
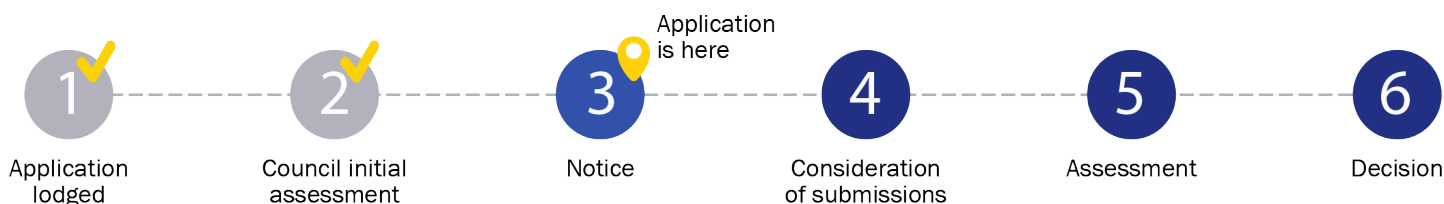


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP868439 V3473 F407 105 Boundary Drain Road, Koo Wee Rup VIC 3981
The application is for a permit to:	Buildings and works for a shed
A permit is required under the following clauses of the planning scheme:	
35.04-5	Construct a building within nominated setbacks
44.04-2	Construct a building or construct or carry out works
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	Arcwell Drafting and Building Design
Application number:	T250336
<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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	
	
<b>HOW CAN I MAKE A SUBMISSION?</b>	
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:	<b>09 September 2025</b>
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul> <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>





## ePlanning

### Application Summary

Portal Reference A22550T5

### Basic Information

Proposed Use	shed structure
Current Use	1 existing dwelling with some sheds already on there
Cost of Works	\$32,000
Site Address	105 Boundary Drain Road Koo Wee Rup 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

Type	Name	Address	Contact Details
Applicant	arcwell drafting and building design	15 ferdinand place, HARKNESS VIC 3337	W: 0405-054-448 M: 0405-054-448 E: david@arcwelldrafting.com.au
Owner			
Preferred Contact	arcwell drafting and building design	15 ferdinand place, HARKNESS VIC 3337	W: 0405-054-448 M: 0405-054-448 E: david@arcwelldrafting.com.au

### Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 8	VicSmart application more than \$10, 000	\$473.60	100%	\$473.60
Total				\$473.60

### Documents Uploaded

Date	Type	Filename
10-06-2025	A Copy of Title	60494 - 105 Boundary Drain Road - Title.pdf
10-06-2025	Alteration statement	written tatement.pdf
10-06-2025	Site plans	25-044 arch plans.pdf
10-06-2025	Additional Document	60494 - 105 Boundary Drain Road - PoS.pdf



**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 VC, 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

☐ 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

Site User

Submission Date

10 June 2025 - 08:55:PM

## Declaration

☒ By ticking this checkbox, I, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



**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

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.



**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

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 03473 FOLIO 407

Security no : 124124769546G  
Produced 26/05/2025 01:34 PM

CROWN GRANT

LAND DESCRIPTION

Lot 1 on Title Plan 868439Y.

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

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 TP868439Y 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: 105 BOUNDARY DRAIN ROAD KOO WEE RUP VIC 3981

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Delivered from the LANDATA® System by Landchecker Pty Ltd

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.

# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>TP868439Y</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>26/05/2025 13:50</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

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.

TITLE PLAN		EDITION 1	TP 868439Y			
<b>LOCATION OF LAND</b> Parish: KOO-WEE-RUP Township: - Section: K1 Crown Allotment: 39 (PT) Crown Portion: -  Last Plan Reference:- Derived From: VOL. 3473 FOL. 407  Depth Limitation: 15.24 METRES BELOW THE SURFACE		<b>Notations</b> SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL.3473 FOL.407 AND NOTED ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
<b>Description of Land/Easement Information</b> <div style="border: 1px solid red; padding: 5px; margin-top: 10px; color: red; font-size: 0.8em;">         This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.       </div>			THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  COMPILED:      Date: VERIFIED:      A. DALLAS Assistant Registrar of Titles			
<b>COLOUR CODE</b> Y = YELLOW						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; font-weight: bold;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="font-size: 0.8em;">           WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962         </td> </tr> <tr> <td style="font-size: 0.8em;">           LOT 1 = CROWN ALLOT 39 (PT) SEC.K1         </td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	LOT 1 = CROWN ALLOT 39 (PT) SEC.K1
TABLE OF PARCEL IDENTIFIERS						
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962						
LOT 1 = CROWN ALLOT 39 (PT) SEC.K1						
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 Sheets				

