
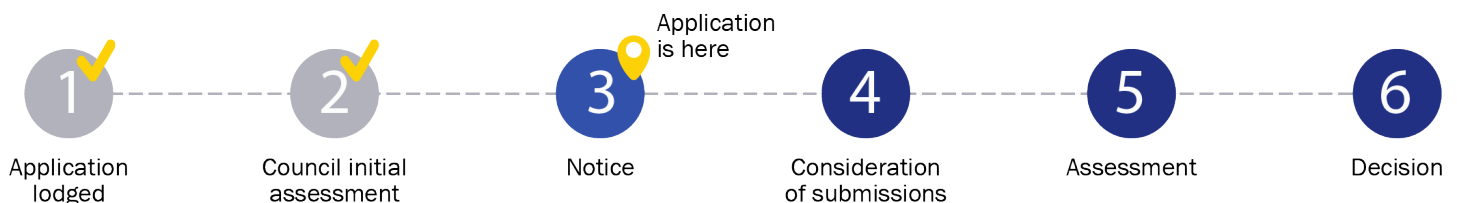


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L5 LP222305 V10115 F654 35 Beatties Road, Koo Wee Rup VIC 3981
The application is for a permit to:	Buildings and works (Construction of a replacement dwelling and rainwater tanks, and partial conversion of the existing dwelling into a garage)
A permit is required under the following clauses of the planning scheme:	
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
35.06-5	Construct a building within nominated setbacks
35.06-5	Construct or carry out earthworks specified in a schedule to this zone
42.03-2	Construct a building or construct or carry out works
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	XWB Consulting
Application number:	T260040
 <b>ADVERTISED MATERIAL</b> Planning Application: T260040 Date Prepared: 01 June 2026 <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.</small>	
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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.	
<b>HOW CAN I MAKE A SUBMISSION?</b>	
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:	
<b>19 June 2026</b>	
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>
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.	



## Application Summary

Portal Reference: A12624/W



**ADVERTISED MATERIAL**

Planning Application: T260040  
Date Prepared: 01 June 2026

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## Basic Information

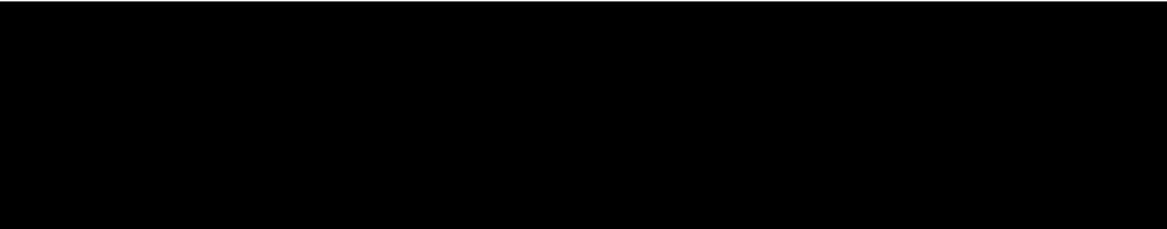
Proposed Use: Construction of a replacement dwelling  
Current Use: Small rural property with dwelling  
Cost of Works: \$800,000  
Site Address: 35 Beatties Road Koo Wee Rup 3981

## 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		Amount	Modifier	Payable
9 - Class 5	More than \$500,000 but not more than \$1,000,000	\$1,580.10	100%	\$1,580.10
<b>Total</b>				<b>\$1,580.10</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
27-01-2026	A Copy of Title	Title.pdf
27-01-2026	A Copy of Title	Title Plan.pdf
27-01-2026	Encumbrance	Title S173 agreement.pdf
27-01-2026	Site plans	TP Plan Dec 25.pdf
27-01-2026	Additional Document	Planning Permit Application Report Beatties Road Kooweerup Jan 26.pdf
27-01-2026	Additional Document	25-11-21 Melbourne Water Response.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  
Submission Date

## Declaration

By ticking this box, I declare that all the information in this application is true and correct; and the Applicant and/or Owner (if applicable) is/are aware of the information provided.



**Civic Centre**  
20 Siding Avenue, Officer, Victoria  
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Purton Road, Pakenham, Victoria

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**Phone:** 1300 787 624  
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**Fax:** 03 5941 3784

# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T260040
Address of the Land:	35 Beatties Road Kooweerup



**ADVERTISED MATERIAL**  
 Planning Application: T260040  
 Date Prepared: 01 June 2026

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## APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	C/- XWB Consulting
Address:	PO Box 752 Beaconsfield 3807
Phone:	0408517143
Email:	mail@xwbconsulting.com.au

## AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority <b>before</b> notice:	<input type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Amended plans including removal of the existing dwelling and water tanks		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

**DECLARATION**

I declare that all the information provided is true and correct and the owner (if not myself) has been notified of this request to	
<b>Name:</b>	[Redacted]
<b>Signature:</b>	[Redacted]
<b>Date:</b>	1 June 2026

 <b>Cardinia</b> <b>ADVERTISED MATERIAL</b> Planning Application: T260040 Date Prepared: 01 June 2026
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**LODGEMENT**

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

**IMPORTANT INFORMATION**

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.


