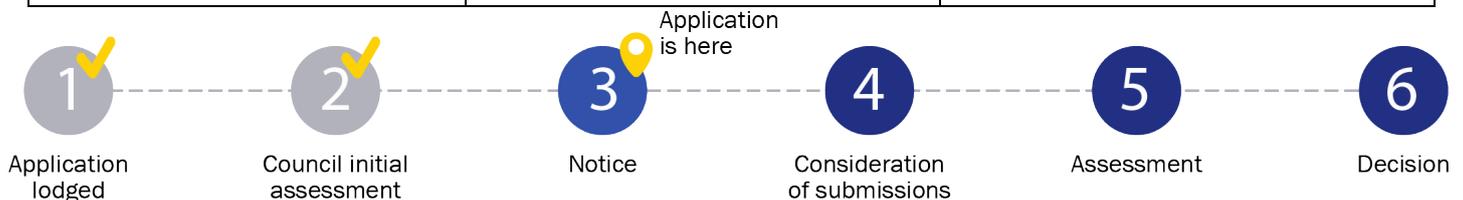


Notice of Application for a Planning Permit

The land affected by the application is located at:	L3 PS712220 V11405 F585 360 Morrison Road, Pakenham Upper VIC 3810	
The application is for a permit to:	Buildings and works for an outbuilding	
A permit is required under the following clauses of the planning scheme:		
35.05-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)	
35.05-5	Construct a building within nominated setbacks,	
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 Accommodation	
APPLICATION DETAILS		
The applicant for the permit is:	Lakeside Building Consultants	
Application number:	T250671	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		14 April 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>




Cardinia
ADVERTISED MATERIAL
 Planning Application: T250671
 Date Prepared: 30 March 2026

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Application Summary

Portal Reference A425927K

Basic Information

Proposed Use construction of replacement shed (same for same) - size and location
 Current Use Lifestyle residential containing dwelling, pool and usual outbuildings
 Cost of Works \$20,000
 Site Address 360 Morrison Road Pakenham Upper 3810


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Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	[Redacted] Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	[Redacted] Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40
Total			\$714.40

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	[Redacted]	15 Oct 2025



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

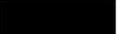
Date	Type	Filename
30-10-2025	Site plans	5 Site plan.pdf
30-10-2025	A Copy of Title	2 title docs.pdf
30-10-2025	Proposed elevation plan	6 Shed company plan.pdf
30-10-2025	Additional Document	1 letter cover.docx
30-10-2025	Additional Document	3 GE250633 - Planning Information Response - 360 Morrison Road Pakenham Upper.pdf
30-10-2025	Additional Document	4 BMP Outbuilding.pdf
30-10-2025	Additional Document	Aerial.docx
30-10-2025	Additional Document	photos.docx
30-10-2025	Additional Document	Planning-Property-Report.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

Site User	 Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au
Submission Date	30 October 2025 - 10:16:AM		

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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20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

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5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

VOLUME 11405 FOLIO 585

Security no : 124129404782G
Produced 28/10/2025 12:51 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 712220R.

PARENT TITLES :

Volume 10002 Folio 305 to Volume 10002 Folio 306

Created by instrument PS712220R 21/02/2013

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 PS712220R 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: 360 MORRISON ROAD PAKENHAM UPPER VIC 3810

DOCUMENT END


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Planning Application: T250671
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Document Type	Plan
Document Identification	PS712220R
Number of Pages (excluding this cover sheet)	3
Document Assembled	28/10/2025 12:51

