

Notice of an Application for an Amendment to a Planning Permit

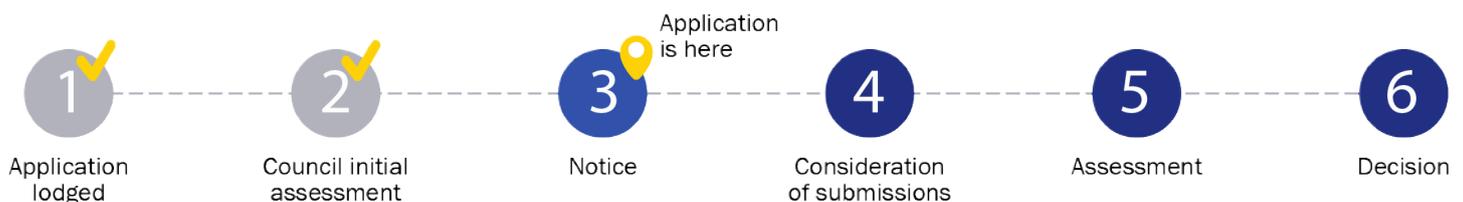
The land affected by the application is located at:	L1 TP198797 13 Boronia Crescent, Cockatoo VIC 3781
The application is to:	Development of a Dwelling, Outbuilding and Associated works

APPLICATION DETAILS

The applicant for the amendment to the permit is:	Inco Building Design Pty Ltd
Application number:	T230111 - 1
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:	12 March 2026	
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to 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.



Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Application to AMEND a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

 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 a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

 Questions marked with an asterisk (*) must be completed.

 Click for further information.

Clear Form

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 13	St. Name: Boronia
Suburb/Locality: Crescent Cockatoo		Postcode: 3781

Formal Land Description *

Complete either A or B.

 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 198797E
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.: T230111 PA

The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:	
<input checked="" type="checkbox"/> What the permit allows	<input checked="" type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit

Details: Please refer to cover letter enclosed within the application

 Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.



Development Cost i

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
<input style="width: 90%; height: 25px;" type="text" value="\$ 395,000.00"/>	– <input style="width: 90%; height: 25px;" type="text" value="\$ 395,000.00"/>	= <input style="width: 90%; height: 25px;" type="text" value="\$ 0"/>
Insert 'NA' if no development is proposed by the permit.		
You may be required to verify this estimate.		

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)
 No
 Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Cardina

ADVERTISED MATERIAL

Planning Application: T230111-1
Date Prepared: 25 February 2026

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Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:	
Title:	First Name: [REDACTED]
Organisation (if applicable): Inco Building Design Pty Ltd	
Postal Address:	If it is a P.O. Box, enter the details here:
[REDACTED]	
Mobile phone:	Fax:

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:	If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Name:		Same as applicant <input type="checkbox"/>
Title:	[REDACTED]	
Organisation:	[REDACTED]	
Postal Address:	[REDACTED]	
Unit No.:	[REDACTED]	
Suburb/Locality:	[REDACTED]	
Owner's Signature (Optional):	Date:	day / month / year

Declaration i

This form must be signed by the applicant*

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

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signature: [REDACTED]	Date: 6/10/2025 day / month / year
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Need help with the Application? i

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer

<input checked="" type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?:
		Date: day / month / year


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Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Fax: (03) 5941 3784

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.



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

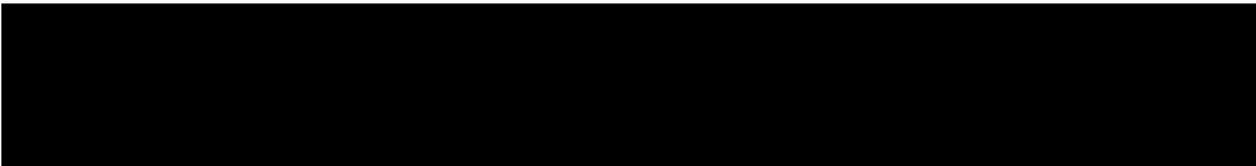
VOLUME 10005 FOLIO 998

Security no : 124125534584T
Produced 20/06/2025 03:51 PM

LAND DESCRIPTION

Lot 1 on Title Plan 198797E.
PARENT TITLE Volume 06645 Folio 810
Created by instrument P892310V 09/07/1990

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP198797E 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: 13 BORONIA CRESCENT COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



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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	TP198797E
Number of Pages (excluding this cover sheet)	1
Document Assembled	20/06/2025 15:51

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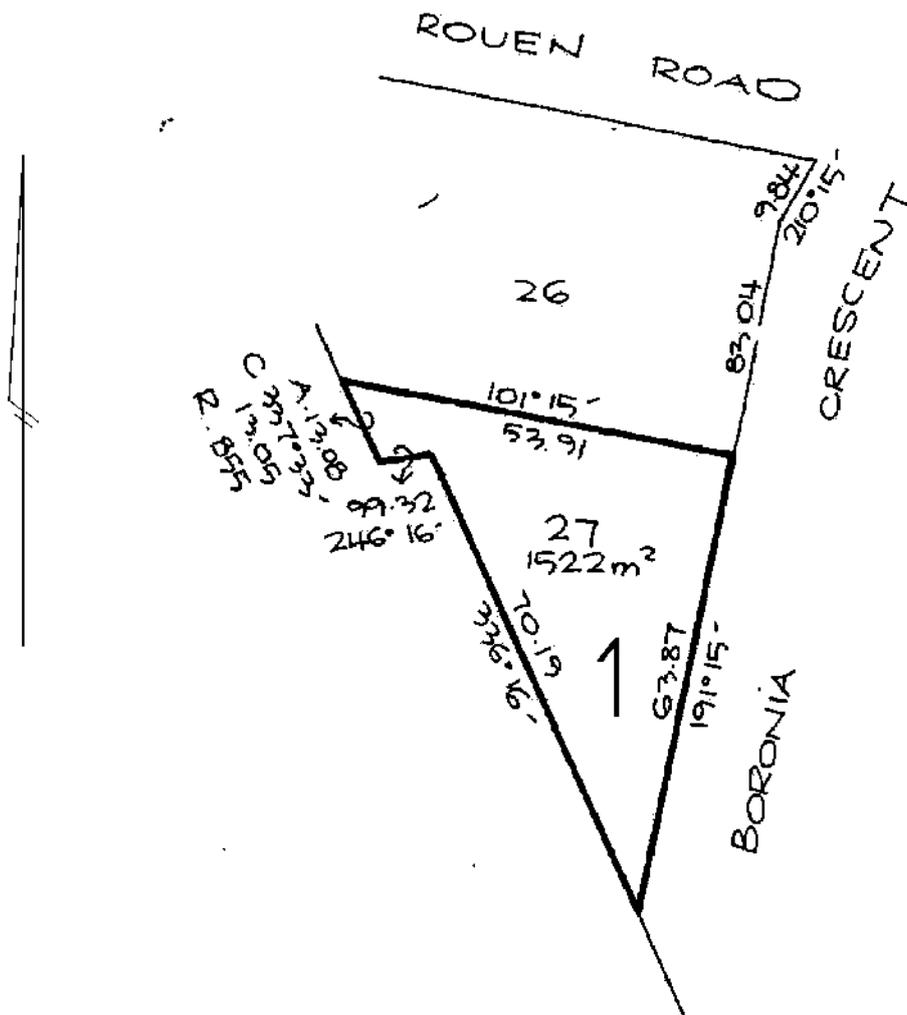
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TITLE PLAN		EDITION 1	TP 198797E
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Location of Land Parish: GEMBROOK Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP 9628 Derived From: VOL 10005 FOL 998 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 25/09/2000 VERIFIED: BH
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TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 27 ON LP 9628

20 June 2025

Cardinia Shire Council
 Att: Town Planning Department
 PO Box 7,
 Cardinia Shire Council, Victoria 3810



Address: 13 Boronia Crescent, Cockatoo
Permit No: T230111 PA

To whom it may concern,

Please find enclosed the following information regarding the planning permit amendment application for the proposed construction of a Dwelling, Outbuilding and Associated works, generally in accordance with the approved plans.

- Full Set of Amended Planning Documentation
- Current Copy of Title
- Current Copy of Plan

The application is to be amended to revise the permit to remove the permitted outbuilding located on the northern boundary (store) and replace it with a small second dwelling. The amendment also includes minor changes to the internal configuration of the dwelling. The siting of all structures has been maintained generally in accordance with the endorsed plans. As part of the documentation of the amendment, the conditions of permit were incorporated into the works. This will amend the preamble of the permit to include a small second dwelling.

The revised design provides a small second dwelling in the form of a shipping container home that will act as the temporary accommodation of the landowner as they construct the approved double storey dwelling. The small second dwelling has a total footprint of 32.92m² which is below the maximum floor area allowed for a dwelling to be considered a small second dwelling. The small second dwelling is accessed and visible directly from the accessway and street.

A comparison of the site impact between the original permitted design and the proposed amendment is below:

Permitted Design		Amendment Design	
Dwelling	117.00m ²	Dwelling	125.29m ²
Shed	30.00m ²	Small Second Dwelling	32.92m ²
Carport	42.00m ²	Carport	42.25m ²
Total Site Coverage	189.00m ²	Total Site Coverage	200.46m ²
Site Area	1508m ²	Site Area	1508m ²
% Site Coverage	12.53%	% Site Coverage	13.29%

As can be seen in the table above, the overall site impact has increased by 11.46m² (0.76%) This appears to mostly be due to the revision to the foundations of the structures..

The remainder of the proposal is as per the previously approved design and layout with all internal and external revisions to the plans highlighted on the plans through the use of revision clouds.

We believe that this amended application will be able to be supported by Council and we look forward to your earliest response on the application. If any additional information is required, please do not hesitate to

contact us.

We also formally request that an extension of time be applied to the commencement of works for the permit for a period of 1 year to allow for this permit amendment to be processed and a building permit to be issued as the current permit requires the land owner to commence in September of 2025.

We look forward to your earliest response on the application, if there are any further queries relating to the documents provide or the above, please feel free to contact my office on 9123 1233.

