
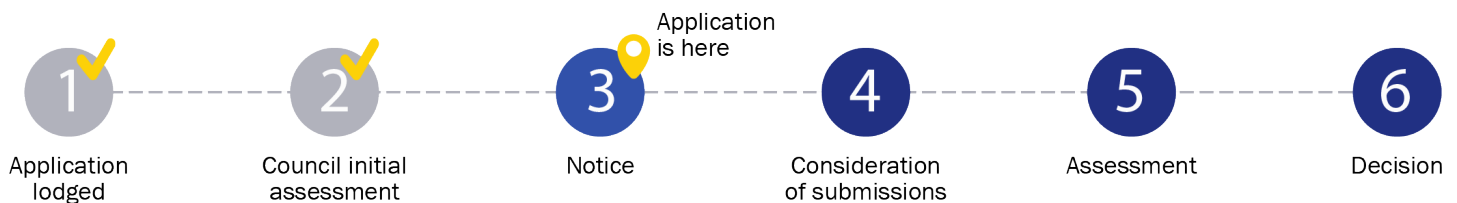


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP744685 90 Railway Avenue, Garfield VIC 3814	
The application is for a permit to:	Buildings and works (Construction of a verandah, carport and garage)	
A permit is required under the following clauses of the planning scheme:		
43.01-1	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	Archigreen Design	
Application number:	T250477	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		12 December 2025
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>




ADVERTISED MATERIAL
Planning Application: T250477
Date Prepared: 25 November 2025

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Application Summary

Portal Reference A32550ZE

Basic Information

Proposed Use Proposed Garage, Carport and Verandah
 Current Use Residential property
 Cost of Works \$85,000
 Site Address 90 Railway Avenue Garfield 3814

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?

Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	Archigreen Design	PO BOX 4010, Burwood East VIC 3151	M: 0411-123-498 E: john@archigreendesign.com.au
Owner			
Preferred Contact	Archigreen Design	PO BOX 4010, Burwood East VIC 3151	M: 0411-123-498 E: john@archigreendesign.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

Documents Uploaded

Date	Type	Filename
08-08-2025	A Copy of Title	25-05-23 Title 90 Railway Ave Garfield 1.pdf
08-08-2025	Additional Document	25-05-23 Title 90 Railway Ave Garfield 2.pdf
08-08-2025	Site plans	25-08-08 Railway Ave Plan 1.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	Archigreen Design	PO BOX 5098, Brandon Park VIC 3150	M: 0411-123-498 E: john@archigreendesign.com.au
Submission Date	08 August 2025 - 10:34:AM		

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.



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20 Siding Avenue, Officer, Victoria

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

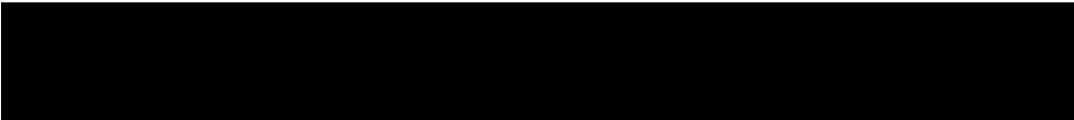
VOLUME 03077 FOLIO 399

Security no : 124124715181Y
Produced 23/05/2025 10:21 AM

LAND DESCRIPTION

Lot 1 on Title Plan 744685A.
PARENT TITLE Volume 02233 Folio 528
Created by instrument 511742 05/09/1905

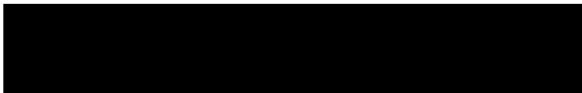
REGISTERED PROPRIETOR




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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 TP744685A 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: 90 RAILWAY AVENUE GARFIELD VIC 3814

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	TP744685A
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/05/2025 10:21

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TITLE PLAN	EDITION 1	TP 744685A
-------------------	------------------	-------------------

Location of Land

Parish: BUNYIP
 Township:
 Section:
 Crown Allotment: 20 (PT)
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 3077 FOL 399
 Depth Limitation: NIL

Notations


Cardina
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ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 28/08/2002
 VERIFIED: DA