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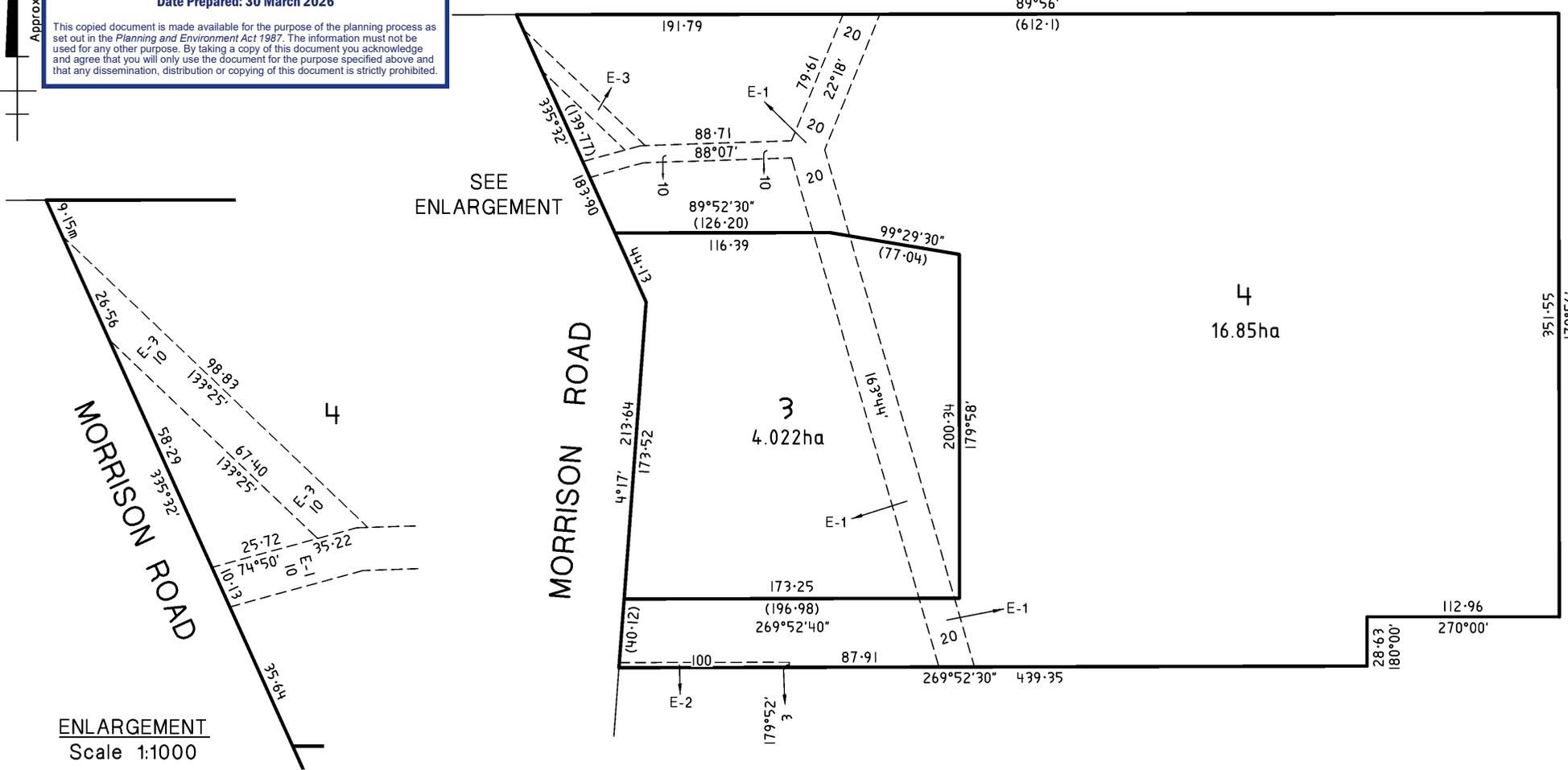
PLAN OF SUBDIVISION	STAGE NO. -----	LRS use only. EDITION 1	Plan Number PS712220R		
Location of Land Parish: Gembrook Township: Section: Crown Allotment: 144 Crown Portion: Title Reference: Vol. 10002 Fol. 305 Vol. 10002 Fol. 306 Last Plan Reference: PS306251U (Lots 1 & 2) Postal Address: 370 Morrison Road Pakenham Upper 3810 MGA Co-ordinates E 370 180 Zone: 55 (of approx centre of plan) N 5 791 680		Council Certification Council Name: Cardinia Shire Council Ref. 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. PUBLIC OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has/has not been satisfied. (iii) The requirement is to be satisfied in Stage (iv) The requirement has been satisfied for Council delegate signature print name Council seal Date / / This plan is re-certified under section 11(7) of the Subdivision Act 1988 Council delegate signature print name Council seal Date / /			
Vesting of Roads and / or Reserve					
Identifier	Council / Body / Person				
NIL	NIL				
Notations					
Depth Limitation 15.24 metres					
Staging This is not a staged subdivision. Planning Permit No.					
Lots 1 and 2 have been omitted from this plan.					
 <p style="font-size: 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.</p>					
Area of Release: 20.87ha No. of Lots: 2		THIS IS A SPEAR PLAN Survey This plan is not based on survey.			
Easement Information					
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LRS use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> DATE 15/02/2013
E-1	Powerline	See diag.	PS306251U	S.E.C.V.	
E-2	Drainage	3	PS306251U	Shire of Pakenham	
E-3	Power line	10	This Plan (Section 88 Electricity Industry Act 2000)	SPI Electricity Pty Ltd	LRS use only PLAN REGISTERED TIME 16:00 DATE 21/02/2013 Anthony Haynes Assistant Registrar of Titles Sheet 1 of 2
TAYLORS		LICENSED SURVEYOR : DAMIAN LEO SLATTERY		Date / / Council Delegate Signature Original sheet size A3	
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorsds.com.au		Signature <u>DIGITALLY SIGNED</u> Date / / REF. 2760-2L VERSION 2			

