
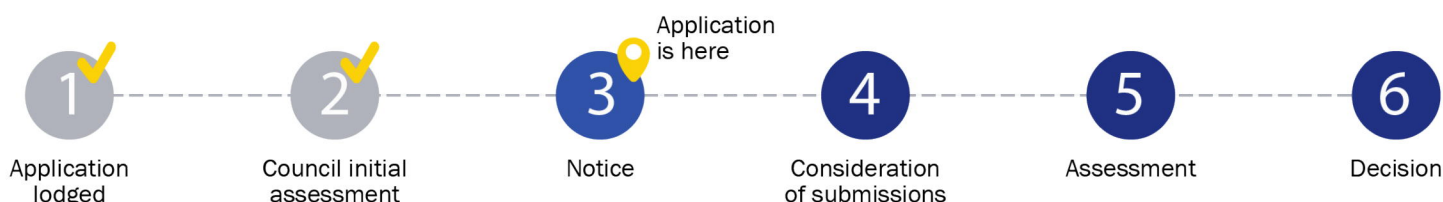


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP877584 231 Dalmore Road, Dalmore VIC 3981
The application is for a permit to:	Buildings and Works (Construction of an Outbuilding)
A permit is required under the following clauses of the planning scheme:	
37.01-4	Construct a building or construct or carry out works,
44.04-2	Construct a building or construct or carry out works,
43.01-1	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	[REDACTED]
Application number:	T250026
<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?	
<p>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:</p>	
WHAT ARE MY OPTIONS? <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<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>	



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ePlanning

Application Summary

Portal Reference A42356VN

Basic Information

Proposed Use	Build a shed 7.5m x 12m with a cement slab. Private use.
Current Use	Current residential space with 4 bed rooms in the main residence and a further bungalow space on the carport and small shed space.
Cost of Works	\$23,000
Site Address	231 Dalmore Road Dalmore 3981

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

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 3	More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00
		Total		\$694.00

Documents Uploaded

Date	Type	Filename
21-12-2023	Encumbrance	Copy of title.pdf
21-12-2023	A Copy of Title	Title plan.pdf
06-01-2025	Site plans	Above view Garage Dalmore.pdf
06-01-2025	Proposed elevation plan	David_Coleman_-_2894858301_-_ (7.5x12x3.6)_-_Engineering_RegA5 (1) (002).pdf



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Purton Road, Pakenham, Victoria

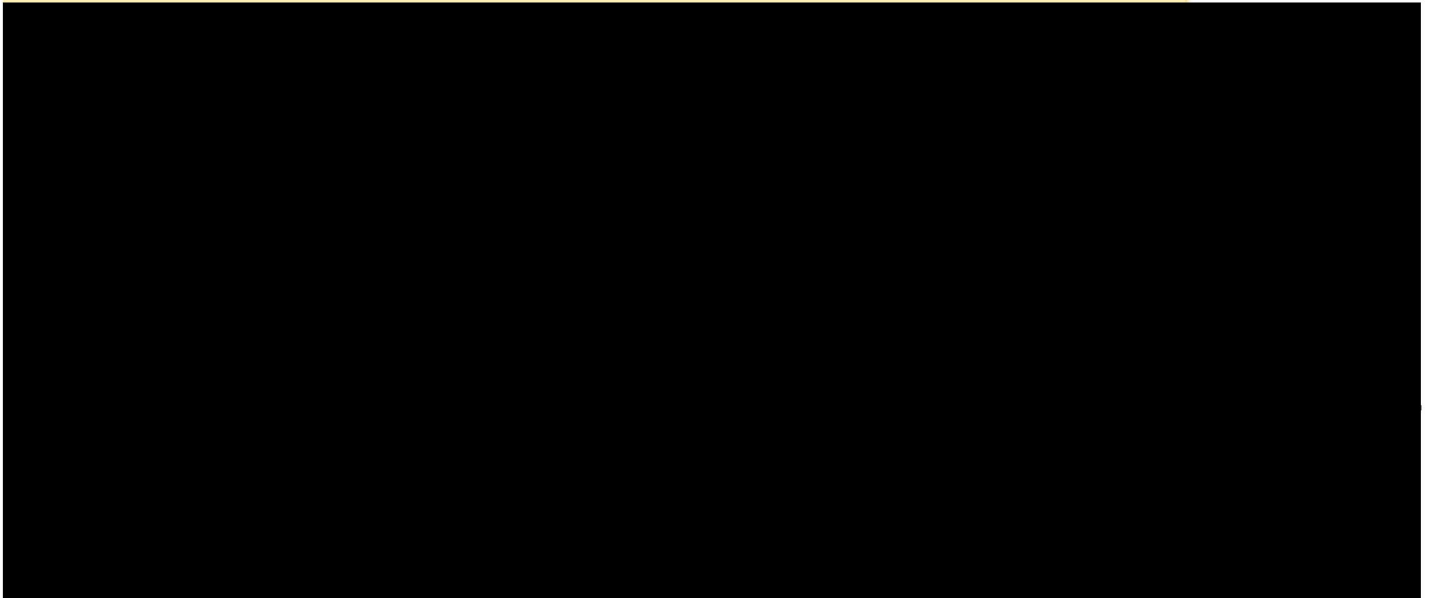
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