Kind Regards,



Creative Director



Building
Design

T: 03 9123 1233
A: 1/124-126 Railway Avenue, Ringwood East
E: alisha@incodesign.com
W: www.incodesign.com.au



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Proposed Residence & Small Second Dwelling

Town Planning Documentation - Rev B

13 BORONIA CRESCENT
COCKATOO, VIC 3781

Prepared for [REDACTED]



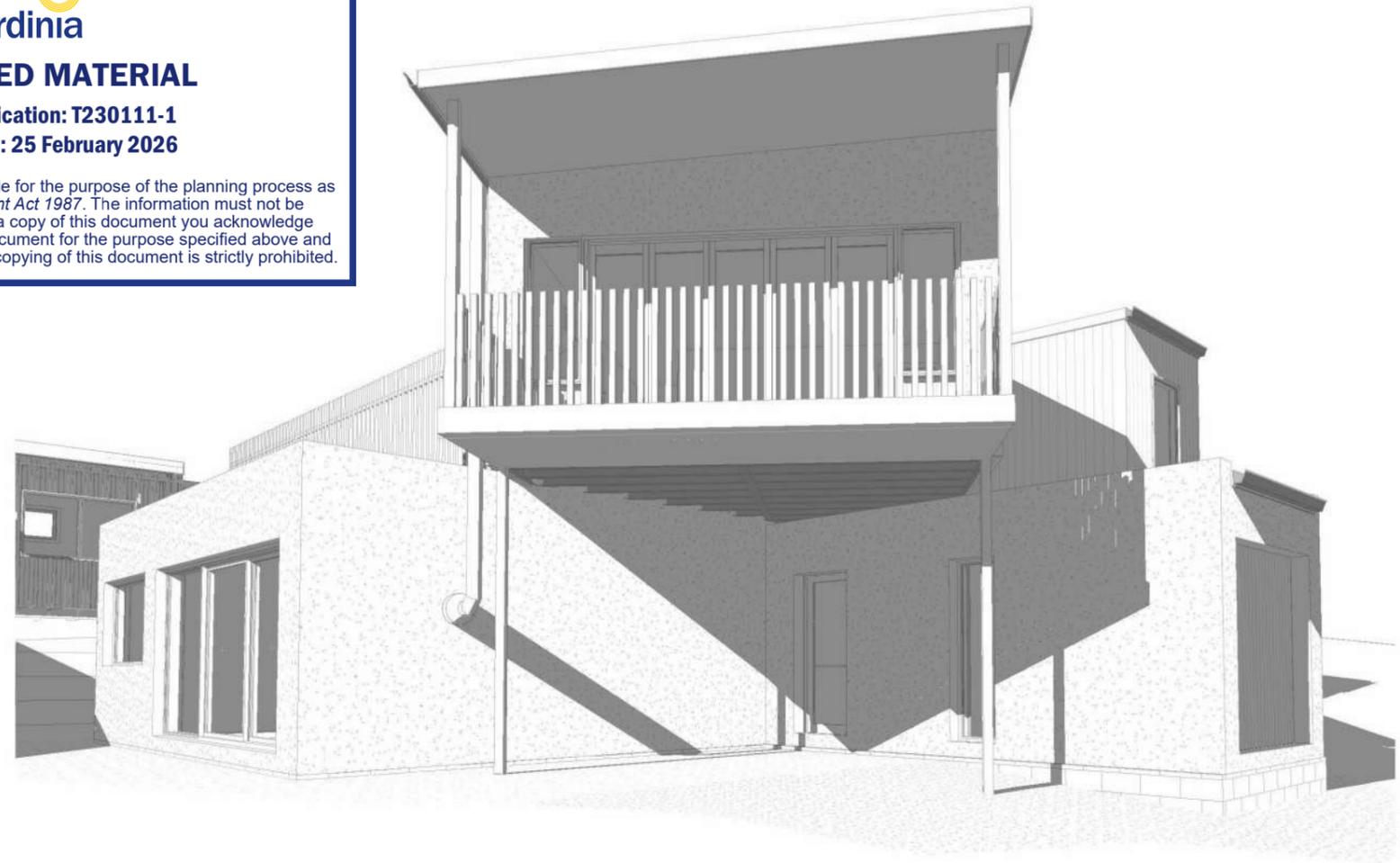
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DRAWING REGISTER:

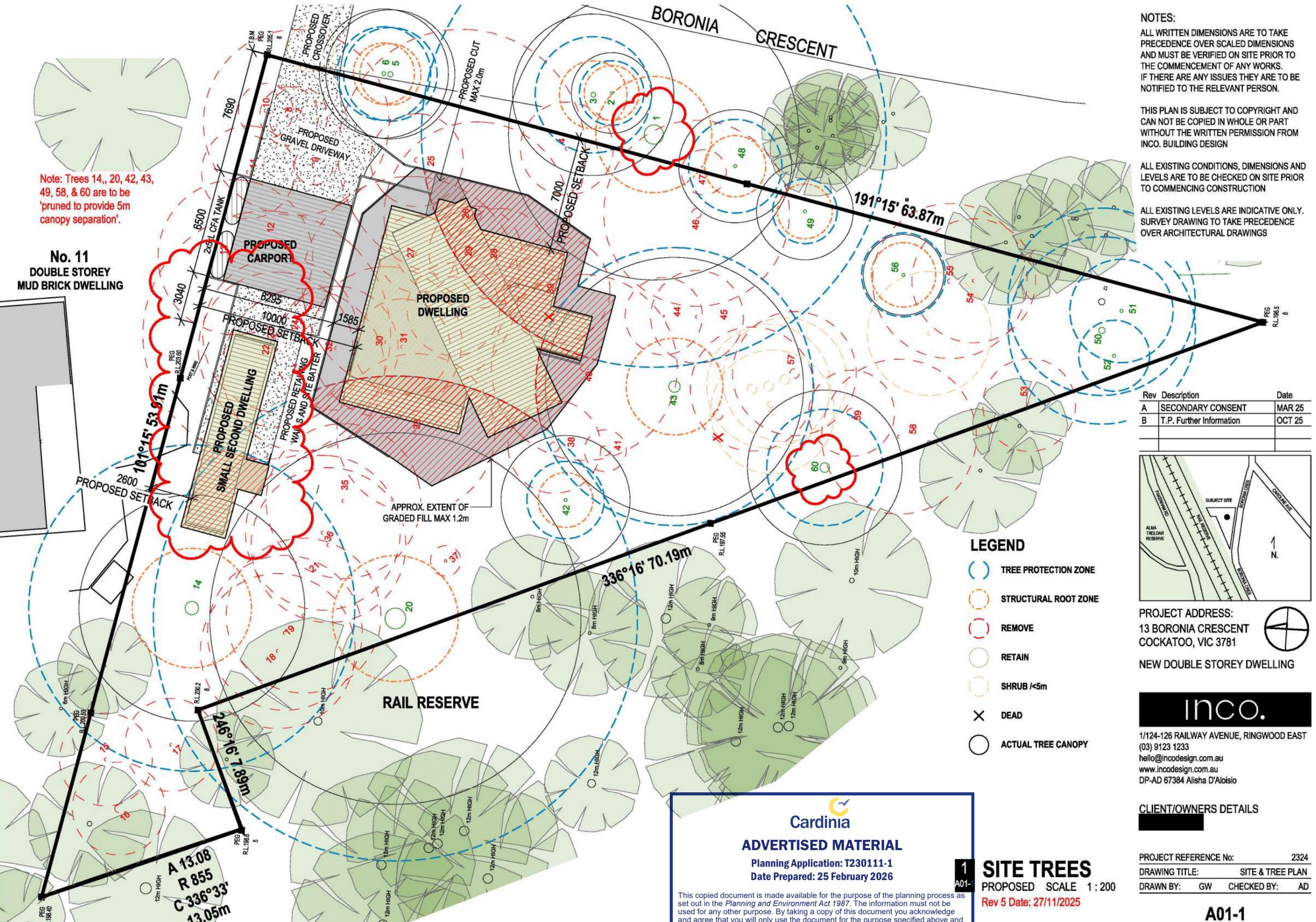
- A00: Cover page
- A01-1: Site & Tree Plan
- A02: Proposed Floor Plans
- A03: Proposed Perspectives
- A01: Proposed Site Plan
- A04: Proposed East & South Elevations
- A05: Proposed West & North Elevations
- A06: Proposed Small Second Dwelling Plan & Elevations



Inco.

Note: Trees 14., 20, 42, 43, 49, 58, & 60 are to be 'pruned to provide 5m canopy separation'.

No. 11
DOUBLE STOREY
MUD BRICK DWELLING



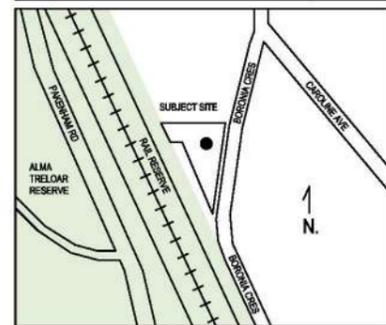
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ALL EXISTING LEVELS ARE INDICATIVE ONLY. SURVEY DRAWING TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS

Rev	Description	Date
A	SECONDARY CONSENT	MAR 25
B	T.P. Further Information	OCT 25



PROJECT ADDRESS:
13 BORONIA CRESCENT
COCKATOO, VIC 3781

NEW DOUBLE STOREY DWELLING

- LEGEND**
- (---) TREE PROTECTION ZONE
 - (---) STRUCTURAL ROOT ZONE
 - (---) REMOVE
 - (---) RETAIN
 - (---) SHRUB / <5m
 - X DEAD
 - (---) ACTUAL TREE CANOPY

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1
A01-1
SITE TREES
PROPOSED SCALE 1 : 200
Rev 5 Date: 27/11/2025

CLIENT/OWNERS DETAILS

PROJECT REFERENCE No: 2324
DRAWING TITLE: SITE & TREE PLAN
DRAWN BY: GW CHECKED BY: AD

A01-1



1 Perspective 02
A03 PROPOSED SCALE



2 Perspective 03
A03 PROPOSED SCALE

NOTES:

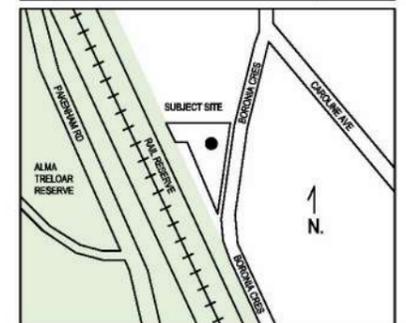
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PROJECT ADDRESS:
13 BORONIA CRESCENT
COCKATOO, VIC 3781

NEW DOUBLE STOREY DWELLING

inco.
1/124-126 RAILWAY AVENUE, RINGWOOD EAST
(03) 9123 1233
hello@incodesign.com.au
www.incodesign.com.au
DP-AD 67384 Alisha D'Aloisio

