

# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP173372 5 Osborn Road, Koo Wee Rup VIC 3981
The application is for a permit to:	Use of the land for a contractor's depot and buildings and works for a shed

A permit is required under the following clauses of the planning scheme:

35.04-1	Use of the land for a Contractor's Depot
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (Contractor's Depot)
35.04-5	Construct a building within nominated setbacks
44.04-2	Construct a building or construct or carry out works

## APPLICATION DETAILS

The applicant for the permit is:	B4U Build Building Consultants
Application number:	T230375

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.

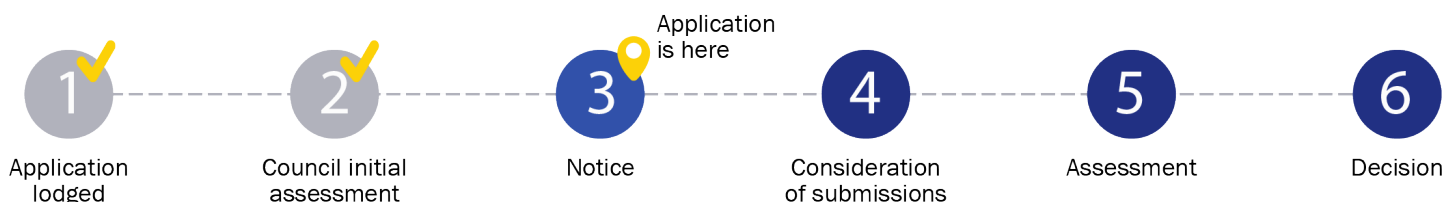
This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at [cardinia.vic.gov.au/advertisedplans](http://cardinia.vic.gov.au/advertisedplans) or by scanning the QR code.



## 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:		06 June 2025
<b>WHAT ARE MY OPTIONS?</b> 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.	An objection must: <ul style="list-style-type: none"><li>be made to the Responsible Authority in writing;</li><li>include the reasons for the objection; and</li><li>state how the objector would be affected.</li></ul>	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.



# 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.: 5

St. Name: Osborne Road

Suburb/Locality: Koo Wee Rup

Postcode: 3981

### 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

☐ Lodged Plan

☒ Title Plan

☐ Plan of Subdivision

No.: 173372E

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? \*

To construct a shed

To use the site as a contractors depot (agricultural related activities)

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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 \$67406.00

**⚠** 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](http://www.sro.vic.gov.au) for information.

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


## 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.

#### existing dwelling and shedding

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

## Title Information

### 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

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

### Applicant \*

The person who wants the permit.

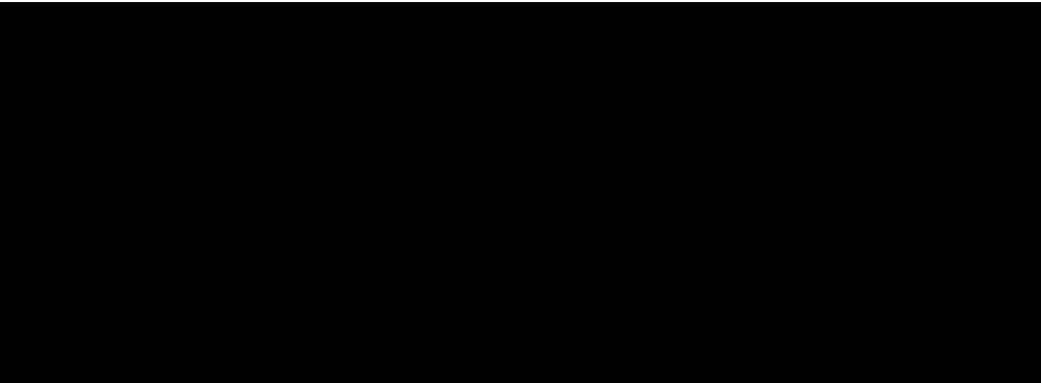

Please provide at least one contact phone number \*

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.