Any material submitted with this request, 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*.



# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T260040	
Address of the Land:	35 Beatties Road Kooweerup	 <b>ADVERTISED MATERIAL</b> Planning Application: T260040 Date Prepared: 01 June 2026

## APPLICANT DETAILS

Name:	J [REDACTED]	<small>This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. 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>
Organisation:	C/- XWB Consulting	
Address:	PO Box 752 Beaconsfield 3807	
Phone:	0408517143	
Email:	mail@xwbconsulting.com.au	

## AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input checked="" type="checkbox"/>
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## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Amended plans including removal of the existing dwelling		


<b>Specify the estimated cost of any development for which the permit is required:</b>		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

**DECLARATION**

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
<b>Name:</b>	[REDACTED]
<b>Signature:</b>	[REDACTED]
<b>Date:</b>	6 May 2026

**LODGEMENT**

<p>Please submit this form, including all amended plans/documents, to <a href="mailto:mail@cardinia.vic.gov.au">mail@cardinia.vic.gov.au</a></p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at <a href="https://eplanning.cardinia.vic.gov.au/">https://eplanning.cardinia.vic.gov.au/</a></p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

**IMPORTANT INFORMATION**

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, 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 <i>Planning and Environment Act 1987</i>.</p>
--

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

VOLUME 10115 FOLIO 654

Security no : 124131504110D  
Produced 21/01/2026 11:08 AM

## LAND DESCRIPTION

Lot 5 on Plan of Subdivision 222305E.

PARENT TITLES :

Volume 04698 Folio 533      Volume 04865 Folio 991      Volume 05852 Folio 226

Volume 07092 Folio 291

Created by instrument LP222305E 19/05/1993

  
**ADVERTISED MATERIAL**  
Planning Application: T260040  
Date Prepared: 01 June 2026

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## REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors



LOT 5 ON PLAN OF SUBDIVISION 222305E BOTH OF 35 BEATTIES ROAD KOO WEE RUP VIC 3981

AY981456Y 21/03/2025

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY981457W 21/03/2025

MACQUARIE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987

P863859N 22/06/1990

## DIAGRAM LOCATION

SEE LP222305E 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: 35 BEATTIES ROAD KOO WEE RUP VIC 3981

## ADMINISTRATIVE NOTICES

NIL

eCT Control      18440T MSA NATIONAL

Effective from 21/03/2025

DOCUMENT END

# Imaged Document Cover Sheet

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Document Assembled	<b>21/01/2026 11:08</b>

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REGD

851.

BY LEADER

P863859N

Code 2760 n

**TAYLOR SPLATT & PARTNERS**

Lawyers  
40 Young Street, Frankston  
Code No. 2670N



**ADVERTISED MATERIAL**

Planning Application: T240040  
Date Prepared: 01 June 2026

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**APPLICATION BY RESPONSIBLE AUTHORITY UNDER SECTION 181  
PLANNING AND ENVIRONMENT ACT 1987 FOR ENTRY OF A  
MEMORANDUM OF AGREEMENT UNDER SECTION 173 OF THAT ACT**

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

**LAND:** Certificates of Title Volume 4698 Folio 533, Volume 5852 Folio 226, Volume 7092 Folio 291 and Volume 4865 Folio 991

**ADDRESS OF THE LAND:** Hall Road, Carrum Downs 10115-650 B 1

**PLANNING SCHEME:** Cranbourne Planning Scheme

**RESPONSIBLE AUTHORITY:** THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF CRANBOURNE of Sladen Street, Cranbourne

**AGREEMENT DATE:** 2nd day of May, 1990

**AGREEMENT WITH:** CLIVE ROSS DIXON and JANINE MARGARET DIXON both of Beatties Road Kooweerup

A copy of the Agreement is attached to this Application.

**DATED** the 14th day of June 1990

**THE COMMON SEAL of THE PRESIDENT )  
COUNCILLORS AND RATEPAYERS OF THE )**

**SHIRE** [Redacted]  
affixe  
Presid  
Counci  
Shire  
Secret

A memorandum of the within instrument has been entered in the Register Book



3  
p/w  
90

AGREEMENT PURSUANT TO SECTION 173  
of the ~~PLANNING AND ENVIRONMENT ACT 1987~~

THIS AGREEMENT is made the 2<sup>nd</sup> day of MAY, 1990  
BETWEEN:-

THE PRESIDENT COUNCILLORS AND RATEPAYER OF THE SHIRE OF  
CRANBOURNE ("The Shire") of the first part  
AND

CLIVE ROSS DIXON and JANINE MARGARET DIXON both of  
Beattie's ROAD, Kooweerup ("the Owners") of the other  
part

WHEREAS:

1. The owners are entitled to be registered at the Office of Titles as the registered proprietors of all those pieces of land described as Lots 2, 3, 4, 5 and 9 and part of Crown Portion C and a road on Plan of Subdivision number 7760 and described in Certificate of Title Volume 4698 Folio 533, Volume 5852 Folio 226, Volume 7092 Folio 291 and Volume 4865 Folio 991 ("the said land").
2. The Owners have applied to the Shire to subdivide and consolidate the said land. The Shire issued planning permit number 890204 on 29th November, 1989 for the said subdivision and consolidation subject inter alia to condition 3 which reads "3. Prior to the plan of subdivision being sealed by Council, the owner of the land shall enter into an agreement with Council under section 173 of the Planning and Environment Act not to further resubdivide the land".
3. This agreement is entered into pursuant to Section 173 of the Planning and Environment Act 1987 for the purposes of inter alia implementing condition 3 of the permit.

