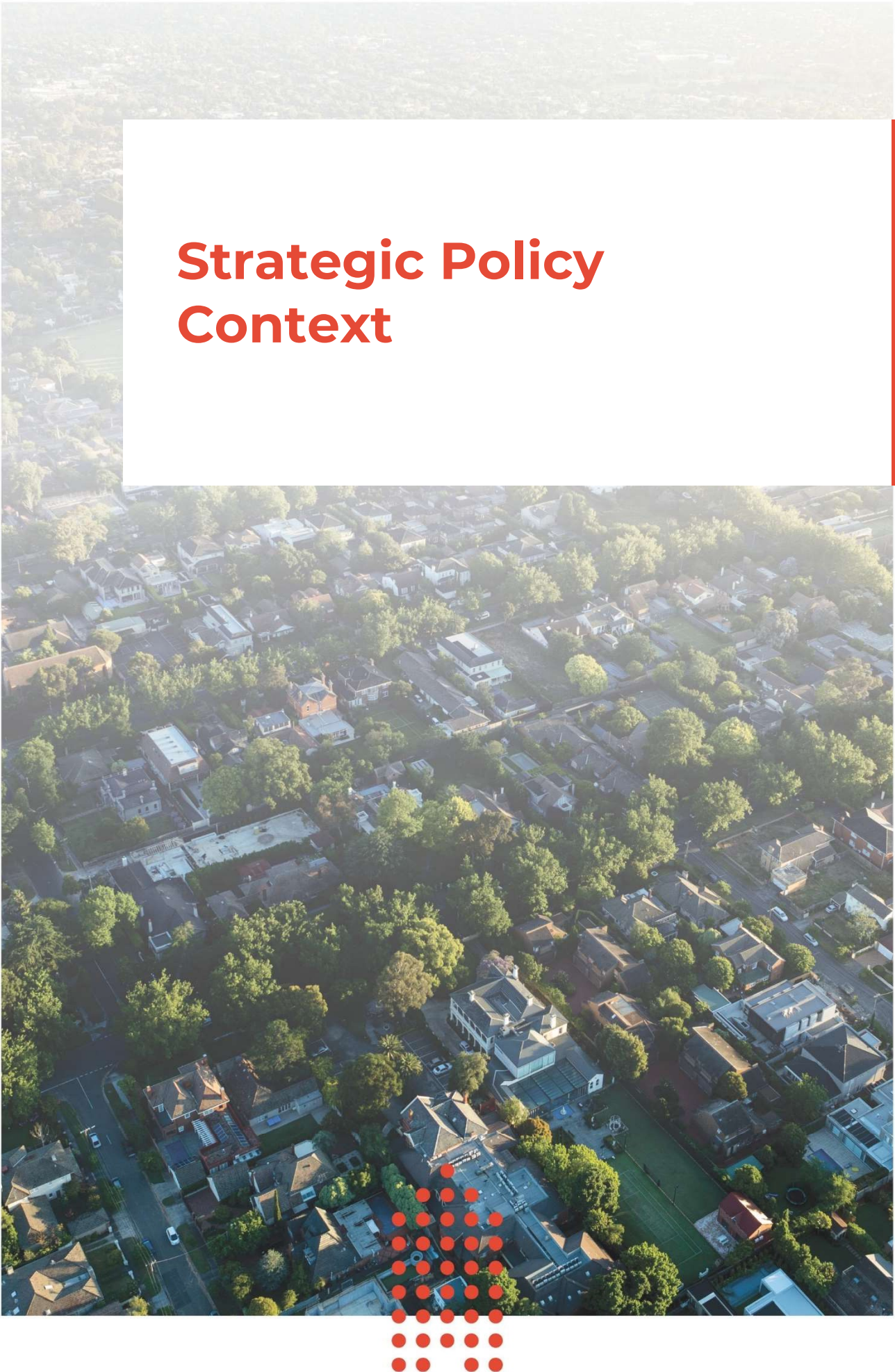


Figure 12: Site plan

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Strategic Policy Context



4. STRATEGIC POLICY CONTEXT

4.1. Planning Policy Framework

4.1.1. Clause 02.02-5 Built environment and heritage

Council's strategic directions for 'Built environment and heritage' are to:

- *Ensure the location, design and construction of buildings and works are compatible with the built form and landscape character of the surrounding area.*
- *Conserve sites and locations of heritage significance, relating to both Aboriginal and European heritage.*

Response: The proposed structure is considered to sit comfortably within the Green Wedge Zone landscape with the use of muted tones and a reduced building height of 4.5 metres (6.3 metres to the apex).

4.1.2. Clause 12.05-1S Environmentally sensitive areas

Objective

- *To protect and conserve environmentally sensitive areas.*

Response: The proposed horse stable and storage shed for farm equipment is simply replacing what was recently destroyed in an electrical fire. The proposed structure is to be located upon the existing building envelope of the previous horse stable and storage shed for farm equipment.

4.1.3. Clause 14.01-1S Protection of agricultural land

Objective

- *To protect the state's agricultural base by preserving productive farmland.*

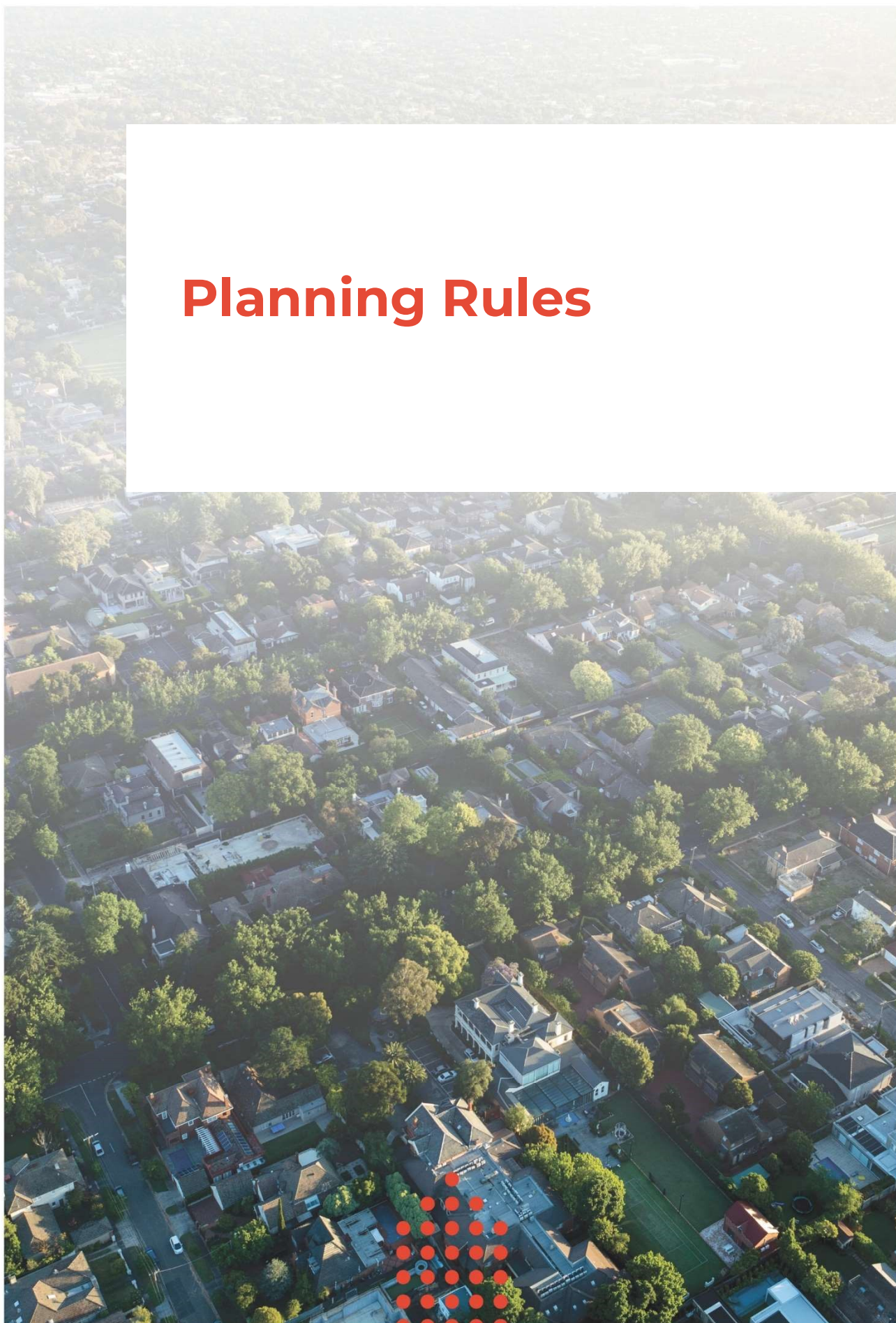
Response: The existing agricultural practices of animal husbandry will be maintained onsite. The horse stable and storage shed for farm equipment, will provide weather protection and sleeping quarters for the horses, as well as storage of farm equipment for up keep of the property.

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Planning Rules



5.2. Overlay

5.2.1. Clause 42.01 – Environmental Significance Overlay

Under the provisions of the Cardinia Planning Scheme the subject site is included within the Environmental Significance Overlay – Schedule 1 at Clause 42.01.



Figure 14: ESO Map.

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Response: The proposal is considered to meet the above purpose. The permit trigger is found at Clause 42.01-2 for buildings and works.

