
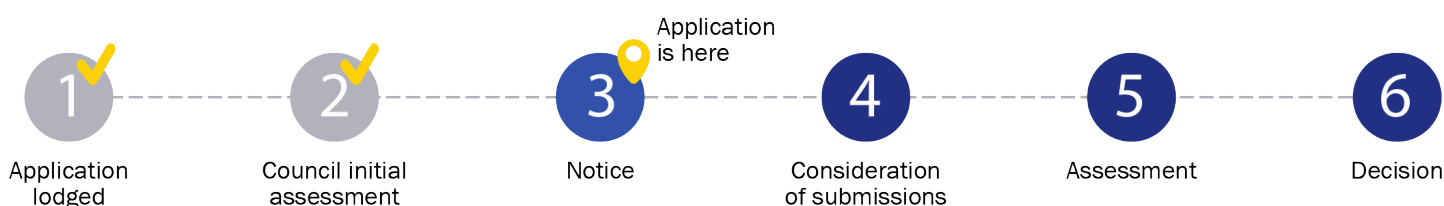


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 LP40066 V8169 F599 139 Jefferson Road, Garfield VIC 3814
The application is for a permit to:	Buildings and works (construction of an agricultural building)
A permit is required under the following clauses of the planning scheme:	
42.01-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	West Gippsland Planning
Application number:	T250060
<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:	
13 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>





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

Clear Form

Office Use Only

Application No.:

Date Lodged: / /

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.

Click for further information.

The Land

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

Street Address *

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

Postcode:

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.:

☐ Lodged Plan

☐ Title Plan

☐ Plan of Subdivision

No.:

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.

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

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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 \$

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.

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.


 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.

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.

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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:

Contact information for applicant OR contact person below

Business phone:

Email:

Mobile phone:

Fax:

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:

Name:

Same as applicant ☐

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's Signature (Optional):

Date:

day / month / year

Declaration

This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature

Date: 9 February 2025.

day / month / year

Need help with the Application

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

☐ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:

☐

Filled in the form completely?

☐

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?

☐

A full, current copy of title information for each individual parcel of land forming the subject site.

☐

A plan of existing conditions.

☐

Plans showing the layout and details of the proposal.

☐

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☐

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.

☐

Completed the relevant council planning permit checklist?

☐

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

Contact information:

Telephone: 1300 787 624
Fax: (03) 5941 3784
Email: mail@cardinia.vic.gov.au
DX: 81006

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

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EXAMPLES

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Example 1

The Land

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

Street Address

Unit No.: 4

St. No.: 26

St. Name: Planmore Avenue

Suburb/Locality: HAWTHORN

Postcode: 3122

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.: 2

Lodged Plan

Title Plan

☒ Plan of Subdivision

No.: LP93562

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

Example 2

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

Construction of two, double-storey dwellings and construction of two new crossovers.

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.

Example 3

Existing Conditions

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.

Single dwelling.

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

Example 4

Applicant and Owner Details

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.

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.

Name:

Title: Mr

First Name: Len

Surname: Browning

Organisation (if applicable): Responsible Developers P/L

Postal Address:

Unit No.: 4

St. No.: 12

St. Name: Ardour Lane

Suburb/Locality: Wycheproof

State: Vic

Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567

Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678

Fax: 9123 4567

Contact person's details*

Name:

Title: Mr

First Name: Andrew

Surname: Hodge

Organisation (if applicable): Town Planning Consultants

Postal Address:

Unit No.:

St. No.:

St. Name: PO Box 111

Suburb/Locality: Parkdale

State: Vic

Postcode: 3194

Same as applicant

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Owner's Signature (Optional):

Date:

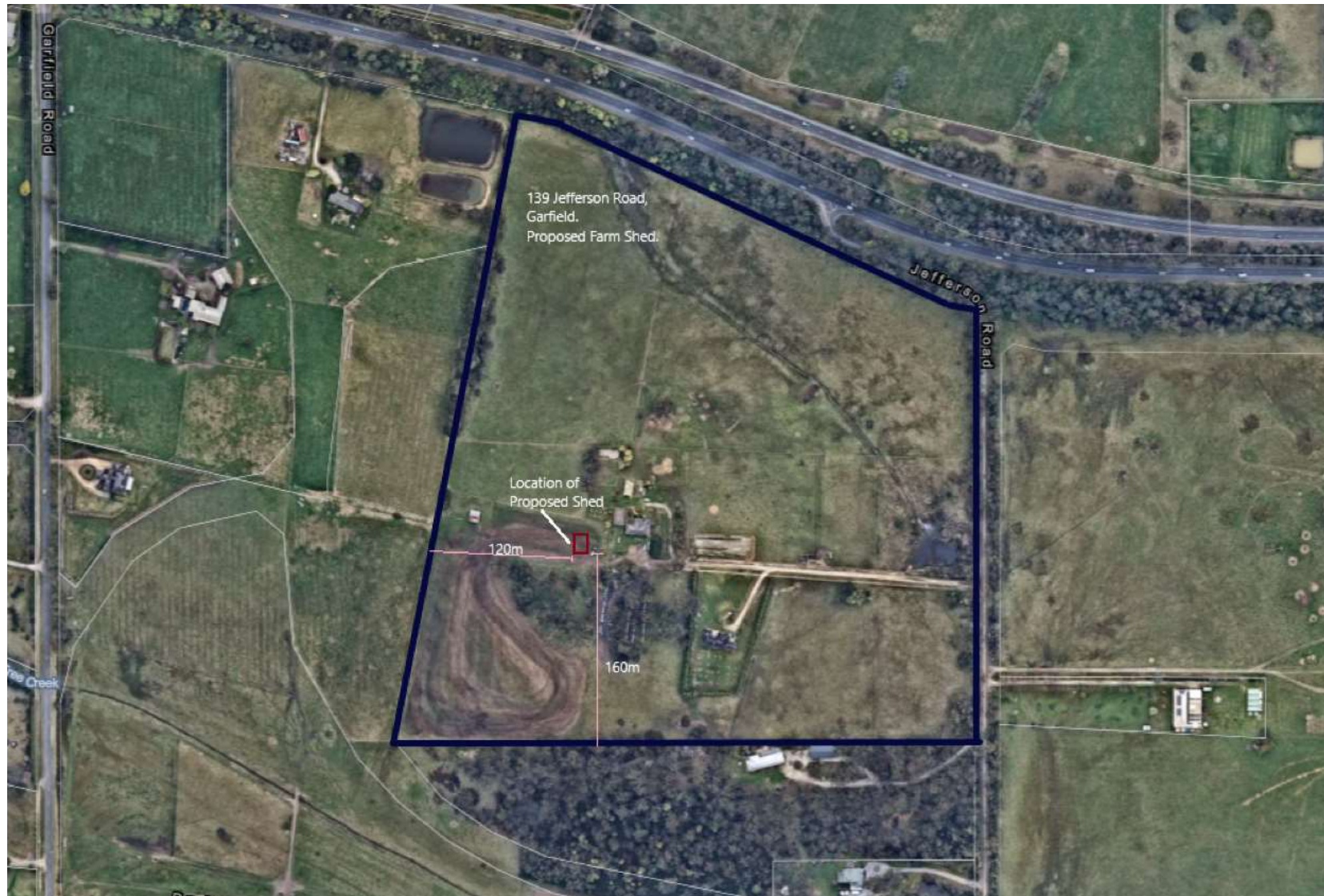
day / month / year

Application for a Planning Permit | Metropolitan Council

Addendum

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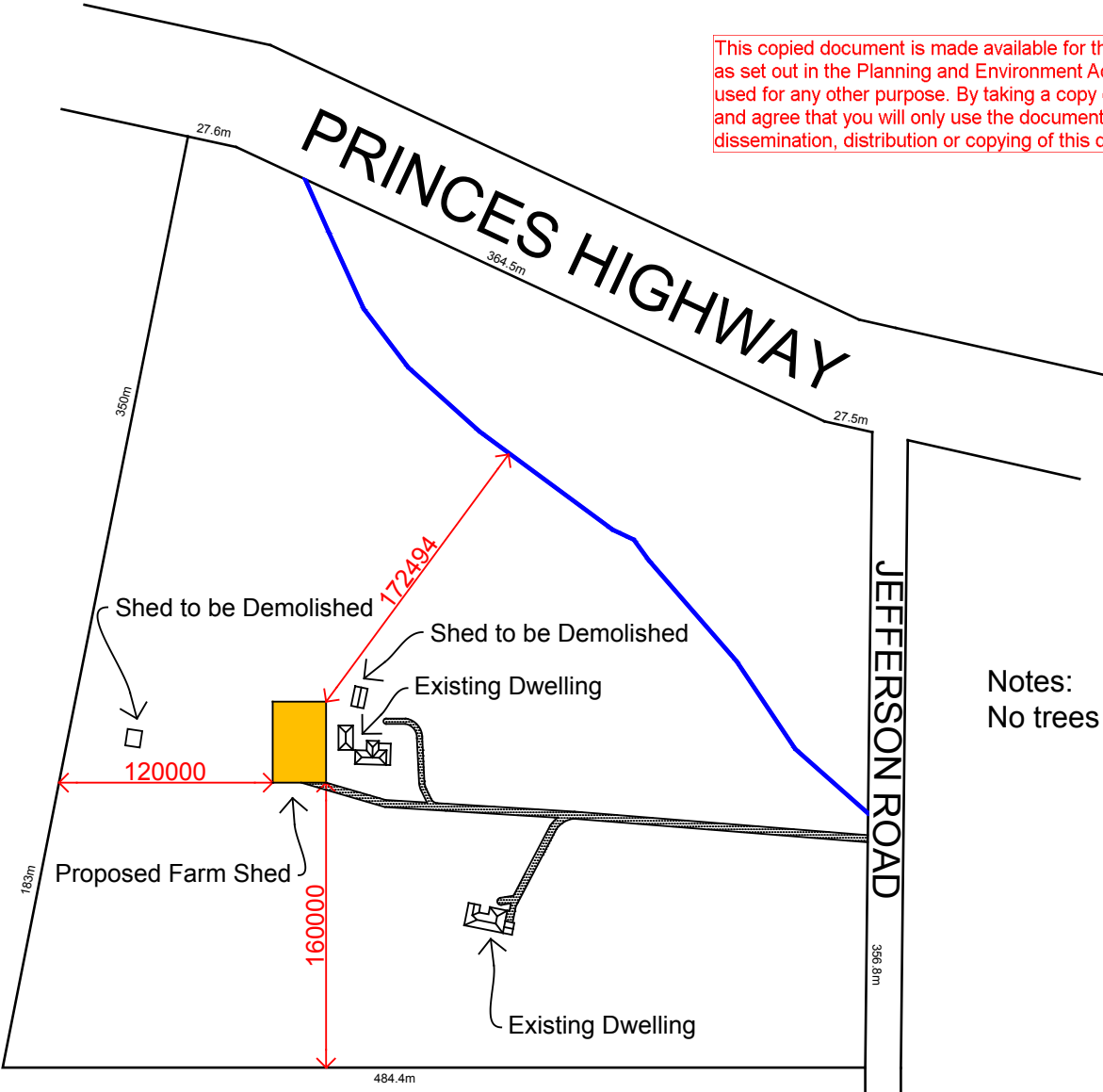
Site Plan -



