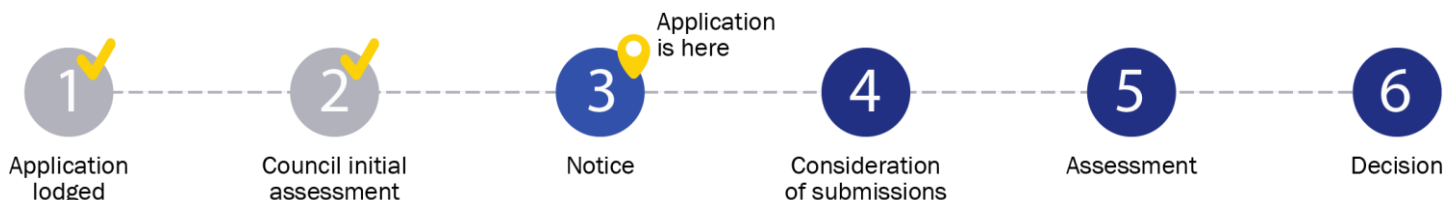


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP215778 3670 Ballarto Road, Bayles VIC 3981	
The application is for a permit to:	Buildings and Works (Construction of a Shed)	
A permit is required under the following clauses of the planning scheme:		
35.04-5	Construct a building within nominated setbacks	
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)	
44.04-2	Construct a building or construct or carry out works	 ADVERTISED MATERIAL Planning Application: T250423 PA Date Prepared: 03 December 2025 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.
APPLICATION DETAILS		
The applicant for the permit is:	Lakeside Building Consultants	
Application number:	T250423	
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:		18 December 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 A3259378

Basic Information

Proposed Use	construction of shed for domestic storage
Current Use	lifestyle with dwelling and usual outbuildings
Cost of Works	\$60,000
Site Address	3760 Ballarto Road Bayles 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

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



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
17-07-2025	A Copy of Title	2 title docs.pdf
17-07-2025	Site plans	5A Site plan.pdf
17-07-2025	Existing elevation plans	6A Elevations & Floorplan.pdf
17-07-2025	Additional Document	Aerial.docx
17-07-2025	Additional Document	cover letter.docx
17-07-2025	Additional Document	land survey.pdf
17-07-2025	Additional Document	Melbourne Water Response-02 Jul 2025 0906 AM.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



20 Siding Avenue, Officer, Victoria

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

Page 1 of 1

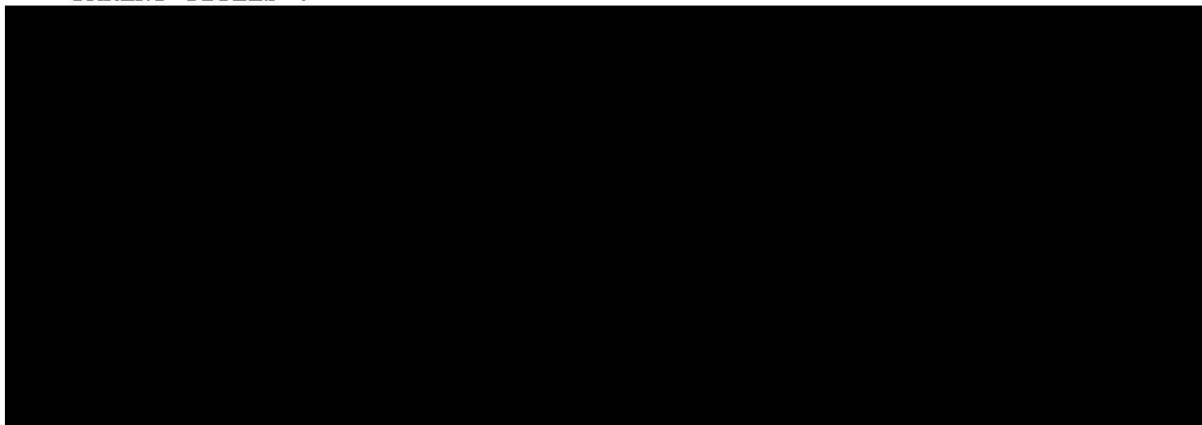
VOLUME 09879 FOLIO 378

Security no : 124125516587F
Produced 20/06/2025 11:01 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 215778X.

PARENT TITLES :



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 LP215778X 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: 3670 BALLARTO ROAD BAYLES VIC 3981

