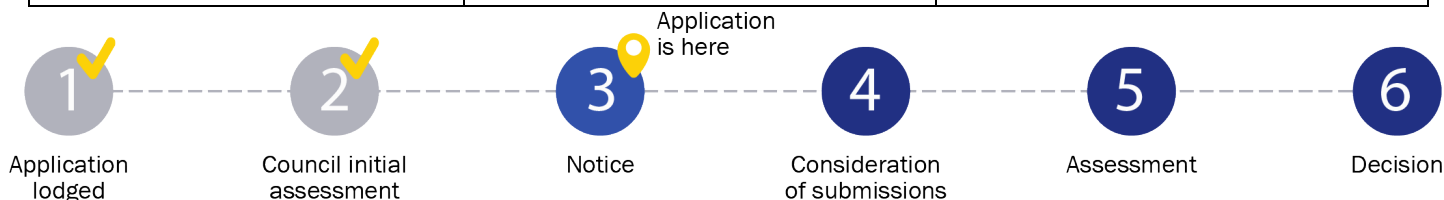


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP126520 V9312 F001 30 Toogood Court, Pakenham Upper VIC 3810
The application is for a permit to:	Buildings and works for an outbuilding
A permit is required under the following clauses of the planning scheme:	
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
42.01-2	Construct a building or construct or carry out works
44.06-2	Construct a building or construct or carry out works associated with Accommodation (Dwelling)
APPLICATION DETAILS	
The applicant for the permit is:	Squareback Planning Pty Ltd
Application number:	T250512
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:	
03 November 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.



Application Summary

Portal Reference A32563XX

Basic Information

Proposed Use	Construction of a outbuilding associated with a Dwelling in a Rural Conservation Zone, Environmental Significance Overlay and Bushfire Management Overlay.
Current Use	Dwelling.
Cost of Works	\$90,000
Site Address	30 Toogood Court Pakenham Upper 3810

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	Squareback Planning Pty Ltd	P.O. Box 3376, East Melbourne VIC 8002	W: 0438-880-282 E: jason@squareback.com.au
Owner			
Preferred Contact	Squareback Planning Pty Ltd	P.O. Box 3376, East Melbourne VIC 8002	W: 0438-880-282 E: jason@squareback.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 3	More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40
Total				\$714.40

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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

Documents Uploaded

Date	Type	Filename
26-08-2025	A Copy of Title	30 Toogood Court PPA Title Certificate.pdf
26-08-2025	A Copy of Title	30 Toogood Court PPA Title Instrument.pdf
26-08-2025	A Copy of Title	30 Toogood Court PPA Title Plan.pdf
26-08-2025	Site plans	30 Toogood Court PPA Development Plans.pdf
26-08-2025	Additional Document	30 Toogood Court PPA Aus Net Approval.pdf
26-08-2025	Additional Document	30 Toogood Court PPA BMP.pdf
26-08-2025	Additional Document	30 Toogood Court PPA VicPlan Planning Property Report.pdf
26-08-2025	Additional Document	30 Toogood Court PPA Cover Letter.pdf

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

Lodged By

Site User	
Submission Date	26 August 2025 - 12:31:PM

Declaration

☒ By ticking this checkbox, I 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.


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Fax: 03 5941 3784

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

Page 1 of 1

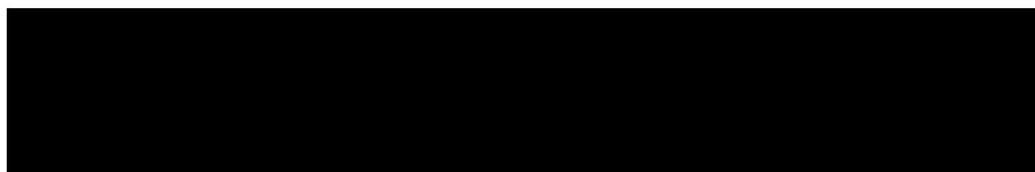
VOLUME 09312 FOLIO 001

Security no : 124127468561U
Produced 26/08/2025 09:44 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 126520.
PARENT TITLE Volume 08992 Folio 132
Created by instrument LP126520 16/01/1979

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP126520 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: 30 TOOGOOD COURT PAKENHAM UPPER VIC 3810

DOCUMENT END

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Document Identification	LP126520
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LP126520

