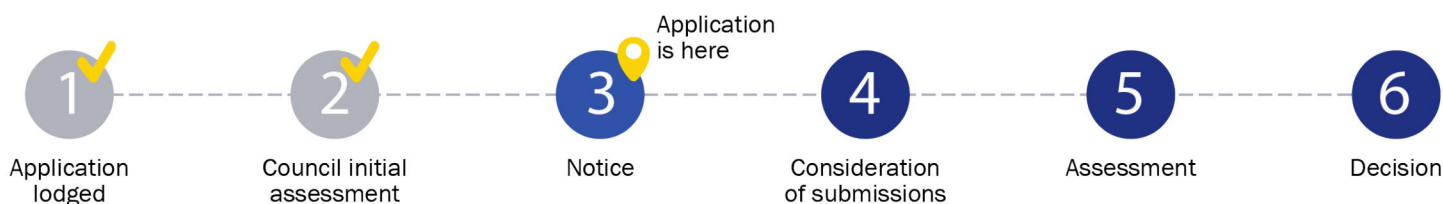


Notice of Application for a Planning Permit

The land affected by the application is located at:	L19 LP33610 10 Dixons Road, Cardinia VIC 3978
The application is for a permit to:	Buildings and works for an outbuilding (shed) and water tank.
A permit is required under the following clauses of the planning scheme:	
43.02-2	Construct a building or construct or carry out works,
44.04-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	[REDACTED]
Application number:	T240689
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	
22 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.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 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.



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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.

i Click for further information.

Clear Form

The Land **i**

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

Street Address *

Unit No.:

St. No.: 10

St. Name: Dixons Road

Suburb/Locality: Cardinia VIC

Postcode: 3978

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.

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

Construction of a shed at the back of the property with an attached water tank

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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 \$35,000

⚠ 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.

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

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling with 2 water tanks

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

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

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.

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.

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: 17/10/2024

day / month / year

Checklist

Have you:

☒

Filled in the form completely?

☒

Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?

☒

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

☒

A plan of existing conditions.

☒

Plans showing the layout and details of the proposal.

☒

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

☒

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

☒

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☒

Completed the relevant council planning permit checklist?

☒

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

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

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Subject: Application for Planning Permit for an 8x15m Shed

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Cardinia Shire Council

PO Box 7

Pakenham 3810

Dear Planning Support Officer,

I am writing to submit my application for a planning permit to construct an 8x15m shed on my property located at 10 Dixons Road, Cardinia. This letter outlines the intended use of the shed and its alignment with relevant planning guidelines.

Proposal Overview

The proposed shed will measure 8 meters by 15 meters, situated on the rear right-hand side of the property.

Intended Use

The shed will serve multiple purposes, all for personal, non-commercial use:

- 1. Storage:** The shed will provide secure storage for garden equipment, tools, a lawn mower, and other household items. This will help maintain a tidy and organised outdoor space.
- 2. Entertaining Area:** A portion of the shed will be used as an entertaining area for family and friends, providing a sheltered, versatile space for gatherings.
- 3. Exercise Area:** Another section will be allocated as a personal exercise area, equipped with fitness equipment to promote health and wellness within the household.

Site and Environmental Considerations

The shed has been designed to respect the character of the area and minimize any potential impact on neighbours or the environment. Measures have been taken to ensure compliance with setback requirements, height restrictions, and drainage considerations.

Benefits

The construction of the shed will provide practical storage and recreational opportunities, reducing clutter and enhancing the functionality of the property. The entertaining and exercise areas will contribute positively to the wellbeing of my family while ensuring that the structure remains unobtrusive and in keeping with the residential nature of the area.

I trust that this application meets the council's requirements and that the proposal aligns with the local planning objectives. Please find attached the necessary documentation, including site plans, elevations, and other relevant details.

Thank you for considering this application. I look forward to your approval and am happy to address any queries or concerns that may arise during the assessment process.

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.:	T240689 PA
Address of the Land:	10 Dixons Road, Cardinia VIC 3978

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

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:	☐
Section 50A – Amendment to application at request of responsible authority before notice:	☐
Section 57A – Amendment to application after notice is given:	☒

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☐	Plans / other documents ☒	Applicant / owner details ☐
Land affected ☐	Other ☐	
Describe the changes. If you need more space, please attach a separate page.		
Changing the location of the shed and the subsequent plans that go with this change.		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☒	New amount \$

DECLARATION

I declare that all the information has been notified of this request	
Name:	
Signature:	
Date:	12/06/2025

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

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.

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 *Planning and Environment (Fees) Regulations 2016* for more information.

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.

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.

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 *Planning and Environment Act 1987*.

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

Page 1 of 1

VOLUME 08214 FOLIO 603

Security no : 124120913972X

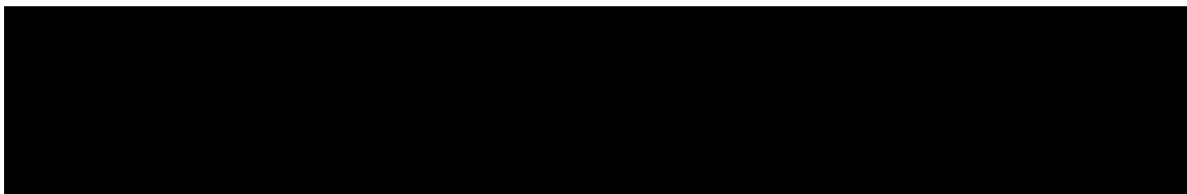
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LAND DESCRIPTION

Lot 19 on Plan of Subdivision 033610.
PARENT TITLE Volume 05894 Folio 751
Created by instrument A682465 04/02/1959

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV373104A 25/02/2022
NATIONAL AUSTRALIA BANK LTD

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP033610 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 25/02/2022

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP033610
Number of Pages (excluding this cover sheet)	1
Document Assembled	15/01/2025 22:32

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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 98 E
PARISH OF SHERWOOD