PLAN OF SUBDIVISION STAGE NO. Plan Number **PS712220R**

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Approx. True North



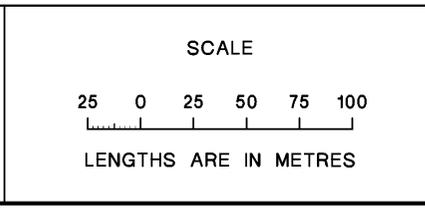
ENLARGEMENT
Scale 1:1000

TAYLORS

Urban Development | Built Environments | Infrastructure

8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
 Tel: 61 3 9501 2800 | Web: taylorssds.com.au

ORIGINAL	
SCALE	SHEET SIZE
1:2500	A3



LICENSED SURVEYOR :

Signature Date / /

REF. **2760-2L** VERSION **2**

Sheet 2

Date / /

Council Delegate Signature

Plan of Subdivision PS712220R Concurrent Certification and Statement of Compliance (Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S027168E
Plan Number: PS712220R
Responsible Authority Name: Cardinia Shire Council
Responsible Authority Reference Number 1: S12/117
Responsible Authority Reference Number 2: T120541
Surveyor's Plan Version: 2

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: [REDACTED]
Organisation: Cardinia Shire Council
Date: 15/01/2013





Lakeside Building Consultants

P.O. Box 49
Pakenham , Vic 3810
sonya@lakesidebuilding.com.au
Phone: 0447 443 618

5 December 2025

Cardinia Shire
Planning
P.O. Box 7
Pakenham 3810



De [REDACTED]

REF: 360 Morrison Rd Pakenham Upper
Replacement shed /garage
T250671

I refer to the above job and your RFI dated 27 November and wish to make the following comment:

- 1 – shed was used to house a car before the shed and car were destroyed by a tree – the new shed will be used to house a car that he is upgrading
2. – We have shown that the slab is 3.0m to boundary
The width of the driveway is 8m and is sealed (some asphalt, some compacted crushed rock
No vegetation will be removed as the slab is being retained at this time –
A BMP showing the 10m defendable zone
No earthworks area proposed – photos added to plan to show clearly built site
Only 2 trees are left from what was destroyed and these trees were impacted during the storm
- 3 Elevations – site is existing with slab and new shed to go on the same slab moving forward
This shed is a replacement shed – same for same – noted on plans

ESO
4-12

No trees or earthworks are proposed – a tree fell on the shed and destroyed it – this is a replacement shed