EDITION 1

APPROVED 3/8/78

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 131
PARISH OF NAR-NAR-GOON
COUNTY OF MORNINGTON

40 20 0 50 100 150 200
LENGTHS ARE IN METRES

APPROPRIATIONS

§ BROWN HATCHED
BROWN WAY AND
DRAINAGE

NOTATIONS

§ BROWN HATCHED
BLUE EASEMENT FOR
THE SUPPLY OF
ELECTRICITY VIDE
LP. 85569

LITHO SH. 1

VOL.8992 FOL.132

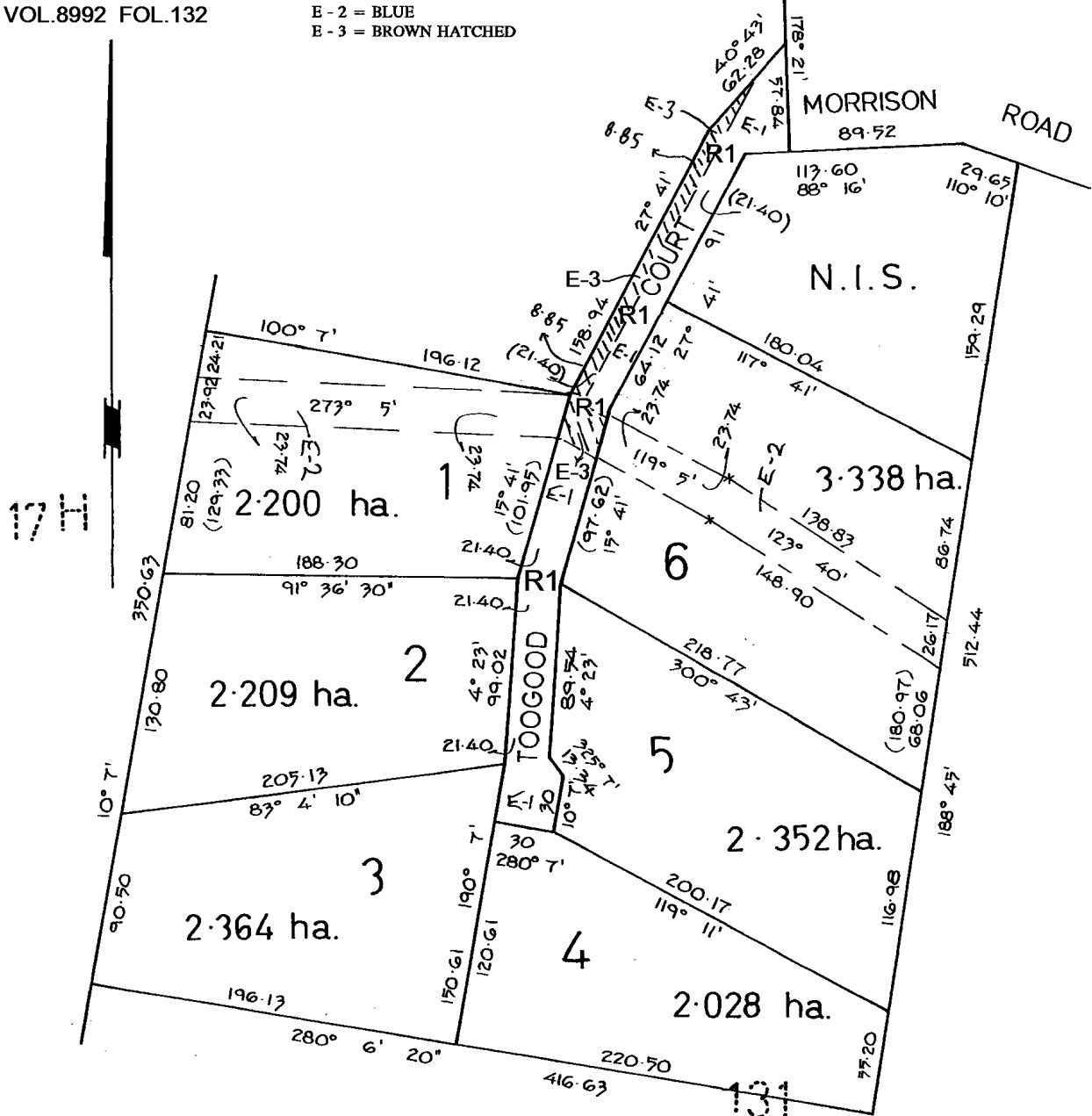
COLOUR CONVERSION

E - 1 = BROWN

E - 2 = BLUE

E - 3 = BROWN HATCHED

DEPTH LIMITATION: 15.24m



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Document Type	Instrument
Document Identification	N617716U
Number of Pages (excluding this cover sheet)	2
Document Assembled	26/08/2025 09:44

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Titles Office Use Only

REGD

030888 1507 45 73 N617716U

Lodged at the Titles Office by

J. Belleli

Code 2928A

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land

(Note 5)

VOLUME 9312 FOLIO 001

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Consideration

(Note 6)

\$73,000.00.