LP 33610

EDITION 2

PLAN MAY BE LODGED 19/6/56

COUNTY OF MORNINGTON

VOL 5894 FOL 751

Measurements are in Links

Conversion Factor

LINKS x 0.201168 = METRES

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APPURTENANCES

LAND COLOURED YELLOW IS AN APPURTENANT EASEMENT
SEE CERTIFICATE OF TITLE
VOL. 5894 FOL. 751

COLOUR CODE

E-1 = BLUE
R1 = BROWN
A-1 = YELLOW

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

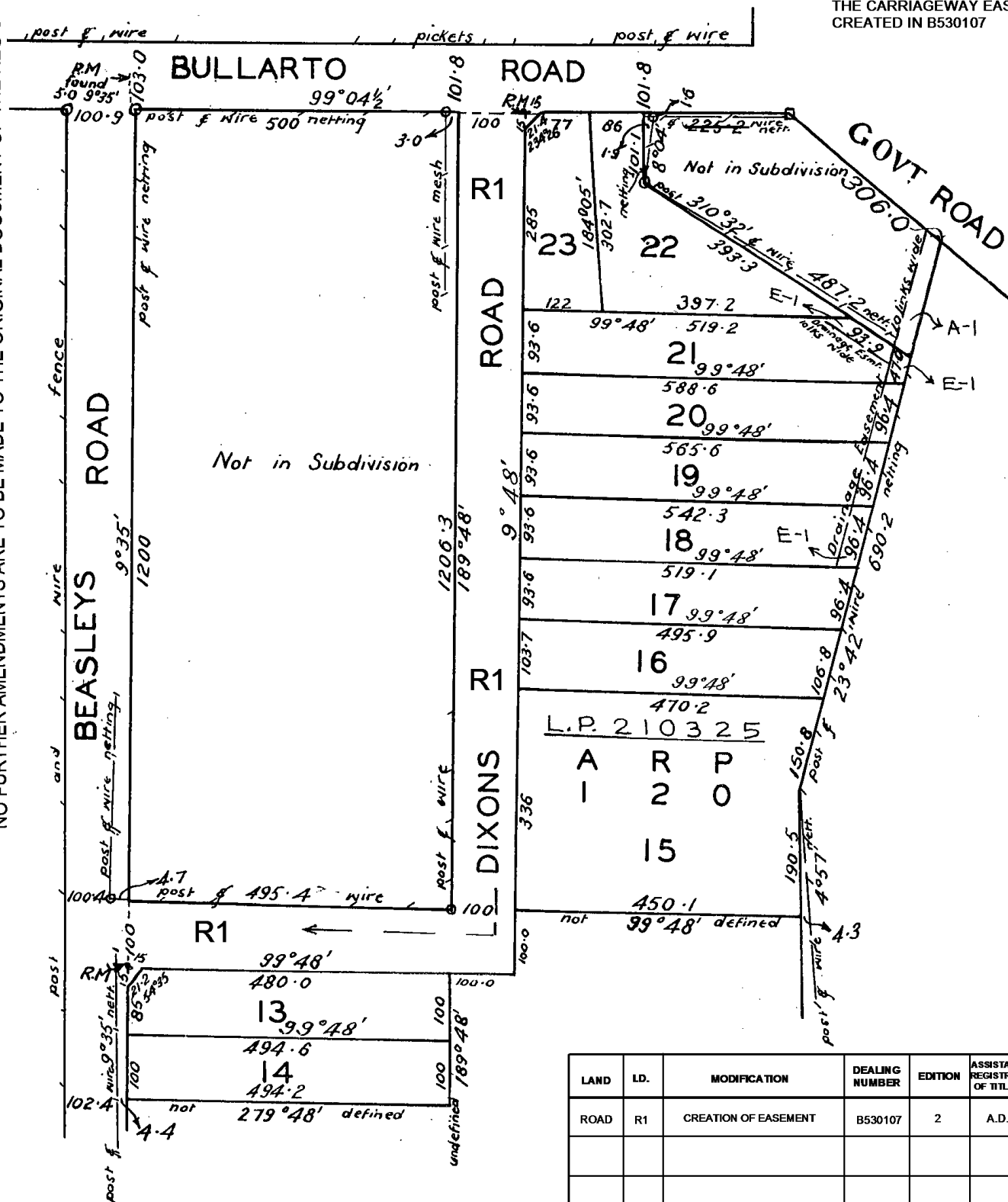
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