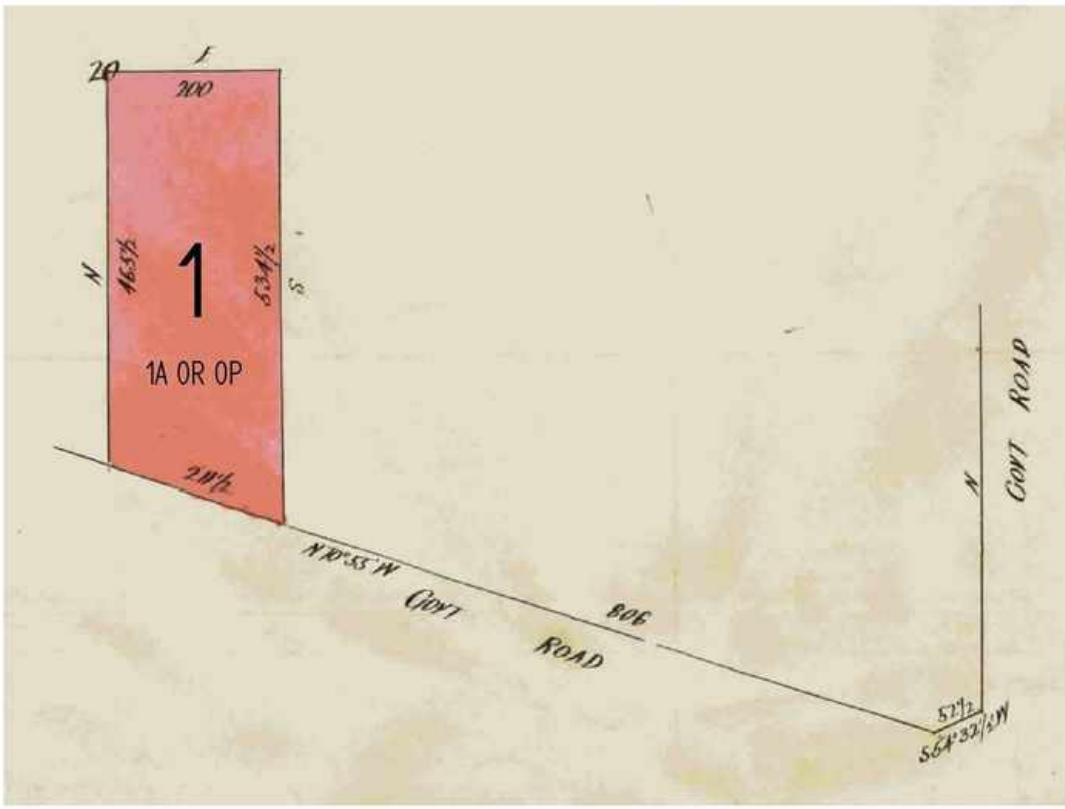


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 20 (PT)

Archigreen Design Pty. Ltd.

28 October 2025

Cardinia Shire Council
20 Siding Ave
Officer VIC 3810

Dear [REDACTED]

Re: Proposed Garage & Verandah
At: 90 Railway Ave, Garfield

Please see attached amended plans for a proposed garage and verandah at the above address.

To address the concerns raised in your RFI letter dated 4 Sept. we have carried out the following changes to the plans.

- The shed design and façade have been changed to a more contemporary design
- The shed size has been reduced from 20m to 15m in length. The shed will contain a boat, caravan, car, and trailer. Together with ride-on mower and garden tools.
- The proposed shed has been moved away from the front of the property and the eastern boundary.
- The proposed shed has been moved away from all vegetation.
- The proposed carport has been removed.
- Please see existing dwelling Photos attached below.



The front of the existing hall.



PO Box 4010
Burwood East
Victoria 3151

0411 1234 98 M

A.B.N. 11 147 942 341

john@archigreendesign.com.au E

Archigreen Design Pty. Ltd.



The rear of the existing hall.

Could you please reassess the application against the revised attached plans and let me know if you require any further information to move forward with this application?

Yours sincerely




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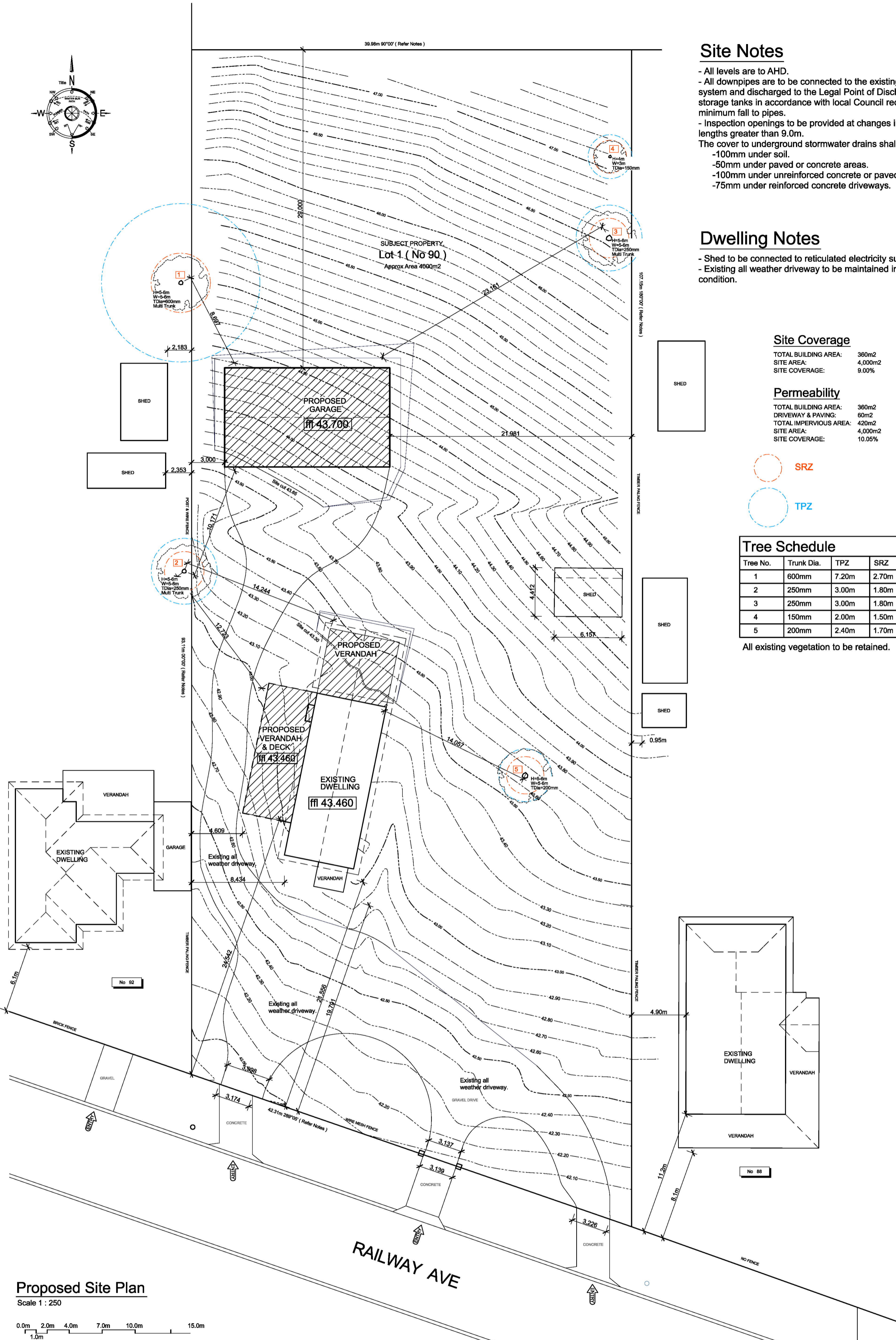
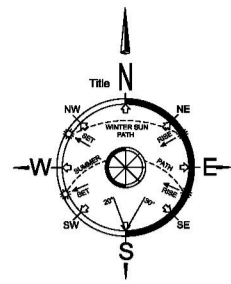
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PO Box 4010
Burwood East
Victoria 3151

