
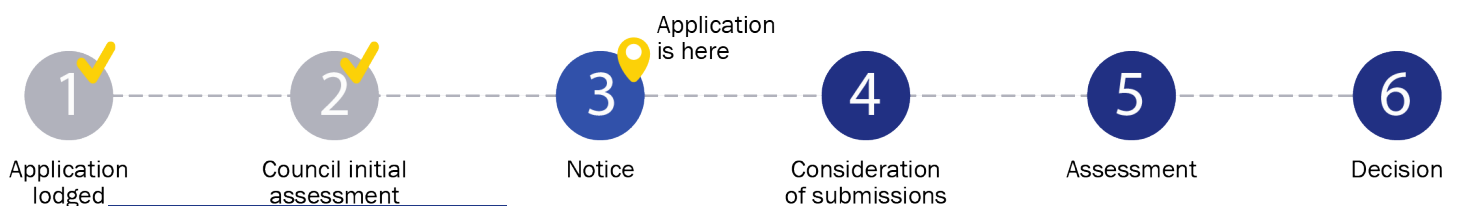


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 PS308034 V10062 F715 205 Hall Road, Yannathan VIC 3981	
The application is for a permit to:	Buildings and works for a shed	
A permit is required under the following clauses of the planning scheme:		
35.04-5	Construct a building within nominated setbacks	
44.04-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	Trusteel Fabrications	
Application number:	T260095	
<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>		29 May 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>




ADVERTISED MATERIAL

Planning Application: T260095
Date Prepared: 13 May 2026

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Application Summary

Portal Reference A12667ZC

Basic Information

Proposed Use Build shed for storing machinery and goods.
 Current Use Farm land, grass at the moment.
 Cost of Works \$142,208
 Site Address 205 Hall Road Yannathan 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.


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Contacts

Type	Name	Address	Contact Details
Applicant	Christopher Hills Trusteel Fabrications	3/Rosemary Court Rosemary Court, Mulgrave VIC 3170	W: 03-9560-4322 M: 0412-325-415 E: chrish@trusteel.com.au
Owner	Stewart Squires Squires Towing Service	99 Tooradin Station Road, Tooradin VIC 3980	W: 03-5998-3222 M: 0419-372-833 E: stewart@squirestowing.net
Preferred Contact	Christopher Hills Trusteel Fabrications	3/Rosemary Court Rosemary Court, Mulgrave VIC 3170	W: 03-9560-4322 M: 0412-325-415 E: chrish@trusteel.com.au

Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 8	VicSmart application more than \$10,000	\$487.50	100%	\$487.50
Total				\$487.50

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	Sumaia - Phone Call	17 Feb 2026



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
17-02-2026	A Copy of Title	Title Yannathan.pdf
17-02-2026	A Copy of Title	Plan Of Title Yannathan.pdf
17-02-2026	Site plans	03301 - Town Planning - 04 02 2026.pdf
17-02-2026	Additional Document	Melbourne Water Response-16 Feb 2026 1141 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

Site User	[REDACTED]
Submission Date	17 February 2026 - 02:55:PM

Declaration

By ticking this checkbox, I, [REDACTED] 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.



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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Fax: 03 5941 3784

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

VOLUME 10062 FOLIO 715

Security no : 124129957055K
Produced 17/11/2025 11:23 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 308034S.

PARENT TITLES :

Volume 03881 Folio 051 Volume 06963 Folio 587

Created by instrument PS308034S 16/04/1992

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 PS308034S 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: 205 HALL ROAD YANNATHAN VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 17136C SOPHIE E CONQUEST
Effective from 14/07/2025

DOCUMENT END



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Planning Application: T260095
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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	PS308034S
Number of Pages (excluding this cover sheet)	2
Document Assembled	17/11/2025 11:23

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PLAN OF SUBDIVISION

STAGE NO.