DOCUMENT END

Imaged Document Cover Sheet

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

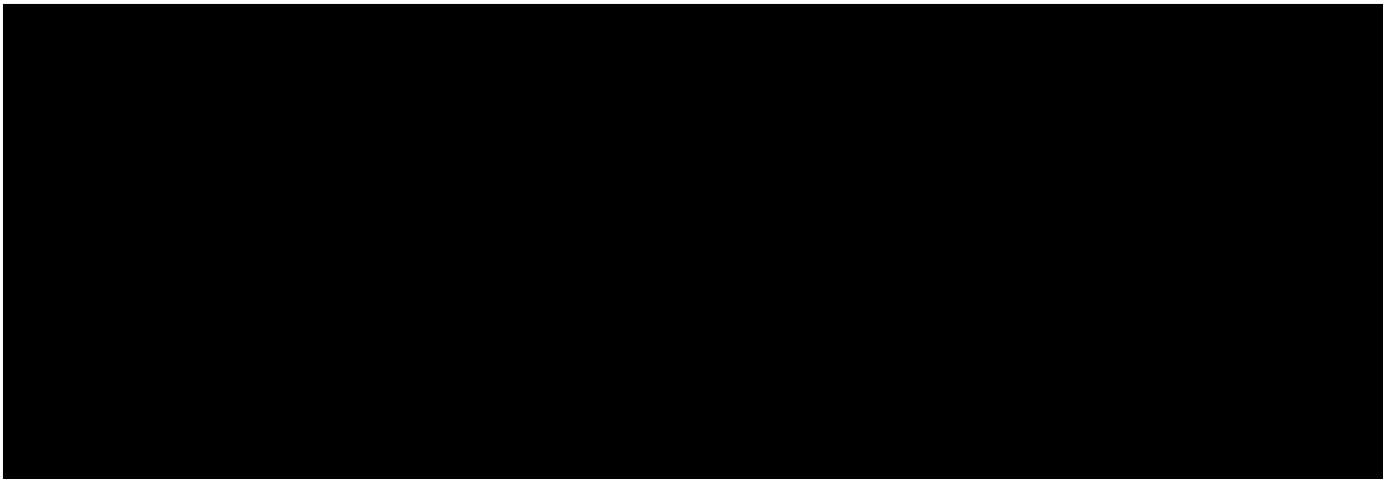
Document Type	Plan
Document Identification	LP215778X
Number of Pages (excluding this cover sheet)	1
Document Assembled	20/06/2025 11:01

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

OFFICE USE ONLY		7		6		5		4		3		2		1	
LP 215778X EDITION 2		NOTATIONS		THIS PLAN ACCORDS WITH C/T VOL.9817 FOL.274 & C/G VOL.8217 FOL.472 AND IS NOT BASED ON SURVEY.		THE LAND HEREON IS LIMITED SO MUCH AS LIES ABOVE THE DEPTH OF 15.24m BELOW THE SURFACE.		ENCUMBRANCES AS TO PART OF C.A. 42 THE RESERVATION RELATING TO DRAINAGE SET OUT IN C/G. VOL. 5198 FOL. 522		TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. IN PROCLAIMED SURVEY AREA NO.		THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES		TITLE REF: Vol. 8217 Fol. 472 9817 274	
PLAN OF SUBDIVISION		COUNTY MORNINGTON		PARISH KOO WEE RUP		CROWN ALLOTMENTS 42 & 42A SECTION L		NUMBER OF SHEETS IN PLAN		NUMBER OF THIS SHEET		ORIGINAL SCALE SIZE 1:5000 A3		LENGTHS ARE IN METRES	
OFFICE USE ONLY		LP 215778X		VICTORIA		7		6		5		4		3	
LIST OF MODIFICATIONS		LAND I.D.		MODIFICATION		DEALING NO.		C/G VOL. 5198 FOL. 522		EDITION NO.		ART		AD	
THIS PLAN				RESERVATION NOTATION ADDED						2					
BALLARTO (GOVT. ROAD)		ROAD (GOVT. ROAD)		ROAD		ROAD		ROAD		ROAD		ROAD		ROAD	
OSBORN (GOVT. ROAD)		ROAD		ROAD		ROAD		ROAD		ROAD		ROAD		ROAD	
KOO-WEE-RUP (GOVT. ROAD)		ROAD		ROAD		ROAD		ROAD		ROAD		ROAD		ROAD	
215778 X		211° 23'		277.81		240.19		181° 23'		240.19		15.19		120.19	
CERTIFICATION BY SURVEYOR		CERTIFICATE OF MUNICIPAL CLERK		MUNICIPALITY CRANBOURNE		COUNCIL REF. 3467		OFFICE USE ONLY		PLAN APPROVED		AT ON		(ASSISTANT) REGISTRAR OF TITLES	
I Peter F. Nilsson of 146a High St, Cranbourne. certify that this plan correctly represents the information obtained by me from the sources indicated hereon.		THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON		CONFIRMED BY THE PLANNING APPEALS BOARD ON		AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE		DATE		MUNICIPAL CLERK		DATE		MUNICIPAL CLERK	
Date: Licensed Surveyor, Surveyors Act 1978.		CERTIFICATE B		THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY		THE COUNCIL ON		THE PLANNING APPEALS BOARD ON		DATE		DATE		DATE	
AMENDMENTS 8-3-89 Added - Road names, Flood notation.		SURVEYORS REF. 80120/2		Nilsson, Noel & Holmes Pty Ltd., 146a High St, Cranbourne Ph. 059 964 133		80120/2		80120/2		80120/2		80120/2		80120/2	



P.O. Box 7
Pakenham 3810

To whom it may concern

**REF: 3670 Ballarto Rd – Bayles
Construction of outbuilding**

I refer to the attached application and the owners wish to construct a shed for storage associated with the dwelling

This shed is for the storage of items associated with dwelling on the land and is to be used for the storage of classic cars which the owner has

Shed is located near the existing buildings on the land and in front of the existing shed which has been onsite for many years – this shed has other cars located and those are the cars he is working on – it's a hobby

The land is covered by the GWZ(1) and LSIO

The dwelling is a Sec 2 use (GWZ) and the land is too small in area to be classed as agricultural in nature

With the LSIO this office believes we comply and that a referral to Melb Water may not be necessary – we have a 200mm fill pad which will put us 420mm above the NGL of the site

The area the shed is to be located appears to have a fill pad already (refer to land survey)
The NGL appears to be about 9.6 and we will have a FFL of 10.2

If this is the case I believe the works can be done under Vic Smart - Please confirm as we will lodge as a standard permit but if it can be done under Vic Smart then great

