
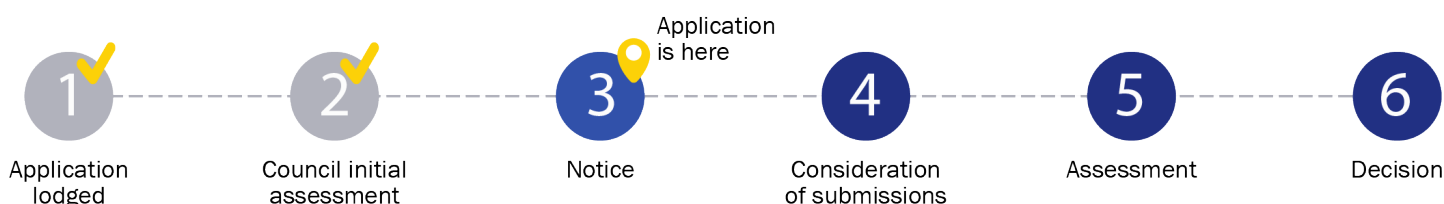


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L30 LP7710 3 Maughan Road, Koo Wee Rup VIC 3981
The application is for a permit to:	Subdivision of Land into Two (2) Lots
A permit is required under the following clauses of the planning scheme:	
32.09-3	Subdivide land
43.02-3	Subdivide land
44.04-3	Subdivide land
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	Dickson Hearn Land Surveyors
Application number:	T250504
<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>23 January 2026</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>



## Application Summary

Portal Reference A32539QQ

## Basic Information

Proposed Use Two lot land subdivision

Current Use Residential allotment with a single storey dwelling fronting Maughan Road with unoccupied rear yard fronting Moody Street

Site Address 3 Maughan 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	Dickson Hearn Land Surveyors	PO BOX 43, Bunyip VIC 3815	M: 0419-308-577 E: east@dicksonhearn.com.au
Owner			
Preferred Contact	Dickson Hearn Land Surveyors	PO BOX 43, Bunyip VIC 3815	M: 0419-308-577 E: east@dicksonhearn.com.au

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,496.10	100%	\$1,496.10
<b>Total</b>			<b>\$1,496.10</b>

## Documents Uploaded

Date	Type	Filename
20-08-2025	Subdivision Plan	10185 V8264 F112.pdf
20-08-2025	Explanatory Letter	10185C1.pdf
20-08-2025	Additional Document	10185PSV01.pdf
20-08-2025	Additional Document	1018501 CC.pdf

**Cardinia**

**ADVERTISED MATERIAL**

Planning Application: T250504  
Date Prepared: 07 January 2026

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**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

☐ 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	<div></div> Dickson Hearn Land Surveyors	PO BOX 43, Bunyip VIC 3815	M: 0419-308-577 E: east@dicksonhearn.com.au
Submission Date	20 August 2025 - 06:02: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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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

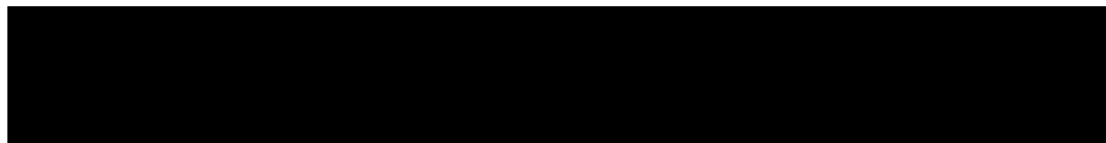
VOLUME 08264 FOLIO 112

Security no : 124125573291V  
Produced 23/06/2025 03:03 PM

### LAND DESCRIPTION

Lot 30 on Plan of Subdivision 007710.  
PARENT TITLE Volume 04784 Folio 611  
Created by instrument A971027 19/05/1960

### 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 TP726340P 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: 3 MAUGHAN ROAD KOO WEE RUP VIC 3981

### ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



LP 7710

EDITION 1

PLAN MAY BE LODGED 08/01/20

3 SHEETS  
SHEET 1

COLOUR CODE

R1 & E-1 = BROWN

ROADS COLOURED BROWN

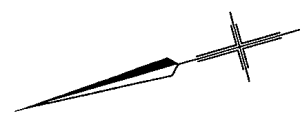
PLAN OF SUBDIVISION OF  
PART OF CROWN ALLOT. 3A  
PARISH OF YALLOCK

COUNTY OF MORNINGTON

VOL.4240 FOL.970

Measurements are in Feet & Inches  
Conversion Factor  
FEET x 0.3048 = METRES

GOVT. ROAD  
E-1  
66'



STREET

ROAD

MAUGHAN

MOODY  
E-1  
66'

R1

R1

Post

78'-7"

64'-10"

64'-10"

64'-10"

241'-6"

152'-38"

103'-9"

39'-2"

175'-5"

236'-1"

194'-10"

153'-8"

186'-5"

50'

50'

50'

0.0.378

0.0.398

0.0.32

0.1.128

30

31

32

33

144'-8"

827'-5"

62'-38"

0.1.68

29

50'

50'

50'

113'-8"

50'

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26'-4"

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29

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26'-4"