Statement of environmental significance

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

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

Response: The development area is located along the northern boundary, central to the site. The proposed structure will measure a height of 4.5 metres, 6.39 metres to the apex. The structure will not be directly visible from neighbouring properties or ridgelines. The proposed stables are considered to align with the above mentioned statement of environmental significance.





Environmental objective to be achieved

- To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.
- To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.
- To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.
- To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

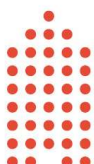
Response: The proposed structure is considered to sit comfortably within the environmentally significant landscape with the use of muted tones and a reduced building height of 4.5 metres. The structure is located within an existing horse stable envelope (existing was burnt down in an electrical fire). No native vegetation or rich biodiversity environments are to be disturbed with the proposed structure. The structure will not be clearly visible from any adjoining road and recreational routes.

5.3. General and Particular Provisions

5.3.1. Clause 65 - Decision Guidelines

Clause 65 of the Cardinia Planning Scheme provides decision guidelines with respect to determination of a planning application. Council must consider, as appropriate, the various points raised at Clause 65.01. It is believed that the proposal responds positively to the clause, which has largely been demonstrated within this town planning submission.

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Assessment

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6. ASSESSMENT

It is considered that the proposed development needs to be assessed with regard to compliance with the following issues.

- Compliance with the decision guidelines of Clause 35.04-6 – Green Wedge Zone Schedule 1 (GWZ1).
- Compliance with the decision guidelines of Clause 42.01-5 – Environmental Significance Overlay Schedule 1 (ESO1).

6.1. Compliance with the decision guidelines of Clause 35.04-6 – Green Wedge Zone Schedule 1 (GWZ1).

Relevant Decision Guidelines responses from the GWZ1 (without repeating what has already been captured within this report):

General Issues

- *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.*

Response: The proposed horse stable and storage shed for farm equipment is considered modest in size and height, maintaining a low profile. The structure is well setback from property boundaries, ensuring the built form is concealed and not directly visible from adjoining roadways. The use of muted tones blends into the agricultural setting.

Design and siting issues

- *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.*
- *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.*

Response: The proposal is considered to meet the above purpose, in that no significant vegetation is to be removed as part of this proposal.

6.2. Compliance with the decision guidelines of Clause 42.01-5 – Environmental Significance Overlay Schedule 1 (ESO1).

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *Whether the removal of any vegetation has been avoided and/or minimised.*

Response: N/A. No vegetation is proposed to be removed as a result of the proposed horse stable and storage shed for farm equipment..

- *The Land Capability Study for the Cardinia Shire (February 1997).*

Response: N/A. No septic is connect to the proposed horse stable and storage shed for farm equipment.

- *The protection and enhancement of the natural environment and character of the area.*



Response: The siting, height and scale is commensurate of other horse stables within proximity to the subject site. The proposed horse stable will be constructed of muted tones to blend in with the agricultural setting of the Green Wedge Zone.

- *The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*

Response: N/A. No vegetation is proposed to be removed as a result of the proposed horse stable and storage shed for farm equipment.

- *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.*

Response: N/A. No vegetation is proposed to be removed as a result of the horse stable and storage shed for farm equipment.

- *The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*

Response: The development is not located within a prominent ridgeline or will have any unreasonable effect on significant views.

- *Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.*

Response: The siting, height and scale is commensurate of other horse stables within proximity to the subject site. The proposed horse stable and storage shed for farm equipment will be constructed of muted tones to blend in with the agricultural setting of the Green Wedge Zone.

- *The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.*

Response: The development area is to be maintained with this proposal, matching that of the previous horse stable and storage shed for farm equipment that was destroyed in an electrical fire. The site is cleared of any vegetation.

- *Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.*

Response: The development area is to be maintained with this proposal, matching that of the previous horse stable and storage shed for farm equipment that was destroyed in an electrical fire. The site is cleared of any vegetation.

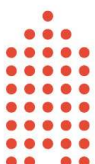
- *The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.*

Response: There are no waterways within proximity to the subject site.

- *The Municipal Planning Strategy and Planning Policy Framework.*

Response: Refer to section 4 of the report.

- *The statement of environmental significance and the environmental objective contained in a schedule to this overlay.*



Response: Refer to section 5.2 of the report.

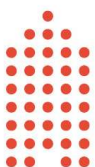
- *The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.*

Response: N/A. No significant vegetation is proposed to be removed as part of this application.

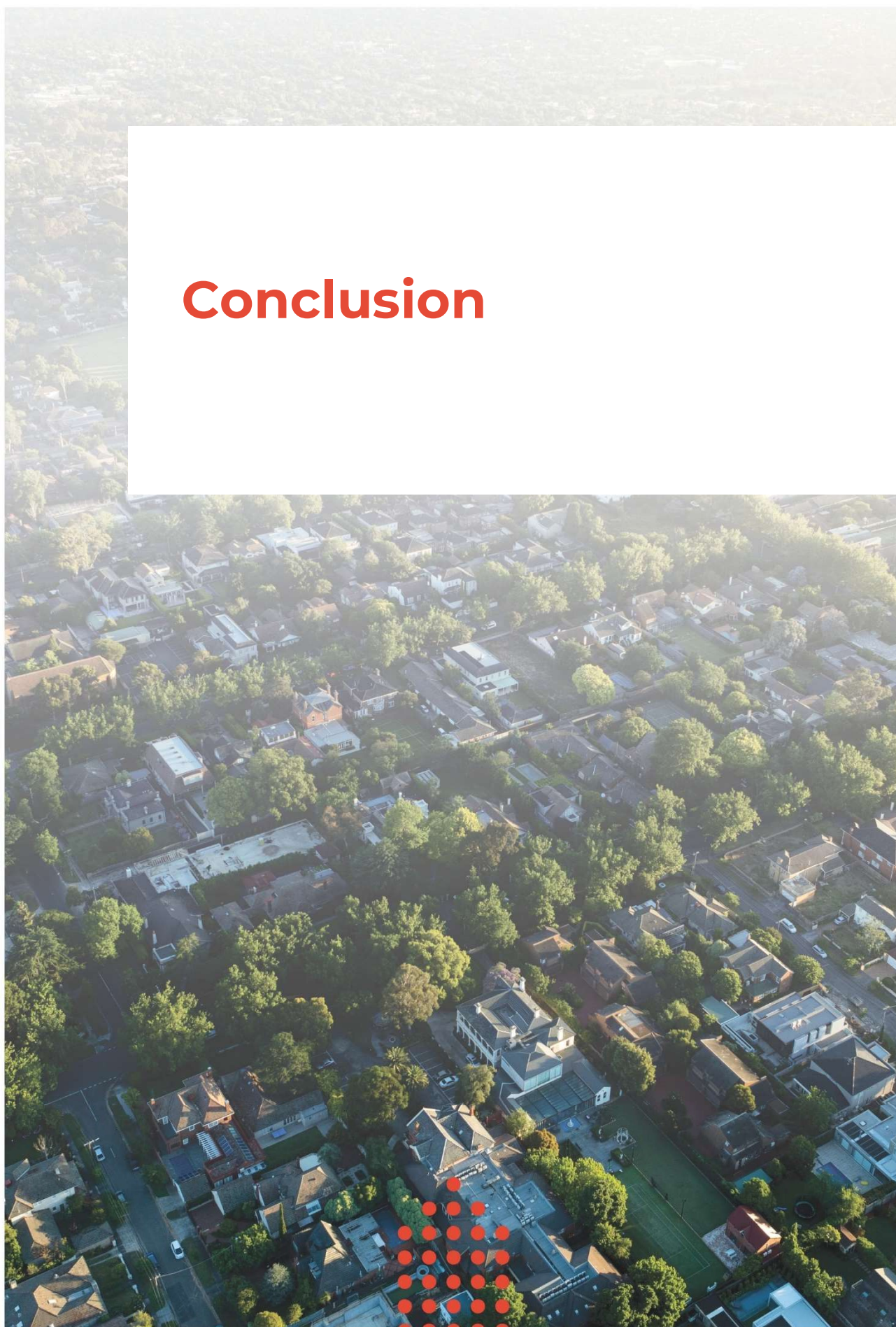
- *Any other matters specified in a schedule to this overlay.*

Response: All relevant policy has been responded to within this report.

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Conclusion

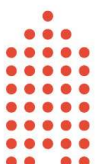


7. CONCLUSION

The proposal complies with the Cardinia Planning Scheme in relation to issues of state and local policy, the Green Wedge Zone and the Environmental Significance Overlay. The structure is of a suitable size and design, located within the existing horse stable envelope, which will maintain a low profile that sits comfortably within the agricultural setting. The structure is well set back from property boundaries. Further, no vegetation removal is required as a result of the construction of the structure.

This application is minor in nature and we look forward to receiving Council's favourable decision.