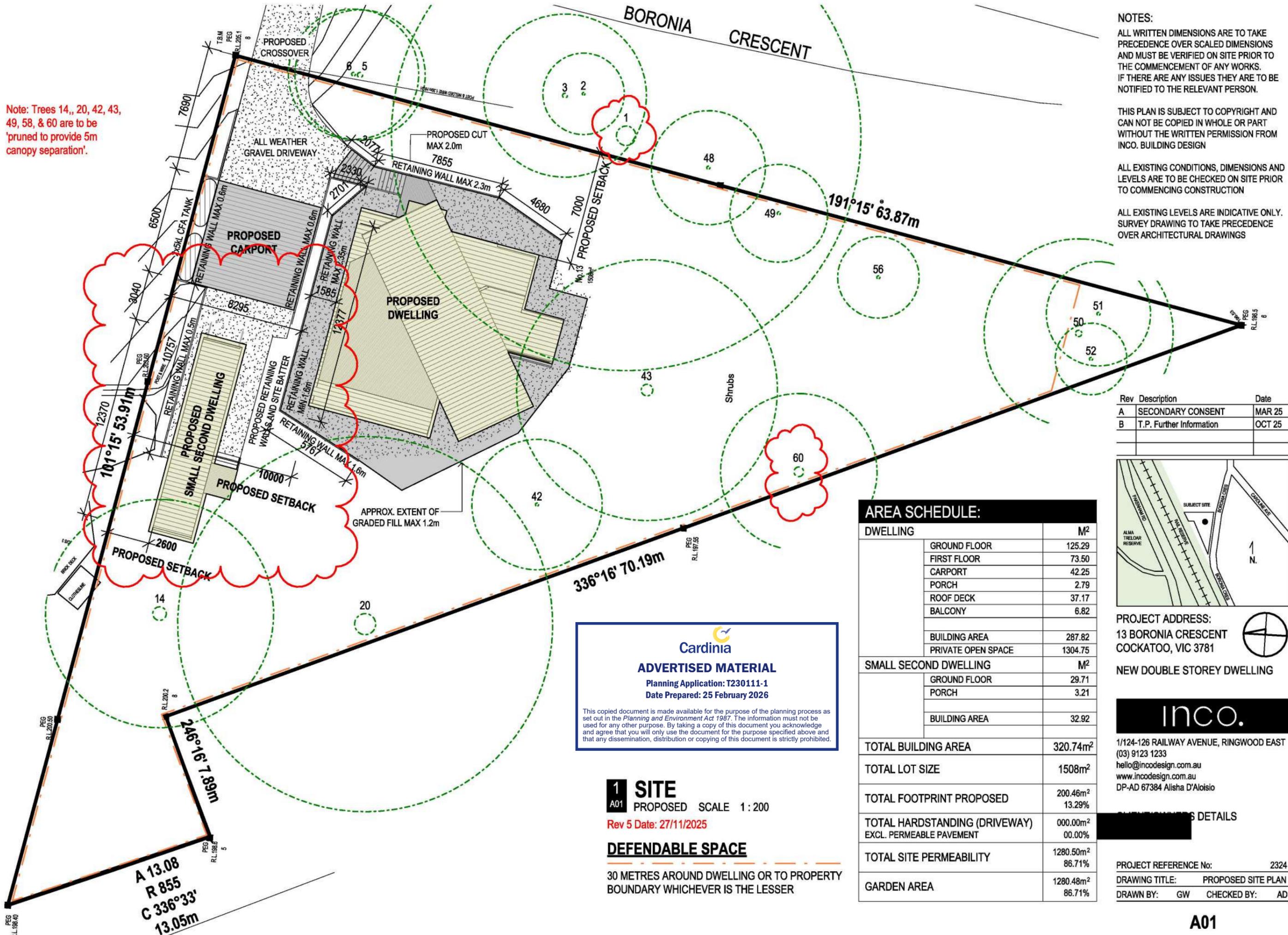
ILS

PROJECT REFERENCE No: 2324
DRAWING TITLE: PROPOSED PERSPECTIVES
DRAWN BY: GW CHECKED BY: AD

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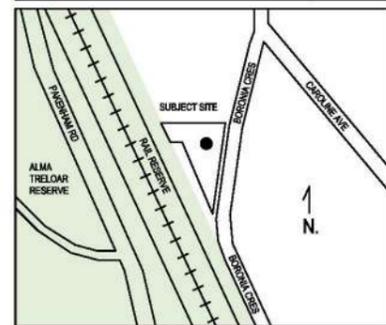
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 COCKATOO, VIC 3781

NEW DOUBLE STOREY DWELLING



1/124-126 RAILWAY AVENUE, RINGWOOD EAST
 (03) 9123 1233
 hello@incodesign.com.au
 www.incodesign.com.au
 DP-AD 67384 Alisha D'Aloisio

CLIENT'S DETAILS

PROJECT REFERENCE No: 2324
 DRAWING TITLE: PROPOSED SITE PLAN
 DRAWN BY: GW CHECKED BY: AD

AREA SCHEDULE:		M ²
DWELLING		
GROUND FLOOR		125.29
FIRST FLOOR		73.50
CARPORT		42.25
PORCH		2.79
ROOF DECK		37.17
BALCONY		6.82
BUILDING AREA		287.82
PRIVATE OPEN SPACE		1304.75
SMALL SECOND DWELLING		
GROUND FLOOR		29.71
PORCH		3.21
BUILDING AREA		32.92
TOTAL BUILDING AREA		320.74m ²
TOTAL LOT SIZE		1508m ²
TOTAL FOOTPRINT PROPOSED		200.46m ²
		13.29%
TOTAL HARDSTANDING (DRIVEWAY) EXCL. PERMEABLE PAVEMENT		000.00m ²
		00.00%
TOTAL SITE PERMEABILITY		1280.50m ²
		86.71%
GARDEN AREA		1280.48m ²
		86.71%

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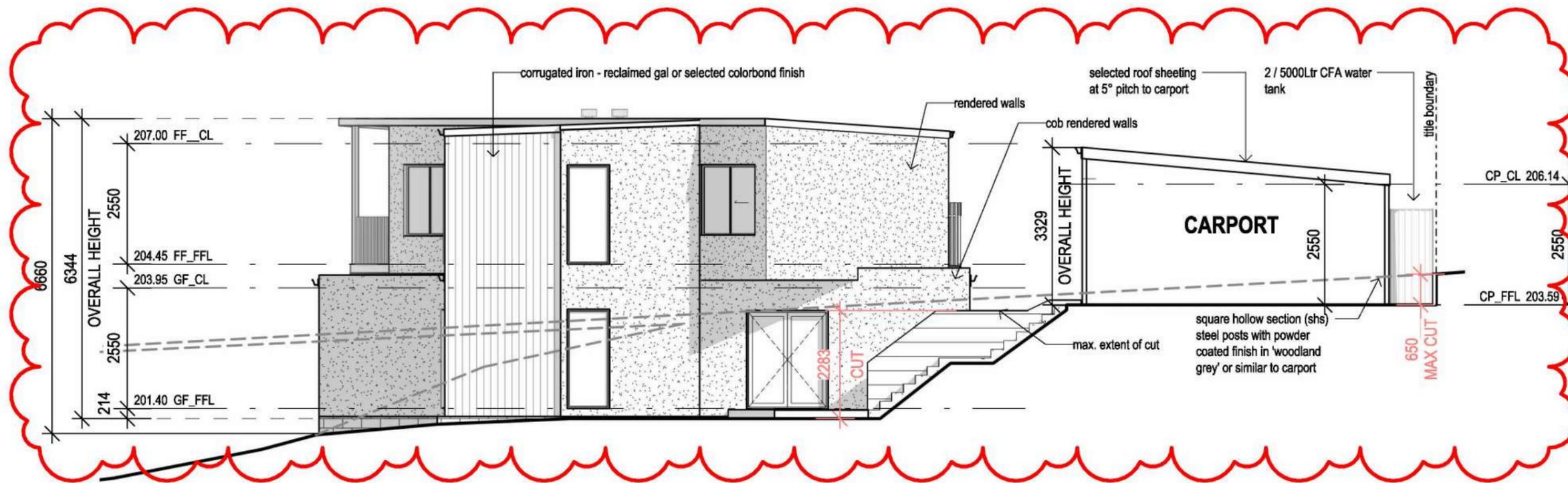
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1 SITE
 A01 PROPOSED SCALE 1:200
 Rev 5 Date: 27/11/2025

DEFENDABLE SPACE
 30 METRES AROUND DWELLING OR TO PROPERTY BOUNDARY WHICHEVER IS THE LESSER



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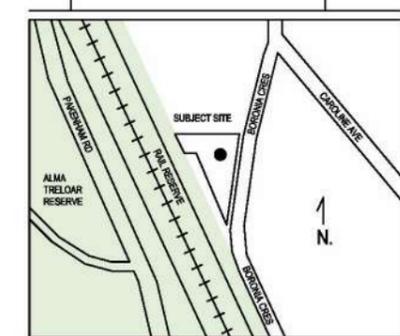
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1 TP - DWELLING - EAST ELEVATION
 A04 PROPOSED SCALE 1:100

Rev	Description	Date
A	SECONDARY CONSENT	MAR 25
B	T.P. Further Information	OCT 25



2 TP - DWELLING - SOUTH ELEVATION
 A04 PROPOSED SCALE 1:100



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 13 BORONIA CRESCENT
 COCKATOO, VIC 3781
 NEW DOUBLE STOREY DWELLING

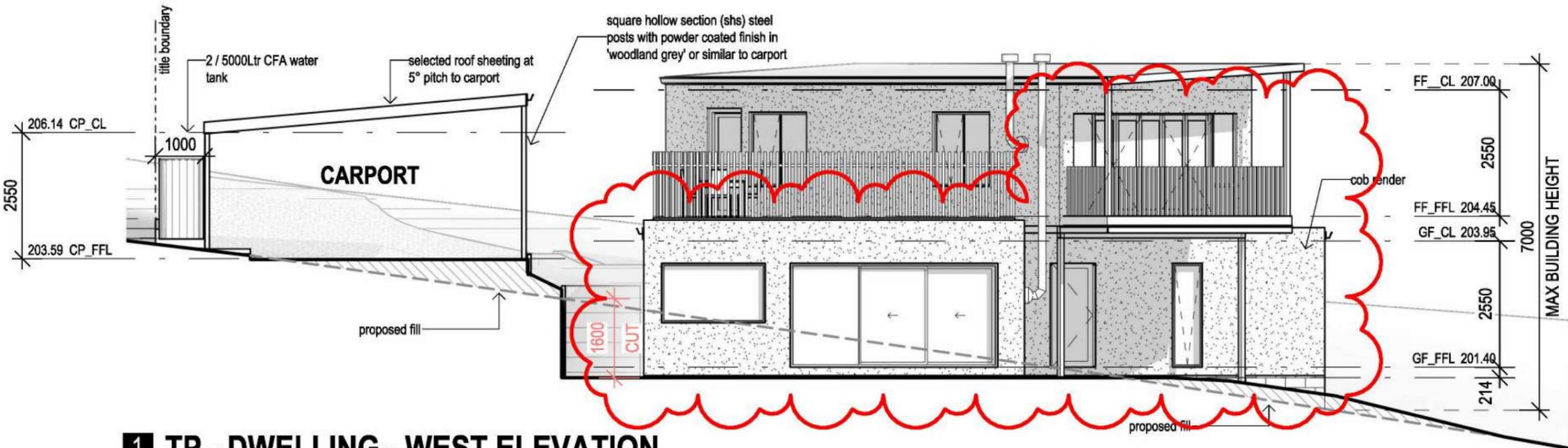
inco.
 1/124-126 RAILWAY AVENUE, RINGWOOD EAST
 (03) 9123 1233
 hello@incodesign.com.au
 www.incodesign.com.au
 DP-AD 67384 Alisha D'Aloisio

Cardinia
ADVERTISED MATERIAL
 Planning Application: T230111-1
 Date Prepared: 25 February 2026

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CLIENT/OWNERS DETAILS
 [REDACTED]

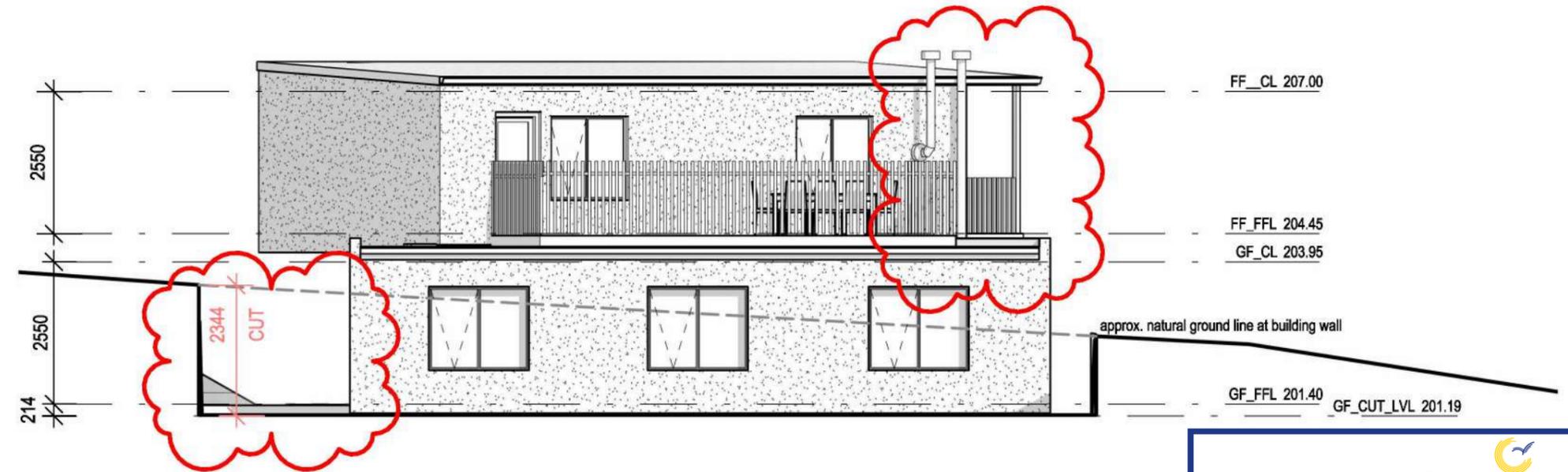
PROJECT REFERENCE No: 2324
 DRAWING TITLE: PROP. EAST & SOUTH ELE'S
 DRAWN BY: GW CHECKED BY: AD