Land surveyor has been to site and his results are attached
Any questions please email or call

Should you have any questions please do not hesitate to contact this office



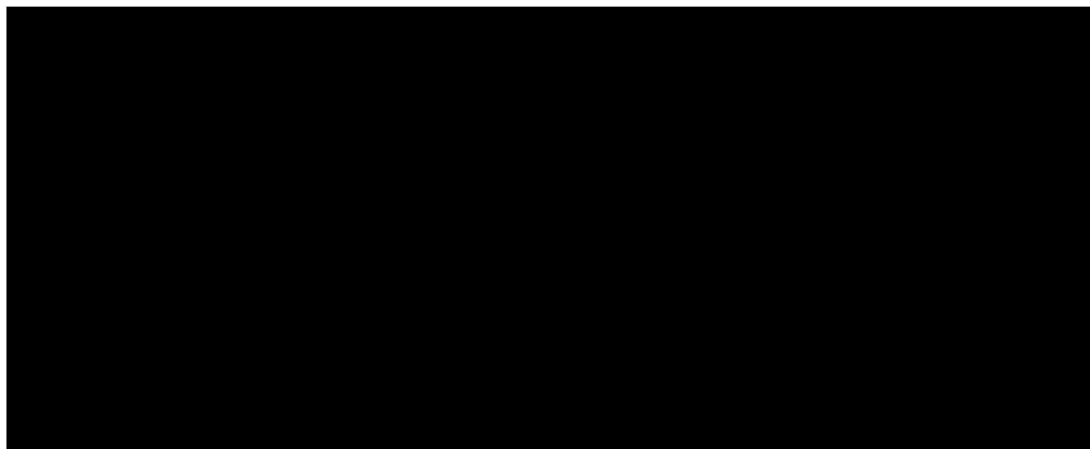


proposed outbuilding 14 x 9m

25/02/2025

Receipt

Receipt No	EPLAN010043
Amount Paid	\$714.40
Transaction Status	Processing
Transaction Date	17/07/2025 6:08:20 PM
Reference 1	T27366720
Reference 2	T250423
Reference 3	A3259378



Site Address 3760 Ballarto Road Bayles 3981

Portal Reference A3259378
ReferenceNumber T250423

InvoiceNumber 499022
InvoiceDate 17-Jul-2025
InvoicePayByDate 16-Aug-2025

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

Total Amount \$714.40

Application to amend a current planning application

Application number:	T250423
Address of subject site	3670 Ballarto Rd Bayles

Pursuant to which section of the Planning and Environment Act 1987 is this amendment being made?		
Section 50:	Amendment to application at request of applicant before notice/advertising:	☐
Section 50A:	Amendment to application at request of responsible authority before notice/advertising:	☐
Section 57A:	Amendment to application after notice/advertising is given:	☒

Applicant:	Lakeside Building Consultants

What is the purpose of the amendment? Please list all changes:
correction to street number for works

Application to amend a current planning application



Fees

Amendment in accordance with Section 50 or 50A	Nil
Amendment in accordance with Section 57A	40% of the fee applicable to the original permit class plus the difference in fees if the amendment changes the class of permit to that with a higher application fee.

Lodgement of application

Your application can then be sent via email, mail or submitted in person at Council's Civic Centre.

Assistance

If any assistance in completing this form is required, we recommend you contact Council's Statutory Planning Team on 1300 787 624 before lodging an application. Insufficient or unclear information may delay the processing of your application.

Note: *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 the planning process under the Planning and Environment Act 1987.*

Cardinia Shire Council
Civic Centre
20 Siding Avenue, Officer

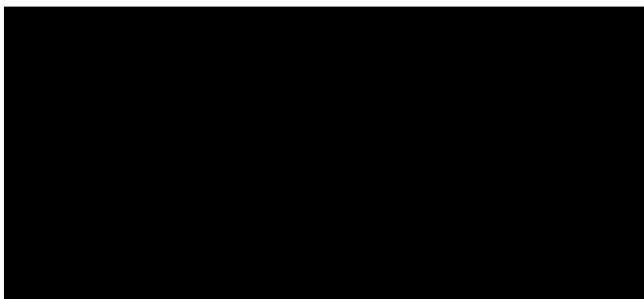
PO Box 7
Pakenham 3810 (DX 81006 Pakenham)

Phone: 1300 787 624
Email: mail@cardinia.vic.gov.au
Web: cardinia.vic.gov.au

National Relay Service (NRS)
TTY: 133 677 (ask for 1300 787 624)
Speak and Listen (speech-to-speech relay): 1300 555 727 (ask for 1300 787 624)

Translator Interpretation Service
131 450 (ask for 1300 787 624)

OFFICIAL



Proposal: Pre-development advice - Construction of a shed
Site location: Lot No 1, 3670 BALLARTO ROAD BAYLES 3981

Melbourne Water reference: MWA-1377774
Date Received: 15/07/2025

Thank you for your application for pre-development information for the property listed above.

Melbourne Water provides the following high level, preliminary information to assist you in understanding the impacts that flooding and associated infrastructure or waterway assets may have on the potential to develop a property, and to inform your design response. Melbourne Water recommends that independent expert advice from a planning consultant or hydraulic engineer is sought in relation to the proposal, prior to submitting a planning or building permit application to the Responsible Authority.