Transferor

(Note 7)

STAMP DUTY VICTORIA
2222TRANS#1221 S.D.U. 44 14JAN88
RECEIPT# 46068 11A \$11111,552.00

Transferee

(Note 8)

has been entered in the Register Book.



REGISTRATION

Approval No. T1/1

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NOTES

1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than
 - (a) transfers by direction
 - (b) transfers creating or reserving easements
 - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
 - (d) transfers of mortgages charges or leases or leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) on the nature of the consideration.

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 12 June 2025 02:12 PM

PROPERTY DETAILS

Address: **30 TOOGOOD COURT PAKENHAM UPPER 3810**

Lot and Plan Number: **Lot 1 LP126520**

Standard Parcel Identifier (SPI): **1\LP126520**

Local Government Area (Council): **CARDINIA**

Council Property Number: **1858600200**

Planning Scheme: **Cardinia**

Directory Reference: **Melway 316 C6**

www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **PAKENHAM**

OTHER

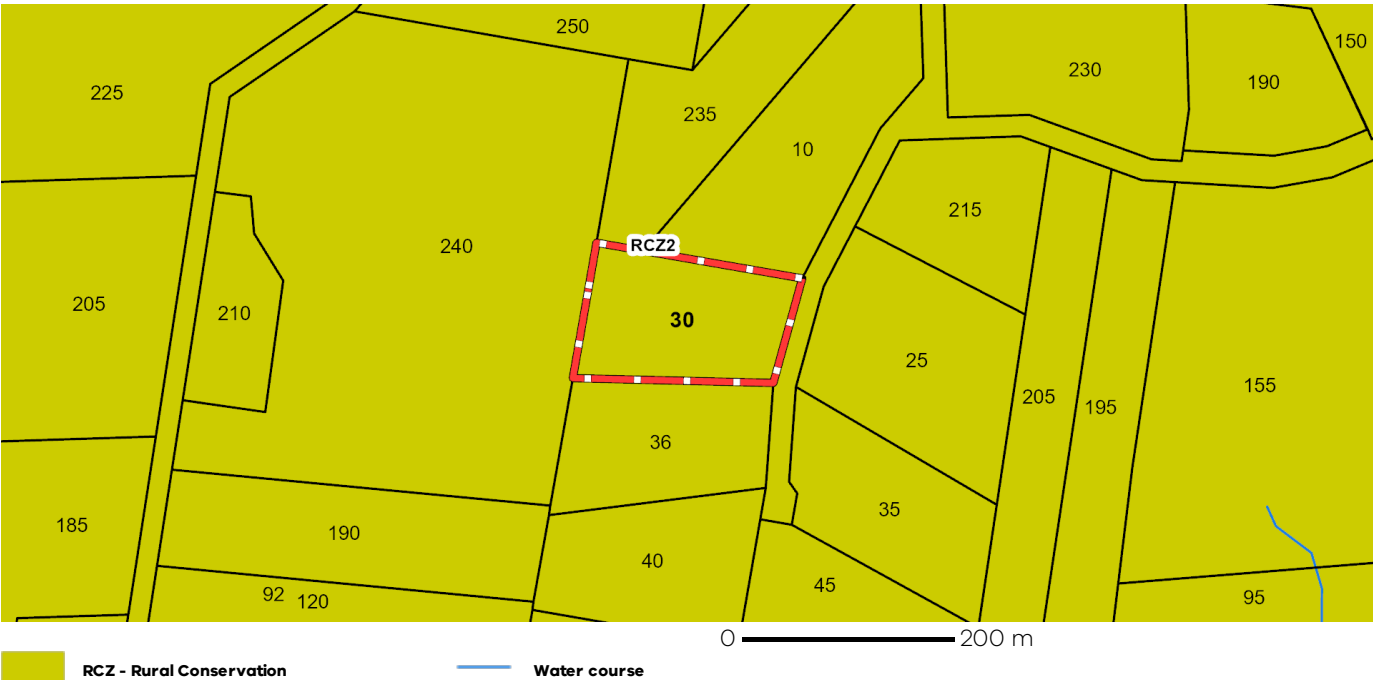
Registered Aboriginal Party: **Bunurong Land Council
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)