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

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



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

Page 1 of 1

VOLUME 04859 FOLIO 798

Security no : 124122084121W

Produced 17/02/2025 01:54 PM

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LAND DESCRIPTION

Lot 1 on Title Plan 877584N.
PARENT TITLE Volume 04276 Folio 132
Created by instrument 1168454 04/06/1924

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW645044T 17/03/2023
WESTPAC BANKING CORPORATION

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 TP877584N 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: 231 DALMORE ROAD DALMORE VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 17/03/2023

DOCUMENT END

Imaged Document Cover Sheet

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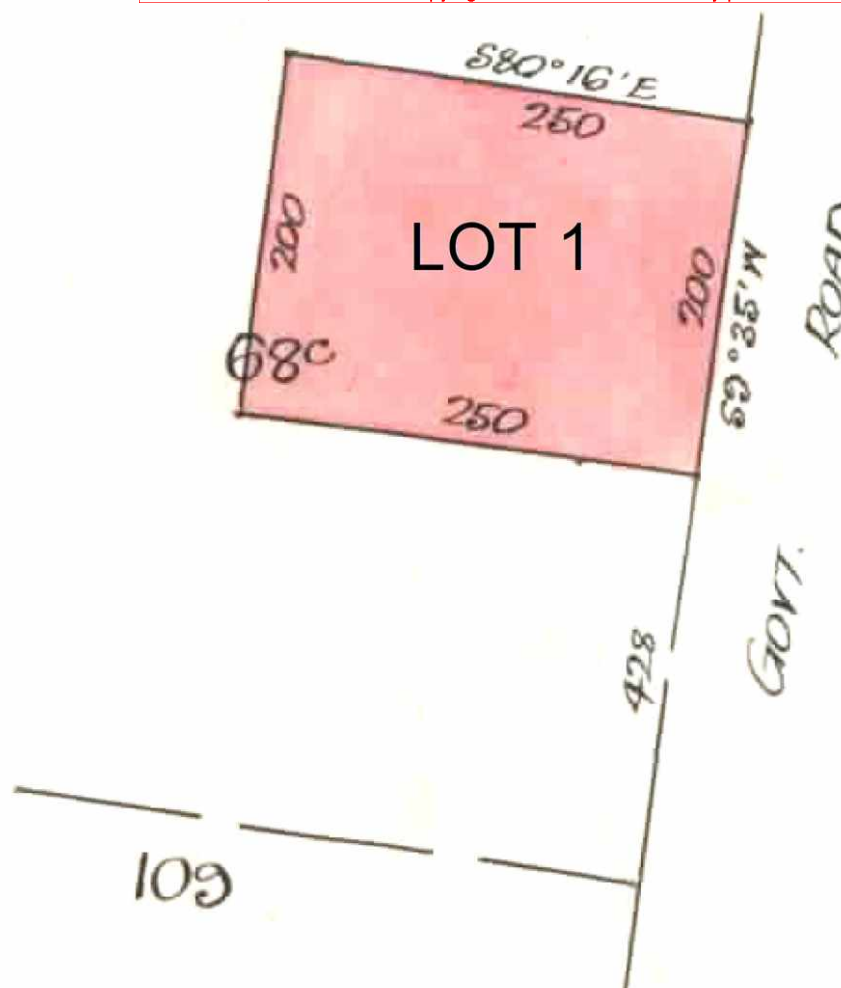
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP877584N
Number of Pages (excluding this cover sheet)	1
Document Assembled	22/06/2023 12:51

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

TITLE PLAN		EDITION 1	TP 877584N			
LOCATION OF LAND Parish: SHERWOOD Township: - Section: - Crown Allotment: 68C (PT) Crown Portion: - Last Plan Reference:- Derived From: VOL. 4859 FOL. 798 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
Description of Land/Easement Information			THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 17/09/2007 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>			
<div style="border: 1px solid red; padding: 5px; color: red; text-align: center;"> <p>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.</p> </div> 						
<table border="1" style="width: 100%;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td> 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> LOT 1 = C.A.68C (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	LOT 1 = C.A.68C (PT)
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						
LOT 1 = C.A.68C (PT)						
LENGTHS ARE IN LINKS	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets				

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ePlanning

Application Summary

Portal Reference	D22550TS
Reference No	T250026

Basic Information

Cost of Works	\$23,000
Site Address	231 Dalmore Road Dalmore VIC 3981

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.