LTO use only

Plan Number

EDITION 1

PS 308034 S

Location of Land

Parish: YALLOCK

Township:

Section:

Crown Allotment: 117 & 118

Crown Portion:

LTO Base Record: LITHO YALLOCK (3935)

Title Reference: Vol. 6963 Fol. 587 and
Vol. 3881 Fol. 051

Last Plan Reference:

Postal Address: HALL ROAD
(at time of subdivision) YALLOCK

AMG Co-ordinates E 377 350 Zone: 55
(of approx. centre of land in plan) N 5 771 750

Council Certificate and Endorsement

Council Name: SHIRE OF CRANBOURNE Ref: 4143

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.~~

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 been satisfied.~~
- ~~(iii) The requirement is to be satisfied in Stage.....~~

Council delegate

~~Council seal~~

Date 30 / 5 / 1991

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate

Council Seal

Date / /

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
NIL	NIL

Notations

Staging This ~~is~~ is not a staged subdivision
Planning Permit No.

Depth Limitation 15.24 metres below the surface.


Cardinia
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Survey This plan ~~is~~ is not based on survey

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

LTO use only

Statement of Compliance/
Exemption Statement

Received

Date 10 / 4 / 92

LTO use only

PLAN REGISTERED

TIME

DATE 16 / 4 / 92

dl/yates
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

beveridge williams & co. pty. ltd.
SURVEYORS PLANNERS ENGINEERS

- o Melbourne--554 High St. Prahran 3181 529 4022
- o Ballarat--11 Lydiard St. South 3350 (053) 31 3877
- o Leongatha--57 Bair Street 3953 (056) 62 2630
- o Traralgon--3/6 B Grey Street 3844 (051) 74 5385
- o Wonthaggi--31 Murray Street 3995 (056) 72 1505

LICENSED SURVEYOR (PRINT) JOHN FRANCIS WILLIAMS

SIGNATURE..... DATE 21 / 12 / 90

REF 5941 VERSION 2

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

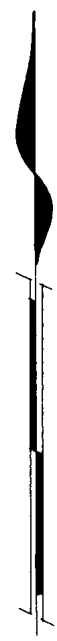
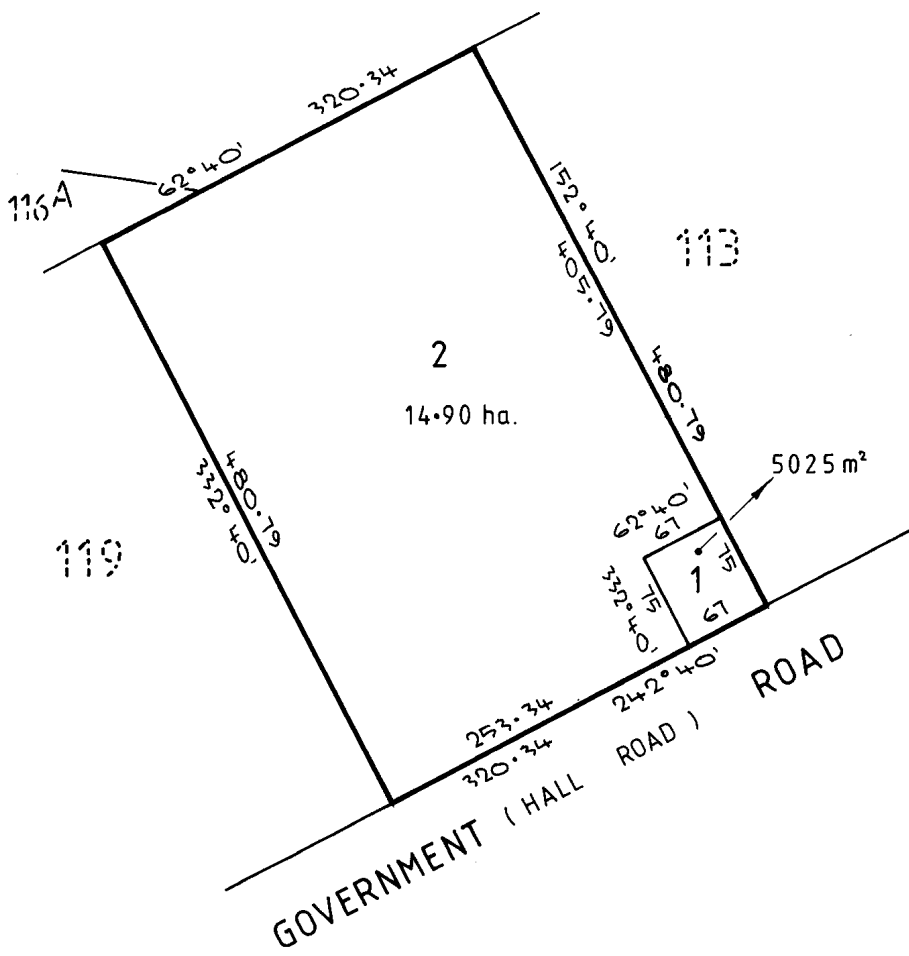
Stage No.

