
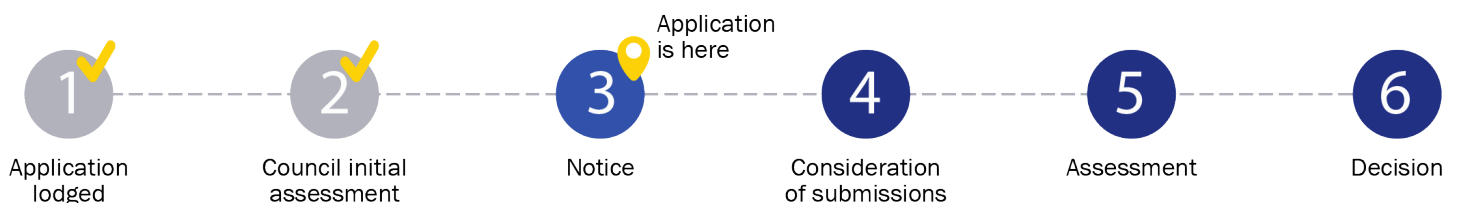


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP134985 V9718 F279 503 Hall Road, Nar Nar Goon VIC 3812
The application is for a permit to:	Buildings and Works (Construction of an Agricultural Building and Rainwater Tanks)
A permit is required under the following clauses of the planning scheme:	
35.04-5	Construct a building within nominated setbacks
35.04-5	Construct or carry out earthworks specified in a schedule to this zone
44.04-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	Bairnsdale Engineering
Application number:	T240541
<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:	08 August 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>



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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.

Clear Form

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

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.

Rural property in a Green Wedge Zone with existing dwelling

The property produces hay


 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.

Name:

Title: Ms

First Name

This copied information is not applicable for the purpose of Engineering 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 this document for the purpose stated and that the dissemination, distribution or copying of this document is strictly prohibited.

Organisation (if applicable): Bairnsdale Engineering

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO Box 1390

Suburb/Locality: Bairnsdale

State: Vic

Postcode: 3875

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone

Email:

Mobile phone:

Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

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:

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:

Same as applicant ☐

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

Suburb/Locality:


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: 14 / 10 / 2024

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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MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

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You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

⚠ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

⚠ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

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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

Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T250541PA
Address of the Land:	503 Hall Road, Nar Nar Goon

APPLICANT DETAILS

Name:	[REDACTED] /O Bairnsdale Engineering and Taylors Development Strategists
Organisation:	
Address:	8/270 Ferntree Gully Road, Notting Hill
Phone:	9501 2800
Email:	accounts@bairnsdaleeng.com.au

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
We wish to amend the application to also include the permit trigger for buildings and works associated with the construction of water tanks pursuant to Clause 44.04-2 of the LSIO.		
The Plans have also been updated to provide more detail in accordance with Council's RFI. Please refer to the cover letter for more details.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	21/07/25

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, 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 <i>Planning and Environment Act 1987</i>.</p>
--

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

Page 1 of 1

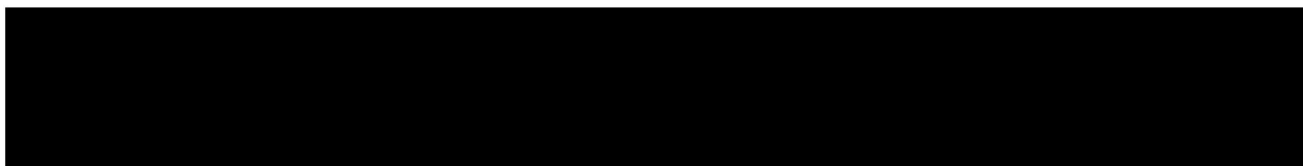
VOLUME 09718 FOLIO 279

Security no : 124118140622J
Produced 10/09/2024 03:23 PM

LAND DESCRIPTION

Lot 1 on Title Plan 134985P.
PARENT TITLE Volume 08458 Folio 661
Created by instrument M434551L 21/08/1986

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 TP134985P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX991118X (E)	TRANSFER	Registered	13/05/2024

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

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

Street Address: 503 HALL ROAD NAR NAR GOON VIC 3812

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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Imaged Document Cover Sheet

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	TITLE PLAN	EDITION 2	TP 134985P
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Location of Land Parish: KOO-WEE-RUP Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP 62453 Derived From: VOL 9718 FOL 279 Depth Limitation: 15.24 m	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
---	---

EASEMENT INFORMATION				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-1 & E-2	DRAINAGE	SEE PLAN	LP62453	LOTS ON LP62453
E-2 & E-3	PIPELINE	SEE PLAN	AC855918H	LOT 1 ON LP89200

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 07/09/1999
 VERIFIED: AA

ENLARGEMENT NOT TO SCALE

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 = LOT 6 (PT) ON LP 62453	

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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14 October 2024

**Attn: Cardinia Shire
Planning Department**

Property: 503 Hall Road, Nar Nar Goon, 3812

New Planning Permit Application

A Planning Permit is required to build a large farm shed for machinery and hay storage

Planning Permit Trigger – Green Wedge Zone and LSIO

Waterways – Proposed shed is more than 100m of a waterway. Waterways are shown on the site map

Property overlays – Green Wedge Zone, LSIO

Cut & Fill – minimal cut & fill for the new shed.

Drainage – a water tank will collect all water run off

Colours – The shed cladding will be Colorbond – Monument roof & walls, Night Sky roller doors

Vegetation – no trees or vegetation need to be removed

Green Wedge Zone –

The shed will have minimal impact to the soil and water quality.

The proposed shed is for farm machinery and hay storage.

No impact to the flora & fauna near the shed site. No vegetation to be removed

Effluent disposal is N/A. The sheds are not for animal husbandry.

There is a farm house on site which will be used for staff amenities (kitchen and bathroom)

LSIO –

No objectives required as per schedule

Please let me know if you require any further information.

Regards

[Redacted Signature]

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Our Ref: 24884/P
503 Hall Road, Nar Nar Goon
MLA/hse

9 July 2025

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Statutory Planner
Cardinia Shire Council
Lodged via email

Dear Lori,

**503 Hall Road, Nar Nar Goon
Planning Permit Application T250541PA
Response to Council Request for Further Information**

We continue to act on behalf of the applicant in addition to Baimsdale Engineering in relation to the land at 503 Hall Road, Nar Nar Goon ('the site') and Planning Permit Application T250541PA ('the Application').

We write in response to Cardinia Shire Council's ('Council's') correspondence dated 8 November requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987* ('the Act').

This response addresses the matters raised in the request for further information and is accompanied by updated application material for the proposed development. To assist Council's consideration, please find herewith the following documentation in support of the application:

- Updated Elevations prepared by Baimsdale Engineering
- Updated Site Plan prepared by Baimsdale Engineering.
- Updated Detailed Engineering Plans prepared by Taylors
- Completed Section 50 Amendment Form

We request that this information replace corresponding information lodged with the application pursuant to Section 50 of the Act and that this forms the basis of any decision on the application.

Parts of this response have been updated in accordance with Council request dated 10 February 2025.