TITLE PLAN

TP 868439Y

LAND DESCRIPTION INCLUDING RESERVATIONS, EXCEPTIONS,  
CONDITIONS AND POWERS AS SHOWN ON THE CROWN GRANT

*containing four acres three rods twenty six perches and one half of a perch more or less being Allotment thirty nine of Section K one in the Parish of Free in the County of Mornington.*

*All THAT PIECE OF LAND in the said State*  
delimited with the measurements and abutals thereof in the map drawn in the margin of these presents and therein coloured yellow subject to the condition that the owner or owners of the land for the time being keep or keeps open all canals ditches drains cuts channels water-courses sewers and works thereon to the satisfaction of the Board of Land and Works and keep or keeps open and free from obstruction any way to the satisfaction of the said Board portions of any drains adjacent to the said land and upon any road or reservation abutting or bounding the same or any part thereof and within a distance of *one hundred feet* from such part. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted. AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and do any other things which may working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted. AND ALSO reserving and excepting to us our heirs and successors and to the said Board whenever we they or it is or are of opinion that it is necessary for the effective draining of any other land the right to grant upon such terms and conditions and subject to such qualifications as we they or it think or think it thinks fit authority to the owner or occupier of such other land to cut and use a drain through the land hereby granted such drain to run parallel with and within ten fathoms where practicable of a boundary line of the land hereby granted and in respect to which drain the owner or owners for the time being of the land hereby granted shall not be entitled to receive or be paid any compensation by reason of the cutting or using of the same by the owner or occupier of such other land.

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.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 180 of the Land Act 1901

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the time of the date of these presents the right to mine for gold and silver in and upon Crown lands

PROVIDED that compensation shall be paid to the said Grantee

beis /his heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided by law and the payment thereot to be a condition precedent to such right of entry.

LENGTHS ARE IN METRES

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Hi there,

We are currently proposing a new shed structure. The existing house, 2 larger sheds and 3 smaller sheds are to remain as is. Our site address is 105 boundary drain road koo wee rup

Thankyou

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.



**STAIRCASE / BALUSTRADE NOTE:**

1). Risers and goings to comply with N.C.C part 3.9.1.4.

a). Tread sizes (other than for spiral stairs) must achieve a slope relationship quantity  $(2R+G)=700\text{max. and }550\text{min.}$

b). Risers (R) to be 115mm min. and 190mm max. and must not allow a 125mm sphere to pass through between the treads.

c). Goings (G) to be 240mm min. and 355mm max.

d). Each flight of stairs must have no more than 18 risers and no less than 2 risers, stairs must not have more than 3 winders in lieu of each quarter landing or 6 winders in lieu of each half landing.

2). All treads, landings and the like to have non slip finish or suitable non-skid strip near edge of nosing to comply with AS.4586 and N.C.C part 3.9.1.3.

3). Landings must not be less than 750mm long, be provided where the threshold sill of a doorway opens onto a stair that provides a change in level greater than 3 risers or 570mm. The landing must extend across the full width of the doorway.

4). Balustrades and handrails to comply with N.C.C part 3.9.2.3 and part 3.9.2.4.

a). The balustrade height must not be less than 865mm above the tread nosings and 1000mm above access paths, balconies, landings and the like.

b). Openings in balustrade or other barriers must be constructed so that they do not permit a 125mm sphere to pass through it.

c). Any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

d). Wire balustrade to comply with N.C.C. part 3.9.2.3 (f)

e). Glass balustrade to comply with AS 1288.