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SEE SHEET 2

SEE SHEET 3

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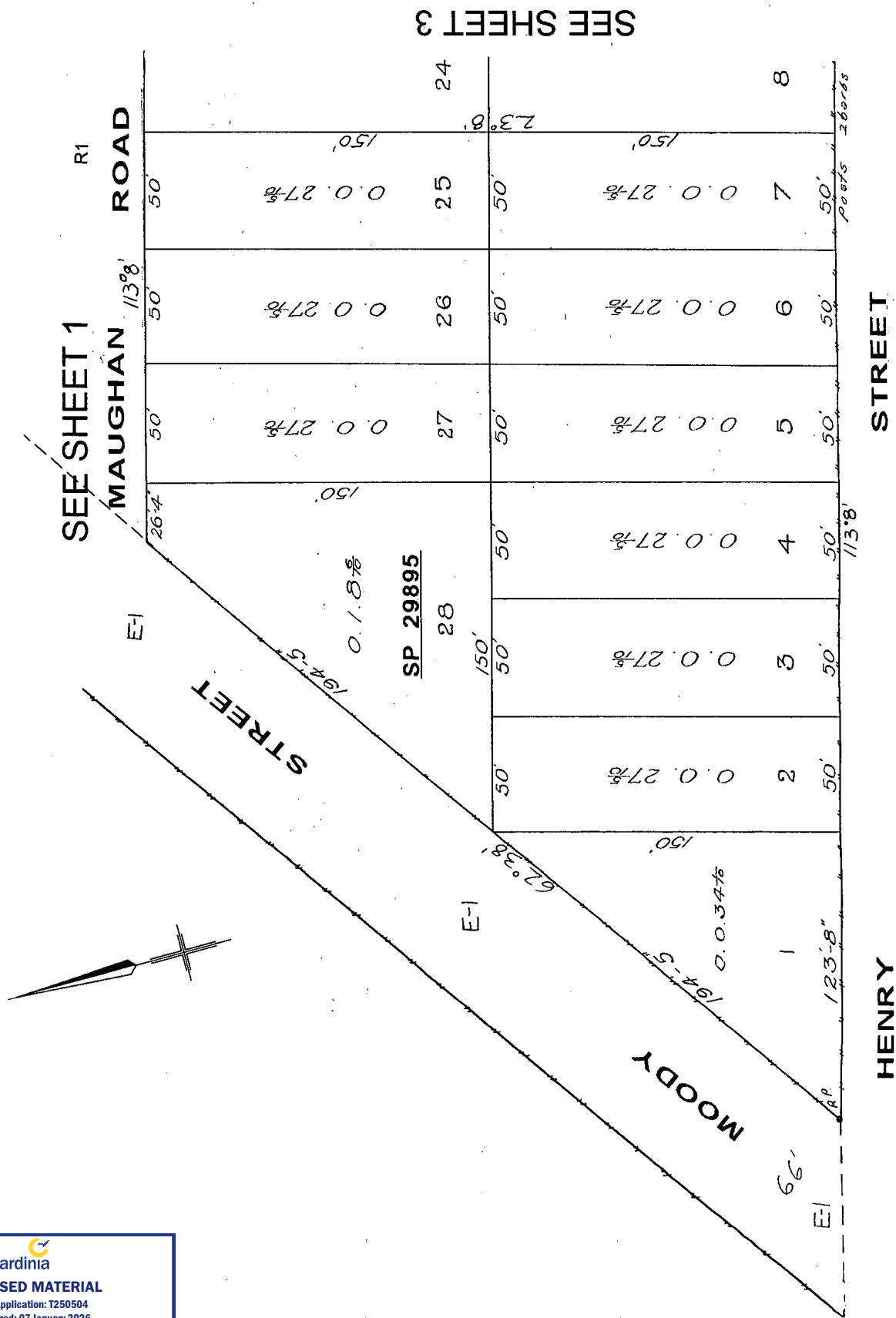
Planning Application: T250504  
Date Prepared: 07 January 2026