Additionally, we provide the following responses to Council's request for additional information in numeric order:

Item	Request	Response
1	<i>Detailed written response identifying how the land is proposed to be used.</i>	<p>The land at 503 Hall Road is intended for personal use as an agricultural/hobby farm enterprise. The proposed shed is intended to service surrounding paddocks, in particularly, the paddocks designed for future angus beef cattle and orchards. Refer to concurrent application no. T230376.</p> <p>The site is located within the Green Wedge Zone – Schedule 1, which has a purpose, inter alia, to <u>“provide for the use of land for agriculture”</u> and to <u>“encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses”</u>.</p> <p>The proposed shed will provide space for agriculture equipment to service the future angus beef cattle on site with respect to the GWZ purpose and the shed is ancillary to this purpose. Agricultural farming, inclusive of cattle, is a common practice in the surrounding area, with large sheds present on almost all the surrounding properties.</p>
2	<i>Detailed written response identifying whether there is a relationship between Planning Permit Application T240376 and this proposal for buildings and works (farm shed). It has been brought to Council’s attention that Planning Permit Application T240376 was lodged for ‘Earthworks associated with construction of a dam’ for the subject site.</i>	<p>Both this permit application (T240541) and T230376 include applications for the subject site, however, differ in their permit triggers. The proposed agricultural / hobby farm use of the site does not trigger a permit application. The two applications before Council are required to facilitate and support that use.</p> <p>Planning Application T230376 was lodged 1 August 2024 and seeks the planning permission for earthworks associated with the construction of a dam to drought-proof the site and ensure the welfare of the cattle.</p> <p>This application (T250541PA) was lodged 14 October and seeks a permit for buildings and works associated with the construction of a farm</p>

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Item	Request	Response
		<p>shed. Again, this relates to the use of the land and will be used to store and maintain required equipment and store feed. Please refer to the Shed Floor Plan which details the intended internal layout for the proposed Shed.</p> <p>Whilst both applications pertain to the same subject site, due to the times in which lodgement was required, these applications should be considered separately, however, ultimately work together to achieve the desired outcome on site.</p>
3	<i>An indicative layout plan that provides details of what is to be stored in the building along with a list of the machinery.</i>	<p>Please refer to the Shed Floor Plan prepared by Bairnsdale Engineering which demonstrate the proposed internal floor layout for the shed.</p> <p>The shed intends to store a range of agriculture equipment, including, but not limited to buggy's, tractors, farm trucks and space for hay storage. A full list of the equipment proposed has been included within the Legend of the Shed Floor Plan.</p>
4	<i>Amended site plan drawn to scale which show:</i> <i>4.1 Relevant ground levels, to Australian Height Datum, taken by a licensed surveyor.</i> <i>4.2 The location of proposed water tank.</i> <i>4.3 The location of the proposed site cut & fill.</i> <i>4.4 The extent of any hardstand (i.e. Concrete or asphalt) around the building.</i> <i>4.5 The location and proposed treatment of vehicle access to the building.</i>	<p>Please refer to the Updated Whole Site Plan prepared by Bairnsdale Engineering which has been amended in accordance with all conditions of this item.</p> <p>The Engineering Plans prepared by Taylors have been amended in accordance with Melbourne Water's conditions to provide a FFL of 11.20 metres, and an appropriate fill pad.</p> <p>We also wish to note that in accordance with Councils email on 26 February 2025, the Detailed Engineering Plans prepared by Taylors have been amended to include the capacity of the water tanks proposed. Each water tank will be 20,000L capacity. We also note that the Section 50</p>

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Item	Request	Response
		amendment form has been updated to include reference to the permit trigger for the buildings and works associated with the construction of rain water tanks pursuant to Clause 44.04-2 of the LSIO.
5	<i>Amended elevation plans including:</i> <i>5.1 Maximum building height measured from the Natural Ground Level (NGL) & Finished Floor Level (FFL) on all elevation plans.</i> <i>5.2 Proposed colour and materials for the shed.</i> <i>5.3 Cardinal directions of all elevation plans (e.g., north elevation, etc).</i> <i>5.4 Dimensions of the proposed site cut & fill above and/or below NGL.</i>	Please refer to the updated Elevation Drawings prepared by Bairnsdale Engineering which has been prepared to address all conditions of this item. The roof and walls of the shed will be Colorbond Monument, with the roller doors being Colorbond Night Sky.

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Furthermore, we provide the following responses to each of the preliminary concern/s issues raised by Council in their request for further information.

Preliminary Assessment 1

Council holds concerns with the scale of the building that does not appear to be commensurate with the size of the property and proposed use. Unless sufficient justification is provided to demonstrate the need for the proposed size, Council's Planning Department is unlikely to support the proposal.

Response:

Please refer to the Shed Floor Space Plan prepared by Bairnsdale Engineering which details the proposed internal floor plan for the shed.

The proposed shed is centrally located, with dimensions of 40.5m x 24m x 6m (excluding awnings) within the approximate 180,000m² property. The proposal of a shed is entirely congruent with the development on surrounding properties, and its central location minimises any perceived visual impact on surrounding properties. The surrounding properties have been utilised for family and agricultural purposes pursuant to the zone.

In particular, we wish to highlight the sheds at 65 Five Mile Road, 385 Five Mile Road and 95 Soldiers Road these properties are of similar size to the subject site and contain large sheds to accommodate the land use.



Figure 1. 65 Five Mile Road Shed Dimensions (Metromap.com)

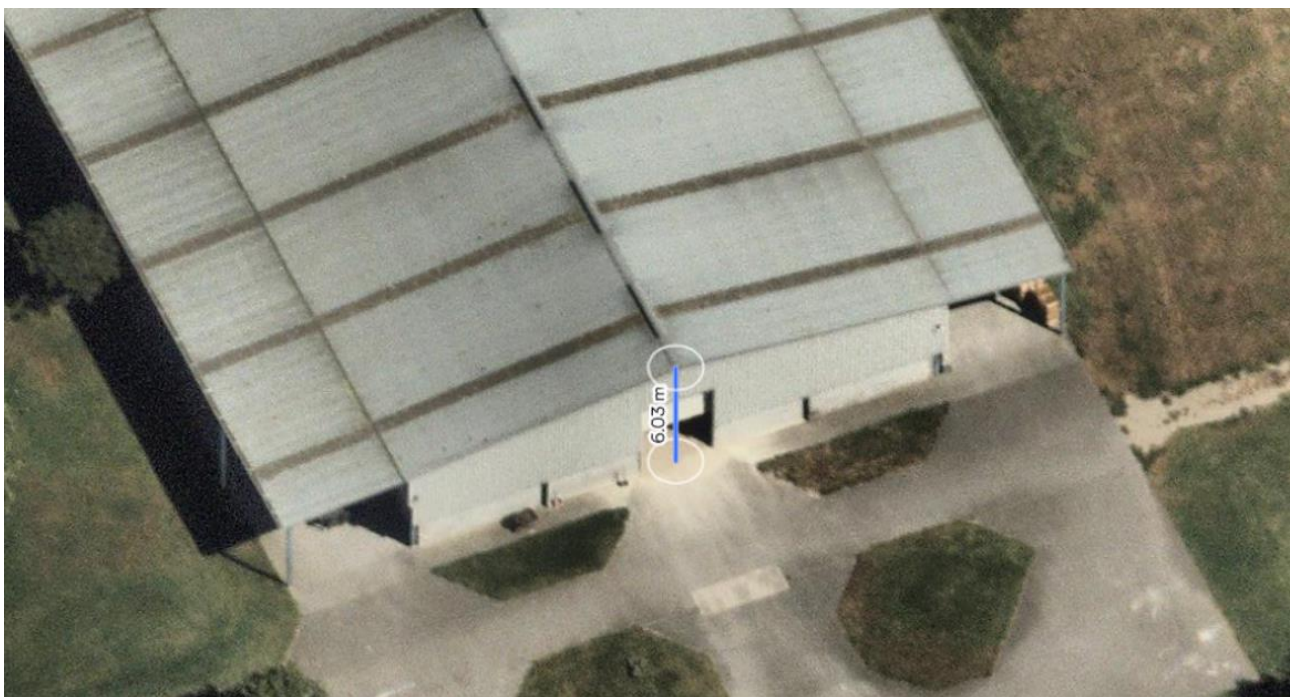


Figure 2. 65 Five Mile Road Shed Height (Nearmap.com)

As shown above, 65 Five Mile Road has a total site area of roughly 115 000m². The shed is measured at roughly 60 metres x 25 metres x 6 metres (excluding awnings). The shed at 65 Five Mile Road is therefore of larger total surface area than the proposed shed, on a property significant smaller in size to the subject site.

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Figure 3. 385 Five Mile Road Shed Dimensions (Metromap.com)



Figure 4. 385 Five Mile Road Shed Height (Nearmap.com)

As shown above, 385 Five Mile Road has a total property area of roughly 167,000m², marginally less than the subject site. The shed's dimensions are approximately 55 metres x 24 metres x 6.7 metres, therefore, resulting in similar sized shed, servicing a similar sized area.

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Figure 5. 95 Soldiers Road Shed Dimensions (Metromap.com)



Figure 6. 95 Soldiers Road Shed Height (Nearmap.com)

95 Soldiers Road is reasonably similar in size to the subject site, measuring at roughly 122,000m². The shed on site measures roughly 74 metres x 36 metres x 7.2 metres (excluding awnings) and is therefore of much greater total size than the proposed shed on site.

