

Notice of Application for a Planning Permit



The land affected by the application is located at:	L3 LP211879 V9829 F342 3 Brentwood Close, Dewhurst VIC 3808
The application is for a permit to:	Buildings and works for the construction of 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 (dwelling)

APPLICATION DETAILS

The applicant for the permit is:	Activate Town Planning Consultancy
Application number:	T250570

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.

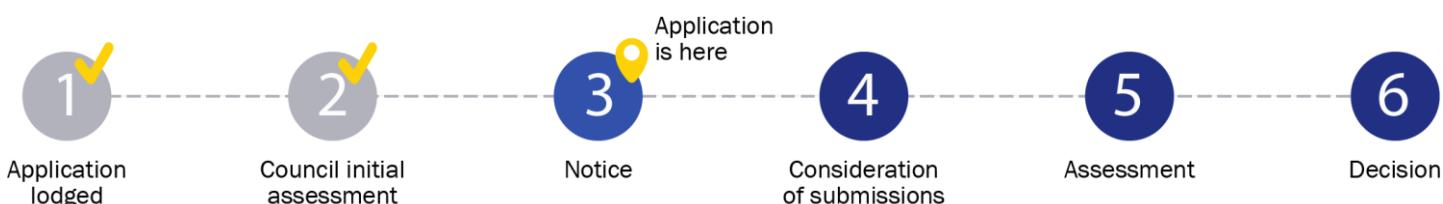
This can be done during office hours and is free of charge.

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:	30 January 2026
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: <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. 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.





ePlanning

Application Summary

Portal Reference A325896S

Basic Information

Proposed Use	Buildings and works for a new shed.
Current Use	Rural residential. Single dwelling.
Cost of Works	\$60,000
Site Address	3 Brentwood Close Dewhurst 3808

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.



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



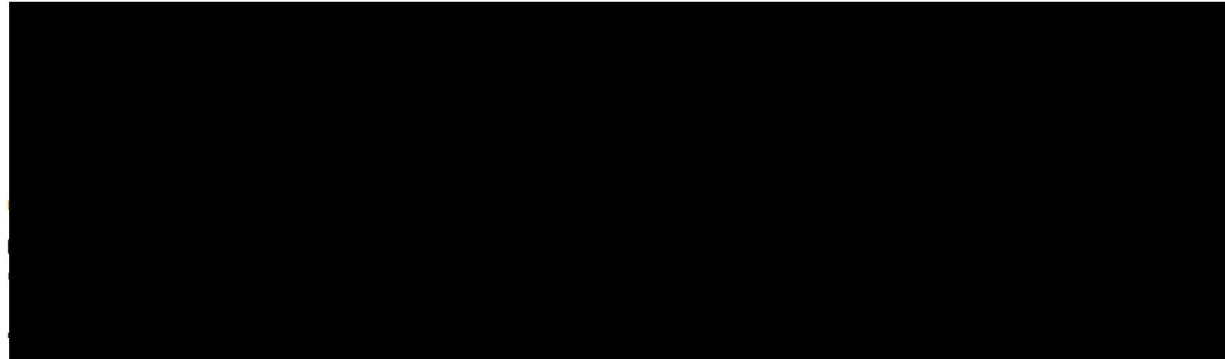
Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
17-09-2025	A Copy of Title	Title_Optimized.pdf
17-09-2025	Site plans	Site Layout Plan v.1.pdf
17-09-2025	A proposed floor plan	Blake Chard - 11648A - 1 - Arch Plans_Optimized.pdf
17-09-2025	Proposed elevation plan	Elevations w levels_Optimized.pdf
17-09-2025	Additional Document	Outbuildings Bushfire Management Plan_Optimized.pdf
17-09-2025	Additional Document	3 Brentwood Close_Dewhurst - Submission.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



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17 September 2025

Cardinia Shire Council
Town Planning Department
Email – mail@cardinia.vic.gov.au

Dear Sir / Madam,

**RE: 3 Brentwood Close, Dewhurst
Application for Planning Permit – Building and Works (New Shed)**

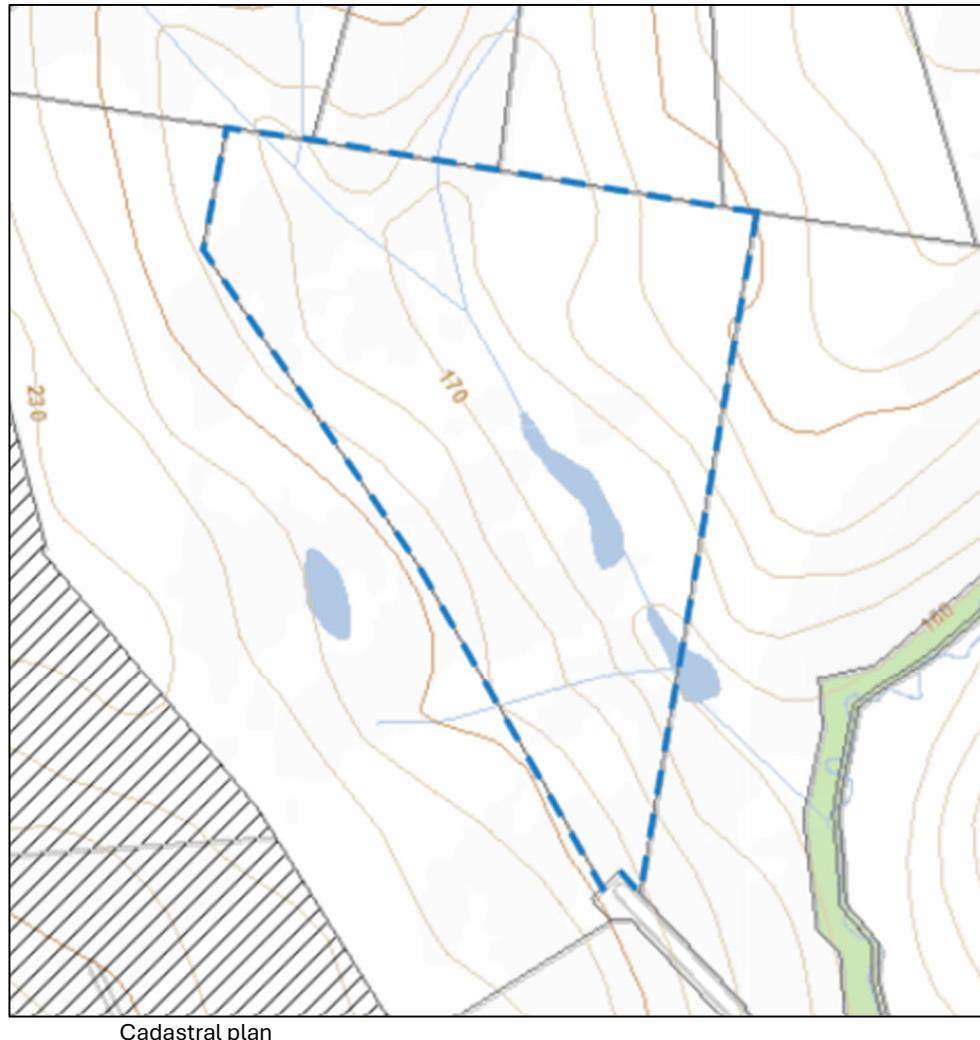
We act on behalf of the owner of the above land in preparing an application for planning permit seeking approval to construct a new shed. This submission provides a description of the site, the planning controls affecting the land, permit triggers and discussion of the application.

