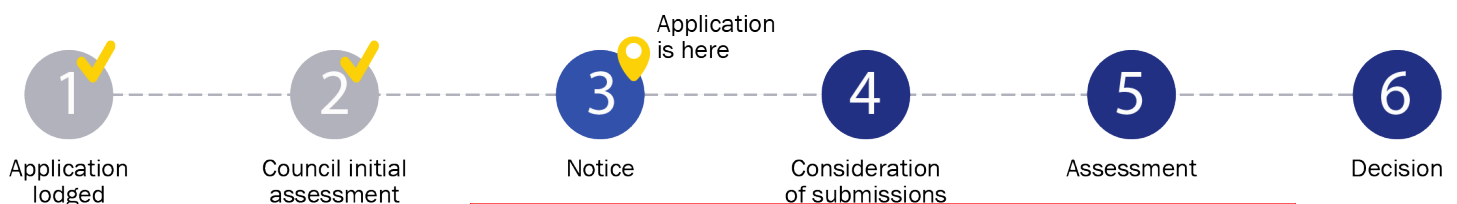


Notice of Application for a Planning Permit

The land affected by the application is located at:	V8178 F687 CA 103 Parish of Yallock 990 Koo Wee Rup-Longwarry Road, Catani VIC 3981
The application is for a permit to:	Buildings and Works (Construction of a Shed)
A permit is required under the following clauses of the planning scheme:	
44.04-2	Construct a building or construct or carry out works
37.01-4	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	Lakeside Building Consultants
Application number:	T240659
<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>	
04 July 2025	
<p>WHAT ARE MY OPTIONS?</p> <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 A42419HQ

Basic Information

Proposed Use	construction of shed associated with use of the land for horses
Current Use	rural lifestyle containing dwelling and usual outbuildings
Cost of Works	\$40,000
Site Address	990 Koo Wee Rup-Longwarry Road Catani 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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham 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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Documents Uploaded

Date	Type	Filename
05-12-2024	A Copy of Title	2 title docs.pdf
05-12-2024	Site plans	5 site plans.pdf
05-12-2024	Proposed elevation plan	6 Elevations & floorplan .pdf
05-12-2024	Additional Document	Aerial.docx
05-12-2024	Additional Document	Letter cover.docx
05-12-2024	Additional Document	Planning-Property-Report.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

Lodged By



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

P.O. Box 7, Pakenham VIC, 3810
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 08178 FOLIO 687

Security no : 124119924537V

Produced 18/11/2024 12:18 PM

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LAND DESCRIPTION

Crown Allotment 103 Parish of Yallock.
PARENT TITLE Volume 05939 Folio 741
Created by instrument A514259 21/04/1958

COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP262733C 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: 990 KOO WEE RUP-LONGWARRY ROAD CATANI VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 30/08/2021

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP262733C
Number of Pages (excluding this cover sheet)	1
Document Assembled	18/11/2024 12:18

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

TITLE PLAN		EDITION 1		TP 262733C	
Location of Land Parish: YALLOCK Township: Section: Crown Allotment: 103 Crown Portion: Last Plan Reference: Derived From: VOL 8178 FOL 687 Depth Limitation: 50 FEET			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 FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 06/01/2000 VERIFIED: BE	
<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>					
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets	

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08 January 2025



Dear Sonya,

Proposal: Pre-development advice - Construction of a shed

Site location: 990 KOO WEE RUP-LONGWARRY ROAD CATANI 3981

Melbourne Water reference: MWA-1354942

Date Received: 12/12/2024

Thank you for your application for pre-development information for the property listed above.

Melbourne Water provides the following high level, preliminary information to assist you in understanding the impacts that flooding and associated infrastructure or waterway assets may have on the potential to develop a property, and to inform your design response. Melbourne Water recommends that independent expert advice from a planning consultant or hydraulic engineer is sought in relation to the proposal, prior to submitting a planning or building permit application to the Responsible Authority.

Flood Level Information	<p>The property is located within Zone 1 of the Koo Wee Rup and Longwarry Flood Protection District and is subject to overland flooding due to overflows from drains.</p> <p>The applicable flood level for the property is 300 mm to Australian Height Datum (AHD) above the average surrounding ground level, based on a rainfall event which has a 1% Annual Exceedance Probability (AEP), that is, a 1% probability of being equalled or exceeded in any one year.</p>
Requirements for Development in Flood Prone Areas	<p>Melbourne Water assesses development applications in accordance with the Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District (July, 2019). These Guidelines describe four key objectives that need to be complied with when designing a</p>

development proposal. These include safety, flood damage, offsite impacts and waterway and floodplain protection.

Development in or adjacent to a floodplain may only be acceptable where the development is protected from flooding (floor levels are constructed to the identified Nominal Flood Protection Level, there is safe access to and around the development (in considering site specific flood depths and velocities), development does not interfere with the passage and storage of floodwaters, and development does not impact the environmental values of waterways and floodplains.

The property may be within the Land Subject to Inundation Overlay (LSIO) under the relevant Council Planning Scheme. This can be verified on the [VicPlan](#) website. Refer to the relevant Planning Scheme and applicable Planning Policy Framework provisions relating to floodplains, coastal inundation, waterways, erosion and drainage for policy guidelines.