Photos have been reattached showing garden shrubs (European type) adjacent to boundary with what is left of one tree and the others are over 10m save for 2 that have signs of damage – more at risk from tree fall than fire

Prelim concerns

OFFICIAL

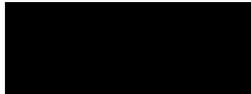
A – as per photos lodged with original application – this is a replacement shed for one destroyed by a tree fall – the bushes on the boundary are of European type and are more protective in fire than native vegetation and are to be retained to provide a barrier between properties

This office invites you to attend the site to see yourself what is there

However attached is the updated BMP plan and also updated site plan along with original photos

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

Yours Faithfully



Director



360 Morrison Rd – Pakenham Upper – replacement shed due storm damage of old shed – slab to remain



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1/02/2025

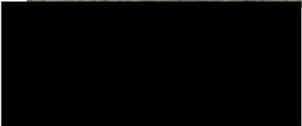
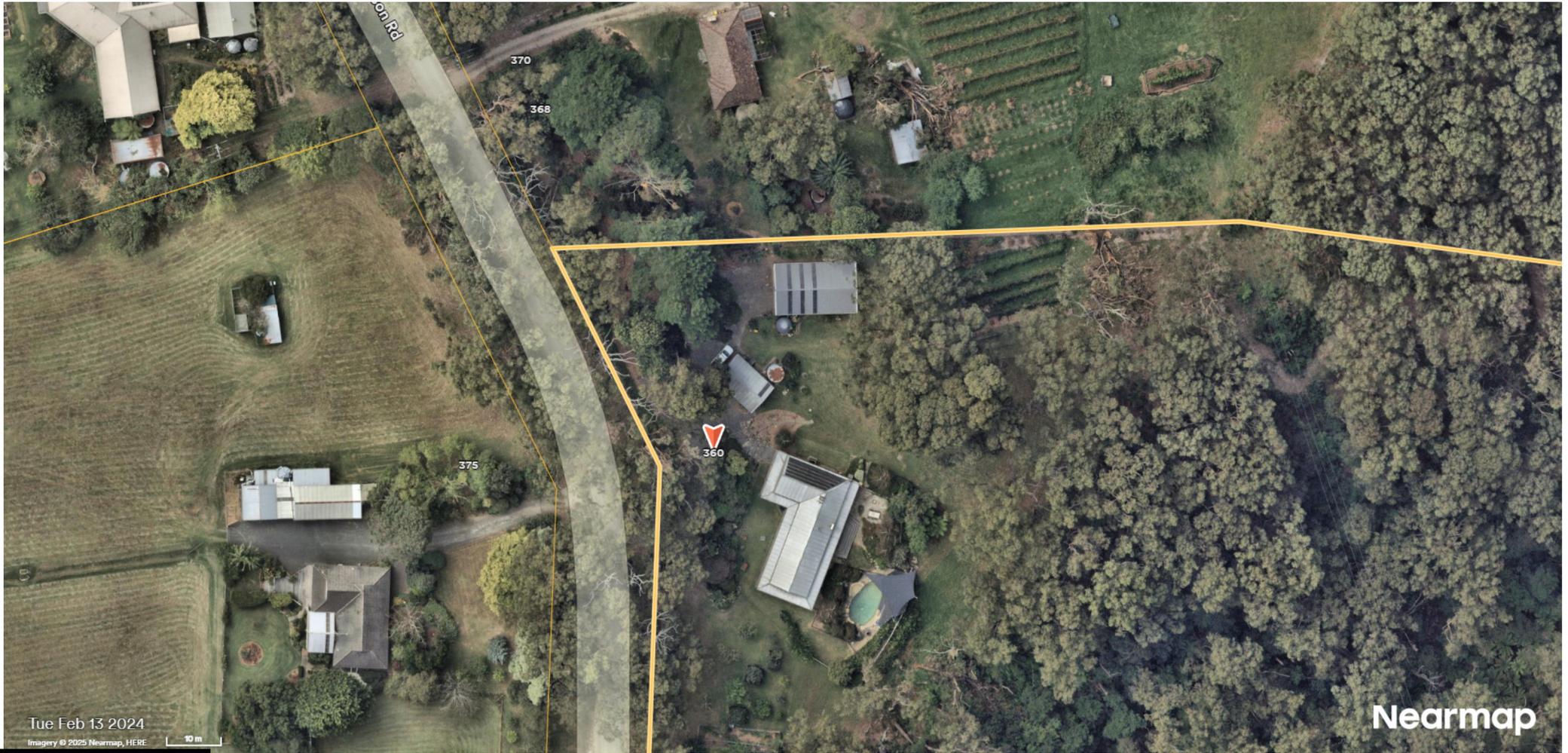