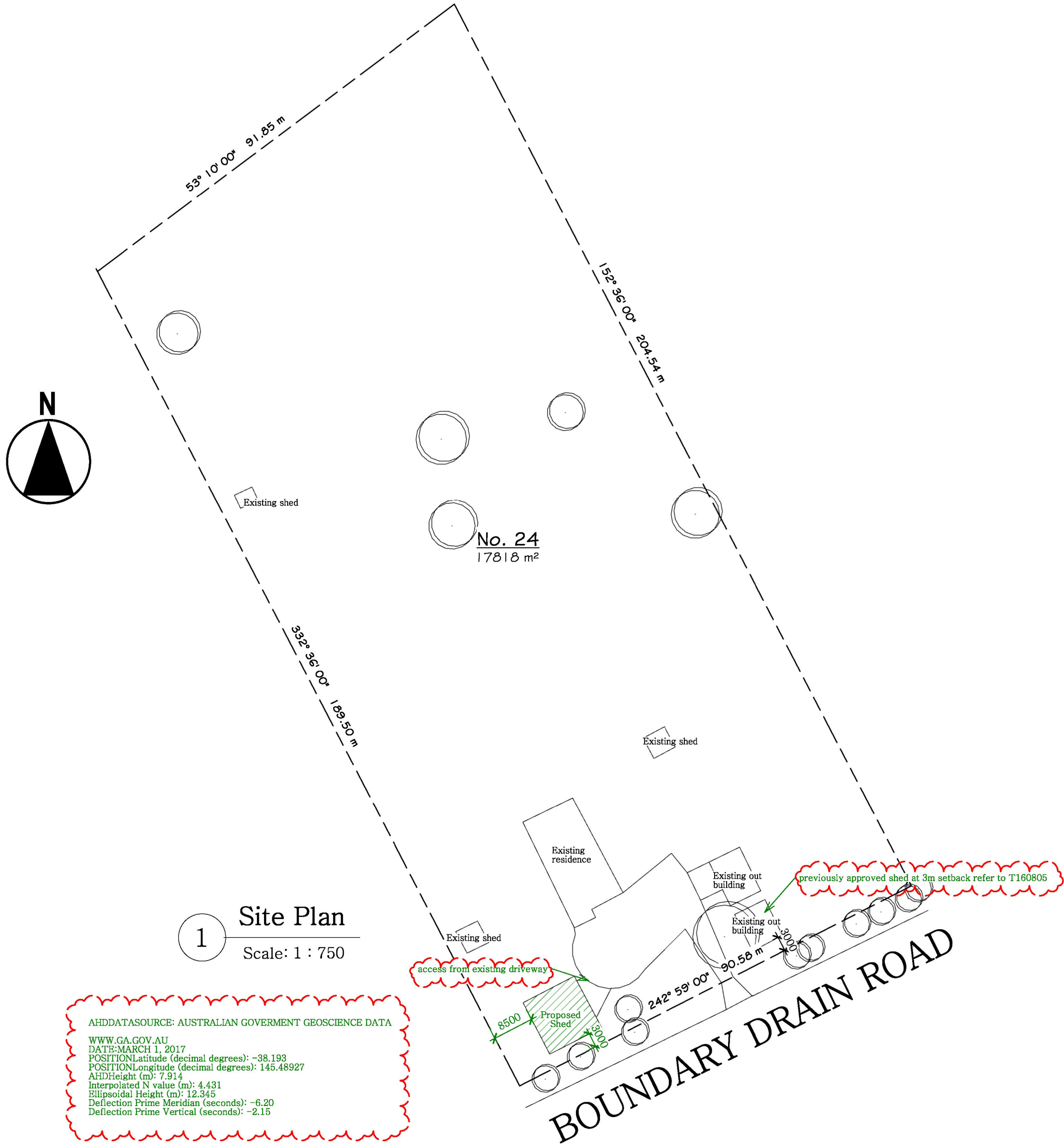
5). Head clearance to stairs to be not less than 2000mm measured vertically between nosing line and ceiling line and/or any obstruction.

**DOWNPIPE & GUTTER NOTE:** Gutter and downpipes to be in accordance with NCC part 3.5.2, AS 3500.3 and AS 3500.5. Downpipes must not serve more than 12m of gutter length for each downpipe and be located within 1.2m from a valley. Where downpipes are located greater than 1.2m from a valley, provision for overflow must be made to the gutter. Eave gutters are to be provided with overflow provisions along the length of the guttering in accordance with AS 3500.3.