			
		Mobile phone:	Fax:
<b>Contact person's details*</b>			
Name: <input type="checkbox"/> Same as applicant <input checked="" type="checkbox"/>			
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:
<b>Owner *</b>		Name: <input type="checkbox"/> Same as applicant <input type="checkbox"/>	
Title:	First Name:	Surname:	
			
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: 26/07/2023

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://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

In person: 20 Siding Avenue, Officer

### Contact information:

Telephone: 1300 787 624

Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

DX: 81006

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

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

Page 1 of 1

VOLUME 09307 FOLIO 743

Security no : 124105974460X  
Produced 10/05/2023 11:42 AM

### LAND DESCRIPTION

Lot 1 on Title Plan 173372E.  
PARENT TITLE Volume 05966 Folio 131  
Created by instrument H250875 29/09/1978

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### 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 set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP173372E FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW572380F (E)	DISCHARGE OF MORTGAGE	Registered	22/02/2023
AW572381D (E)	MORTGAGE	Registered	22/02/2023
AW653027X (E)	CAVEAT	Registered	21/03/2023
AW783287S (E)	NOMINATION OF ECT TO LC	Completed	02/05/2023
AW785554K (E)	DISCHARGE OF MORTGAGE	Registered	02/05/2023
AW785555H (E)	TRANSFER	Registered	02/05/2023
AW785556F (E)	MORTGAGE	Registered	02/05/2023

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

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

Street Address: 5 OSBORN ROAD KOO WEE RUP VIC 3981

### ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP173372E</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/05/2023 11:43</b>

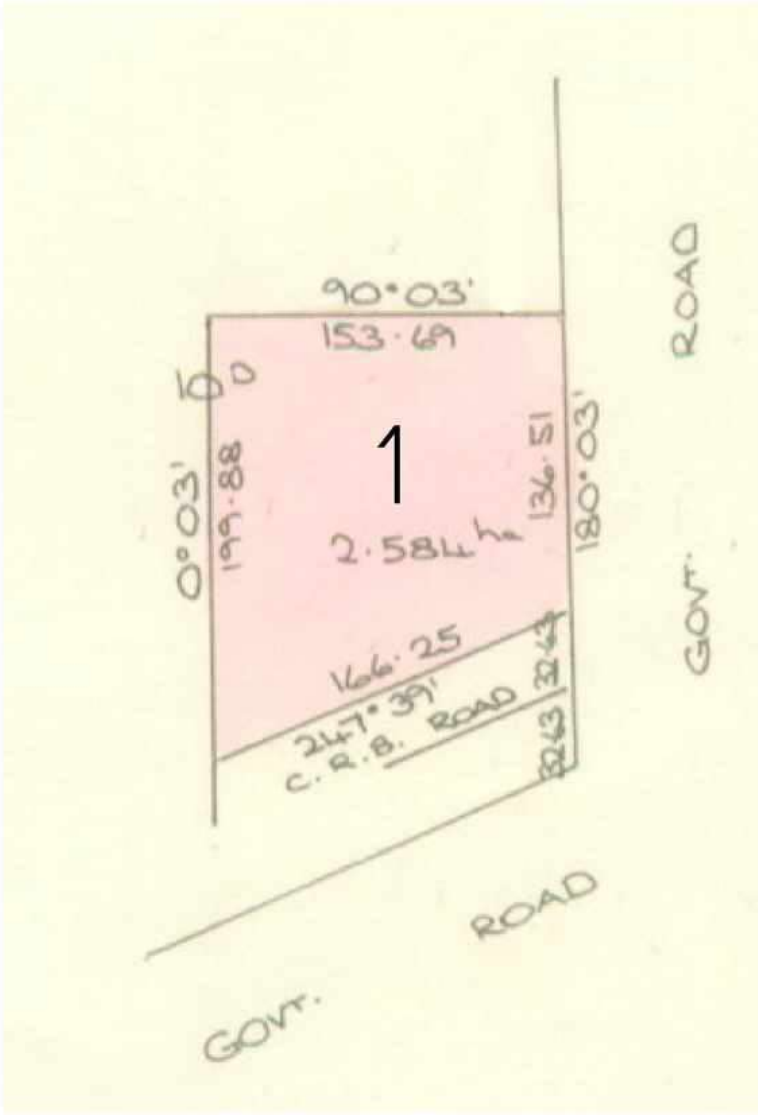
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	TITLE PLAN	EDITION 1	TP 173372E						
<b>Location of Land</b>  Parish: YALLOCK Township: Section: Crown Allotment: 10D (PT) Crown Portion:  Last Plan Reference: Derived From: VOL 9307 FOL 743 Depth Limitation: NIL		<b>Notations</b>     ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>  <div style="border: 1px solid red; padding: 5px; color: red; font-size: small;">                     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.                 </div>			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  COMPILED: 04/10/1999 VERIFIED: AD						
									