Cardina

ADVERTISED MATERIAL

Planning Application: T260040

Date Prepared: 01 June 2026

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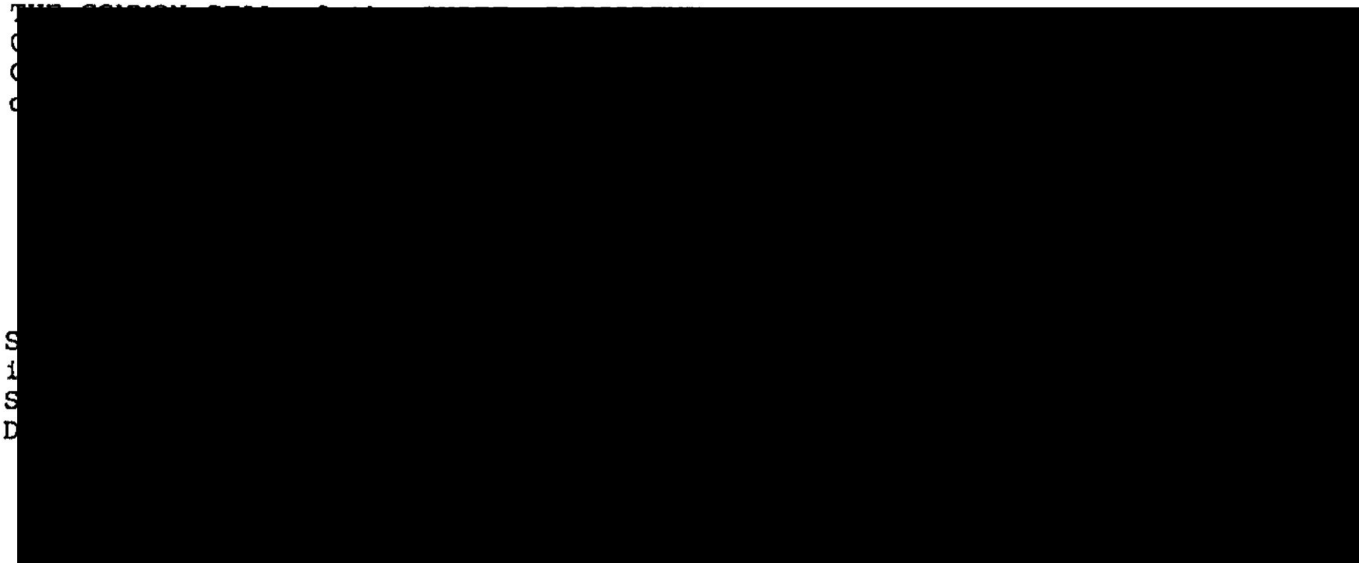
NOW IT IS HEREBY AGREED by the owners that:-

1. All of the lots shown on the plan of subdivision sealed by the Shire pursuant to permit number 890204 shall not be further subdivided.
2. The Shire may pursuant to section 181 of the Planning and Environment Act apply to the Registrar of Titles for registration of a copy of this agreement over the titles to the said land and over any new titles created by the registration of the plan of subdivision referred to in permit number 890204.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year hereinbefore written.

  
**ADVERTISED MATERIAL**  
Planning Application: T260040  
Date Prepared: 01 June 2026

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DIS  
S  
D

OFFICIAL

20 November 2025

  
 Archigreen Design P.L.  
 PO Box 4010  
 Burwood East VIC 3151

Dear 

**Proposal:** Pre-development advice - Additional Dwelling  
**Site location:** Lot No 5, 35 BEATTIES ROAD KOO WEE RUP 3981  
**Melbourne Water reference:** MWA-1390379  
**Date Received:** 24/10/2025

  
**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T260040  
 Date Prepared: 01 June 2026

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Thank you for your application for pre-development information for the property listed above.

Melbourne Water provides the following high level, preliminary information to assist you in understanding the impacts that flooding and associated infrastructure or waterway assets may have on the potential to develop a property, and to inform your design response. Melbourne Water recommends that independent expert advice from a planning consultant or hydraulic engineer is sought in relation to the proposal, prior to submitting a planning or building permit application to the Responsible Authority.