Development in areas affected by flooding must consider the following:

- Development must not obstruct the passage of flood flows;
- Development must not reduce floodplain storage as this may cause flood levels and velocities to increase and adversely impact surrounding properties.
- Imported fill must be kept to a minimum and used only for sub floor areas of buildings.
- New fencing and decking must be of an open and unenclosed style of construction (fencing with 50% openings) to allow for the passage of flood flows.

Freeboard is the difference between the floor level of a building and the 1% AEP flood level. Freeboard requirements are designed to ensure that valuable

	<p>buildings, their contents and the people in them are safely above the 1% AEP flood level.</p> <p>For any non-habitable outbuilding constructed within the District, floor levels should be a minimum of 300 millimetres above the applicable flood level for a building with a concrete floor or 150 millimetres above the applicable flood level for an earthen floor.</p>
Asset Information	<p>The Yallock drain runs adjacent to the northern boundary of the property. The Taylors West and O'Neils drains runs adjacent to the southern boundary of the property.</p> <p>Buildings and works should be located sufficiently away from a water supply, sewerage or drainage asset to ensure that the asset is not impacted and enable the asset to be adequately serviced. Formal approval is required from Melbourne Water to undertake buildings and works over or near a Melbourne Water asset.</p> <p>A separate application is required to be submitted to Melbourne Water for approval of any new or modified stormwater connection to Melbourne Water's drains or watercourses.</p> <p>Applications for these types of activities can be made directly to Melbourne Water via our website.</p>

Any plans that may have been submitted with your application have not been assessed for compliance and the information provided above does not constitute approval. Melbourne Water may not support development that does not satisfy the criteria within the relevant guidelines and planning provisions.

Melbourne Water will formally review, assess and respond to your complete application at planning or building permit stage, and as such recommends that the Responsible Authority's pre-application service is also used to understand the risks associated with any proposal as a whole.

This information provided above is preliminary in nature and forms no contractual agreement between your company and Melbourne Water. Melbourne Water reserves the right to alter any or all of this information at any time.

For general development enquiries contact our Customer Service Centre on 131

722

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Lakeside Building Consultants

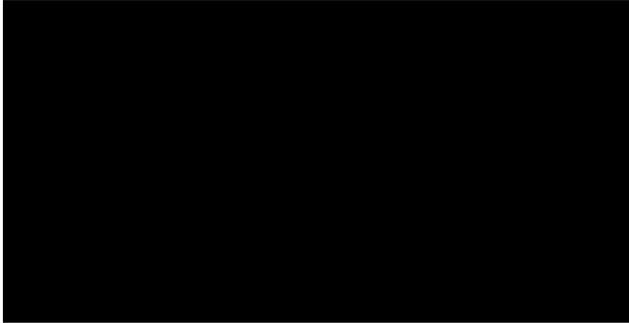
Lakeside Building Consultants

P.O. Box 49

Pakenham, Vic 3810

sonya@lakesidebuilding.com.au

Phone: 0447 443 618



Ref: Application No. T240659 – Construction of a Domestic Shed (Buildings & Works)
P'pty: 990 Koo Wee Rup - Longwarry Road, Catani VIC 3981
“Dansende Park”

I refer to the above and your RFI dated 28th April and wish to make the following comments
In references to the clauses of the Planning Scheme

Clause 11 planning and settlement

Dwelling constructed with planning approval 2003 – new shed for domestic storage

Clause 13 – Environment – Risks and amenity

At time the dwelling was constructed a 300mm fill pad above the Flood level was required and installed to dwelling and all buildings

Clause 15 Built Environment and heritage

Site is very similar to many others being a dwelling and outbuildings as needed to support the land use

Clause 16 – Housing

This dwelling was constructed with approval in 2003

Clause 21.01 Cardinia Key Issues and Strategic

Dwelling has been existing since 2003 and new shed is for domestic storage associated with the domestic use of the land

Settlement – the site is of a similar style of properties in the area

Economic - the owners past and present provide a service to the area and owners live and work onsite

Clause 21.03 – Key issues

The site is in a declared area for flood overlay and is covered by bushfire under building (not planning) – the shed is exempt as it's more than 10m from the dwelling

Fill pad to match the existing buildings onsite will be provided and has been shown on the plans

Clause 22.05 – Westernport GWZ

Dwelling was constructed in 2003 and shire did not ask for use permit at this time
Existing farm shed constructed pre 2010 - this permit for a domestic garage for secure storage of cars, camping gear and home workshop for owner to carry own repairs

Clause 37.01 Special Use Zone

The site had a dwelling approved in 2003

Clause 44.04(1) LSIO

The dwelling is on a 300mm above Flood Level fill pad as per original permit
The farm shed is also on a fill pad and driveway has been lifted to 300mm above NGL
Open shed to rear is earth floor and therefore 150mm above flood level
New works done in accordance with MWA 1354942 Dated December 2024

Clause 51.02 – Dwelling

Dwelling was constructed in 2003/04 with planning approval

Clause 65 – Decision Guidelines

Conclusion

Based on the request to amend the application and the provision of the additional information we look forward to the Council referring the application to Melbourne Water and giving notice of the application if deemed necessary.

In the meantime, and subject to receiving advice regarding the prescribed planning fee for this amended application, please do not hesitate to contact me at this office if the Council has any further queries.