Site description

Site shape	Irregular in shape. Refer to title and below.
Site area	14.61 hectares.
Dimensions	North – 432m East – 557m West – 707m
Existing development	Single dwelling and animal-keeping barn.
Existing use	Rural residential. Hobby farm.
Access	Provided via Brentwood Close, being an unsealed local rural road.
Topography	The land contains a central gully with the site topography falling from the east and west down to this gully in the range of 30 metres. The area of the proposed works supports a fall of 2.7 metres from west to east as detailed on the submitted plans.
Vegetation	Native vegetation is found over the land. There is a large gum tree positioned 16 metres north of the proposed shed. The site of the proposed shed has been historically cleared. Vegetation over the site of the proposed shed consists of exotic grasses along with some areas of low Yarra Burgan which is routinely slashed.
Title	Title shows no covenant, section 173 agreement or other form of restriction affecting the proposal.
Easement	Title details show no easement affecting the land.
Heritage	The land is identified as being subject to potential Aboriginal cultural heritage sensitivity. No CHMP is required for the application as the type of works and use are not listed as a high

	impact activity under Regulation 46 of the Aboriginal Heritage Regulations 2018.
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Further site description is provided in the below images.





Site aerial (Nearmap)

Photos of the site of the proposed shed are provided below. The site of the proposed shed was measured and pegged out onsite as shown in the following photos.



View south along the shed site with driveway on right



View south along the western edge of the proposed shed



Large gum tree located 16m from edge of proposed shed



View from north-east corner of shed site to south



View along south edge of proposed shed



South-east corner of proposed shed



View north from south-east corner of proposed shed



View south of shed site



View south from south-east corner of proposed shed



South-west corner of proposed shed

Surrounding use and development consists of rural residential and agriculture consisting livestock grazing. The closest dwelling is to the west located approximately 430 metres from the proposed works. The site and surrounding context is shown below.



Locality aerial (Nearmap)



View to west adjoining land



View to west adjoining land

Proposal

- Construction of one new shed. The shed is proposed to be located within an area cleared of vegetation, positioned centrally along the west boundary and on the east side of the driveway. Its position has been selected for its convenience in access and for the avoidance of vegetation.
- The position of shed is setback 23.6 metres from the west side boundary and supports long setbacks to each of the front and rear boundary as detailed on the submitted plan. The shed will be positioned a comfortable 16 metres from an gum tree to the north.
- The shed consists of an enclosed main structure with an extended canopy roof providing cover to an open area at its eastern side. The south elevation supports 3 roller doors with a pedestrian door to its west side. The shed supports a gable roof design.
- The shed measures 20 metres long and a maximum of 18.5 metres wide supporting a floor area of 335 square metres.
- The shed supports a maximum height of 6.4 metres with walls 5.4 metres high measured from slab level. The maximum building height is 7.2 metres from natural ground level as detailed on the elevation plans.
- The external material for each shed will consist of 'Colorbond' metal sheeting typical for rural sheds.
- The shed will be used for the storage of private vehicles, machinery, including tractor and accessories, ride on mowers, trailer, fencing equipment, land management equipment, fencing equipment, personal storage and workspace.
- The shed will not represent a habitable building.
- The proposal will rely on the continued slashing of Burgan (*Kunzea leptospermoides*) regrowth around the building for the purpose of maintaining defendable space. This regular slashing currently occurs to maintain the larger open grassed area. A permit is



not required for the continued slashing of regrowth vegetation pursuant to the table of exemptions under clauses 42.01-3 of the ESO and 52.17-6.

- Access to the shed will be from the existing driveway. As detailed on the submitted plans, works will be required to support access to the south side of the shed and to the roller doors.

Planning controls & permit triggers

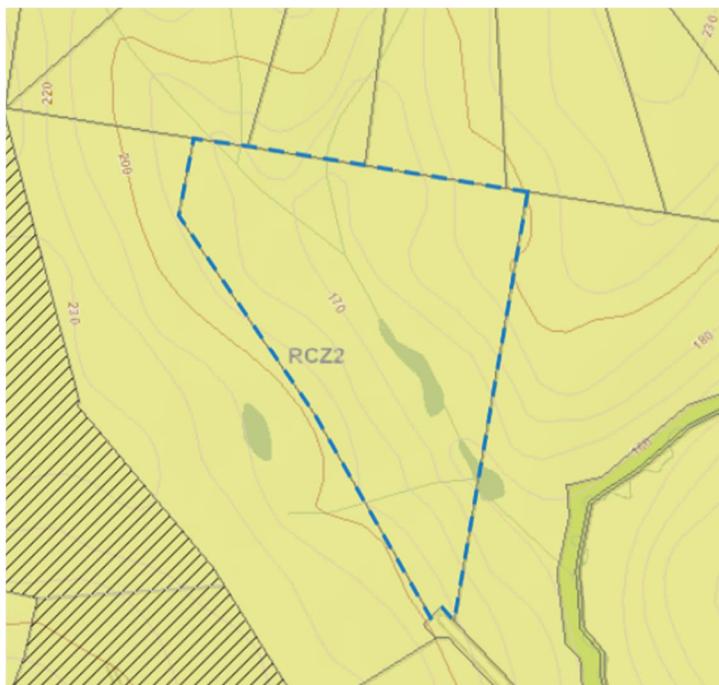
The land is subject to the following planning controls of the Cardinia Planning Scheme.

Rural Conservation Zone 2 – A permit is required for buildings and works in association with a single dwelling, being a section 2 use.

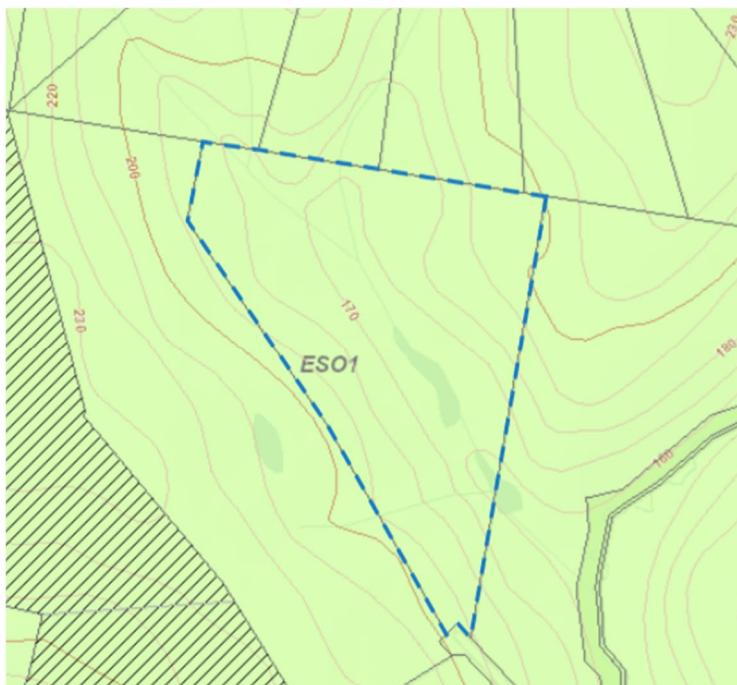
Environmental Significance Overlay 1 – Permit required for buildings and works as the building height is greater than 4 metres, to undertake filling works greater than 1 metre in height, the floor area of all outbuildings is greater than 120sqm. We note the fall over the site is 17% not triggering a permit with regard to site gradient.

Bushfire Management Overlay – A permit is required under the BMO as the shed is greater than 100sqm in floor area.