Documents Uploaded

Date	Type	Filename
23-05-2025	Additional Document	QD2526_231 Dalmore Rd_A (TREE protection zone).pdf

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

Declaration



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ePlanning

Application Summary

Portal Reference	D22534NU
Reference No	T250026

Basic Information

Cost of Works	\$23,000
Site Address	231 Dalmore Road Dalmore VIC 3981

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

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Documents Uploaded

Date	Type	Filename
23-05-2025	Additional Document	Letter explanation David Coleman 231 Dalmore Road Dalmore.pdf

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ePlanning

Application Summary

Portal Reference	D22550TS
Reference No	T250026

Basic Information

Cost of Works	\$23,000
Site Address	231 Dalmore Road Dalmore VIC 3981

Covenant Disclaimer

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Documents Uploaded

Date	Type	Filename
23-05-2025	Additional Document	QD2526_231 Dalmore Rd_A (TREE protection zone).pdf



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ePlanning

Application Summary

Portal Reference	D22534NU
Reference No	T250026

Basic Information

Cost of Works	\$23,000
Site Address	231 Dalmore Road Dalmore VIC 3981

Covenant Disclaimer

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Documents Uploaded

Date	Type	Filename
23-05-2025	Additional Document	Letter explanation David Coleman 231 Dalmore Road Dalmore.pdf

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ePlanning

Application Summary

Portal Reference	D12557VK
Reference No	T250026

Basic Information

Cost of Works	\$23,000
Site Address	231 Dalmore Road Dalmore VIC 3981

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.

Documents Uploaded

Date	Type	Filename
23-01-2025	Additional Document	Coleman_-_2894858301_-_VIC_-_Cert (1).pdf



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ePlanning

Application Summary

Portal Reference	D22555VG
Reference No	T250026

Basic Information

Cost of Works	\$23,000
Site Address	231 Dalmore Road Dalmore VIC 3981

Covenant Disclaimer

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

Documents Uploaded

Date	Type	Filename
28-04-2025	Additional Document	Dalmore Road Levels Plan.pdf
28-04-2025	Additional Document	Information provided by land owner David Coleman.pdf



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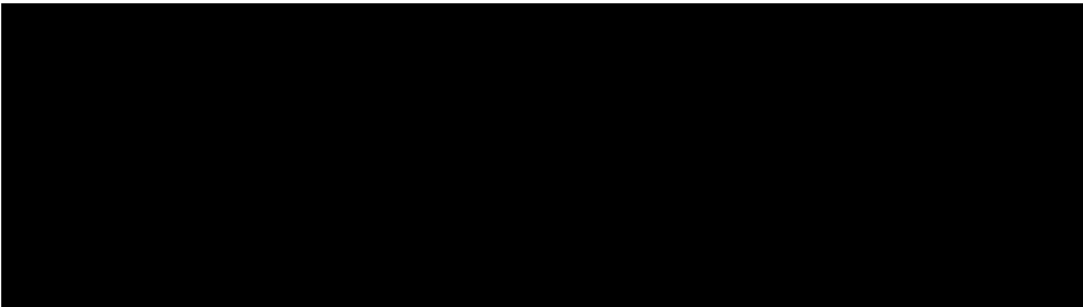
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Proposed Shed Planning:

Please find the uploaded document in the e-portal outlining the tree protection zones for the planned building.



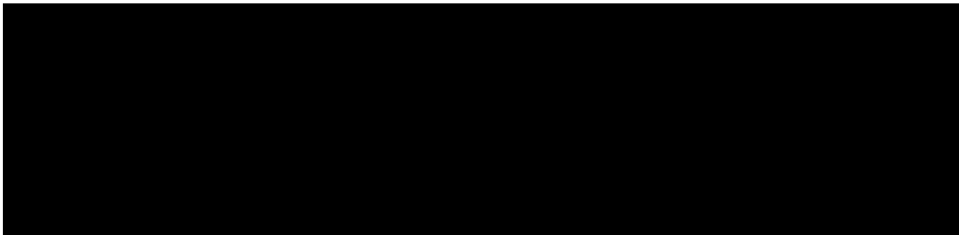
Information provided by land owner David Coleman


Attached document titled "Dalmore road Levels Plan PDF. Measured by the below land surveyor.



