



## ADVERTISED MATERIAL

Planning Application: T250617

Date Prepared: 30 March 2026

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# ePlanning

## Application Summary

Portal Reference: A325979X

## Basic Information

Proposed Use	my homestead on my farm was tenanted to a family of 5, it burnt down just before Easter. the tenants lost all belongs thankfully no one hurt. I am attempting to rebuild a new house for them asap, they are into their 3rd temporary accomodation, now share housing with an adult male. not ideal the house I'm proposing is going onto the same footprint the previous house was on, I'm not pushing for anything unreasonable just replacing what was there within the budget I can afford this is a sob story, but I'd like you to know these are extenuating circumstances. this is a great family that have been through a pretty tough time and I'd like your help to solve their housing problem asap. the insurance company did nothing but false promises, not even performing the safety demolition council required from day one., despite many reminders. I have used the government arbitrator to demand a pay out so I can hopefully push the resolution in this crap situation sooner I have had the site cleaned and level raised above melbourne waters directions to avoid delays. power reconnected hopefully all here is provided for what is required? if not please contact me so I can resolve asap
Current Use	the 384 acre farm is used for grazing beef, sheep and dairy heifers, the lost house was the original homestead on the farm there is no covenants or 173 restrictions
Cost of Works	\$463,029
Site Address	270 North Yannathan Road Catani 3981

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

## Contacts

## Fees

### Regulation Fee Condition

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,462.50	100%	\$1,462.50
<b>Total</b>			<b>\$1,462.50</b>



**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

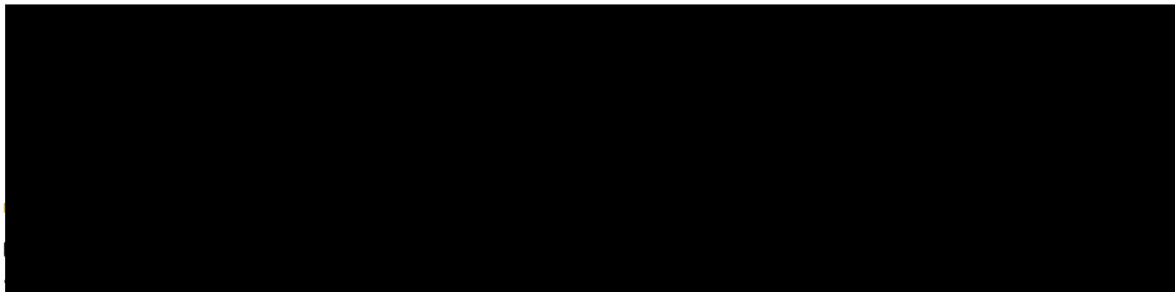
Monday to Friday 8.30am–5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

## Documents Uploaded

Date	Type	Filename
08-10-2025	A Copy of Title	Searches & Plans (2).zip
08-10-2025	Site plans	Contract Plans.pdf
08-10-2025	Site plans	Slab Engineering.pdf
08-10-2025	Site plans	Melbourne Water Response-31 Jul 2025 0835 AM.pdf
08-10-2025	Overlay Requirements	Melbourne Water Response-31 Jul 2025 0835 AM.pdf

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

## Lodged By



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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

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09676 FOLIO 629

Security no : 124126370435K  
Produced 21/07/2025 09:15 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 202726R.  
PARENT TITLE Volume 05889 Folio 765  
Created by instrument LP202726R 08/05/1986

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX795959R 07/03/2024  
WESTPAC BANKING CORPORATION

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 LP202726R 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: 300 NORTH YANNATHAN ROAD CATANI VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 07/03/2024

DOCUMENT END

  
**ADVERTISED MATERIAL**  
Planning Application: T250617  
Date Prepared: 30 March 2026

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OFFICE USE ONLY	NOTATIONS	ADVERTISED MATERIAL Planning Application: T250617 Date Prepared: 30 March 2026 <small>This copied document is made available for the purpose of the planning processes set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>	DEPTH LIMITATION 15.24M	TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. 16 IN PROCLAIMED SURVEY AREA NO.	THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES TITLE REF. V.5889 F.765 LAST PLAN REF.	PLAN OF SUBDIVISION	COUNTY MORNINGTON PARISH YANMATHAN CROWN ALLOTMENT 108	NUMBER OF SHEETS IN PLAN SCALE ORIGINAL SHEET SIZE A3 SCALE 1:7500	OFFICE USE ONLY LP: 202726 R
NORTH YANMATHAN ROAD 1 ha		PURVIS ROAD		GOVT		MUNICIPALITY COUNCIL REF		MUNICIPAL CLERK	
NORTH YANMATHAN ROAD 1 ha		PURVIS ROAD		GOVT		CERTIFICATE OF MUNICIPAL CLERK		OFFICE USE ONLY	
NORTH YANMATHAN ROAD 1 ha		PURVIS ROAD		GOVT		CERTIFICATE A THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON AND A REQUIREMENT NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE		PLAN APPROVED AT 8.5.86 ON	
NORTH YANMATHAN ROAD 1 ha		PURVIS ROAD		GOVT		DATE MUNICIPAL CLERK		(ASSISTANT) REGISTRAR OF TITLES	
NORTH YANMATHAN ROAD 1 ha		PURVIS ROAD		GOVT		CERTIFICATE B THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION 3 OF DIVISION 9 OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY THE COUNCIL ON THE PLANNING APPEALS BOARD ON		DATE	
NORTH YANMATHAN ROAD 1 ha		PURVIS ROAD		GOVT		AMENDMENTS 202726 R		SURVEYORS REF REF 606	
NORTH YANMATHAN ROAD 1 ha		PURVIS ROAD		GOVT		CHRISTOPHER C. MORRIS & ASSOCIATES LICENSED SURVEYORS 48 Queen St., Warragul, 3820. Ph (056) 23 6526		DATE	
NORTH YANMATHAN ROAD 1 ha		PURVIS ROAD		GOVT		1 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm		1 2 3 4 5 6 7	

COUNTY CLERK, MORNINGTON PENINSULA LOCAL GOVERNMENT  
 1000 GARDNER ROAD, WARRAGUL, VIC 3820

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

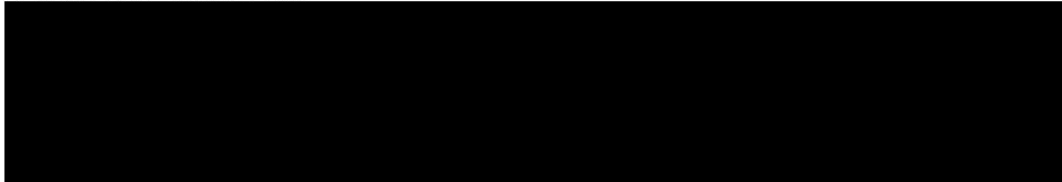
VOLUME 11943 FOLIO 329

Security no : 124126370436J  
Produced 21/07/2025 09:15 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 803704L.  
PARENT TITLES :  
Volume 08392 Folio 348  
Volume 11160 Folio 891 to Volume 11160 Folio 892  
Created by instrument PS803704L 29/12/2017

REGISTERED PROPRIETOR



  
**ADVERTISED MATERIAL**  
Planning Application: T250617  
Date Prepared: 30 March 2026

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MORTGAGE AX795959R 07/03/2024  
WESTPAC BANKING CORPORATION

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 PS803704L 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: 160 NORTH YANNATHAN ROAD CATANI VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 07/03/2024

DOCUMENT END

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

VOLUME 11943 FOLIO 330

Security no : 124126370438G  
Produced 21/07/2025 09:15 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 803704L.  
PARENT TITLES :  
Volume 08392 Folio 348  
Volume 11160 Folio 891 to Volume 11160 Folio 892  
Created by instrument PS803704L 29/12/2017

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250617  
Date Prepared: 30 March 2026

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MORTGAGE AX795959R 07/03/2024  
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DIAGRAM LOCATION

SEE PS803704L 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: 270 NORTH YANNATHAN ROAD CATANI VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 07/03/2024