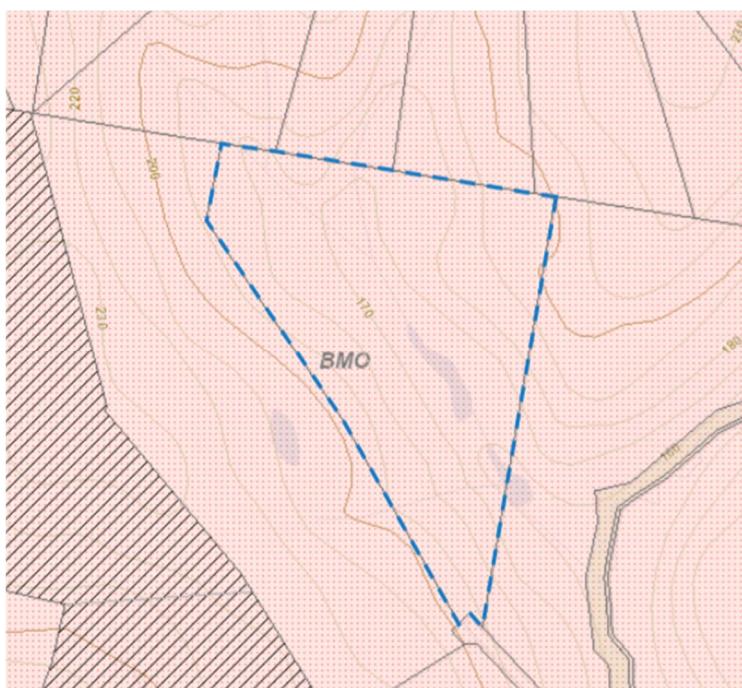
The application of the zone and overlays are shown below.



Zone map



Overlay map



Overlay map

Consideration

Rural Conservation Zone 1

The proposal is consistent with the purpose of the zone including:

- *To conserve the values specified in a schedule to this zone.*



- *To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.*

It is submitted that the proposed works are entirely appropriate under the RCZ2 representing a common development type within rural areas and for rural residential use. The relevant decision guidelines of the RCZ are discussed below.

- *The capability of the land to accommodate the proposed use or development.*

The proposal maintains a very low building site coverage over the land in line with expectations for rural areas. The site of the shed supports pasture grass with no impact to biodiversity values of the land. No toilet or mains water will be connected to the shed and therefore no onsite wastewater treatment facility is required.

- *How the use or development conserves the values identified for the land in a schedule. The conservation values of the RCZ2 are as follows:*

Protection and conservation of the environmental values and landscape qualities of the land, including habitat of botanical and zoological significance, and the conservation of natural resources, including native vegetation, waterways and soils.

The application will not undermine the stated environmental values as there is no native vegetation to be impacted by the proposal with no impact to habitat or biodiversity values on the land. The shed is positioned well away from the central gully and natural drainage line and therefore not having any potential to impact any natural overland flow path. No habitat will be impacted. The building is well setback at 16 metres from the gum tree to the north ensuring there is no impact to this tree.

- *Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.*

The proposed shed will not undermine the above qualities.

- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*

The construction of a shed to store equipment for items referenced within will not have any impact to adjoining land.

- *The need to prepare an integrated land management plan.*

No land management plan is required as a result of construction of a shed.

- *Whether the use or development will have an adverse impact on surrounding land uses.*

The proposed shed will not impact the use of any surrounding land.

- *An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.*

Not required for the application as the site of the proposed shed supports exotic grass. The building is sited to not impact native vegetation which is found elsewhere on the land.

- *How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and*



enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.

Construction of a shed represents a lower level of development, is a common building for a rural parcel and does not impact broader land management outcomes to any great extent. The storage of the stated equipment is common for large rural properties and will assist in overall land management.

- *The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Not applicable to the application.

- *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.*

As the site of the shed is positioned a long distance from the street frontage and all surrounding dwellings there will be no impact from these areas. The proposed shed represents a form of development commonly found throughout the broader locality and typical within a rural context. The size, height, design and material of the proposed shed represent a satisfactory response to the site and its context.

Environmental Significance Overly 1

A response to the relevant decision guidelines of the ESO1 is provided below.

- *Whether the removal of any vegetation has been avoided and/or minimised.*

Removal of native vegetation is avoided through appropriate siting.

- *The protection and enhancement of the natural environment and character of the area.*

The natural environment is protected. There will be no impact to local character as the shed will be largely out of view from the public realm through its substantial setback from the street and occupation areas on adjoining land.

- *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.*

The proposed shed will not impact the aforementioned elements with the building to be located in an open grassed area.

- *The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*

The shed is not positioned along a prominent ridgeline and will have no detrimental impact on the rural character. The site of the shed does not represent a locally prominent vista

- *Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.*

The proposal represents a common design, form and height for a rural shed being similar to other examples of rural buildings found in the broader locality. The shed is satisfactory in relation to its integration with the natural and character context.



- *The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.*

The proposed site is appropriate for the building which is provided with preferred access, not within the gully which is subject to wetter areas, is prone to inundation and has been previously cleared of vegetation.

DELWP and the CFA have prepared the Fact Sheet titled ‘Outbuildings in the Bushfire Management Overlay’. This fact sheet is applicable to the application. The Fact Sheet establishes pre-set protection measures that can be applied to applications proposing outbuildings that have a floor area greater than 100 square metres, are not used for accommodation, and are associated with and normal to a dwelling. The fact sheet and pre-set protection measure are applicable to this application. The Fact Sheet states:

Using preset bushfire protection measures means an application will not need an individual Bushfire Attack Level (BAL) assessment, prepare a bushfire management statement or be referred to the CFA.

Preset bushfire protection measures for outbuildings have been established with these set out below and are anticipated to form conditions on any permit.

Defendable space must be created for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser. Defendable space is an area where vegetation (and other flammable materials) must be managed in accordance with the following:

- *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.*
- *Plant 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 sq. metres in area and must be separated by at least 5 metres*
- *Trees must not overhang or touch any elements of the building*
- *There must be a clearance of at least 2 metres between the lowest tree branches and ground level.*

The application documents provide a Bushfire Management Plan in accordance with the Fact Sheet and overlay which identifies the location of the proposed building and defendable space in accordance with the above.



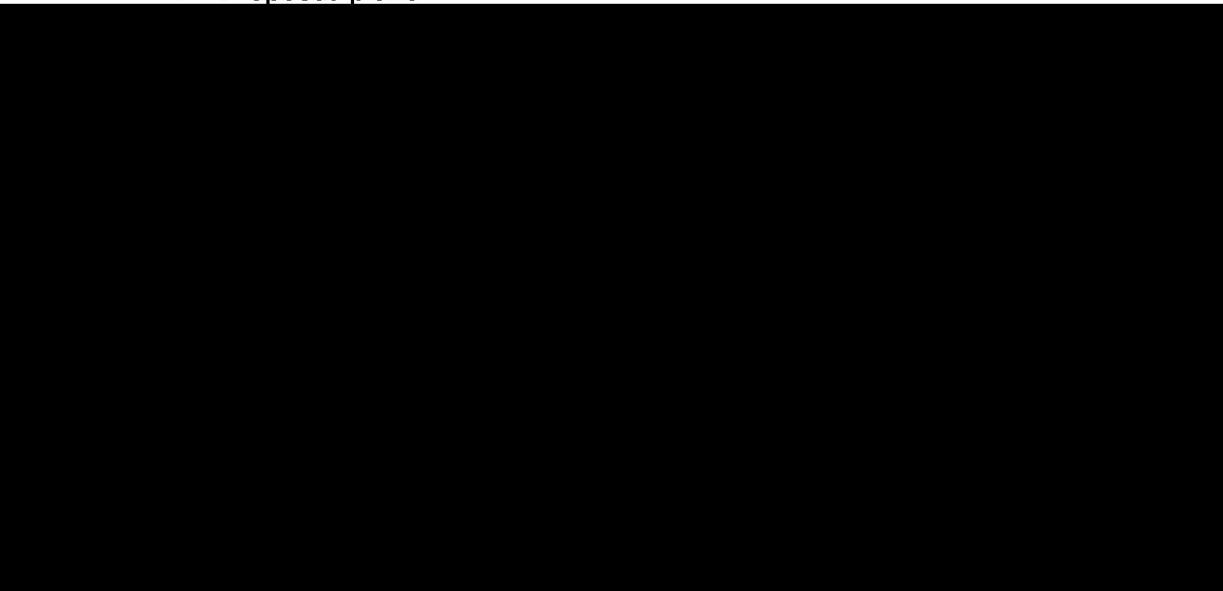
The application is required to be referred to the CFA for review with its referral response to include conditions on any permit. The BMO states that for applications proposing buildings and works the following mandatory condition is to form part of any permit.