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LP 7710

3 SHEETS  
SHEET 2



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LP 7710

3 SHEETS  
SHEET 3



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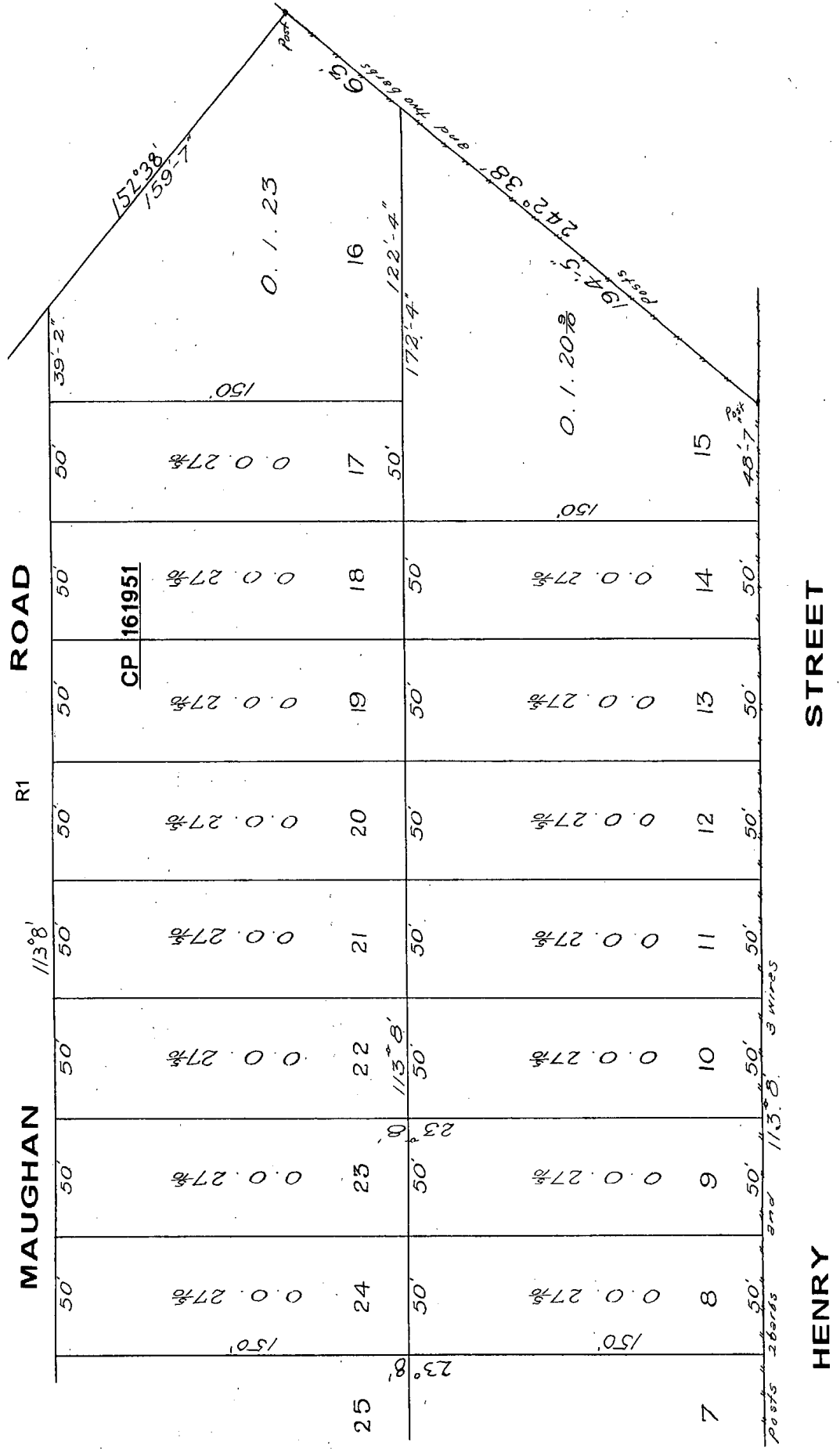
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SEE SHEET 1

SEE SHEET 2







CONSULTING LAND SURVEYORS

20<sup>th</sup> August, 2025  
Ref: 10185/C1

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810



Dear Sir/Madam,

**Re: 3 Maughan Road, Koo Wee Rup  
C/T vol. 8264 fol. 112**

This application seeks to subdivide Lot 30 LP 7710 into two lots as shown on the proposed Plan of Subdivision PS 934188U.

Lot 1 on the proposed Plan of Subdivision is to include an existing single storey fibro house fronting Maughan Road. Lot 2 on the proposed Plan has road access to Moody Street at the rear. The proposed Lot 2 contains no significant structures or vegetation and has an existing crossing to Moody Street.

If you would like to discuss anything further, please do not hesitate to contact this office.

Yours faithfully,

  
**DICKSON HEARN PTY. LTD.**

**Dickson Hearn Pty Ltd A.B.N. 21 428 950 016 A.C.N. 162 086 339**

685 Glenhuntly Road, Caulfield South  
P.O. Box 165 Caulfield South, 3162  
Ph: (03) 9523 9155

Unit 3/92 Bridge Mall, Ballarat  
P.O. Box 118 Ballarat, 3353  
Ph: (03) 5333 2225

[melb@dicksonhearn.com.au](mailto:melb@dicksonhearn.com.au)

PO Box 43  
Bunyip, 3815  
0419 308577





CONSULTING LAND SURVEYORS

10<sup>th</sup> November, 2025

Ref: 10185/Clause 56

Statutory Planner  
Cardinia Shire Council  
P.O. Box 7  
Pakenham Vic. 3810



Dear [REDACTED]

**Re: Two Lot Subdivision PS 934188U  
3 Maughan Road, Koo Wee Rup  
Council ref: T250504PA**

I refer to your letter of September 16, 2025 and now provide the following information on behalf of the owner, [REDACTED]. The application seeks to subdivide the property into two lots and where possible, comply with Design & Development Overlay Schedule 8 and Clause 56 of the Cardinia Shire Planning Scheme

- Existing Conditions

The subject site is located on the north side of Maughan Road. The area of the site is 956m<sup>2</sup> with a frontage of 15.24m and a depth of 53.47m on the western boundary and 71.96m on the eastern boundary. The rear (northern) boundary fronts Moody Street and has a frontage of 23.95m. The subject site accommodates an old fibro house with a pitched roof set back 9.1m from Maughan Road. An old fibro shed and covered area is located to the rear of the existing house. Vehicle access is gained through a single width concrete crossover.

The rear portion of the site is unused, being an open grass area with no significant structures or vegetation. Vehicle access is gained through a gate and single width concrete crossing which fronts Moody Street on the western side of the site. There is also a double concrete crossover on the eastern side of the site on Moody Street.