DOCUMENT END

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Cardinia

**ADVERTISED MATERIAL**

Planning Application: T250617  
 Issued: 14 March 2026

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**PLAN OF SUBDIVISION**

EDITION 1

**PS 803704 L**

**LOCATION OF LAND**

PARISH: Yannathan  
 TOWNSHIP: ---  
 SECTION: ---  
 CROWN ALLOTMENT: 59 (Part)  
 CROWN PORTION: ---  
 TITLE REFERENCE: Vol. 11160 Fol's. 891 & 892 & Vol. 8392 Fol. 348  
 LAST PLAN REFERENCE: Lots 1 & 2 PS 627430 D & Lot 1 LP 44970  
 POSTAL ADDRESS: 270 North Yannathan Road, Catani 3981  
 (at time of subdivision)  
 MGA CO-ORDINATES: E: 386 000 ZONE: 55  
 (of approx centre of land N: 5 770 000 GDA 94  
 in plan)

Council Name: Cardinia Shire Council

Council Reference Number: S17/096  
 Planning Permit Reference: T170018  
 SPEAR Reference Number: S107154S

**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: Simone Norbury for Cardinia Shire Council on 24/08/2017

**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

This is a Spear Plan  
 Lot 3 is not the subject of this survey. Dimensions shown are based on Title.

**NOTATIONS**

DEPTH LIMITATION: DOES NOT APPLY

**SURVEY:**  
 This plan is based on partial survey.  
**STAGING:**  
 This is not a staged subdivision.  
 Planning Permit No.  
 This survey has been connected to permanent marks No(s).  
 In Proclaimed Survey Area No. ---

**EASEMENT INFORMATION**

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-4, & E-7	Electricity Supply Purposes	See Plan	LP 218653	All Lots on LP 218653
E-1, E-2, E-4, E-5, E-6, & E-7	Powerlines	See Plan	This Plan	SPI Electricity Pty. Ltd.
E-2	Electricity Supply Purposes	See Plan	LP 218618	All Lots on LP 218618
E-3, E-4, & E-6	Drainage	6.70	LP44970	Lots on LP 44970
E-3, E-4, & E-6	Drainage	6.70	E44942	C/T Vol. 6251 Fol. 124
E-8	Power Line	See Plan	This Plan	AusNet Electricity Services Pty Ltd

**NOBELIUS LAND SURVEYORS**  
  
 P.O. BOX 461  
 PAKENHAM 3810  
 Ph 03 5941 4112  
 mail@nobelius.com.au

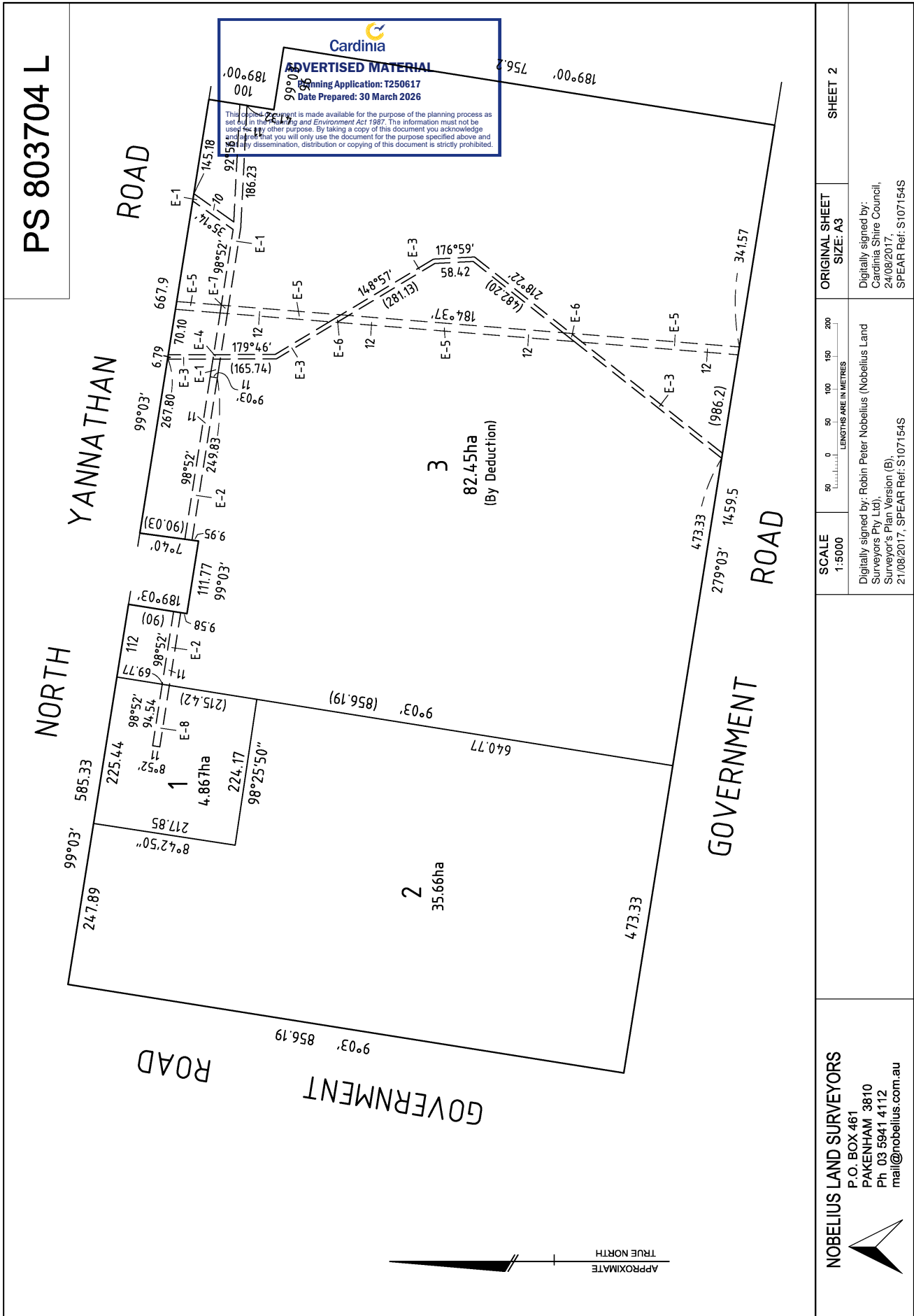
SURVEYORS FILE REF: 14948

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 2

Digitally signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd),  
 Surveyor's Plan Version (B),  
 21/08/2017, SPEAR Ref: S107154S

PLAN REGISTERED  
 TIME: 12:03 pm DATE: 29/12/2017  
 C. Giordano  
 Assistant Registrar of Titles



PS 803704 L

**NOBELIUS LAND SURVEYORS**  
 P.O. BOX 461  
 PAKENHAM 3810  
 Ph 03 5941 4112  
 mail@nobelius.com.au



SCALE  
 1:5000

LENGTHS ARE IN METRES

0 50 100 150 200

Digitally signed by: Robin Peter Nobellius (Nobellius Land Surveyors Pty Ltd)  
 Surveyor's Plan Version (B),  
 21/08/2017, SPEAR Ref: S107154S

ORIGINAL SHEET  
 SIZE: A3

Digitally signed by:  
 Cardinia Shire Council,  
 24/08/2017,  
 SPEAR Ref: S107154S

SHEET 2



6 March 2026

[REDACTED]  
Statutory Planner  
City of Cardinia

Via online portal

**PLANNING PERMIT APPLICATION No. T250617**  
**270 North Yannathan Rd, Catani**

[REDACTED]  
We refer to the above matter and your request for further information dated 31 October 2025. In response to the information requested we provide the following:

**Town Planning Report**

1. A town planning report is attached which details the existing use of the land and buildings on the land, how the occupants of the dwelling contributed and will contribute to the agricultural operations on the land and how the proposal meets the requirements of Clause 35.04-2 and details of the previous dwelling on the land.