Plan Number

PS 308034 S


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 Planning Application: T260095
 Date Prepared: 13 May 2026

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- o Ballarat - 11 Lydiard St. South 3350 (053) 31 3877
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- o Traralgon - 3/6-8 Grey Street 3844 (051) 74 5385
- o Wonthaggi - 31 Murray Street 3995 (056) 72 1505

Sheet 2 of 2 sheets

ORIGINAL		SCALE
SCALE	SHEET SIZE	40 0 80 160
1:4000	A3	LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JOHN FRANCIS WILLIAMS

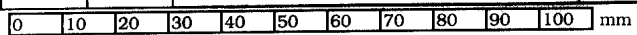
SIGNATURE..... DATE 21 / 12 / 90

REF **5941** VERSION 2

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3



16 February 2026



[REDACTED]
Trusteel Fabrications
99 Tooradin Station Rd
Tooradin VIC 3980

Dear [REDACTED]

Proposal: Flood level certificates**Site location:** LOT 2, 205 HALL ROAD YANNATHAN VIC 3981**Melbourne Water reference:** MWA-1402246**Date Received:** 05/02/2026

Applicable Flood Level

Melbourne Water's records indicate that this property is located within the Koo Wee Rup Flood Protection District, **Zone 5**. The estimated flood level for this property is approximately **150mm** above the natural ground level. This flood level is based on a storm event that has an Annual Exceedance Probability AEP, that is, a 1% probability of being equalled or exceeded in any one year.

Melbourne Water's [Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District](#) provide further detail in relation to applicable flood levels and development requirements.

Please note that whilst the above level is based upon a storm event that has an AEP, that is, a 1% probability of being equalled or exceeded in any one year, the property may be affected by more frequent flooding.

A licensed land surveyor should be engaged to determine the exact effect of the applicable flood level on the property.

To determine whether the property is affected by flooding from the local drainage system, please consult your local Council.

Important to note

Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

The flood level advice provided is based on the most accurate information currently available. This estimated flood information may change and is valid for **3 months** from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

To obtain velocity flow rate information apply [here](#), or if you wish to obtain Melbourne Water's development requirements apply [here](#) or contact us.

Disclaimer

This letter does not constitute approval for any proposed development for planning or building

This certificate provides information as a general reference source only and has taken all reasonable measures to ensure that the material in this letter is as accurate as possible at the time of publication. However, Melbourne Water makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, Melbourne Water disclaims all liability, (including liability in negligence), for losses and damages, (including indirect and consequential loss and damage), caused by or arising from anyone using or relying on the information for any purpose whatsoever.

The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

Contact us

For more information in relation to flooding or additional services that Melbourne Water can provide please visit our [website](#).