In summary, large sheds are a common feature of agricultural use which is in line with the purpose of the Green Wedge Zone. The proposed shed on site will service the surrounding paddocks and will provide a storage space for farming equipment and workshop area as demonstrated on the Shed Floor Plan.

Preliminary Issue/Concern 2

Please note, this application has been internally and externally referred to relevant departments and authorities. If a referral response identifies any concerns with the proposal or that further information is required, you will be advised in due course.

Response:

If any referral comments are received, we will respond to them accordingly.

Additional response to Office Comments from correspondence dated 10 February 2025:

In addition to 4.5, please provide a written statement regarding why the extensive internal access roads, as shown on Farm Plan, Site Plan and Proposed Farm Shed Plan prepared by Taylors, are required for the proposed use of land for an agricultural/hobby farm enterprise'

The scale of the internal access roads does not appear to be commensurate with the proposed use on subject site.

Response:

The proposed internal road network will facilitate movement throughout the site. It is common that during the wet months, the subject site and surrounding areas can become significantly waterlogged. As a result, without the internal road network, movement throughout the site would prove considerably challenging and is likely to result in farming machinery and vehicles getting bogged down, and to livestock will be significant impacted

The hobby farm enterprise is to have considerable investment from the owner and is not intended to be used for simple land grazing purposes. The hobby farm is intended service a range of agricultural uses inclusive of cattle breeding and orchards.

One of the purposes of the Green Wedge Zone is to "...provide opportunity for a variety of productive agricultural uses". The proposed internal road network will contribute to separating the different agricultural uses on site and will service the site for a long period of time.

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Internal road networks are common within the surrounding areas for farming sites which are seeking to maximise the land, as appose to simple land grazing techniques. Please refer below to sites in the surrounding area which also include sophisticated internal road networks on site.



Figure 7. 3245 Ballarto Road, Pakenham South

The land at 3245 Ballarto Road includes a detailed internal road network which facilitates movement throughout the site and separation of paddocks and land uses, entirely consistent with the proposed road network on site.

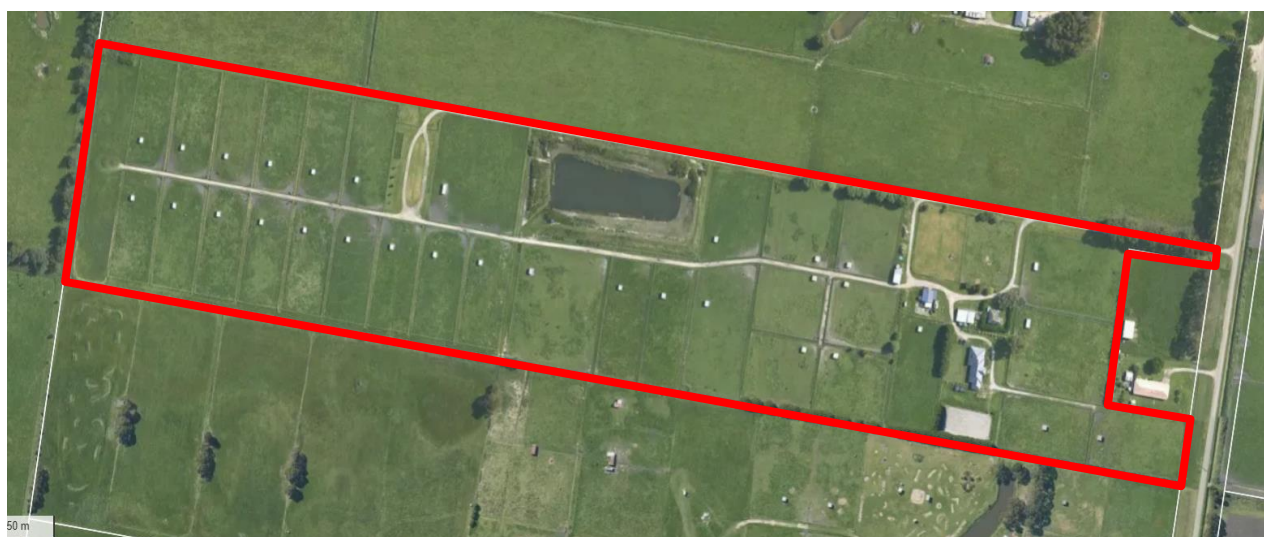


Figure 8. 245 Eight Mile Road, Nar Nar Goon

245 Eight Mile Road includes a long linear road through the property with multiple connections, facilitating access to all areas of the site. Grassed over roads are also present and contribute to separation of paddocks and internal movement.



Figure 9. 640 Nine Mile Road, Cora Lynn

Similar to the above sites, 640 Nine Mile Road is a farm which has experienced considerable investment. The internal road network is sophisticated and allows movement throughout the property, whilst separating different paddocks, entirely consistent with what is proposed on the subject site.

Overall, the proposed internal road network is similar to existing agricultural uses in the surrounding area, all of which will have been determined as necessary by the farm managers to enable effective management of the properties and their respective enterprises. Similarly, the proposed accesses have been determined as appropriate for the subject site by those who will operate it. The accesses will contribute to facilitating movement through the site, particularly during wet seasons, and the separation of agricultural land uses.

5. Amended elevation plans including:

5.2 Proposed colour and materials for the shed.

Response:

The elevation plans have been updated to include the proposed colour and material for the shed. Colorbond 5-Rib .42BMT is the proposed material, with Monument and Sky Night being the proposed colours.

Colorbond 5-Rib .42BMT appears to be the material chosen for the shed. However, the proposed colour for the shed is not reflected on the elevation plans or specified in the RFI response letter from Taylors (dated 23 January 2025).

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Response:

Please refer to the updated Elevations Plan which includes the proposed colour as Monument.

Please amend elevation plans and the RFI response letter from Taylors (dated 23 January 2025) to demonstrate compliance with requirements raised by Melbourne Water (dated 5 December 2024).

Response:

In correspondence with Melbourne Water, an amended referral response was provided on 23 June 2025. A response to this referral response has been provided below.

In addition, please add a notation to clearly state whether the proposed shed will be with concrete floors or dirt floors.

Response:

Please refer to the updated Elevation plan which has been amended to include a notation that the floor of the proposed shed will be concrete.

Referral Comments

Melbourne Water

Melbourne Water does not object to the proposal, subject to the following conditions (inter-alia):

1. *The shed with concrete slab floors must be constructed with finished floor levels set no lower than 11.20 metres to Australian Height Datum (AHD), which is 300 mm above the applicable flood level of 10.90 metres to Australian Height Datum (AHD).*
2. *A fill pad for the shed must extend no more than 5.0 metres beyond the building footprint that is enclosed by walls, before battering down to existing surface levels.*

Response:

Please refer to the amended Elevation Plans prepared by Bairnsdale Engineering and updated Engineering Plans prepared by Taylors which have been updated to provide a 11.20 metre finished floor level in accordance with Condition 1 above.

Condition 2 states that a fill pad must not exceed more than 5 metres beyond the shed's building footprint that is enclosed by walls, before battering down to existing surface levels. As such, a fill pad is proposed to extend 5 metres out from the building footprint at 1:50 gradient, with a 20mm step down to ensure rainwater runoff away from the shed. This will then batter down to existing surface levels at 1:10 gradient. The proposed gradients as approved by Melbourne Water, will allow the safe movement of farming vehicles, such as tractors, utes and buggies around the shed.

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We therefore maintain that the proposed fill pad is in accordance with Melbourne Water's amended conditions, and that a permit can be granted.

Other Matters:

We wish to note that Council has also requested that the size of the proposed water tanks be shown on the plans, as well as highlighting that Melbourne Water's referral comments dated 23 June did not include an assessment against the water tanks. As such, re-referral will be required.

In discussion with Council on 4 July, Council confirmed that to avoid further delays once the above information is submitted and deemed to satisfactorily respond to the RFI, advertising of the application can proceed. Additionally, the application will be re-referred to Melbourne Water to further consider the inclusion of the water tanks.

We note that if Melbourne Water require the size of the water tanks to be reduced in order to support the proposal, this can be included by way of a suitably worded condition on their response, which will be included on the planning permit.