Site Plan



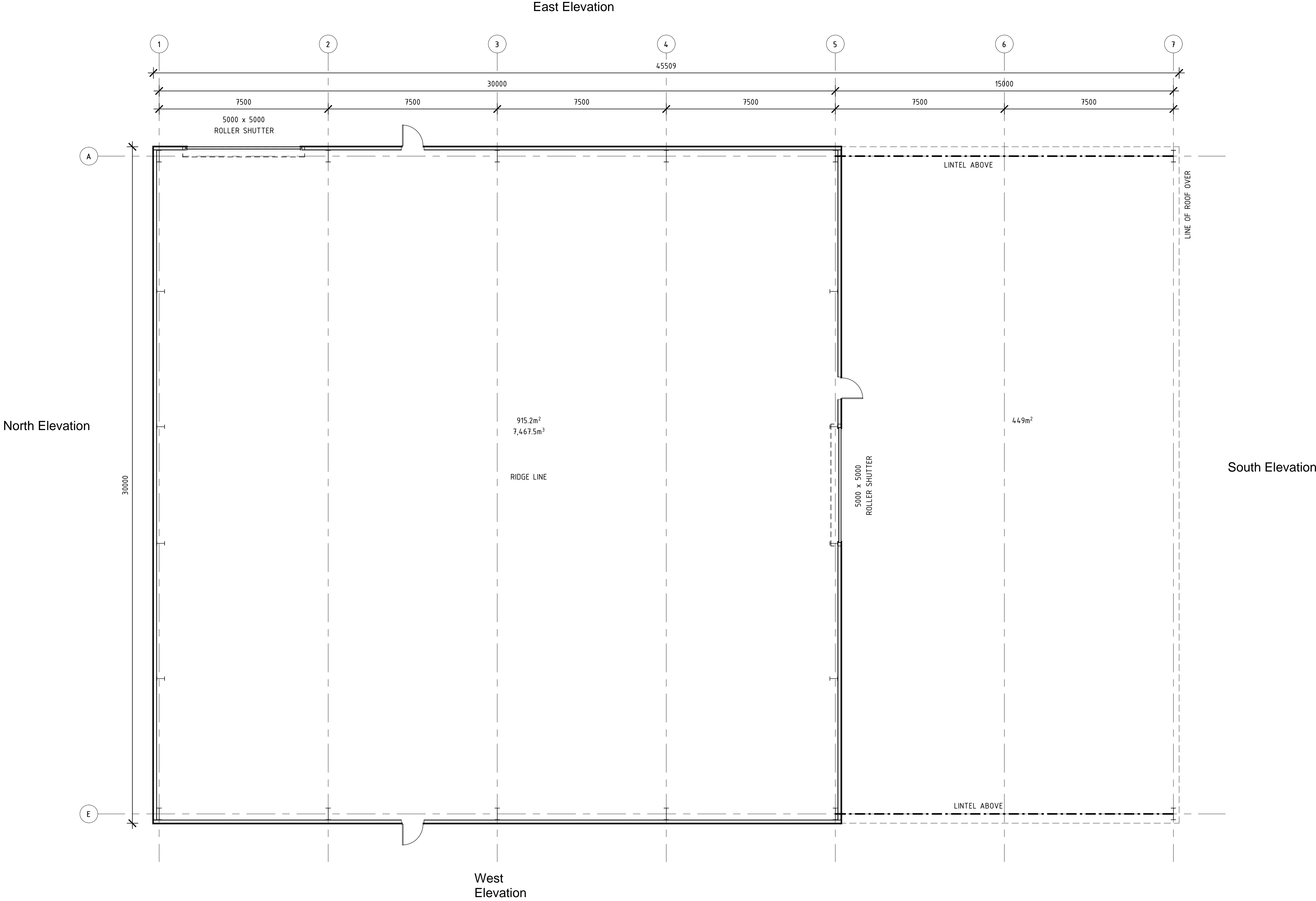
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Notes:
No trees within 15m of development

PROJECT: PROPOSED FARM SHED	ADDRESS: 139 JEFFERSON ROAD, GARFIELD	DRAWING NO: P01	SCALE: 1:4000 (A4)	
DRAWING DESCRIPTION: SITE PLAN	DRAWN BY: WEST GIPPSLAND PLANNING	REVISION: 01	DATE: MAR 31, 2025	

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OPTION 2 GROUND FLOOR PLAN
1 : 100