"The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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."

As the proposed outbuilding can achieve the established bushfire management and protection measures of the CFA the proposal demonstrates a satisfactory response under the BMO and should be granted planning approval.

The above details that the proposal represents a satisfactory planning outcome for the site as it responds favourably to the relevant planning controls affecting the land. As such, we anticipate the issue of a permit in this instance. The following documents are provided in support of the application.

- Completed application form.
- Current copy of title.
- Application fee
- Proposed plans



Outbuildings Bushfire Management Plan –



Prepared By:

Version:

Date:

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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

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

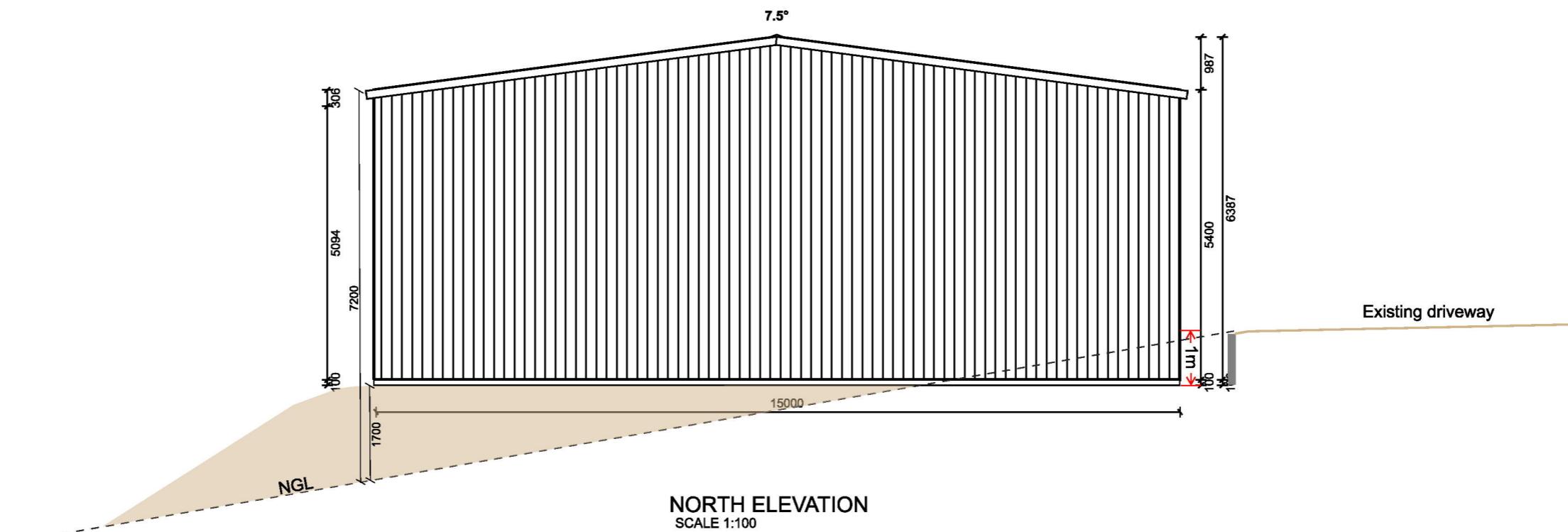
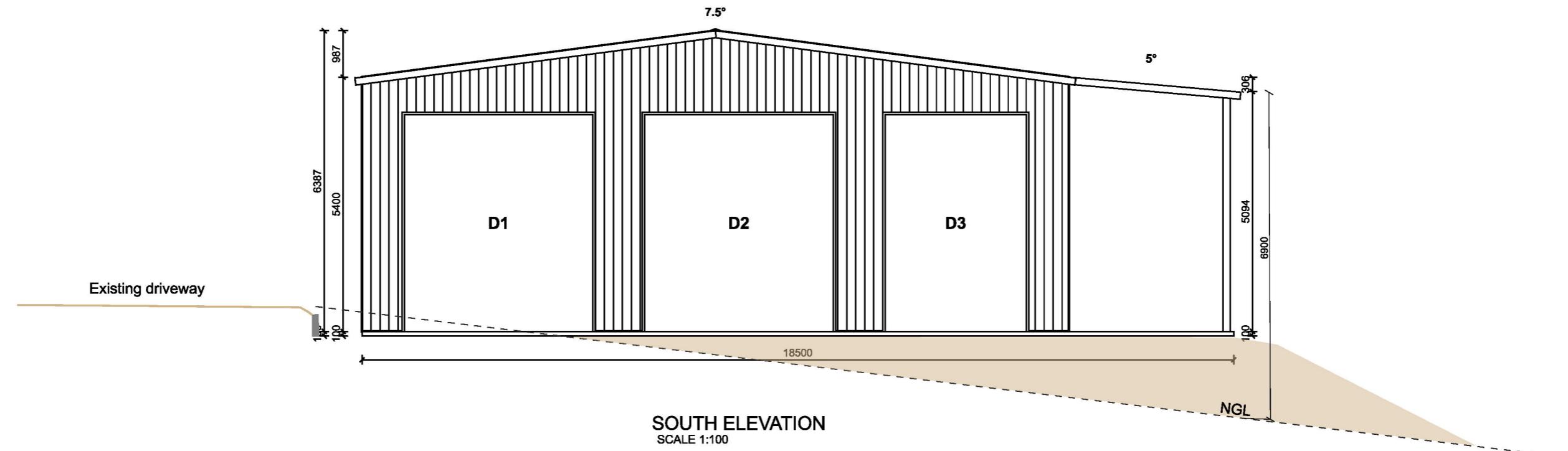
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- 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.