Encl(s)

Updated elevations with fill pad labelled Ver C

Application to amend a current planning application



Application number:	T240659
Address of subject site	990 Koo Wee Rup - Longwarry Road, Catani VIC 3981

Pursuant to which section of the Planning and Environment Act 1987 is this amendment being made?		
Section 50:	Amendment to application at request of applicant before notice/advertising:	<input checked="" type="checkbox"/>
Section 50A:	Amendment to application at request of responsible authority before notice/advertising:	<input type="checkbox"/>
Section 57A:	Amendment to application after notice/advertising is given:	<input type="checkbox"/>

What is the purpose of the amendment? Please list all changes:
Pursuant to s. 50 of the Planning and Environment Act 1987, a request is made to amend the application as follows:
Planning permission is sought for the following:
(a) Construction of a Domestic Shed being buildings and works associated with a use in Section 2 (Existing Dwelling) of Clause 1.0 of the Schedule to the Special Use Zone pursuant to Clause 37.01- 4 of the Cardina Planning Scheme.
(b) Construction of a Domestic Shed being buildings and works within the Land Subject to Inundation Overlay (LSIO) pursuant to Clause 44.04-2

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Application to amend a current planning application



Fees

Amendment in accordance with Section 50 or 50A	Nil
Amendment in accordance with Section 57A	40% of the fee applicable to the original permit class plus the difference in fees if the amendment changes the class of permit to that with a higher application fee.

Lodgement of application

Your application can then be sent via email, mail or submitted in person at Council's Civic Centre.

Assistance

If any assistance in completing this form is required, we recommend you contact Council's Statutory Planning Team on 1300 787 624 before lodging an application. Insufficient or unclear information may delay the processing of your application.

Note: *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 the planning process under the Planning and Environment Act 1987.*

Cardinia Shire Council
Civic Centre
20 Siding Avenue, Officer

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PO Box 7
Pakenham 3810 (DX 81006 Pakenham)

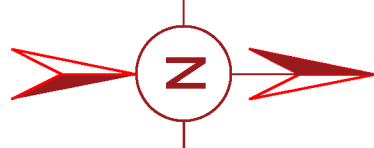
Phone: 1300 787 624
Email: mail@cardinia.vic.gov.au
Web: cardinia.vic.gov.au

National Relay Service (NRS)
TTY: 133 677 (ask for 1300 787 624)
Speak and Listen (speech-to-speech relay): 1300 555 727 (ask for 1300 787 624)

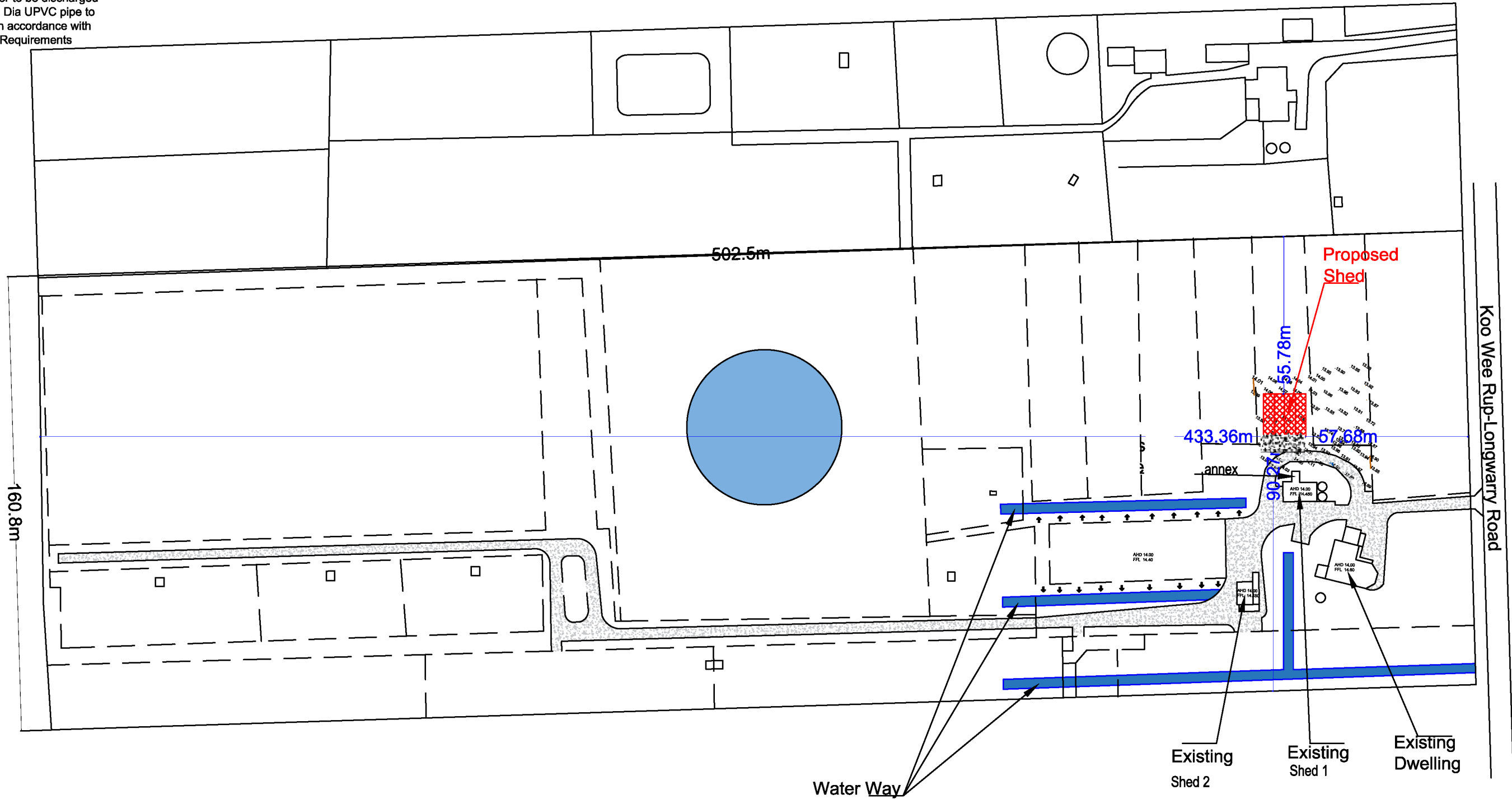
Translator Interpretation Service
131 450 (ask for 1300 787 624)