**Dickson Hearn Pty Ltd A.B.N. 21 428 950 016 A.C.N. 162 086 339**

685 Glenhuntly Road, Caulfield South  
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PO Box 43  
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0419 308577





**Cardinia**

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- Area Surrounds

The site is predominantly surrounded by residential allotments with the Koo Wee Rup Primary and Secondary Schools to the immediate north east of the subject site. Housing consists mainly of single dwellings and outbuildings along with small 2 lot subdivisions, larger unit subdivisions as well as new estate subdivisions on Moody Street. The shopping precinct and public transport is located within 600m to the south,

- Site interfaces

#### Western

The western area of the site was formerly a triangular shaped allotment with frontages to Maughan Road and Moody Street. The site has been recently subdivided and comprises three single storey rendered units with pitched rooves. Two of the units gain vehicular access from concrete crossovers to Moody Street and are numbered 18 & 20 Moody Street. The third unit at 1 Maughan Road directly abuts the south western corner of the subject site and has vehicular access via a concrete crossing in Maughan Road. A garage with an opening to the rear yard is attached to the dwelling of 1 Maughan Road and directly abuts the western boundary.

The common (western boundary) is defined by a 1.6m high paling fence. There is also a 0.4m high trellis atop the paling fence abutting 1 Maughan Road.

The rendered unit at 20 Moody Street is setback 2.3m from the interfacing boundary. The most northern walls 18 & 20 Moody Street have a front setback of 3.1m from Moody Street.

### Eastern

The subject site interfaces with 5 Maughan Road on its eastern boundary. This site accommodates a single storey brick residence with a pitched roof setback 6m from Maughan Road and 2.75m from the interfacing boundary. A large brick garage is situated to the rear of the dwelling. Access to the site can be made via a concrete crossing fronting Maughan Road. Access can also be made at the rear of the site over a double concrete crossing and triangular carriageway easement which encumbers 3 Maughan Road. The north eastern corner of the property also adjoins 26 Moody Street. This site accommodates an old weatherboard residence with a pitched roof and front setback of 9.6m from Moody Street.

- Proposal

The proposed development seeks to subdivide the site into two lots. Refer to proposed Plan of Subdivision PS 934188U.

**Lot 1:** The proposed lot 1 is rectangular with a frontage of 15.24m to Maughan Road, depth of 29.94m and has an area of 456m<sup>2</sup>. It contains the existing residence and will utilize the existing crossing and on site parking area.

**Lot 2:** The proposed lot 2 is 15.24m wide with an angled frontage to Moody Street of 23.95m. The eastern boundary is 42.03m in depth and western boundary 23.55m in depth. The proposed lot 2 is 500m<sup>2</sup> and is encumbered by a 3.44m wide carriageway easement at the north west corner of the property which provides access to the rear of the abutting lot of No 5 Maughan Road. The proposed lot 2 includes a building envelope with side and front setbacks shown as well as envelope area. The proposed lot 2 is an open grass area with no significant structures or vegetation. Access is gained from an existing concrete crossing from Moody Street. There is also a common double crossing fronting the eastern corner of the site.

- Planning Controls

The subject site is in a Neighbourhood Residential Zone Schedule 1  
Design and Development Overlay Schedule 8  
Land subject to inundation Overlay (LSIO)  
Clause 56 Residential Subdivision

The purposes of the **Neighbourhood Residential Zone** are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.09-3 and Clause 44.04-3 (LSIO) a permit is required to subdivide land. No minimum subdivision area is specified under Schedule 1 to NRZ. The decision guidelines of the Neighbourhood Residential Zone are:

#### General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in the schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

#### Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

The purposes of the Schedule 8 to Clause 43.02 **Design and Development Overlay** are:

- Subdivision layout to respond to surrounding development and uses on adjoining land.
- Avoid lots less than 600 square metres.
- Minimum lot widths of 18 metres wherever possible.

Whilst the purposes of the Design and Development Overlay Schedule are noted, the following is provided as part of this submission for consideration.

The proposed two lot subdivision is considered to be generally consistent with the objectives in this zone. It achieves a balance in providing housing/lot options to meet the needs of a growing community. The proposed subdivision results in lot areas and a lot layout that is not uncharacteristic of the surrounds. It provides for the retention of the existing dwelling whilst ensuring that the vacant lot is respectful of the township character. The vacant lot is very similar in nature, albeit of a larger lot size, to the lots created as part of the subdivision abutting the site to the west. The new lot provides easy access to local paths and amenities.

The site is located in a Land Subject to Inundation Overlay. The subdivision will be referred to the relevant authority. Any development and construction will be required to construct to minimum floor levels so as not to impact flood levels or flow velocity.

- Planning Policy Framework

#### State Planning Policy Framework

The relevant policies are set out in in Clauses 11, 13, 15 & 16 of the SPFF. The relevant policies contained in Clauses 11, 15 & 16 encourage development that achieve attractive, safe, accessible, diverse and sustainable neighbourhoods. It is submitted that the



proposed subdivision is an appropriate use of an unused portion of the site. The proposed subdivision allows for a residential development resulting in a marginal increase in density with excellent access to shops, schools, public open spaces and public transport. The subdivision will increase the supply of residential land resulting in an increase in housing diversity and improved housing affordability. The proposal seeks to utilize existing infrastructure and services whilst satisfying the intention of the SPPF by providing a diversity in housing and respecting neighbourhood character.