1 TP - DWELLING - WEST ELEVATION
A05 PROPOSED SCALE 1:100

Materials and Colour scheme
 New Roof : selected metal tray - Powdercoated - "Woodland Grey"
 New External Walls :
 Upper Level : Cob - Earthy Light Brown - Equivalent to Dulux "Linseed"
 Lower Level : Cob - Earthy Light Brown - Equivalent to Dulux "Linseed"
 Windows & External Doors : Powdercoated Aluminium - "Shale Grey"
 Fascias : Powdercoated - "Shale Grey"
 Gutters/Down pipes : Powdercoated - "Woodland Grey"
 Trims : Painted - "Shale Grey"
 Verandah posts : Powdercoated - "Woodland Grey"
 Balustrade : Painted - "Woodland Grey"

Cob colour - equivalent to Dulux "Linseed"



2 TP - DWELLING - NORTH ELEVATION
A05 PROPOSED SCALE 1:100

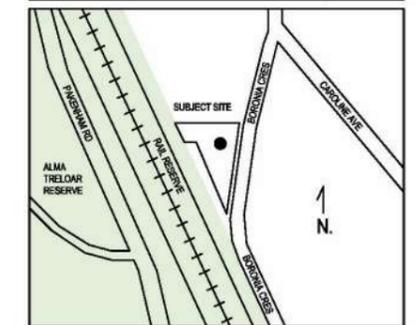
NOTES:
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ALL EXISTING CONDITIONS, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

ALL EXISTING LEVELS ARE INDICATIVE ONLY. SURVEY DRAWING TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS

Rev	Description	Date
A	SECONDARY CONSENT	MAR 25
B	T.P. Further Information	OCT 25



PROJECT ADDRESS:
 13 BORONIA CRESCENT
 COCKATOO, VIC 3781
 NEW DOUBLE STOREY DWELLING

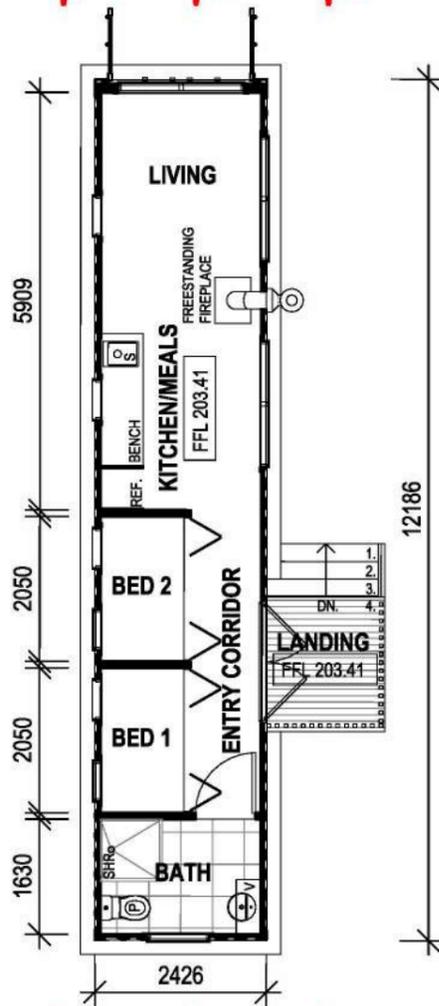
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 hello@incodesign.com.au
 www.incodesign.com.au
 DP-AD 67384 Alisha D'Aloisio

CLIENT/OWNERS DETAILS

PROJECT REFERENCE No:	2324
DRAWING TITLE:	PROP. WEST & NORTH ELE'S
DRAWN BY:	GW CHECKED BY: AD

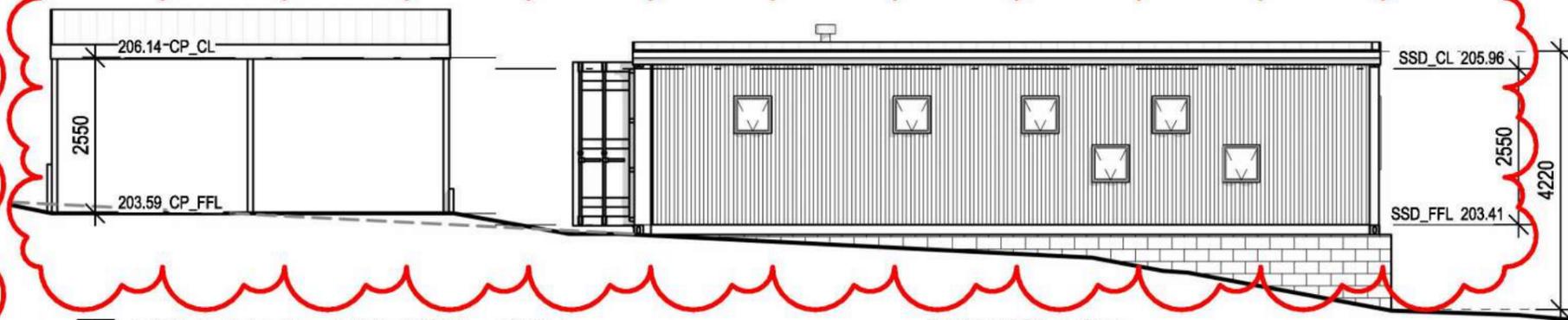
Cardinia
ADVERTISED MATERIAL
 Planning Application: T230111-1
 Date Prepared: 25 February 2026

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1 SMALL SECOND DWELLING FLOOR PLAN

A06 PROPOSED SCALE 1:100

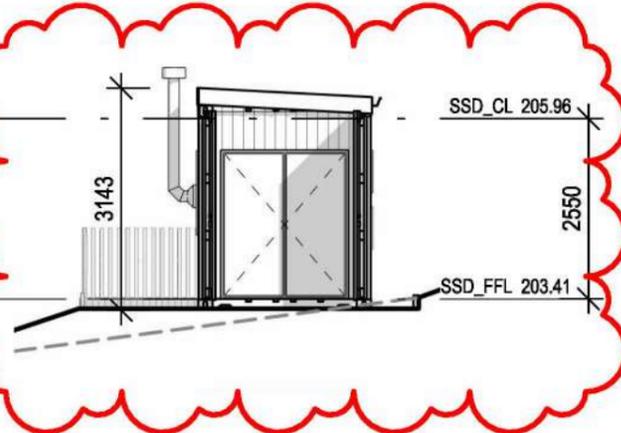


2 NORTH ELEVATION - SSD

A06 PROPOSED SCALE 1:100

Materials and Colour scheme

- New Roof : selected metal tray - Powdercoated - "Woodland Grey"
- New External Walls : Powdercoated - "Woodland Grey"
- Lower Subfloor : Rendered - Earthy Light Brown - Equivalent to Dulux "Linseed"
- Windows & External Doors : Powdercoated Aluminium - "Shale Grey"
- Fascias : Powdercoated - "Shale Grey"
- Gutters/Down pipes : Powdercoated - "Woodland Grey"
- Trims : Painted - "Shale Grey"
- Verandah posts : Powdercoated - "Woodland Grey"
- Balustrade : Painted - "Woodland Grey"



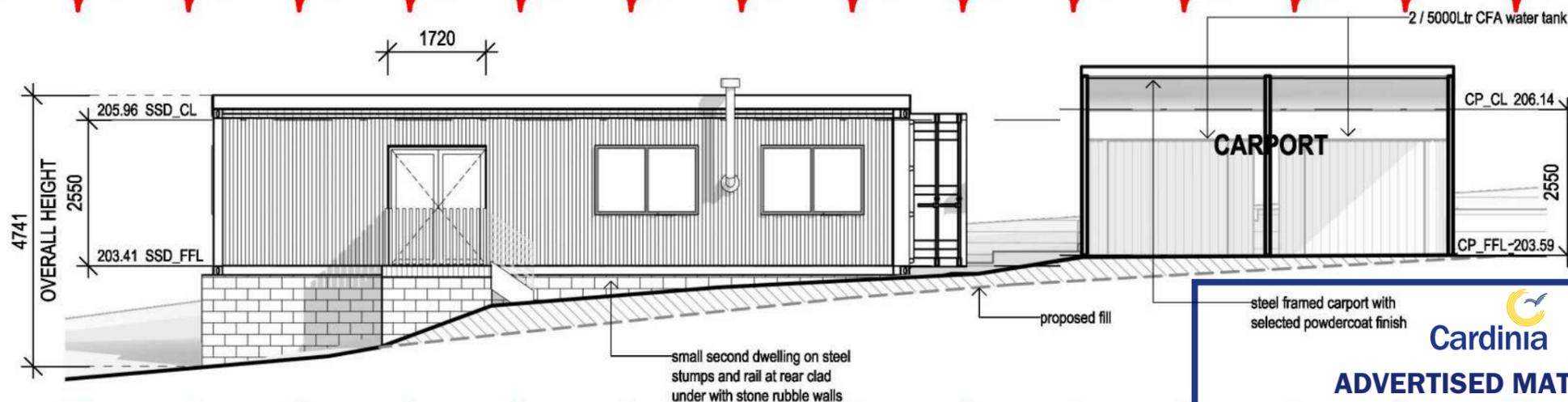
3 EAST ELEVATION - SSD

A06 PROPOSED SCALE 1:100



4 WEST ELEVATION - SSD

A06 PROPOSED SCALE 1:100



5 SOUTH ELEVATION - SSD

A06 PROPOSED SCALE 1:100

NOTES:

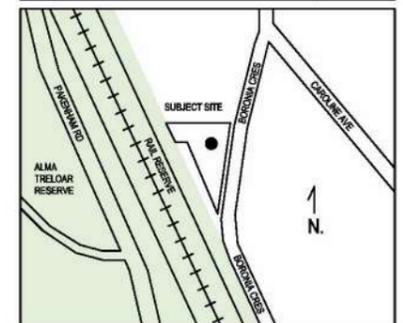
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Rev	Description	Date
A	SECONDARY CONSENT	MAR 25
B	T.P. Further Information	OCT 25



PROJECT ADDRESS:
13 BORONIA CRESCENT
COCKATOO, VIC 3781

NEW DOUBLE STOREY DWELLING

inco.