0411 1234 98 M

A.B.N. 11 147 942 341

john@archigreendesign.com.au E



Site Notes

- All levels are to AHD.
- All downpipes are to be connected to the existing stormwater system and discharged to the Legal Point of Discharge via water storage tanks in accordance with local Council requirements. 1:100 minimum fall to pipes.
- Inspection openings to be provided at changes in direction and lengths greater than 9.0m.
- The cover to underground stormwater drains shall be not less than,
 - 100mm under soil.
 - 50mm under paved or concrete areas.
 - 100mm under unreinforced concrete or paved areas.
 - 75mm under reinforced concrete driveways.

Dwelling Notes

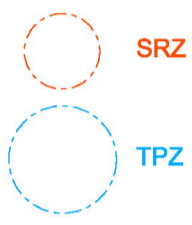
- Shed to be connected to reticulated electricity supply.
- Existing all weather driveway to be maintained in working condition.

Site Coverage

TOTAL BUILDING AREA: 360m²
 SITE AREA: 4,000m²
 SITE COVERAGE: 9.00%

Permeability

TOTAL BUILDING AREA: 360m²
 DRIVEWAY & PAVING: 60m²
 TOTAL IMPERVIOUS AREA: 420m²
 SITE AREA: 4,000m²
 SITE COVERAGE: 10.05%



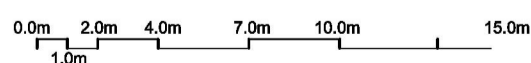
Tree Schedule

Tree No.	Trunk Dia.	TPZ	SRZ
1	600mm	7.20m	2.70m
2	250mm	3.00m	1.80m
3	250mm	3.00m	1.80m
4	150mm	2.00m	1.50m
5	200mm	2.40m	1.70m

All existing vegetation to be retained.