Considering the current recorded land heights in the attached survey and the flood height of 2.83 set out by Melbourne water. The height listed of 3.10 in the proposed shed drawing.

I am still awaiting the person completing the drawing to include the tree protection zones to the original plans I expect to have these by the end of the week.





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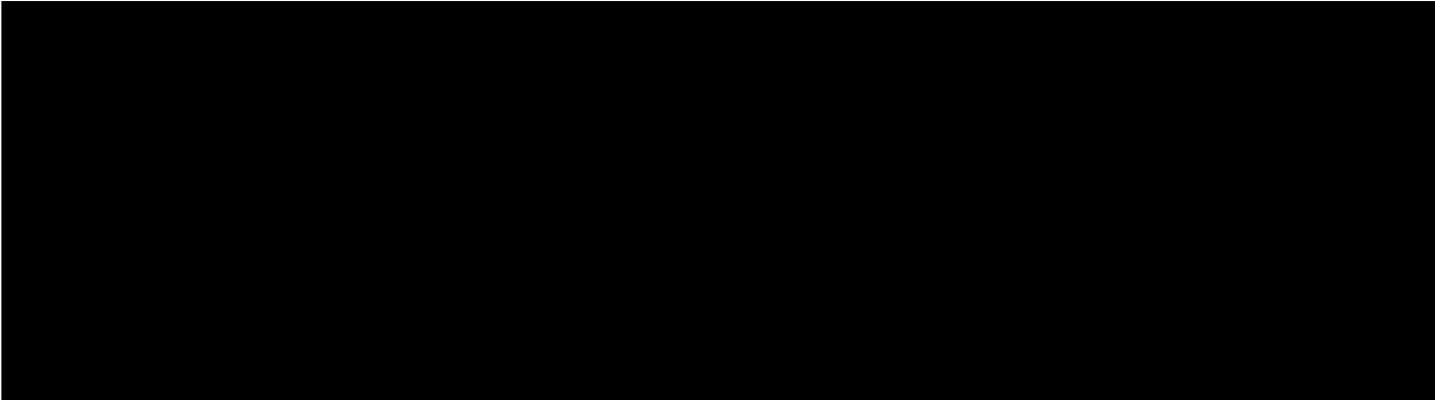
Application No: T250026PA
Property Number: 4214200400
Address: L1 TP877584, 231 Dalmore Road Dalmore VIC 3981
Proposal: Building and Works (Construction of an Outbuilding)

RE: Written statement for proposed use of the shed .