Flood Level Information	The property is located within the Koo Wee Rup and Longwarry Flood Protection District, Zone 3. The applicable flood level for the property is 150 millimetres above the average surrounding ground level to Australian Height Datum (AHD), based on a rainfall event which has a 1% Annual Exceedance Probability (AEP), that is, a 1% probability of being equalled or exceeded in any one year.
Requirements for Development in Flood Prone Areas	Melbourne Water has prepared the Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District to set out specific requirements that apply to development proposals in the district and surrounding flood-prone areas (the District). The guidelines supplement the statewide Guidelines

for Development in Flood Affected Areas (2019) prepared by the Department of Environment, Land, Water and Planning (DELWP). The aim of Melbourne Water's guidelines is to ensure that proposed subdivision and development is compatible with any flood risk and takes into consideration the unique flooding nature and history of the District.

Development in or adjacent to a floodplain may only be acceptable where the development is protected from flooding (floor levels are constructed to the identified Nominal Flood Protection Level, there is safe access to and around the development (in considering site specific flood depths and velocities), development does not interfere with the passage and storage of floodwaters, and development does not impact the environmental values of waterways and floodplains.

The property is affected by the Land Subject to Inundation Overlay (LSIO) under the relevant Council Planning Scheme. This can be verified on the [VicPlan](#) website. Refer to the relevant Planning Scheme and applicable Planning Policy Framework provisions relating to floodplains, coastal inundation, waterways, erosion and drainage for policy guidelines.

Development in areas affected by flooding must consider the following:

- Development must not obstruct the passage of flood flows;
- Development must not reduce floodplain storage as this may cause flood levels and velocities to increase and adversely impact surrounding properties.
- Imported fill must be kept to a minimum and used only for sub floor areas of buildings.
- New fencing and decking must be of an open and unenclosed style of construction (fencing with 50% openings) to allow for the passage of flood flows.

Freeboard is the difference between the floor level of a

	building and the 1% AEP flood level. Freeboard requirements are designed to ensure that valuable buildings, their contents and the people in them are safely above the 1% AEP flood level. Despite being in Zone 3, all outbuildings within the District must comply with the Zone 1 outbuilding requirements. For any non-habitable outbuilding constructed within the District, floor levels must be a minimum of 300 millimetres above the applicable flood level for a building with a concrete floor or 150 millimetres above the applicable flood level for an earthen floor. Some concessions may be made for open-sided structures, such as carports or hay sheds.
Asset Information	No Melbourne Water assets have been identified within the subject property.

Any plans that may have been submitted with your application have not been assessed for compliance and the information provided above does not constitute approval. Melbourne Water may not support development that does not satisfy the criteria within the relevant guidelines and planning provisions.

Melbourne Water will formally review, assess and respond to your complete application at planning or building permit stage, and as such recommends that the Responsible Authority's pre-application service is also used to understand the risks associated with any proposal as a whole.

This information provided above is preliminary in nature and forms no contractual agreement between your company and Melbourne Water. Melbourne Water reserves the right to alter any or all of this information at any time.

Customer Service Centre on 131

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)

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.		
correction to typing error in application to correct address panel		

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

DECLARATION

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.

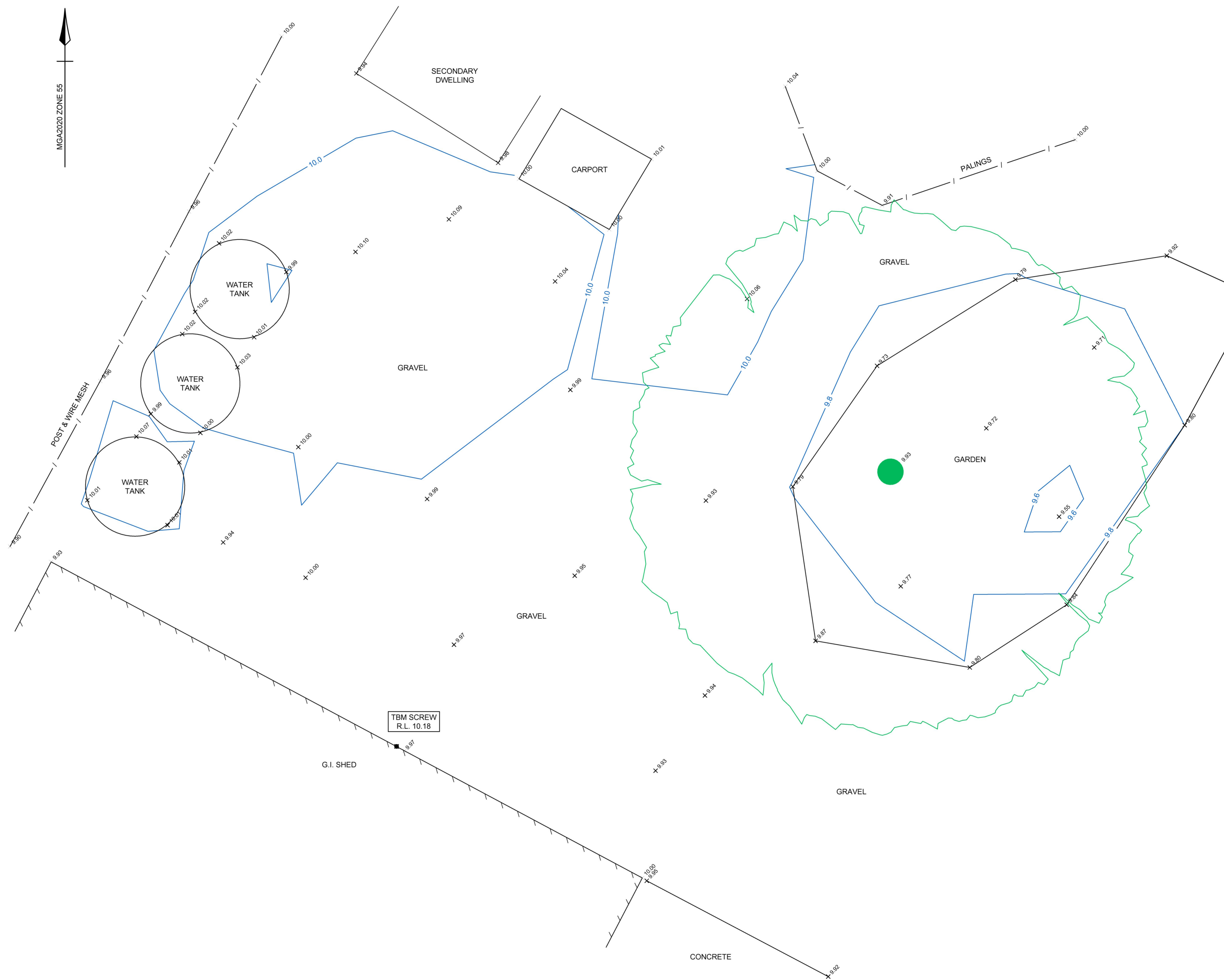
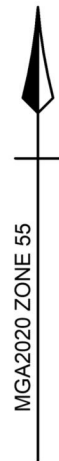
Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