[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Planning Overlays

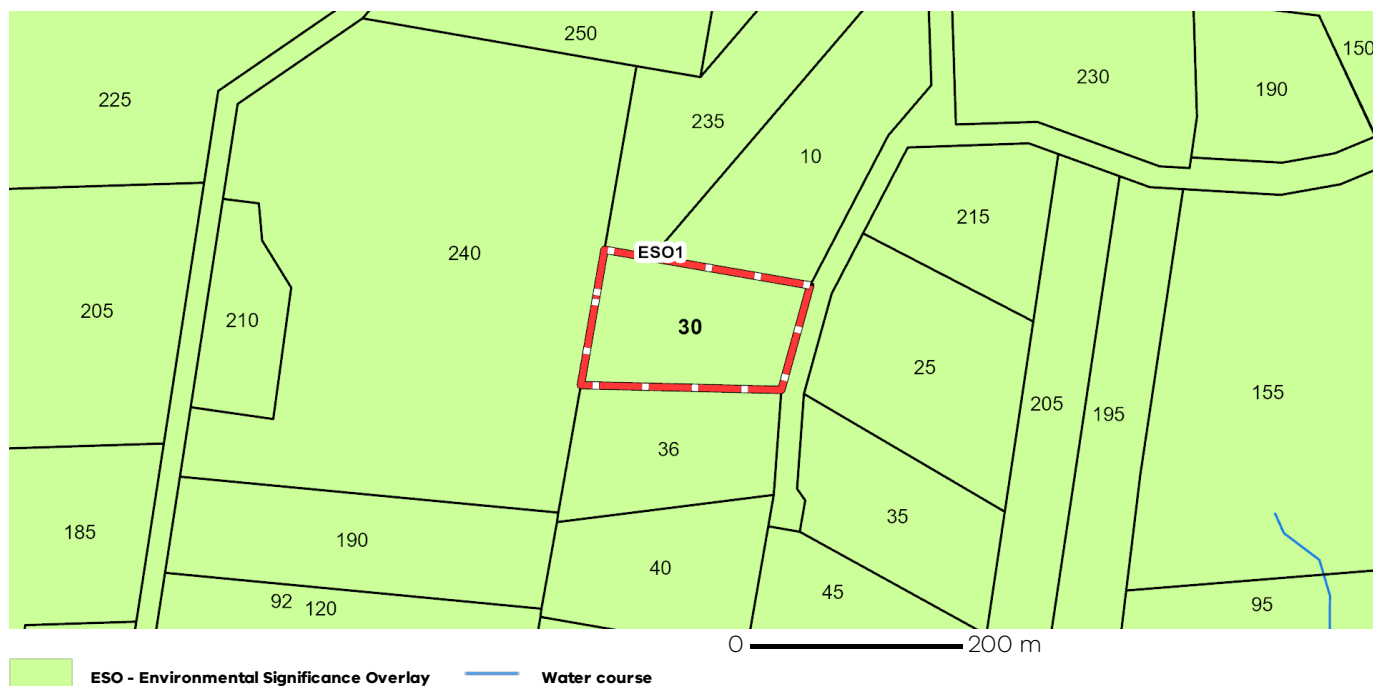
BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Further Planning Information

Planning scheme data last updated on .

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

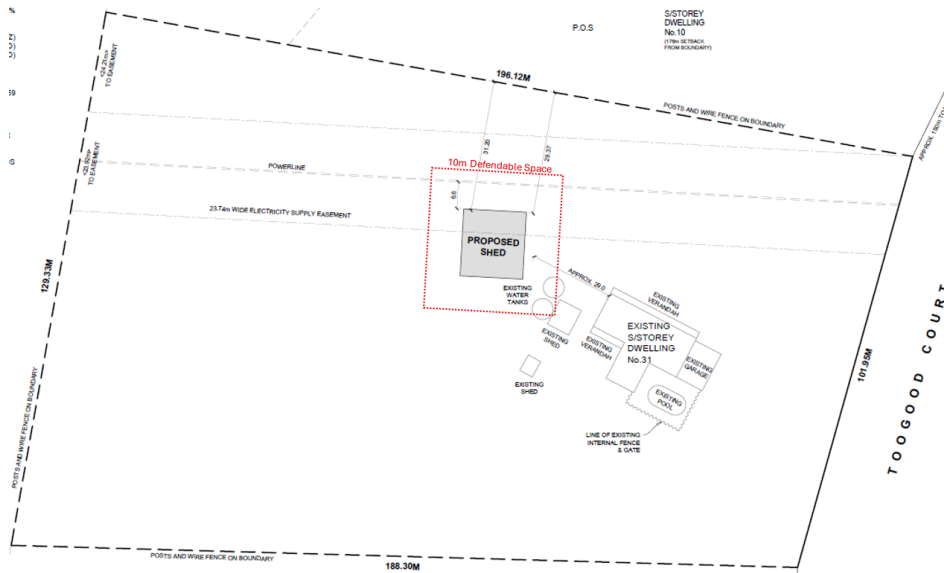
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Outbuildings Bushfire Management Plan – 30 Toogood Court, Pakenham Upper