Proposed Site Plan

Scale 1 : 250



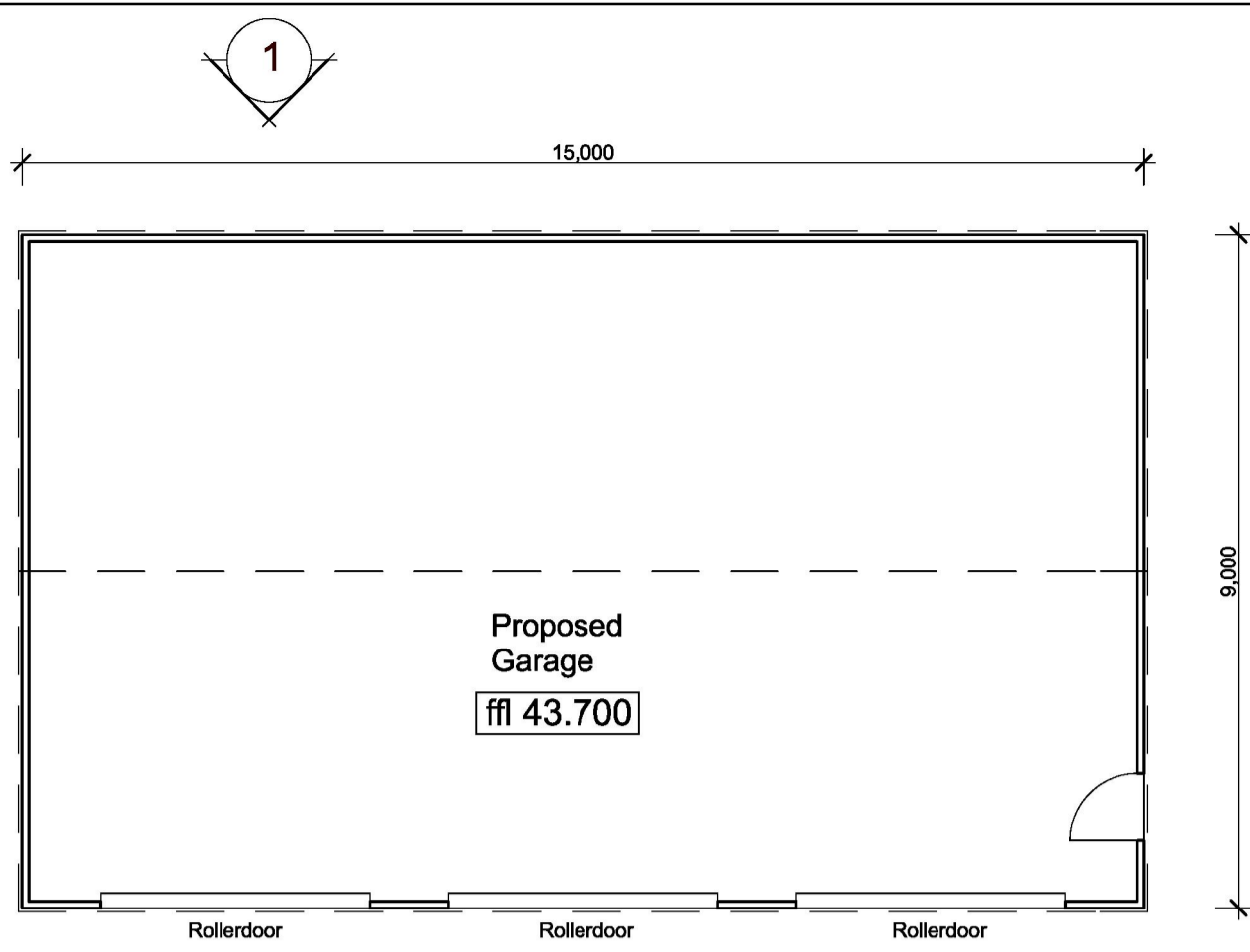


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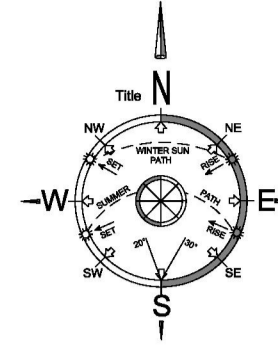
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Planning
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Proposed Garage Floor Plan
Scale 1 : 100