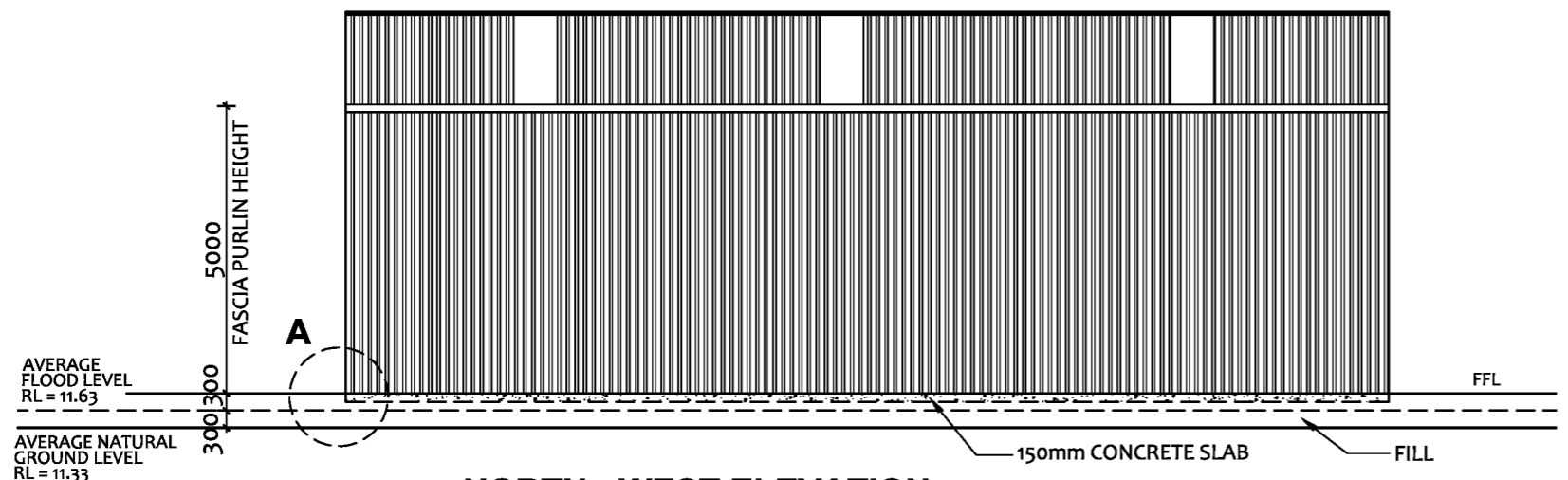
Should you require additional general development information, please contact our Melbourne Water Customer Service Centre on 131 722.