All building works to be completed in accordance with:
Building Act 1993
Regulations 2018, and Relevant
Building Code of Australia

Stormwater to be discharged
via 90mm Dia UPVC pipe to
System, in accordance with
Council's Requirements



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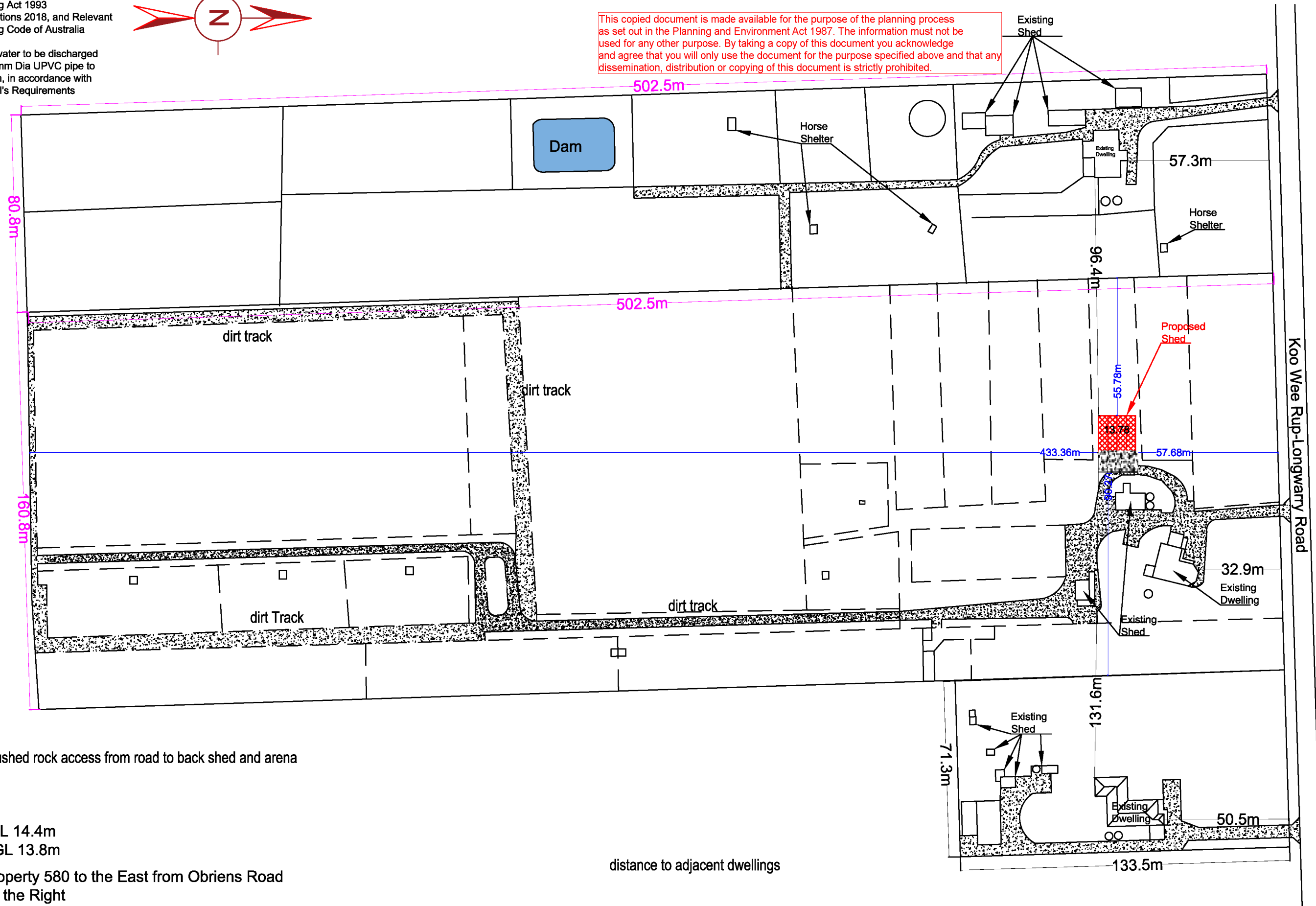
All tracks behind arena - dirt (compacted)
All driveways existing and proposed - crushed rock compacted over time
All fencing - farm fencing post and wire approx. 1.0m high