**SITE AREAS:**  
Site area: 17818.00m<sup>2</sup>  
Building area: 627.00m<sup>2</sup>  
Coverage: 3.52%  
Permeability: 96.32%

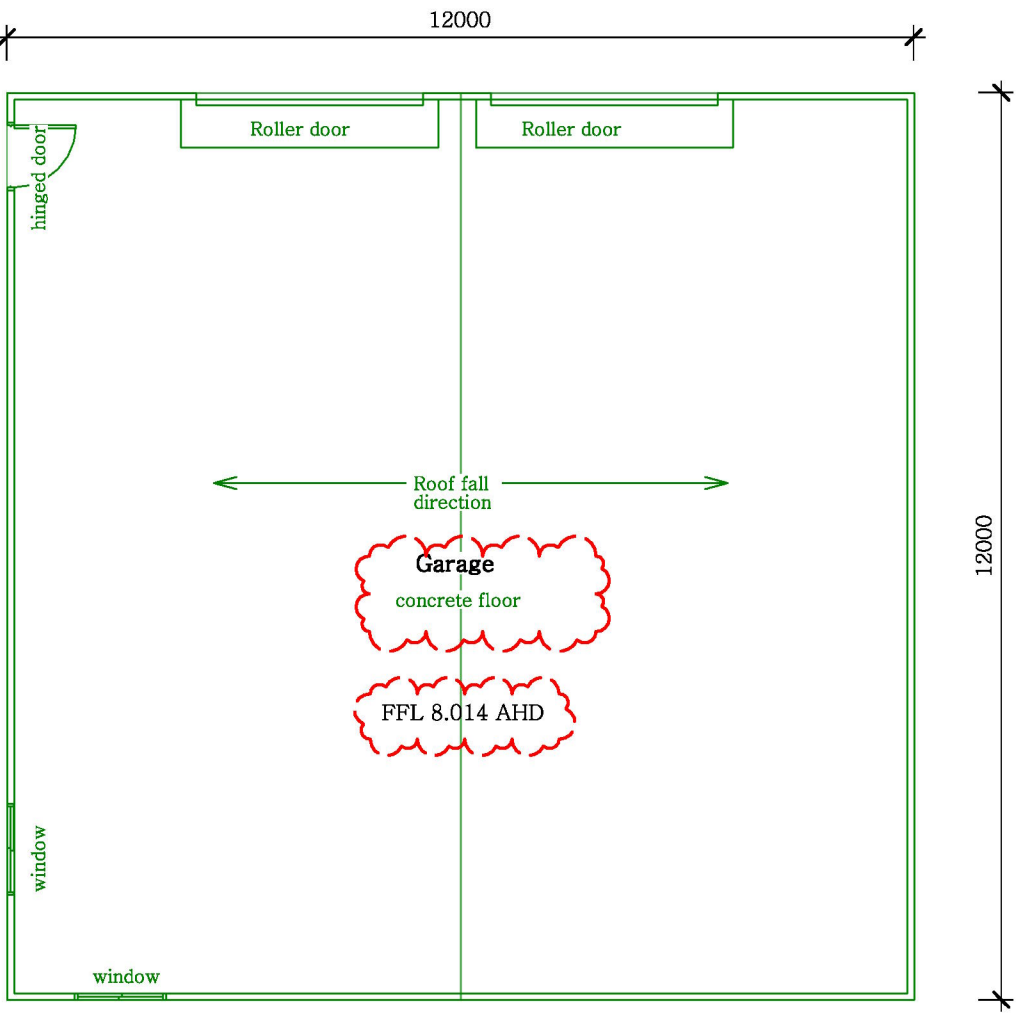
**STORMWATER NOTE:** Proposed downpipes to connect back into existing stormwater drainage system and run back to council's legal point of discharge. Contractor is to determine onsite, current stormwater drainage location prior to works commencing.

**SITE LEVELS NOTE:**  
Site levels noted are indicative only and should be verified on site prior to works commencing. FFL's are nominal and should be cross checked on site prior to any works being commenced to avoid any discrepancies.