ENCUMBRANCES

AS TO THE LAND MARKED R1
THE CARRIAGEWAY EASEMENT
CREATED IN B530107

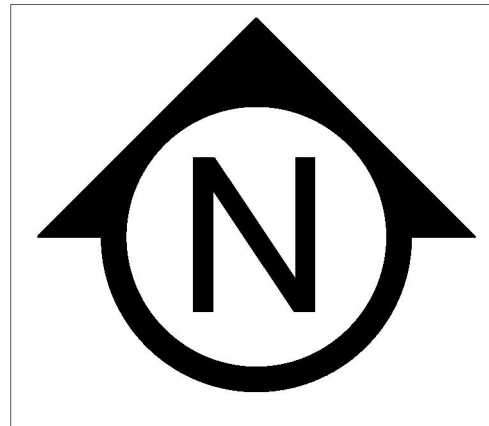
Note: R.M.s are G.I. pipe 12" long

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



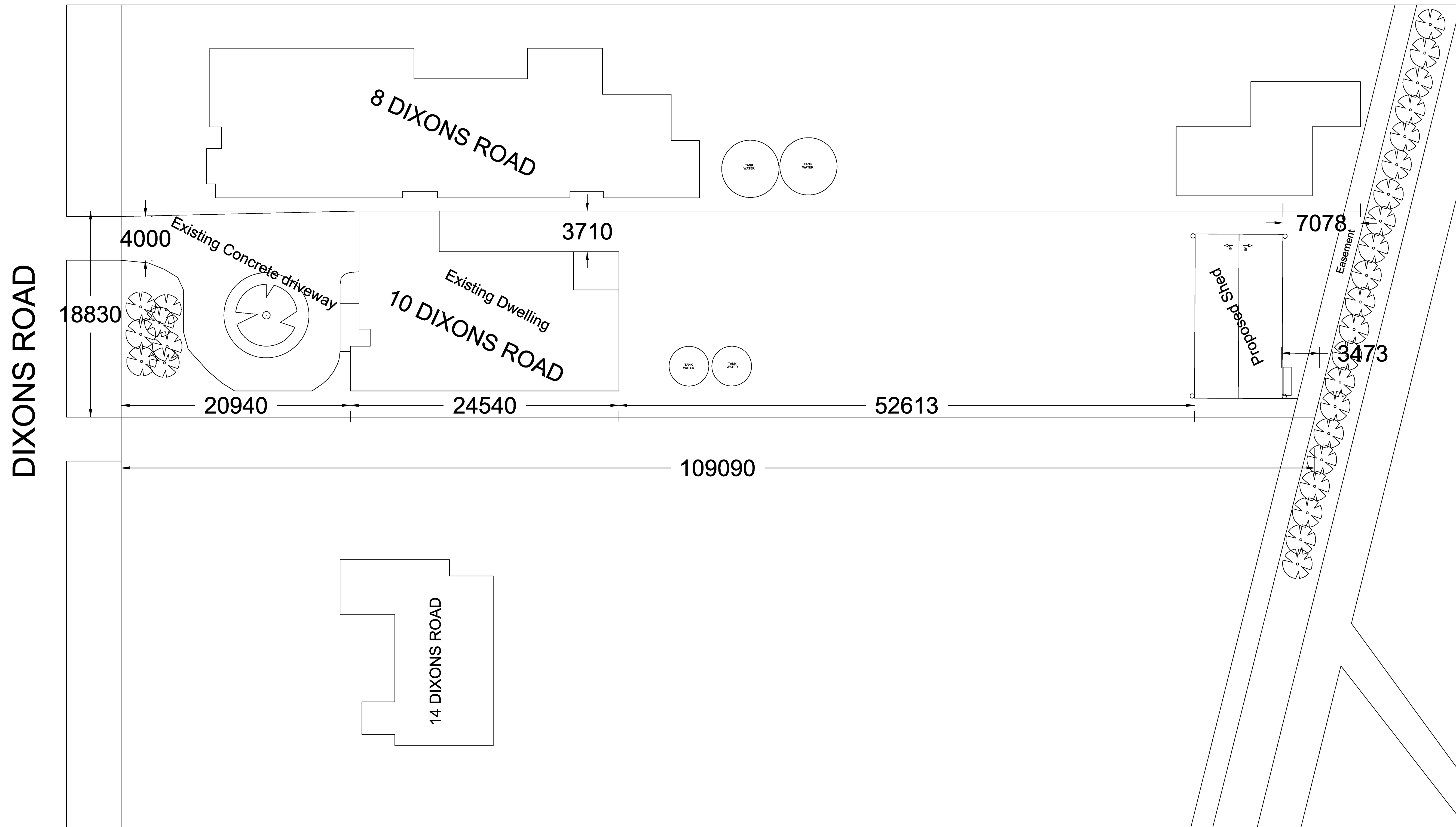
LAND	LD.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TILES
ROAD	R1	CREATION OF EASEMENT	B530107	2	A.D.

10 DIXONS ROAD CARDINIA VIC NEW PROPOSED SHED

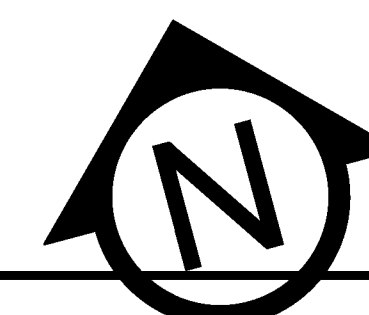


DRG-COVER DETAIL

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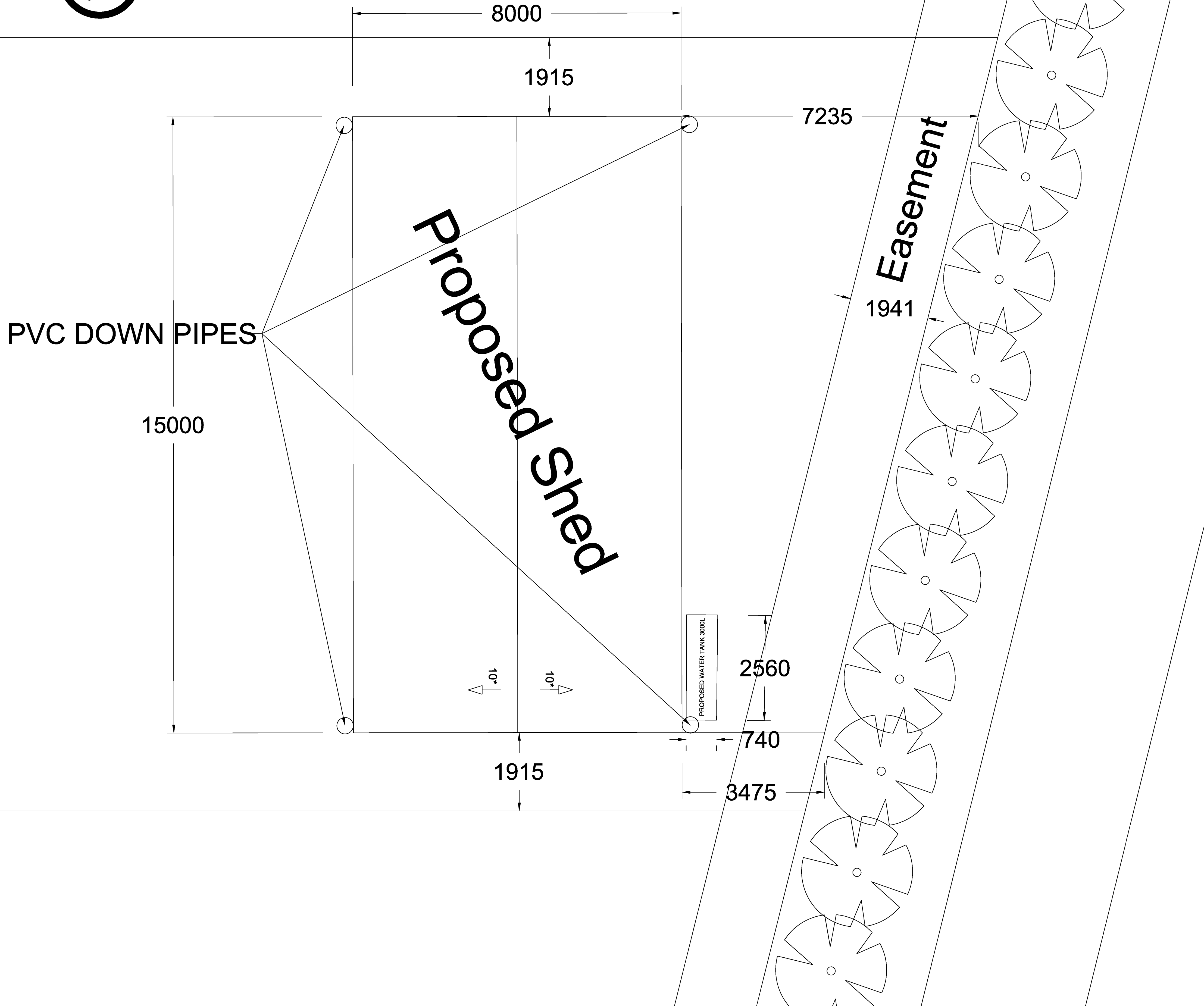
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REV	DATE	BY	AMENDMENT		
PROJECT NAME:					
10 DIXONS ROAD					
CARDINIA VIC					
PROPOSED NEW SHED					

PROJECT NUMBER:			LOT / ZONE:		
0001			10		
DRAWING TITLE:					
SITE PLAN					

MATERIAL:					

COLOUR:			THICKNESS:		
---			---		
DRAWN BY:			SCALE (A1 SHEET):		
A.M.			AS NOTED		
SHEET NO:			DATE DRAWN:		
2 OF 7			04.08.2025		
DRAWING NO:					Rev.