### Local Planning Policy Framework

The relevant Clause of the LPPF applicable in this proposal are:

- Clause 21.01-3 Settlement and Housing
- Clause 21.02-1 Catchment and Management
- Clause 21.03 Settlement and Housing
- Clause 21.03-1 Housing
- Clause 21.03-4 Rural Townships
- Clause 21.06-1 Design and Built Form
- Clause 21.08-3 Local Areas – Koo Wee Rup

Clause 21.08-3 objective is to:

Ensure that any proposed use or development within or around the Koo Wee Rup Township is generally consistent with the *Koo Wee Rup Township Strategy, October 2015*, including the Koo Wee Rup Framework Plan.

The proposal is considered to have appropriate regard for planning issues and to be consistent with the NRZ objectives and relevant standards of Clause 56 of the Cardinia Planning Scheme. See the Clause 56 assessment for further information.

- Conclusion

The proposed 2 lot subdivision with building envelope is considered to be consistent with the objectives and intent of State and Local Planning Policy Framework and Neighbourhood Residential Zone 1. The building envelope will not have an unreasonable amenity impact on adjoining properties or adversely affect the character of the neighbourhood.

If you have any queries regarding this information, please do not hesitate to contact this office.

Yours faithfully,



**DICKSON HEARN PTY. LTD.**



## Clause 56 – Residential Subdivision


### Clause 56.03-5

#### NEIGHBOURHOOD CHARACTER

<p><b>Neighbourhood Character Objective</b></p> <p>To design subdivisions that respond to neighbourhood character</p>	<p><b>Standard C6</b></p> <p>Subdivision should:</p> <ul style="list-style-type: none"> <li>• Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>• Respond to and integrate with the surrounding urban environment.</li> <li>• Protect significant vegetation and site features.</li> </ul>	<p><b>Objective and Standard Achieved</b></p> <p>A plan of subdivision and site context plan have been provided as part of this application. A detailed description and is provided as part of this application outlining the site conditions. The proposal respects the existing neighbourhood character, integrates with the surrounding environment and utilizes the existing conditions.</p>
---	---	--

### Clause 56.04-2

#### LOT DESIGN

<p><b>Lot area and building envelope objective</b></p> <p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features</p>	<p><b>Standard C8</b></p> <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> <li>• Contain a building envelope that is consistent with a development of the lot approved under this scheme, or</li> <li>• If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.</li> </ul> <p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p>	<p><b>Objective and Standard Achieved</b></p> <p>A building envelope diagram is provided to achieve appropriate site requirements</p> <div data-bbox="1023 1547 1434 1742" data-label="Complex-Block">  <p><b>ADVERTISED MATERIAL</b></p> <p>Planning Application: T250504 Date Prepared: 07 January 2026</p> <p><small>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.</small></p> </div>
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Clause 56.04-3  
**SOLAR ORIENTATION OF LOTS**

**Solar orientation of lots objective**

To provide good solar orientation of lots and solar access for future dwellings.

**Standard C9**

Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.

Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

**Objective and Standard Achieved**

The solar orientation available on the site is considered appropriate for a future dwelling.



Clause 56.04-5  
**COMMON PROPERTY**

**Common area objectives**

To identify common areas and the purpose for which the area is commonly held.

To ensure the provision of common area is appropriate and that necessary management arrangements are in place.

To maintain direct public access throughout the neighbourhood street network

**Standard C11**

An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.

**Objective and Standard Achieved**


There is no common property in this proposal





	<ul style="list-style-type: none"> <li>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</li> </ul>	
<b>Clause 56.06-8</b> <b>LOT ACCESS</b>		
<b>Lot access objectives</b>  To provide for safe vehicle access between roads and lots  <div data-bbox="159 878 558 1070" data-label="Image"> </div>	<b>Standard C21</b>  Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.  Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.  The design and construction of a crossover should meet the requirements of the relevant road authority.	<b>Objective and Standard Achieved</b>  Access for both Lots is from separate existing crossings. Access is gained from Maughan Road for proposed Lot 1 and from Moody Street for proposed Lot 2.
<b>Clause 56.07-1</b> <b>DRINKING WATER SUPPLY</b>		
<b>Lot access objectives</b>  To reduce the use of drinking water.  To provide an adequate, cost-effective supply of drinking water.	<b>Standard C22</b>  The supply of drinking water must be: <ul style="list-style-type: none"> <li>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</li> <li>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority</li> </ul>	<b>Objective and Standard Achieved</b>  The existing water supply shall be utilized to the satisfaction of the relevant authority. The owner will enter into an agreement with South East Water for the provision of water to each lot.