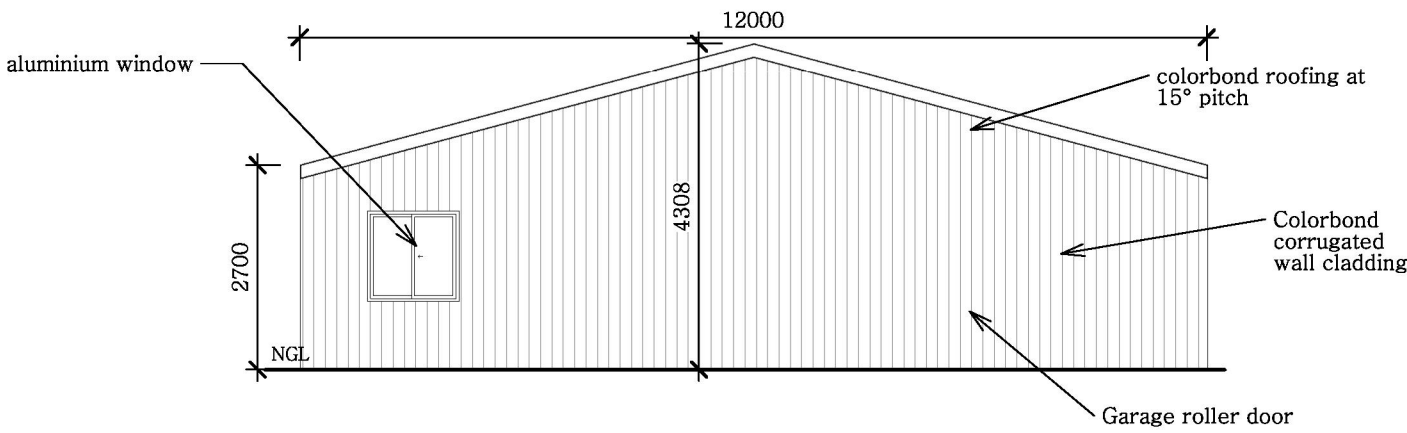


AHDDATASOURCE: AUSTRALIAN GOVERNMENT GEOSCIENCE DATA  
WWW.GA.GOV.AU  
DATE: MARCH 1, 2017  
POSITIONLatitude (decimal degrees): -38.193  
POSITIONLongitude (decimal degrees): 145.48927  
AHDHeight (m): 7.914  
Interpolated N value (m): 4.431  
Ellipsoidal Height (m): 12.345  
Deflection Prime Meridian (seconds): -6.20  
Deflection Prime Vertical (seconds): -2.15

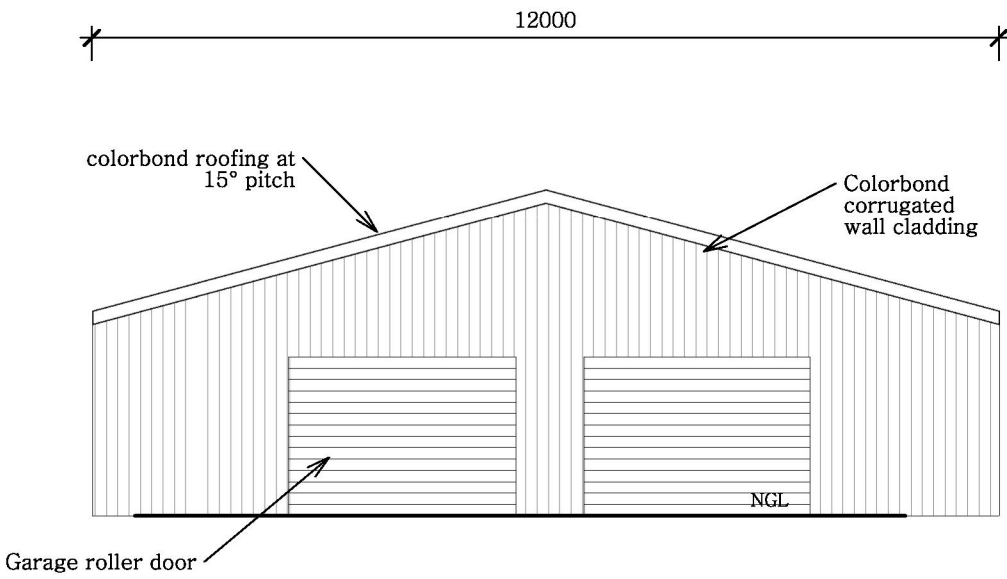
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