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: x-small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: x-small;">PARCEL 1 = CA 10D (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 10D (PT)	
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PARCEL 1 = CA 10D (PT)									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links							
			Sheet 1 of 1 sheets						

Planning department  
Cardinia Shire Council  
PO Box 7  
Pakenham  
Vic 3810

Dear [REDACTED]

Application No: T230375 App  
Property No: 4658850100  
Address: Lot 1 TP 173372  
5 Osborn Road Koo Wee Rup  
Proposal: Buildings and works for an outbuilding (and use of the site for a contractor's depot – agricultural related)

Thank you for your letter dated 12<sup>th</sup> April 2024. Our response is as follows,

1. A written summary of the proposed works has been attached as requested outlining the business and the details of the staff and activities on the site.
2. An amended site plan has been attached as requested.
3. A site description has been supplied as requested.
4. A response to Clause 22.05 has been supplied as requested.
5. A response to the site history has not yet been supplied as requested. We are unsure of how to obtain this information.
6. A response to Clause 52.29 has been supplied as requested.

An amended application form has also been supplied as requested.

Should you require anything further, please feel free to contact me at [admin@b4ubuild.net.au](mailto:admin@b4ubuild.net.au) or on 51765688

Kind regards

[REDACTED]  
Administration  
B4U Build

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## Summary of Works

The proposal is for a new outbuilding to be installed at 5 Osborn Road Koo Wee Rup. The proposed shed is to be a structural steel frame shed to be constructed along the western aspect of the property. This property is to be use as a contractors depot for a local chicken harvester. This business is a contractor for various properties in the area to harvest chickens for the local markets.

The business currently has a total of 10 employees including the property owner employed. Most of the business hours are conducted during the evening with shifts starting on a Sunday evening and the last shift for the week being performed on the Thursday night. The shifts generally start at 5-6pm in the evening where the trucks leave the property and return to the site between 4-6am. There are 4 employees per shift each night. During the day a worker (the property owner) will provide the necessary safety and maintenance works on the equipment within the existing shed on the site.

Carparking has been provided for the staff along the western property boundary as noted on the site plan. This parking will only be utilised during the previously mentioned hours.

No goods are to be brough back to the property to be stored. All transported items are picked up from the property that is the current work site and then transported to the various processing facilities. The vehicles always return to site empty ready to begin again the next day.

Nois level on the site with the coming and going of the traffic are kept to a minimum where possible. Vehicles come to the site from the sealed Koo Wee Rup – Longwarry road to enter the site. They then exit the same way that they have come in order to spend the minimal time on the dirt road resulting in less dust and dirt becoming airborne along the road and not disturbing the neighbouring properties. The Koo Wee Rup – Longwarry Road is a regularly travelled road at all hours of the day so the vehicles entering this road will not create a large impact on the existing traffic in the area.