Prepared By: Squareback Planning Pty Ltd

Version: 1

Date: 26/08/2025

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

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Bushfire Protection Measures

a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Requirement

- ☒ Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.
- ☐ Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 53.02-5.

Table 7 Outbuilding construction requirement

Building construction condition
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and: ▪ has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or ▪ is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness. Any openings in the wall shall be protected in accordance with the following: i. Doorways – by FRL -/60/30 self-closing fire doors ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position iii. Other openings – by construction with a FRL of not less than -/60/- Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.

26 August 2025

Planning Department
Cardinia Shire Council

30 Toogood Court, Pakenham Upper
Planning Permit Application
Construction of an Outbuilding associated with a Dwelling

Dear Planning Department,

We refer to the above matter and make application for a planning permit to construct a shed under the requirements of the Zone and also the Bushfire Management Overlay.

The shed is 240 square metres in area, Colorbond construction, located to the rear of the dwelling and setback at least 29 metres from any property boundary.

The shed triggers a planning permit under the Rural Conservation Zone as the construction of the shed is associated with a Section 2 use and the shed exceeds 100 square metres in area. No earthworks are included in this application or are required.

The site is also located within a Bushfire Management Overlay and given the shed exceeds 100 square metres in area, a planning permit is required for the shed under this overlay.

The site is also located within the Environmental Significance Overlay and given the shed exceeds 120 square metres in area and the shed exceeds a height of 4 metres, a planning permit is required for the shed under this overlay.

The application is accompanied by an application form, certificate of title, plans, VicPlan planning property report and Bushfire Management Plan. Consent from Aus Net to build within the easement is also provided.

The location for the new shed is shown below in photographs and an aerial photograph is provided in the appendix.



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The proposed shed is considered to be reasonable and appropriate having regard to the relevant considerations of the planning scheme which in this case are the purpose, objectives and decision guidelines of the Rural Conservation Zone, the Environmental Significance Overlay and the Bushfire Management Overlay. Our reasons are as follows:

- The buildings and works are associated with the long standing use of the land for a dwelling and the shed itself will be used for storage of personal property (i.e. the items shown in the photos).
- No vegetation is to be removed from the land to facilitate the construction of the shed.
- Sheds of this size are quite common in the immediate area, such as at 36 and 40 Toogood Court to the south of the site.
- The maximum overall height of the shed is 5.3 metres which is considered to be modest, similar to the height of most dwellings and well below the prevailing canopy tree height.
- The siting of the shed does not impact on any significant views, as sought by the objectives of the Environmental Significance Overlay.
- The shed is well setback from the street and will be partially concealed from view by the existing dwelling, so it will not detract from the presentation of the property when viewed from the street.
- The shed is well setback from adjoining properties, so it will not impact on the amenity of the adjoining properties.
- The shed will include a 10m defendable space as required by the BMO where vegetation (including any grass) will be managed.
- Approval has been granted by Aus Net for the construction of the shed within the easement.
- The shed will be a muted color (i.e. monolith) which will blend into the environment, thereby ensuring it is visually subservient within the landscape.

If you have any questions, please email [REDACTED]

Regards,

[REDACTED]
Director
Squareback Planning

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Appendix



Aerial view of the subject site.

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Locked Bag 14051
Melbourne City Mail Centre
Victoria 8001 Australia
T: 1300 360 795
www.ausnetservices.com.au

21 August 2025

[REDACTED]
Haven Design & Approve
Via Email: design@havendesign.com.au

Dear [REDACTED]

Build Over Easement: E-2

Property Description: Lot 1, LP126520, Vol 9312 Fol 001

Address: 30 Toogood Court, Pakenham Upper VIC 3810

Owner: Stephen Paul Hicks and Lisa Ann Hicks

We refer to your application to install a shed within easement E-2 on the above property.

AusNet Electricity Services Pty Ltd (AusNet) is the relevant authority for electricity supply in the area.