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 10 December 2024 10:53 AM

PROPERTY DETAILS

Address: **54 HOYLES ROAD PAKENHAM UPPER 3810**

Lot and Plan Number: **Lot 1 LP111804**

Standard Parcel Identifier (SPI): **1\LP111804**

Local Government Area (Council): **CARDINIA**

Council Property Number: **1408650500**

Planning Scheme: **Cardinia**

Directory Reference: **Melway 313 J12**

www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **PAKENHAM**

OTHER

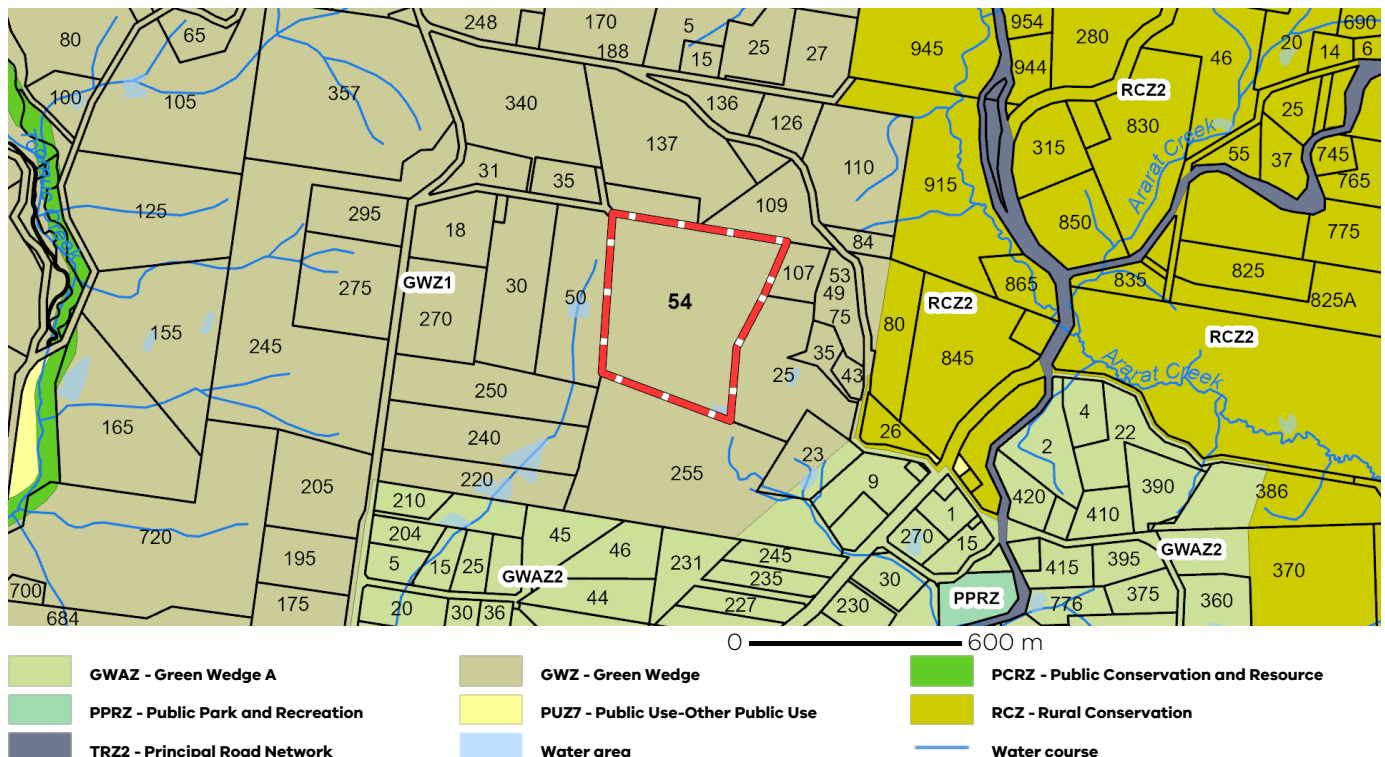
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)

[GREEN WEDGE ZONE - SCHEDULE 1 \(GWZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

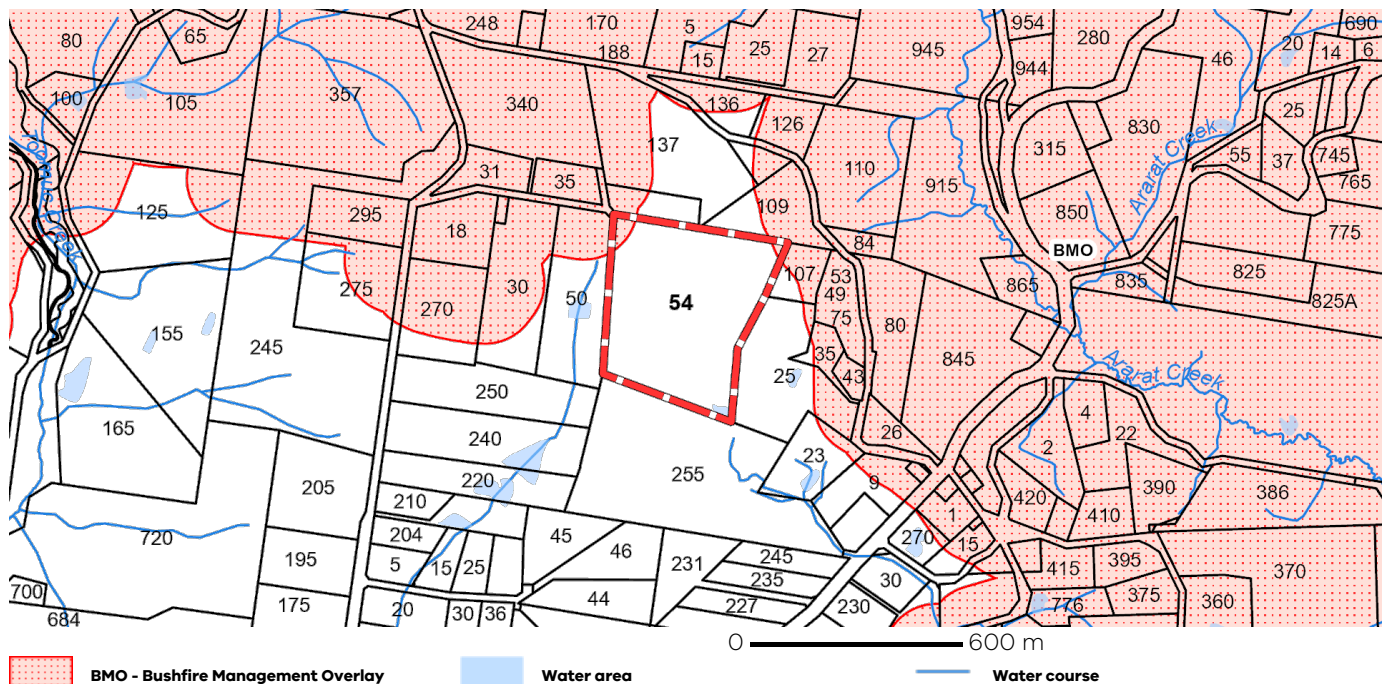
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 54 HOYLES ROAD PAKENHAM UPPER 3810

Page 1 of 4

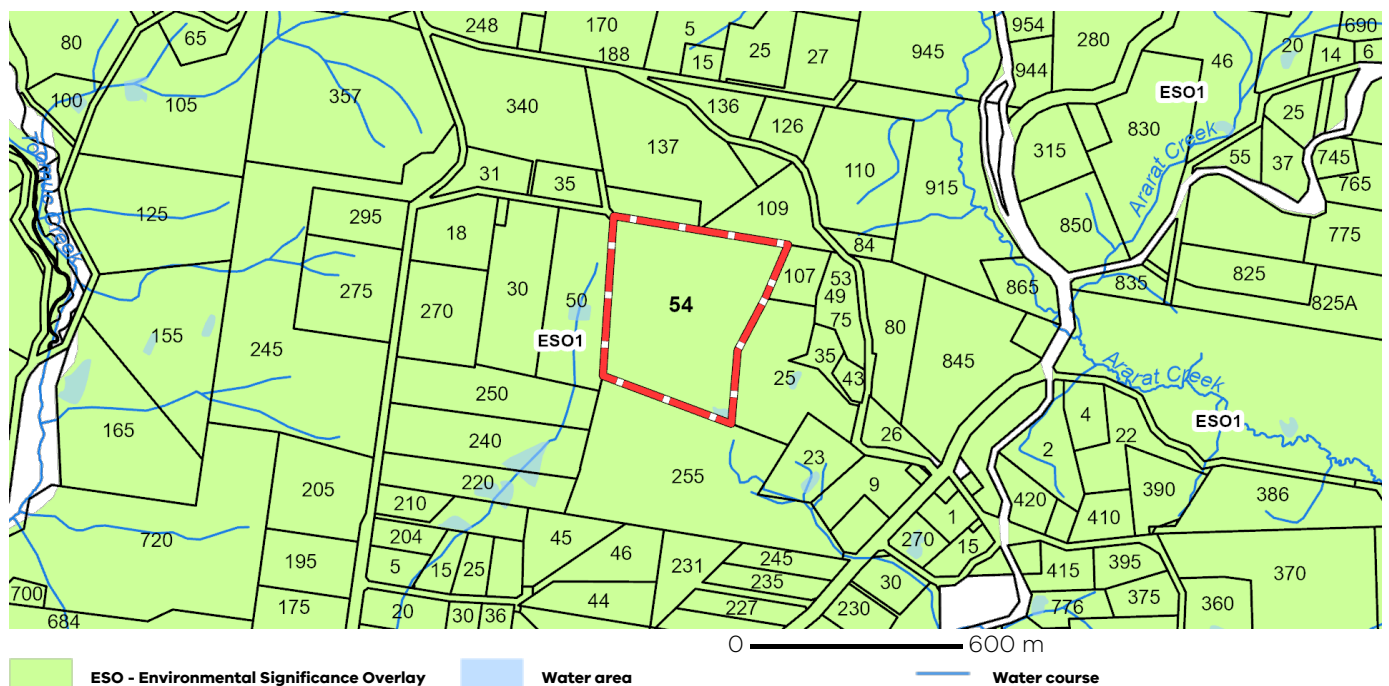
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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Planning Overlays