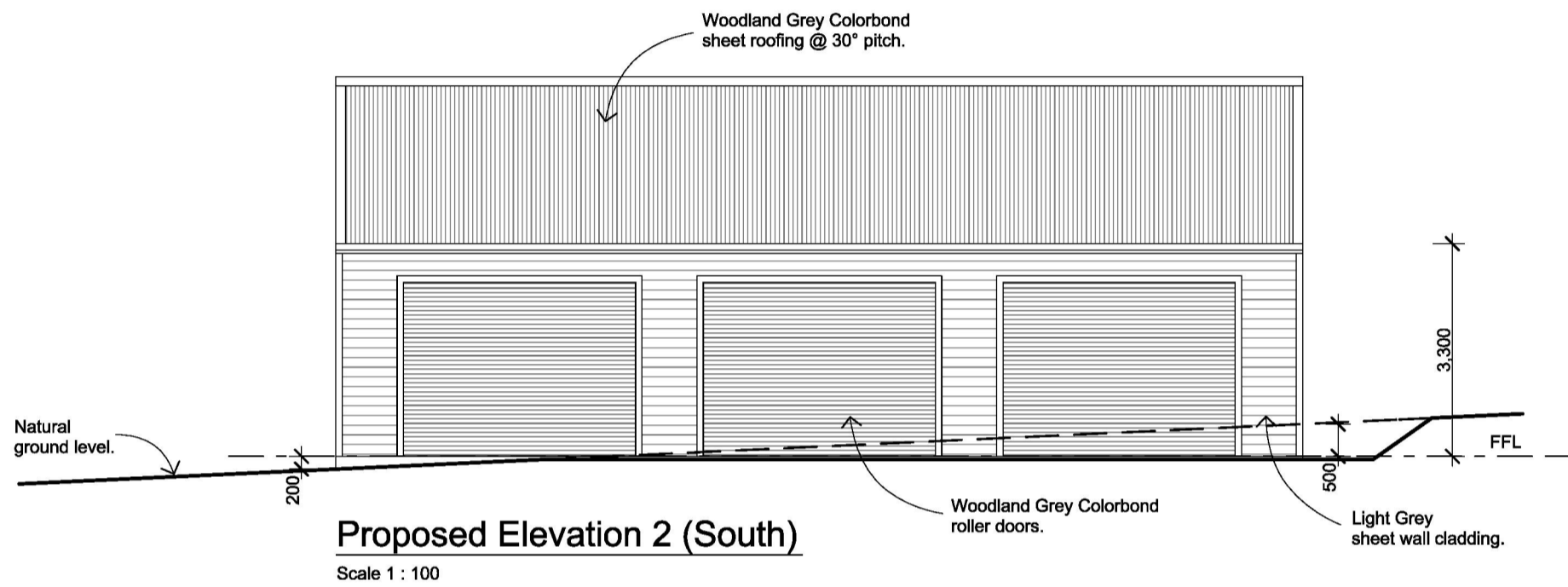


Area Analysis

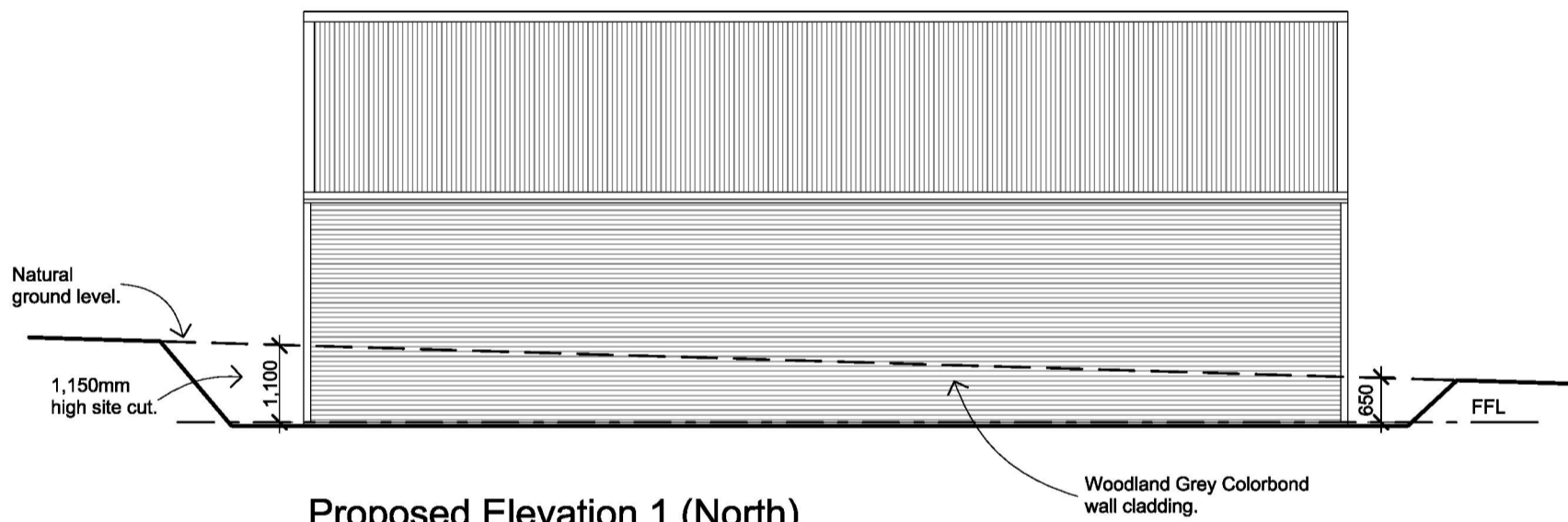
Existing Dwelling:	102.50m2
Existing Shed:	27.00m2
Proposed Garage:	135.00m2
Proposed Verandah:	54.00m2
Proposed Ver. 2:	38.40m2
Total:	356.90m2

Schedule of Materials and Finishes

Gutter - Colorbond - Woodland Grey	
Roller doors - Colorbond - Woodland Grey	
Roof - Colorbond - Woodland Grey	
Rear walls - Colorbond - Woodland Grey	
Walls - Weatherboard - Light grey	



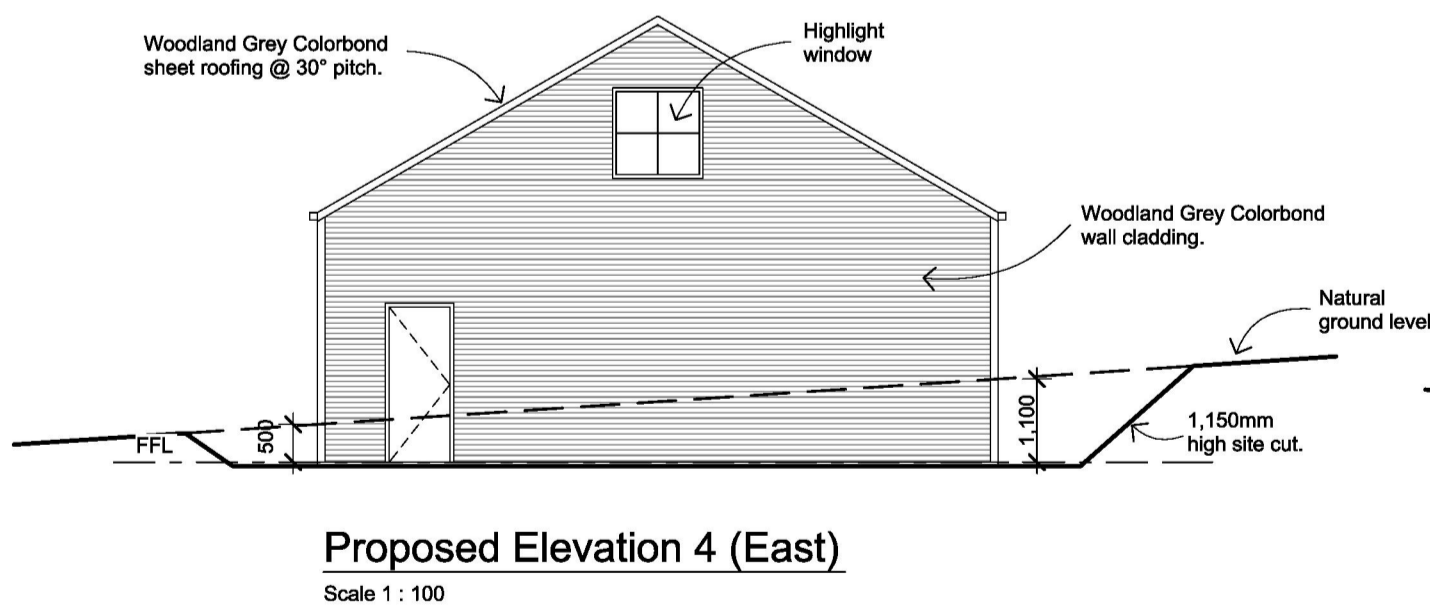
Proposed Elevation 2 (South)
Scale 1 : 100