AusNet provides consent for the installation of the shed, as shown on the attached revised plans dated 2nd June 2025. There can be no variation to the attached plan.

Prior to installation please check with AusNet's service partner, Extec Pty Ltd ((03)59417333) on the No Go Zones required during installation,

If you have queries concerning this matter, please contact Penny Rooke at penny.rooke@ausnetservices.com.au

Sincerely,

[REDACTED]
Property Manager
AusNet Services

Enclosed: Plan – Haven Design dated 2 June 2025

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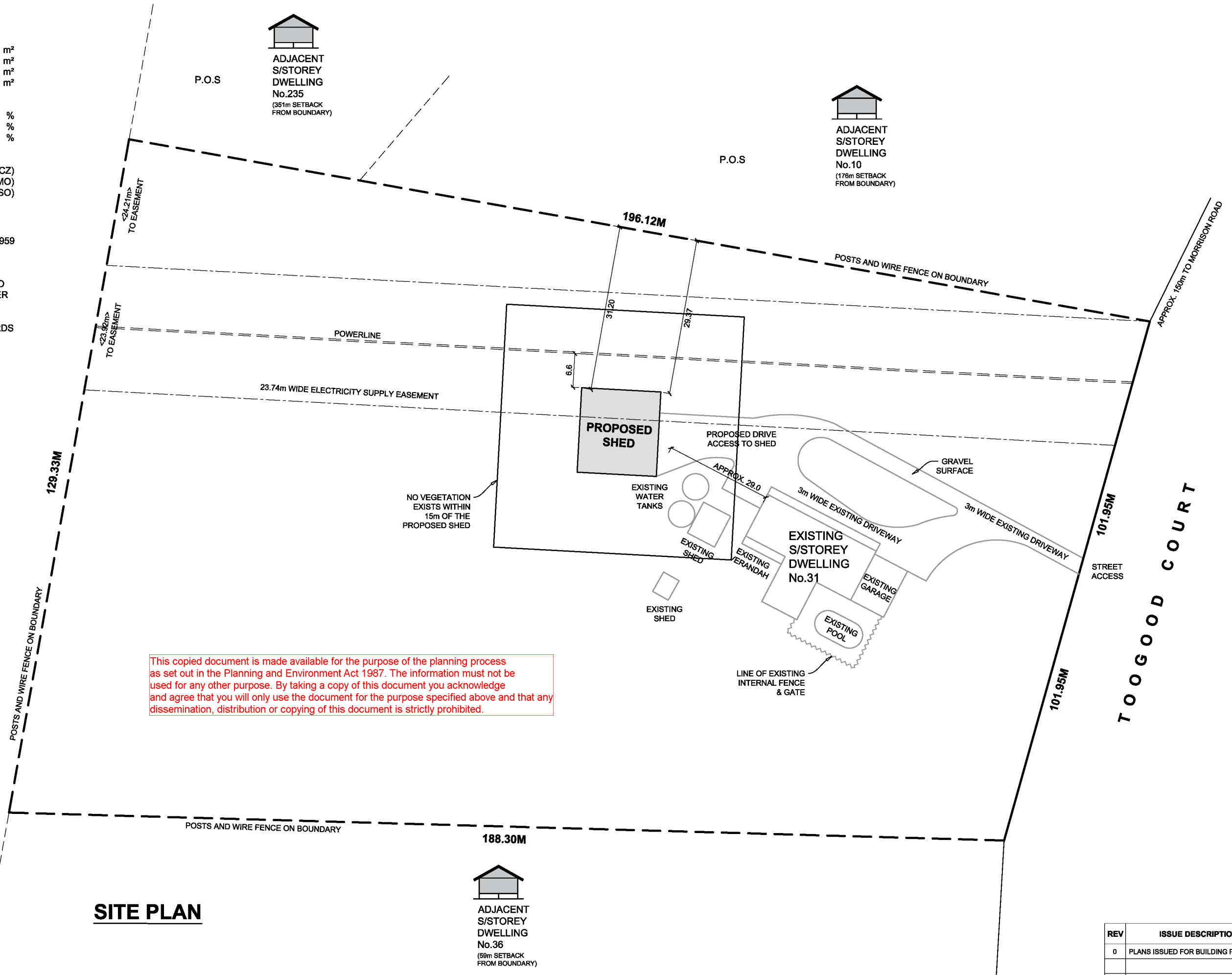
[BE ADVISED: SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT]