<p><u>Clause 56.07-2</u> <b>REUSED AND RECYCLED WATER SUPPLY</b></p>		
<p><b>Reused and recycled water objectives</b></p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p><b>Standard C23</b></p> <p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health.</li> <li>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</li> </ul>	<p><b>Objective and Standard Achieved</b></p> <p>Being a two lot subdivision, major infrastructure works are not practical for water recycling</p>
<p><u>Clause 56.07-3</u> <b>WASTE WATER MANAGEMENT</b></p>		
<p><b>Waste water objectives</b></p> <p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner</p> <div data-bbox="158 1568 558 1762" data-label="Image"> </div>	<p><b>Standard C24</b></p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.</li> <li>Consistent with a domestic waste water management plan adopted by the relevant council.</li> </ul> <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p><b>Objective and Standard Achieved</b></p> <p>The lots in this subdivision shall utilize the existing waste water system. The owner will enter into an agreement with South East Water for the provision of sewer to each lot.</p>

**URBAN RUNOFF MANAGEMENT**

Urban runoff objectives	Standard C25	Objective and Standard Achieved
<p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	<p>The stormwater management system must be:</p> <ul style="list-style-type: none"> <li>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</li> <li>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.</li> <li>Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999).</li> <li>Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</li> <li>Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul> <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p> <p>For all storm events up to and including the 20% Average Exceedence Probability (AEP)</p>	<p>The subject site is to utilize the existing services and infrastructure and will satisfy any permit conditions implemented by Cardinia Shire Council.</p> <div data-bbox="1034 1171 1433 1361" data-label="Complex-Block">  <p><b>ADVERTISED MATERIAL</b>  Planning Application: T250504  Date Prepared: 07 January 2026</p> <p><small>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.</small></p> </div>

	<p>standard:</p> <ul style="list-style-type: none"> <li>Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</li> <li>Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.</li> </ul> <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> <li>Provision must be made for the safe and effective passage of stormwater flows.</li> <li>All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</li> <li>Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria <math>d_a V_{ave} &lt; 0.35 \text{ m}^2/\text{s}</math> (where, <math>d_a</math> = average depth in metres and <math>V_{ave}</math> = average second).</li> </ul> <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> <li>Ensure stormwater is retarded to a standard required by the responsible drainage authority.</li> <li>Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.</li> <li>Ensure that inlet and outlet structures take into</li> </ul>	<div data-bbox="1034 1016 1433 1211">  <p><b>Cardinia</b></p> <p><b>ADVERTISED MATERIAL</b></p> <p>Planning Application: T250504 Date Prepared: 07 January 2026</p> <p><small>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.</small></p> </div>
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	<p>account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.</p> <ul style="list-style-type: none"> <li>• Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.</li> </ul> <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	<div style="border: 1px solid black; padding: 10px; text-align: center;">   <b>ADVERTISED MATERIAL</b>            Planning Application: T250504            Date Prepared: 07 January 2026  <small>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.</small> </div>
<b>Clause 56.08-1 SITE MANAGEMENT</b>		
<b>Site management objectives</b>  To protect drainage infrastructure and receiving waters from sedimentation and contamination.  To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.  To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	<b>Standard C26</b>  A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: <ul style="list-style-type: none"> <li>• Erosion and sediment.</li> <li>• Dust.</li> <li>• Run-off.</li> <li>• Litter, concrete and other construction wastes.</li> <li>• Chemical contamination.</li> <li>• Vegetation and natural features planned for retention.</li> </ul> <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<b>Objective and Standard Achieved</b>  Due to the minimal slope of the site, any runoff of sedimentation or contaminated materials can be easily controlled within the site. Being only a small development, the construction of an additional dwelling should have minimal impact on the surrounding properties. Removal of litter and other construction waste will be controlled within the parameters of the site and removed as required. Chemical contamination does not apply.

<p><u>Clause 56.09-1</u> <b>SHARED TRENCHING</b></p>		
<p><b>Shared trenching objectives</b></p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p><b>Standard C27</b></p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p><b>Objective and Standard Achieved</b></p> <p>Where practical, shared trenching may be used for supply of services to each lot.</p>
<p><u>Clause 56.09-2</u> <b>ELECTRICITY, TELECOMMUNICATIONS AND GAS</b></p>		
<p><b>Electricity, telecommunications and gas objectives</b></p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources</p> <div data-bbox="159 1254 558 1444" data-label="Complex-Block">  <p><b>ADVERTISED MATERIAL</b> Planning Application: T250504 Date Prepared: 07 January 2026</p> <p><small>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.</small></p> </div>	<p><b>Standard C28</b></p> <p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p>	<p><b>Objective and Standard Achieved</b></p> <p>The supply of the noted services shall be undertaken in an appropriate manner to the satisfaction and ultimate consent of the relevant Authority. The supply of services to each lot shall be consistent with any approved authority strategies and wherever possible, the use of renewable energy be considered.</p>

[illegible]