We wish to note that each proposed water tanks at maximum capacity will be able to store 20,000L by virtue of the 4 metres width (diameter) and a height of 1.6 metres. Based on a review of the surrounding properties, we maintain that the size of the proposed water tanks are generally consistent with the surrounding properties. For example, the following properties include water tanks of a similar size to those proposed:

660 Seven Mile Road maintains three (3) water tanks, all of which maintain a similar height and width as the proposed.



Figure 10. 660 Seven Mile Road, Nar Nar Goon (Nearmap.com)

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The site at 95 Soldiers Road includes a near 12-metre-wide water tank which maintains a height of approximately 1.54 metres considerably larger than the proposed.



Figure 11. 95 Soldiers Road, Pakenham (Nearmap.com)

365 Hall Road maintains three (3) water tanks, of which maintain similar heights and width to the proposed. All three tanks maintain a height of approximately 1.8 metres with a width of approximately 4 metres.



Figure 11. 365 Hall Road, Pakenham South (Nearmap.com)

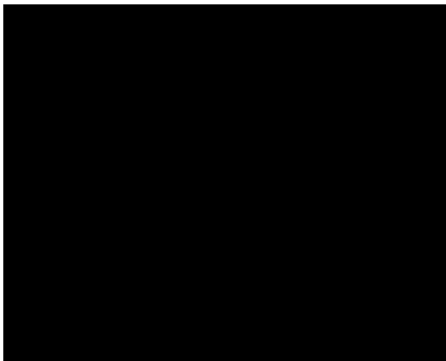
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Summary

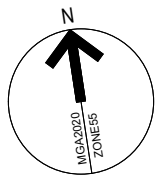
We trust that the plans, supporting material and accompanying submission addresses Council's request and concerns in full and we look forward to instructions for advertising of the application.

Of course, should you have any further queries or require any clarification in relation to the above, please do not hesitate to contact on [REDACTED]

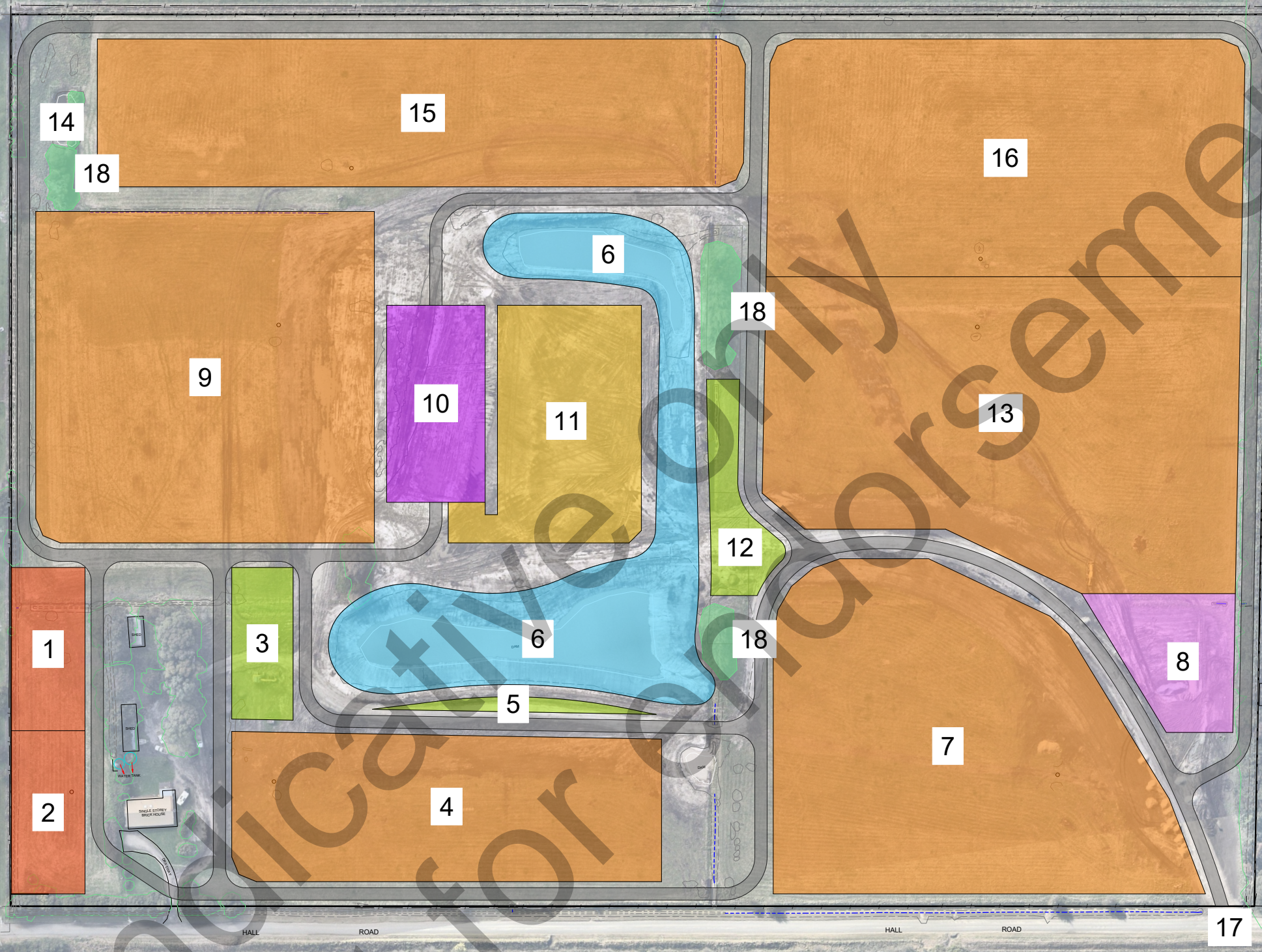
Yours faithfully



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- | | | |
|--------------------|---|----------------------------------|
| 1. BULL PADDOCK #1 | 8. STOCK YARD | 14. SMALL DAM / SPRING |
| 2. BULL PADDOCK #2 | 9. PADDOCK #3 | 15. PADDOCK #4 |
| 3. ORCHARD #1 | 10. SHED & HARDSTAND & STORAGE AREA | 16. PADDOCK #5 |
| 4. PADDOCK #2 | 11. HEIFER/CALFING PADDOCK (ACCESS TO SHED WHILE CALFING) | 17. PROPOSED ACCESS TO HALL ROAD |
| 5. ORCHARD #2 | 12. ORCHARD #3 | 18. RETAINED TREES |
| 6. DAM | 13. PADDOCK #6 | |
| 7. PADDOCK #1 | | |

SEE SHEET 12 FOR
SURVEY REPORT, NOTES
AND LEGEND

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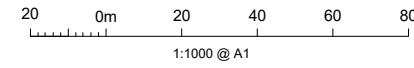
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URBAN RESOURCE MANAGEMENT

PROJECT:
503 HALL ROAD
NAR NAR GOON 3812

DRAWING:

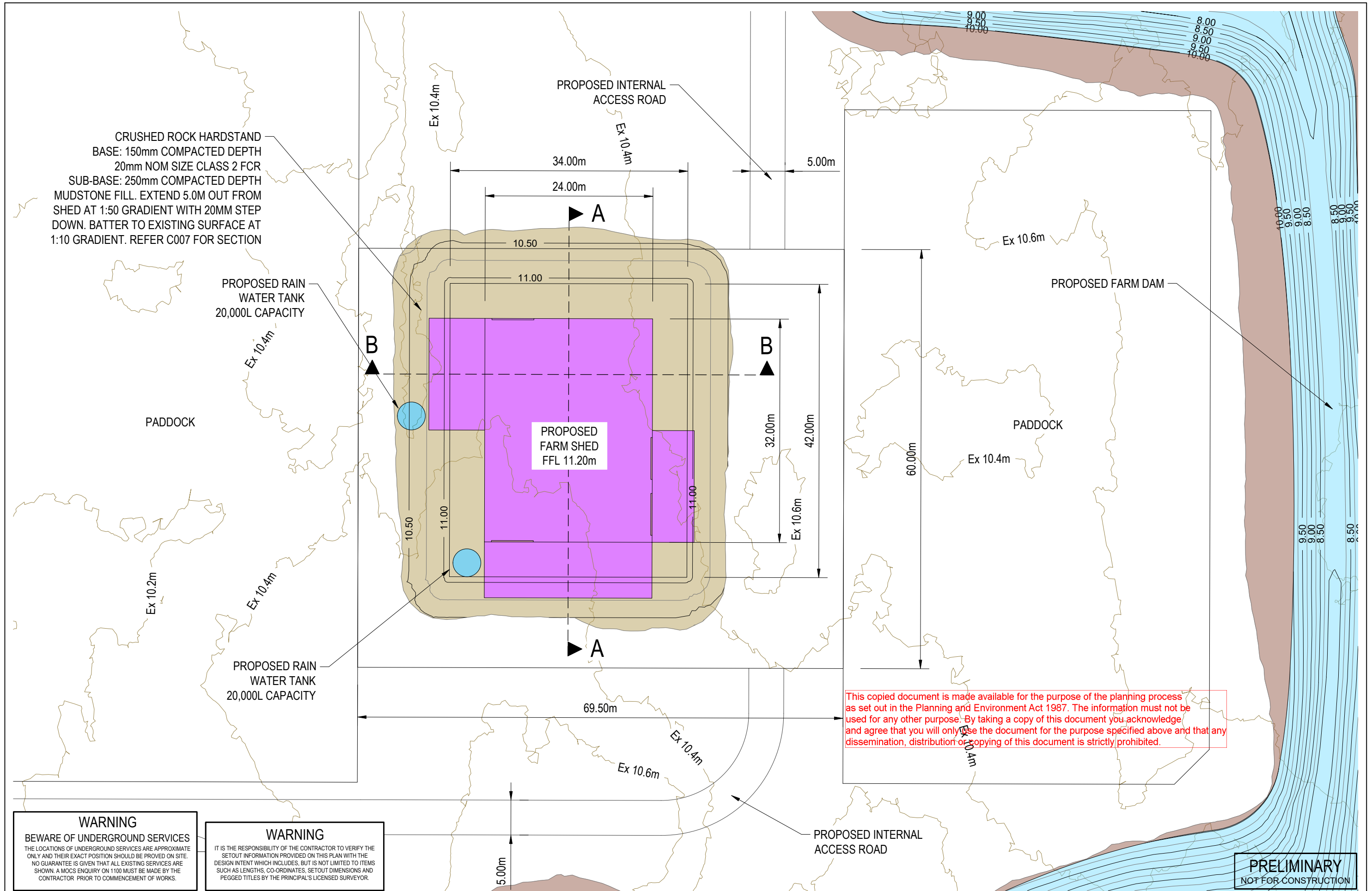
FARM PLAN

Proj. Ref:	24884/E	Approved by:	AHM
Sheet:	1 of 1	Approval Date:	21/10/2024



DRAWING NUMBER: 24884-SK001 **VERSION:** 01

TAYLORS
Urban Development | Infrastructure
8/270 Ferntree Gully Road, Notting Hill VIC 3168
Phone: (03) 9501 2800 | www.taylorstds.com.au

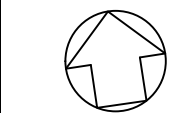
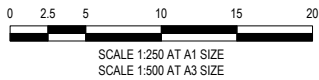


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WARNING
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

VER	DATE	REVISION	APPD.



Coords: MGA Levels: AHD

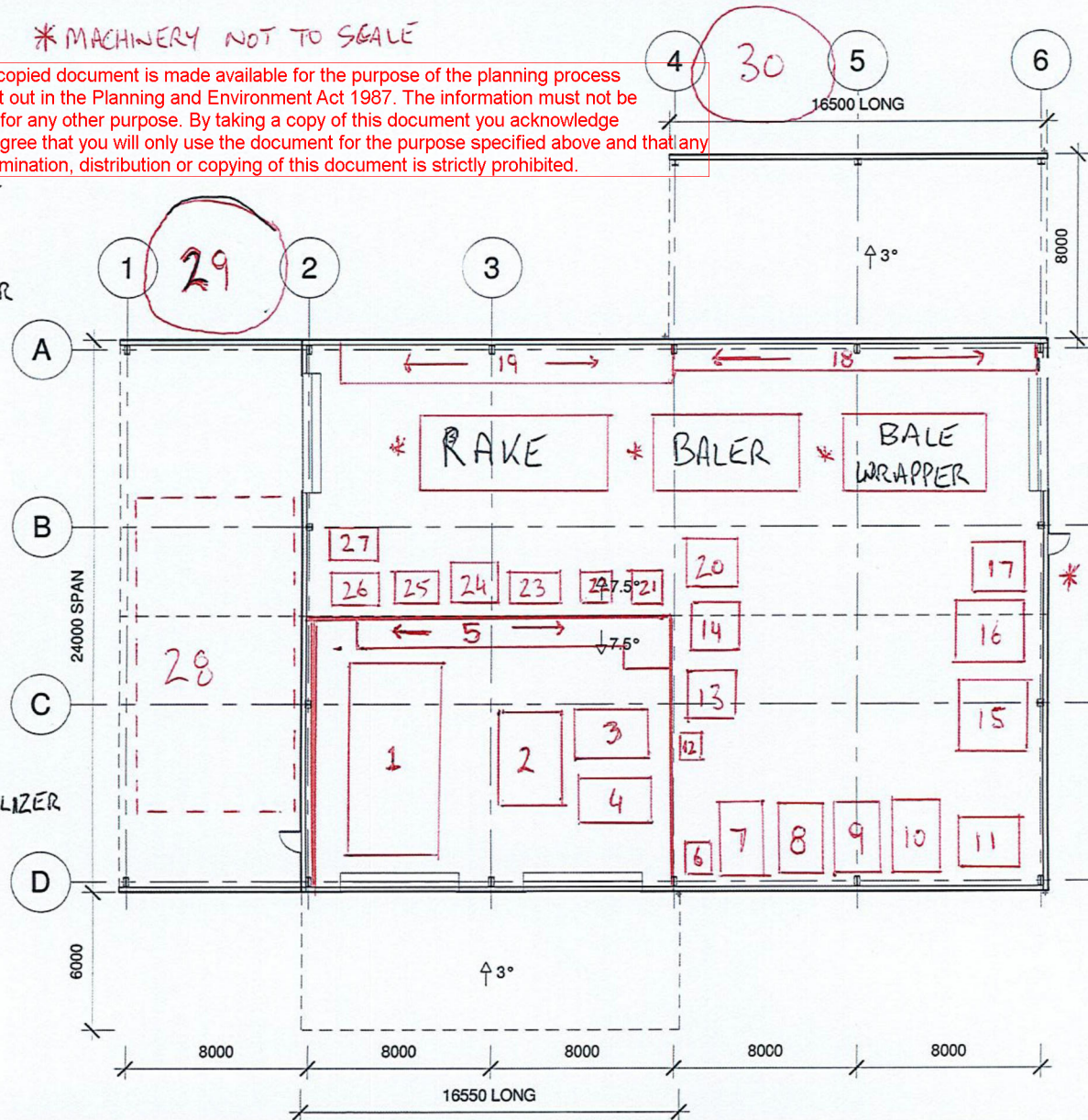
TAYLORS Urban Development Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorsof.com.au			
DESIGNED: AHM	AUTHORISED: -	DRAFTED: AHM	
CHECKED: JOY	AUTH. DATE: -	CAD REF: 24884-C006	

CARDINIA SHIRE COUNCIL	SCALE 1:250 @ A1
503 HALL ROAD NAR NAR GOON	VERSION D
PROPOSED FARM SHED GENERAL ARRANGEMENT PLAN	SHEET 1 OF 1
	DRAWING No.
	24884-C006

- 1 - TRUCK STORAGE
- 2 - UTE
- 3 - BUGGIE
- 4 - BUGGIE
- 5 - BENCH + TOOL STORAGE
- 6 - MOWER
- 7 - SMALL EXCAVATOR + TRAILER
- 8 - TRAILER
- 9 - TRAILER
- 10 - SLIP OFF WATER TANK
- 11 - SKID STEER
- 12 - SMALL SEEDER
- 13 - LARGE SEEDER
- 14 - OFFSET DISCS
- 15 - LARGE TRACTOR
- 16 - MEDIUM TRACTOR
- 17 - KANGA 1.8M SLASHER
- 18 - PALLET RACKING FOR ATTACHMENTS, SEED, FERTILIZER
- 19 - FLOOR STORAGE
- 20 - SPRAY TRAILER