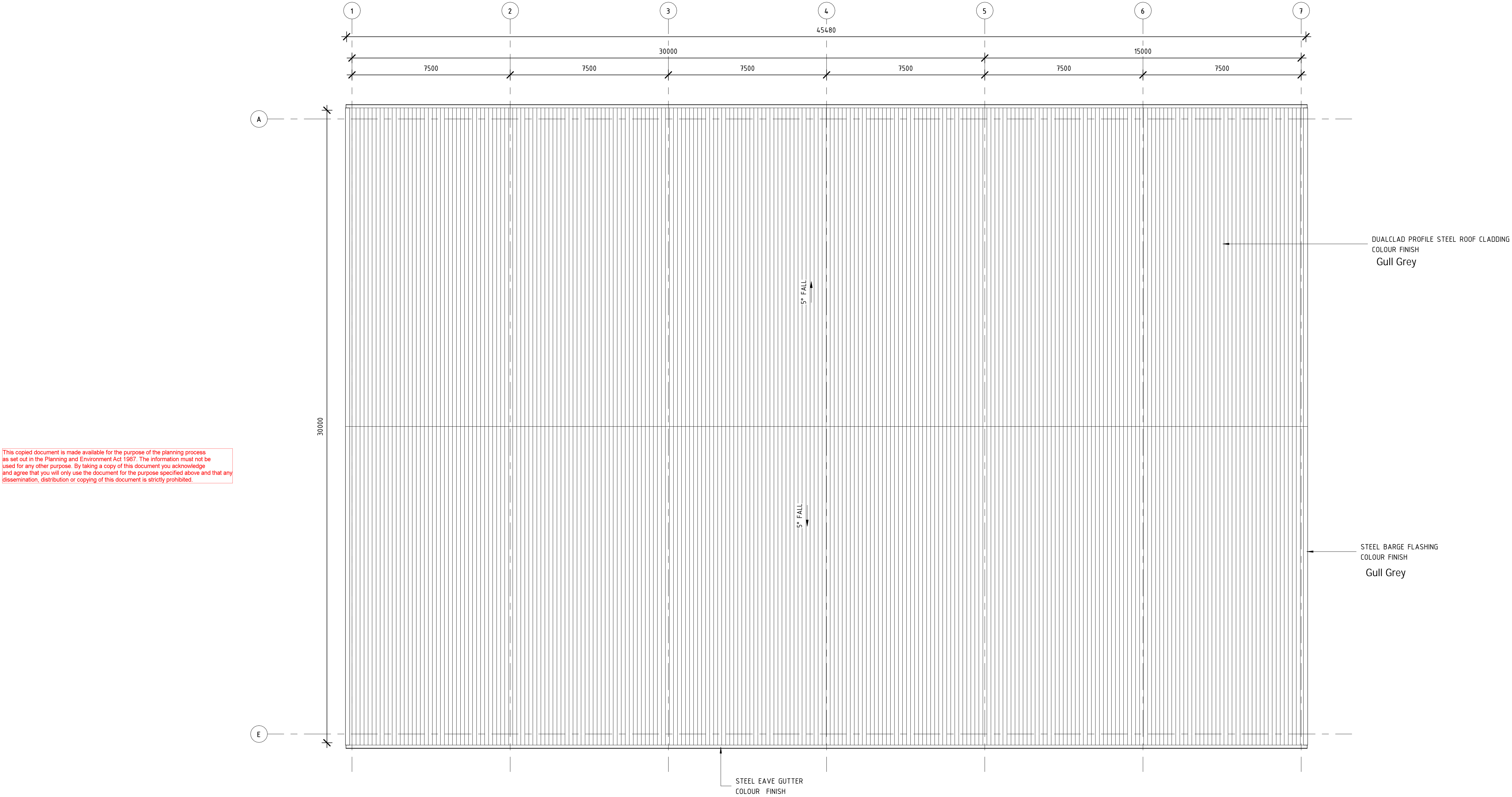
REVISIONS			
Rev	By	Date	Description
3	JW	29/10/2024	ROOF CHANGED TO COLOUR FINISH
2	JW	16/10/2024	ADDED PA DOOR, AMENDED SKIRT CLADDING
1	JW	6/9/2024	RELOCATED DOORS AND REMOVED 2 COLUMNS



Safety Steel Structures

34-50 Nathan Road, Dandenong South Vic 3175
(03) 9706 7711 | enquiries@safetysteel.com.au

Issue Status:		Drawing Title:					
PRELIMINARY		FLOOR PLAN					
Date:		29/10/2024	Client:		LOURIE MODAFFARI		
Drawn:		JW	Project:		FARM SHED		
Checked:		JW	Site:		139 JEFFERSON ROAD, GARFIELD		
Scale:		1 : 100	Project No.		Drawing No.	Sheet No.	Rev
Plot Date:		29/10/2024	-		SK01	of	3