M.G.A. 2020 ZONE 55



**Cardinia**

**ADVERTISED MATERIAL**

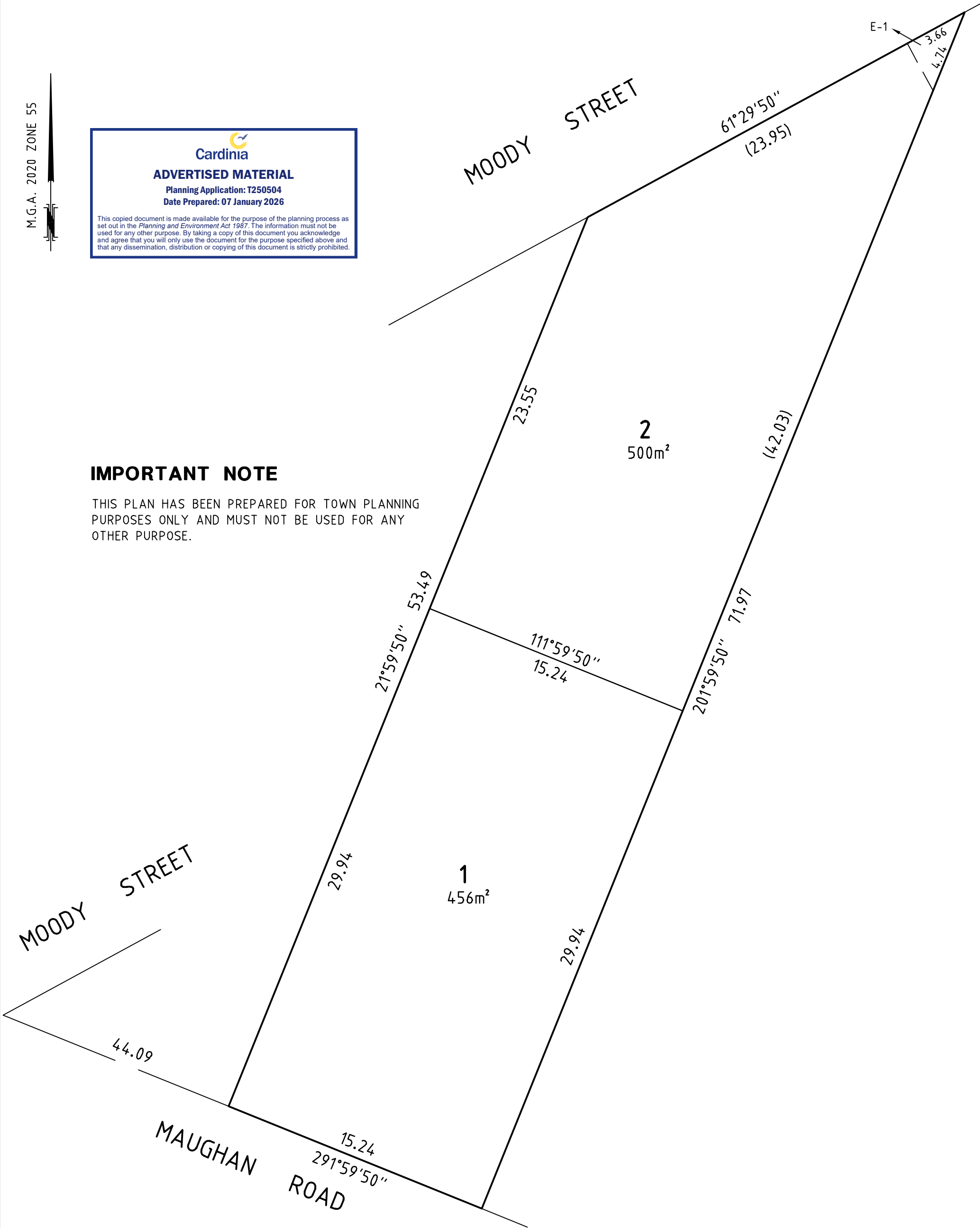
Planning Application: T250504

Date Prepared: 07 January 2026

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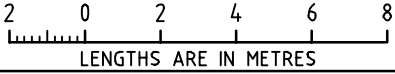
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**DICKSON HEARN PTY LTD**  
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685 GLEN HUNTLY ROAD,  
CAULFIELD SOUTH, 3162.  
Email: melb@dicksonhearn.com.au

SCALE  
1:200



ORIGINAL SHEET  
SIZE: A3

SHEET 2

PETER ANDREW DENNIS

VERSION 02

CREATION OF RESTRICTION:

UPON REGISTRATION OF THIS PLAN THE FOLLOWING  
RESTRICTION IS TO BE CREATED.

GROUNDS FOR CREATION: PLANNING PERMIT NUMBER

NOTICE OF RESTRICTION:

BUILDING ENVELOPE: 

NO BUILDING SHALL BE CONSTRUCTED OUTSIDE OF THE  
PRESCRIBED BUILDING ENVELOPE, UNLESS WITH THE PRIOR  
WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

LAND TO BENEFIT:

LOT 1 ON THIS PLAN.

LAND TO BE BURDENED:

LOT 2 ON THIS PLAN.