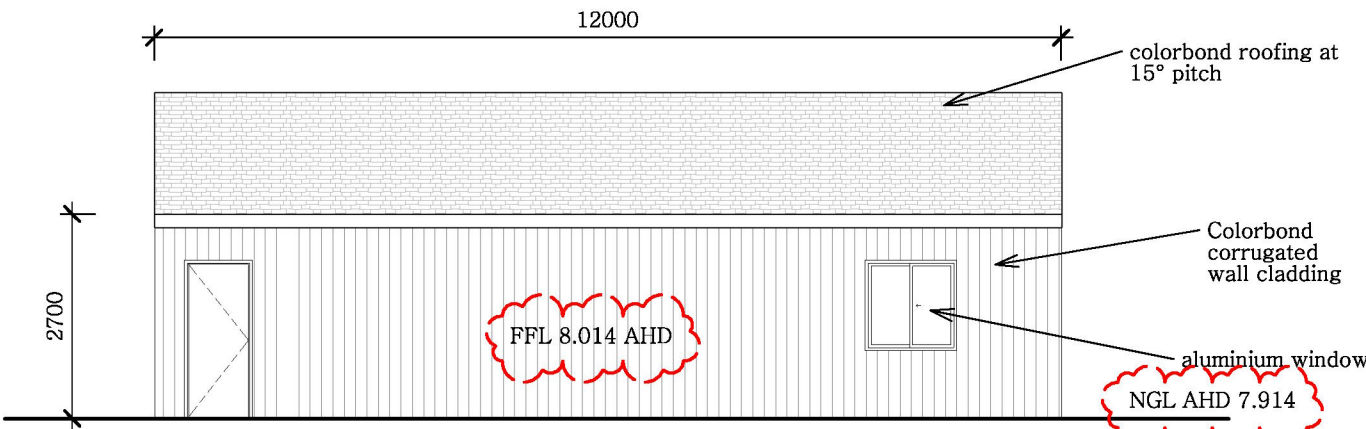
1 Floor plan  
Scale: 1 : 100



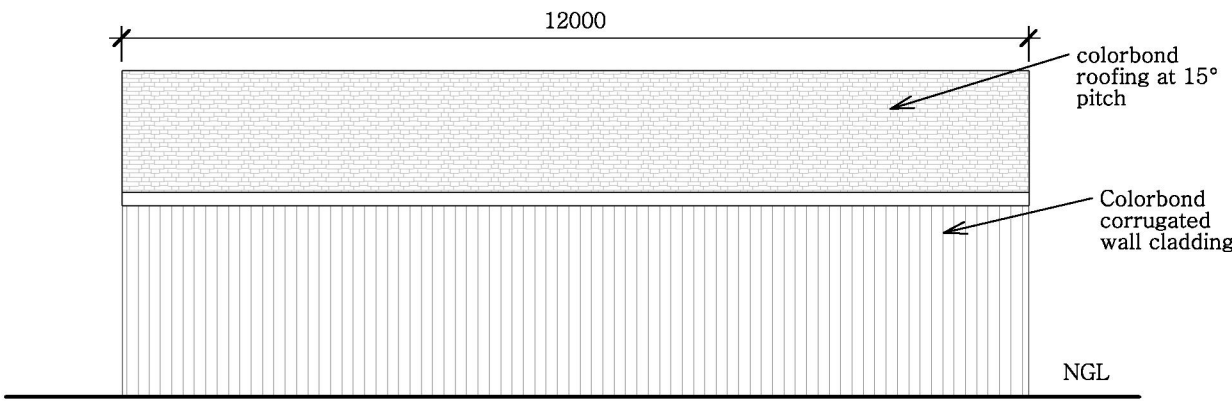
2 West elevation  
Scale: 1 : 100



3 East elevation  
Scale: 1 : 100



5 North elevation  
Scale: 1 : 100



4 South elevation  
Scale: 1 : 100

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.

COLOURS:  
Wallaroo – Roof and trim.  
Dusk – Walls

AHDDATASOURCE: AUSTRALIAN GOVERNMENT GEOSCIENCE DATA  
WWW.GA.GOV.AU  
DATE:MARCH 1, 2017  
POSITIONLatitude (decimal degrees): -38.193  
POSITIONLongitude (decimal degrees): 145.48927  
AHDHeight (m): 7.914  
Interpolated N value (m): 4.431  
Ellipsoidal Height (m): 12.345  
Deflection Prime Meridian (seconds): -6.20  
Deflection Prime Vertical (seconds): -2.15

Arcwell Drafting  
& Design

david@arcwelldrafting.com.au  
0405 054 448  
PO box 1509,  
Melton West, 3337  
Reg. No. DP-AP 63693



#### Revisions

Check and verify all dimensions and levels on site prior to commencement of any work or shop drawings. If any discrepancies occur in documents, Building designer is to be consulted before proceeding with any work. Drawings to be read in conjunction with specifications. DO NOT SCALE DRAWINGS. This drawing is protected by copyright.