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*.



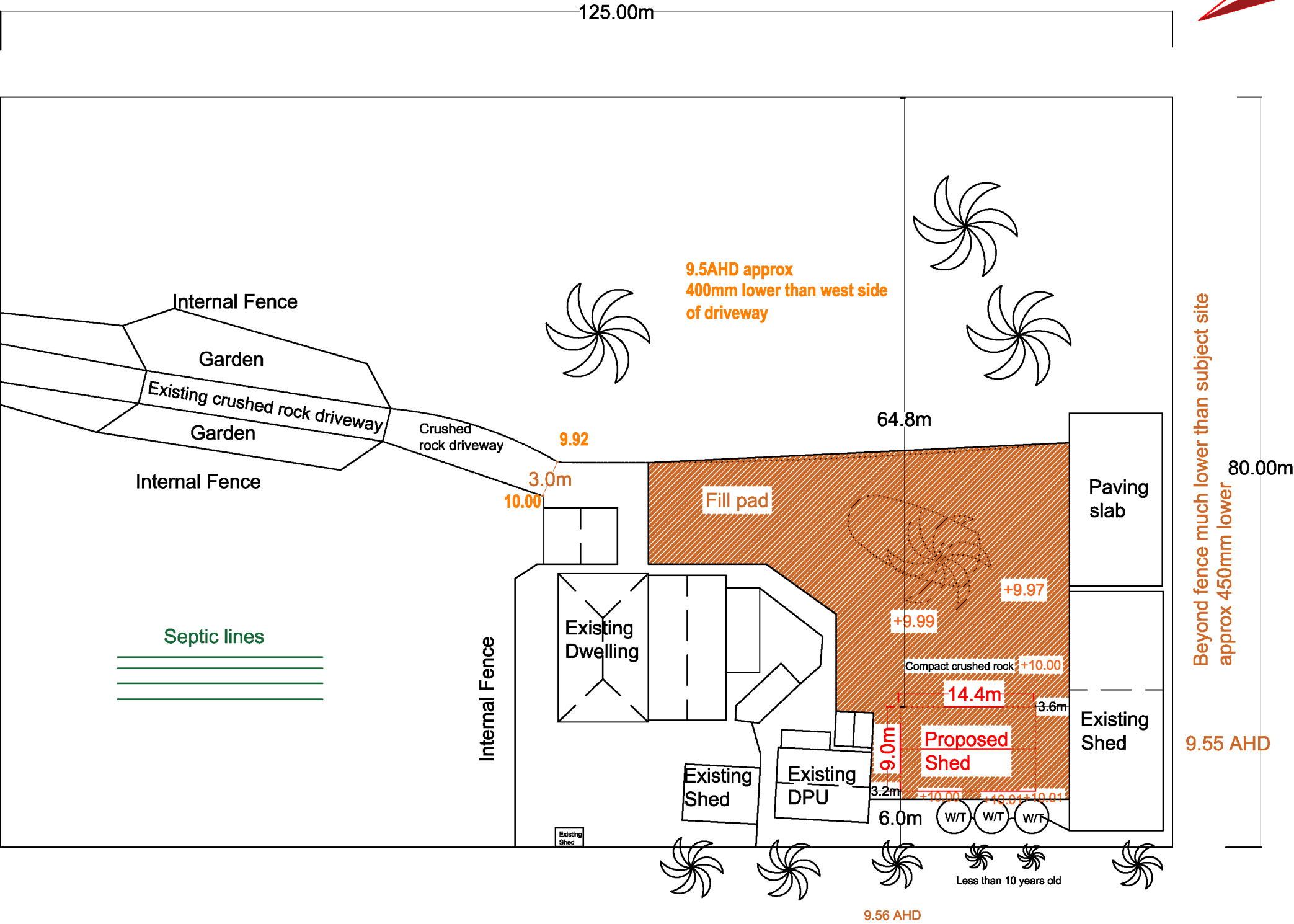
All building works to be completed in accordance with:
Building Act 1993
Regulations 2018, and Relevant
Building Code of Australia