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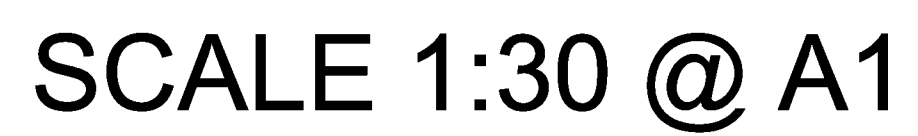
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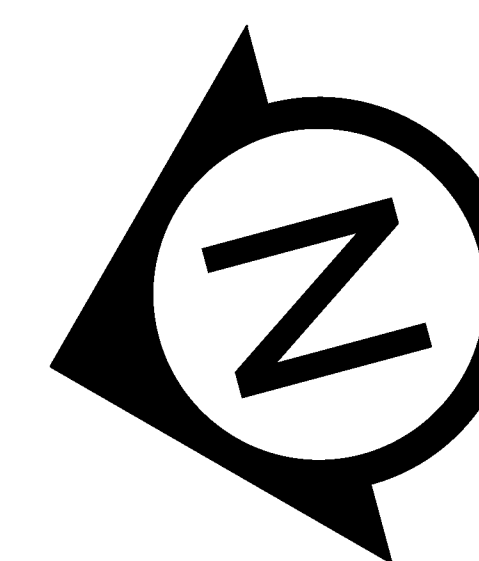
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REV	DATE	BY	AMENDMENT		
PROJECT NAME:					
10 DIXONS ROAD CARDINIA VIC PROPOSED NEW SHED					

PROJECT NUMBER: 0001			LOT / ZONE: 10		
DRAWING TITLE:					
SITE PLAN SHED LOCATION					

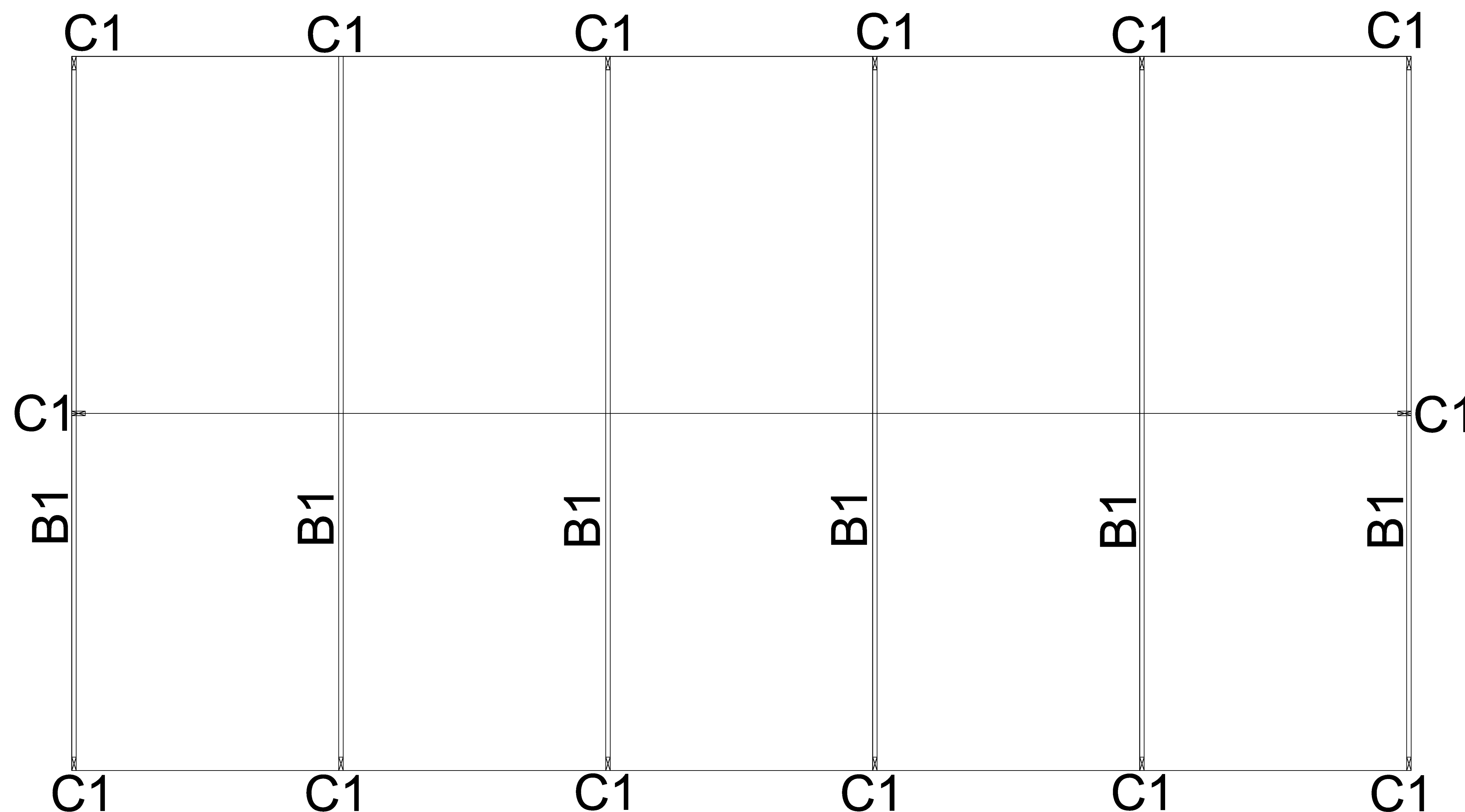
MATERIAL:					

COLOUR: --			THICKNESS: --		
DRAWN BY: A.M.			SCALE (AS SHEET): AS NOTED		
SHEET NO: 3 OF 7			DATE DRAWN: 04.08.2025		
DRAWING NO: _____ Rev: _____					
DRG-SITE PLAN (2)					