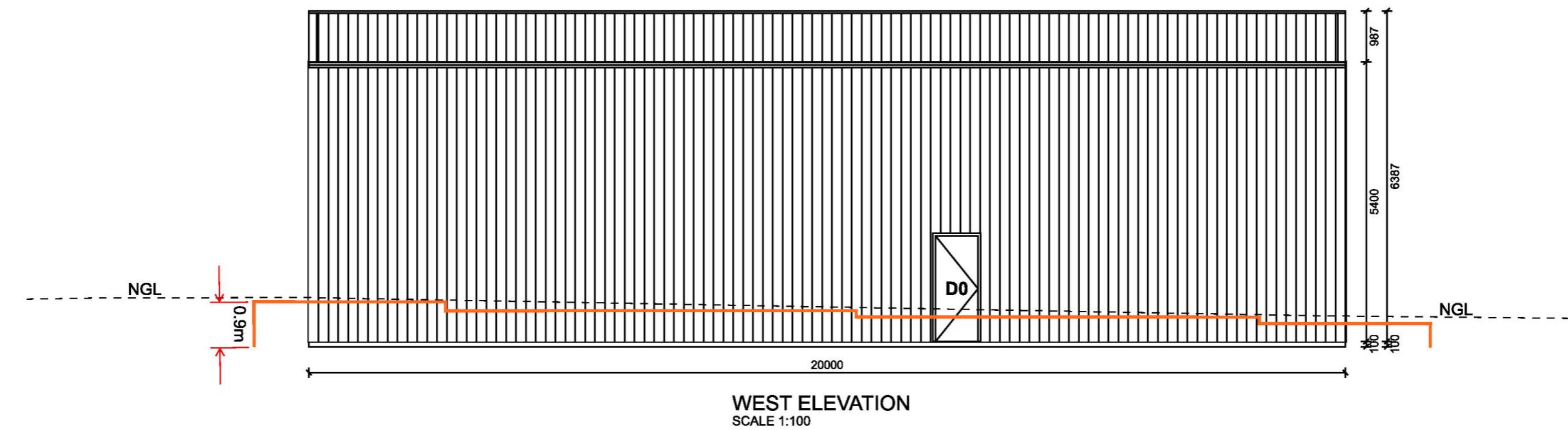
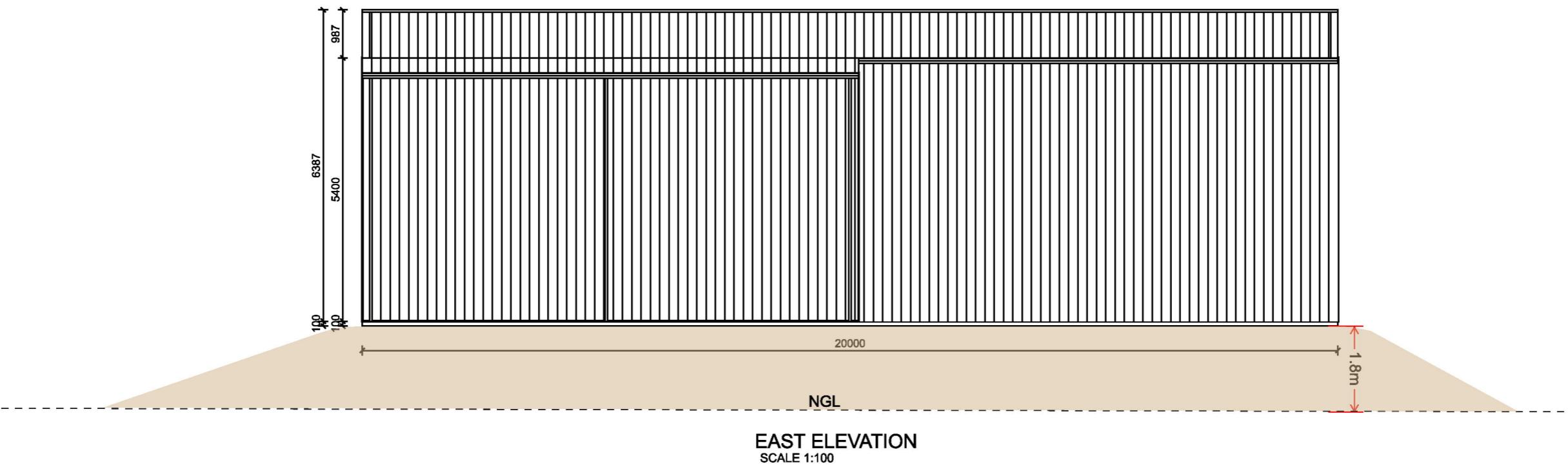
OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
D1-2	OPENING ONLY	4600	4000	COLORBOND® OPENING ONLY
D3	OPENING ONLY	4600	3000	COLORBOND® OPENING ONLY

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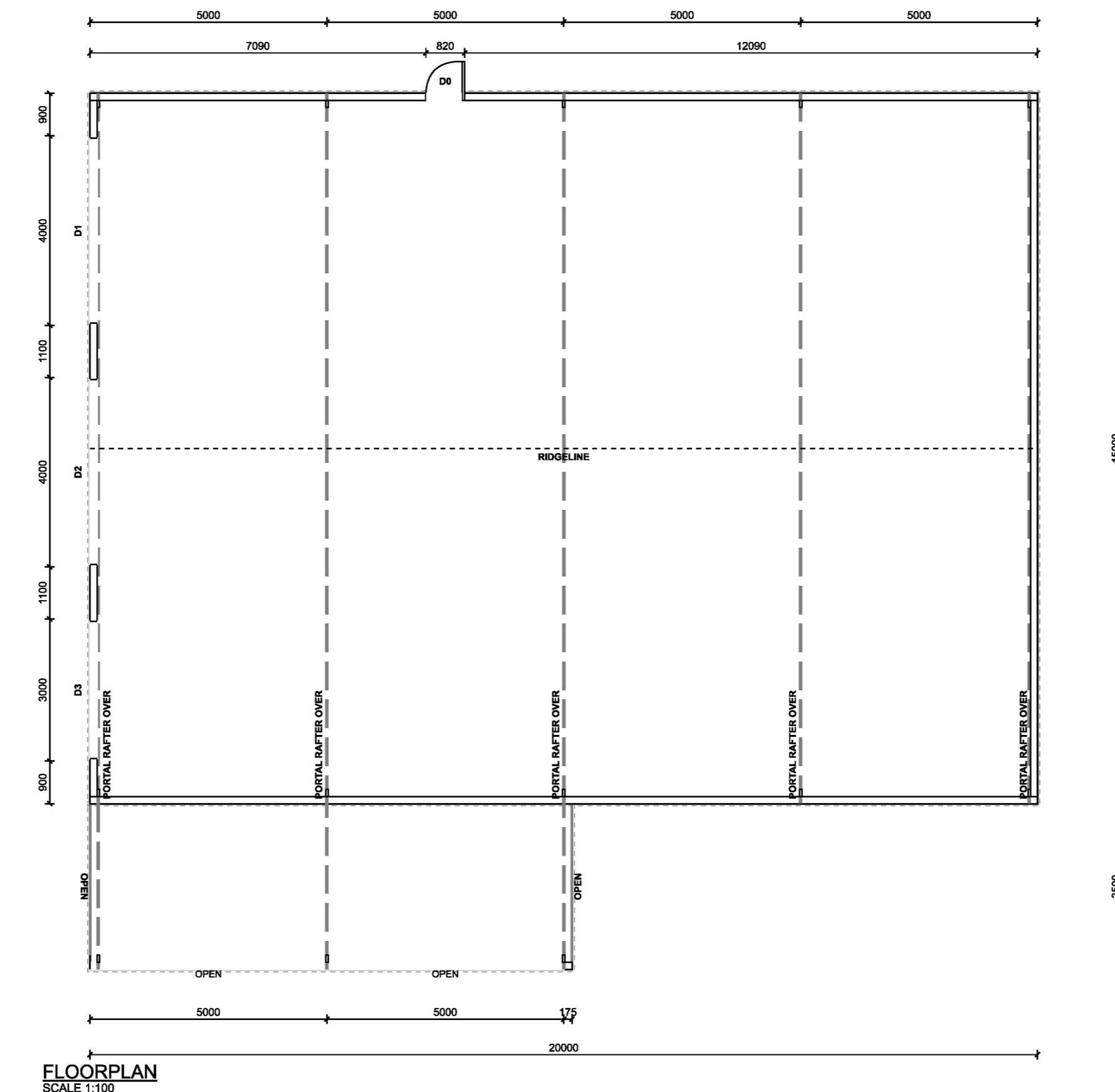
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FLOORPLAN
SCALE 1:100