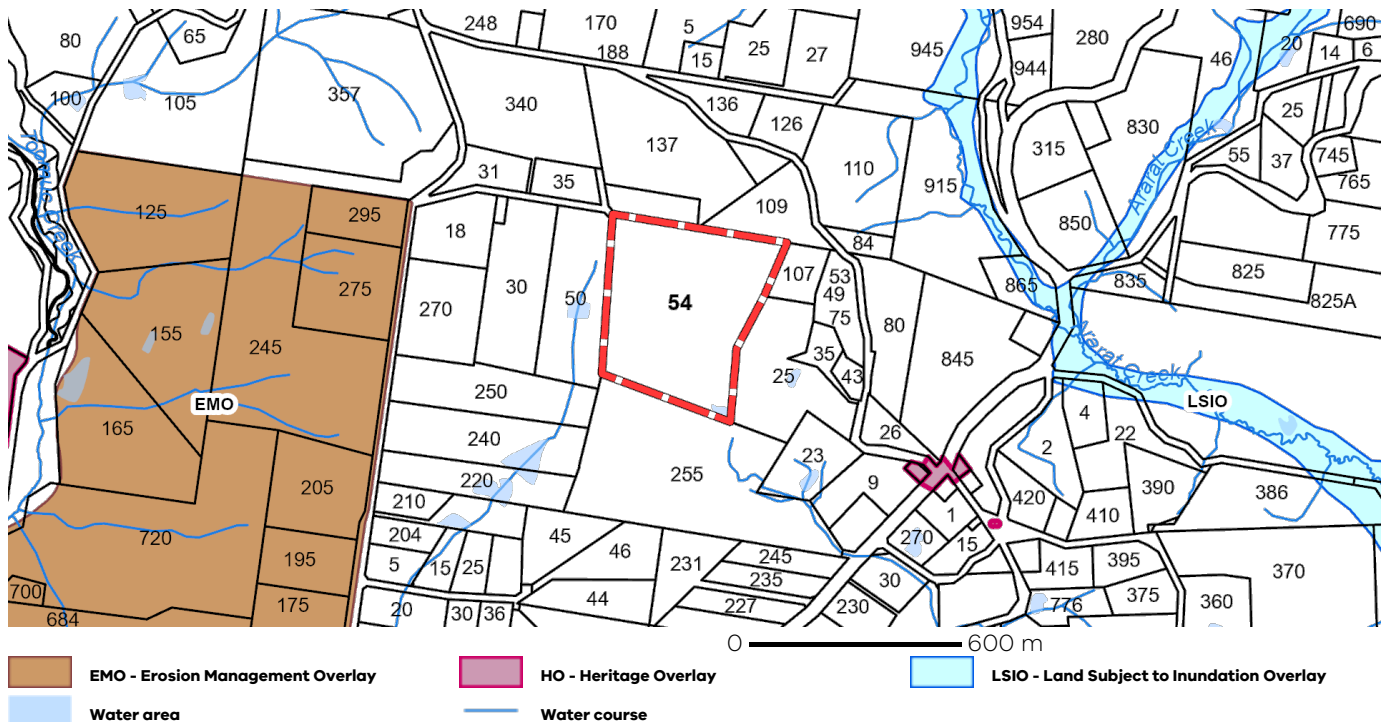
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 4 December 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

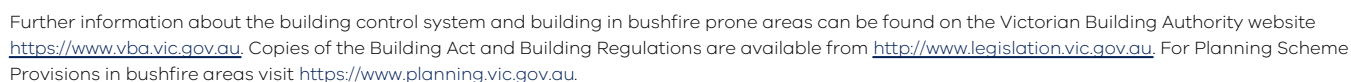
<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

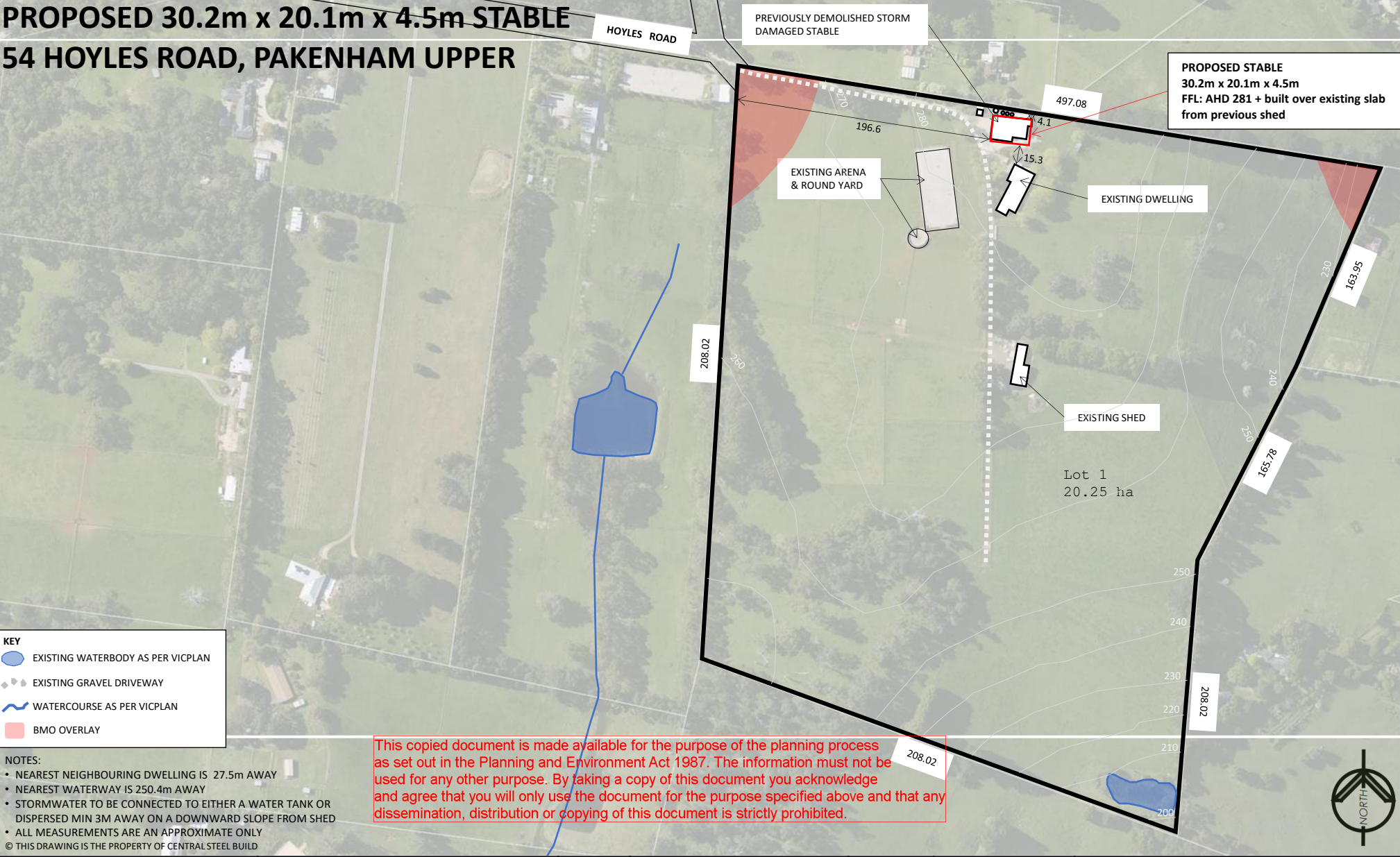
Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://environment.vic.gov.au/naturekit)

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PROPOSED 30.2m x 20.1m x 4.5m STABLE
54 HOYLES ROAD, PAKENHAM UPPER



KEY

- EXISTING WATERBODY AS PER VICPLAN
- EXISTING GRAVEL DRIVEWAY
- WATERCOURSE AS PER VICPLAN
- BMO OVERLAY

- NOTES:**
- NEAREST NEIGHBOURING DWELLING IS 27.5m AWAY
 - NEAREST WATERWAY IS 250.4m AWAY
 - STORMWATER TO BE CONNECTED TO EITHER A WATER TANK OR DISPERSED MIN 3M AWAY ON A DOWNWARD SLOPE FROM SHED
 - ALL MEASUREMENTS ARE AN APPROXIMATE ONLY
- © THIS DRAWING IS THE PROPERTY OF CENTRAL STEEL BUILD

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NOTES:
SITE PLAN
PROPOSED 27.2m x 19.6m x 4.5m STABLE
54 HOYLES ROAD, PAKENHAM UPPER


50 m
UNLESS OTHERWISE STATED ALL DIMENSIONS IN METRES

REV No.	DESCRIPTION	DATE	DRAWN. CSB	DRAWING NAME: SITE PLAN			
-	SITE PLAN	29/01/2024	CHECKED. CSB	DRAWING No.: 01	SHEET 001	REV -	
			APPROVED. CSB	PAGE: 001	SCALE @ A3	DATE: 29/01/2024	
			ISSUED. CSB				

NOTES:

- NEAREST NEIGHBOURING DWELLING 155m AWAY
- NEAREST WATERWAY 1350.4 m AWAY
- STORMWATER TO BE CONNECTED TO EITHER A WATER TANK OR DISPERSED MIN 3M AWAY ON A DOWNWARD SLOPE FROM SHED
- ALL MEASUREMENTS ARE AN APPROXIMATE ONLY

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	NOTES: SITE PLAN PROPOSED 30.2m x 20.1m x 4.5m STABLE 54 HOYLES ROAD, PAKENHAM UPPER	REV No.	DESCRIPTION	DATE	DRAWN. CSB	DRAWING NAME: SITE PLAN	
	UNLESS OTHERWISE STATED ALL DIMENSIONS IN METRES						
		-	SITE PLAN – Vegetation plan	01/04/2025	CHECKED. CSB		
			Liquidamber styraciflua Pittosporum variegated lemonwood			DRAWING No.: 01	SHEET 001
			Pittosporum eugeniodes		APPROVED. CSB		
			Acer Palmatum Michelia doltsopa				
					ISSUED. CSB	PAGE: 001	SCALE @ A3
			Unknown tree				

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PROPOSED 30.2m x 20.1m x 4.5m STABLE 54HOYLES ROAD, PAKENHAM UPPER



NOTES:

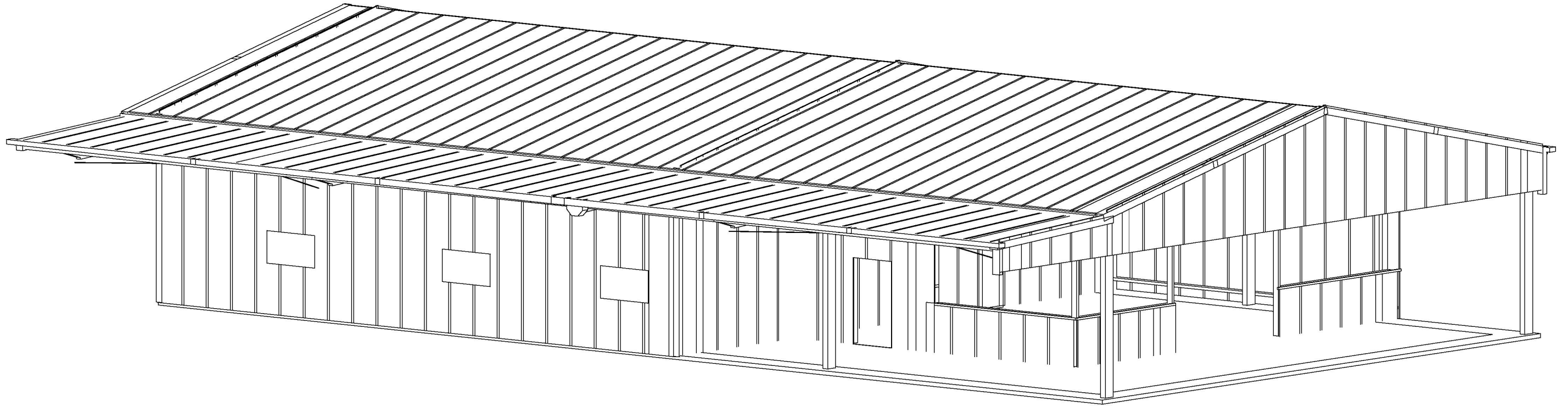
- NEAREST NEIGHBOURING DWELLING 15.5m AWAY
- NEAREST WATERWAY 150.4 m AWAY
- STORMWATER TO BE CONNECTED TO EITHER A WATER TANK OR DISPERSED MIN 3M AWAY ON A DOWNWARD SLOPE FROM SHED
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PROPOSED 29.2m x 16.1m x 4.5m - STABLE COMPLEX

54 HOYLES RD, PAKENHAM UPPER VIC 3810

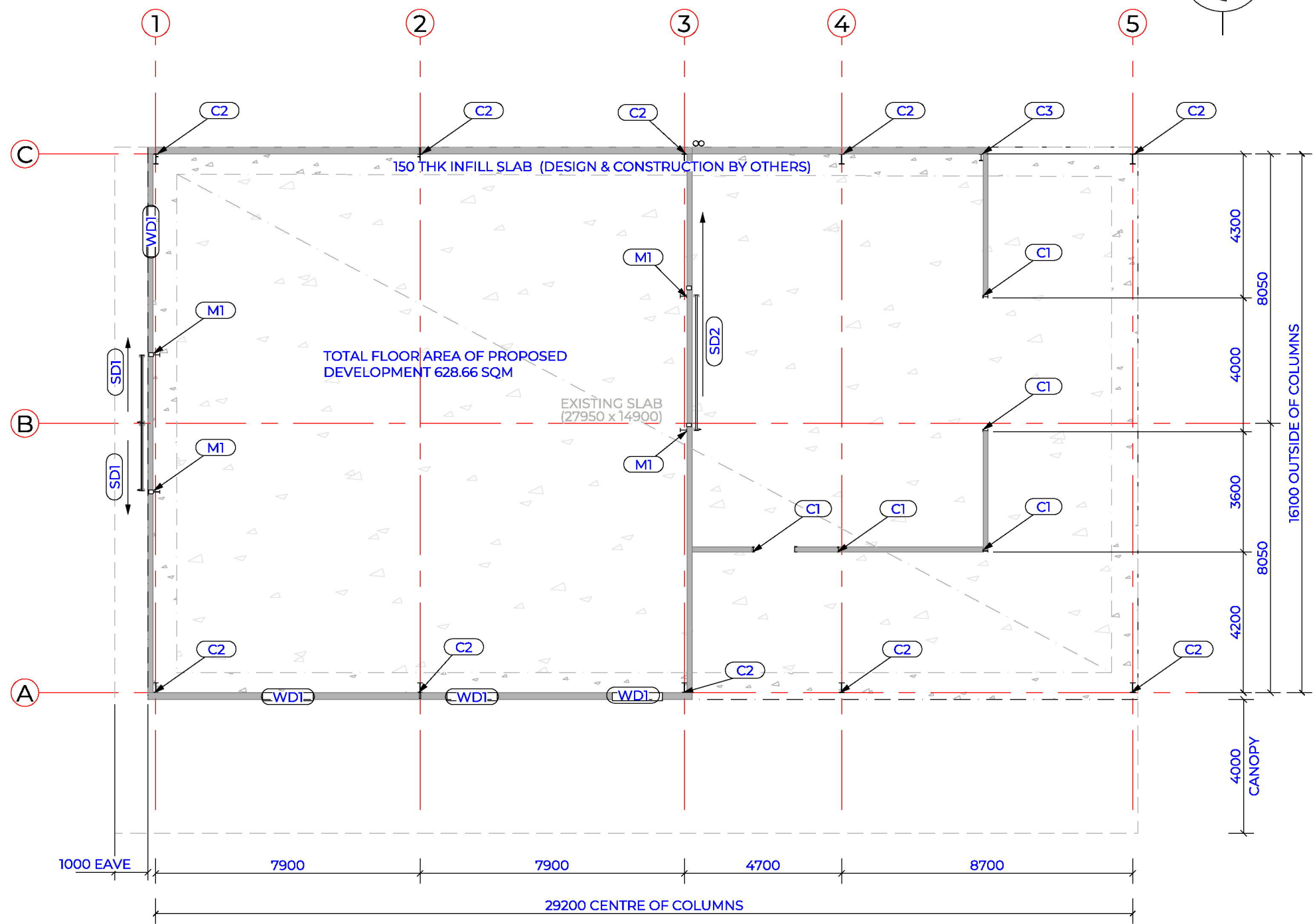


JOB: 29311

A1.01 - FLOOR PLAN
A1.02 - ROOF SHEETING PLAN
A2.01 - ELEVATIONS
A3.01 - SECTIONS & DETAILS

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OPENING SCHEDULE			
ITEM	SIZE	QTY	COMMENTS
SD1	2000 w x 4100 h	2	SLIDING DOOR TIMBER CLAD BY OTHERS
SD2	4000 w x 3000 h	1	SLIDING DOOR 0.47-TCT-5RIB CBOND (TBC)
WD1	1500 w x 790 h	4	WINDOW SLIDING - EXCLUDING FLYSCREENS