<p><b>Flood Level Information</b></p>	<p>The property is subject to flooding from existing coastal flooding, and 2100 sea level rise flooding, and the site is within the Koo Wee Rup flood district (Zone 1).</p> <p>The site has a 1% Average Exceedance Probability flood level from tidal inundation of 3.34 metres to Australian Height Datum (AHD) (that being a flood event that has a 1% probability of occurring in any given year). Due to the impacts of climate change and sea level rise (predicted 2100 level related to Westernport Bay tidal inundation), the applicable flood level for this property is 3.91 metres AHD..</p> <p>In general, flooding in Zone 1 of the Koo Wee Rup Flood District averages 300 mm deep above natural surface level, with deeper flooding in local low spots and shallower or no flooding at local high spots.</p>
---------------------------------------	---

**Requirements for Development in Flood Prone Areas**

Melbourne Water assesses development applications in accordance with the [Guidelines for Development in Flood Affected Areas \(DELWP, 2019\)](#) (Guidelines, DELWP, 2019)

These Guidelines describe four key objectives that need to be complied with when designing a development proposal. These include safety, flood damage, offsite impacts and waterway and floodplain protection.

Melbourne Water has prepared the [Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District](#) (KWR Guidelines) to set out specific requirements that apply to development proposals in the district and surrounding flood-prone areas (the District).

The KWR Guidelines supplement the statewide Guidelines for Development in Flood Affected Areas (2019) prepared by the Department of Environment, Land, Water and Planning (DELWP). The aim of Melbourne Water's guidelines is to ensure that proposed subdivision and development is compatible with any flood risk and takes into consideration the unique flooding nature and history of the District.

Development in or adjacent to a floodplain may only be acceptable where the development is protected from flooding (floor levels are constructed to the identified Nominal Flood Protection Level, there is safe access to and around the development (in considering site specific flood depths and velocities), development does not interfere with the passage and storage of floodwaters, and development does not impact the environmental values of waterways and floodplains.

The property is within the Land Subject to Inundation Overlay (LSIO) under the Cardinia Planning Scheme. This can be verified on the [VicPlan](#) website. Refer to the relevant Planning Scheme and applicable Planning Policy Framework provisions relating to floodplains, coastal inundation, waterways, erosion and drainage for policy guidelines.

Development in areas affected by flooding must consider the following:

  
**ADVERTISED MATERIAL**  
Planning Application: T250040  
Date Prepared: 01 June 2026

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- Development must not obstruct the passage of flood flows;
- Development must not reduce floodplain storage as this may cause flood levels and velocities to increase and adversely impact surrounding properties.
- New fencing and decking must be of an open and unenclosed style of construction (fencing with 50% openings) to allow for the passage of flood flows.

Freeboard is the difference between the floor level of a building and the 1% AEP flood level. Freeboard requirements are designed to ensure that valuable buildings, their contents and the people in them are safely above the 1% AEP flood level. The development must be constructed with finished floor levels set no lower than 600 mm above the applicable flood level. Garages must be constructed with finished floor levels set no lower than the applicable flood level. For new dwellings on properties greater than 800 sqm, the fill pad area must extend at least 5 metres from the building footprint and batter down to the natural surface level, pursuant to Appendix 1 of the KWR Guidelines.

Flood zone	Avg. flood depths	Remarks	Building applications		
			Dwellings	Outbuildings	Extensions
1	Approx. 300 mm	Liability to overland flooding due to overflows from drains.	<ul style="list-style-type: none"> <li>• Floor levels to be a minimum of 600 mm above the applicable flood level.</li> <li>• For dwellings on stumps, a fill pad is to be a minimum of 150 mm above the applicable flood level. For slabs on ground, a fill pad is to be a minimum of 450 mm above the applicable flood level.</li> <li>• Fill pad area (unless otherwise filled at subdivision stage):                             <ul style="list-style-type: none"> <li>- for dwellings on lots less than 800 m<sup>2</sup>, a fill pad is to cover the building envelope.</li> <li>- for dwellings on lots greater than 800 m<sup>2</sup>, a fill pad is to extend at least 5 m beyond the building.</li> </ul> </li> </ul>	Outbuildings to be constructed with floor levels a minimum of 300 mm above the applicable flood level for concrete floors and 150 mm above applicable flood levels for earthen floors.  Some concessions may be accepted for open-sided structures, such as carports or hay sheds.	As per dwellings and outbuildings.  Some concessions may be applied considering location and size of extension, access and design.

It is noted that the site is subject to high flood depth of approximately 0.91 metres, and the road access is subject to flooding and may have potentially high flood depths of up to 0.86 metres, in the 2100 sea level rise coastal inundation flood event. Melbourne Water is unable to support a development that does not comply with the flood safety requirements of the

	Guidelines (DELWP, 2019).
<b>Asset Information</b>	<p>No Melbourne Water assets have been identified within the subject property.</p> <p>Buildings and works should be located sufficiently away from a water supply, sewerage or drainage asset to ensure that the asset is not impacted and enable the asset to be adequately serviced. Formal approval is required from Melbourne Water to undertake buildings and works over or near a Melbourne Water asset.</p> <p>A separate application is required to be submitted to Melbourne Water for approval of any new or modified stormwater connection to Melbourne Water's drains or watercourses.</p> <p>Applications for these types of activities can be made directly to Melbourne Water via our <a href="#">website</a>.</p>

Any plans that may have been submitted with your application have not been assessed for compliance and the information provided above does not constitute approval. Melbourne Water may not support development that does not satisfy the criteria within the relevant guidelines and planning provisions.