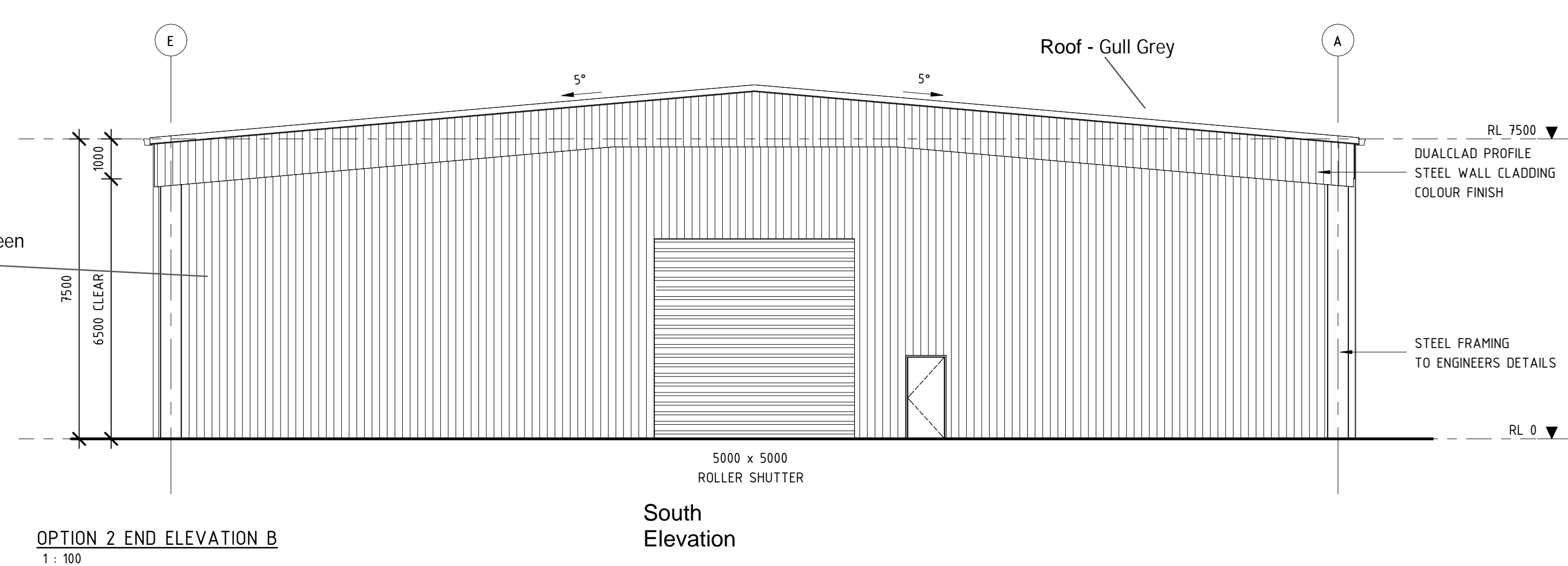
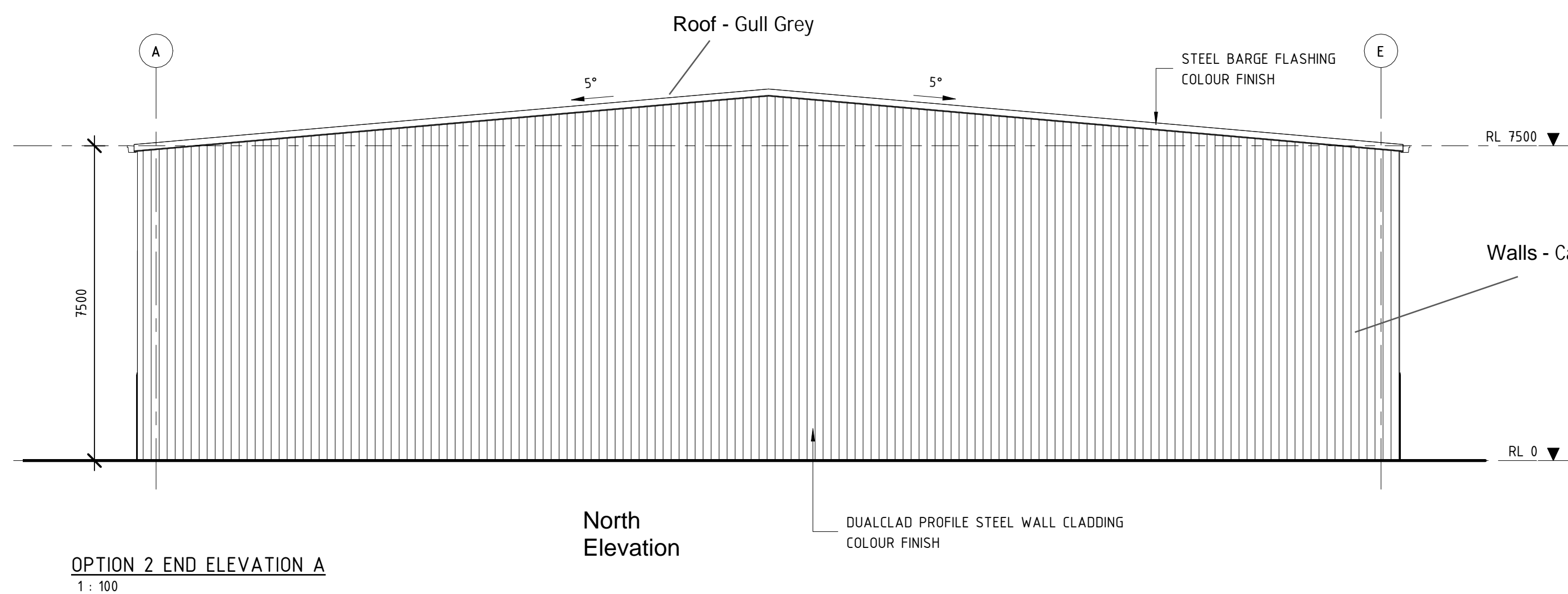
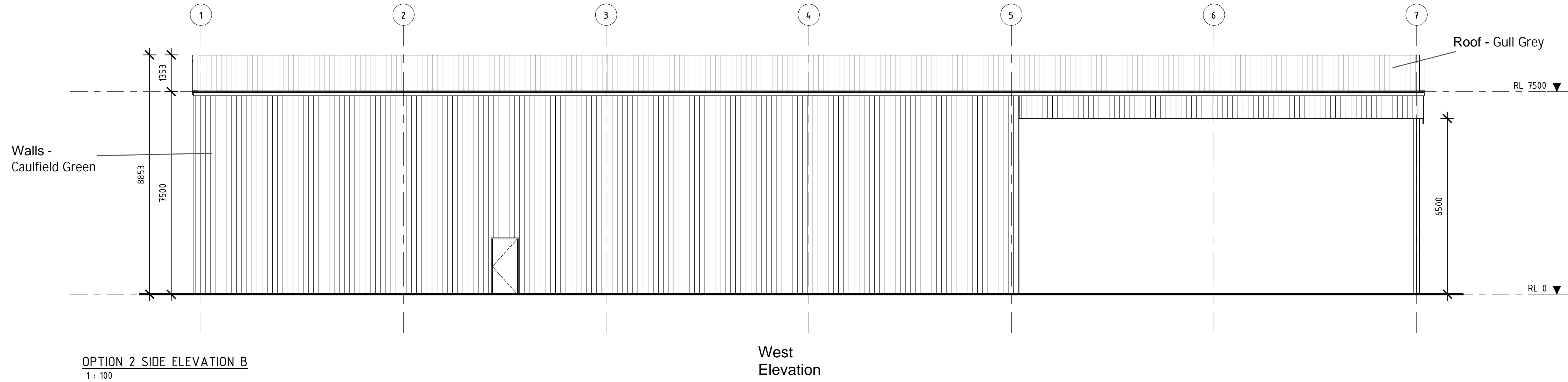