OPENING SCHEDULE				
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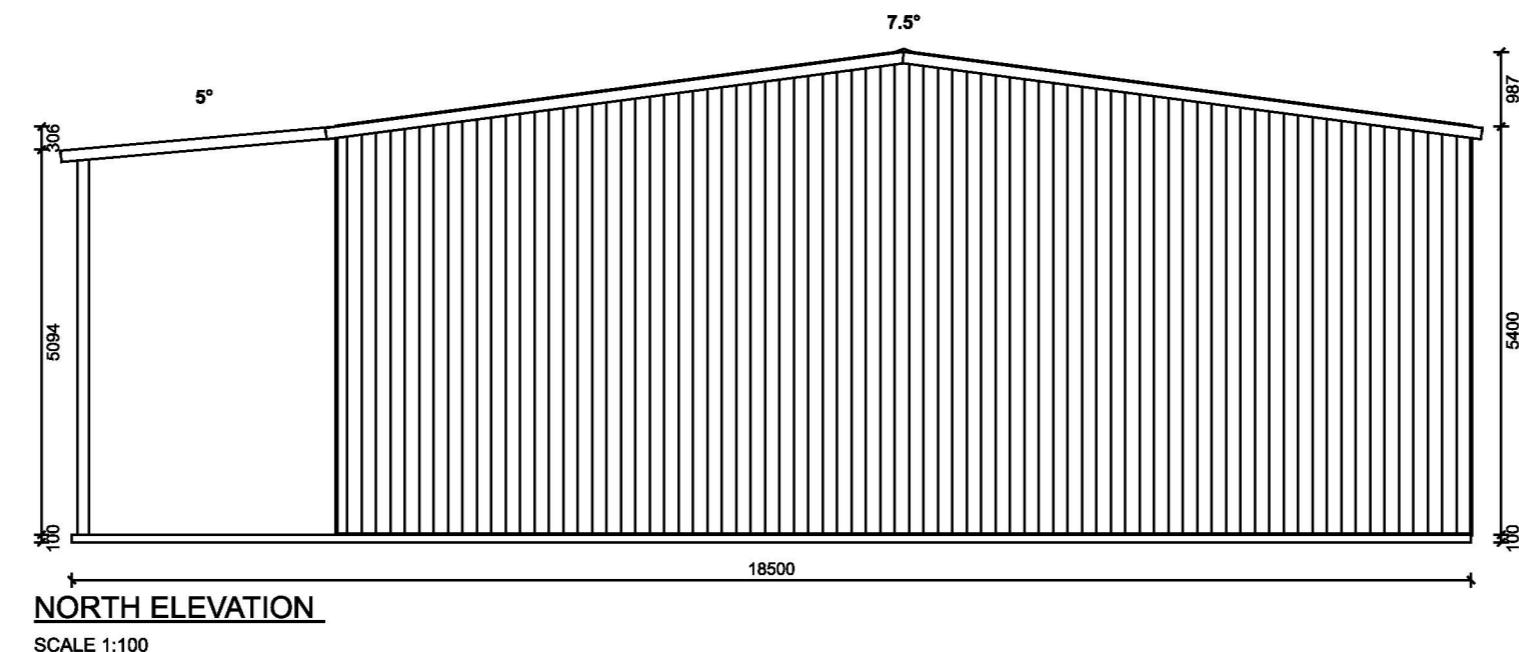
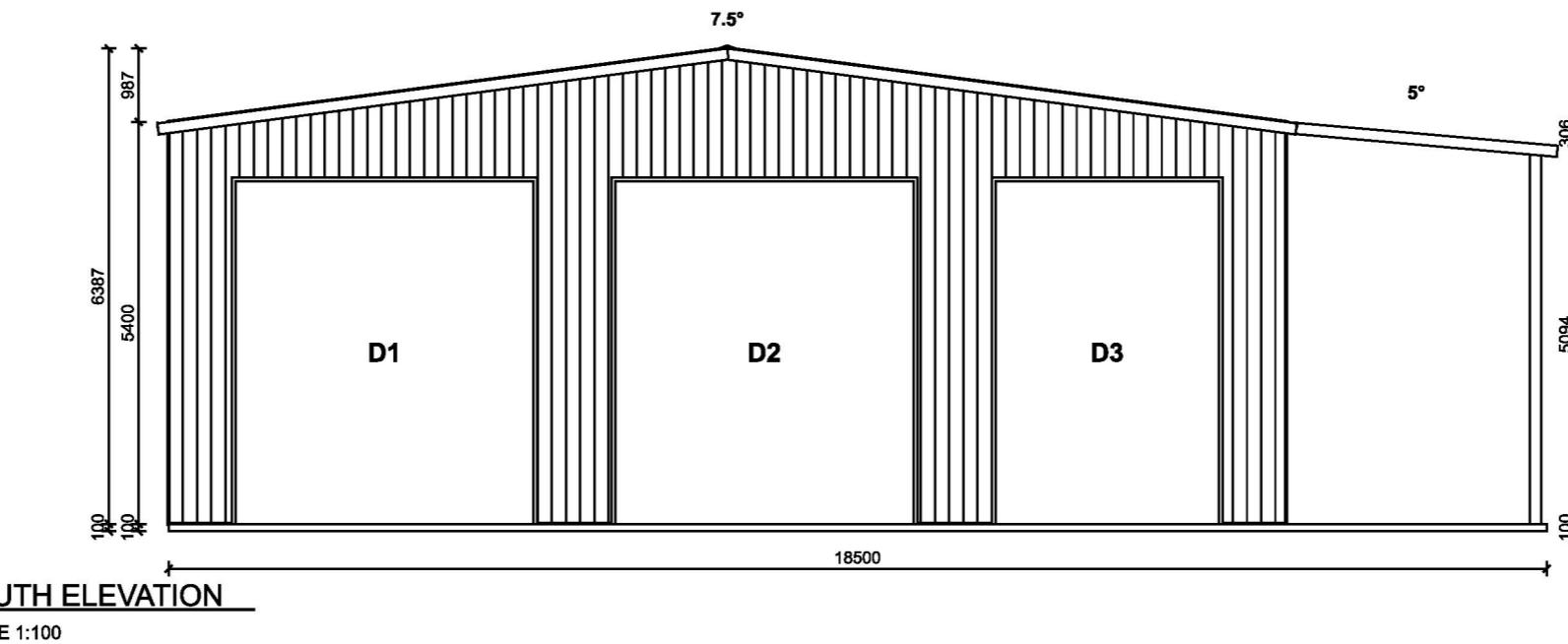
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A graphic consisting of four black 'X' marks arranged in a square pattern. The top-left 'X' has a '4' at its top vertex. The top-right 'X' has a '3' at its bottom vertex. The bottom-left 'X' has a '1' at its top-left vertex and a '2' at its bottom-right vertex. The bottom-right 'X' has a '3' at its top-right vertex.