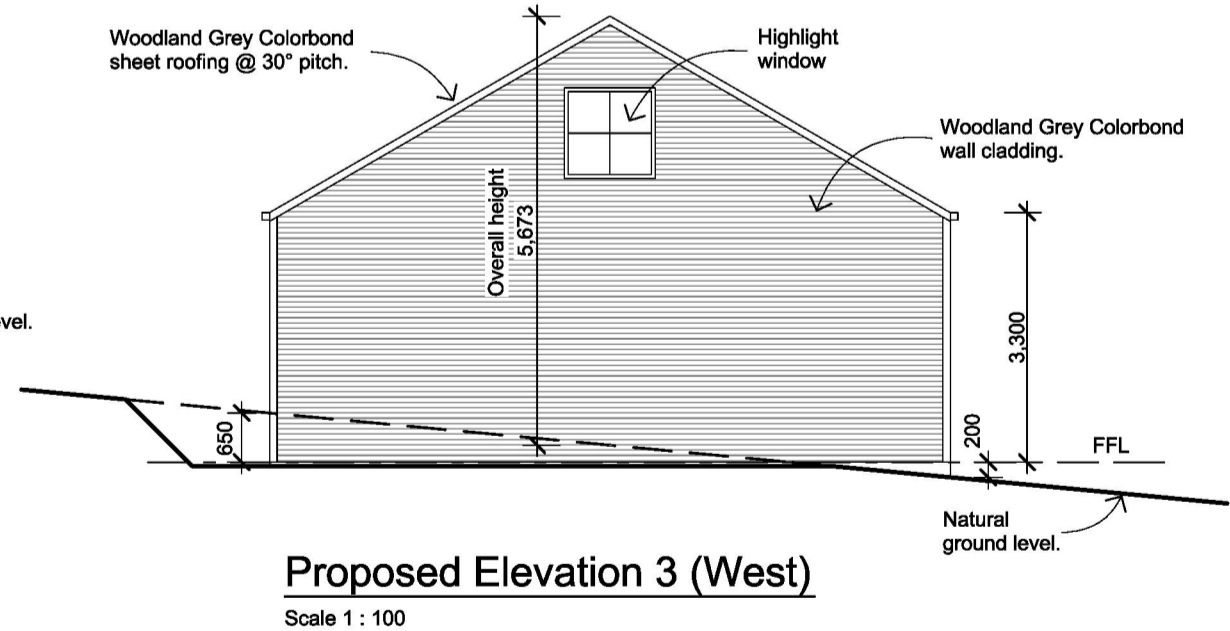
Proposed Elevation 1 (North)
Scale 1 : 100

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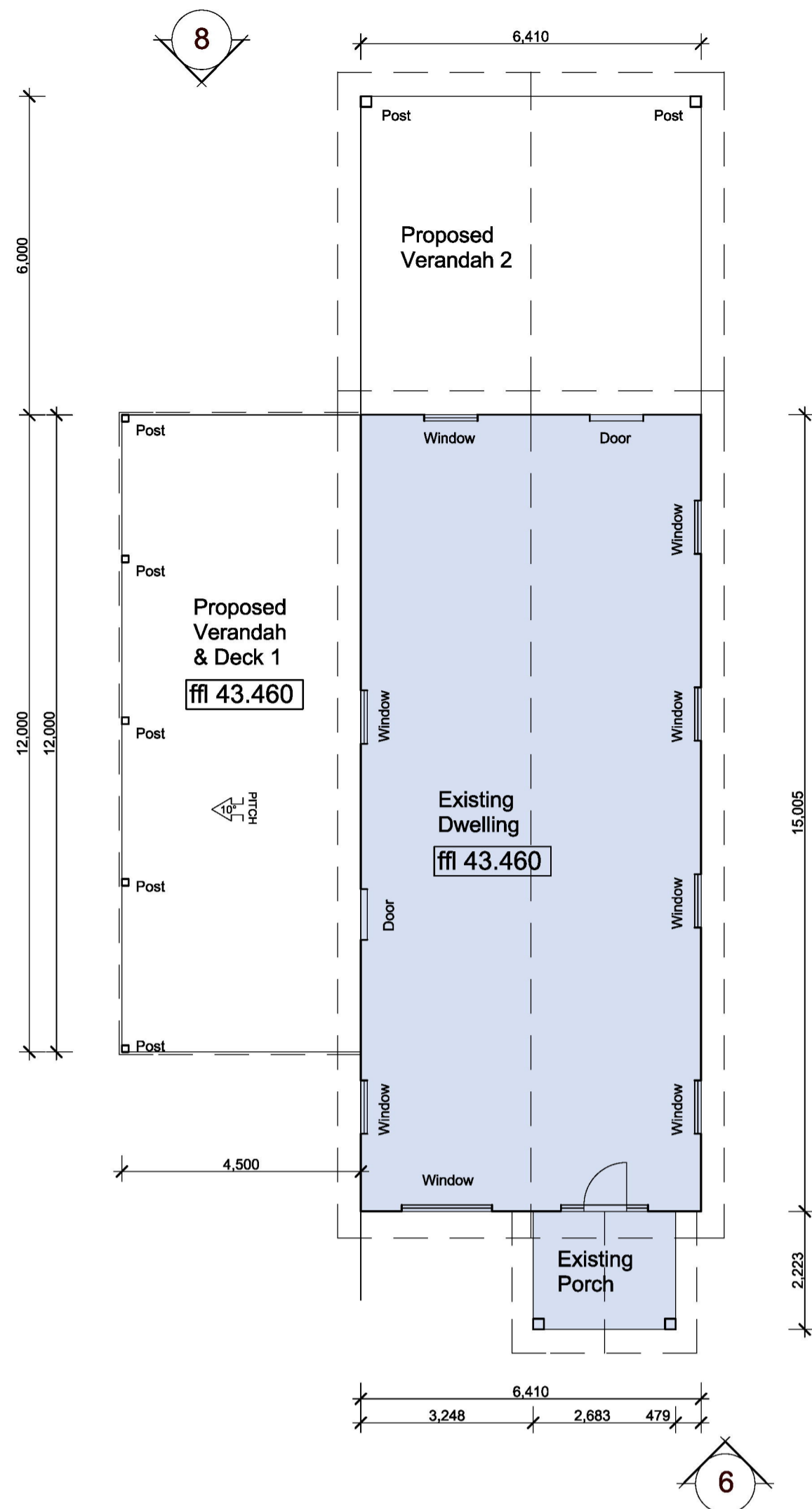
Proposed Elevation 4 (East)
Scale 1 : 100