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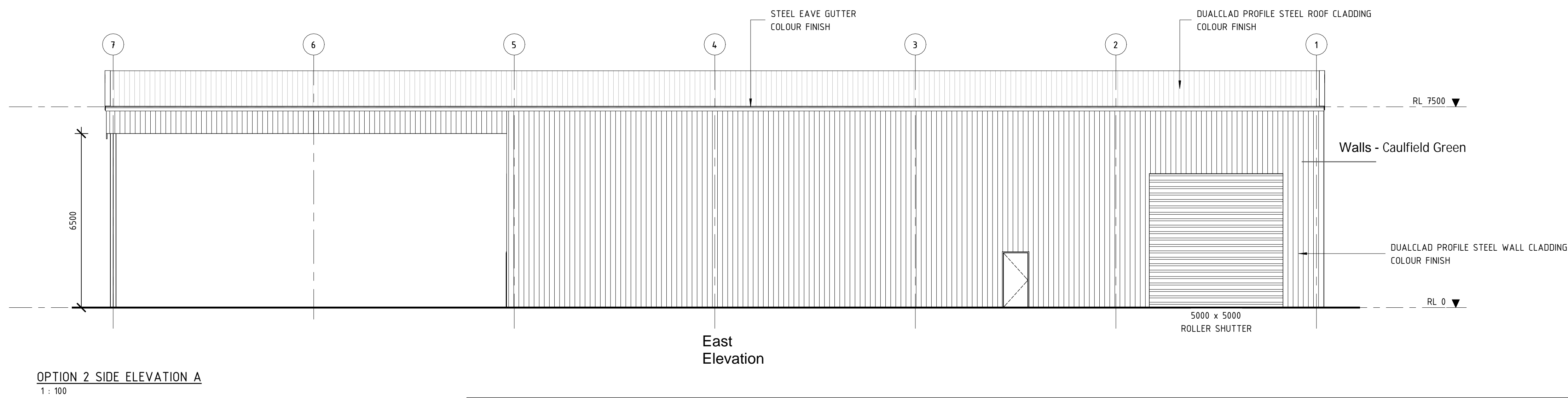
OPTION 2 ROOF PLAN
1 : 100

				 <div>Safety Steel Structures</div> <p>34-50 Nathan Road, Dandenong South Vic 3175 (03) 9706 7711 enquiries@safetysteel.com.au</p>	Issue Status: PRELIMINARY		Drawing Title: ROOF PLAN				
Date: 29/10/2024		Client: LOURIE MODAFFARI			Project: FARM SHED Site: 139 JEFFERSON ROAD, GARFIELD						
Drawn: JW		Project:									
Checked: JW		Site:									
Scale: 1 : 100		Project No. -			Drawing No. SK02		Sheet No. of		Rev 3	A1	
Plot Date: 29/10/2024											

3	JW	29/10/2024	ROOF CHANGED TO COLOUR FINISH
2	JW	16/10/2024	ADDED PA DOOR, AMENDED SKIRT CLADDING
1	JW	6/9/2024	RELOCATED DOORS AND REMOVED 2 COLUMNS
Rev	By	Date	Description
REVISIONS			



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<div><div></div><div>Safety Steel Structures</div></div> <div>34-50 Nathan Road, Dandenong South Vic 3175 (03) 9706 7711 enquiries@safetysteel.com.au</div>				<div>Issue Status: PRELIMINARY</div> <div>Date: 29/10/2024</div> <div>Drawn: JW</div> <div>Checked: JW</div> <div>Scale: 1 : 100</div> <div>Plot Date: 29/10/2024</div>	<div>Drawing Title: ELEVATIONS</div> <div>Client: LOURIE MODAFFARI</div> <div>Project: FARM SHED</div> <div>Site: 139 JEFFERSON ROAD, GARFIELD</div> <div>Project No. -</div> <div>Drawing No. SK03</div> <div>Sheet No. of</div> <div>Rev 3</div> <div>A1</div>														
<table><tr><th>Rev</th><th>By</th><th>Date</th><th>Description</th></tr><tr><td>3</td><td>JW</td><td>29/10/2024</td><td>ROOF CHANGED TO COLOUR FINISH</td></tr><tr><td>2</td><td>JW</td><td>16/10/2024</td><td>ADDED PA DOOR, AMENDED SKIRT CLADDING</td></tr><tr><td>1</td><td>JW</td><td>6/9/2024</td><td>RELOCATED DOORS AND REMOVED 2 COLUMNS</td></tr></table>				Rev	By	Date	Description	3	JW	29/10/2024	ROOF CHANGED TO COLOUR FINISH	2	JW	16/10/2024	ADDED PA DOOR, AMENDED SKIRT CLADDING	1	JW	6/9/2024	RELOCATED DOORS AND REMOVED 2 COLUMNS
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REVISIONS																			

9 February 2025

Planning Department
Cardinia Shire Council
OFFICER VIC 3809

Dear Planning Dept,

**RE : PLANNING APPLICATION FOR BUILDINGS AND WORKS ASSOCIATED WITH A
FARM SHED AT 139 JEFFERSON ROAD, GARFIELD**

Attached please find a Planning Permit Application for buildings and works associated with a farm shed at 139 Jefferson Road, Garfield.

The proposed development requires a Planning Permit pursuant to the following provisions of the Cardinia Planning Scheme (the Scheme):

- Clause 42.01-2 Environmental Significance Overlay Schedule 1 – A planning permit is required to construct buildings and works under this overlay as the proposal will exceed 4m in height and the gross floor area will exceed 160 square metres.

A planning permit is not required under the following provisions:

- Clause 35.04 Green Wedge Zone 1 – A planning permit is not required to construct buildings and works associated with a Section 1 use (Agriculture). The proposal complies with all setback requirements.
- Clause 45.01 Public Acquisition Overlay – The proposal is situated outside the overlay.

It is submitted that there are no further Planning Permit triggers for this application.