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(03) 9123 1233
hello@incodesign.com.au
www.incodesign.com.au
DP-AD 67384 Alisha D'Aloisio

CLIENT/OWNERS DETAILS

PROJECT REFERENCE No: 2324
DRAWING TITLE: SECOND DWELL PLAN & ELE
DRAWN BY: GW CHECKED BY: AD

steel framed carport with selected powdercoat finish

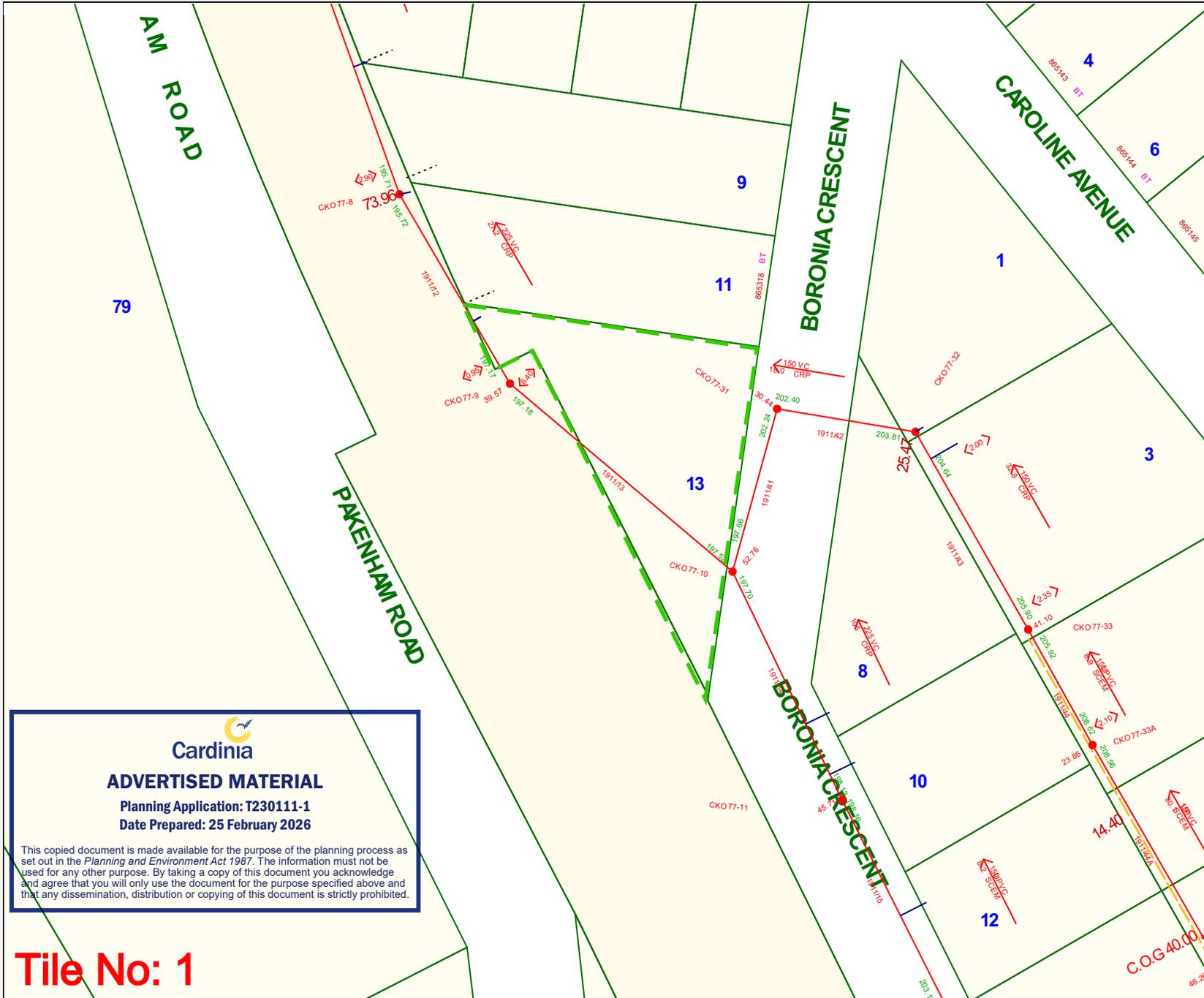
Cardinia

ADVERTISED MATERIAL

Planning Application: T230111-1
Date Prepared: 25 February 2026

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A06



Legend

- Existing Title
- Proposed Title
- Existing Sewer
- Asbestos Sewer
- Offset Distance
- Circular Access Point
- Junction
- Square Manhole
- End of Pipe
- Maintenance Shaft
- Ventilation
- Chambered Manhole

Warning – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further

N Scale: 1:1000
 Expires: 03 Jul 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

ADVERTISED MATERIAL
 Planning Application: T230111-1
 Date Prepared: 25 February 2026

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Tile No: 1

FIREFRONT CONSULTANCIES

ABN: 23096554132



www.firefrontreports.com.au

Prepared By: [REDACTED]

Level 3 BPAD Registration BPAD29087

Bushfire Management Plan

Schedule 2 BMO

For the Construction of a Class 1a Dwelling and SSD

Property Address:

13 Boronia Crescent, Cockatoo

Date: 25/11/2022

Version 5: 3/12/2025

Bushfire Management Plan

Background:

This report is being updated as per Council FRI dated 26/10/2025. Council has wavered the applications requirement of Clause 44.06-3 in this RFI. However, it was stated the application is still required to be referred to the CFA for comment pursuant to Section 55 of the Planning and Environment Act 1987.

Proposal:

Construction of a Class 1a Dwelling and SSD at 13 Boronia Crescent, Cockatoo

	Site shape, dimensions, size and planning controls
The shape of the site is:	Irregular
The site has a total area of:	1508m ²
The zoning of the site is:	Neighbourhood Residential Zone – Schedule 1 (NRZ1)
The overlays that apply to the site are:	Bushfire Management Overlay – Schedule 2 (BMO2) Design and Development Overlay – Schedule 2 (DDO2) Significant Landscape Overlay – Schedule 1(SLO1) Vegetation Protection Overlay – Schedule 2 (VPO2)

Application Requirements:

The property has a Bushfire Management Overlay Schedule 2 to the Cardinia Planning Scheme.

In accordance with Schedule 2 to Clause 44.06 Bushfire Management Overlay the conditions outlined in this Bushfire Management Plan must be implemented.

If all of the required bushfire protection measures below are met this application is not required to be referred under Section 55 of the Act to the referral authority in Clause 66.03



Bushfire Management Plan - 13 Boronia Crescent, Cockatoo

Version 5: 2/12/2023

Vegetation Management for Defendable Space

Defendable space is required to be maintained around the Dwelling & SSD for 30m or to the property boundaries whichever is the lesser.

Vegetation and other flammable materials will be modified and managed in accordance with 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 3m 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.
- The canopy of trees, and where permitted as tree groupings (54, 55 & 56) – the grouping, must be separated by at least 5 metres from other trees
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water Supply

A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.

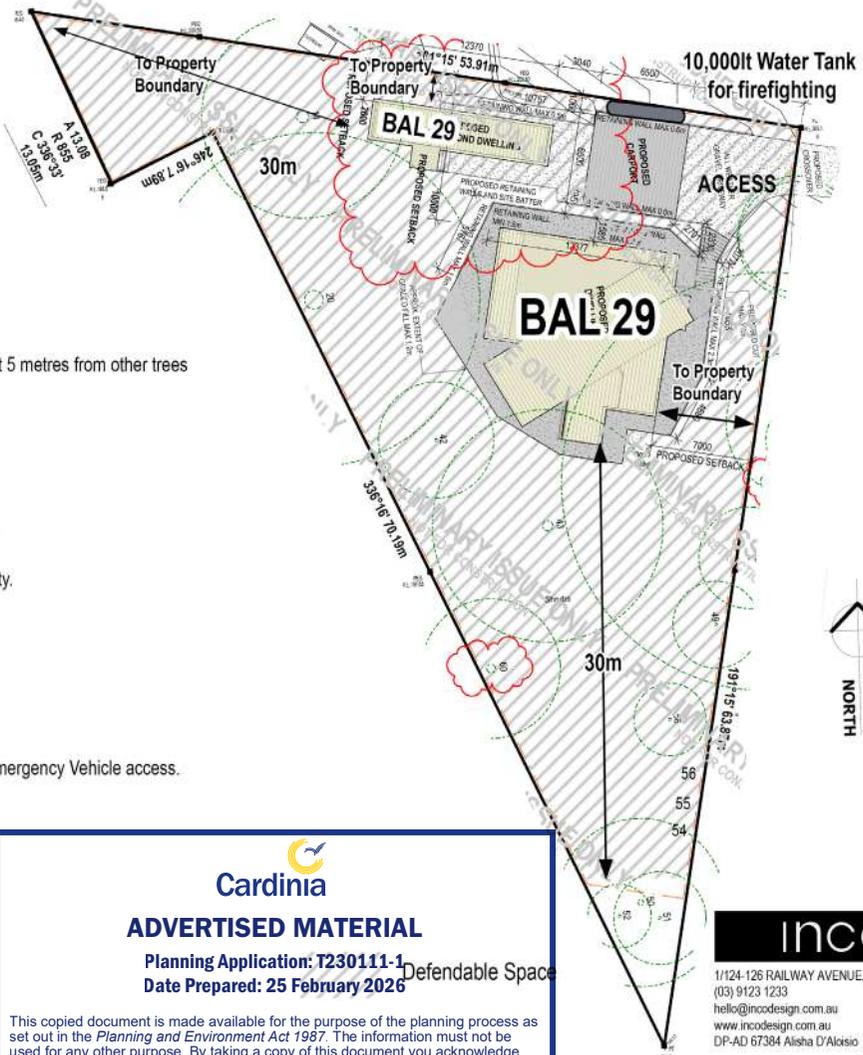
The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Access

The following design and construction requirements apply from the road to within 4m of the water supply outlet to allow Emergency Vehicle access.

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle




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 (03) 9123 1233
 hello@incodesign.com.au
 www.incodesign.com.au
 DP-AD 67384 Alisha D'Aleisio

CLIENT/OWNERS DETAILS

PROJECT REFERENCE No:	2324
DRAWING TITLE:	PROPOSED SITE PLAN
DRAWN BY:	GW
CHECKED BY:	AD

FIREFRONT CONSULTANCIES



ABN: 23096554132
 www.firefrontreports.com.au

Prepared by:
 Sally Van de Pavard
 0409027450
 firefrontconsultancies@gmail.com
 BPAD Registration BPAD29087

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
Permit No.: T230111 - PC1
Sheet: 1 of 12
Approved by: Ana Neiva
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 March 2024