Proposed Elevation 3 (West)
Scale 1 : 100

Planning
Not to be used for construction

<p>ArchiGreen Design</p> <p style="font-size: x-small;">PO Box 4010 Burwood East 3152 Mob. 0411 123 498</p>	REV P-02	AMENDMENT Changes required by Council RFI letter.	DATE 28/10/25	Do not scale dimensions. Use figured dimensions only. Refer any discrepancies to ArchiGreen Design Pty. Ltd. for clarification. This drawing is copyright © ArchiGreen Design Pty. Ltd. No part of this drawing may be reproduced without ArchiGreen Design's prior written permission.	DRAWN J.B.	<p>Garage Plan & Elevation</p> <p style="font-size: x-small;">PROJECT: Proposed Garage, Carport and Verandah LOCATION: 90 Railway Ave., Garfield</p>	CLIENT Client	north	PROJECT NUMBER Cad401	
					CHECKED AUTHORISED DATE: 28/10/2025 SCALE: As shown @ A2					DRAWING NUMBER 02
										REVISION: P-02



Proposed Deck & Verandah Floor Plan

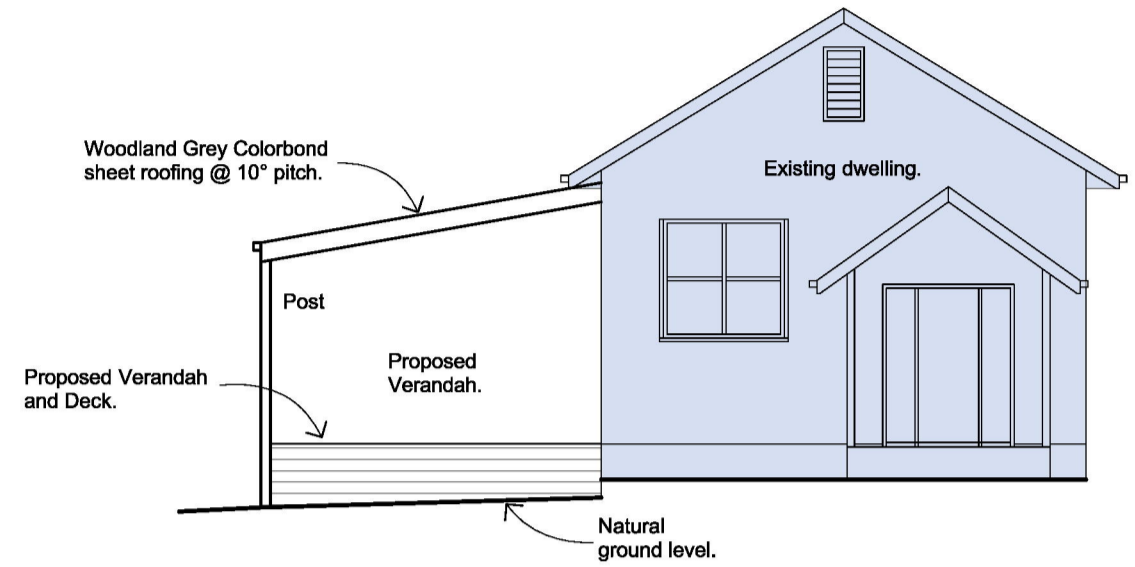
Scale 1 : 100

**Proposed Vernadach
Schedule of Materials and Finishes**

Gutter - Colorbond - Woodland Grey	
Roof - Colorbond - Woodland Grey	
Walls - Weatherboard - Light grey	

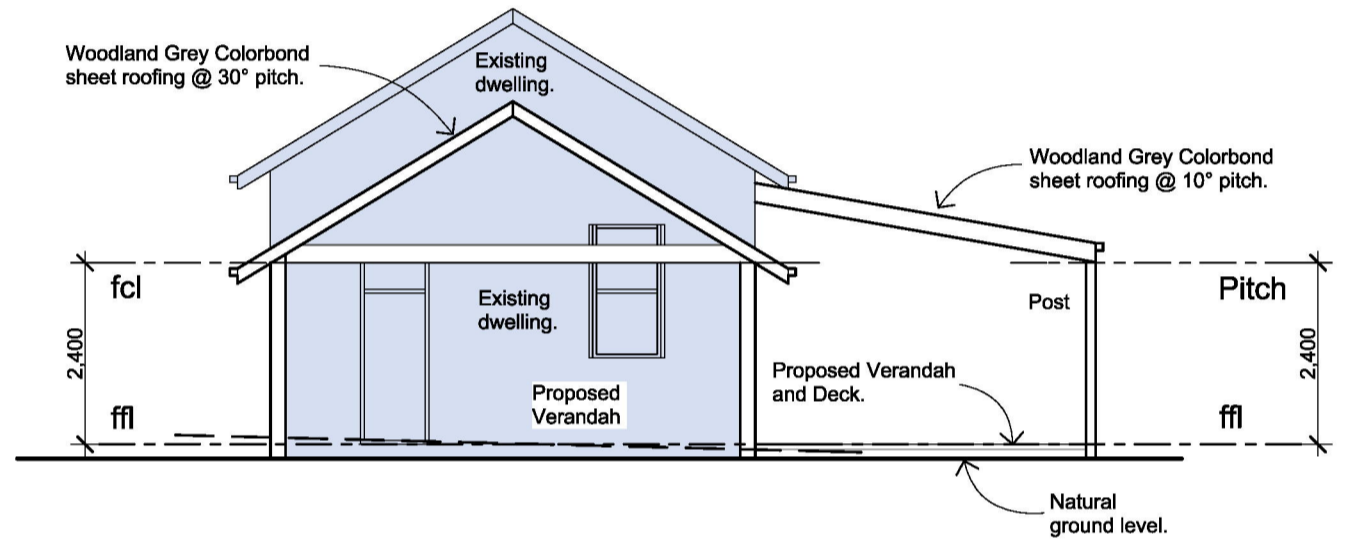
**Existing Dwelling
Schedule of Materials and Finishes**