Property 580 to the East from Obriens Road
on the Right

access finish added

PROJECT ADDRESS 990 Koo Wee Rup-Longwarry Road Catani Vic 3981	VOL 08178	FOL 687	PROPOSAL Domestic Outbuilding 15m x 15m	SITING 57.68m to North Boundary 90.27m to East Boundary 433.36m to South Boundary 55.78m to West Boundary	PLANNING SUZ(1) LSIO	SCALE 1:1500	
	LOT Crown Allotment 103 Parish Yallock	PS				DATE 30/04/2025	ISSUE D

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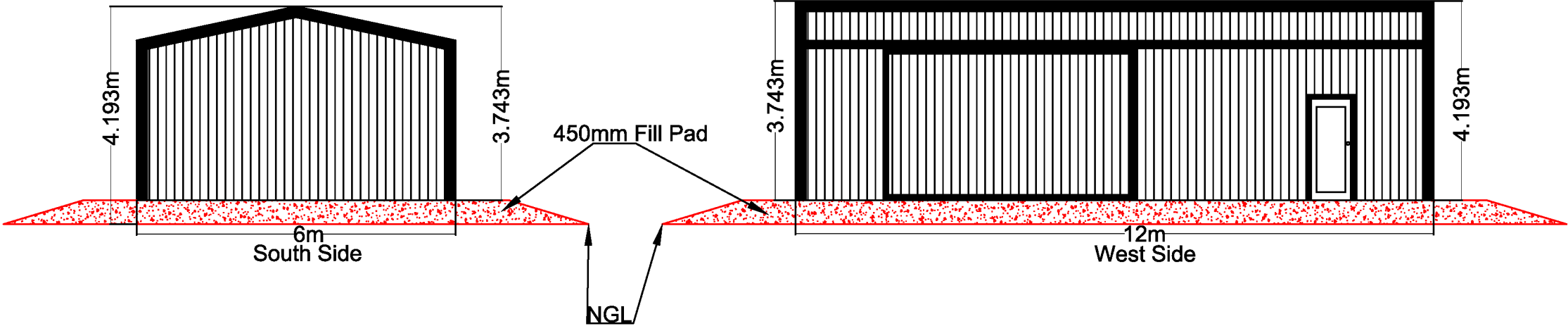
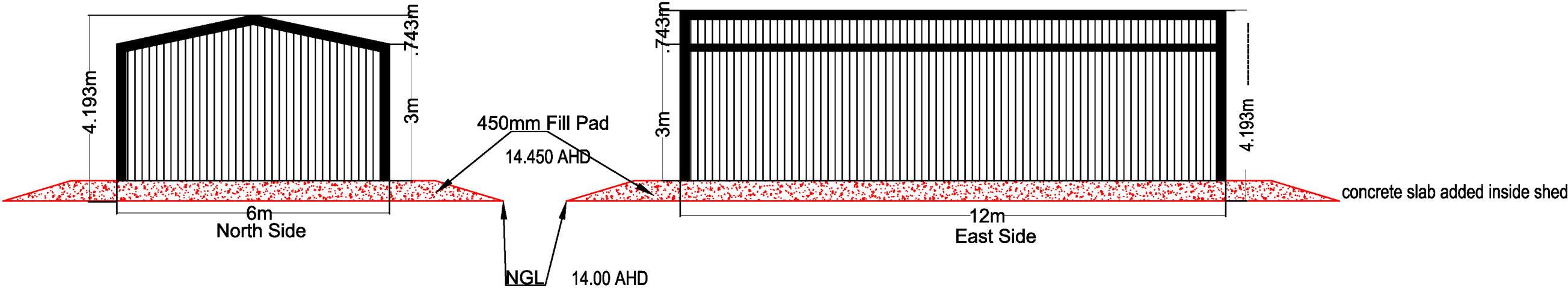


PROJECT ADDRESS 990 Koo Wee Rup-Longwarry Road Catani Vic 3981	VOL 08178	FOL 687	PROPOSAL Domestic Outbuilding 15m x 15m	SITING 57.68m to North Boundary 90.27m to East Boundary 433.36m to South Boundary 55.78m to West Boundary	PLANNING SUZ(1) LSIO	SCALE 1:1500	
	LOT Crown Allotment 103 Parish Yallock	PS				DATE 30/04/2025	ISSUE D

All building works to be completed in accordance with:
Building Act 1993
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

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2 watertanks for domestic use adjacent to this shed

Constructed same time as dwelling approximate in 2003

Dark gray in color.