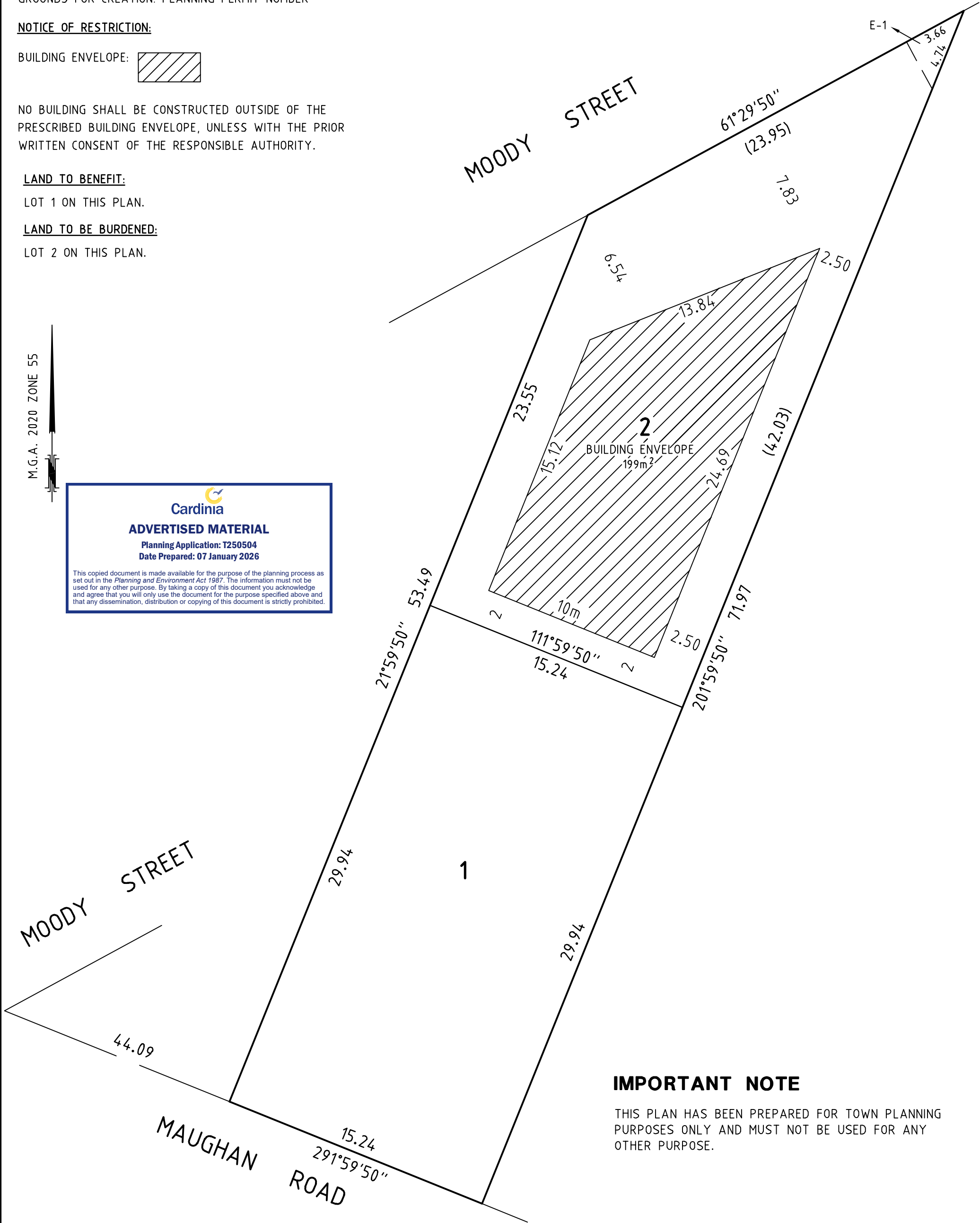




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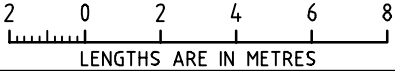
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SCALE  
1:200



ORIGINAL SHEET  
SIZE: A3

SHEET 3

PETER ANDREW DENNIS

VERSION 02

M.G.A. 2020 ZONE 55

Cardinia

ADVERTISED MATERIAL

Planning Application: T250504

Date Prepared: 07 January 2026

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**KEY**

- W - HABITABLE WINDOW
- D - DOOR
- N - NON HABITABLE WINDOW
- DW - DOOR WITH HABITABLE WINDOW
- FFL - FINISHED FLOOR LEVEL
- SEP - SIDE ENTRY PIT
- DP - DRAINAGE PIT
- TP - TELECOMMUNICATION PIT
- SP - SEWER PIT
- PP - POWER POLE
- WM - WATER METER
- BCK - BACK OF CONCRETE KERB
- INV - INVERT
- USG - UNDERSIDE OF GUTTER
- TOW - TOP OF WALL
- CSS - CORRUGATED STEEL SHEET

THE POSITION AND LEVELS OF ADJOINING AND NEIGHBOURING PROPERTIES ARE APPROXIMATE ONLY AS DIRECT MEASUREMENT WAS NOT POSSIBLE DUE TO LIMITED ACCESS.

THE LEVELS SHOWN ON THIS PLAN ARE BASED ON & CONNECTED TO THE AUSTRALIAN HEIGHT DATUM VIDE SR83D10 [RL 5.123 A.H.D.].

ROOFLINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY.

PIT DESCRIPTIONS SHOULD BE VERIFIED PRIOR TO ANY WORKS.

E-1 EASEMENT OF WAY

REFER TO PLAN REF: 10185-02 FOR TITLE RE-ESTABLISHMENT INFORMATION.

CERTIFICATE BY LICENSED SURVEYOR FOR PLAN  
I, PETER ANDREW DENNIS of 685 Glenhuntly Road, Caulfield South, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 23/07/2025, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2025.  
Date: 2/08/2025

DIGITALLY SIGNED  
Licensed Surveyor,  
Surveying Act 2004.

**DICKSON HEARN PTY LTD**  
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DATE	REV.	COMMENTS
23/07/25	A	FIELDWORK

PLAN OF SURVEY

3 MAUGHAN ROAD  
KOO WEE RUP

C/T. VOL. 8264 FOL. 112

DRAWN BY	P.A.D.	DWG. No.
DATE	1/08/25	10185-01
CHECKED	D.T.B.	REVISION
SCALE	1:125	SHEET SIZE <b>A1</b>
DATUM	A.H.D.	SHEET 1 OF 1