MEMBER SCHEDULE	
ITEM	NAME
C1	COLUMN
C2	COLUMN
C3	COLUMN
M1	MULLION

PROPOSED 29.2m x 16.1m x 4.5m - STABLE COMPLEX

54 HOYLES RD, PAKENHAM UPPER VIC 3810

PRELIMINARY

FLOOR PLAN

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

SIZE A3 SCALE 1:150 PAGE 2 OF 6

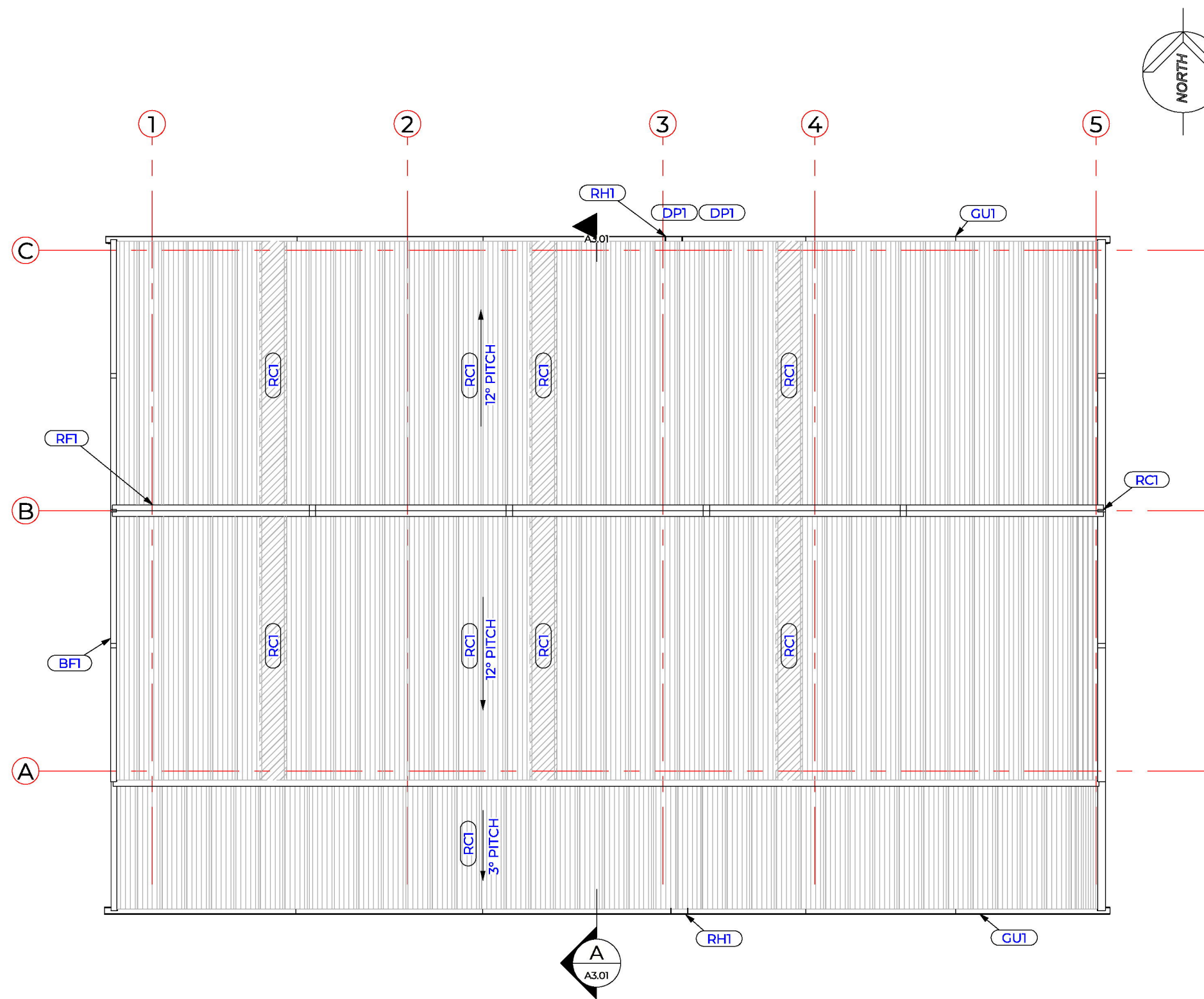
JOB 29311

SHEET A1.01

REV A

REV	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY	13/02/2025	BM





NOTE:
ANTICON 60 BLANKET BAYS 1 & 2 ONLY & SAFETY MESH
INCLUDED THROUGH OUT MAIN ROOF

CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		CBOND(TBC)
DF1	DRIP FLASHING		CBOND(TBC)
DP1	150Ø DOWNPIPE		WHITE PVC
GU1	CUSTOM GUTTER 200		CBOND(TBC)
RF1	V-RIDGE		CBOND(TBC)
RH1	RAINHEAD		CBOND(TBC)
SF1	SOAKER FLASHING		CBOND(TBC)
RC1	ROOF CLADDING	0.47-TCT-5RIB	CBOND(TBC)
RC1	WONDERGLASS SKYLIGHT	0.47-TCT-5RIB	PEARL

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PROPOSED 29.2m x 16.1m x 4.5m - STABLE COMPLEX

54 HOYLES RD, PAKENHAM UPPER VIC 3810

PRELIMINARY

ROOF SHEETING PLAN

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

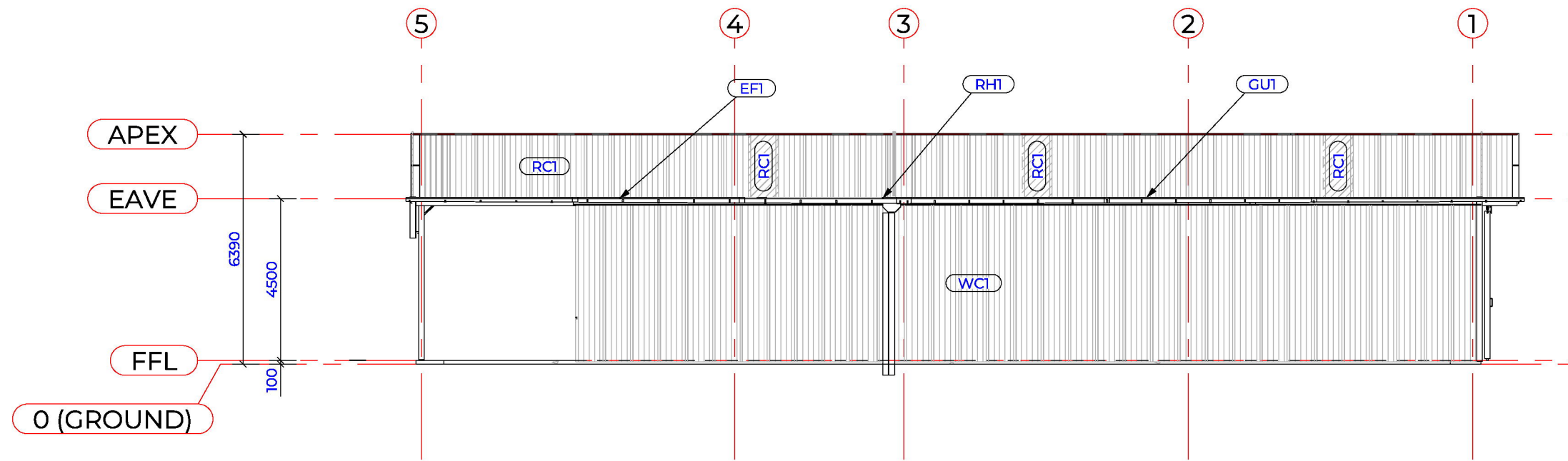
SIZE A3 SCALE 1:150 PAGE 3 OF 6

JOB 29311

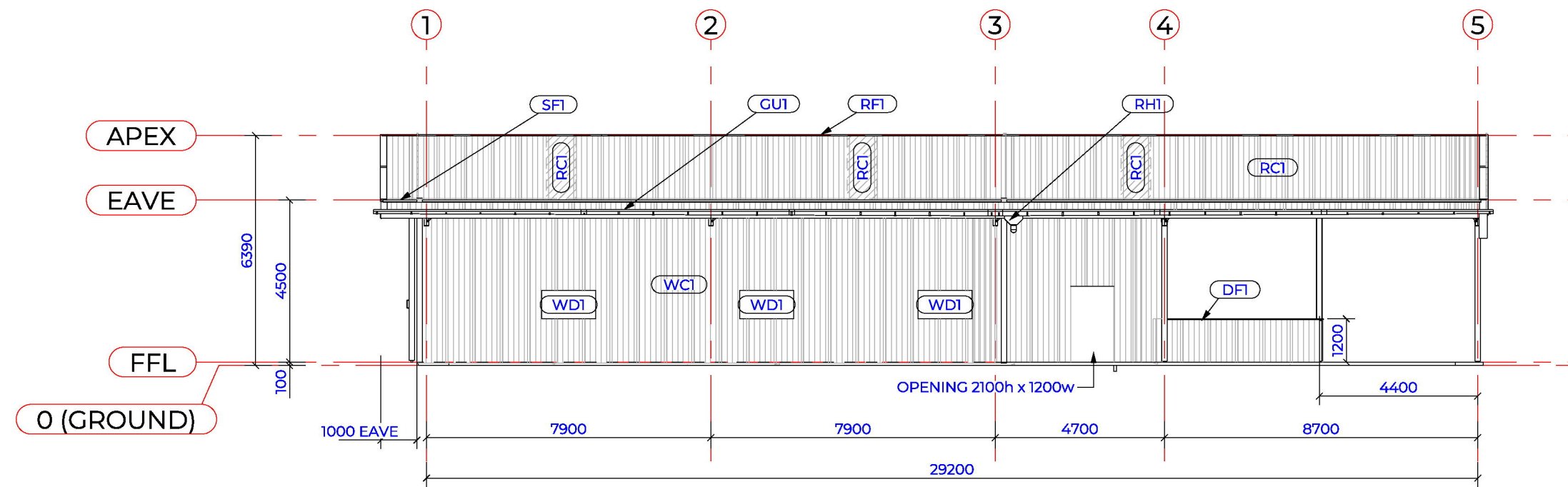
SHEET A1.02

REV A

REV	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY	13/02/2025	BM



NORTH ELEVATION



SOUTH ELEVATION

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CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		CBOND(TBC)
CF1	CORNER FLASHING		CBOND(TBC)
DF1	DRIP FLASHING		CBOND(TBC)
DP1	150Ø DOWNPIPE		WHITE PVC
EF1	EAVE FLASHING		CBOND(TBC)
GU1	CUSTOM GUTTER 200		CBOND(TBC)
RF1	V-RIDGE		CBOND(TBC)
RH1	RAINHEAD		CBOND(TBC)
SDF1	SLIDING DOOR FLASHING		CBOND(TBC)
SF1	SOAKER FLASHING		CBOND(TBC)
DC1	DOOR CLADDING	0.47-TCT-5RIB	CBOND(TBC)
RC1	ROOF CLADDING	0.47-TCT-5RIB	CBOND(TBC)
RC1	WONDERGLASS SKYLIGHT	0.47-TCT-5RIB	PEARL
WC1	WALL CLADDING	0.47-TCT-5RIB	CBOND(TBC)