* MACHINERY NOT TO SCALE

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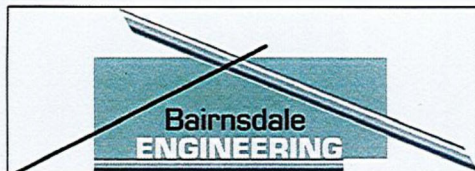
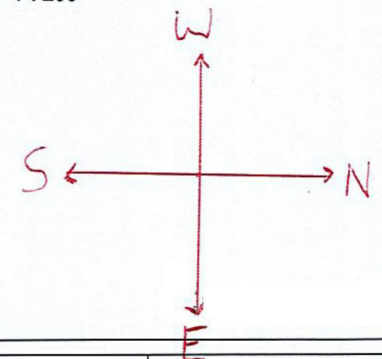


- 21 - PALLET FORKS
- 22 - HAY SPIKES
- 23 - 6MTR FOLDING PASTURE
- 24 - LGE BOOM SPRAY HARROWS
- 25 - MEDIUM BOOM SPRAY
- 26 - MUNRO POST HOLE DRIVER
- 27 - EZIWIWIRE 1200 CLAMPER
- 28 - HAY BALE STORAGE
10 x 5 x 5 = 250 BALES.
- 29 - WATER TANK
- 30 - WATER TANK

* OTHER EQUIPMENT REQUIRED

BALER
RAKE
BALE WRAPPER

Ground Floor
1 : 200



Farm Shed
503 Hall Rd, Nar Nar Goon

Style 7.5° Gable & 3° Skillions Size 40.5m x 24m + awnings x 6m

PLAN

Quotation number	33490
Drawn by	BJC
Date	16/08/2024
Wall Cladding	Colorbond 5-Rib 42BMT
Roof Cladding	Colorbond 5-Rib 42BMT

A102

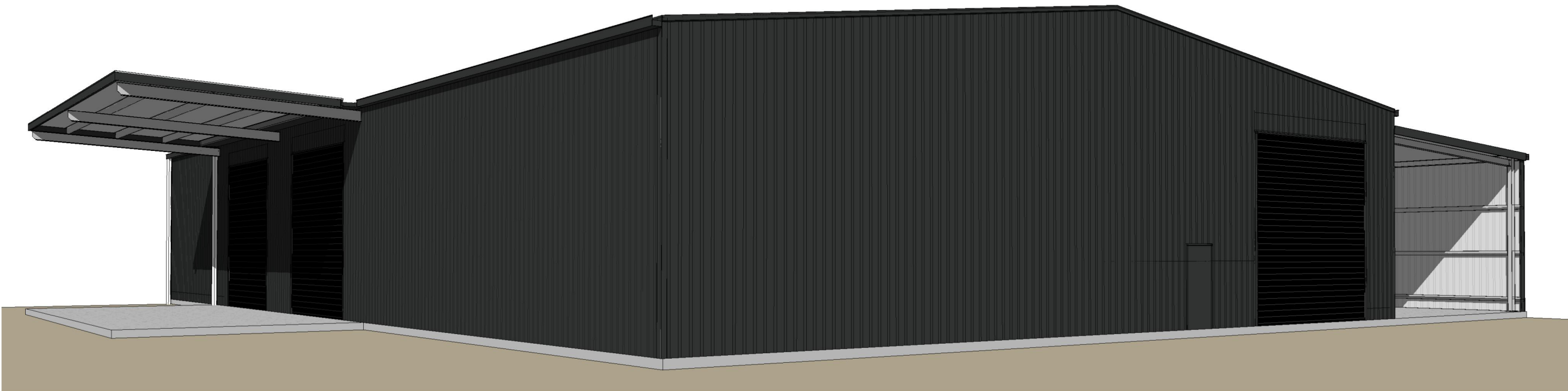
Scale 1 : 200

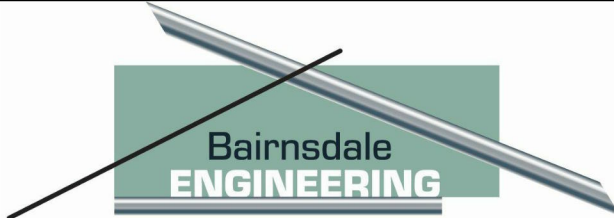
I acknowledge that these are the final plans as varied, and supersede any prior plans signed.

Name: _____
Date: _____
Signature: _____

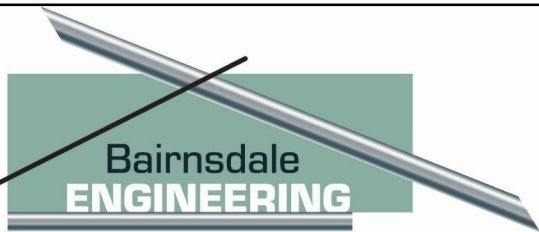
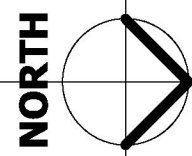
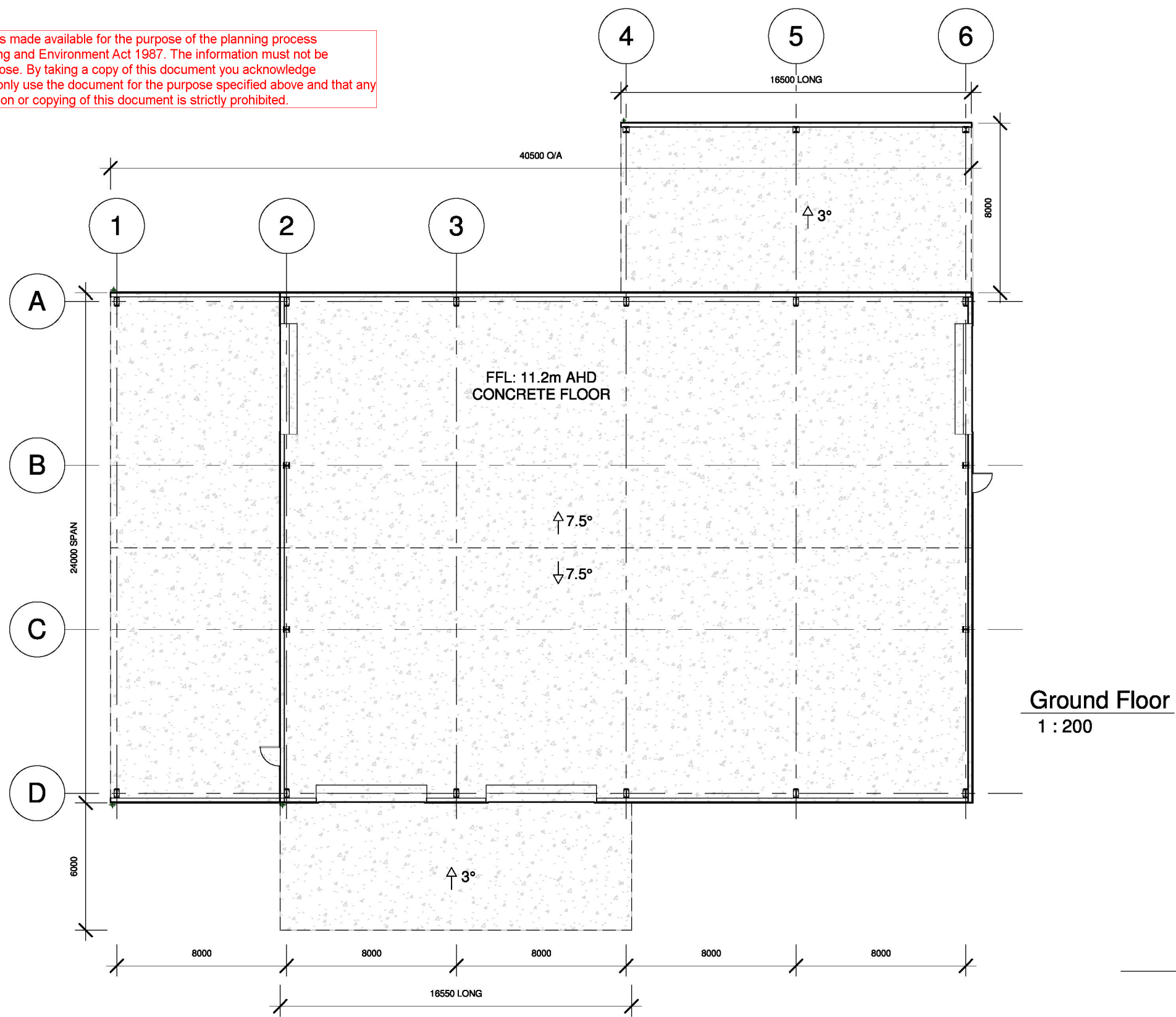
- Colorbond® – Monument roof & walls
- Colorbond® – Night Sky roller doors