AHD 14.000
FFL 14.450

Existing Shed 1

Property 580 to the East from Obriens Road on the Right

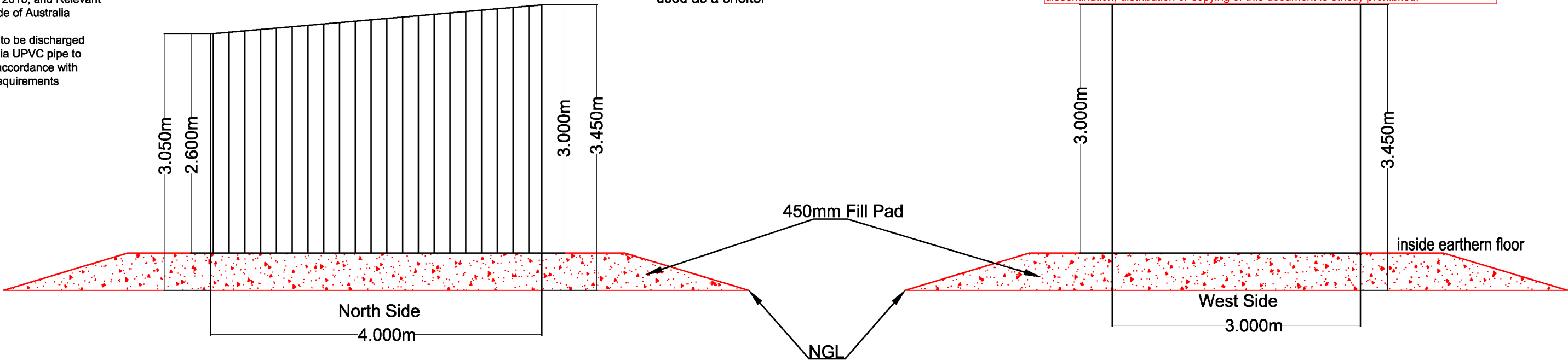
PROJECT ADDRESS 990 Koo Wee Rup-Longwarry Road Catani Vic 3981	VOL 08178	FOL 687	PROPOSAL Existing Shed	SITING 57.68m to North Boundary 90.27m to East Boundary 433.36m to South Boundary 55.78m to West Boundary	PLANNING SUZ(1) LSIO	SCALE 1:100	
	LOT Crown Allotment 103 Parish Yallock	PS				DATE 30/04/2025	ISSUE C

All building works to be completed in accordance with:
Building Act 1993
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

this structure located behind existing farm shed used as a shelter

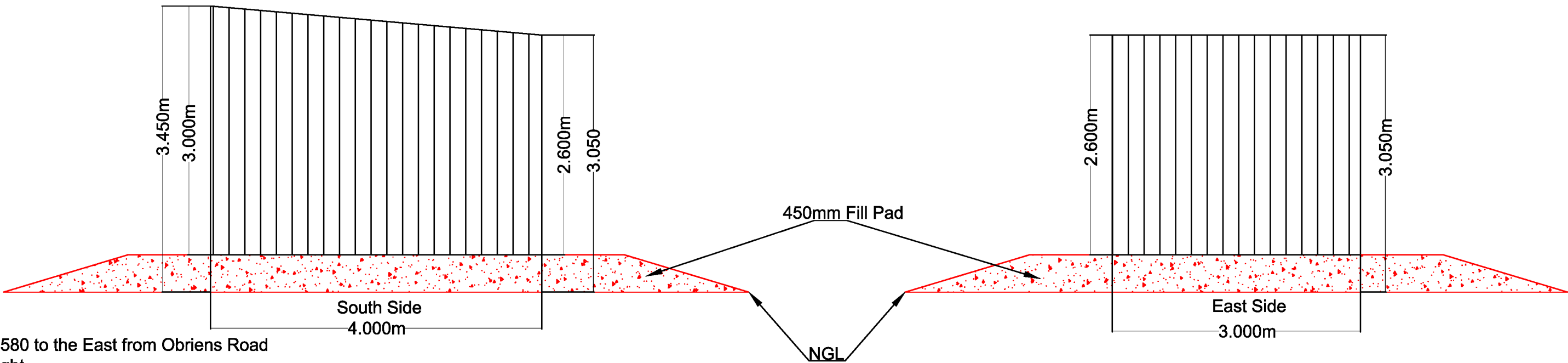
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Constructed approximate in 2022

Dark gray in color

AHD 14.000m
FFL 14.450m



Property 580 to the East from Obriens Road on the Right

PROJECT ADDRESS
990 Koo Wee Rup-Longwarry
Road Catani Vic 3981

VOL
08178
LOT
Crown Allotment 103
Parish Yallock

FOL
687
PS

PROPOSAL
Existing
Shed 1

SITING
57.68m to North Boundary
90.27m to East Boundary
433.36m to South Boundary
55.78m to West Boundary