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT



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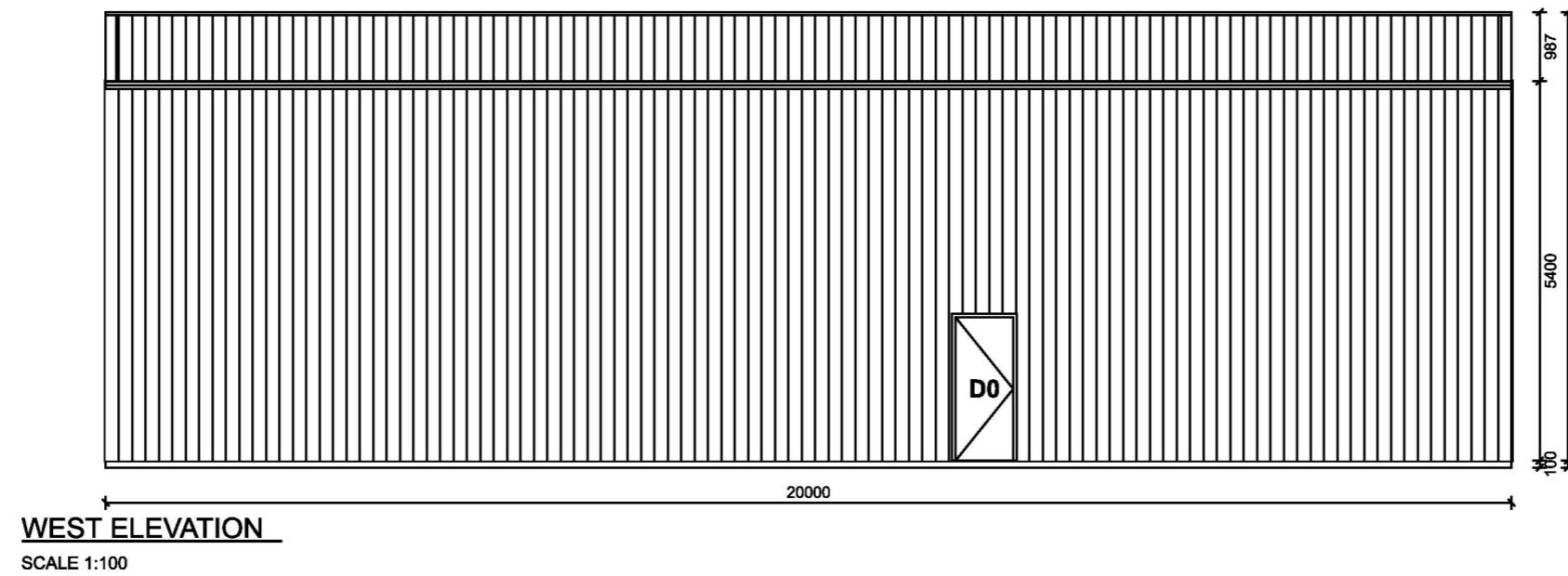
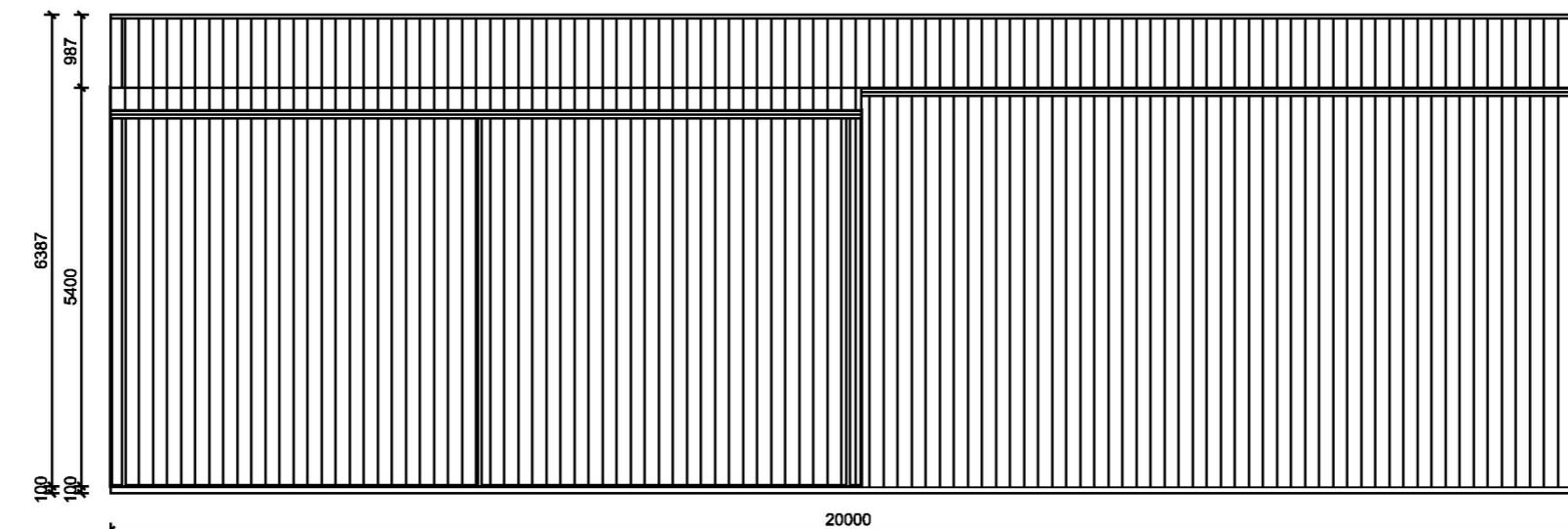
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Drawing Name: End Elevation		
Project Number: BLAF - 11648A - 1	Drawing Number:	Rev.
Drawn:	Date: 09/06/2025	
All Dimensions In Millimetres U.N.O.		Sheet Size
Scale: 1:100	Shed: 20Lx15Wx5.4H 7.5° 4bays	A3



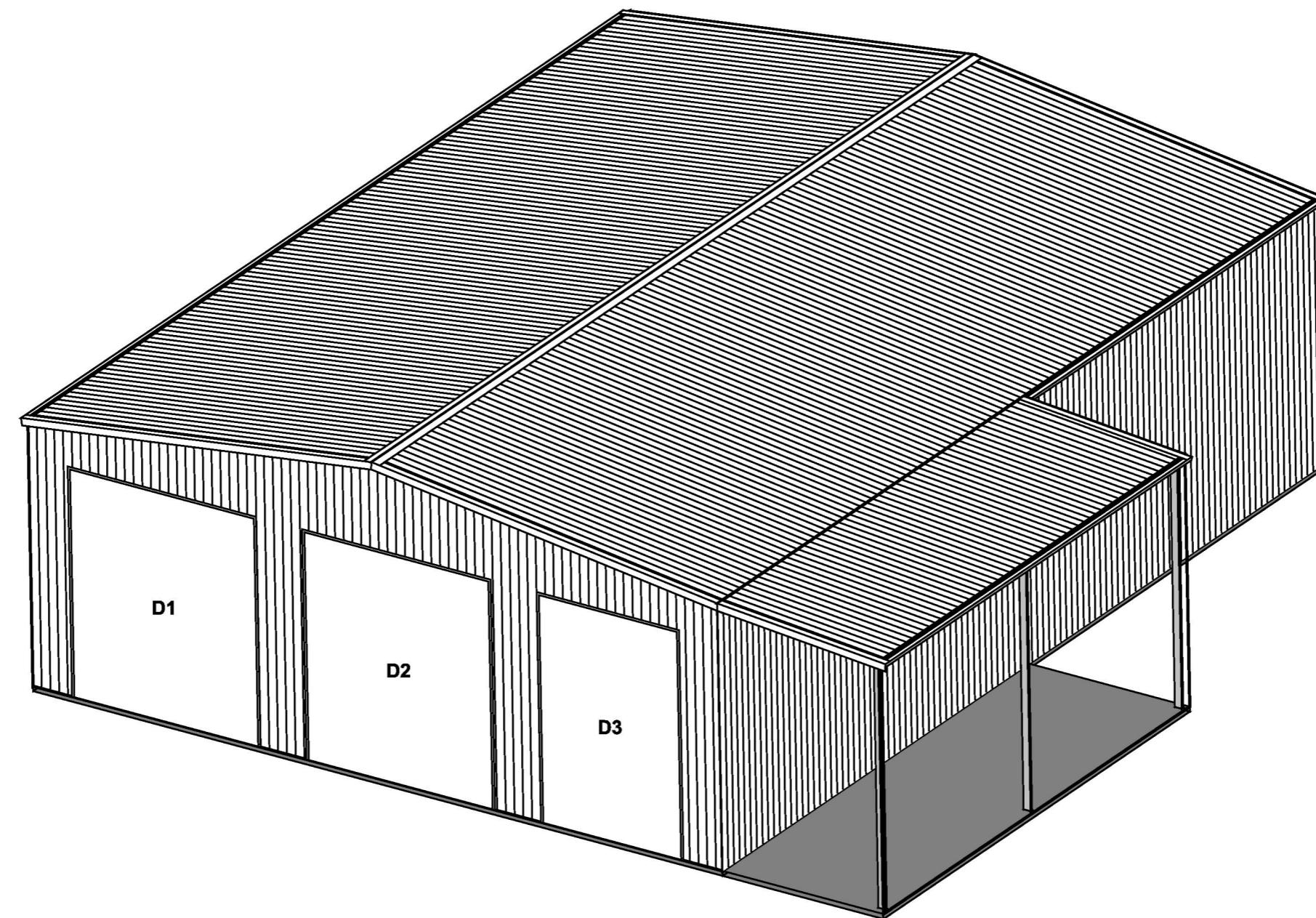
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SOUTH EAST ELEVATION