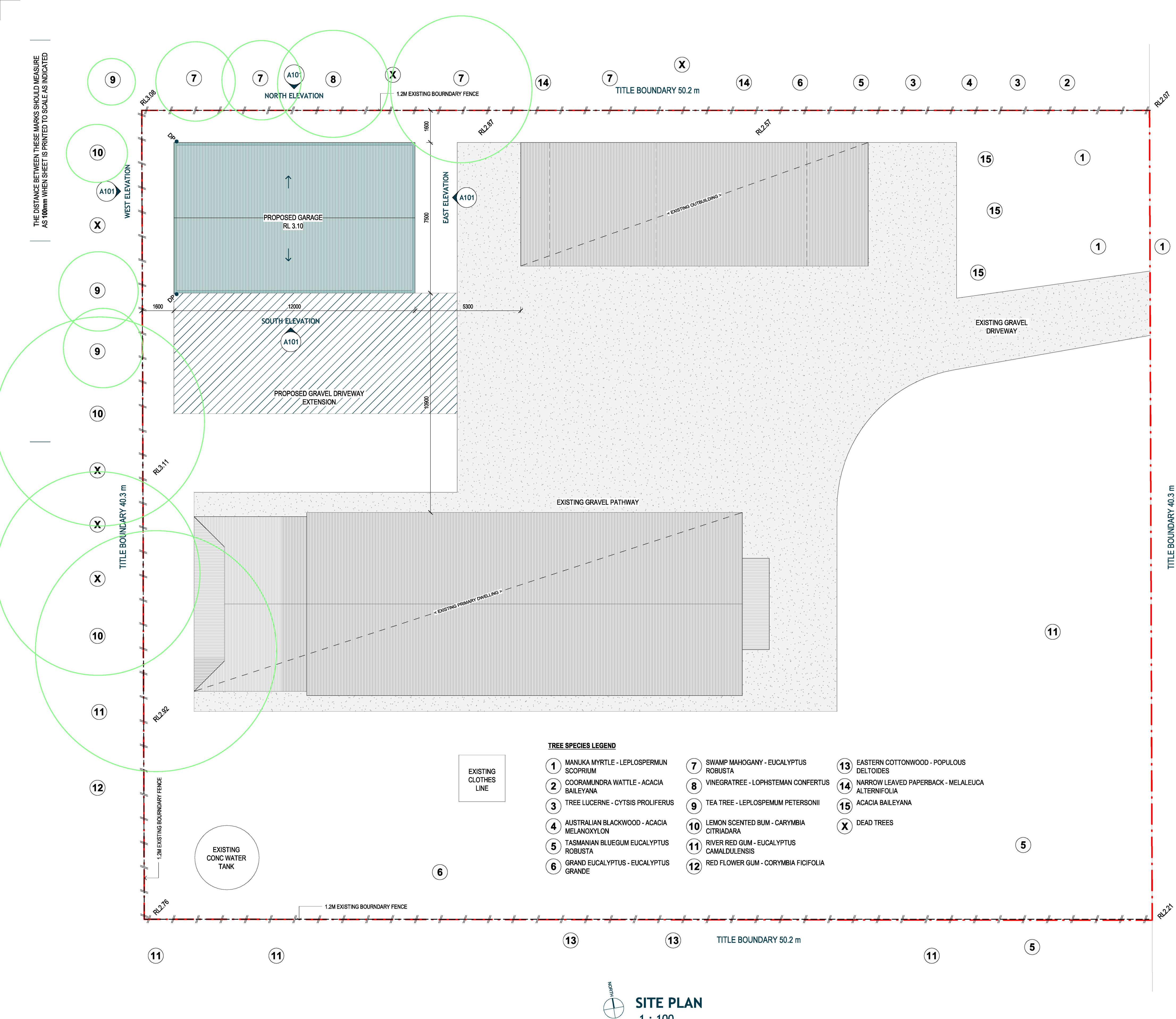
Hello Isabelle,

- The use of the shed will include secure storage of my company supplied car.
- The secure storage of the tandem trailer will be housed with in this space.
- Secure Storage of mechanical tools and equipment
- Secure Storage of Ride on Mower.

Happy to clarify any of the above.



THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED



TREE SPECIES LEGEND

- | | | |
|---|---|---|
| 1 MANUKA MYRTLE - LEPLOSPERMUM SCOPRIUM | 7 SWAMP MAHOGANY - EUCALYPTUS ROBUSTA | 13 EASTERN COTTONWOOD - POPULOUS DELTOIDES |
| 2 COORAMUNDRA WATTLE - ACACIA BAILEYANA | 8 VINEGRATREE - LOPHSTEMAN CONFERTUS | 14 NARROW LEAVED PAPERBACK - MELALEUCA ALTERNIFOLIA |
| 3 TREE LUCERNE - CYTIS PROLIFERUS | 9 TEA TREE - LEPOSPERMUM PETERSONII | 15 ACACIA BAILEYANA |
| 4 AUSTRALIAN BLACKWOOD - ACACIA MELANOXYLON | 10 LEMON SCENTED BUM - CARYMBIA CITRIADARA | X DEAD TREES |
| 5 TASMANIAN BLUEGUM EUCALYPTUS ROBUSTA | 11 RIVER RED GUM - EUCALYPTUS CAMALDULENSIS | |
| 6 GRAND EUCALYPTUS - EUCALYPTUS GRANDE | 12 RED FLOWER GUM - CORYMBIA FICIFOLIA | |



SITE PLAN
1 : 100

QuikDraft

QUIKDRAFT
WWW.QUIKDRAFT.COM.AU
ABN 47 812 951 002
+61 422 550 394
ARBV 19478

CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN QUIKDRAFT.

DESIGN AND DRAWINGS ARE NOT TO BE USED OR DUPLICATED FOR USE OTHER THAN THE SITE ADDRESS SPECIFIED ON THE DRAWINGS

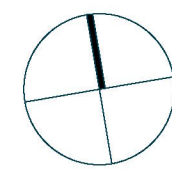
GENERAL NOTES

- | | |
|--|-------------------------------|
| PROPOSED ENVELOPE (DOES NOT REPRESENT INTENDED MATERIAL COLOR) | REMOVAL OF EXISTING STRUCTURE |
| DOWN PIPE | |
| EXISTING DOWN PIPE | |