**Development Plans**

An updated set of development plans has been prepared by In2 Design which shows the following:

- Existing site / location plan
- Proposed site plan
- Immediate site plan – enlarged section of where the works will occur
- Floor plan
- Elevations

**Plumbers Report** – The original septic system is to be removed and replaced. Attached is a plan of the proposed septic system layout by an approved plumber.



## **Preliminary Concerns and Comments**

### **A. Buildings on Land**

the site plan identifies all the buildings on the land and a description of their uses is provided. It is noted that all buildings on the land relate to the existing agricultural use of the land.

### **B. Building regulations**

The owner of the land understands that the planning permit process does not involve an assessment against the building regulations and that this will be dealt with as part of the building permit approval stage.

### **C. Referrals**

It would be appreciated if any internal Council department referral comments are forwarded to our office promptly to enable an appropriate response to be provided if required.

For any further enquiries, please contact Sophie Loddo on 0403 828 293 or email

Yours faithfully

Enclosures as outlined above





## PLANNING PERMIT APPLICATION PLANNING REPORT

**SUBJECT:**

Development of the land for a replacement dwelling

**SITE:** 270 North Yannathan Rd, Catani

**RESPONSIBLE AUTHORITY:** Cardinia Shire Council





**SNAPSHOT OF PROPOSAL**

<b>Applicant</b>	Jonathan Koolstra
<b>Proposal</b>	Continuation of the use of the land for a dwelling and buildings and works for a dwelling
<b>Zone</b>	Green Wedge Zone - Schedule 1 (GWZ2)
<b>Overlays</b>	Land Subject to Inundation Overlay - (LSIO)
<b>Permit Triggers</b>	<b>Clause 35.04-5</b> – a permit is required for buildings or works associated with a use in section 2.
<b>PPF</b>	<ul style="list-style-type: none"> <li>• Clause 11.01-1R Green Wedges – Metropolitan Melbourne</li> </ul>
<b>LPPF</b>	<ul style="list-style-type: none"> <li>• Clause 21.01 Cardinia Shire Key issues and Strategic Vision</li> <li>• Clause 21.02-1 Catchment and coastal management</li> <li>• Clause 21.03-4 Rural Townships</li> <li>• Clause 22.05 Western Port Green Wedge Policy (Precinct 1)</li> </ul>
<b>Particular and General Provisions</b>	<ul style="list-style-type: none"> <li>• Clause 51.02: Metropolitan Green Wedge Land: Core Planning Provisions</li> <li>• Clause 65 – Decision Guidelines</li> </ul>
<b>CHMP</b>	The site is not located within an area of Cultural Heritage Sensitivity.
<b>Plans</b>	TP01-Tp06 Rev A prepared by In2 Design dated Nov 2025

**1. INTRODUCTION**

This report has been prepared by Acorn Planning on behalf of the owner of the land in support of a planning permit application for the continuing use of the land as a dwelling and buildings and works associated with the construction of a replacement dwelling in association with existing agriculture in a Green Wedge zone at 270 North Yannathan Rd, Catani.

**2. The subject site and surrounding development**

**2.1 The subject site and surrounds**

The subject site is located on the south site of North Yannathan Rd. The site is generally rectangular in shape save for some square ‘cut outs’ along the site frontage and has a site area of approximately 82.454ha.



The site is currently used for agriculture (farming – beef and lamb) with associated buildings scattered throughout the site. These buildings are typically sheds which are used for storage of farm machinery, hay and animals. A single storey dwelling occupied the site until a fire destroyed the dwelling in April 2025. This dwelling was occupied by persons who assisted with the day to day running of the farm.



*Subject site*

Surrounding land is generally rural in nature and comprises lots of various sizes and appear to be used for various farming and other rural activities. In particular land to the south is occupied by a broiler farm. Dwellings are scattered throughout the area. The broader area is notable for its lack of vegetation. There are some small lot dwelling excisions which are evident along North Yannathan Rd.

### 3. PROPOSAL

It is proposed to rebuild the existing dwelling which was destroyed by fire in April 2025 in a similar location to the existing dwelling. Key features of the proposed dwelling are as follows:

- A single storey dwelling with a pitched roof comprising 4 bedrooms, double garage,



kitchen dining and family room with associated amenities. The dwelling has a floor area of 275.39m<sup>2</sup>.

- A 5 metre pad surrounding the dwelling is also proposed in accordance with the Melbourne Water conditions outlined in their letter dated 10 November 2025.
- The finished floor levels of the dwelling, garage and surrounding fill pad have been designed to meet the Melbourne Water requirements.
- The materials and finishes will be face brickwork with corrugated sheet metal roofing.
- The maximum height of the dwelling will be 6 metres above natural ground level.
- The dwelling is setback approximately 98 metres from the street frontage.
- No native vegetation will be removed to accommodate the dwelling.
- The existing vehicle access will be utilised – no modifications are proposed. Any modifications to the driveway will be internally and to provide access to the double garage.
- The existing septic system will be removed and replaced proximate to the dwelling.
- The existing rainwater tanks (50,000 litres) to the south of the dwelling will continue to be used to supply water to the proposed dwelling.
- The site is connected to electricity.
- No changes or modifications are proposed to any of the existing buildings on the site.
- It is proposed that the previous occupants of the destroyed dwelling will move into the new dwelling and will continue to provide day to day assistance with the running and maintenance of the farm.

#### **4. PLANNING CONSIDERATIONS**

##### **4.1 Current use of the land**

The existing use of the land is as follows:

- The primary use of the land is agriculture - farming (beef, lamb and sheep) with associated infrastructure and buildings. All buildings on the land relate to the existing agricultural use of the land.
- One dwelling used by occupants that assisted with the day to day running and maintenance of the farm. It is proposed that this will continue once the replacement dwelling is constructed.
- The existing dwelling was constructed in the 1940's and has been occupied and



used as part of farming activities consistently over the last 20 years.

- Existing services to the site include electricity, 50,000 litre rain water tanks for the dwelling, septic system for the dwelling (which will be replaced as part of the construction of the new dwelling), bore water for farming activities.

**4.2 Are the buildings and works and continued use of the land as a dwelling appropriate having regard to the Green Wedge Zone and Clause 22.05 Western Port Green wedge Policy?**

Within the Green Wedge zone a planning permit is not required for agriculture, however a planning permit is required to use the land for the purpose of a dwelling. The existing dwelling (prior to being destroyed by fire) was constructed in the 1940's and has been used consistently as a dwelling until it was destroyed.

With respect to the Policy at Clause 22.05 it is considered that the continued use of the land for the purpose of a dwelling and the construction of a replacement dwelling is appropriate for the following reasons:

- The subject site is identified in Map 1 of clause 22.05 as being located within Precinct 1: Agriculture, horticulture and soil based food production. Table 1 sets out the precinct vision and future directions/preferred land uses. The proposed buildings and works are consistent with the outcomes sought.
- The replacement dwelling does not alter the primary agricultural use of the land but rather supports the continued agricultural use of the land as the occupants will provided day to day assistance with the running and maintenance of the farm.
- The replacement dwelling is located in a similar area to the original dwelling and makes use of existing infrastructure with limited additional works required.

With regard to the continued use of the land for a dwelling we note the following with regard to clause 35.04-2

- Access to the dwelling will be via the existing crossover and driveway from North Yannathan Rd. No modifications are proposed to the vehicle access point onto North Yannathan Rd. Any vehicle access modifications will be limited to the internal driveway to ensure access to the garage is possible.
- The existing septic system will be replaced with a septic system that meets current standards and will be approved by the relevant authority. The location of the septic system is to the south of the proposed dwelling and is shown on the plans.
- The existing 50,000 litre rain water tanks that provided water to the previous dwelling were undamaged. They will continue to be used to provide water to the replacement dwelling. There is also sufficient capacity for fire fighting purposes if required.



- The existing dwelling was connected to reticulated electricity supply. This remains unchanged.

With respect to the decision guidelines of the Green Wedge zone it is considered that the continued use of the land for the purpose of a dwelling and the construction of a replacement dwelling is appropriate for the following reasons.