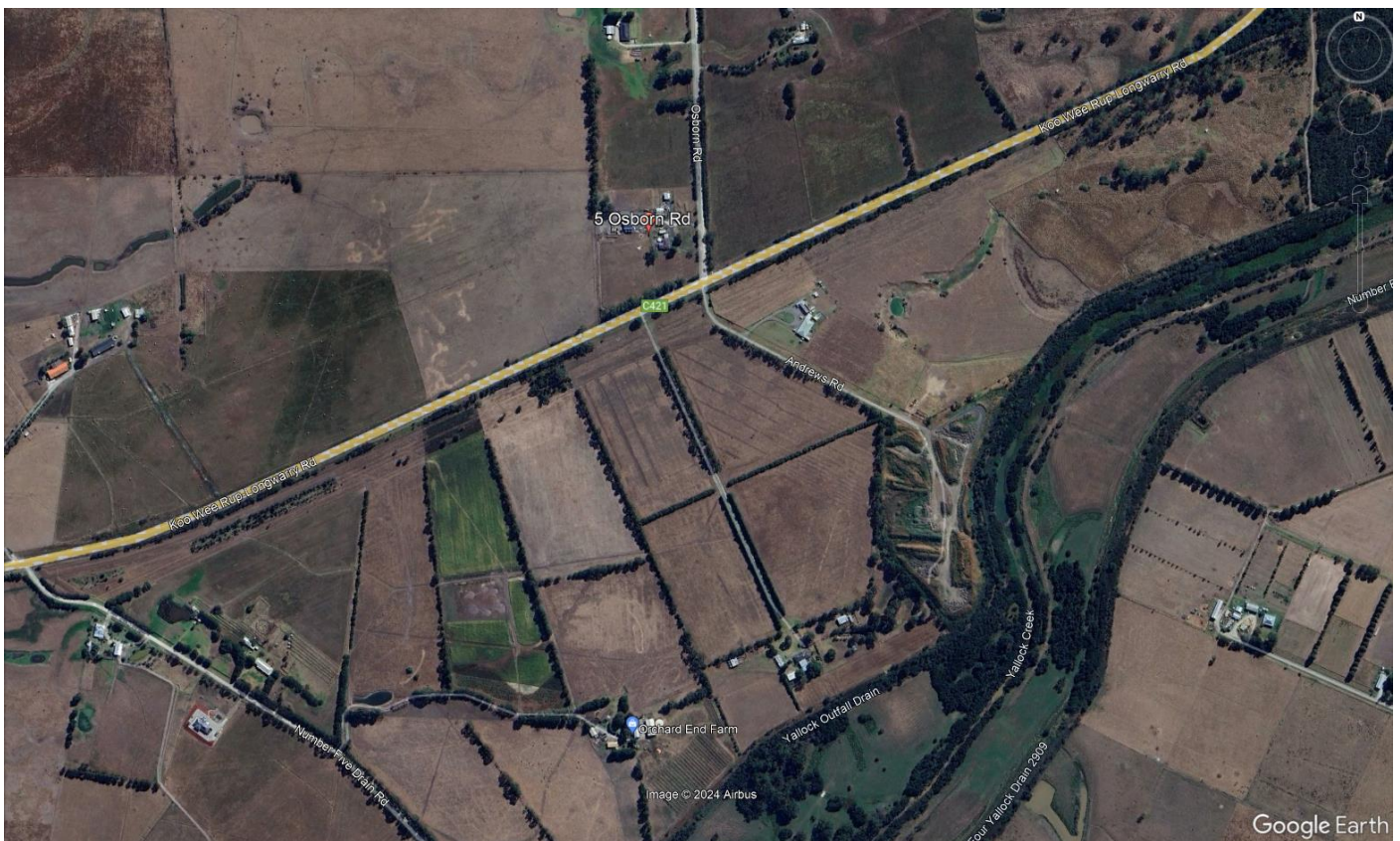
The property in question is the main residential address of the applicant who also works within the business performing the necessary maintenance to all the vehicles to ensure that they are running at their most efficient.

There are a couple of different vehicles used and stored on the site. These are 4 trucks for transporting the harvesting machines, 4 individual chicken harvesting machines and a fork lift for loading and unloading the harvesters from the trucks.

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## Site description

The proposed site is a residential/rural property that is surrounded by larger open properties. These properties would appear to be used for various agricultural purposes such as cattle grazing and hay crops. The surrounding properties tend to be modest dwellings with large sheds and occasionally a dairy or stock yards. Primarily the properties surrounding the areas are domestic farms in nature and not of a large scale agricultural production. There does not appear to be any sensitive uses in the immediate area to the site and all care is taken by the property owner to minimise the effects on the neighbouring properties to this site.



As shown by the above plan, the area is open farm land with no major or sensitive uses in the proximity to the site.

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## **Clause 22.05**

The proposed contractors depot is in keeping with the policy Guidelines as in Clause 22.05-1. The contractors on the site will be providing a service to local farmers in order to provide local fresh produce to be sold to larger onsellors to the general public. Aswell as providing this service to the local farmers in the area, it is also providing employment of locals to ensure that they are able to stay in the local area.