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	<div></div> <div>Farm Shed</div> <div>503 Hall Rd, Nar Nar Goon</div>		3D					
			Quotation number		33490		A101	
			Drawn by		BJC	Date		27/06/2025
			Wall Cladding		Monument 5-Rib .42BMT			
			Roof Cladding		Monument 5-Rib .42BMT			Scale
Style	7.5° Gable & 3° Skillions	Size	40.5m x 24m + awnings x 6m					

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Farm Shed
503 Hall Rd, Nar Nar Goon

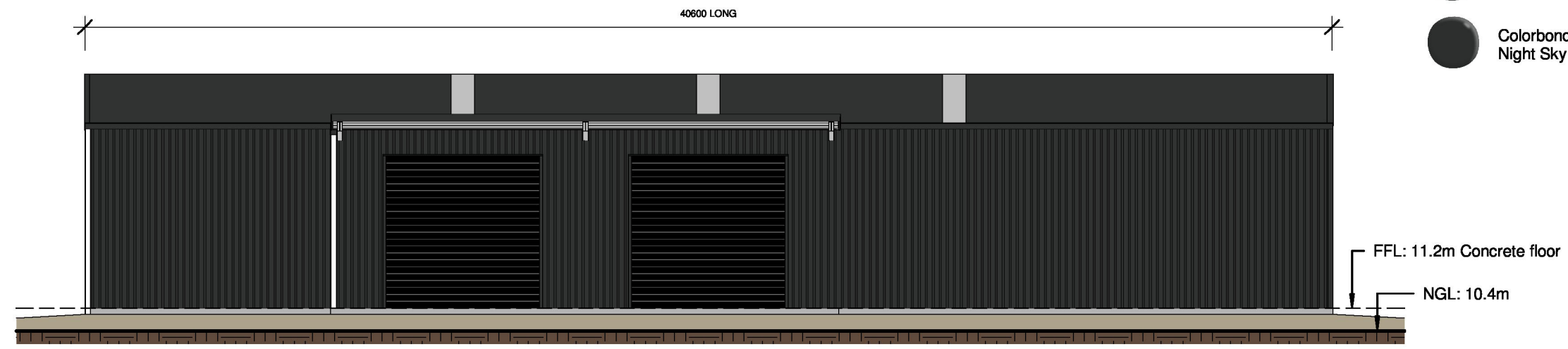
Style 7.5° Gable & 3° Skillions Size 40.5m x 24m + awnings x 6m



PLAN

Quotation number		33490
Drawn by	BJC	Date 27/06/2025
Wall Cladding	Monument 5-Rib .42BMT	
Roof Cladding	Monument 5-Rib .42BMT	

A102

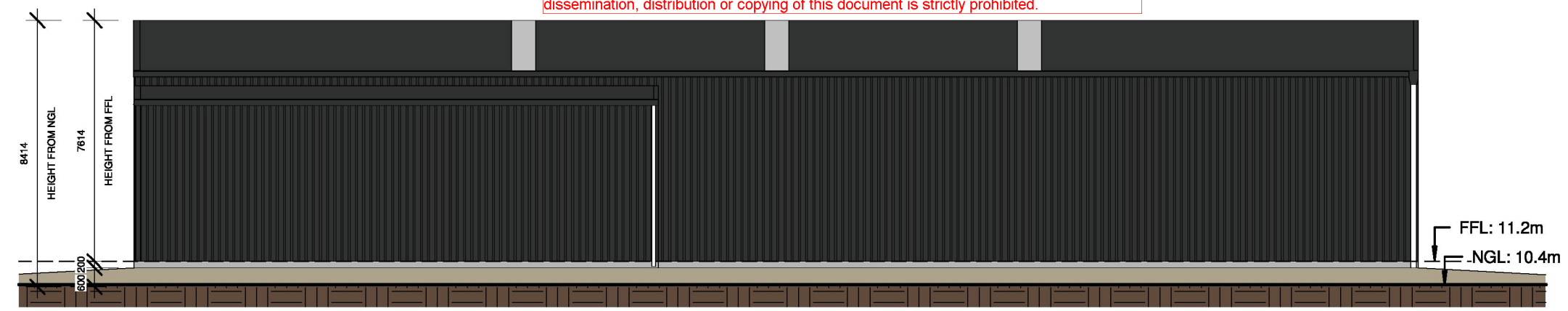
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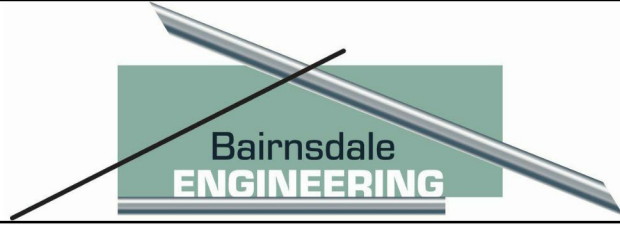
-  Colorbond® – Monument roof & walls
-  Colorbond® – Night Sky roller doors

East Elevation
1 : 150

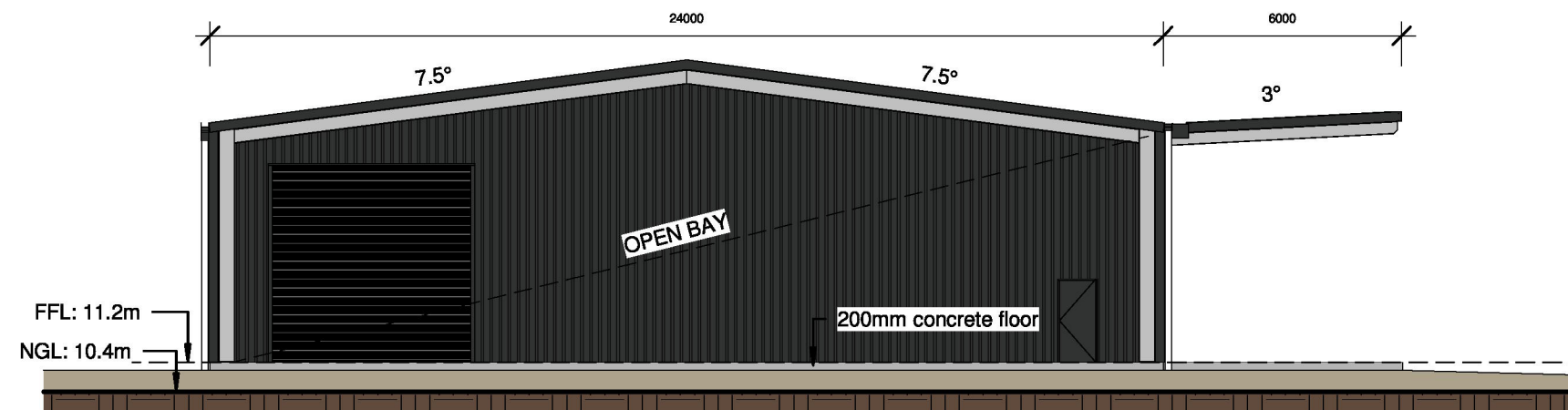
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West Elevation
1 : 150