C:\USERS\61448\DESKTOP\10 DIXONS ROAD



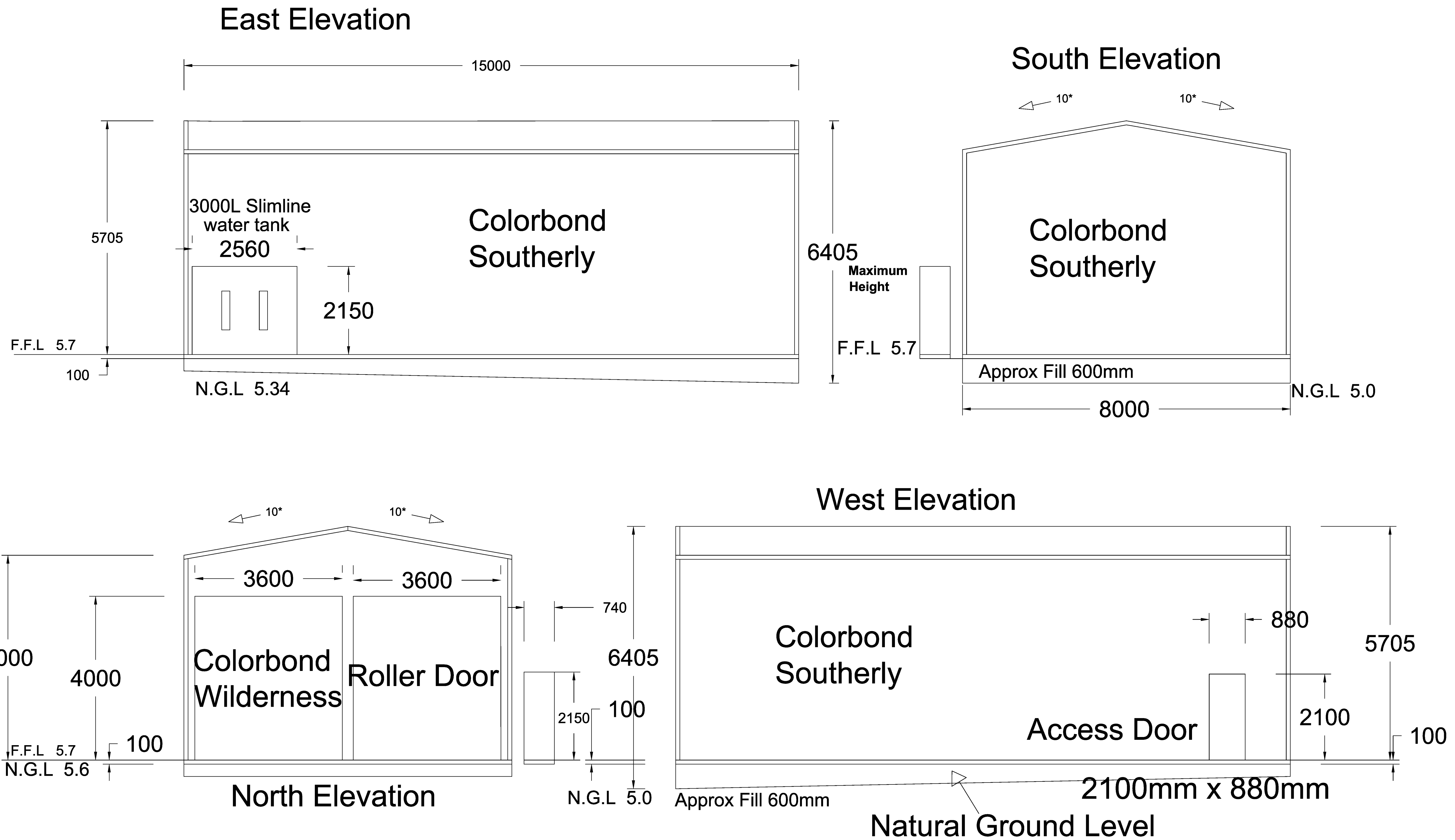
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PROJECT NUMBER: 0001		LOT / ZONE: 10	
DRAWING TITLE: STRUCTURAL PLAN -- -- -- 			
MATERIAL: --			
COLOUR: --		THICKNESS: --	
DRAWN BY: A.M.		SCALE (AS SHEET): AS NOTED	
SHEET NO: 5 OF 7		DATE DRAWN: 04.08.2025	
DRAWING NO:		Rev.	

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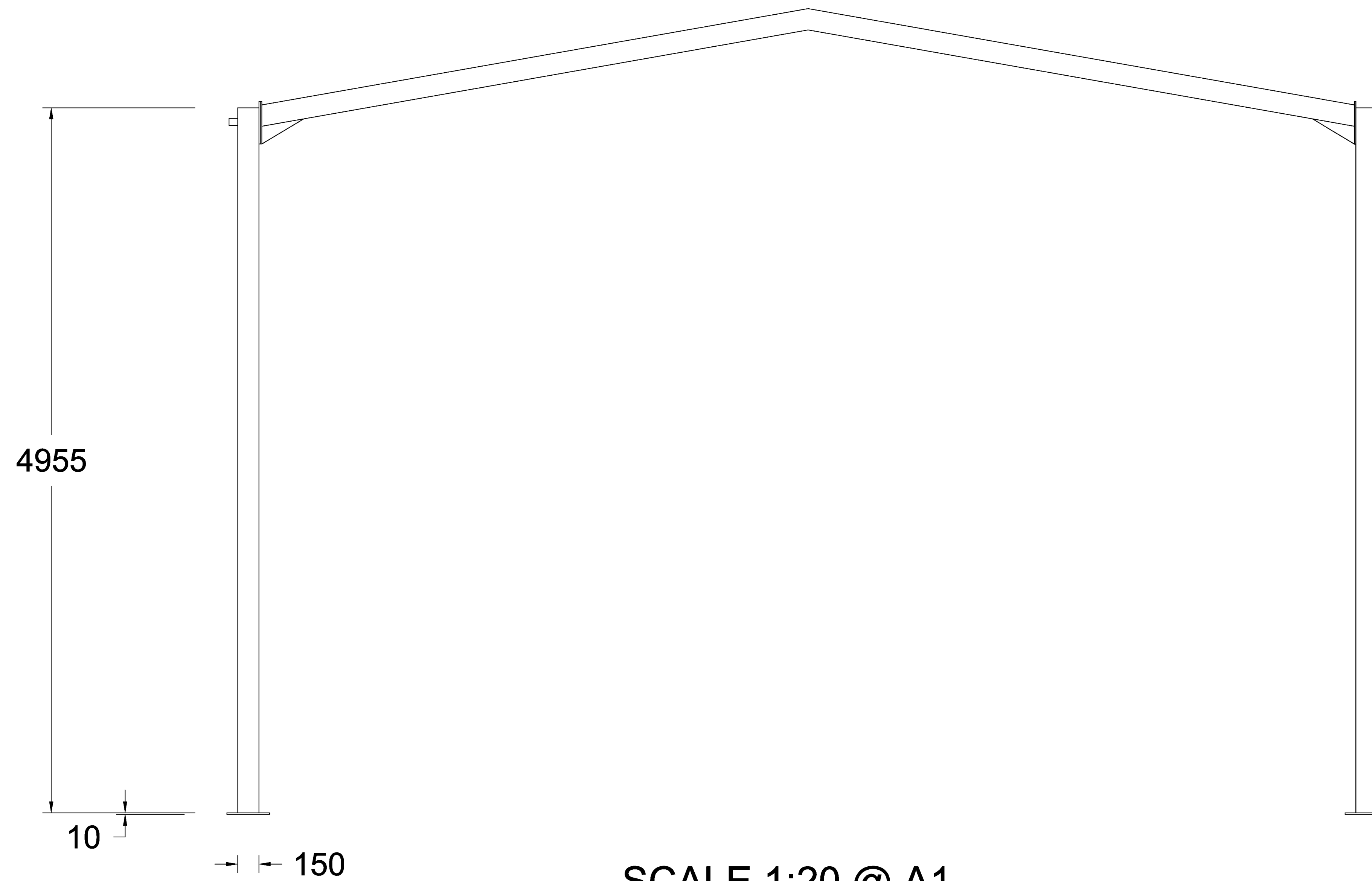
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REV	DATE	BY	AMENDMENT		
PROJECT NAME:					
10 DIXONS ROAD					
CARDINIA VIC					
PROPOSED NEW SHED					