Regards,

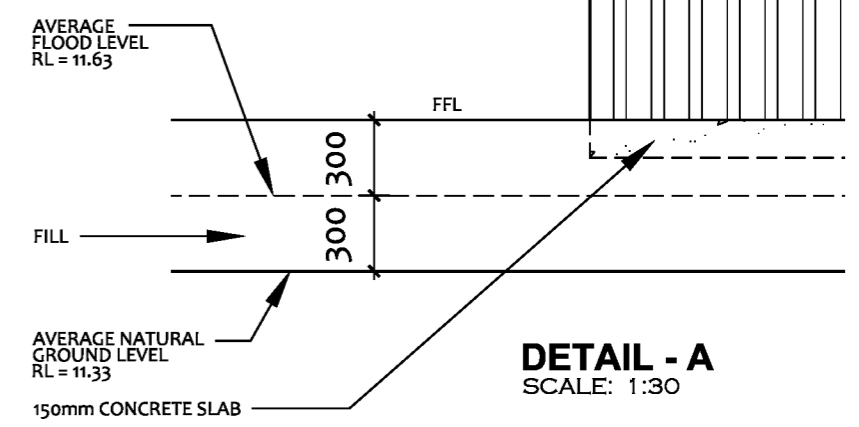


Melbourne Water

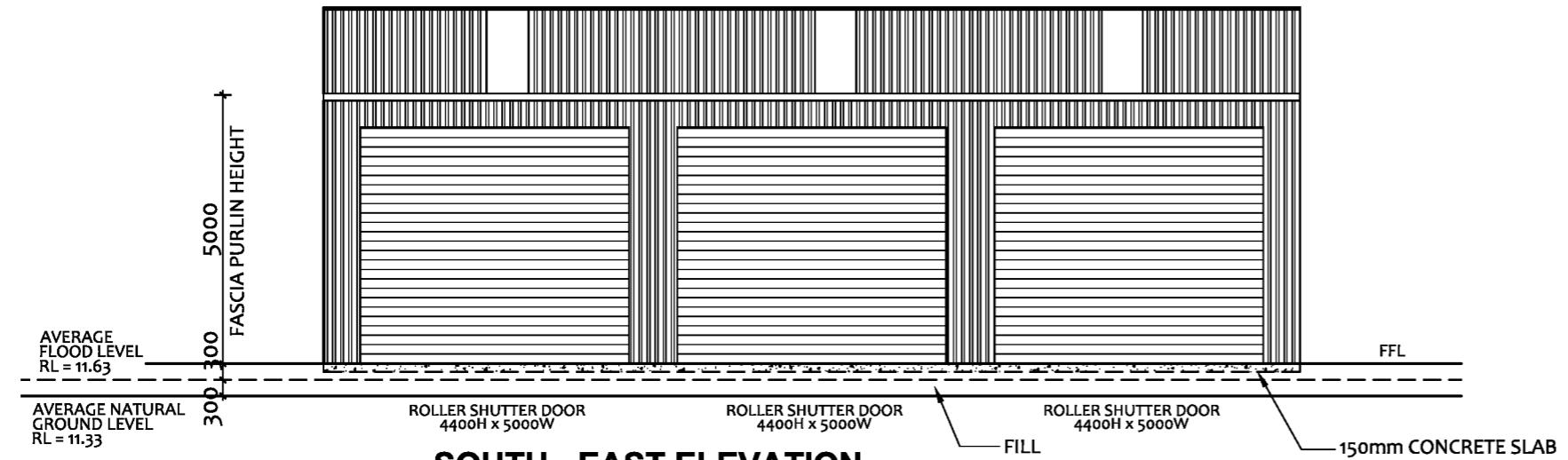




NORTH - WEST ELEVATION
SCALE: 1:125



DETAIL - A
SCALE: 1:30



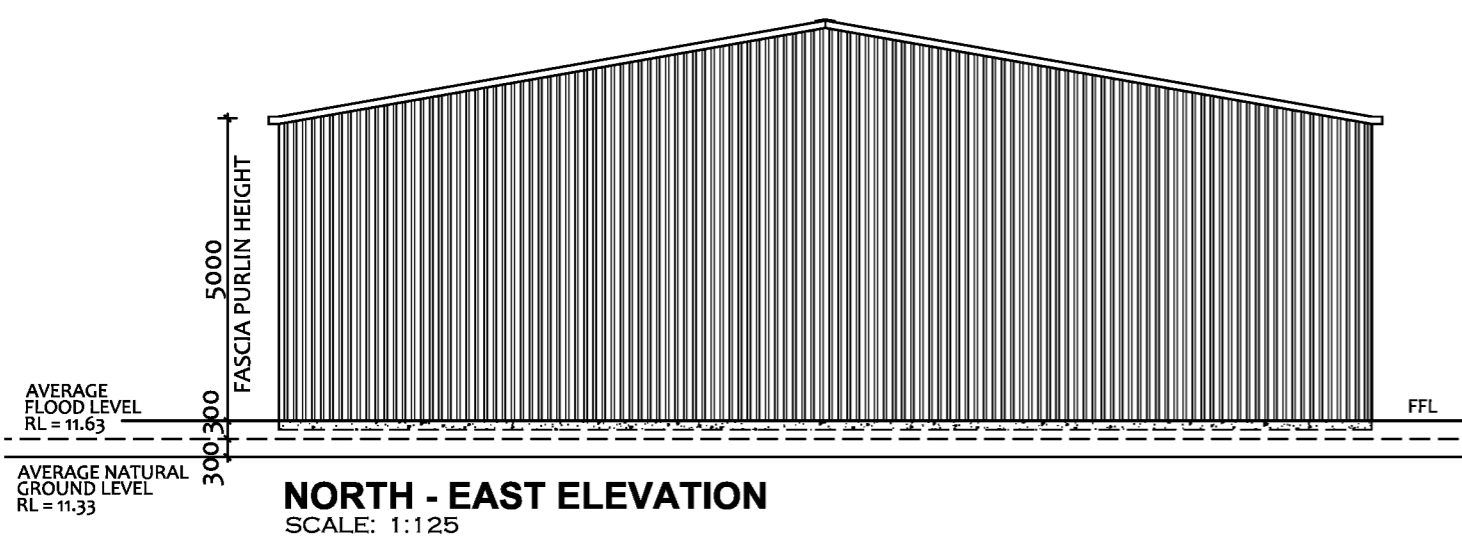
SOUTH - EAST ELEVATION
SCALE: 1:125



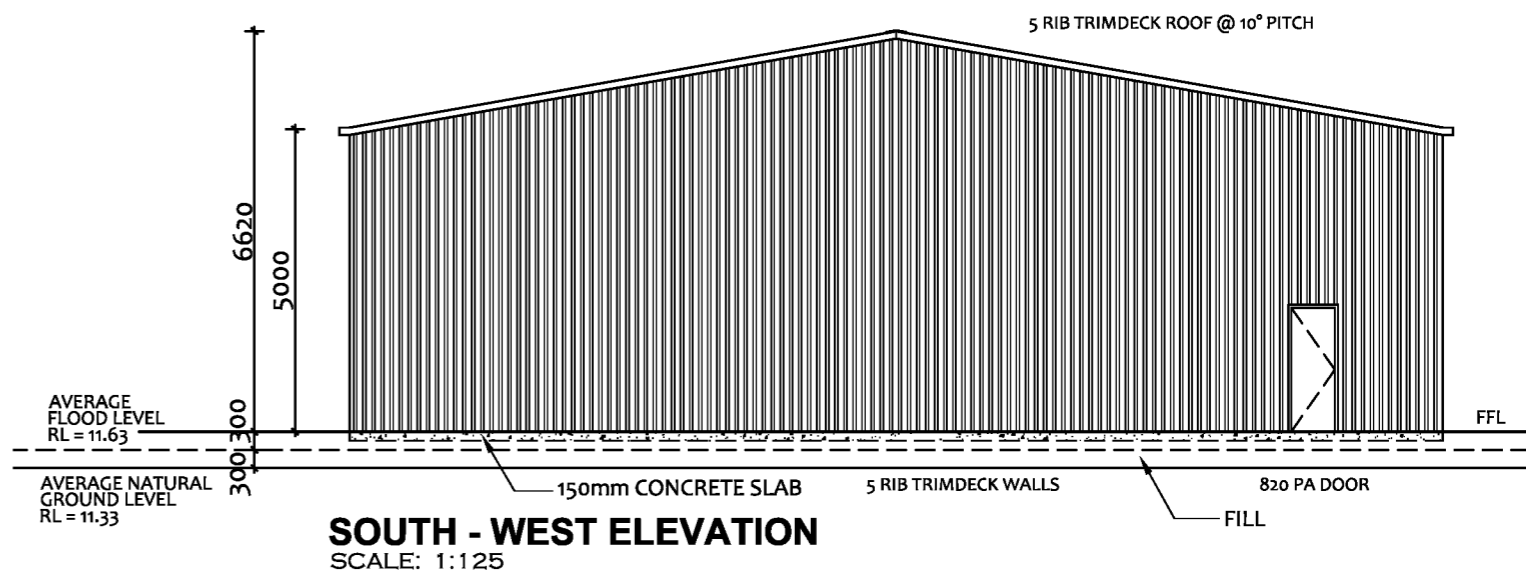
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NORTH - EAST ELEVATION
SCALE: 1:125



SOUTH - WEST ELEVATION
SCALE: 1:125

REV	COMMENTS	DATE
-		-
-		-
-		-
-		-

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TRUSTEEL FABRICATIONS

INDUSTRIAL BUILDINGS, FARM SHEDS,
GARAGES, CARPORTS-VERANDAHS

3 ROSEMARY COURT MULGRAVE 3170
Email: info@trusteel.com.au

TEL: (03) 9560 4322
FAX: (03) 9562 1821

Builder must verify all dimensions at the Job before commencing any work shown hereon.

DO NOT SCALE
IF IN DOUBT ... ASK

JOB: - **PROPOSED FARM SHED**

DRAWING: - ELEVATIONS

CLIENT: [REDACTED]