Planning Permit Application Drawings

Proposed Residence & Shed

13 Boronia Crescent, Cockatoo

Previously Approved

July 2023

Rev: 1 Date: 20/4/23 - Council RFI 6th April 2023

Rev 3 Date: 22/2/2024



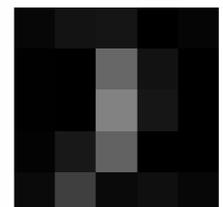
Perspective 1

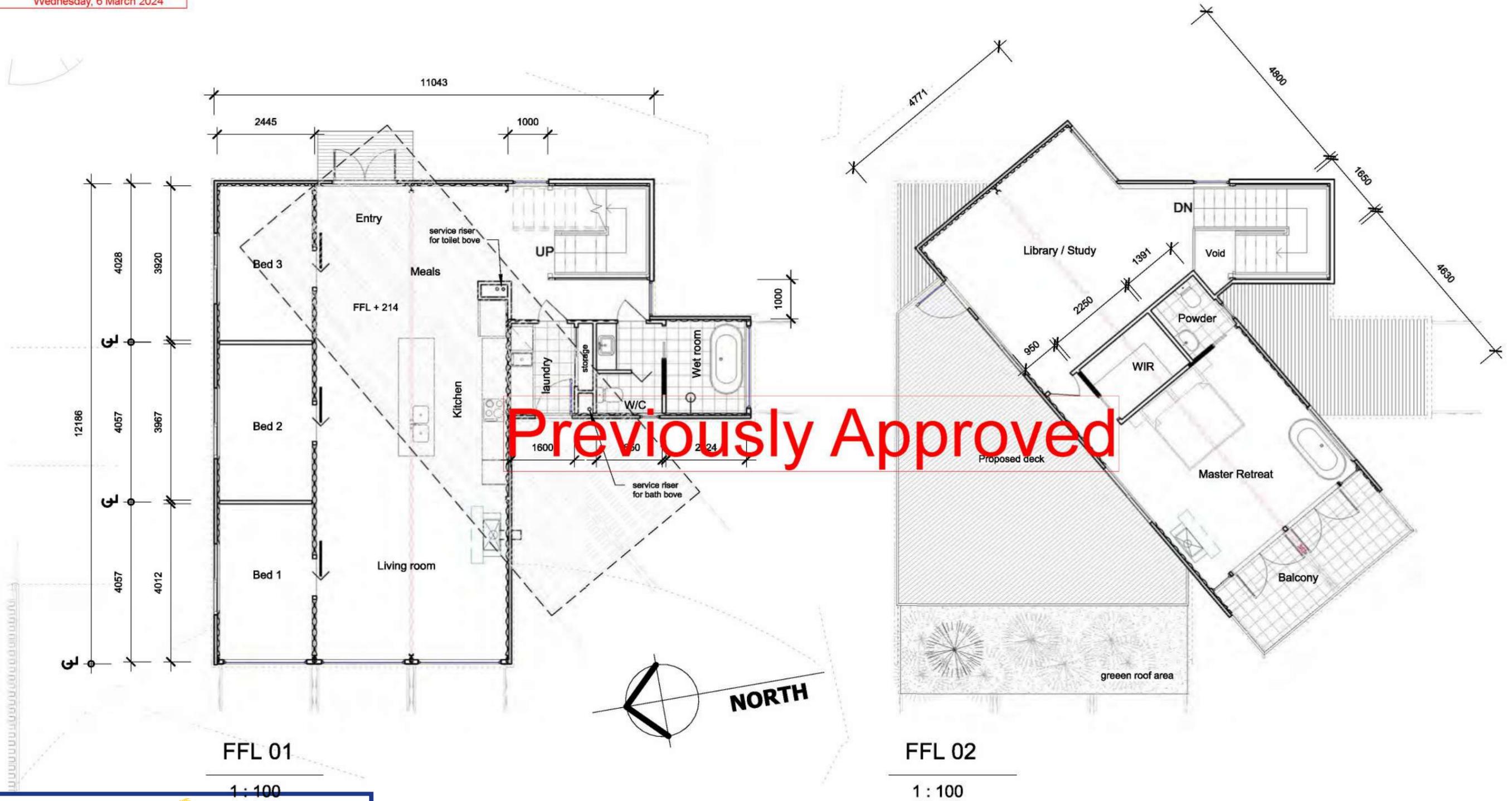

Cardinia
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PO Box 166,
HEALESVILLE
Main Street, VIC 3777

M. 0408 339 938





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Planning Application: T230111-1
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Floor Plan
 Proposed Residence & Shed
 13 Boronia Crescent, Cockatoo

PO BOX 166
 MAIN STREET
 HEALESVILLE
 VIC 3777
 M. 0408 339 938



Date	July 2023
File name	Boronia cockatoo
Project number	22016
Daniel Pardon Architects	Reg 15923

A02

Scale 1 : 100



Perspective 2

Previously Approved



Perspective 3


Cardinia
ADVERTISED MATERIAL
Planning Application: T230111-1
Date Prepared: 25 February 2026

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Perspective
 Proposed Residence & Shed

PO BOX 166
 MAIN STREET
 HEALESVILLE
 VIC 3777

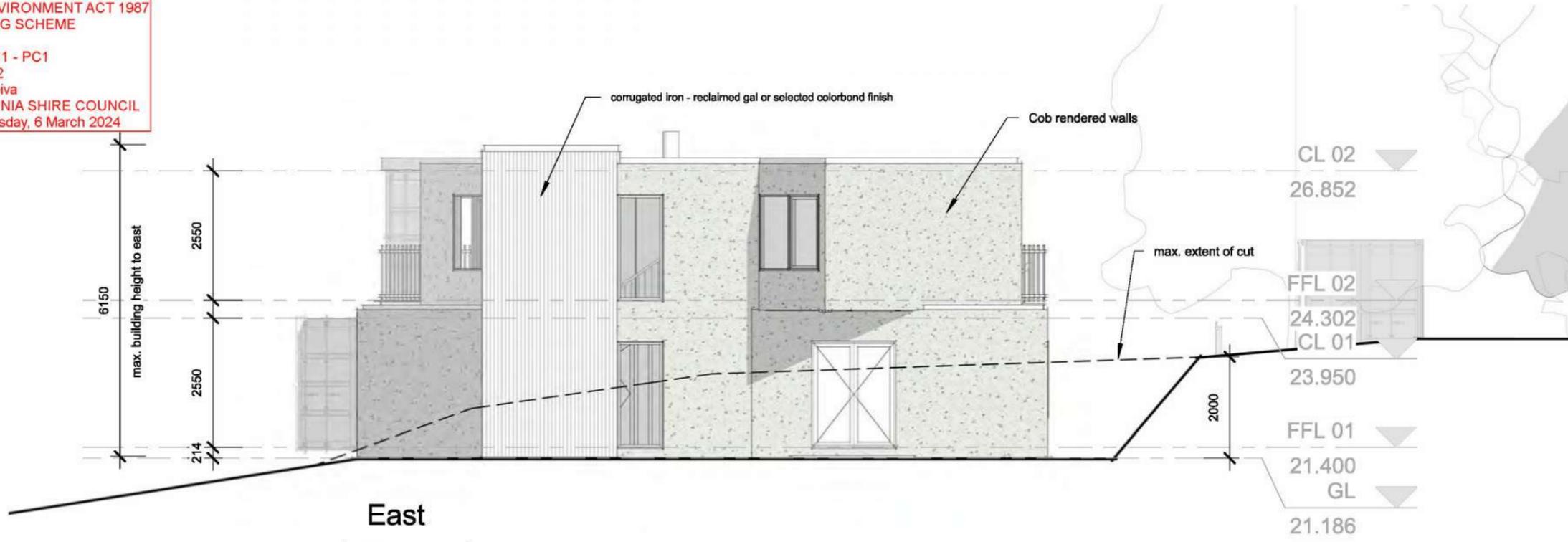
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Date	July 2023
File name	Designer
Project number	22016
Daniel Pardon Architects	Reg 15923

A03

Scale



East

1 : 100

Previously Approved



South

1 : 100

Cardinia
ADVERTISED MATERIAL
 Planning Application: T230111-1
 Date Prepared: 25 February 2026

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Elevations
 Proposed Residence & Shed
 [Redacted]
 13 Boronia Crescent, Cockatoo

PO BOX 166
 MAIN STREET
 HEALESVILLE
 VIC 3777
 M. 0408 339 938



Date	July 2023
File name	Designer
Project number	22016
Daniel Pardon Architects	Reg 15923

A04

Scale 1 : 100

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME

Permit No.: T230111 - PC1
 Sheet: 5 of 12
 Approved by: Ana Neiva
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 March 2024



Cardinia

ADVERTISED MATERIAL

Planning Application: T230111-1
 Date Prepared: 25 February 2026

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Previously Approved

Materials and Colour scheme

New Roof: selected metal tray- powdercoated - 'woodland grey'
New External Walls:
 Upper level : Cob - earthy light brown - equivalent to Dulux "Linseed"
 Lower level : Cob- earthy light brown - equivalent to Dulux "Linseed"
Windows & external doors : powdercoated aluminium - 'shale grey'
Fascias: powdercoated - 'shale grey'
Gutters/downpipes: powdercoated - 'woodland grey'
Trims: painted - 'shale grey'
Verandah posts & balustrade: painted 'woodland grey'

Cob colour- equivalent to Dulux "Linseed"



No.	Description	Date
1	Council RFI 6th April 2023	20/4/2023

Builder/ Contractors shall verify all dimensions and levels on site before commencing all works. All works shall comply with the BCA and all current SAA codes. Figured dimensions shall take precedence over scaled works. Works shall also conform to the specifications, other drawings (Engineers, interiors etc). The locations of existing service points, trees, fixtures and building elements are indicative only - check on site before commencing.

Elevations

Proposed Residence & Shed

13 Boronia Crescent, Cockatoo

PO BOX 166
 MAIN STREET
 HEALESVILLE
 VIC 3777
 M. 0408 339 938



Date: July 2023
 File name: Designer
 Project number: 22016
 Daniel Pardon Arch. Reg 15923

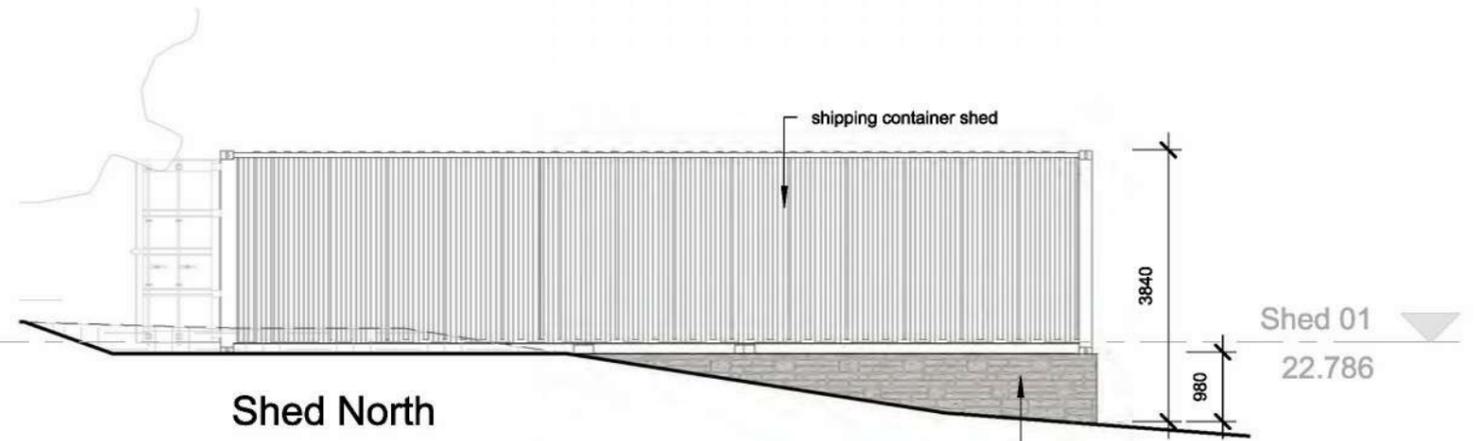
A05

Scale 1 : 100

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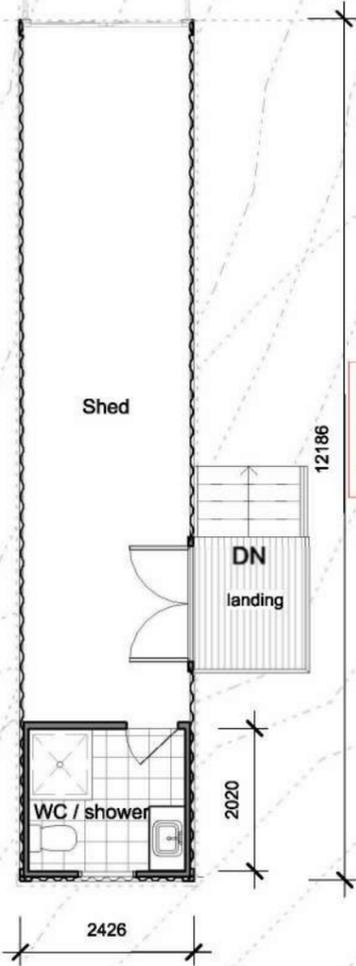