Stormwater to be discharged
via 90mm Dia UPVC pipe to
System, in accordance with
Council's Requirements

 Existing trees
nearest proposed

W/T - Water tank

Ballarto Road



PROJECT ADDRESS

3670 Ballarto Road
Bayles

VOL

09879

LOT

1

FOL

378

PS

215778

PROPOSAL

Shed

SITING

3.2m to Existing DPU (North)
64.8m to East Boundary
3.6m to Existing Shed (South)
6.0m to West Boundary

PLANNING

GWZ (1)
LSIO

SCALE

1:500 (A3)

DATE

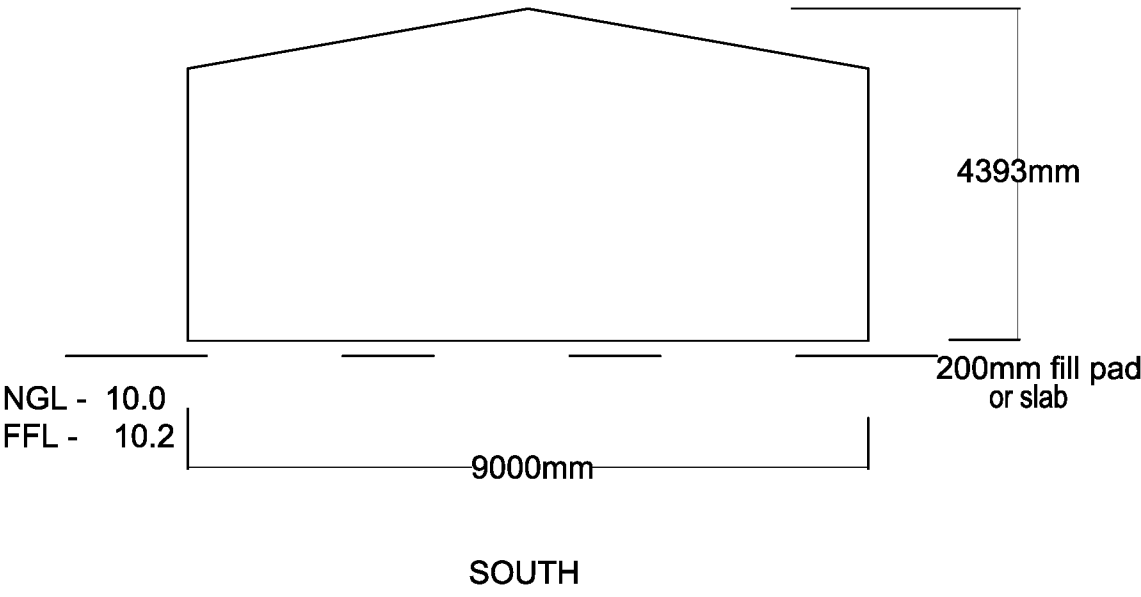
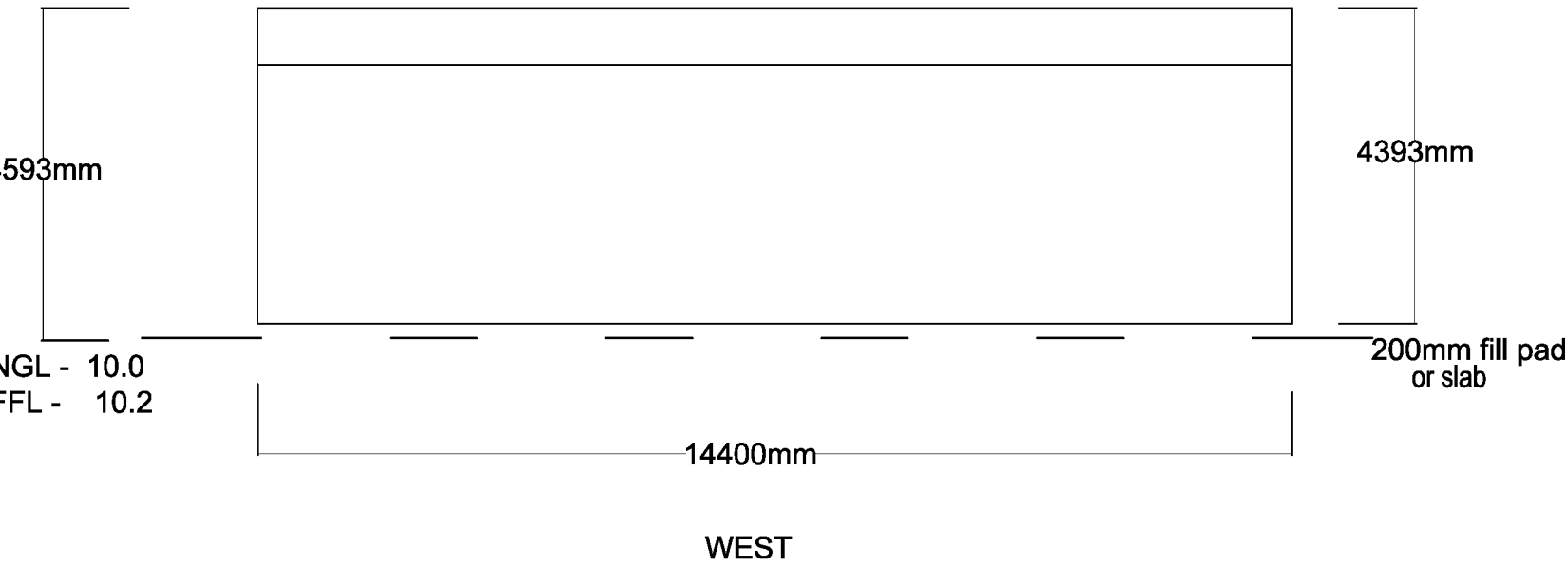
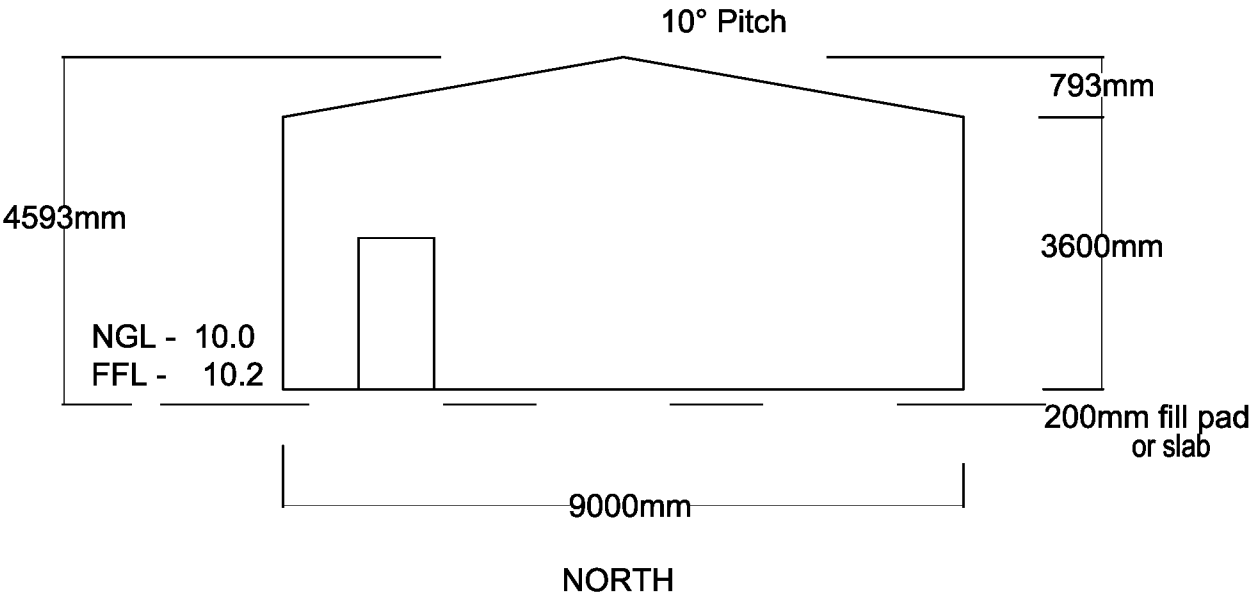
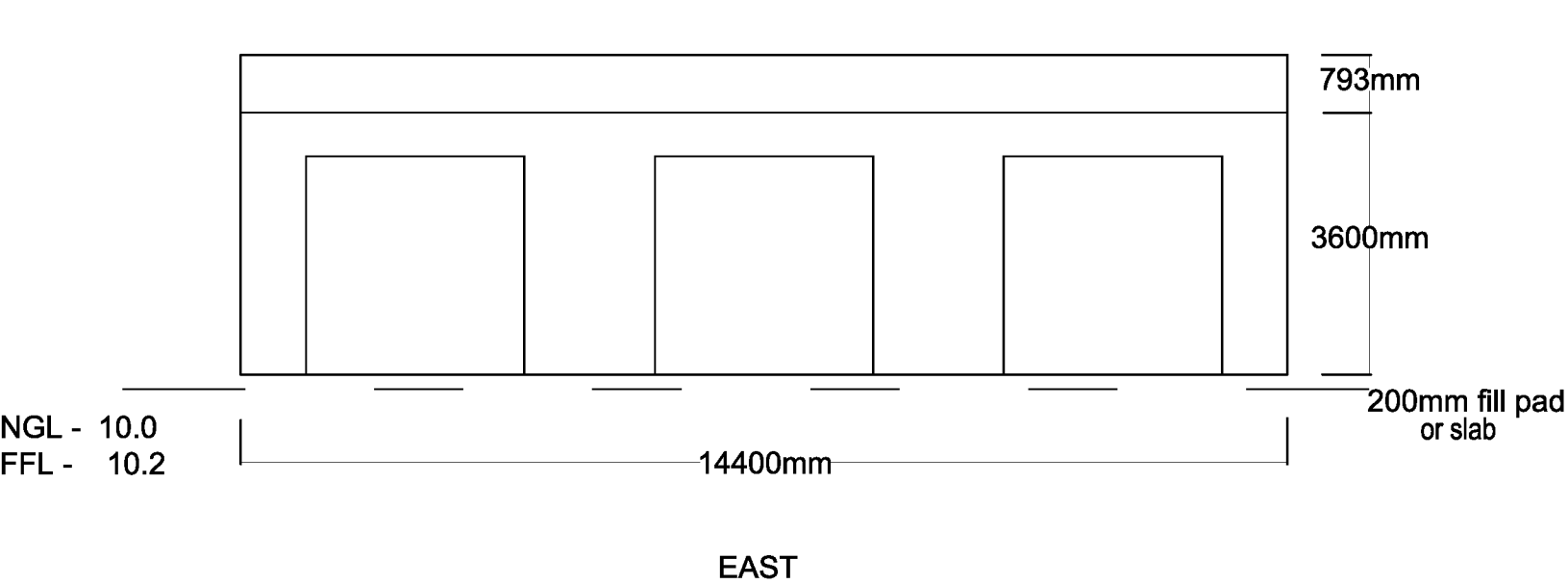
11/11/2025