Melbourne Water will formally review, assess and respond to your complete application at planning or building permit stage, and as such recommends that the Responsible Authority's pre-application service is also used to understand the risks associated with any proposal as a whole.

This information provided above is preliminary in nature and forms no contractual agreement between your company and Melbourne Water. Melbourne Water reserves the right to alter any or all of this information at any time.

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,




Statutory Referral Permit Services



**ADVERTISED MATERIAL**  
 Planning Application: T260040  
 Date Prepared: 01 June 2026

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# Planning Permit Application Replacement Dwelling 35 Beatties Road Kooweerup



**ADVERTISED MATERIAL**

Planning Application: T260040

Date Prepared: 01 June 2026

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**January 2026**

**xwb consulting**

**Town Planning and Bushfire Consultants**

[Type here]

## 1. Introduction

XWB Consulting has been engaged by Archigreen Design to prepare a planning permit application for a replacement dwelling at 35 Beatties Road Kooweerup.

This planning report has been prepared by:



Beaconsfield 3807

[mail@xwbconsulting.com.au](mailto:mail@xwbconsulting.com.au)

Ph: 0408 517 143



**ADVERTISED MATERIAL**

Planning Application: T260040  
Date Prepared: 01 June 2026

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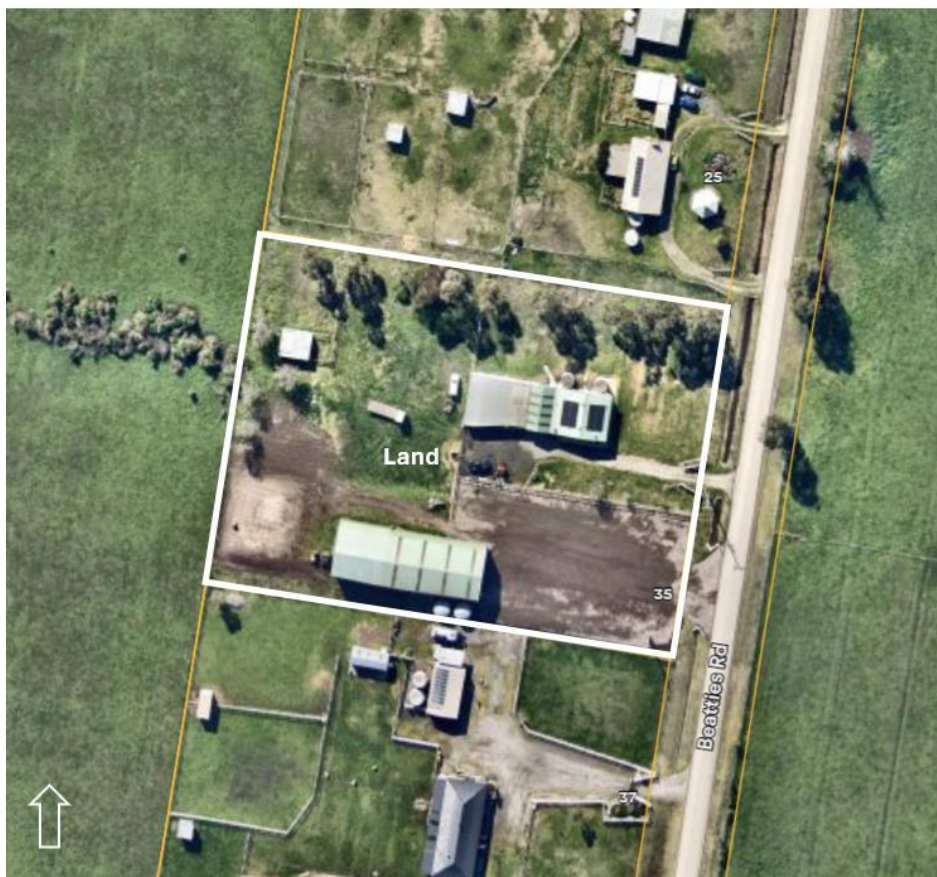
## 2. Land and locality

The land is located on the west side of Beatties Road approximately 300m south of the South Gippsland Highway. The land has a frontage of 86.5m to Beatties Road and an area of 1ha. The location of the land and details of the land are shown on the plan and aerial photograph below:



  
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The land contains an existing dwelling located in the north east section of the land. The land also contains an existing large shed located along the southern boundary. The land is flat and largely cleared save for some scattered trees along the northern boundary. The dwelling and shed are show in the photograph below:



The land forms part of a 4 rural residential type lots along the western side of Beatties Road each of which contains a dwelling. The wider landscape comprises flat open paddocks used for grazing purposes. Westernport Bay is located 1.5km to the south of the land and the land is 1.4km south west of the edge of the Kooweerup Township.