As the surrounding suburbs are continuously growing larger and larger, there is a need for more contractors of this style to provide harvesting services for the local farmers in order to meet timelines and ensure the consistent production of produce to feed these growing areas. The area require on the site to facilitate this proposal, is only a small portion of the site, leaving larger areas open for other potential agricultural activites such as hay or crop growing.

This property does not directly effect tourism in the local area but will ,non directly, provide a valuable service that will ultimately filter through to the local cafes and restaurants in the area that will have access to the fresh produce that this contractor will aid the local farmers to provide.

The property in question is not a large property, like several surrounding the site, and as such any agricultural activities will be small in nature. Should any future changes to ownership should happen, the contractors depot could very easily change to that of a small farmlet without too much effort to hinder this.

This property is located within Precinct 1 of the Westernport Green Wedge Policy. It is ,however, not within the special use zone of this area. The proposed contractors depot will support the already existing poultry farmers in the area to continue to supply fresh local chickens to the market. This preferred land use is to support local industry which this business clearly does.

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## **Clause 52.29 – Land Adjacent to the Principal Road Network**

This property in question lies adjacent to the Koo Wee Rup Longwarry Road and is a main access road between the townships of Koo Wee Rup and Bayles. We do not propose in the future to create any access from this property to the main road as this will result in fragmentation of the land on the existing property. There is also no current or future proposal to subdivide this property into smaller lots at any time. The property will remain as it currently is with the access to the property to remain along Osborn Road.

The business is a small operation and there are no plans to expand the operations at this site

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Planning department  
Cardinia Shire Council  
PO Box 7  
Pakenham  
Vic 3810

To whom it may concern

Re: New planning application for 5 Osborn Road Koo Wee Rup  
Lot 1 TP 173372E

Please find attached a new application for the above address.

We are proposing to construct a new shed at the above-mentioned address. This proposed shed will be 20.0 x 12.0 x 4.2m high shed. This shed will be an open fronted structure and will be constructed on a reinforced concrete footing and an engineered structural steel frame. Colour cladding will be installed to both the roof and the wall in the colour Mountain Blue for the entire shed.

The proposed setbacks for the shed are 18.4m approx from the western boundary and approximately 50.6m to the northern property boundary. The proposed shed is to be located at 6.0m (approx) to the west of an existing shed on the property.

A neighbouring dwelling is located to the north of the site at a distance of approximately 278.0m. An existing waterway is also located to the north of the site at a distance of approximately 241.7m from the proposed shed site.

The location of the proposed shed is currently clear with no vegetation required to be removed. The site is also located in a level location so no cut/fill or major earthworks will be required.