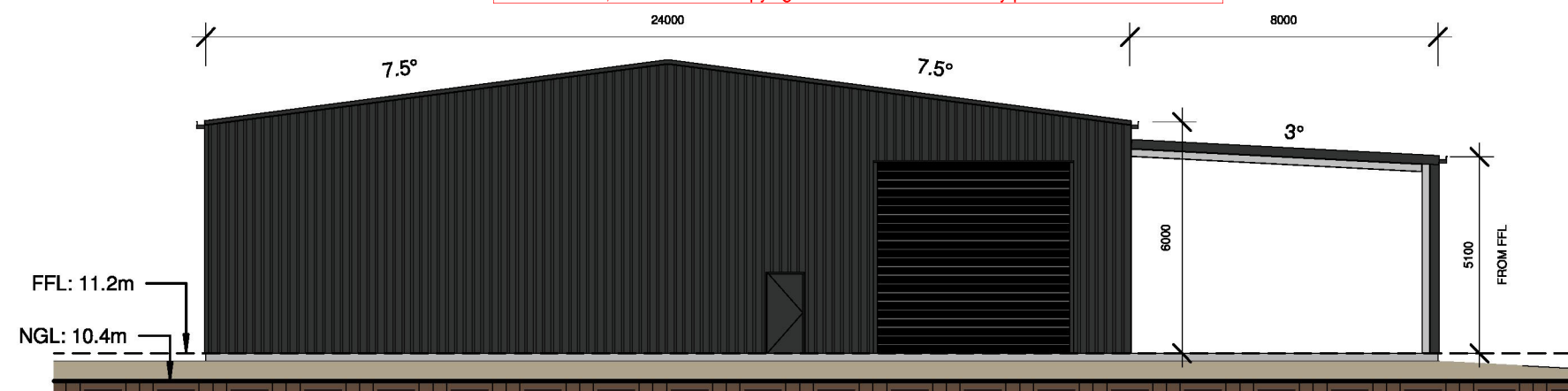
		<div></div> <div>Farm Shed</div> <div>503 Hall Rd, Nar Nar Goon</div>		ELEVATIONS	
				<div>Quotation number33490</div> <div>Drawn byBJCDate27/06/2025</div> <div>Wall CladdingMonument 5-Rib .42BMT</div> <div>Roof CladdingMonument 5-Rib .42BMT</div>	<div>A103</div> <div>Scale1 : 150</div>
Style	7.5° Gable & 3° Skillions	Size	40.5m x 24m + awnings x 6m		

- Colorbond® – Monument roof & walls
- Colorbond® – Night Sky roller doors

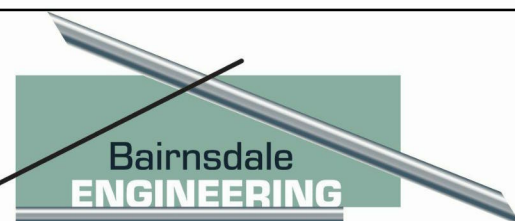


South Elevation
1 : 150

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North Elevation
1 : 150



Farm Shed
503 Hall Rd, Nar Nar Goon

Style	7.5° Gable & 3° Skillsions	Size	40.5m x 24m + awnings x 6m
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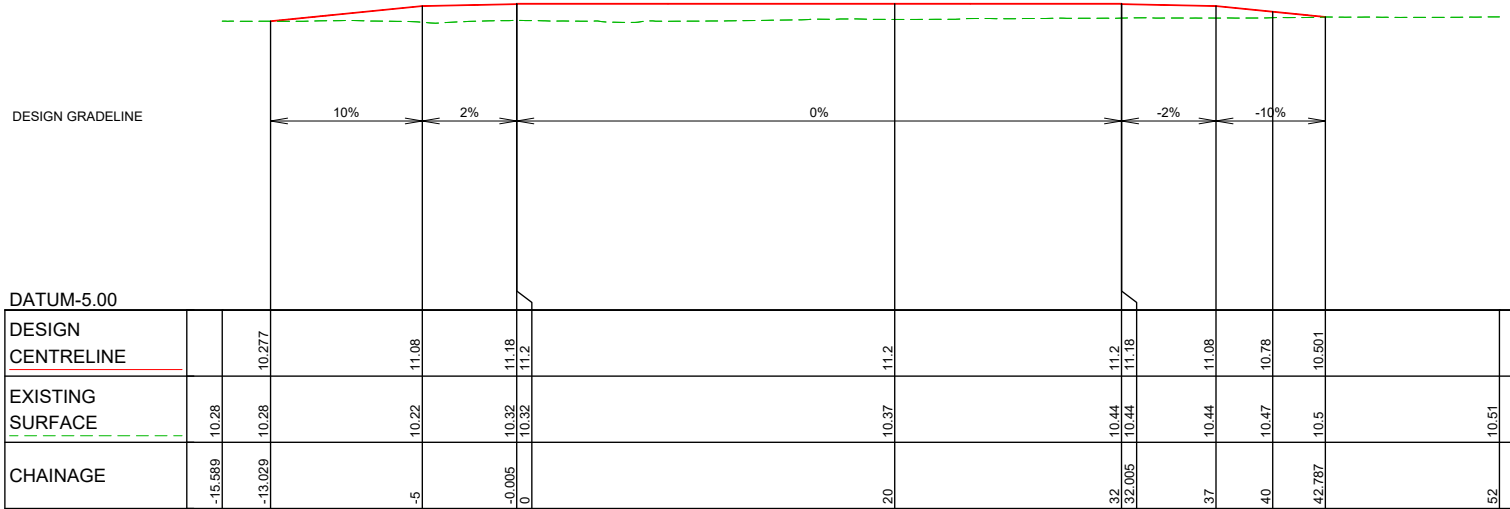
ELEVATIONS

Quotation number		33490	
Drawn by	BJC	Date	27/06/2025
Wall Cladding		Monument 5-Rib .42BMT	
Roof Cladding		Monument 5-Rib .42BMT	

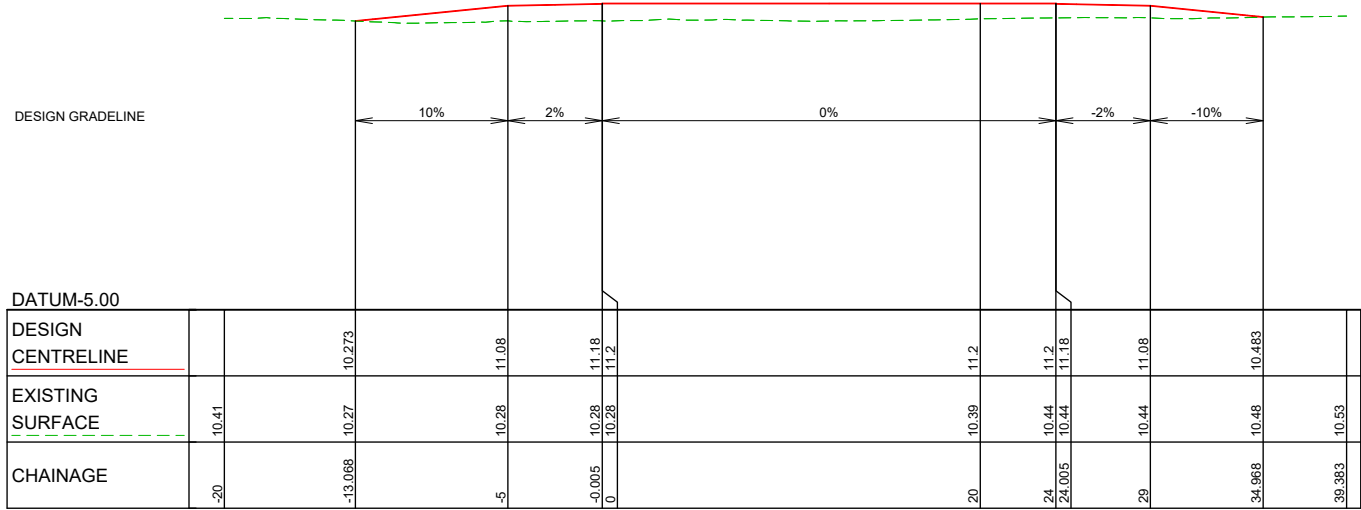
A104

Scale	1 : 150
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SECTION A-A



SECTION B-B

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]