- Agricultural production will not be impacted by the construction of the replacement dwelling. As noted above it is required to support the agricultural use of the land as the occupants contribute to the day to day running and maintenance of the farm.
- The replacement dwelling does not constitute an expansion of the existing use or modifications to the existing agricultural activities on the land
- The location of the dwelling in a similar area to the previous dwelling will not result in the loss of any productive agricultural land.
- The extent of fill associated with the proposed development is limited to achieving the minimum flood level sought and satisfying the requirements of Melbourne Water as set out in their letter dated 10 November 2025.
- The proposed dwelling is single storey, modest in size and well setback from property boundaries limiting its visual impact on the public realm. It is located in a similar position to the previous dwelling and as such will retain a similar appearance in the landscape as previously.

#### 4.3 Land Subject to Inundation (LSIO)

the site is subject to a Land Subject to Inundation Overlay. The original application was referred to Melbourne Water for comments. In their response dated 10 November 2025 they indicated no objection subject to conditions. Where possible the current plans have been updated to show compliance with these conditions. Notably the applicable finished floor levels and fill pad have been detailed on the plans.

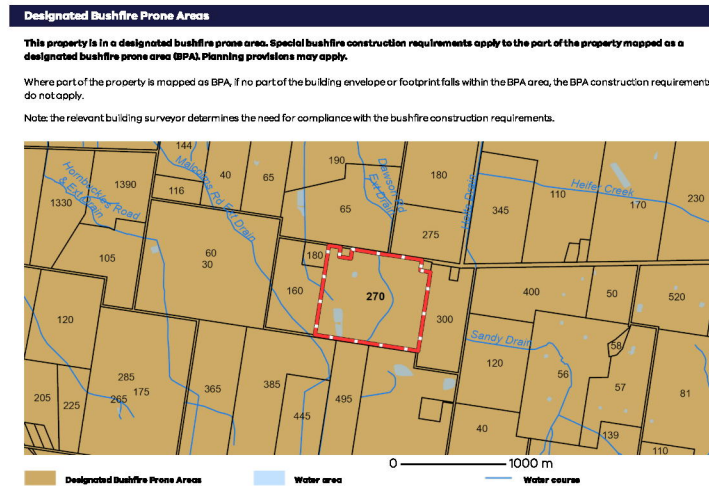
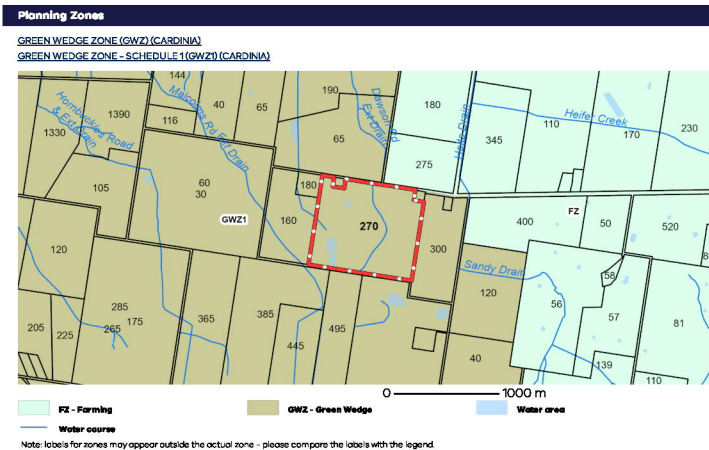
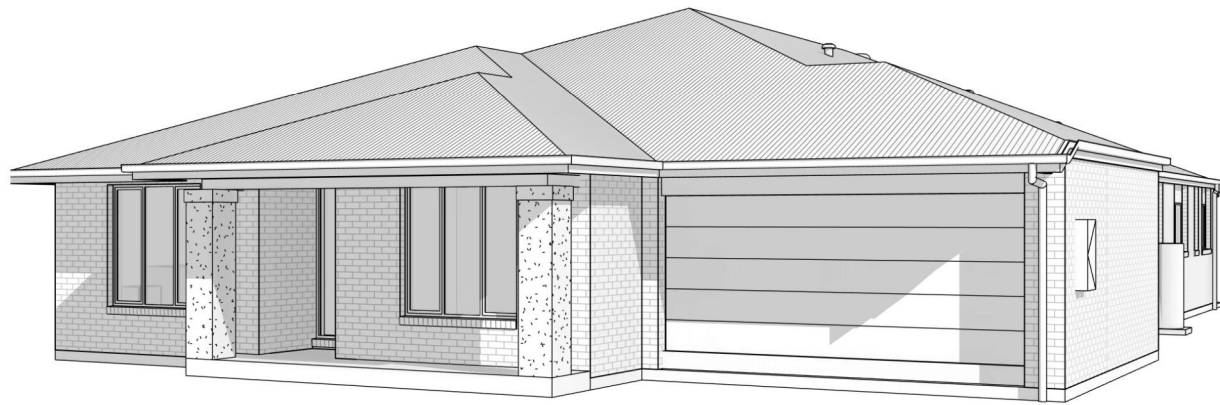
### 5. CONCLUSION

It is submitted that the proposed replacement dwelling is appropriate having regard to the Green Wedge provisions outlined in the Cardinia Shire Planning Scheme and should be supported by Council.

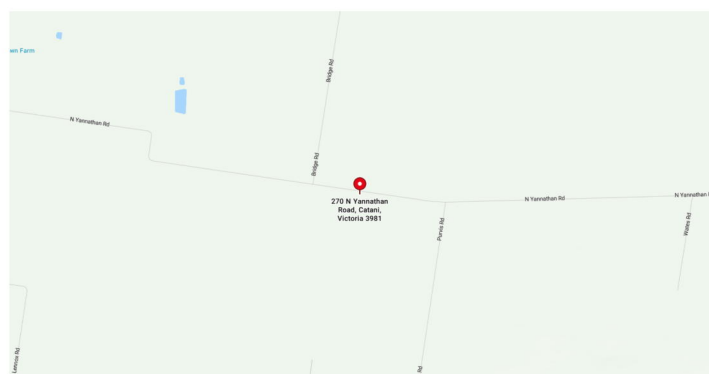
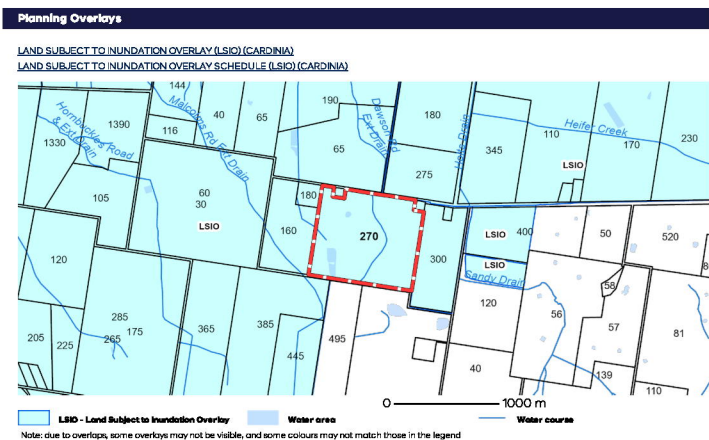


# PROPOSED SINGLE STOREY RESIDENCE

## LOT 3, NO. 270 NORTH YANNATHAN ROAD, CATANI VIC



Sheet No.	Sheet Name	Size	Rev. No.
TP00	Cover Page	ISO A3	A
TP01	Existing Site Plan	ISO A3	A
TP02	Proposed Site Plan	ISO A3	A
TP03	Immediate Site Plan	ISO A3	A
TP04	Floor Plan	ISO A3	A
TP05	Elevations	ISO A3	A
TP06	Elevations	ISO A3	A