PROPOSED 29.2m x 16.1m x 4.5m - STABLE COMPLEX

54 HOYLES RD, PAKENHAM UPPER VIC 3810

PRELIMINARY

ELEVATIONS SHT 1

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

SIZE A3 SCALE 1:150 PAGE 4 OF 6

JOB 29311

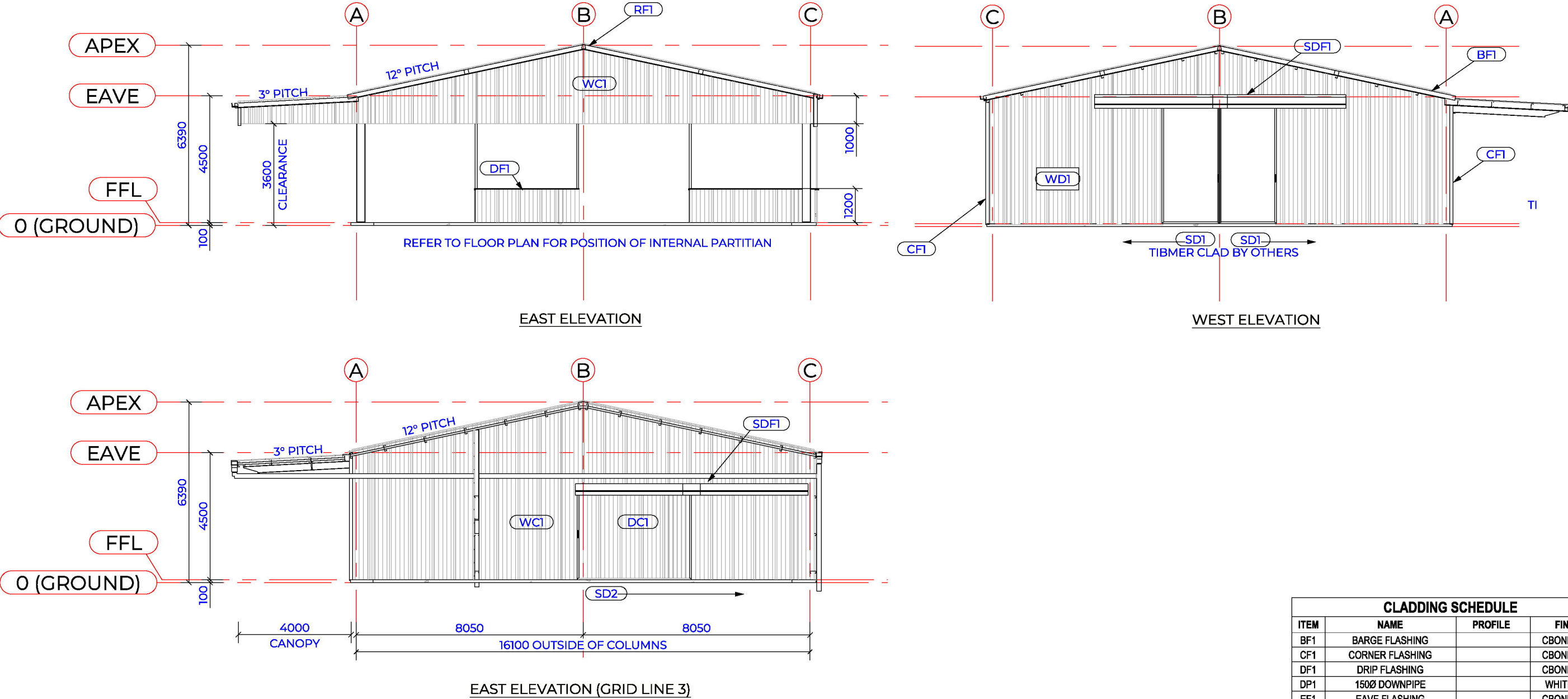
SHEET A2.01

REV A

REV	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY	13/02/2025	BM



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CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		CBOND(TBC)
CF1	CORNER FLASHING		CBOND(TBC)
DF1	DRIP FLASHING		CBOND(TBC)
DP1	150Ø DOWNPIPE		WHITE PVC
EF1	EAVE FLASHING		CBOND(TBC)
GU1	CUSTOM GUTTER 200		CBOND(TBC)
RF1	V-RIDGE		CBOND(TBC)
RH1	RAINHEAD		CBOND(TBC)
SDF1	SLIDING DOOR FLASHING		CBOND(TBC)
SF1	SOAKER FLASHING		CBOND(TBC)
DC1	DOOR CLADDING	0.47-TCT-5RIB	CBOND(TBC)
RC1	ROOF CLADDING	0.47-TCT-5RIB	CBOND(TBC)
WC1	WALL CLADDING	0.47-TCT-5RIB	CBOND(TBC)

PROPOSED 29.2m x 16.1m x 4.5m - STABLE COMPLEX

54 HOYLES RD, PAKENHAM UPPER VIC 3810

PRELIMINARY

ELEVATIONS SHT 2

JOB 29311

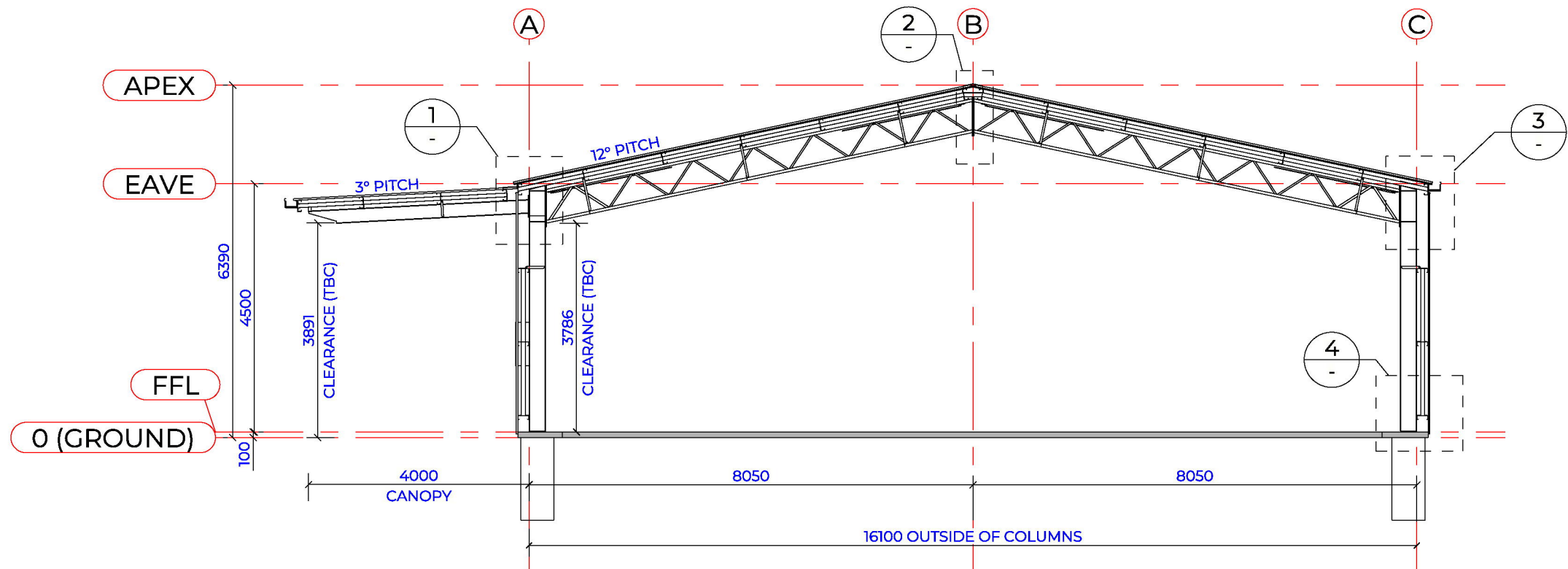
SHEET A2.02

REV A

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REV	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY	13/02/2025	BM