PROJECT NUMBER:			LOT / ZONE:		
0001			10		
DRAWING TITLE:					
SHED ELEVATIONS					

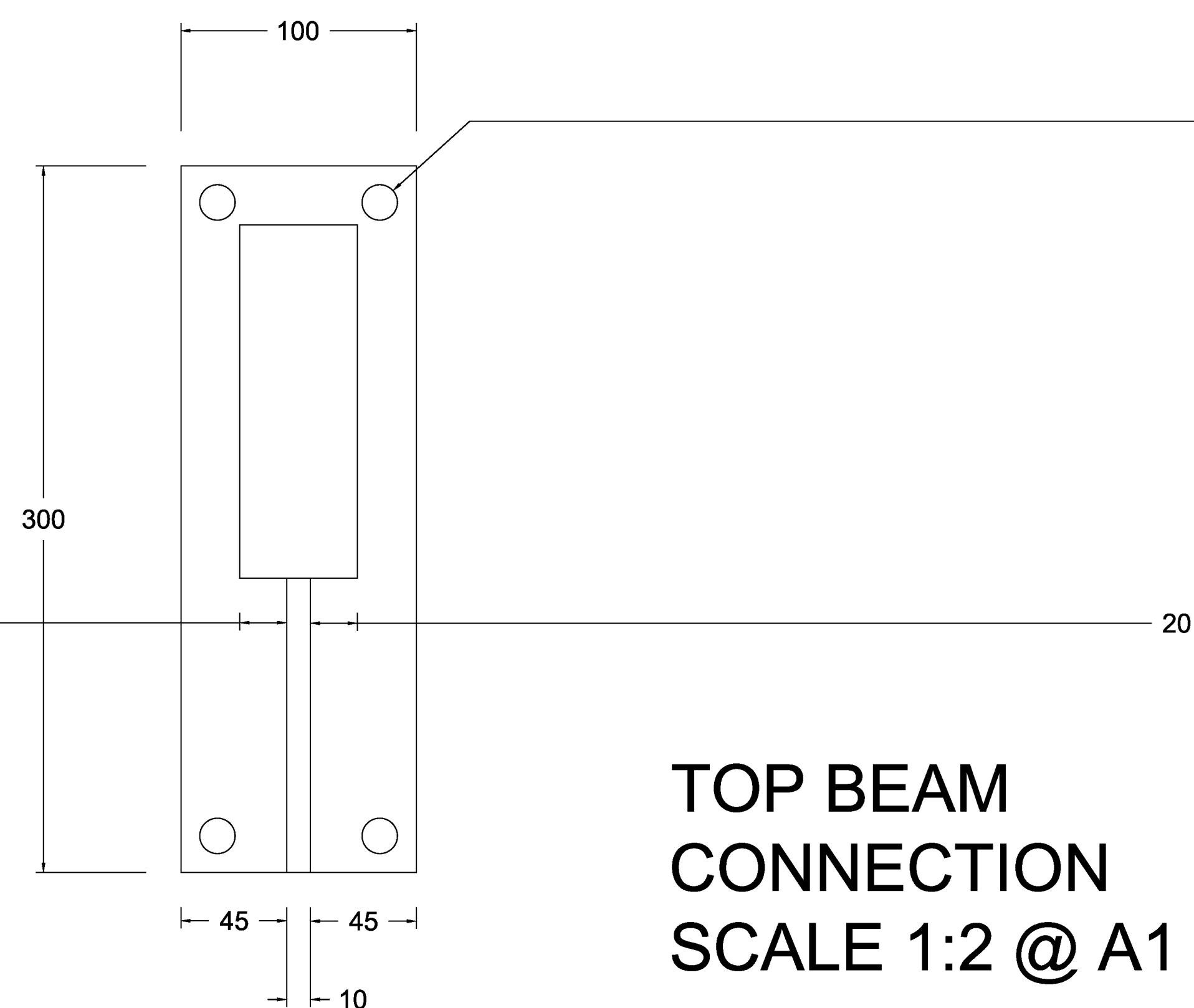
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CLOUR:			THICKNESS:		
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DRAWN BY:			SCALE (A1 SHEET):		
A.M.			AS NOTED		
SHEET NO:			DATE DRAWN:		
6 OF 8			04.08.2025		
DRAWING NO:					Rev.
DRG-SHED ELEVATIONS					