Shed North

1 : 100

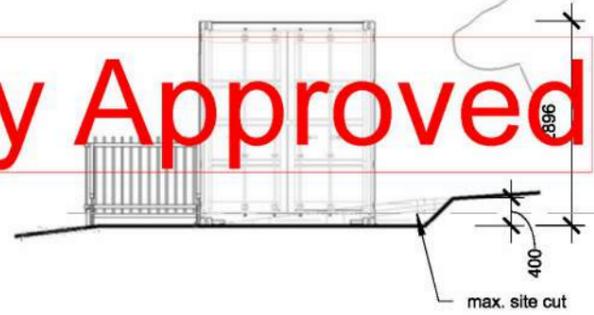
Materials and Colour scheme
 New Roof: selected metal tray- powdercoated - 'woodland grey'
 New External Walls: powdercoated - 'woodland grey'
 Lower sub floor: Cob- earthy light brown - equivalent to Dulux "Linseed"
 Windows & external doors : powdercoated aluminium - 'shale grey'
 Fascias: powdercoated - 'shale grey'
 Gutters/downpipes: powdercoated - 'woodland grey'
 Trims: painted - 'shale grey'
 Verandah posts & balustrade: painted 'woodland grey'

Previously Approved



Shed 01

1 : 100



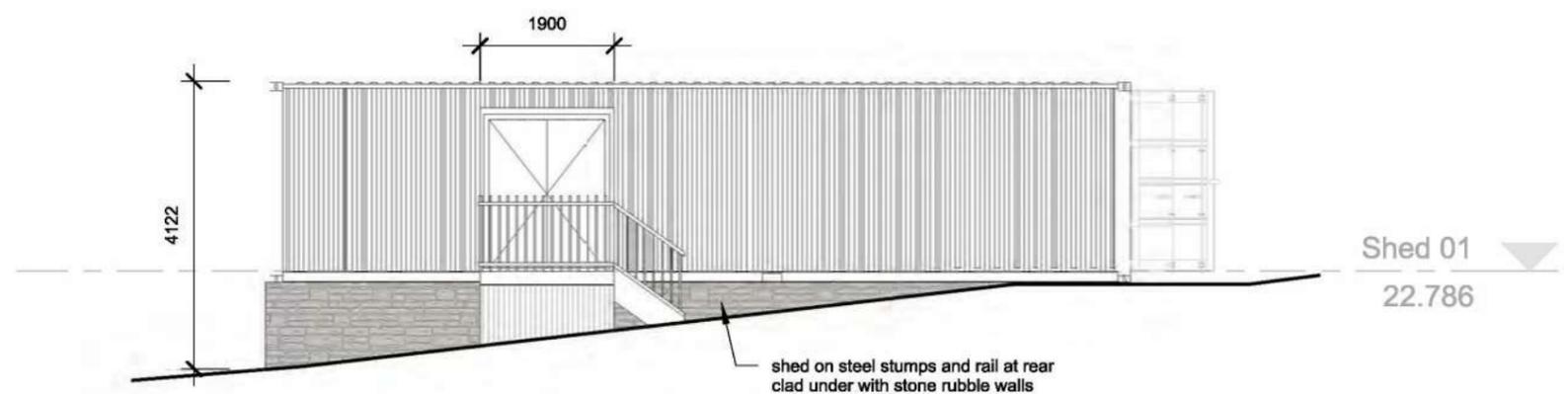
Shed East

1 : 100



Shed West

1 : 100



Shed South

1 : 100

No.	Description	Date
1	Council RFI 6th April 2023	20/4/2023

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Shed
 Proposed Residence & Shed
 13 Boronia Crescent, Cockatoo

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Date: July 2023
 File name: Designer
 Project number: 22016
 Daniel Pardon Arch. Reg 15923

A06

Scale 1 : 100

Area Schedule (Gross Building)

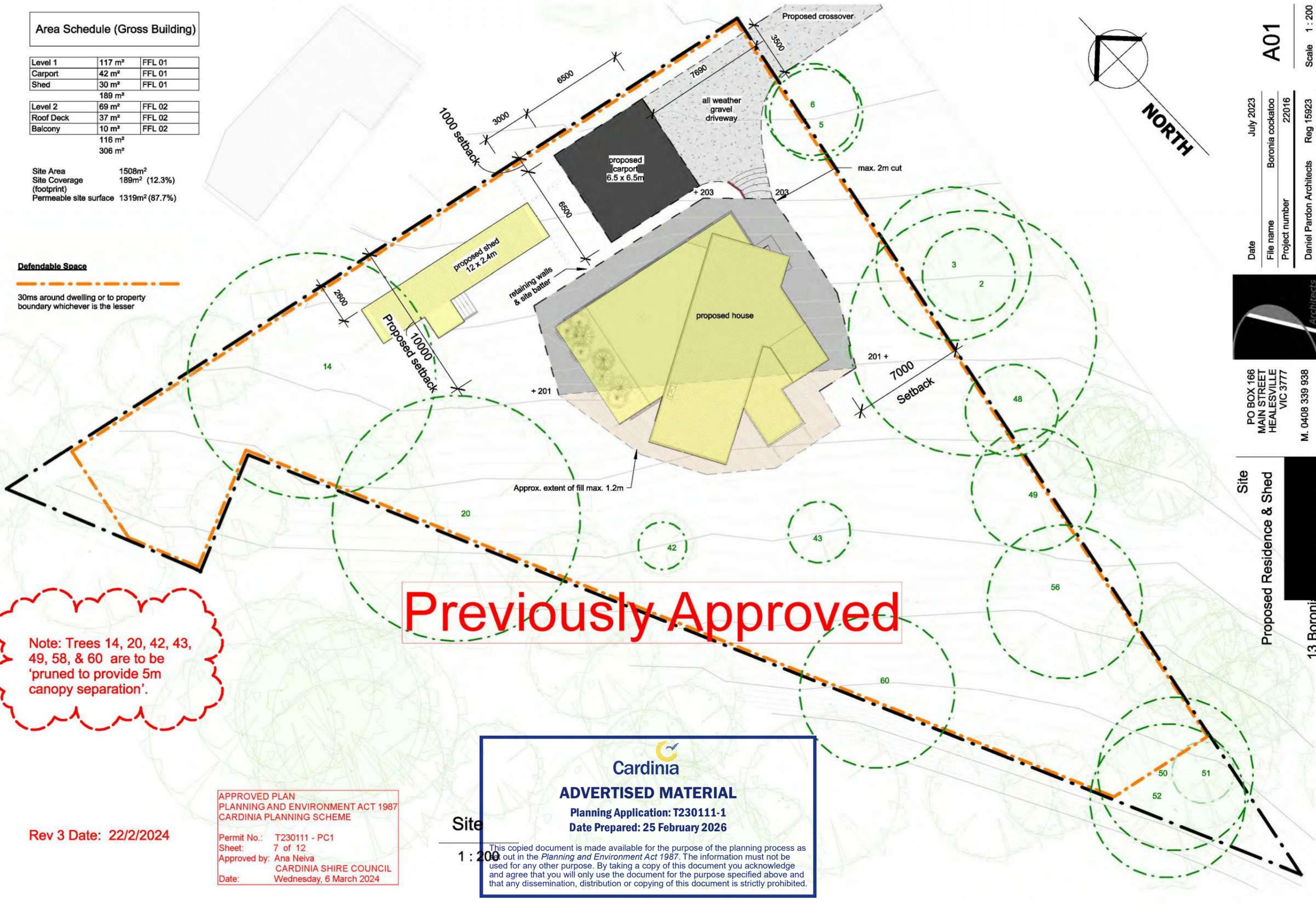
Level 1	117 m ²	FFL 01
Carport	42 m ²	FFL 01
Shed	30 m ²	FFL 01
	189 m ²	

Level 2	69 m ²	FFL 02
Roof Deck	37 m ²	FFL 02
Balcony	10 m ²	FFL 02
	116 m ²	
	306 m ²	

Site Area 1508m²
 Site Coverage (footprint) 189m² (12.3%)
 Permeable site surface 1319m² (87.7%)

Defendable Space

30ms around dwelling or to property boundary whichever is the lesser



Previously Approved

Note: Trees 14, 20, 42, 43, 49, 58, & 60 are to be 'pruned to provide 5m canopy separation'.

Rev 3 Date: 22/2/2024

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 Permit No.: T230111 - PC1
 Sheet: 7 of 12
 Approved by: Ana Neiva
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 March 2024

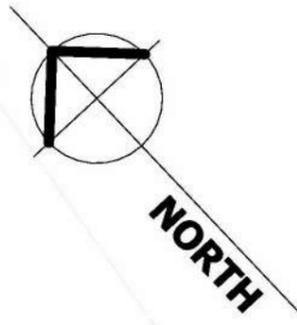
Cardinia

ADVERTISED MATERIAL

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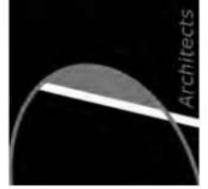
Site 1:200

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A01 Scale 1 : 200

Date July 2023
 File name Boronia cockatoo
 Project number 22016
 Daniel Pardon Architects Reg 15923
 M. 0408 339 938



PO BOX 166
 MAIN STREET
 HEALESVILLE
 VIC 3777

Site
 Proposed Residence & Shed
 13 Boronia

Site Trees

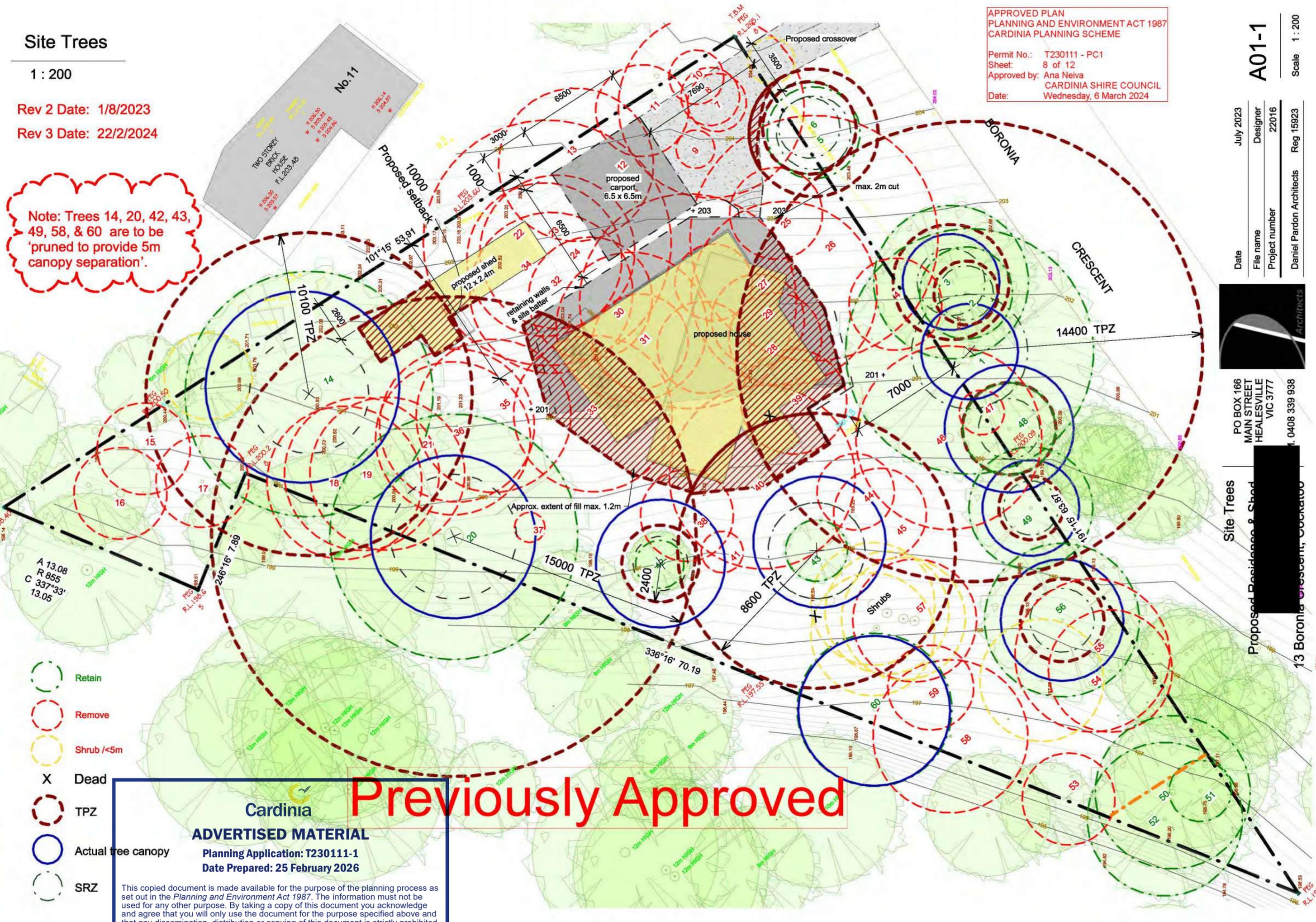
1 : 200

Rev 2 Date: 1/8/2023

Rev 3 Date: 22/2/2024

Note: Trees 14, 20, 42, 43, 49, 58, & 60 are to be 'pruned to provide 5m canopy separation'.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
Permit No.: T230111 - PC1
Sheet: 8 of 12
Approved by: Ana Neiva
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 March 2024