SITE AREA:	21991	m ²
EXISTING BUILDING AREA:	460.7	m ²
PROPOSED STRUCTURE:	240	m ²
TOTAL BUILDING FOOTPRINT:	700.7	m ²

ZONING: Rural Conservation (RCZ)
OVERLAY: Bushfire Management (BMO)
 Environmental Significance (ESO)

LEGAL POINT OF DISCHARGE
LPOD TO BE CONFIRMED ON SITE PRIOR TO
WORKS COMMENCING. PLUMBER & BUILDER
TO CONFIRM EXISTING RUNS & CONNECT
NEW DOWNPIPE INTO EXISTING STORM
WATER SYSTEM TO AUSTRALIAN STANDARDS

LPOD TO BE CONFIRMED ON SITE PRIOR TO WORKS COMMENCING. PLUMBER & BUILDER TO CONFIRM EXISTING RUNS & CONNECT NEW DOWNPIPE INTO EXISTING STORM WATER SYSTEM TO AUSTRALIAN STANDARDS



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THE BUILDER SHALL CHECK AND VERIFY ALL BOUNDARIES, LEVELS, DATUM & DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & ITS DURATION.

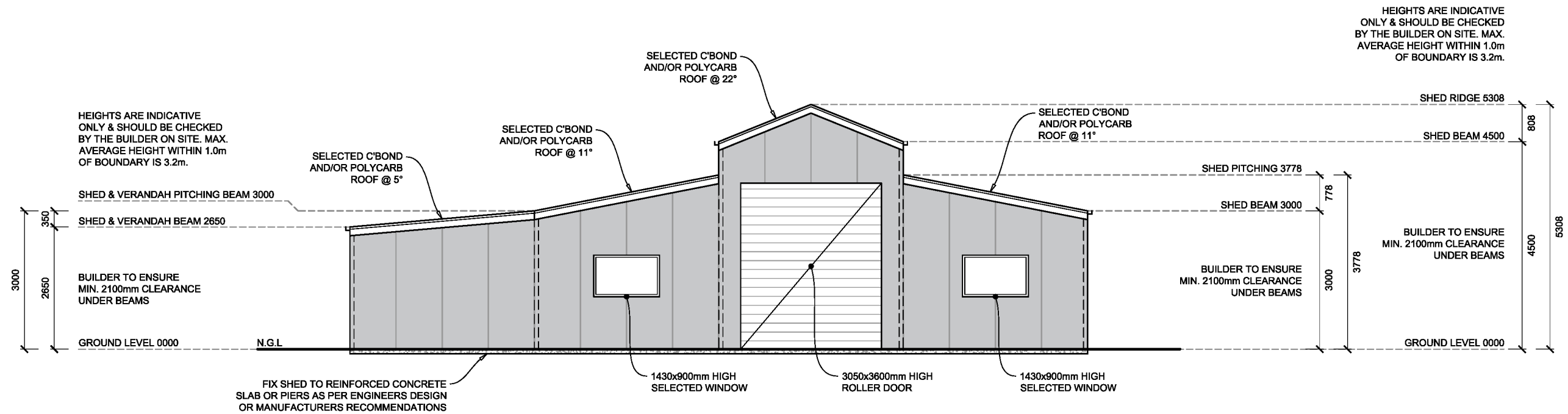
[illegible]

HEIGHTS ARE INDICATIVE
ONLY & SHOULD BE CHECKED
BY THE BUILDER ON SITE. MAX.
AVERAGE HEIGHT WITHIN 1.0m
OF BOUNDARY IS 3.2m.