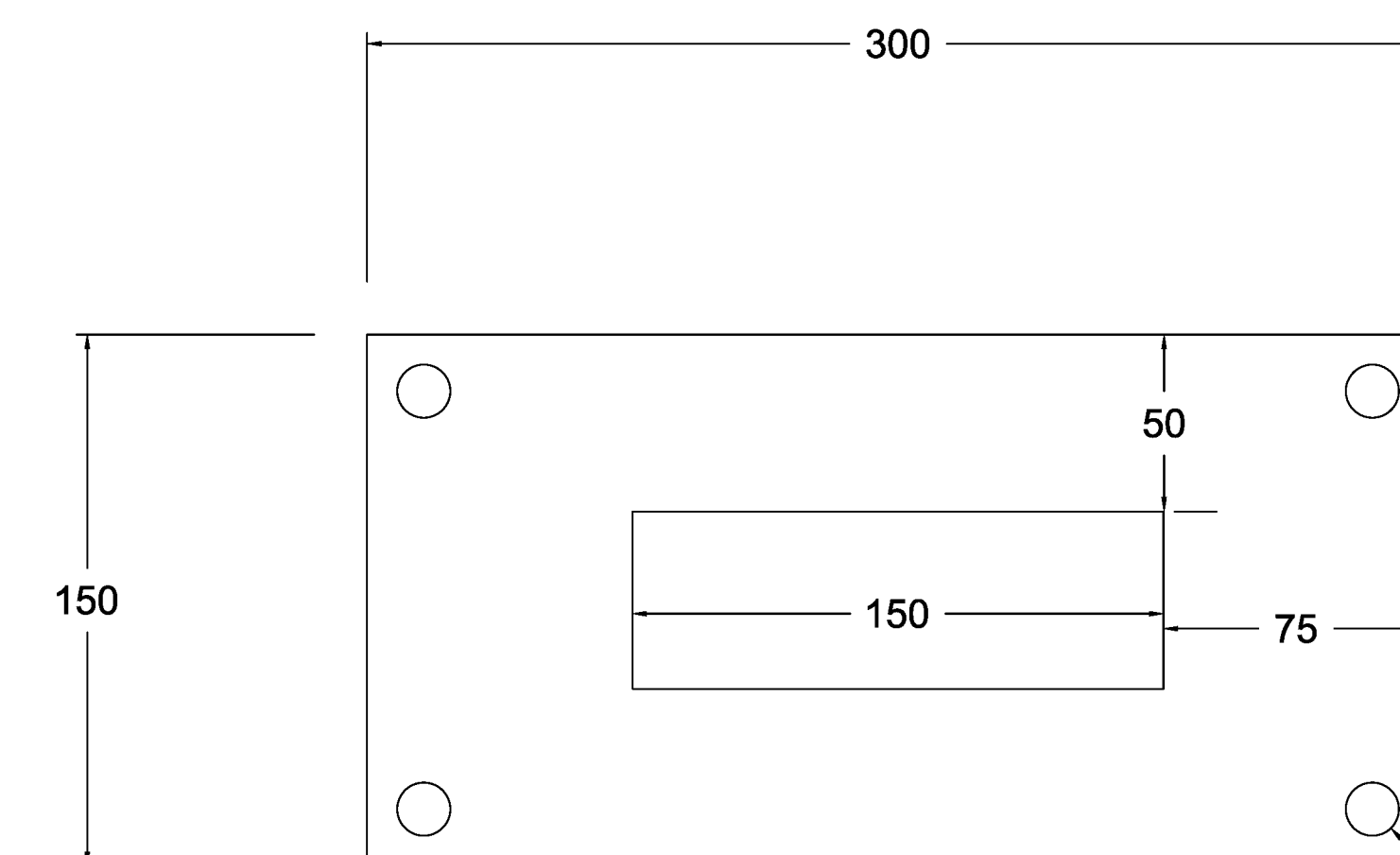
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SCALE 1:20 @ A1



TOP BEAM
CONNECTION
SCALE 1:2 @ A1



BASE PLATE
CONNECTION
SCALE 1:2 @ A1

D	04.08.25	A.M.	PRELIMINARY ISSUE
REV	DATE	BY	AMENDMENT
PROJECT NAME: 10 DIXONS ROAD CARDINIA VIC PROPOSED NEW SHED ---			
CONNECTION NUMBER: 0001		LOT / ZONE: 10	
DRAWING TITLE: CONNECTION DETAILS --- --- ---			
MATERIAL: ---			
COLOUR: ---		THICKNESS: ---	
DRAWN BY: A.M.			
SHEET NO: 7 OF 8		SCALE (X1 SHEET): AS NOTED	
DATE DRAWN: 04.08.25		Rev:	
DRAWING NO: DRG-CONNECTION DETAILS			

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A5. RECODE

SITE COVERAGE STATISTICS

SITE AREA	2097 SQM
RESIDENCE	267.67 M ²
GARAGE	48.60 M ²
PORCH	8.81 M ²
ALFRESCO	14.51 M ²

TOTAL SITE COVER 339.59 M² (36.55 %)

SITE COVER RATIO 16% (0.161)

DRIVE WAY 110.0M

OTHER PAVED AREAS

TOTAL HARD COVER 449.59M

HARD COVER RATIO 21%

**NOTE: PERMEABLE 20%
ie NOT COVERED**

DRAINAGE REQUIREMENTS

A/ ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH THE AUSTRIAN STANDARD EN 12518 (PART 1) OF AUSTRO 2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SOILS:

- SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE ENDER OF CONSTRUCTION
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
- WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLAYS ARE ADOPTED TO PREVENT THE INGRESS OF WATER

C/ SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50mm over The First 1000mm from the DWELLING.

D/ SURFACE DRAINAGE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. THE DRAINAGE DRAINAGE DRAINAGE MEMBRANE IN ACCORDANCE WITH S.3.3, SHALL BE INSTALLED FOR THE GROUNDWATER OR AGGRESSIVE SOILS.