Previously Approved

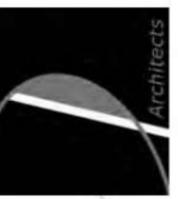
Cardinia

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Planning Application: T230111-1
Date Prepared: 25 February 2026

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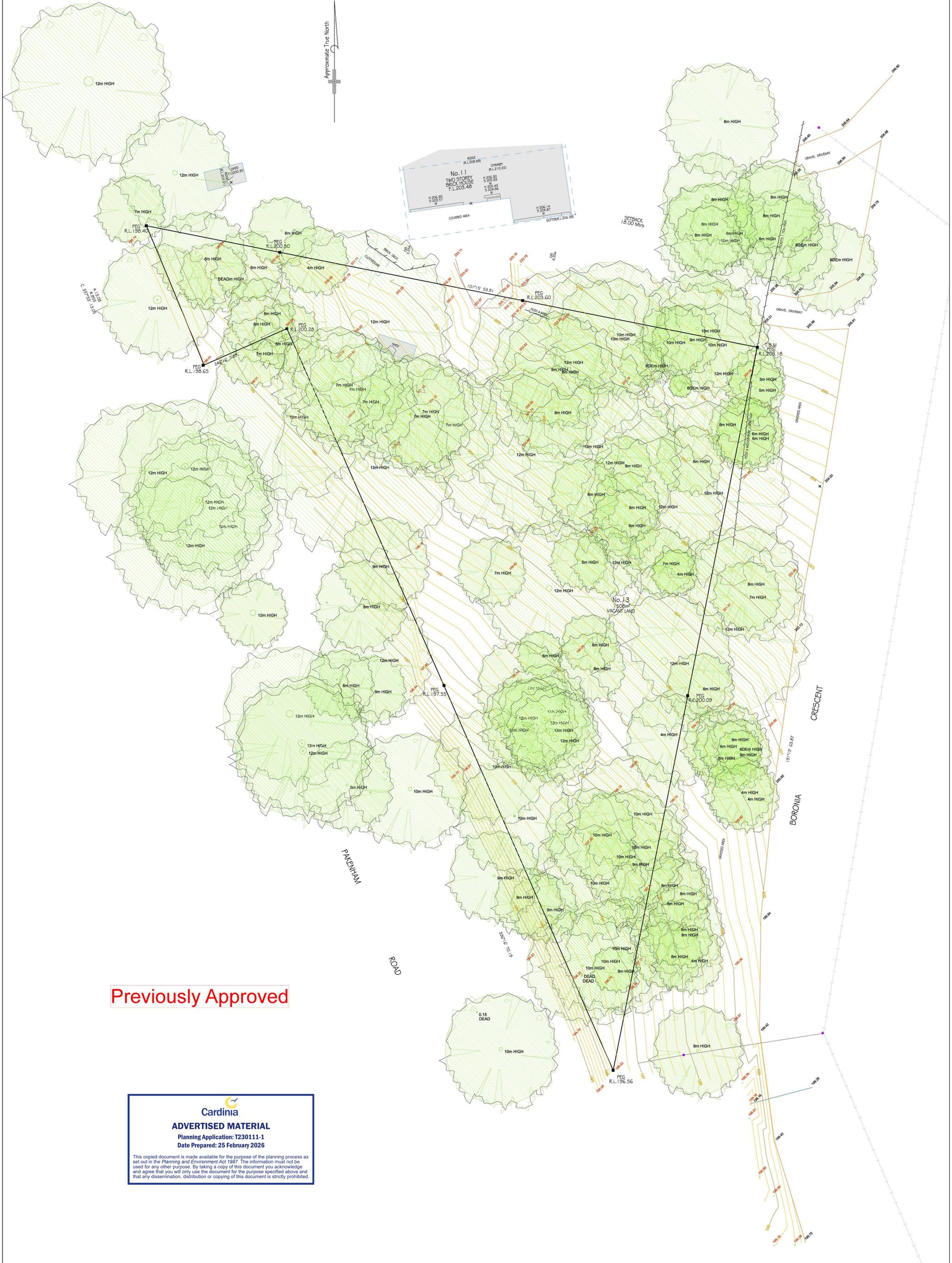
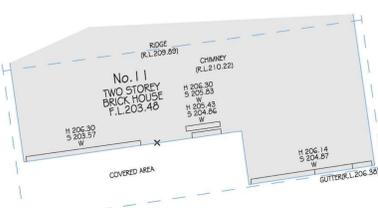
Date: July 2023
File name: Designer
Project number: 22016
Daniel Pardon Architects
Reg 15923
Scale 1 : 200



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VIC 3777
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Site Trees
Proposed Residence & Shed
13 Boronia Crescent, Cockatoo

A01-1



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FIREFRONT CONSULTANCIES



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APPROVED PLAN
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CARDINIA PLANNING SCHEME

Permit No.: T230111 - PC1
Sheet: 10 of 12
Approved by: Ana Neiva
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 March 2024

Prepared By [REDACTED]
Level 3 BPAD Registration BPAD29087

Previously Approved Bushfire Management Plan

Schedule 2 BMO

For the Construction of a Class 1a Dwelling

Property Address:

13 Boronia Crescent, Cockatoo

Date: 25/11/2022

Version 4: 2/12/2023

Bushfire Management Plan

Proposal:

Construction of a Class 1a Dwelling at 13 Boronia Crescent, Cockatoo

	Site shape, dimensions, size and planning controls
The shape of the site is:	Irregular
The site has a total area of:	1508m ²
The zoning of the site is:	Neighbourhood Residential Zone – Schedule 1 (NRZ1)
The overlays that apply to the site are:	Bushfire Management Overlay – Schedule 2 (BMO2) Design and Development Overlay – Schedule 2 (DDO2) Significant Landscape Overlay – Schedule 1 (SLO1) Vegetation Protection Overlay – Schedule 2 (VPO2)

Application Requirements:

The property has a Bushfire Management Overlay Schedule 2 to the Cardinia Planning Scheme.

In accordance with Schedule 2 to Clause 44.06 Bushfire Management Overlay the conditions outlined in this Bushfire Management Plan must be implemented.

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If all of the required bushfire protection measures below are met this application is not required to be referred under Section 55 of the Act to the referral authority in Clause 66.03



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Bushfire Management Plan - 13 Boronia Crescent, Cockatoo

Version 4: 2/12/2023

Vegetation Management for Defendable Space

Defendable space is required to be maintained around the Dwelling for 30m or to the property boundaries whichever is the lesser.

Vegetation and other flammable materials will be modified and managed in accordance with 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 3m 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.
- The canopy of trees, and where permitted as tree groupings (54, 55 & 56) – the grouping, must be separated by at least 5 metres from other trees
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water Supply

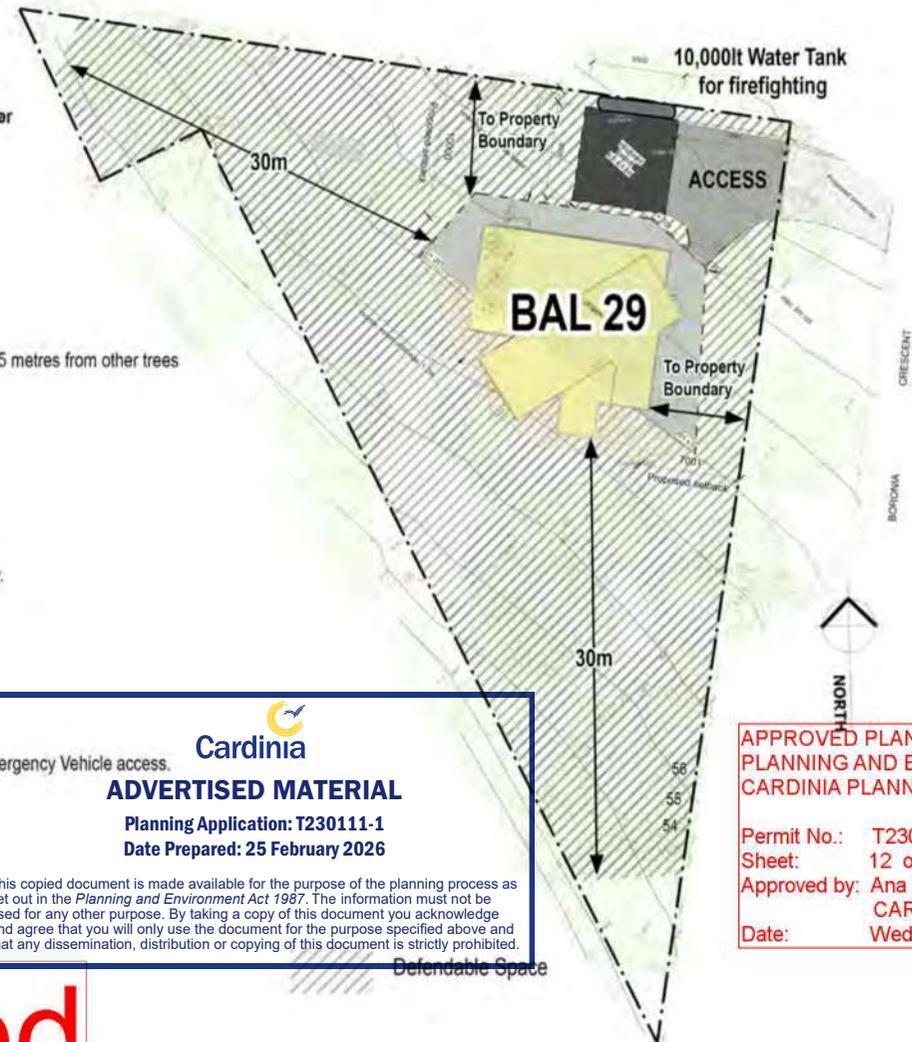
A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting. The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Access

The following design and construction requirements apply from the road to within 4m of the water supply outlet to allow Emergency Vehicle access.

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle




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 Sheet: 12 of 12
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 Date: Wednesday, 6 March 2024

Previously Approved

Construction Standard:
 The Dwelling must be constructed to meet or exceed a Bushfire Attack Level of BAL 29

FIREFRONT CONSULTANCIES



Prepared By:
 Sally Van de Pavard
 0409027450
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 BPAD Registration BPAD29087

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Date	November 2022
File name	Boronia cockatoo
Project number	22016
Daniel Pardon Architects	Reg 15923

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13 Boronia Crescent, Cockatoo