PROJECT TITLE

PROPOSED SHED

REV	DATE	ISSUE
A	21.02.25	FOR APPROVAL



APPR

DRAWING TITLE

SITE PLAN

SITE ADDRESS 231 DALMORE RD DALMORE VIC 3981

DATE

DRAWING SCALE @ A1

1 : 100

DRAWING STATUS

FOR APPROVAL

A101

REVISION

A

SITE INFORMATION

SITE ADDRESS: 231 DALMORE RD, DALMORE, VICTORIA, 3981
LOT PLAN: 11TP077584
LOCAL COUNCIL: CARDINIA
SITE AREA: 2022 m²

SITE NOTES

THIS IS NOT A LAND SURVEY. MEASUREMENTS ARE APPROXIMATE. THE LOCATION OF ALL EXISTING SERVICES TO THE SITE AND ANY SURVEY INFORMATION IS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS INCLUDING EARTHWORKS

GENERAL NOTES

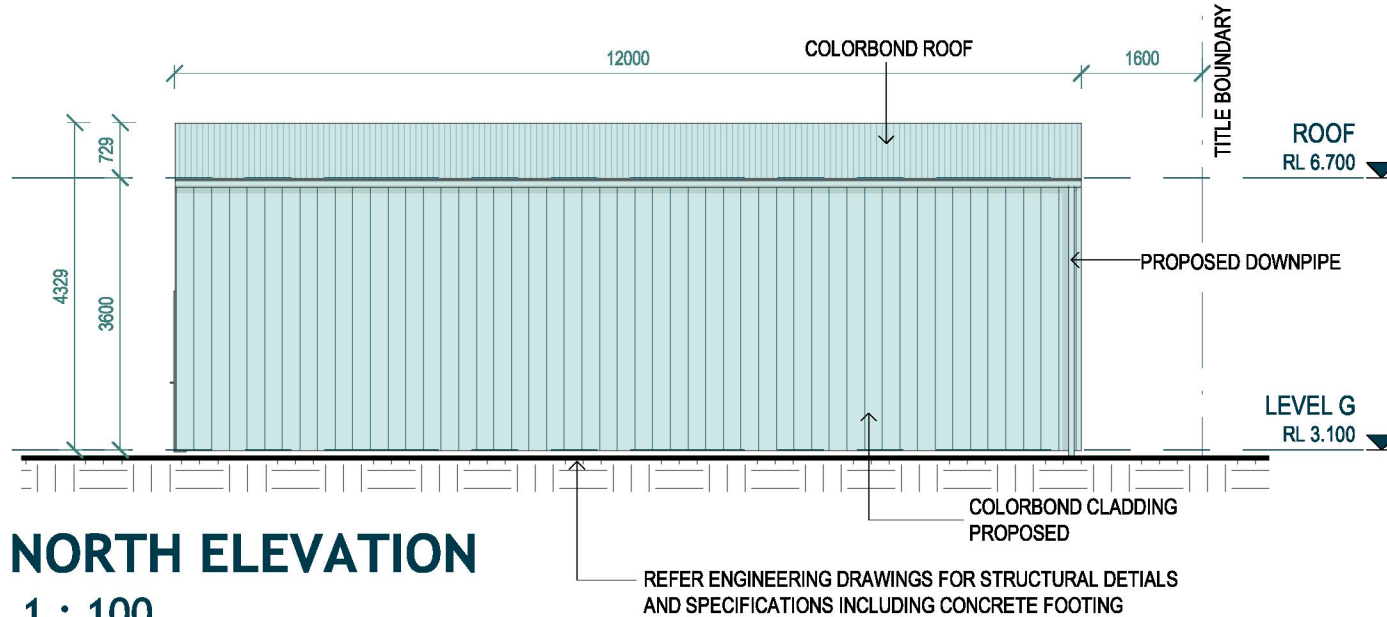
- ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO COMMENCEMENT OF THE WORKS.
 - DO NOT SCALE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE RELEVANT COORDINATOR
 - CIVIL AND STORM WATER DRAINAGE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE WORKS INCLUDING LOCATION OF EXISTING SERVICES AND PIPEWORK.
- STORMWATER NOTES**
- ALL PROPOSED STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING DISCHARGE LOCATION
 - CONNECTION DETAIL AND DRAIN EQUIPMENT SIZES SUCH AS GUTTER AND DOWNPIPE TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS
 - ALL WORKS TO COMPLY WITH AS3500.3