The land is not within an area of Aboriginal cultural heritage sensitivity as shown on the mapping available from the Department of Transport and Planning.

The land is contained in Certificate of Title Volume 10115 Folio 654. The title is not affected by any restrictive covenants but is affected by an agreement under Section 173 of the Planning and Environment Act (P863859N) which restricts further subdivision.

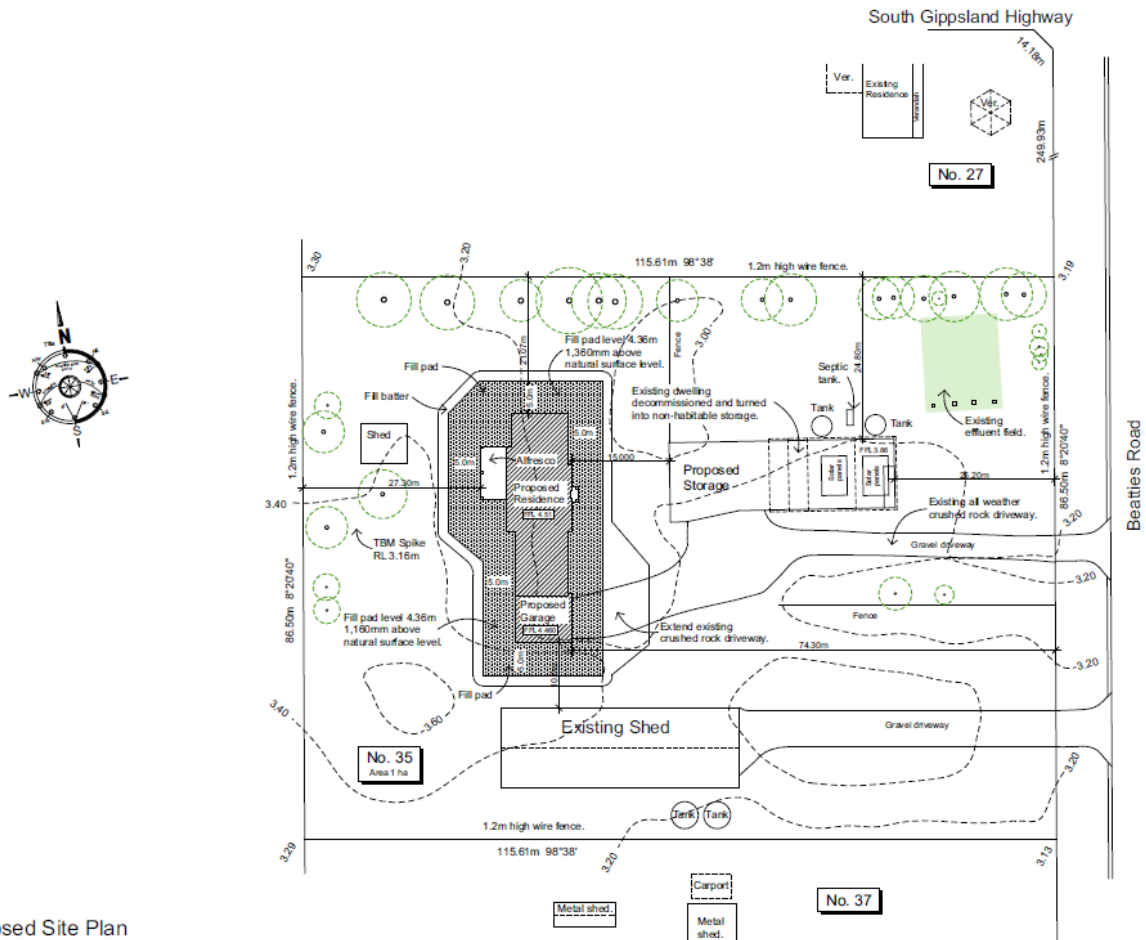
  
**ADVERTISED MATERIAL**  
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### 3. Proposal

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The application proposes the construction of a replacement dwelling on the land as shown on the extract from the site plan below:



Proposed Site Plan

The dwelling:

- Is setback 74.3m from Beatties Road.
- Is setback 21.7m from the northern boundary, 27.3m from the western boundary and 10m from the existing shed to the south.
- Will have a floor area of 350.46sqm including garage, porch and alfresco area.
- Is a single storey building with a maximum height of 6.513m to the roof pitch above natural ground level.
- Has red brick walls and a colourbond (monument) metal roof.
- Is sited on a fill pad with a finished level of 4.36m AHD which extends 5m around the dwelling.

No removal of trees is required as part of the application noting the trees along the northern property boundary are planted trees.

Detailed plans have been submitted with the amended permit application.