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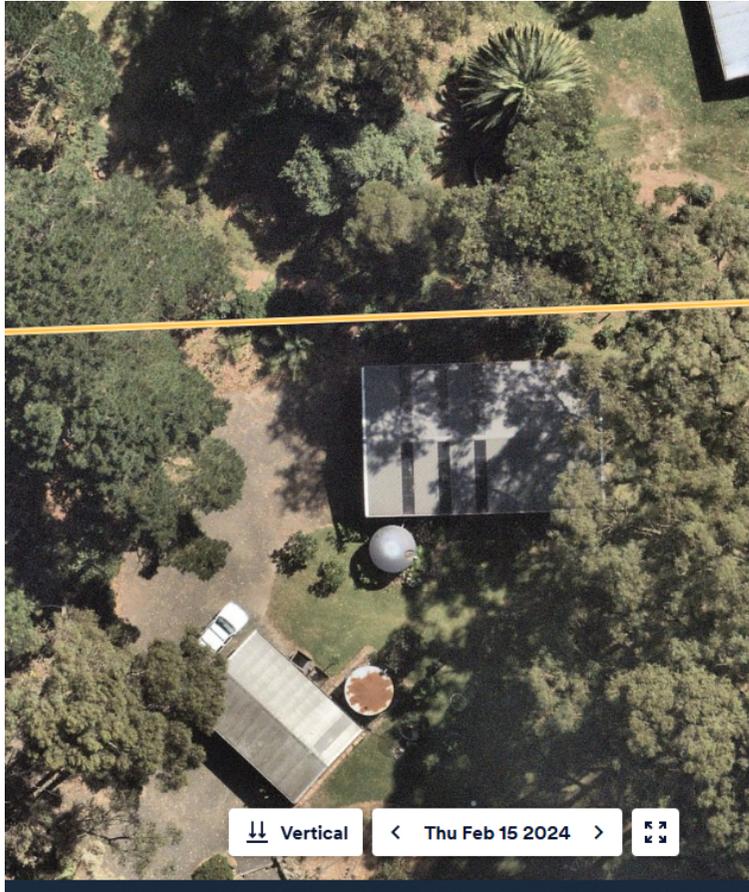
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1/02/2025



Shed in one piece and used

tree gone and shed tarped

Refer to photos for slab only plans


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360 Morrisson Rd – Pakenham Upper – North of shed slab (adjacent to boundary) 18/3/2026



Looking west to east – slab is for the shed

looking east to west along same line

Supplied to shire planning Dec 2025



Looking north from bottom of shed slab


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From middle of slab to next door



Looking to top edge of slab


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All trees next door that are left are less than 100mm dia trunk size and all non native in type



Mostly fruit trees with some camellias

Orange, lemon and lime mostly



Oak tree less than 100mm trunk size


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Native vegetation within 10m of the shed slab existing and proposed



8.3 and 8.5m respectively to the shed




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360 Morrison Rd – Pakenham Upper 23/12/2025 9am fine and cool



Road end of slab between slab and boundary



mid length of slab



Mid to rear end of slab - all citrus or ferns



rear corner of slab with boundary – citrus trees



Close up of next door (this is where tree fell)


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Looking across the back end of shed slab



looking to trees with 30m canopy (into sun)



Looking from east to shed slab



slab to trees




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Looking up tree 2-3 canopy – 30m high