**Locality Plan**

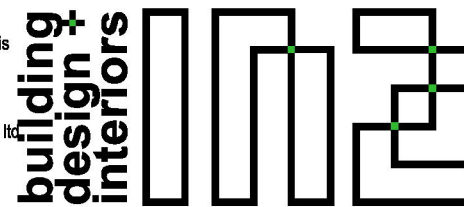
**Cardinia**

**ADVERTISED MATERIAL**

Planning Application: T250617  
Date Prepared: 30 March 2026

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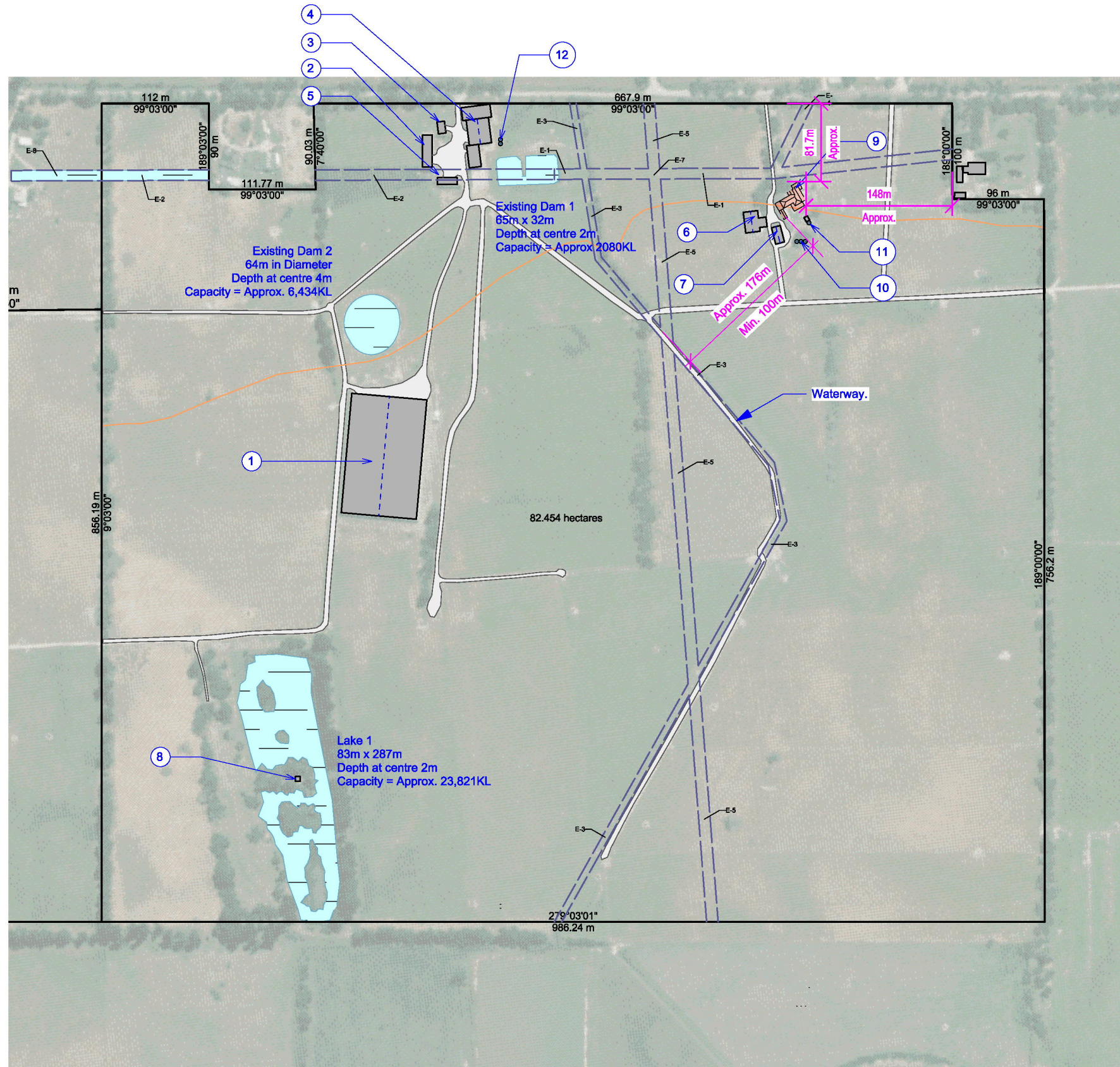


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REVISION	DATE	NOTE	PROJECT #
A	2/03/2026	PLANNING ISSUE	2528
			DWG #
			TP00
			REVISION
			A

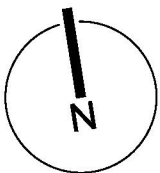
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**Existing Legend:**

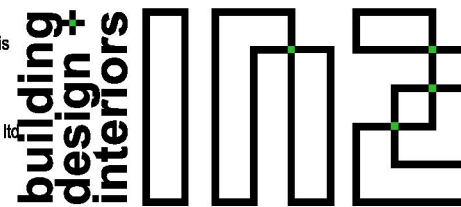
1. Farm shed
2. Farm shed (hay, machinery)
3. Shed (machinery)
4. Beef and Lamb Sheds
5. Shed (hay)
6. Shed (hay)
7. Workshop + garage
8. Shed
9. Existing residence (burnt down).
10. Rain water tanks for residence use only.
11. Registered bore water tanks for stock use only.
12. Rain water tanks for farming use.

**3 Location Plan**  
Scale: 1:5000



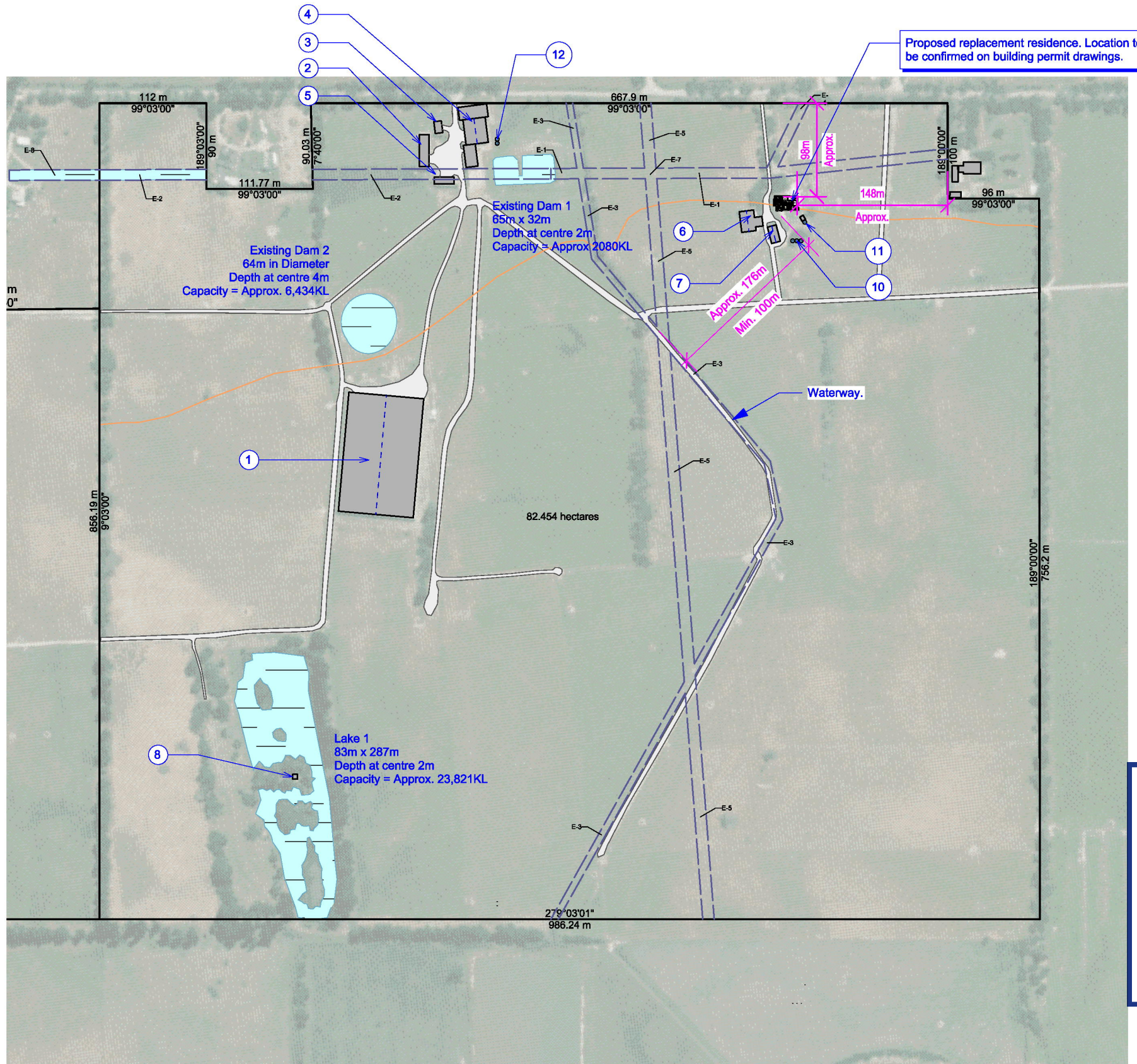
Area Summary		
Site Area		824536.45 sq m
Site Coverage Provided	0.0%	321 sq m
Permeable Area Provided	100.0%	824215.45 sq m
Garden Area Provided	0.0%	35 sq m