PLANNING
SUZ(1)
LSIO

SCALE
1:50

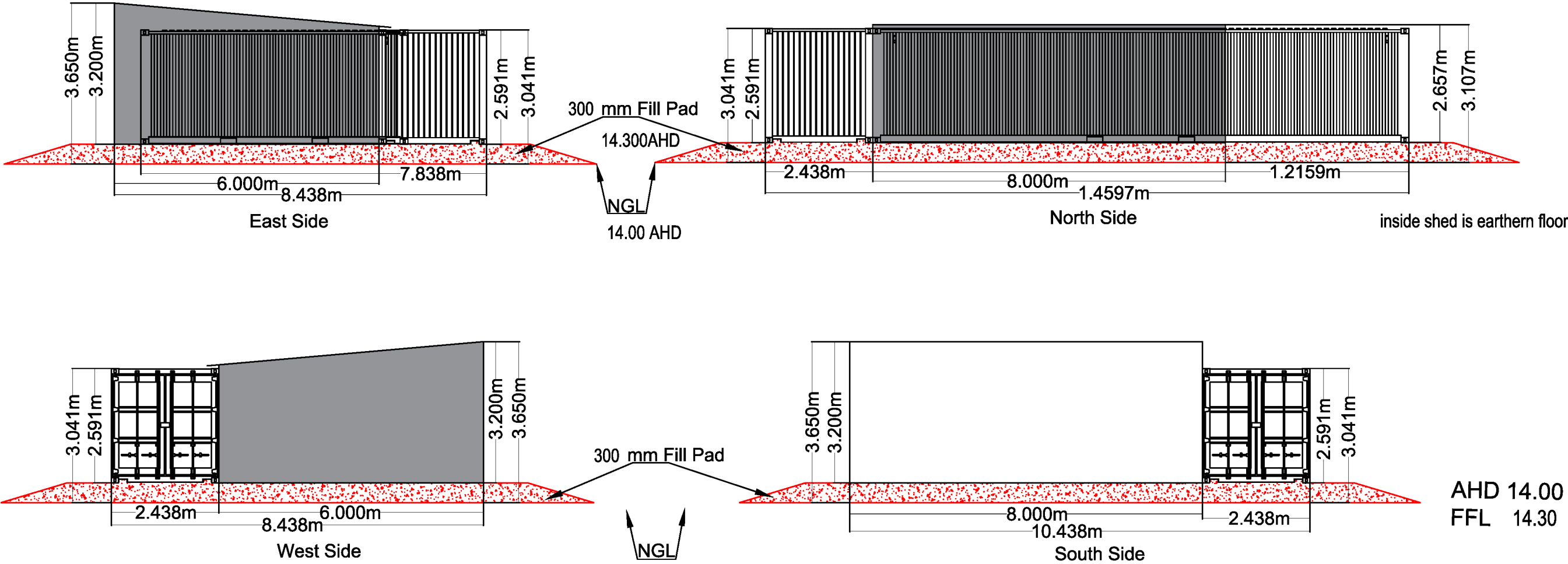
DATE
30/04/2025

ISSUE
C

All building works to be completed in accordance with:
Building Act 1993
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

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Property 580 to the East from Obriens Road
on the Right

Existing
Shed 2
Wood Shed
Earthen floor

PROJECT ADDRESS
990 Koo Wee Rup-Longwarry
Road Catani Vic 3981

VOL
08178
LOT
Crown Allotment 103
Parish Yallock

FOL
687
PS

PROPOSAL
Existing
Shed

SITING
57.68m to North Boundary
90.27m to East Boundary
433.36m to South Boundary
55.78m to West Boundary

PLANNING
SUZ(1)
LSIO

SCALE
1:100

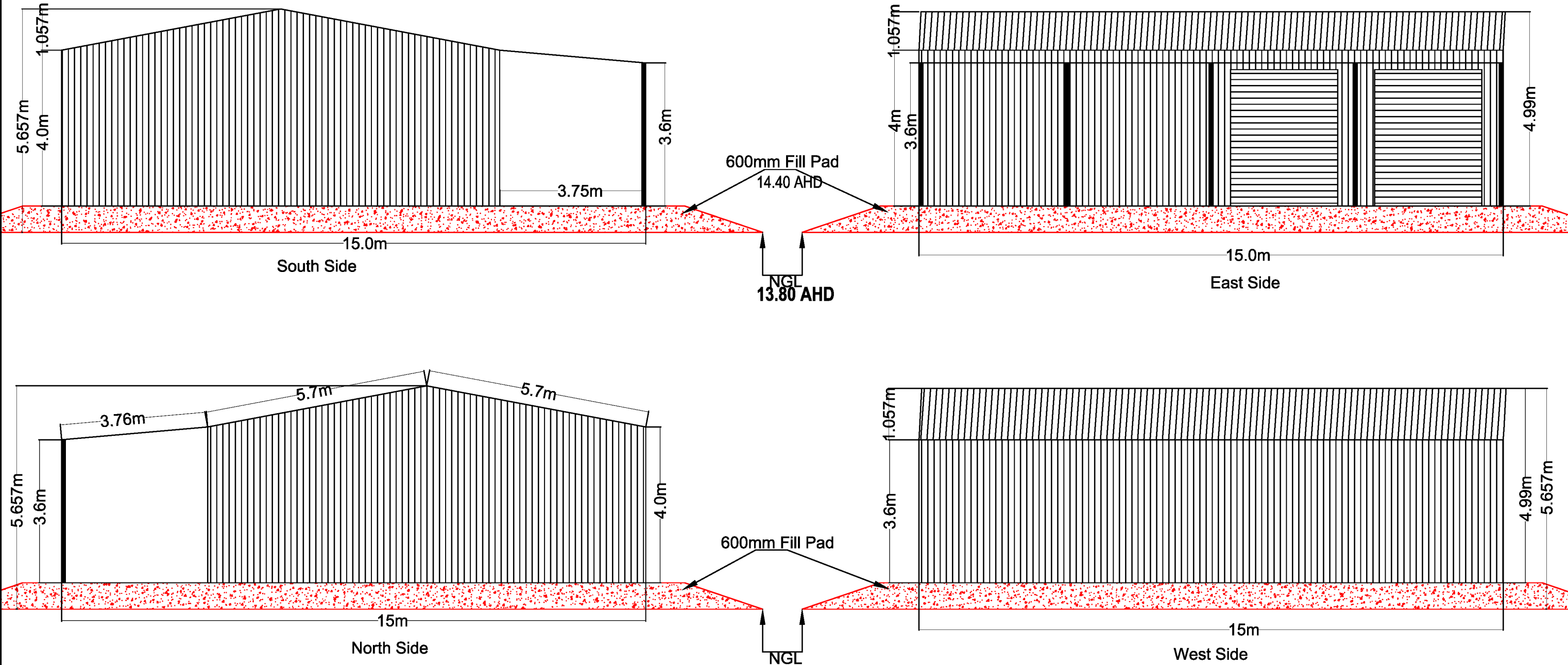
DATE
30/04/2025

ISSUE
C

All building works to be completed in accordance with:
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Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