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Details of the application includes as follows -

1. THE PROPOSAL

The proposed farm shed will include as follows:

- The shed is to be used to store hay, machinery and tractors. The shed will also be used as a farm workshop and storage of domestic vehicles and goods.
- To accommodate the proposal, two old sheds will be demolished with the land being reinstated for agricultural use.
- The shed will measure 45.48m x 30m with a building footprint of 1,364m².
- The proposal will have an overall height of 8.853m to the apex of the gable pitched roof.
- The shed has a setback of 120m from the western boundary of the site and 160m from the southern boundary of the site.
- 15m of the building will be open walled to allow storage of hay outside of the building and undercover parking of machineries. The rest being fully enclosed for secure storage of tools, machinery and equipment.
- The external colours and materials will consist of Dualclad steel sheeting with Caulfield Green walls and gutters, and a Gull Grey roof.
- The shed will gain access via the existing driveway, which will not require alterations.
- No vegetation removal or earthworks is required as the land is relatively flat.
- No new water fixtures are proposed.

A copy of the proposed development plan is attached to this application.

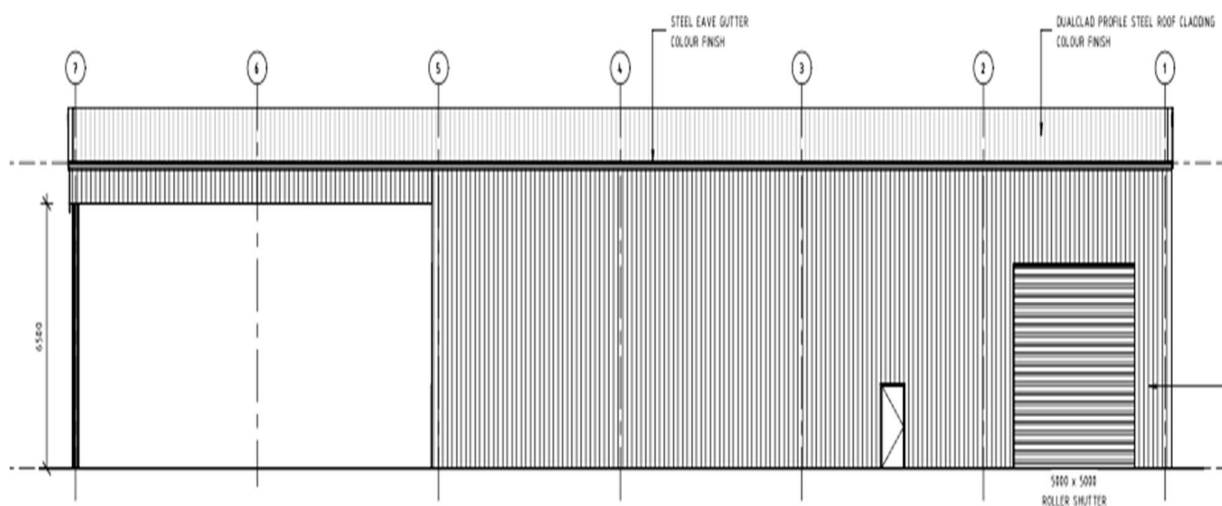


Figure 1 - Elevation view of the development.



Figure 2 – Site Plan

2. SUBJECT SITE AND SURROUNDING LAND

The subject site is formally described as Lot 2 LP50066 and is commonly known as 139 Jefferson Road, Garfield. The site contains an area of 48 acres and gains direct access via Jefferson Road.

The subject site slopes gently to the east. Two existing dwellings and sheds are located centrally on the lot which is occupied by the owner and his parents. The balance of the land is used for grazing purposes.

The surrounding land contains a mixture of medium to large scale farming allotments, mostly used for grazing purposes and accommodating existing dwellings.

Note that the proposed shed will replace two existing farm sheds which is in a derelict condition.

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Figure 3 - Aerial view of the site.

3. **CLAUSE 35.04 – GREEN WEDGE ZONE SCHEDULE 1 (GWZ1)**

The subject site and surrounding areas are zoned as Green Wedge Zone.

The purpose of the Green Wedge Zone provision is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable land management practices.*
- *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

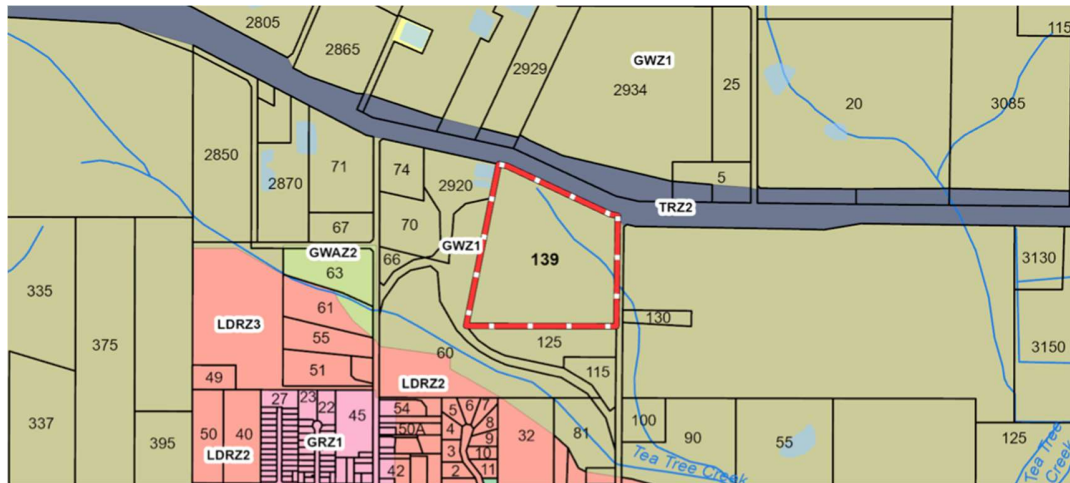


Figure 2 - Land use zoning of the subject site and surrounding areas.