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REVISION	DATE	NOTE	PROJECT #
A	2/03/2026	PLANNING ISSUE	2528
PROJECT Proposed Single Storey Residence			DWG # TP01
[Redacted]			DATE # 27/11/2025
[Redacted]			SCALE @ A3 AS NOTED
[Redacted]			DRAWN NA
[Redacted]			CHKD MT
[Redacted]			REVISION A



Area Summary		
Site Area		824536.45 sq m
Site Coverage Provided	0.0%	321 sq m
Permeable Area Provided	100.0%	824215.45 sq m
Garden Area Provided	0.0%	35 sq m

**Existing Legend:**

1. Farm shed
2. Farm shed (hay, machinery)
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**Cardinia**

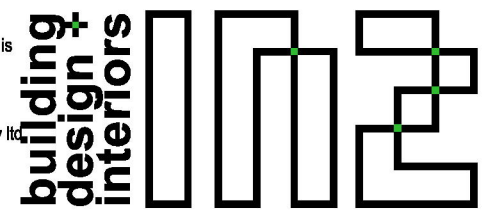
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Planning Application: T250617  
Date Prepared: 30 March 2026

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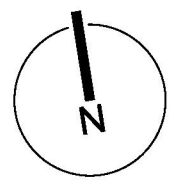
**3 Location Plan**  
Scale: 1:5000

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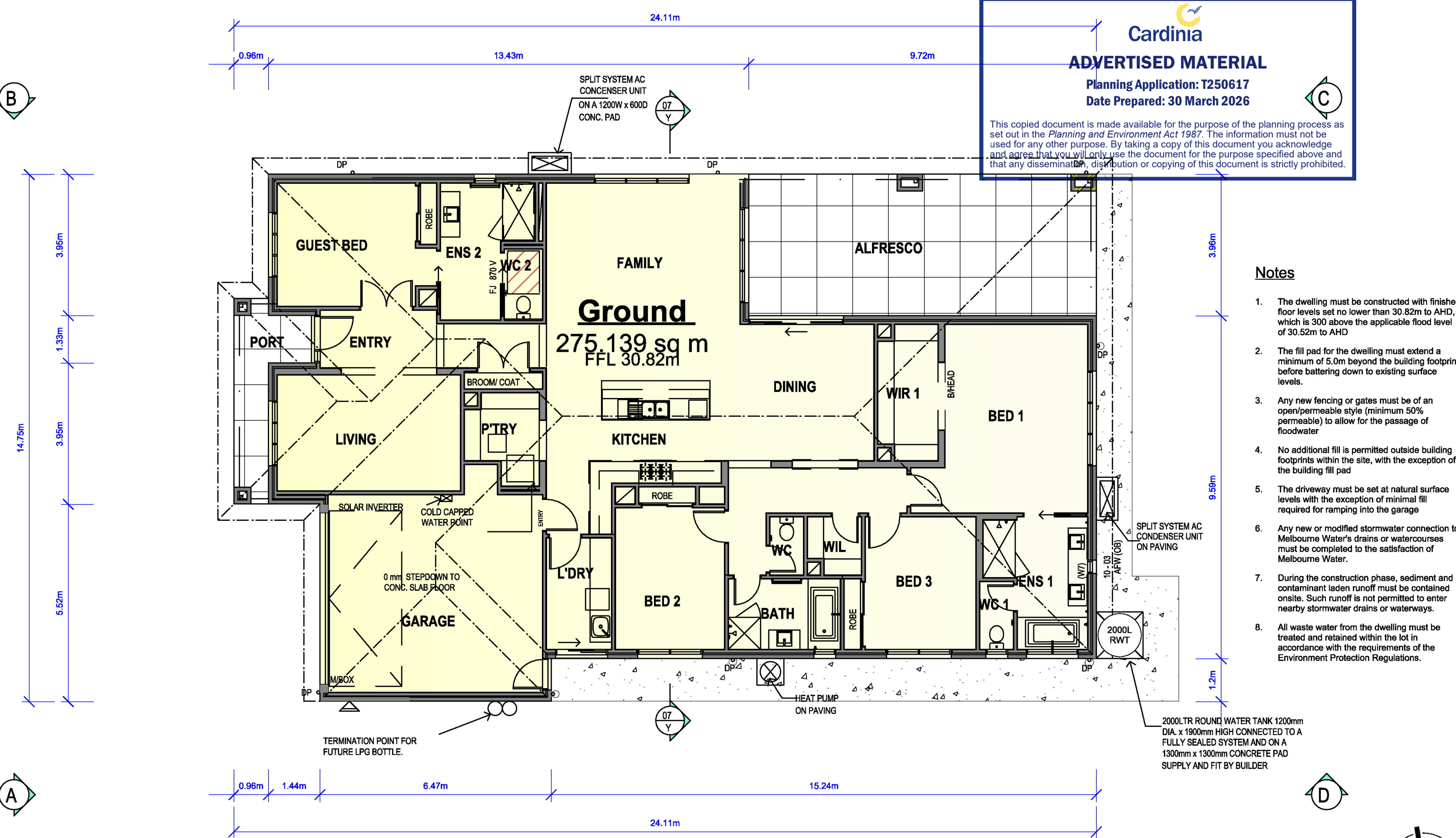
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A		2/03/2026	PLANNING ISSUE
REVISION	DATE	NOTE	
PROJECT			PROJECT #
Proposed Single Storey Residence			2528
Proposed Site Plan			DWG #
			TP02
DATE #	27/11/2025	DWG #	
SCALE @ A3	1:200	REVISION	A
DRAWN	NA		
CHKD	MT		





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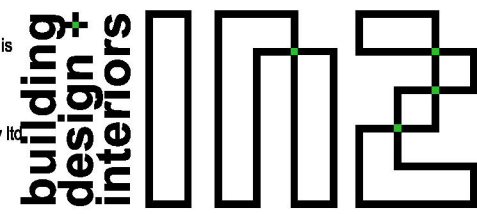
**Notes**

1. The dwelling must be constructed with finished floor levels set no lower than 30.82m to AHD, which is 300 above the applicable flood level of 30.52m to AHD
2. The fill pad for the dwelling must extend a minimum of 5.0m beyond the building footprint, before battering down to existing surface levels.
3. Any new fencing or gates must be of an open/permeable style (minimum 50% permeable) to allow for the passage of floodwater
4. No additional fill is permitted outside building footprints within the site, with the exception of the building fill pad
5. The driveway must be set at natural surface levels with the exception of minimal fill required for ramping into the garage
6. Any new or modified stormwater connection to Melbourne Water's drains or watercourses must be completed to the satisfaction of Melbourne Water.
7. During the construction phase, sediment and contaminant laden runoff must be contained onsite. Such runoff is not permitted to enter nearby stormwater drains or waterways.
8. All waste water from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations.