Gutter - Colorbond - Woodland Grey	
Roof - Colorbond - Woodland Grey	
Weatherboards Classic Cream	



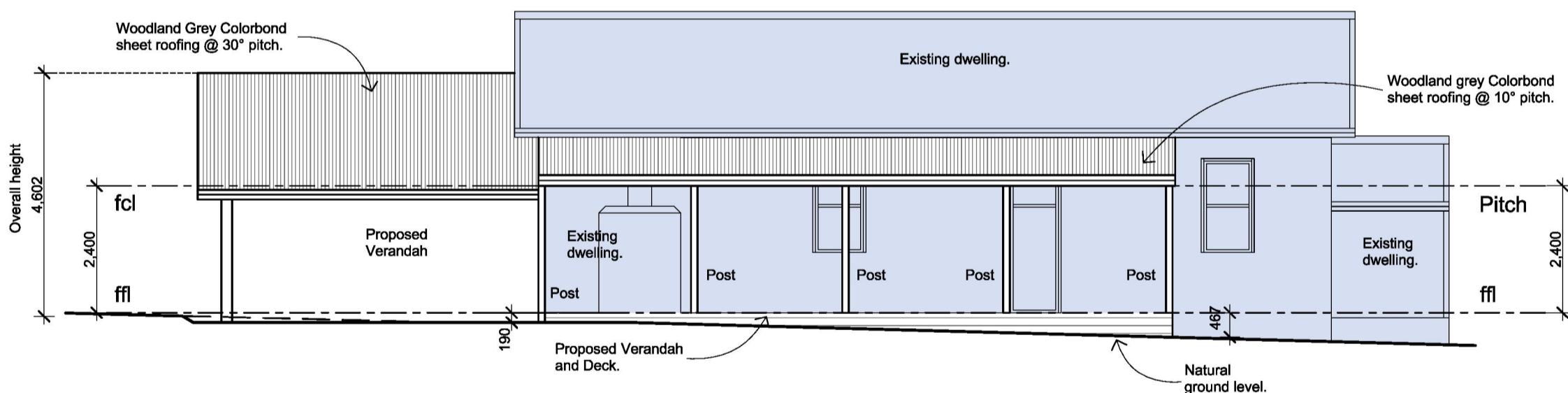
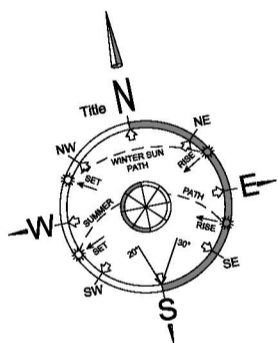
Proposed Elevation 6 (South)

Scale 1 : 100



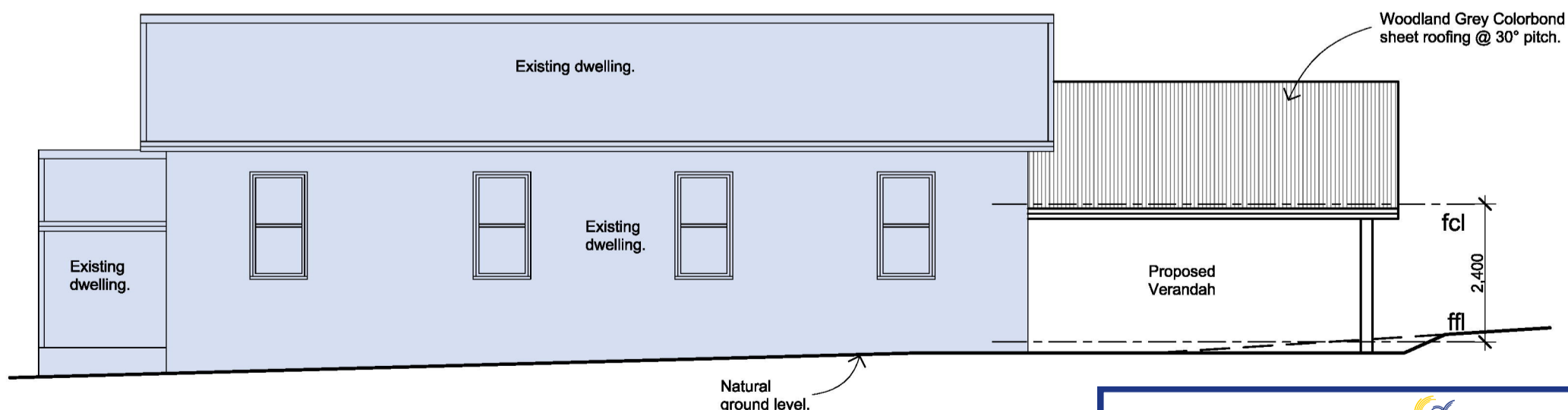
Proposed Elevation 8 (North)

Scale 1 : 100



Proposed Elevation 5 (West)

Scale 1 : 100



Proposed Elevation 7 (East)

Scale 1 : 100

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