ISSUE

B

All building works to be completed in accordance with:
Building Act 1993
Regulations 2018, and Relevant
Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements



PROJECT ADDRESS

3670 Ballarto Road
Bayles

VOL

09879

LOT

1

FOL

378

PS

215778

PROPOSAL

ELEVATIONS

SITING

3.2m to Existing DPU (North)
64.8m to East Boundary
3.6m to Existing Shed (South)
6.0m to West Boundary

PLANNING

GWZ (1)
LSIO

SCALE

1:100 (A3)

DATE

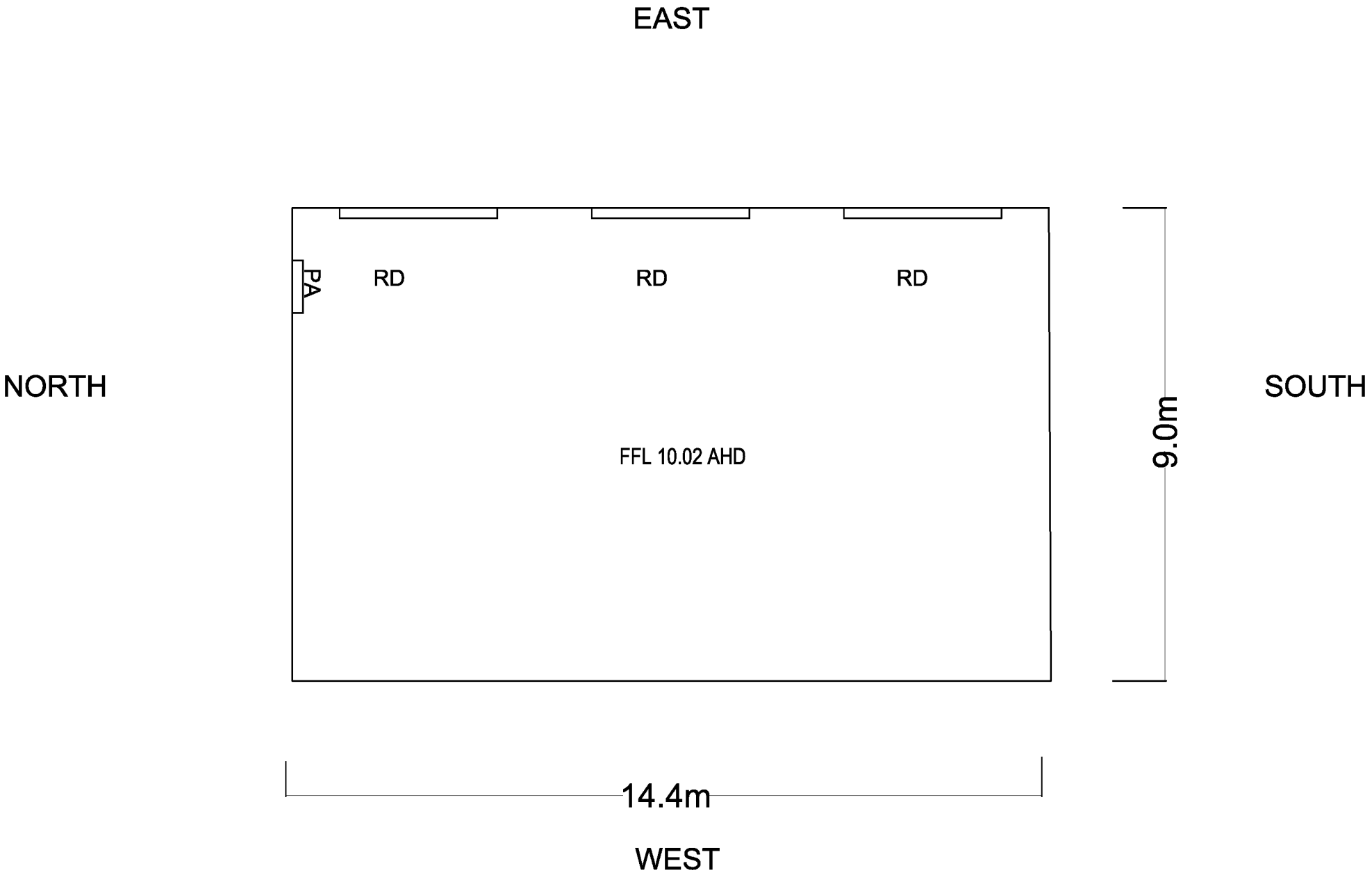
11/11/2025

ISSUE

B

All building works to be completed in accordance with:
Building Act 1993
Regulations 2018, and Relevant
Building Code of Australia

Stormwater to be discharged
via 90mm Dia UPVC pipe to
System, in accordance with
Council's Requirements



LOT ADDRESS 3670 Ballarto Road Bayles	VOL 09879	FOL 378	PROPOSAL FLOORPLAN	SITING 3.2m to Existing DPU (North) 64.8m to East Boundary 3.6m to Existing Shed (South) 6.0m to West Boundary	PLANNING GWZ (1) LSIO	SCALE 1:100 (A3)	
	LOT 1	PS 215778				DATE 11/11/2025	ISSUE B