**1 Floor Plan**  
Scale: 1:100

Area Summary		
Site Area		824536.45 sq m
Site Coverage Provided	0.0%	321 sq m
Permeable Area Provided	100.0%	824215.45 sq m
Garden Area Provided	0.0%	35 sq m

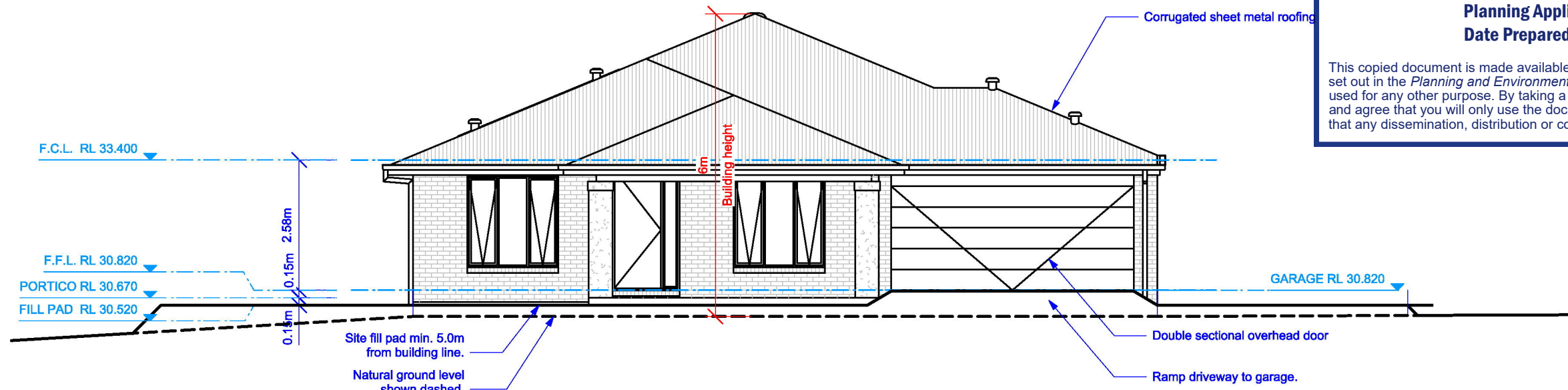
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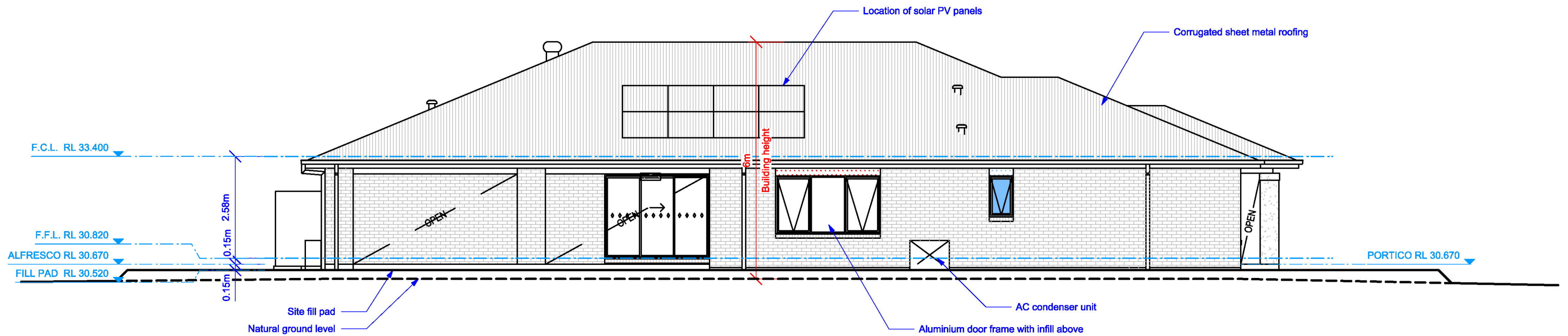
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REVISION	DATE	NOTE	PROJECT #
A	2/03/2026	PLANNING ISSUE	2528
PROJECT Proposed Single Storey Residence			DWG # TP04
DATE # 27/11/2025			DWG # TP04
SCALE @ A3 1:100			DWG # TP04
DRAWN NA			DWG # TP04
CHKD MT			REVISION A

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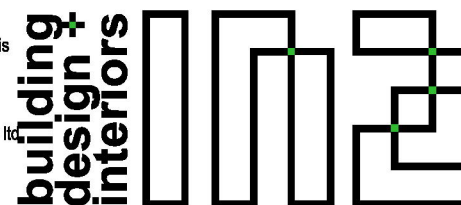


**A WEST ELEVATION**  
1 : 100



**B NORTH ELEVATION**  
1 : 100

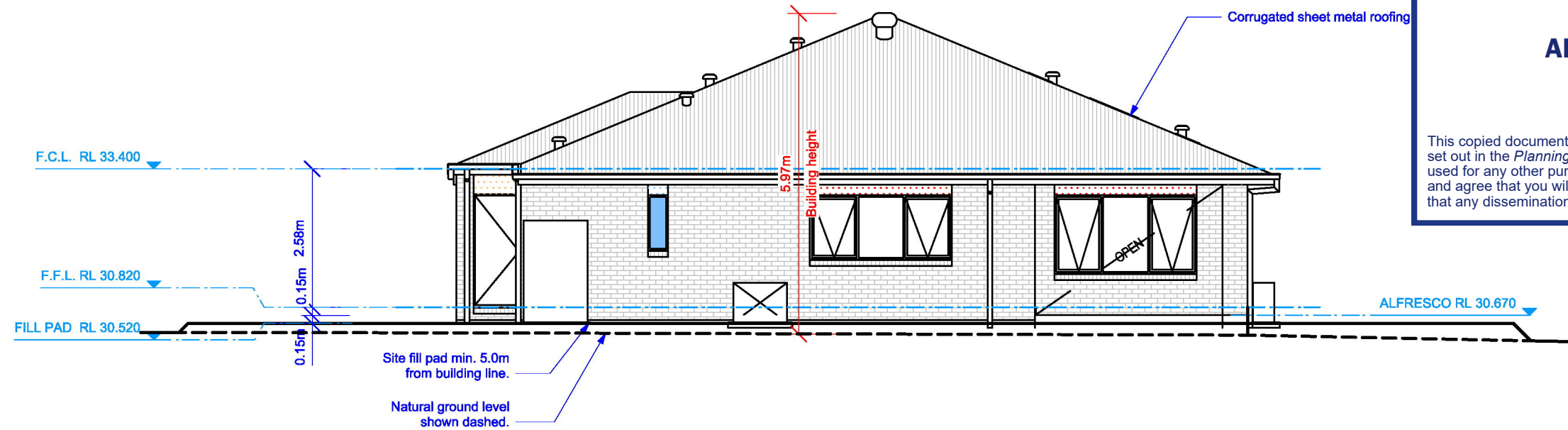
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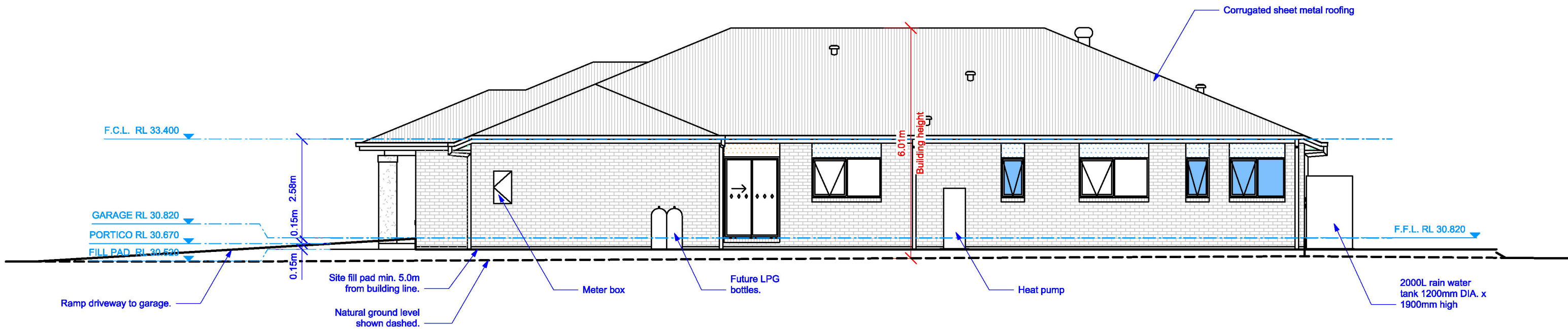
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A	2/03/2026	PLANNING ISSUE	
REVISION	DATE	NOTE	
PROJECT Proposed Single Storey Residence			PROJECT # 2528
[Redacted]			DATE # 27/11/2025
[Redacted]			SCALE @ A3 1:100
DWG Elevations			DRAWN NA
[Redacted]			CHKD MT
[Redacted]			REVISION A
[Redacted]			DWG # TP05