Over 10m but shows extend of tree height with no greenery – facing south east – unlikely fire front



30m tree canopy (over 10m) but there are 11 trees with no leaf matter within 30m of the ground

next door tree would pose more of an issue


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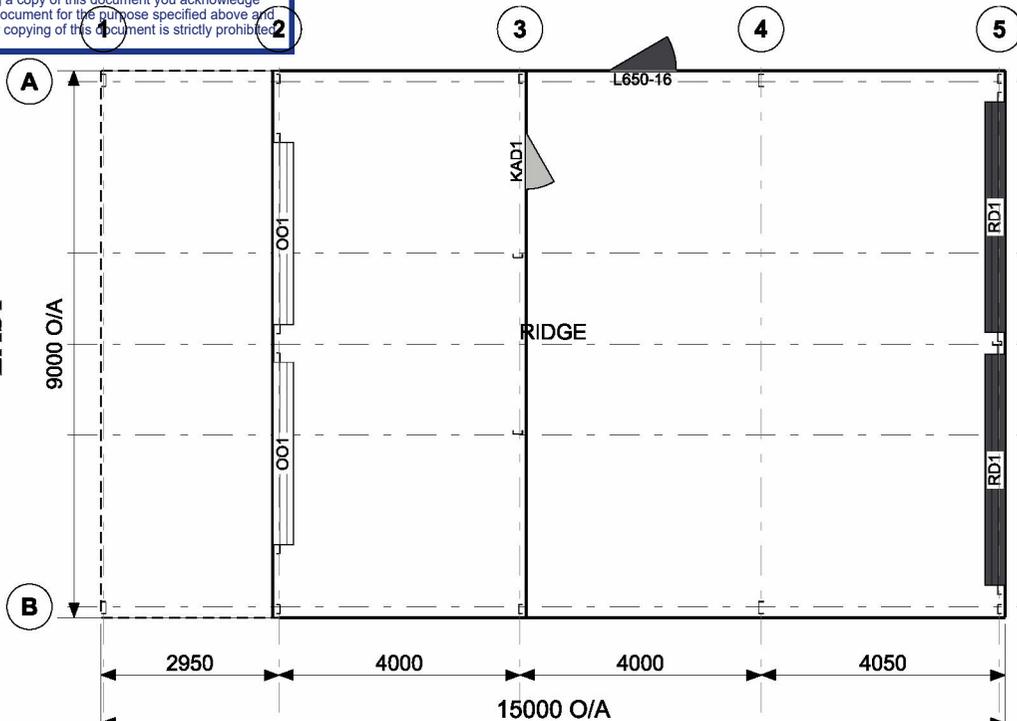
Planning Application: T250671

Date Prepared: 30 March 2026

REPLACEMENT SHED

All Monument Colourbond construction

SOUTH



FRAME ROOF PLAN

NORTH

GRID B

NORTH

Cont. on page 3



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Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	CUSTOM ORB 0.42 BMT	CB	MO, SH
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO
DOWNPIPE	100x50	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	B&D, Firmadour, R.D, Maxi "R3F", 2445 high x 3800 wide Clear Opening C/B
1	L650-16	Larneec Door & Frame Kit, 650/37W, Std. 2040 x 1100 C/Bond
1	KAD1	Premium (TA650DO) Access Door Kit, C/B (D). (Not Available in WA)
2	OO1	Roller Door opening, 2100 high x 3000 wide. Roller Door must be fitted, refer to the NCC for door compliance.