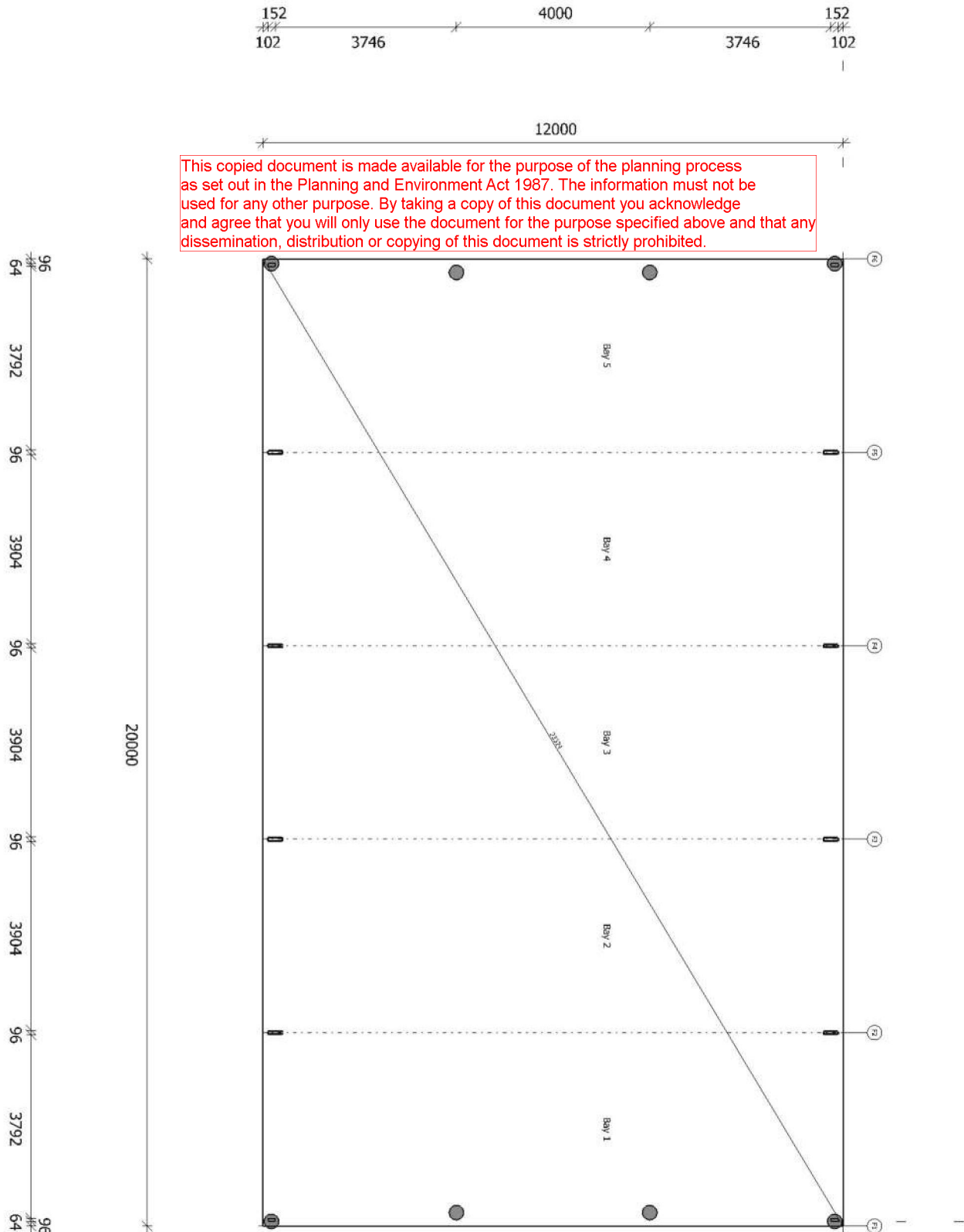
Should you require anything further, please feel free to contact me at [admin@b4ubuild.net.au](mailto:admin@b4ubuild.net.au) or on 51765688

Kind regards

  
Administration  
B4U Build

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\* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Warragul representative.

\* Drawings are not for construction use. Construction drawings will be detailed prior to fabrication.

\* Items depicted on the plan and elevations are for illustration purposes and do not imply supply inclusion. Please refer to the quotation and contract specifications for supply inclusions.

The Gowans Company P/L  
53 Alfred Street, , Warragul, 3820,  
Phone: (03) 5622 2577  
Email: sales.warragul@totalspan.com.au

For:  
5 Osborn Rd  
Koo Wee Rup,  
3981

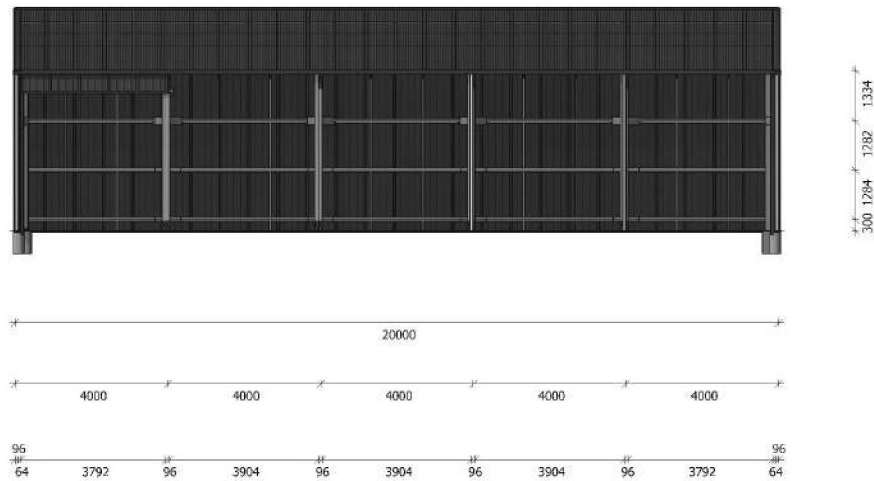
Premier Gable  
Project Number: GS.1511242

08 May 2023  
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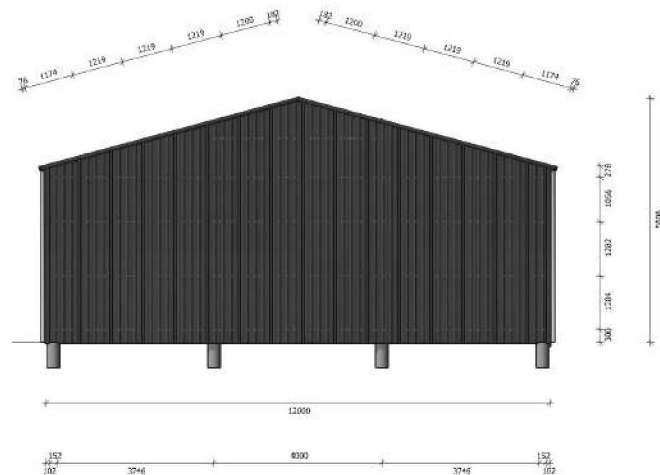




Colorbond roof and wall cladding to be  
Mountain Blue  
Structural steel frame  
Reinforced concrete footings only  
No vegetation to be removed  
no cut/fill required



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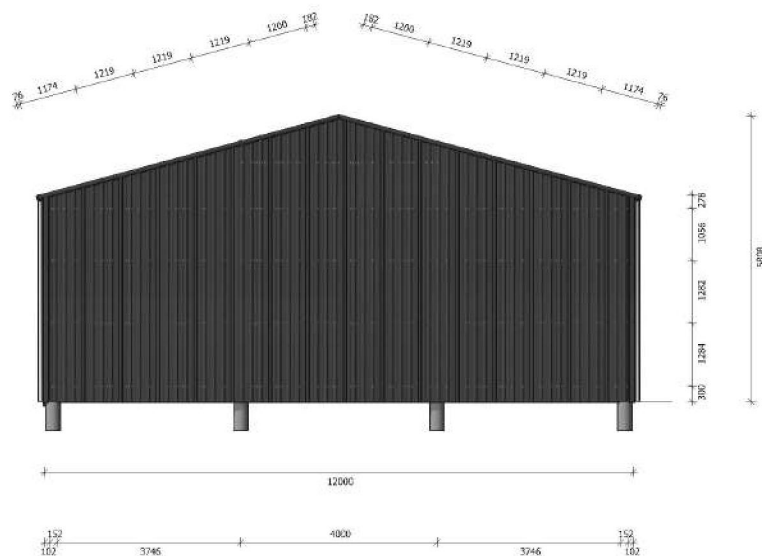
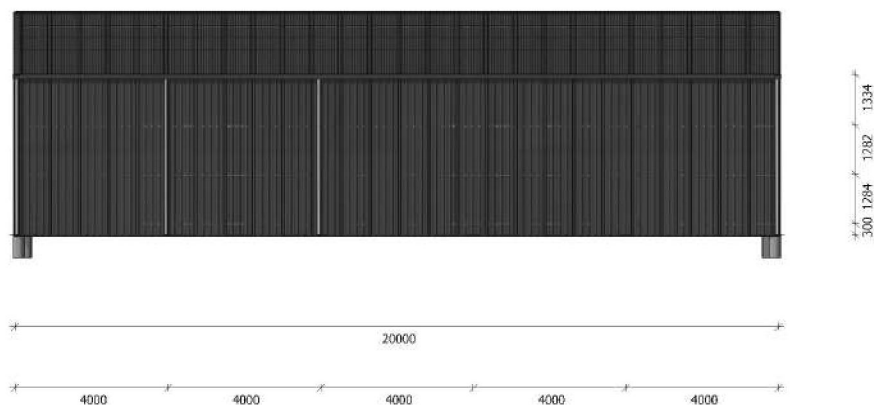
Premier Gable  
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