SCALE 1:100

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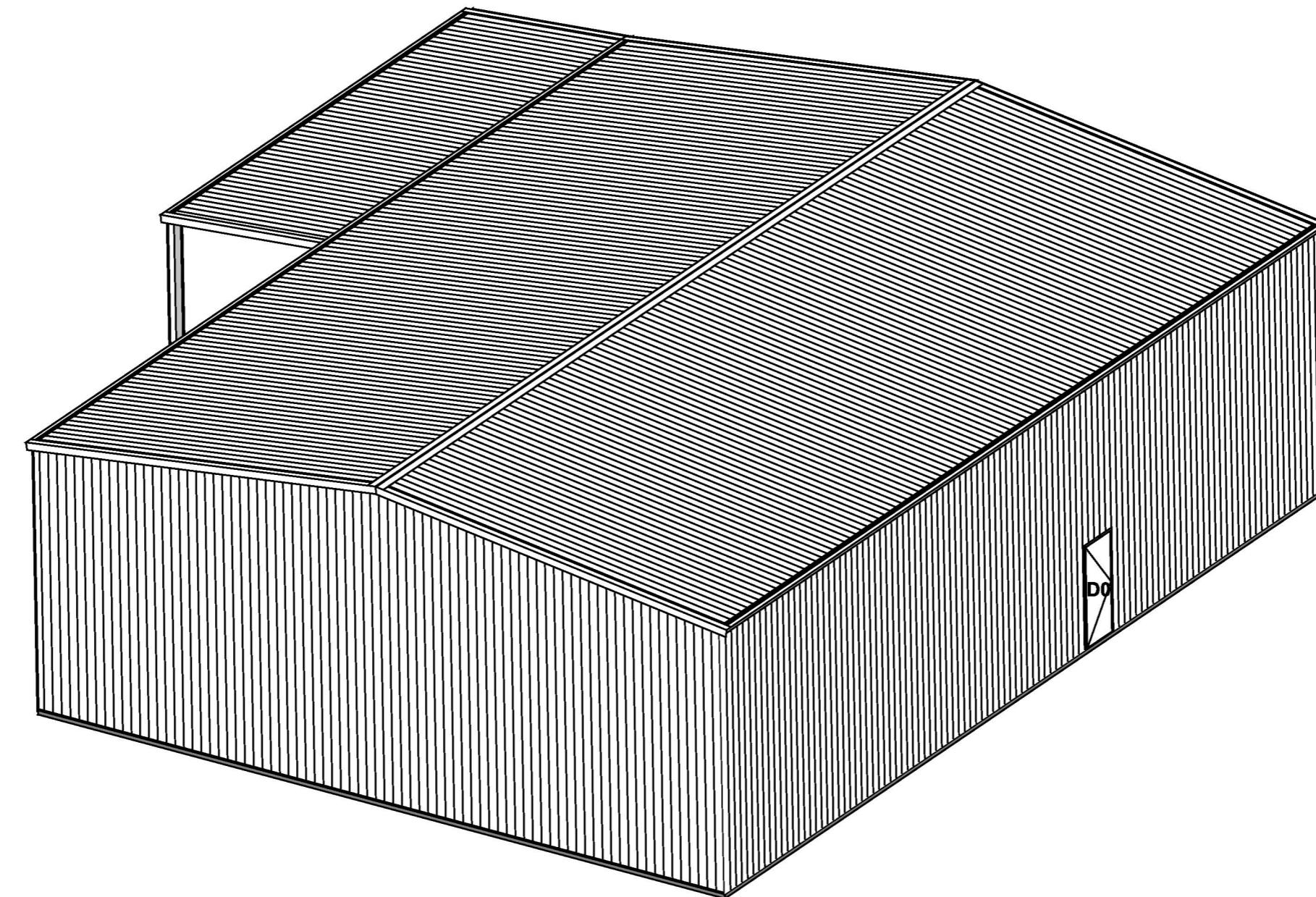
- COLORBOND® VEE RIDGE CAPPING
- COLORBOND® 0.47 TCT MONOCLAD ROOF CLADDING
- COLORBOND® CUSTOM BARGE FLASHING
- COLORBOND® EASIFLOW EAVE GUTTER
- WHITE UPVC 90D DOWNPipe
- COLORBOND® 0.47 TCT MONOCLAD WALL CLADDING
- COLORBOND® CORNER FLASHING

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NORTH WEST ELEVATION

SCALE 1:100

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
D1-2	OPENING ONLY	4600	4000	COLORBOND® OPENING ONLY
D3	OPENING ONLY	4600	3000	COLORBOND® OPENING ONLY

- COLORBOND® VEE RIDGE CAPPING
- COLORBOND® 0.47 TCT MONOCLAD ROOF CLADDING
- COLORBOND® CUSTOM BARGE FLASHING
- COLORBOND® EASIFLOW EAVE GUTTER
- WHITE UPVC 90D DOWNPipe
- COLORBOND® 0.47 TCT MONOCLAD WALL CLADDING
- COLORBOND® CORNER FLASHING

BLA Fabrications Pty Ltd

PO Box 1336
Pearcedale, 3912
P: 0418 360 540
F: 5978 7097



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SCALE: 1:3000 @ A3

Proposed earth fill area
Crushed rock access
Retaining wall



SCALE: 1:400 @ A3



ACTIVATE
TOWN PLANNING CONSULTANCY

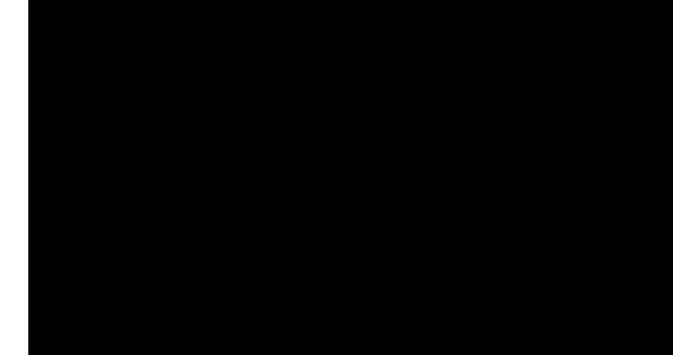
3 Brentwood Close, Dewhurst
Proposed outbuilding - Town Planning

Ver 2
10.11.25





10 November 2025



**RE: 3 Brentwood Close, Dewhurst
Application for Planning Permit – T250570 PA**

I refer to the above application proposing development of a new shed and Council's request for further information dated 15 October 2025. In response to the Council request we enclose a revised site plan identifying the existing dwelling and other structures present on the land, including building setbacks.

We trust this satisfies the Council request. In the unlikely event this is not the case we request an extension of time pursuant to section 54A of the Act. For further discussion please contact the undersigned on either 0430 588 237 or at



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

Page 1 of 1

VOLUME 09829 FOLIO 342

Security no : 124127653785P
Produced 01/09/2025 12:02 PM**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 211879N.
PARENT TITLE Volume 08969 Folio 434
Created by instrument LP211879N 24/08/1988

REGISTERED PROPRIETOR**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AZ411893A 24/07/2025
MACQUARIE BANK LTD

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 LP211879N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ411891E (E)	DISCHARGE OF MORTGAGE	Registered	24/07/2025
AZ411892C (E)	TRANSFER	Registered	24/07/2025
AZ411893A (E)	MORTGAGE	Registered	24/07/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 3 BRENTWOOD CLOSE DEWHURST VIC 3808

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 24/07/2025

DOCUMENT END