Cont. on page 2

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

**368 Morrison Rd
PAKENHAM UPPER VIC 3810**

**BUILDING
DELUXE
9000 SPAN x 3000 EAVE x 15000 LONG**

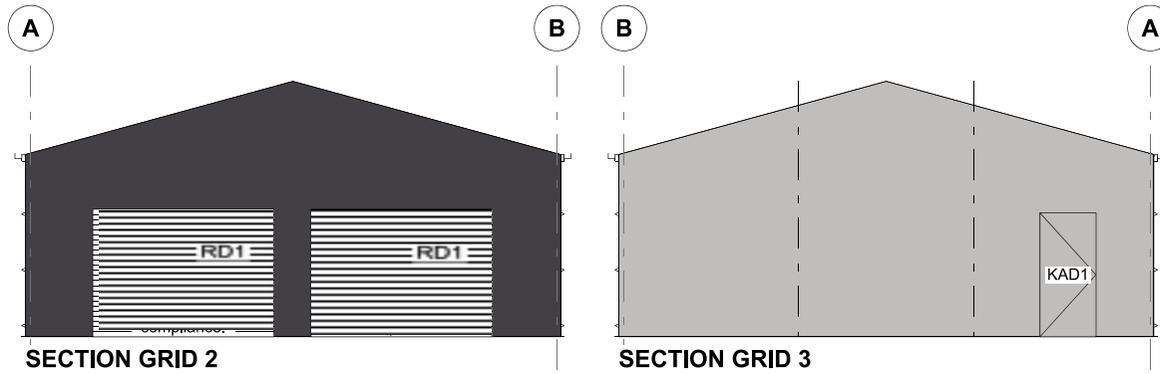
**TITLE
FLOOR PLAN & ELEVATION**

SCALE A4 SHEET 1:125	DRAWING NUMBER CARM03-6001	REV A	PAGE 1/4
-------------------------	--------------------------------------	-----------------	--------------------

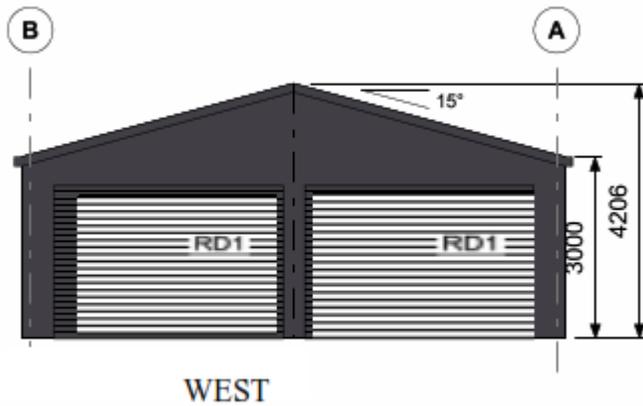
all works on existing concrete slab
no earthworks needed

RANBUILD

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EAST
 Correct reworked for printing




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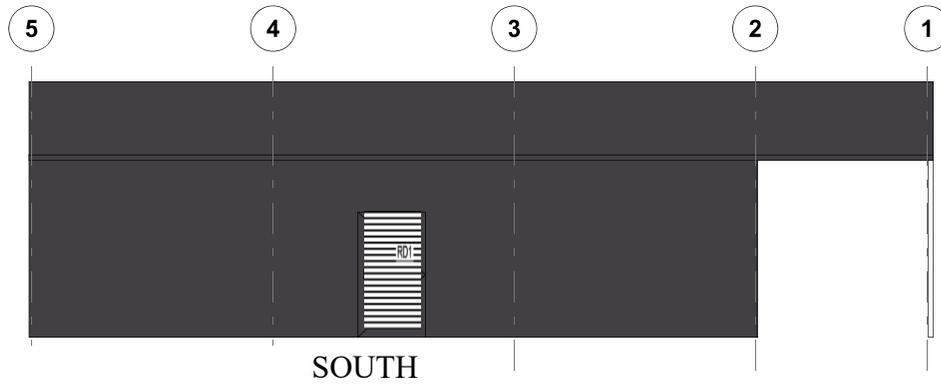
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Cont. on page 1

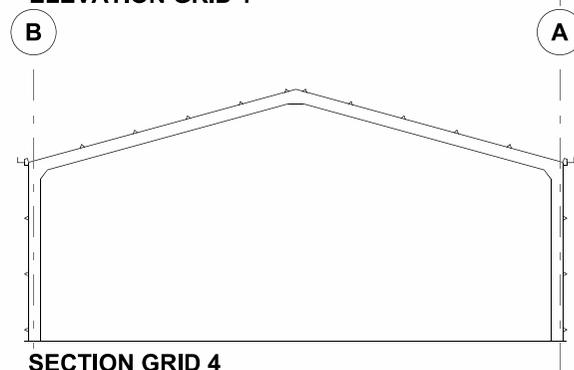
SCALE A4 SHEET 1:125	REV A
DRAWING NUMBER CARM03-6001	PAGE 2/4