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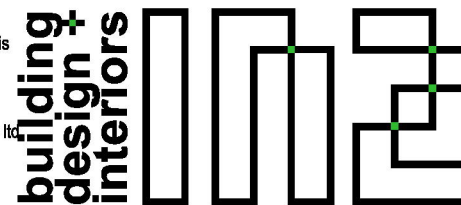


**C | EAST ELEVATION**  
1 : 100



**D | SOUTH ELEVATION**  
1 : 100

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A		2/03/2026	PLANNING ISSUE
REVISION	DATE	NOTE	
PROJECT			PROJECT #
Proposed Single Storey Residence			2528
DWG			DWG #
Elevations			TP06
DATE #	27/11/2025	SCALE @ A3	1:100
DRAWN	NA	CHKD	MT
REVISION			A

# PLAN # 1 - PROPOSED SEPTIC SYSTEM PLAN

Permit No:

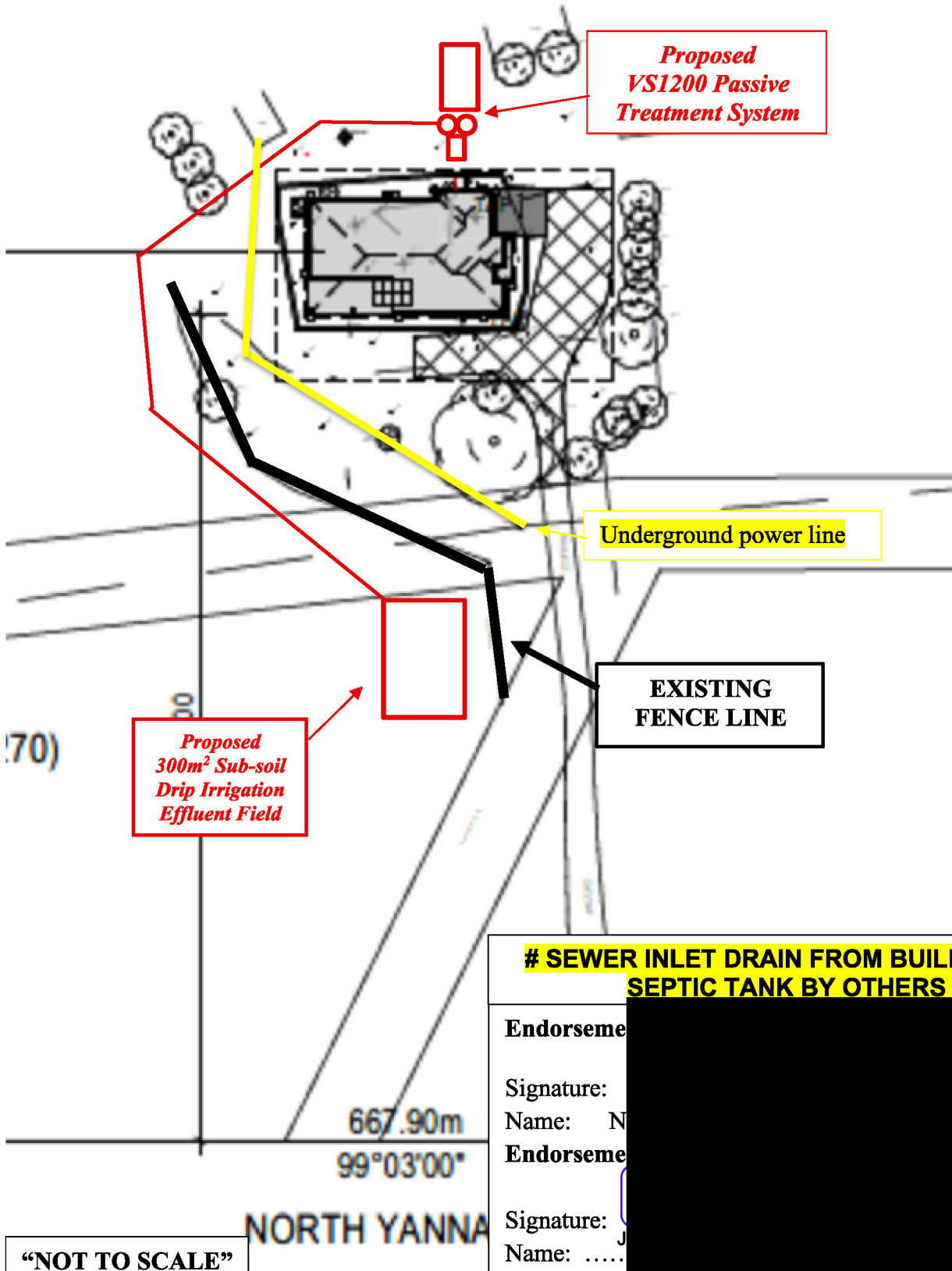
Job Location: 270 N Yannathan Road, CATANI

Owners:

Contractor:

ARTISED MATERIAL  
ing Application: T250617

Plan is indicative only – location of components may vary slightly to accommodate contours of land



# SEWER INLET DRAIN FROM BUILDINGS TO SEPTIC TANK BY OTHERS #

Endorseme

Signature:

Name: N

Endorseme

Signature:

Name: .....

NOT TO SCALE



Cardinia  
**ADVERTISED MATERIAL**  
 Planning Application: T250617  
 Date Prepared: 30 March 2026

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034/39479

270 North Yannathan Road  
MODELLA VIC 3816



Electricity

Your details

Issue date  
8 Sep 2025

Name

Account number

National Metering Identifier (NMI)

Tax Invoice

Need help?

Support, enquiries or complaints  
[agl.com.au/help](https://agl.com.au/help) or 131 245

Faults or emergencies

**AusNet Services** on 131 799

Energy and Water Ombudsman VIC  
1800 500 509

Hi Stacey,  
Here's your quarterly electricity bill for supply address:  
270 NORTH YANNATHAN ROAD  
MODELLA VIC 3816

Important information

The Australian Government and your State Government are supporting customers to reduce bills. Check the 'Understand your bill' section to see if you have received a rebate or concession. More information at [energy.gov.au](https://energy.gov.au)

Comparing plans

Could you save money on another plan?

Based on your past usage, our **Smart Saver** plan may cost you up to **\$41 less per year** (incl. GST) than your current plan.

This offer has eligibility criteria. To view the eligibility criteria or switch plans, simply visit [agl.com.au/vicoffer](https://agl.com.au/vicoffer) or contact us.

The Victorian Default Offer is a reasonably priced electricity offer set by Victoria's independent regulator. Contact us on **131 245** to discuss the suitability of this plan for you.

The above message is required by Victorian energy regulations.

Please refer to the end of your bill to find out more about how we've calculated this.

Amount due

**\$293.60**

Due date

**25 Sep 2025**

AGL Sales Pty Limited ABN 88 090 538 337

003208669294/080843E-39479 S-80843 I-155768

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Reference number 7104 3868 4794 1281 9529



**Biller Code:** 208868  
**Ref:** 7104 3868 4794 1281 9529  
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\*3201 71043868479412819529

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