SITE ADDRESS: - 205, HALL ROAD,
YANNATHAN - 3981

JOB NO: **03301**

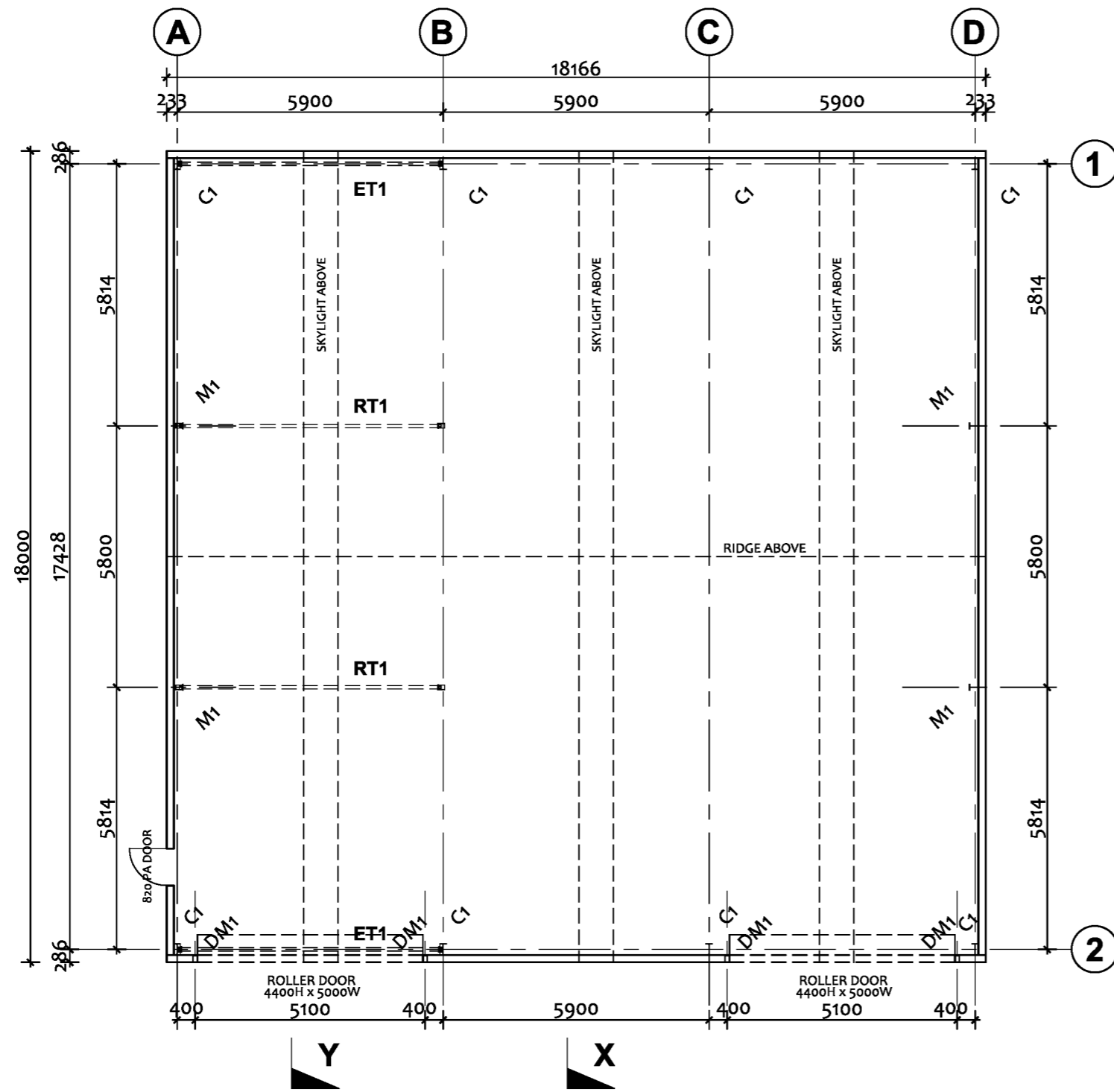
DWG NO: **01 OF 1**

DATE: 05/05/2026

SCALE: AS SHOWN AS

DRAWN: [REDACTED]

REVISION: 1



FLOOR PLAN
SCALE: 1:125


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MEMBER SCHEDULE	
COLUMN (C1)	- 250 UB 31
RAFTER (R1)	- TOP & BOTTOM CHORDS 65x65x2.5 SHS @ 650 CTRS DIAGONAL WEBS 40x40x2 SHS - FIRST 2 FROM KNEE 30x30x2 SHS - REST
MULLION (M1)	- 200 UB 22
DOOR MULLION (DM1)	- 150x100x3 RHS
PURLIN	- Z150 15
GIRT	- Z150 15
FASCIA PURLIN	- C200 15
ROOF & WALL BRACING	- 12Ø ROD
WALLS	- 5 RIB TRIMDECK
ROOF	- 5 RIB TRIMDECK @ 10° PITCH