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ELEVATION GRID 1



SECTION GRID 4

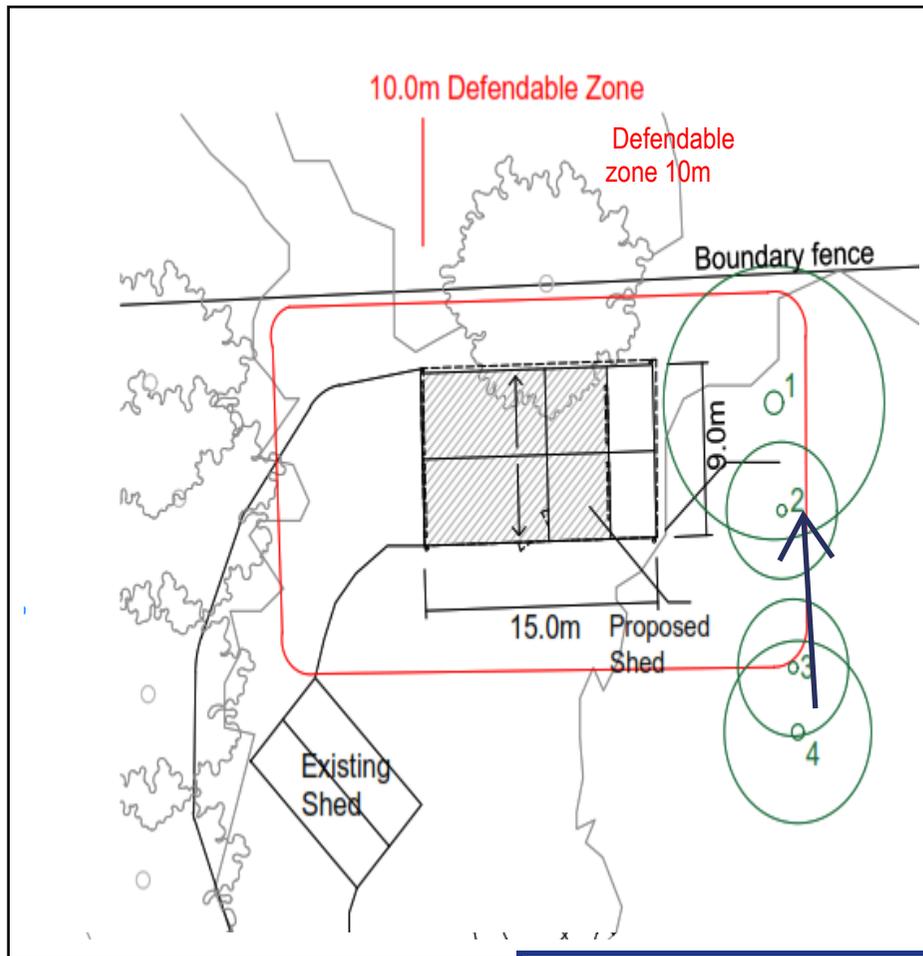


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Outbuildings Bushfire Management Plan –



Prepared By:

Version:

Date:


Cardinia
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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 save for the canopy of Tree 1 & 2 .
- There must be a clearance of at least □ 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
<p>The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:</p> <ul style="list-style-type: none"> ▪ 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. <p>Any openings in the wall shall be protected in accordance with the following:</p> <ol style="list-style-type: none"> 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/- <p>Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.</p>



3 subject trees approx 9-11m from shed base
canopy at 30m approx

NB no branches from ground level to canopy

Variation to Table 6 of BMP to allow canopy to remain as is



looking up at canopy of tree 1 & 2


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