NOTE: WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER ANY SCALE, DO NOT SCALE FROM PLAN

CUT LEVEL : 6.9
HOUSE LEVEL: 7.21
GARAGE, PORCH, ALFRESCO: 7.12

PAGE SIZE A 1

BUILDING PERMIT PLAN / DOCUMENT

Permit Number: **SS-U 30045 / 014220**

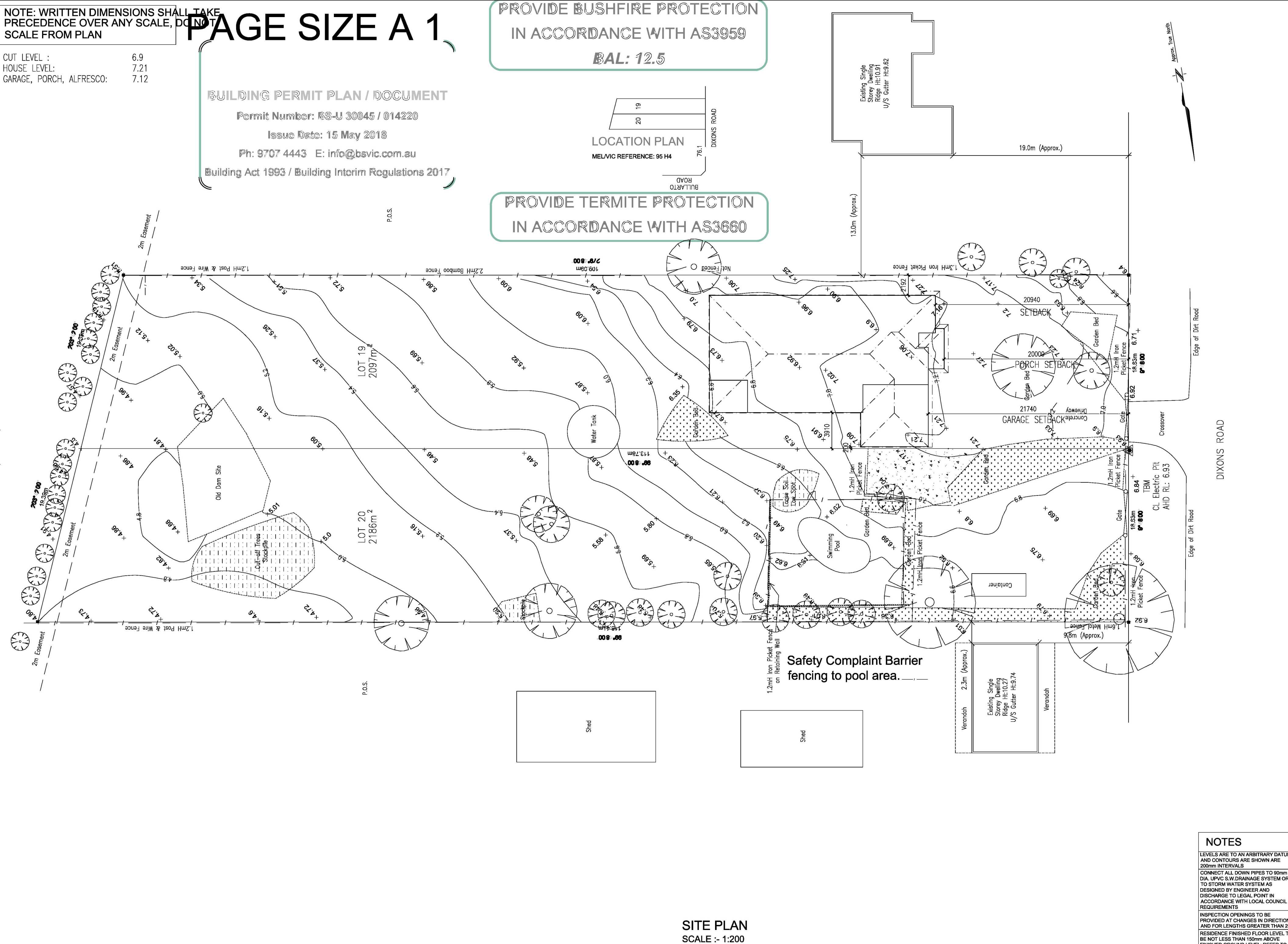
Issue Date: **15 May 2018**

Ph: 9707 4443 E: info@bsvic.com.au

Building Act 1993 / Building Interim Regulations 2012

PROVIDE BUSHFIRE PROTECTION
IN ACCORDANCE WITH AS3959
BAL: 12.5

PROVIDE TERMITE PROTECTION
IN ACCORDANCE WITH AS3660



NOTES

LEVELS ARE TO AN ARBITRARY DATUM
AND CONTOURS ARE SHOWN ARE
100mm INTERVALS

CONNECT ALL DOWN PIPES TO 90mm
1/4" UPVC S.W.DRAINAGE SYSTEM OF
TO STORM WATER SYSTEM AS
DESIGNED BY ENGINEER AND
DISCHARGE TO LEGAL POINT IN
ACCORDANCE WITH LOCAL COUNCIL
REQUIREMENTS

INSPECTION OPENINGS TO BE
PROVIDED AT CHANGES IN DIRECTION
AND FOR LENGTHS GREATER THAN 2
RESIDENCE FINISHED FLOOR LEVEL TO
BE NOT LESS THAN 150mm ABOVE
FINISHED GROUND LEVEL: REFER TO
SITE PLAN

PROVIDE AGGY DRAINS CONNECTED
TO SILT PITS AT BASE OF BATTERS.
AGGY DRAINS CONNECTED TO STORM
WATER SYSTEM VIA SILT PITS

NOTE:- ARTICULATION JOINTS
AS PER CEMENT AND CONCRETE
ASSOCIATION NOTE TN81

DATE :-	 EASTWEST HOMES	EASTWEST HOMES
CLIENT INITIAL:		1/49 FRANKSTON GARDENS DRIVE
CLIENT INITIAL:		CARRUM DOWNS VIC 3201
EWI INITIAL:		OFFICE. (03) 8774 9333 B.P. No.: DBU-9325



EASTWEST HOMES
1/49 FRANKSTON GARDENS DRIVE
CARRUM DOWNS VIC 3201
OFFICE. (03) 8774 9333
B.P. No.: DBU-9325

SS CUSTOM 36

SHEET No.:- 2 OF 11	ISSUE:- I
SHEET SIZE: A1	DATE:- 11-05-2018

ALL WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER
SCALE. CONTRACTORS ARE
TO CHECK ALL DIMENSIONS
AND LEVELS PRIOR TO
COMMENCEMENT OF WORKS

PROPOSED :- BRICK VENEER RESIDENCE
FOR :- JOSEPHINE & SCOTT GOWANS
LOCATION:-10 DIXONS ROAD CARDINIA,
VICTORIA. 3978

D	04.08.25	A.M.	PRELIMINARY ISSUE
REV	DATE	BY	AMENDMENT

PROJECT NAME:
10 DIXONS ROAD
CARDINIA VIC
PROPOSED NEW SHED

PROJECT NUMBER:	LOT / ZONE:
0001	10

DRAWING TITLE:

Site Elevation

[illegible]

MATERIAL:

DRAWN BY: A.M.	SCALE (A1 SHEET): AS NOTED
SHEET NO: 8 OF 8	DATE DRAWN: 04.08.25

DRAWING NO: Rev.

DRG-SITE ELEVATIONS