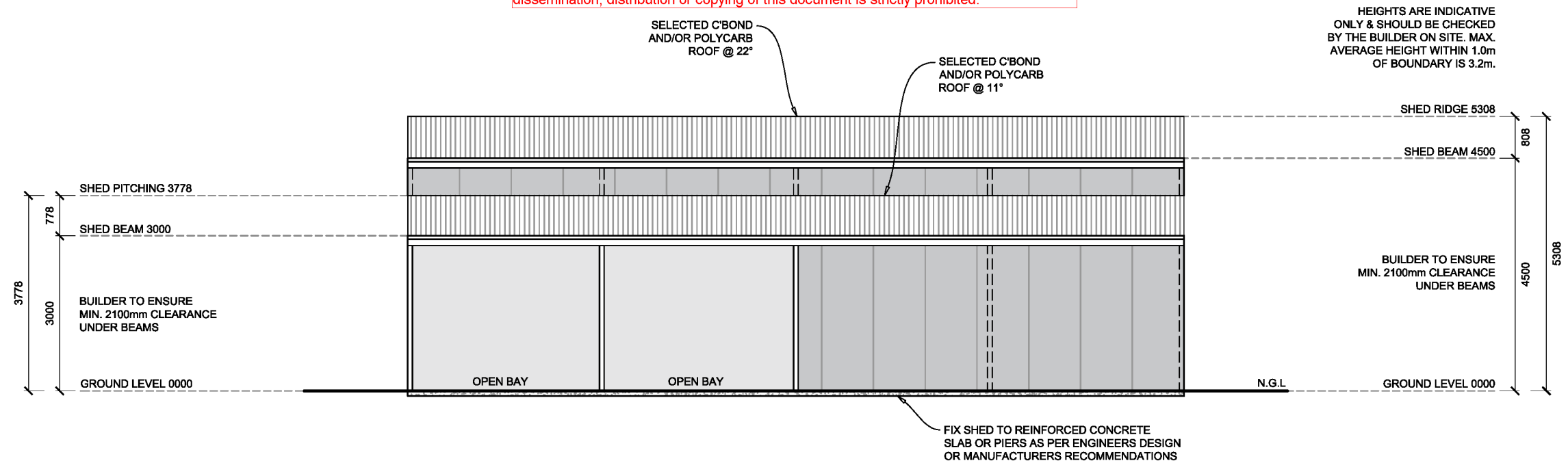


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[illegible]



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NORTH ELEVATION

[illegible]

29 September 2025


Planning Department
Cardinia Shire Council

30 Toogood Court, Pakenham Upper
Planning Permit Application – T250512 PA
Construction of an Outbuilding associated with a Dwelling

Dear 

We refer to the above matter and your request for further information. In response, we attach receipt of payment of the application fee addressing point 1 and amended plans addressing points 2 and 3.

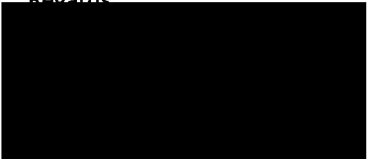
In response to point 4, we refer back to our submission which included the following:

The proposed shed is considered to be reasonable and appropriate having regard to the relevant considerations of the planning scheme which in this case are the purpose, objectives and decision guidelines of the Rural Conservation Zone, the Environmental Significance Overlay and the Bushfire Management Overlay. Our reasons are as follows:

- The buildings and works are associated with the long standing use of the land for a dwelling and the shed itself will be used for storage of personal property (i.e. the items shown in the photos).
- No vegetation is to be removed from the land to facilitate the construction of the shed.
- Sheds of this size are quite common in the immediate area, such as at 36 and 40 Toogood Court to the south of the site.
- The maximum overall height of the shed is 5.3 metres which is considered to be modest, similar to the height of most dwellings and well below the prevailing canopy tree height.
- The siting of the shed does not impact on any significant views, as sought by the objectives of the Environmental Significance Overlay.
- The shed is well setback from the street and will be partially concealed from view by the existing dwelling, so it will not detract from the presentation of the property when viewed from the street.
- The shed is well setback from adjoining properties, so it will not impact on the amenity of the adjoining properties.
- The shed will include a 10m defendable space as required by the BMO where vegetation (including any grass) will be managed.
- Approval has been granted by Aus Net for the construction of the shed within the easement.
- The shed will be a muted color (i.e. monolith) which will blend into the environment, thereby ensuring it is visually subservient within the landscape.

If you have any questions, please email jason@squareback.com.au or call us on 9965 1930.

Regards


Director
Squareback Planning

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Tax Invoice \ Receipt

26-Aug-2025 11:41 am

Receipt Number

Cardinia Shire Council
ABN: 32 210 906 807

Payment Details

\$714.40 Stephen Hicks. Stephen Hicks

Receipt Details

LF \$714.40
800000-0-1140-1000-4225
5 : Planning Permit Fee
(No GST)
T250512
T250512,4158813336

Receipt Total \$714.40

GST amount = \$0.00

This receipt will fade over time
if exposed to light.

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Invoice

Applicant

Applicant Address

Owner

Owner Address

Preferred Contact

Preferred Contact

Address

Site Address

Portal Reference

ReferenceNumber

InvoiceNumber

InvoiceDate

InvoicePayByDate

Squareback Planning Pty Ltd

P.O. Box 3376, East Melbourne VIC 8002

30 Toogood Court Pakenham Upper 3810

26-Aug-2025

25-Sep-2025

Amount

\$714.40

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 3	More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40

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