PROJECT ADDRESS:  
No. 105 Boundary Drain  
Road Koo Wee Rup

CLIENT(S) NAME:

SCALE: 1:100

DATE: 14/7/25

ISSUE: Town planning Issue

DRAWN & CHECKED BY: DC

JOB No.

25-037

SHEET No.

A201



2 July 1 July 2025

[REDACTED]  
Arcwell Drafting and Building Design  
15 Ferdinand Place  
HARKNESS VIC 3337

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.

Dear Applicant,

**Application No.:** T250336 PA

**Property No.:** 4116102100

**Address:** L1 TP868439 V3473 F407, 105 Boundary Drain Road, Koo Wee Rup VIC 3981

**Proposal:** Buildings and works for a shed

I refer to the above application for a planning permit and wish to advise that under section 54 of the *Planning and Environment Act 1987*, more information is required before Council can consider your application.

This letter also outlines preliminary concerns and comments relating to the application and should be read carefully.

**FURTHER INFORMATION REQUIRED:**

1. An updated fee is required, as the application cannot be considered as a VicSmart, which is subject to a different fee structure.

Class	Description	Fee
Total fees required	(Class 3) More than \$10,000 but not more than \$100,00	\$714.40
Fees paid to date	(Class 8) VicSmart More than \$10,000	\$473.60
Fees outstanding		\$248.80

Payment can be made by:

**Online** – pay online via the Cardinia ePlanning portal at

<https://eplanning.cardinia.vic.gov.au/Account/Login.aspx> (once logged in, select 'Actions' > 'Pay' next to your application).

**Phone** – pay by credit card by calling Customer Service on 1300 787 624.

**Cheque** – send to Council with a copy of this letter enclosed.

**In Person** – visit our Customer Service Centre with a copy of this letter.

2. A brief written statement confirming the intended use of the outbuilding.
3. Notation on elevation plan to indicate the proposed colour of the outbuilding.
4. Information regarding the floor material of the shed's interior.
5. An amended site plan, to include the existing and proposed access to the proposed

outbuilding.

6. An arborist report prepared by a suitably qualified arborist (minimum AQF Level 5) to assess the impact of the proposed outbuilding on any trees located within the boundaries of the subject site as well as any trees located on any public land or adjoining properties that may be affected by the currently proposed location of the development. The report must:
  - a. Identify and assess all trees (both native and non-native) within 10 metres of the proposed outbuilding's location, including their species, health, structure and significance.
  - b. Include a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) in accordance with AS4970-2009 for all identified trees.
  - c. Assess any potential impacts of the proposed works including excavation and construction on the health useful life expectancy of the identified trees.
  - d. Whether trees are proposed to be removed or retained.
7. An application to construct a building or construct or carry out works in the Land Subject to Inundation Overlay must include plans drawn to scale which show:
  - a. The boundaries and dimensions of the site.
  - b. Relevant ground levels, to Australian Height Datum, taken by a licensed surveyor.
  - c. The layout of existing and proposed buildings and works.
  - d. Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by a licensed surveyor.
8. A written response to the application requirements of Clause 22.05-4 (the Western Port Green Wedge Policy which applies to your property and surrounding area), including:
  - a. Demonstrate how the proposal responds to the Cardinia Western Port Green Wedge vision as detailed at Clause 22.05-1.
  - b. Demonstrate how the proposal responds to the precinct vision and future directions / preferred land uses as detailed in Table 1 of this policy.
  - c. Ensure that an application includes a site analysis and design response, including a landscape character assessment.

#### **PRELIMINARY ASSESSMENT COMMENTS:**

A preliminary assessment of the application has been undertaken, and the following comments are provided for your consideration:

8. The siting of the proposed shed in the front setback (3m from front boundary) of the dwelling is inappropriate and not considered to be an outcome that upholds the low-density rural character

of the site's surrounds. To reduce the impact of built form on the landscape, please consider locating the proposed outbuilding in proximity to the existing outbuildings east of the dwelling.