COLOURS	
ROOF SHEETS & RIDGE	- EVENING HAZE
WALL SHEETS	- EVENING HAZE
FASCIA GUTTERS, DOWN PIPES @ BARGE CAPPING	- EVENING HAZE

REV	COMMENTS	DATE
-		-
-		-
-		-
-		-

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TRUSTEEL FABRICATIONS

INDUSTRIAL BUILDINGS, FARM SHEDS,
 GARAGES, CARPORTS-VERANDAHS
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TEL: (03) 9560 4322
 FAX: (03) 9562 1821

Builder must verify all dimensions at the Job before commencing any work shown hereon.

DO NOT SCALE
IF IN DOUBT ... ASK

JOB: - **PROPOSED FARM SHED**

DRAWING: - FLOOR PLAN

CLIENT: - [REDACTED]

SITE ADDRESS: - **205, HALL ROAD, YANNATHAN - 3981**

JOB NO: **03301**

DWG NO: **A 02**

DATE: **19/01/2026**

SCALE: **AS SHOWN/AS**

DRAWN: [REDACTED]

REVISION: 1

Receipt

Receipt No	EPLAN011278
Amount Paid	\$487.50
Transaction Status	Processing
Transaction Date	17/02/2026 2:57:30 PM
Reference 1	T29284898
Reference 2	T260095
Reference 3	A12667ZC

Applicant

Applicant Address

Owner

Owner Address

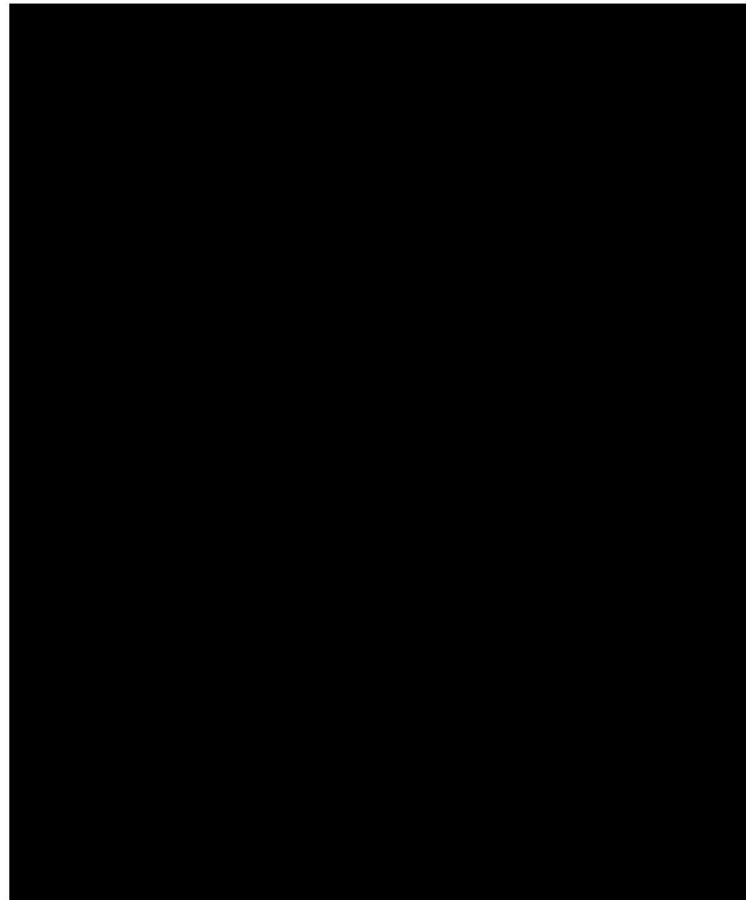
Preferred Contact

Preferred Contact Address

Site Address

Portal Reference
ReferenceNumber

InvoiceNumber
InvoiceDate
InvoicePayByDate



Regulation	Description	Amount	Modifier	Modified Amount
g - Class 8	VicSmart application more than \$10, 000	\$487.50	100%	\$487.50

Total Amount \$487.50



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 20 Siding Avenue, Officer (DX 81006)

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 Web: www.cardinia.vic.gov.au