A planning permit is not required to construct buildings and works associated with a Section 1 Use (Agriculture). The proposal also complies with all relevant setback requirements.

4. **CLAUSE 42.01 – ENVIRONMENTAL SIGNIFICANCE OVERLAY SCHEDULE 1**

The subject site and surrounding areas are affected by the Environmental Significance Overlay Schedule 1.

The purpose of the overlay is:

- 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.

The Statement of Environmental Significance states:

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.



Figure 3 - Environmental Significance Overlay Schedule 3 affecting subject site and surrounding areas.

Pursuant to the schedule a planning permit is required as the proposal will exceed 4m in height and the gross floor area will exceed 160 square metres.

It is submitted that the proposed development is an appropriate scale for a farm shed that will be used to support the sites existing agricultural activity. It will also be clad entirely in muted, non-reflective materials that will blend in with the natural landscape. The building is also not situated in a prominent or significant location.

The siting has also been selected to ensure that no vegetation is impacted, which therefore will not disrupt any bio-links within the landscape.

As the two existing derelict sheds will be removed from the land, the proposed shed will further compliment the site and support agricultural productions activities.

With expensive farm machinery being parked in open weather conditions, the proposed shed will provide housing and security of these machines which is also being used on other farms located in proximity of the site.

5. **CLAUSE 45.01 – PUBLIC ACQUISITION OVERLAY SCHEDULE 1**

The subject site is affected by the Public Acquisition Overlay Schedule 1.

The purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land which is proposed to be acquired by a Minister, public authority or municipal council.*
- *To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.*
- *To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.*

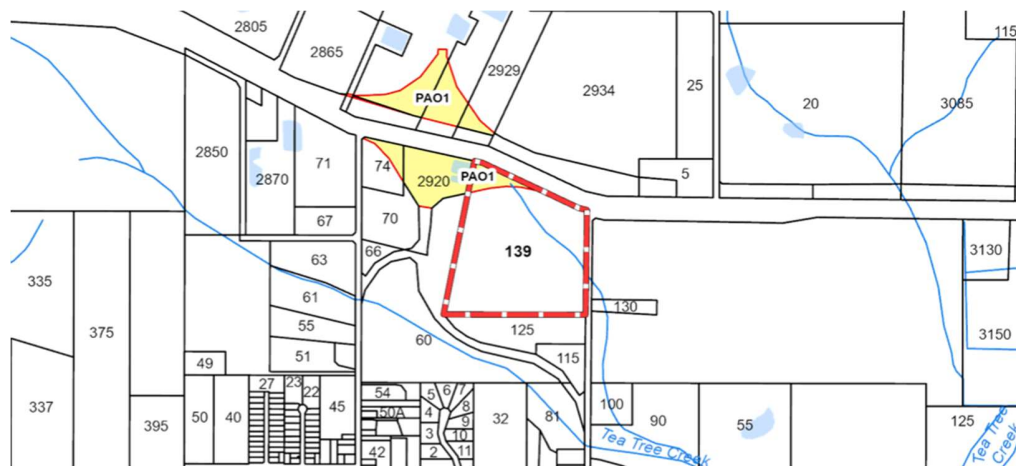


Figure 4 - Public Acquisition Overlay affecting the subject site and surrounding areas.

A planning permit is not required as the proposal is situated outside this overlay.

6. **PARTICULAR PROVISIONS**

There are no Particular Provisions which requires a response or is considered relevant to the consideration of this application.

7. SECTION 52 NOTIFICATION:

It is requested that Council waives any Notification requirements to adjoining landowners and occupiers. The proposed height, design, materials and colour of the shed is in keeping with other rural buildings adjoining the site and is not considered to impact on any adjoining landowner or occupier.

In addition to this, the shed is over 350m from the nearest neighbouring dwellings and cannot be directly viewed from adjoining roads due to vegetation screening within the road side.

8. CONCLUSION:

It is submitted that the proposed development appropriately balances Council's policy objectives whilst delivering a site responsive land use and development which is consistent with the relevant zone and overlay provisions as relevant to this application for the reasons explained above.

In particular, this planning report has determined the proposal is acceptable in response to the clause 42.01 provisions for the following reasons:

- a) The siting, design, height, bulk, colours and materials selected will blend in with the natural environment, character and appearance of the area including existing buildings. It is not considered that the proposed building will have a detrimental impact on the landscape of the area as there are other similar developments on surrounding land.
- b) There are no sensitive land uses adjoining the site which will be affected due to the proposed buildings.
- c) No native vegetation is proposed for removal.
- d) No wastewater fixtures will be connected to the proposed buildings.
- e) As the proposal is within close proximity to the existing dwelling, it will result in all development being clustered in a single location.
- f) There is no change to the existing use of the land.
- g) No significant earthworks are proposed apart from usual footing and foundation works.
- h) The proposed shed will replace two existing derelict sheds which will subsequently be removed from the land.

On this basis, it is requested that Council issues a Planning Permit in support of the application for the proposed development.

Please contact the applicant if you seek further clarifications.

9. SITE PHOTOS



Figure 6 – location of proposed development looking west.



Figure 7 – location of proposed development looking south.



Figure 8 – Existing farm shed to be removed.



Figure 9 – Existing storage shed recently destroyed during storm.



Figure 10 – Existing storage shed to be removed to consolidate existing derelict sheds with a new large shed.



Figure 11 – Existing internal accessways.



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Figure 12 – some of the existing farm machinery and produce requiring secure undercover storage.

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

Page 1 of 2

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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 040066.
PARENT TITLE Volume 08153 Folio 182
Created by instrument A302330 12/03/1957

ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED] 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 LP040066 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 139 JEFFERSON ROAD GARFIELD VIC 3814

ADMINISTRATIVE NOTICES

NIL

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

Page 2 of 2

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