ENGINEERING NOTES

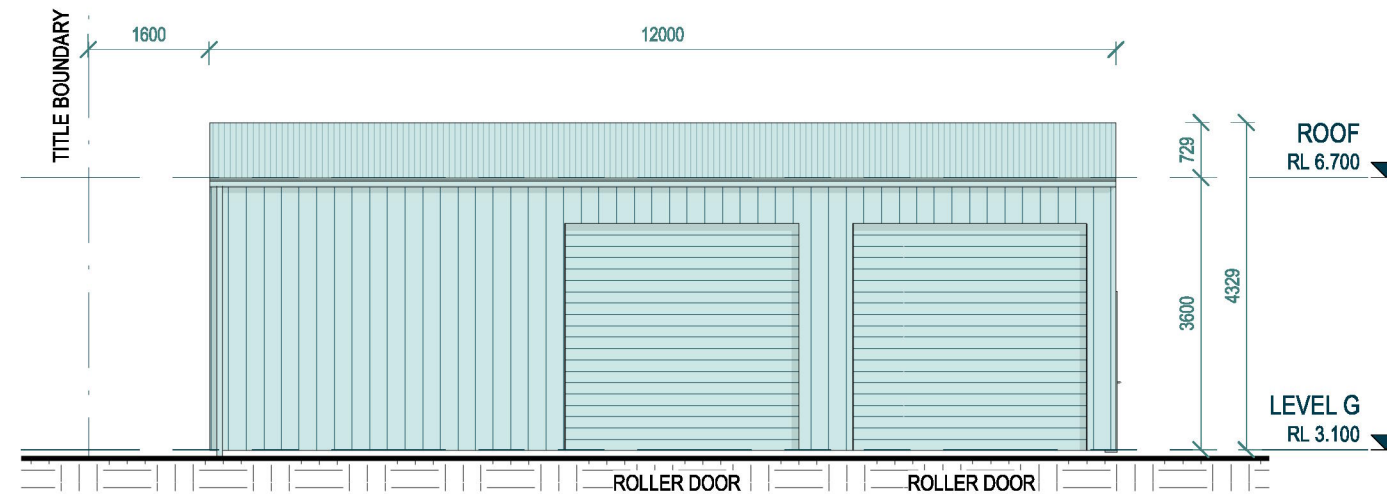
- DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS AND DRAWINGS
- ALL CIVIL WORKS, FOOTING AND STRUCTURE DETAILS, CONNECTION AND JUNCTION DETAILS TO BE REFERRED TO ENGINEERS DRAWINGS
- ALL PRODUCTS USED TO BE INSTALLED TO MANUFACTURERS DETAILS AND SPECIFICATIONS

SITE COVERAGE

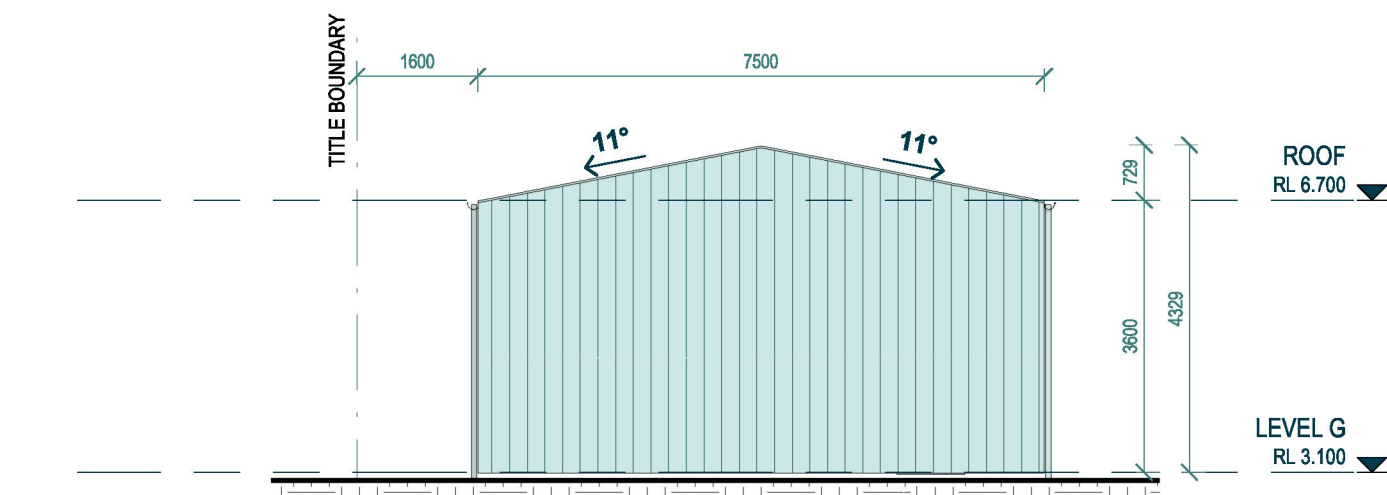
COVERED			
EXISTING SITE COVERAGE	361 m²	18%	
PROPOSED SITE COVERAGE	90 m²	4%	
UNCOVERED			
UNCOVERED AREA	1570 m²	78%	
	1570 m²	78%	
TOTAL SITE AREA	2021 m²	100%	