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FFL 14.4m
NGL 13.8m

Property 580 to the East from Obriens Road
on the Right

Elevations

proposed concrete slab to be included
all works on a 100mm slab with SL82 slab mesh

PROJECT ADDRESS
990 Koo Wee Rup-Longwarry
Road Catani Vic 3981

VOL
08178
LOT
Crown Allotment 103
Parish Yallock

FOL
687
PS

PROPOSAL
Domestic outbuilding
15m x 15m

SITING
57.68m to North Boundary
90.27m to East Boundary
433.36m to South Boundary
55.78m to West Boundary

PLANNING
SUZ(1)
LSIO

SCALE
1:100

DATE
30/04/2025

ISSUE
C

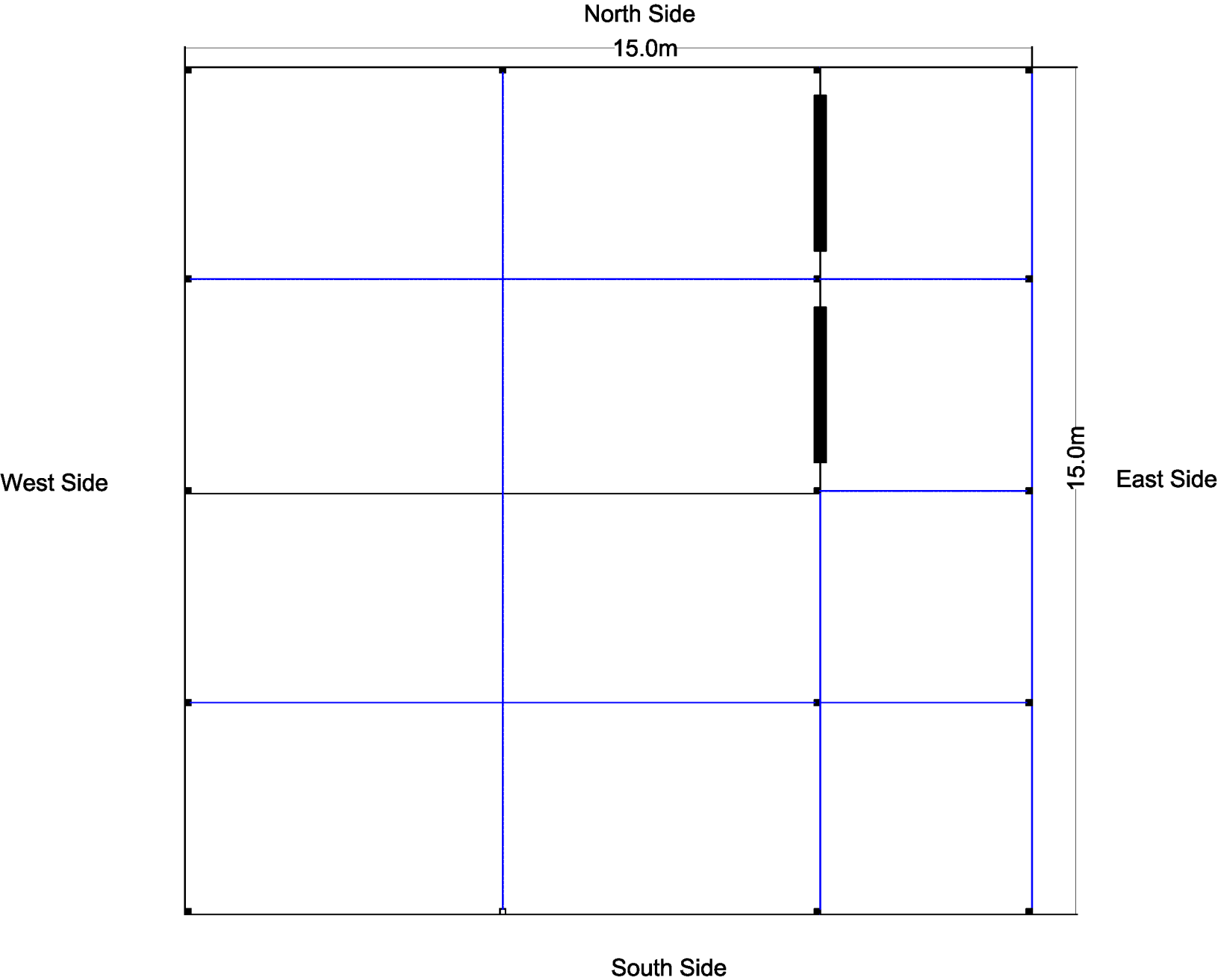
100



All building works to be completed in accordance with:
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Stormwater to be discharged
via 90mm Dia UPVC pipe to
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FFL 14.4m
NGL 13.8m

Property 580 to the East from Obriens Road
on the Right

PROJECT ADDRESS
990 Koo Wee Rup-Longwarry
Road Catani Vic 3981

VOL
08178
LOT
Crown Allotment 103
Parish Yallock

FOL
687
PS

PROPOSAL
Domestic Outbuilding
15m x 15m

SITING 57.68m to North Boundary
90.27m to East Boundary
433.36m to South Boundary
55.78m to West Boundary

PLANNING
SUZ(1)
LSIO

SCALE
1:100

DATE
30/04/2025

ISSUE
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