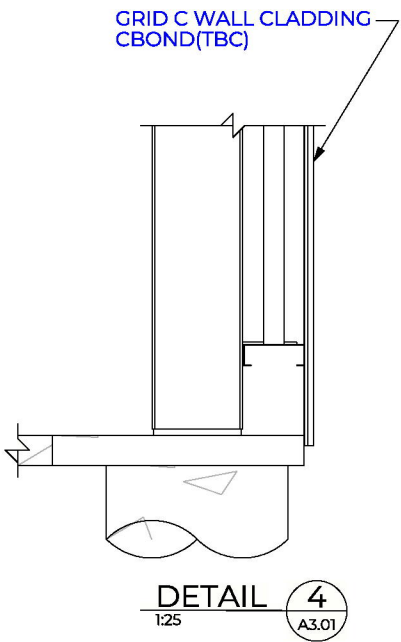
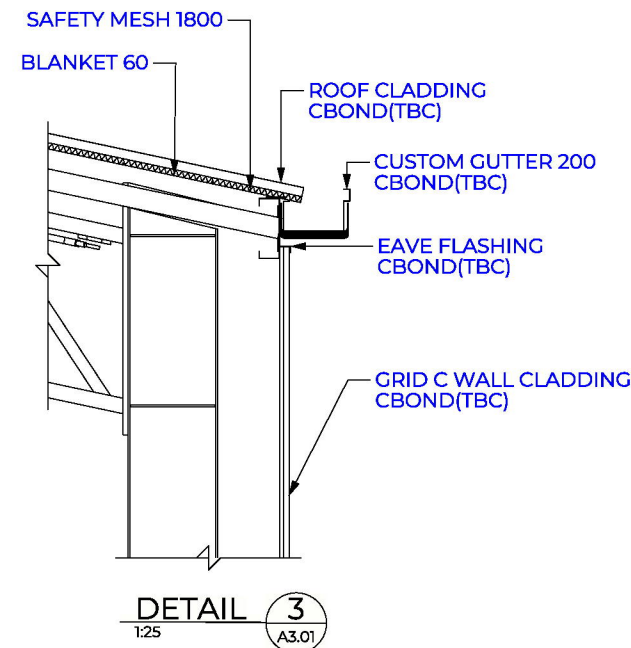
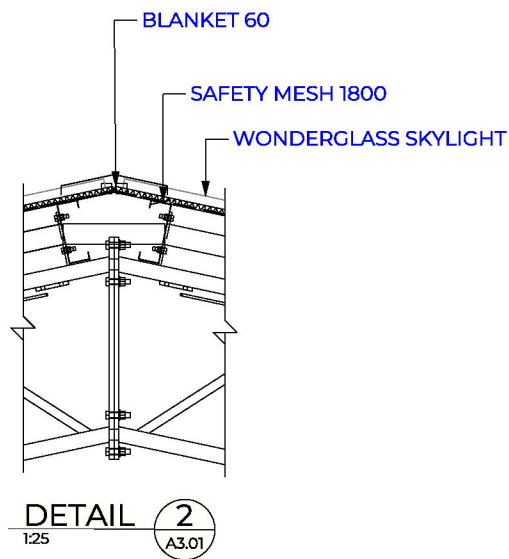
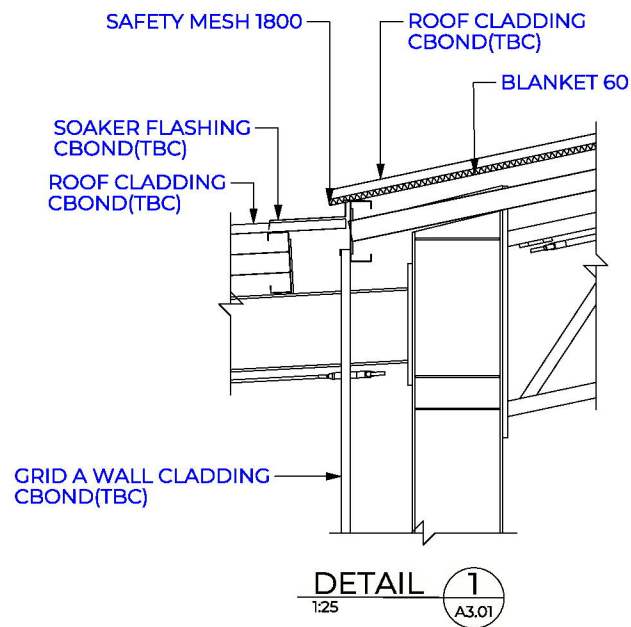




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NOTE:
CLEARANCES SUBJECT TO ENGINEERING REVIEW

SECTION A
1:100
A1.02



PROPOSED 29.2m x 16.1m x 4.5m - STABLE COMPLEX
54 HOYLES RD, PAKENHAM UPPER VIC 3810

PRELIMINARY

SECTIONS & DETAILS		JOB 29311		SHEET A3.01		REV A
THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB	REV	DESCRIPTION	DATE	DRAWN		
SIZE A3 SCALE 1:100 PAGE 6 OF 6	A	PRELIMINARY	13/02/2025	BM		

PROPOSED 30.2m x 20.1m x 4.5m STABLE
54 HOYLES ROAD, PAKENHAM UPPER



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- NOTES:
- NEAREST NEIGHBOURING DWELLING IS 27.5m AWAY
 - NEAREST WATERWAY IS 250.4m AWAY
 - STORMWATER TO BE CONNECTED TO EITHER A WATER TANK OR DISPERSED MIN 3M AWAY ON A DOWNWARD SLOPE FROM SHED
 - ALL MEASUREMENTS ARE AN APPROXIMATE ONLY
- © THIS DRAWING IS THE PROPERTY OF CENTRAL STEEL BUILD



NOTES:
SITE PLAN
PROPOSED 30.2m x 20.1m x 4.5m STABLE
54 HOYLES ROAD, PAKENHAM UPPER

UNLESS OTHERWISE STATED ALL DIMENSIONS IN METRES

REV No.	DESCRIPTION	DATE	DRAWN. CSB	DRAWING NAME: SITE PLAN			
-	SITE PLAN – Vegetation plan	01/04/2025	CHECKED. CSB				
			APPROVED. CSB	DRAWING No.: 01	SHEET 001	REV -	
			ISSUED. CSB				
				PAGE: 001	SCALE @ A3	DATE: 01/04/2025	

PROPOSED 30.2m x 20.1m x 4.5m STABLE
54 HOYLES ROAD, PAKENHAM UPPER



NAME:

DATE:

SIGNATURE:

- KEY
- EXISTING WATERBODY AS PER VICPLAN
 - EXISTING GRAVEL DRIVEWAY
 - WATERCOURSE AS PER VICPLAN
 - BMO OVERLAY

- NOTES:
- NEAREST NEIGHBOURING DWELLING IS 27.5m AWAY
 - NEAREST WATERWAY IS 250.4m AWAY
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 - ALL MEASUREMENTS ARE AN APPROXIMATE ONLY
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NOTES:
SITE PLAN
PROPOSED 27.2m x 19.6m x 4.5m STABLE
54 HOYLES ROAD, PAKENHAM UPPER

50 m

UNLESS OTHERWISE STATED ALL DIMENSIONS IN METRES

REV No.	DESCRIPTION	DATE	DRAWN. CSB	DRAWING NAME: SITE PLAN			
-	SITE PLAN	29/01/2024	CHECKED. CSB				
			APPROVED. CSB	DRAWING No.: 01	SHEET 001	REV -	
			ISSUED. CSB				
				PAGE: 001	SCALE @ A3	DATE: 29/01/2024	

Slope of the land -No. 54 Hoyles Road, Pakenham Upper



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Looking west



Looking east

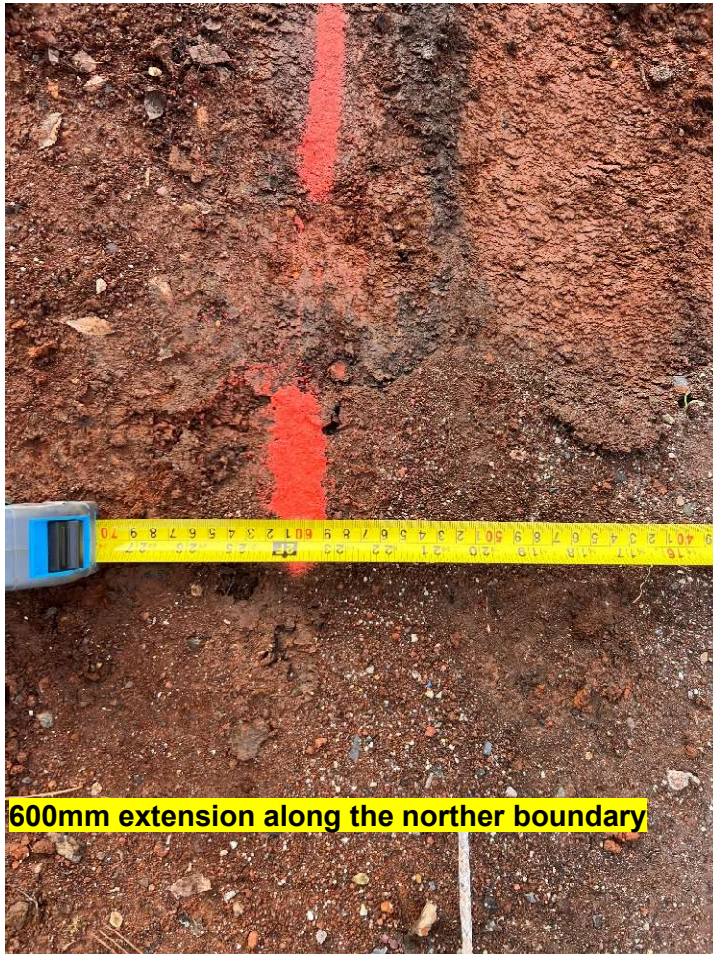
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Earth works -No. 54 Hoyles Road, Pakenham Upper

Earthworks is a simple 600mm x 120mm will be dug the length of the shed on both sides on the western side the width will be 1000mm x 120mm



600mm extension along the norther boundary

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