9. Any proposed landscaping to lessen the visual impact of another outbuilding on site.
10. Floor level requirements – it is noted that Melbourne Water will likely have requirements for the floor level to be raised above the flood level in response to the site being within a Land Subject to Inundation Overlay. It is recommended that you contact Melbourne Water to understand their requirements, and if necessary, update the plans to reflect these.

It is recommended that the application be revised to address these comments, and/or include a written response to them. Revising the application at this stage is likely to result in the application process being more efficient and may mitigate future concerns from relevant parties.

If the application is not revised accordingly, it will be processed in its current form and may be subject to future changes through conditions of any planning permit or may be recommended for refusal.

**NEXT STEPS:**

Please submit all requested information by **6 August 2025**.

If the required information is not provided within this timeframe **your application will lapse. If you allow this application to lapse, you will need to submit a new application and provide the applicable documents and fees.**

Should you need more time to provide the information, a request should be submitted in writing to Council for consideration. Council has the right to refuse the request; however you have the right of appeal against this decision.

Please be advised that Council is unable to process your application any further until the above information is received. Upon receipt of the information, we will make a decision as to whether or not the owners and occupiers of nearby properties must be notified of your application.

If you have any further queries regarding this matter, please contact [REDACTED] on 03 5943 4949 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

Yours faithfully,



Statutory Planner

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.

**RFI RESPONSES FOR L1 TP868439 V3473 F407, 105 Boundary Drain Road, Koo Wee Rup VIC**

**RFI dated 2 July 2025, or maybe 1<sup>st</sup> of July there are 2 dates listed**

Item 1 – paid today

Item 2: the use for farming equipment storage

Item 3: elevations updated for colours

Item 4 floor plan updated for concrete floor

Item 5 added in a little driveway for you

Item 6 N/A shouldn't be required, owner attached pictures on the last few pages for you showing theres much less then the previous shed and that didn't need a arborist report

Item 7 done already

Item 8:

*Demonstrate how the proposal responds to the Cardinia Western Port Green Wedge vision as detailed at Clause 22.05-1.*

*Demonstrate how the proposal responds to the precinct vision and future directions / preferred land uses as detailed in Table 1 of this policy.*

*How the application is consistent with the State and Local Policy Framework including policies on recreation, economic development, tourism and town development.*

*An application to use land for a tourism use should be accompanied by a written statement which explains how the proposed use responds to a substantial existing or future agricultural use that is not dependant on the success of the tourism venture.*

*Ensure that an application includes a site analysis and design response, including a landscape character assessment.*

**RESPONSE:**

I acknowledge and support the overarching vision for the Cardinia Western Port Green Wedge, particularly its strong emphasis on maintaining the area's permanent rural character, protecting biodiversity, and supporting sustainable agricultural activity. This vision clearly recognises the importance of balancing rural productivity, environmental values, and limited, well-defined development that supports the region's economic and community needs.

In line with this, the proposed garage structure is intended to serve an operational and functional role that directly supports rural land use within the Green Wedge. The design and location of the structure have been carefully considered to ensure minimal visual and environmental impact, while enhancing the property's ability to function as a productive rural site.

The garage will support the storage and maintenance of equipment used in agricultural or horticultural activities, aligning with the vision's objective of strengthening the area's role as a productive farming district. Importantly, the proposal does not seek to urbanise the land, introduce residential sprawl, or compromise the environmental integrity of the area. Rather, it reflects a small-scale, appropriate investment in infrastructure that contributes to the long-term viability of rural land uses within the Green Wedge.

This proposal is consistent with the intent of the Cardinia Western Port Green Wedge Management Plan by providing practical infrastructure that supports existing and future agricultural activity, without detracting from the area's scenic, ecological or strategic significance.

In this context, we respectfully submit that the garage structure is a reasonable and appropriate addition that supports both the local economic base and the long-term objectives of the Green Wedge policy framework.

Item 8-1 prelim concerns, another shed has already been approved at 3m, refer to T160805

Item 9 no landscaping proposed

Item 10 FFL's updated

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.





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.





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.

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.