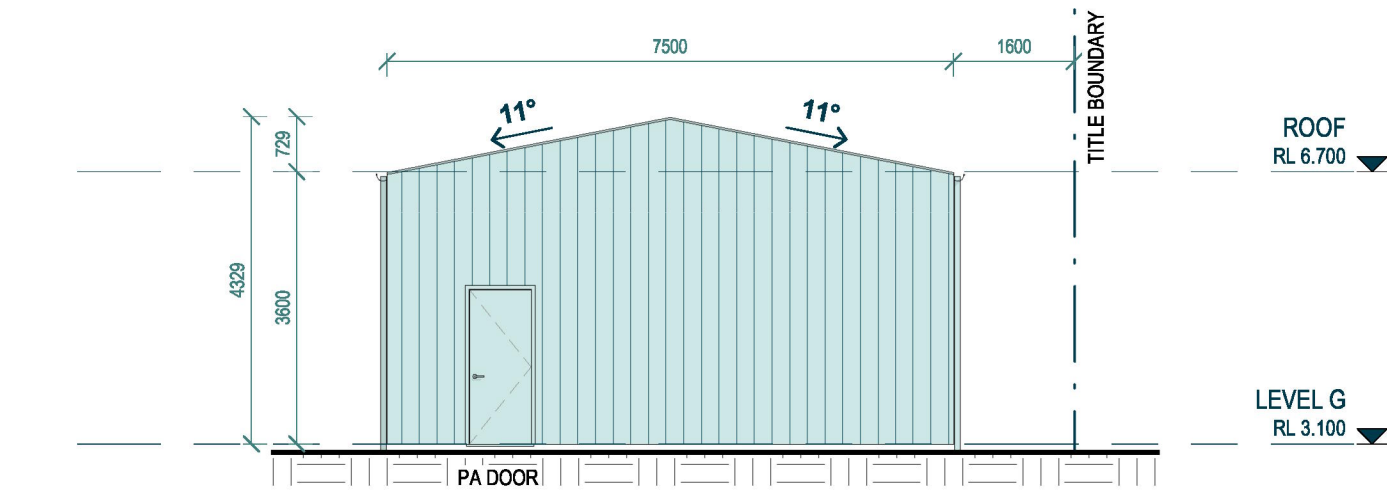
NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100



EAST ELEVATION
1 : 100

ENGINEERING SCHEDULE

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CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "40.67m/s", WIND REGION "A5", TERRAIN CATEGORY "2.08", IMPORTANCE LEVEL "2"

Internal Pressure: 0.5

Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: David Coleman

Site Address: 231 Dalmore Road, Dalmore VIC 3981

Main Building: Span: 7.5, Length: 12, Height: 3.6, Roof Pitch: 11 degrees

The length being comprised of 3 bays, the largest bay is 4m bays.

Left LeanTo: NA

Right LeanTo: NA

Total Kit Weight: 2278.87kg

INTERNAL PORTALS
Column: 2C15015
Rafter: 2C15015
Knee Brace: 2C10010
Knee Brace Length: 1700
Apex Brace: 2C10010
Apex Brace Length: 3300

END PORTALS
Column: C15015
Rafter: C15015
Knee Brace: NA
Knee Brace Length: NA
Apex Brace: NA
Apex Brace Length: NA
Endwall Mullion: C15015

LEFT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

RIGHT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS
Eave Purlin: C10010
Side Wall Girts: TH64100
Front End Wall Girts: TH64100
Back End Wall Girts: TH64100
Roof Purlins: TH64100
Max Spacing: 1250
Overlap: 10%
Max Spacing: 1250
Overlap: 10%
Max Spacing: 1250
Overlap: 10%
Max Spacing: 1000
Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS
Sleeve Anchor Bolts: M12x80 Sleeve Anchor Yellow Zinc
Frame Bolts: M12x30 Purlin Assembly Zinc (Mild)
Frame Screws: Frame Screw 14x14x22
Cross Bracing Strap: NA
Open Bay Header Height: NA

COLOUR SCHEDULE
Roof Sheets: Monolith
External Wall Sheets: Monolith
Roller Doors: Monolith
Flashings: Monolith
PA Doors: Monolith
Windows: NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL

The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only and are only valid when blue ink signed and dated by the engineer.

SNOW LOAD

Following conditions only apply to buildings with snow loading:

No maintenance or roof traffic permitted on the roof while there is snow present.

No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM