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## 4. Planning Scheme Provisions

### 4.1 State Planning Policy

A number of state planning policies are relevant to the application as set out below:

Policy	Objective
11.01-1R Green wedges	To protect the green wedges of metropolitan Melbourne from inappropriate development.
13.01-2S Coastal inundation and erosion	To plan for and manage coastal hazard risk and climate change impacts.
13.03-1S Floodplain management	To assist the protection of: <ul style="list-style-type: none"> <li>• Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.</li> <li>• The natural flood carrying capacity of rivers, streams and floodways.</li> <li>• The flood storage function of floodplains and waterways.</li> <li>• Floodplain areas of environmental significance or of importance to river, wetland or coastal health.</li> </ul>
14.01-1S Protection of agricultural land	To protect the state's agricultural base by preserving productive farmland.

### 4.2 Local Planning Policy

A number of local planning policies are relevant to the application as set out below:

Policy	Objective/s
210.02-1 Catchment and coastal management	<ul style="list-style-type: none"> <li>• To protect and improve the environmental health and social and economic values of water resources and ensure their efficient management.</li> <li>• To effectively manage development to mitigate impacts on the operation and health of waterway systems.</li> <li>• To minimise the impact of shallow groundwater conditions and salinity on the built and natural environment, including both native vegetation and agricultural land, and to ensure that development does not contribute to increasing the risk or extent of salinity.</li> <li>• To recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.</li> </ul>
21.04-2 Agriculture	To maintain agriculture as a strong and sustainable economic activity within the municipality.
21.02-2 Landscapes	To recognise and protect the diverse landscape and areas of significant landscape value.
22.05 Westernport green wedge policy	<ul style="list-style-type: none"> <li>• To give effect to Council's vision for the Cardinia Western Port Green Wedge.</li> <li>• To ensure that land uses are carefully located and managed to be consistent with the vision for the Cardinia Western Port Green Wedge.</li> <li>• To provide clear guidance on appropriate tourism industries and their location.</li> <li>• To provide guidance and clear direction for preferred land uses for each of the 3 precincts.</li> </ul>

### 4.3 Zone Provisions

The property is within a Rural Conservation Zone (Schedule 2) under the Cardinia Planning Scheme as shown on the plan below:



The purpose of the Rural Conservation Zone is:

- To implement the Municipal Planning Strategy and Planning Policy Framework.
- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

The values to be conserved as specified under the schedule to the zone are the protection and conservation of the environmental values and landscape qualities of the land, including habitat of botanical and zoological significance, and the conservation of natural resources, including native vegetation, waterways and soils.

A planning permit is not required for the use of the land for a dwelling under the Rural Conservation Zone given the land enjoys existing use rights due to the existing dwelling. The zone specifies that a lot used for a dwelling must meet the following requirements:

- Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling or small second dwelling must be connected to reticulated sewerage if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the

Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.

- The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

A planning permit is required to construct a building, and to construct and carry out works under the Rural Conservation Zone.

#### 4.4 Overlay Provisions

The land is within a Significant Landscape Overlay (Schedule 2) under the Cardinia Planning Scheme as shown on the plan below:



The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Under the Significant Landscape Overlay, a schedule to the overlay must contain:

- A statement of the nature and key elements of the landscape.
- The landscape character objectives to be achieved.

The schedule identifies that the northern coastline of Western Port between Tooradin and Koo-wee-rup has been recognised by the National Trust as a significant landscape. The area includes the outlet channels for Cardinia Creek and the Bunyip River, which were dug as part of the draining of the Koo-wee-rup Swamp, as well as the historic Harewood Homestead, which has also been recognised by the National Trust. Development requires sensitive siting and design to avoid significant intrusion into the landscape of Western Port.

The objectives to be achieved are:

- To conserve and enhance the landscape quality of Western Port.
- To conserve the flora and fauna and associated ecological processes which contribute to the Westernport landscape.
- To ensure development is in keeping with the coastal landscape of Western Port.

A permit is required to construct a building or construct or carry out works under the overlay.

The land is also in a Land Subject to Inundation Overlay under the Cardinia Planning Scheme as shown on the plan below:



The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

A permit is required to construct a building or construct or carry out works under the overlay.

## Particular Provisions

The car parking provisions at Clause 52.06 apply to the application. The purpose of the provisions is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

One car parking space is required to be provided under Clause 52.06 for a dwelling.



## 5 Consideration

The application proposes a replacement dwelling. The use of the land for a dwelling has already been established, and it is not necessary to consider the appropriateness of the use as part of the application. The conditions under the Rural Conservation Zone for the use of land for a dwelling are met in that:

- Beatties Road is an all-weather road public road with dimensions adequate to accommodate emergency vehicles.
- Reticulated sewerage is not available to the property. All wastewater from the dwelling can be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* via an on-site wastewater management system.
- Reticulated potable water is not available to the land. A static water supply will be provided for domestic and firefighting purposes.
- Overhead electricity lines exist in Beatties Road which service the existing dwelling. Connection can be provided to the replacement dwelling.

Under the provisions of the Rural Conservation Zone, the existing dwelling must be removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling. It is proposed to retain the existing dwelling and use it for storage purposes.

The design of the dwelling is reflective of dwellings typically found in rural areas with red brick walls and a colourbond metal roof. The dwelling is single storey with a maximum height above natural ground level of 6.513m to the pitch of the roof. The dwelling is considered to be sympathetic to the rural landscape which is consistent with state planning policy in relation to green wedges and local planning policy in relation to landscapes. The dwelling design is also considered to be consistent with the nature and key elements of the landscape under the Significant Landscape Overlay which seek to avoid significant intrusion into the landscape of Westernport.

The land is within a Land Subject to Inundation Overlay. Preliminary advice has been sought from Melbourne Water a copy of which has been submitted with the application. The Melbourne advice confirms:

- The property is subject to flooding from existing coastal flooding, and 2100 sea level rise flooding, and the site is within the Koo Wee Rup flood district (Zone 1).
- The site has a 1% Average Exceedance Probability flood level from tidal inundation of 3.34 metres to Australian Height Datum (AHD) (that being a flood event that has a 1% probability of occurring in any given year). Due to the impacts of climate change and sea level rise (predicted 2100 level related to Westernport Bay tidal inundation), the applicable flood level for this property is 3.91 metres AHD.
- In general, flooding in Zone 1 of the Koo Wee Rup Flood District averages 300mm deep above natural surface level, with deeper flooding in local low spots and shallower or no flooding at local high spots.

The existing flooding from the Kooweerup flood district and coastal inundation is 300mm or less which constitutes a relatively minor flood risk. However allowing for future sea level rise, the potential depth of flooding on the property increases to 750mm with the flood level

slightly above the FFL of the existing dwelling increasing the flooding risk. It is proposed to construct the replacement dwelling on a fill pad with a FFL of 4.51m being 600mm above the flood level accounting for sea level rise. The fill pad will be 1360mm above the natural surface level and will extend for 5m around the outside of the dwelling. The replacement dwelling addresses the risk of flooding and sea level rise by ensuring the FFL of the dwelling is 600mm above the flood level. There would be a greater risk associated with the retaining the existing dwelling for accommodation purposes as the flood level would be above the floor level of the dwelling resulting in greater property impacts and losses. While the depth of flooding for access to the property is such that access would be cut off in a flooding event accounting for sea level rise, the risk is not changed from the current circumstances given there is an existing dwelling on the property.

In terms of the Westernport Green Wedge Management Plan, the land is well separated from the high environmental, ecological and conservation values with the shoreline and surrounding waters designated as part of the Westernport Ramsar Site. In relation to agriculture, the land is a small site which does not sustain a productive agricultural use. The use of the land for a dwelling is established and the replacement dwelling will not change the current circumstances in relation to the impact on any surrounding agricultural uses noting that agricultural activities are encouraged on land situated outside environmentally sensitive coastal areas.

It is considered that a planning permit should be issued for the dwelling subject to appropriate permit conditions.

  
**Cardinia**

**ADVERTISED MATERIAL**

Planning Application: T260040  
Date Prepared: 01 June 2026

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6 May 2026

[REDACTED]  
Statutory Planner  
Cardinia Shire Council  
[mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

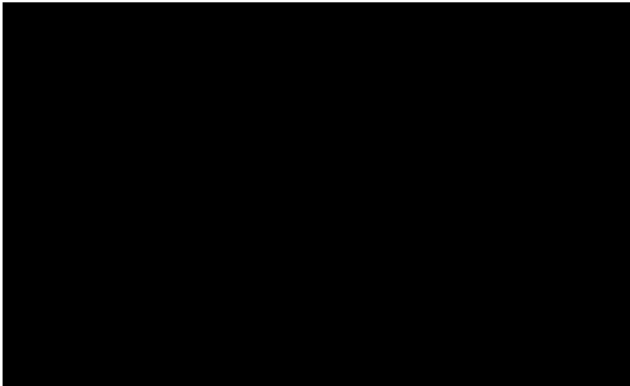
Dear [REDACTED]

**Re: Planning permit application T260040  
35 Beatties Road Kooweerup**

I refer to Council's letter dated 13 March 2026 requesting further information in relation to the above application.

Please find attached a revised set of plans addressing the matters set out in Council's letter in relation to the site and elevation plans. The plans also show the removal of the existing dwelling in light of Council's comments, however my clients wish to retain the existing garage which they use and is set up for hobby activities. The exterior appearance of the garage will be improved through recladding and the provision of a pitched colourbond roof. A section 50 form has been completed for the amendments to the plans as part of the application.

Please also find attached a plumber's report in relation to existing wastewater disposal system.



  
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License Number 49667

35 Beatties Road  
Koo wee Rup

To whom it may concern

After completing an inspection of the septic system at 35 beauties Rd I've found that the Aggies are around 140 meters in total and are in working order, the distribution pits are damaged and will need to be replaced in the construction period of the new dwelling, the septic tank is in good working order, although there is a few cracks in the top of the tank which could potentially be of concern in the future.

**Cardinia**  
**ADVERTISED MATERIAL**  
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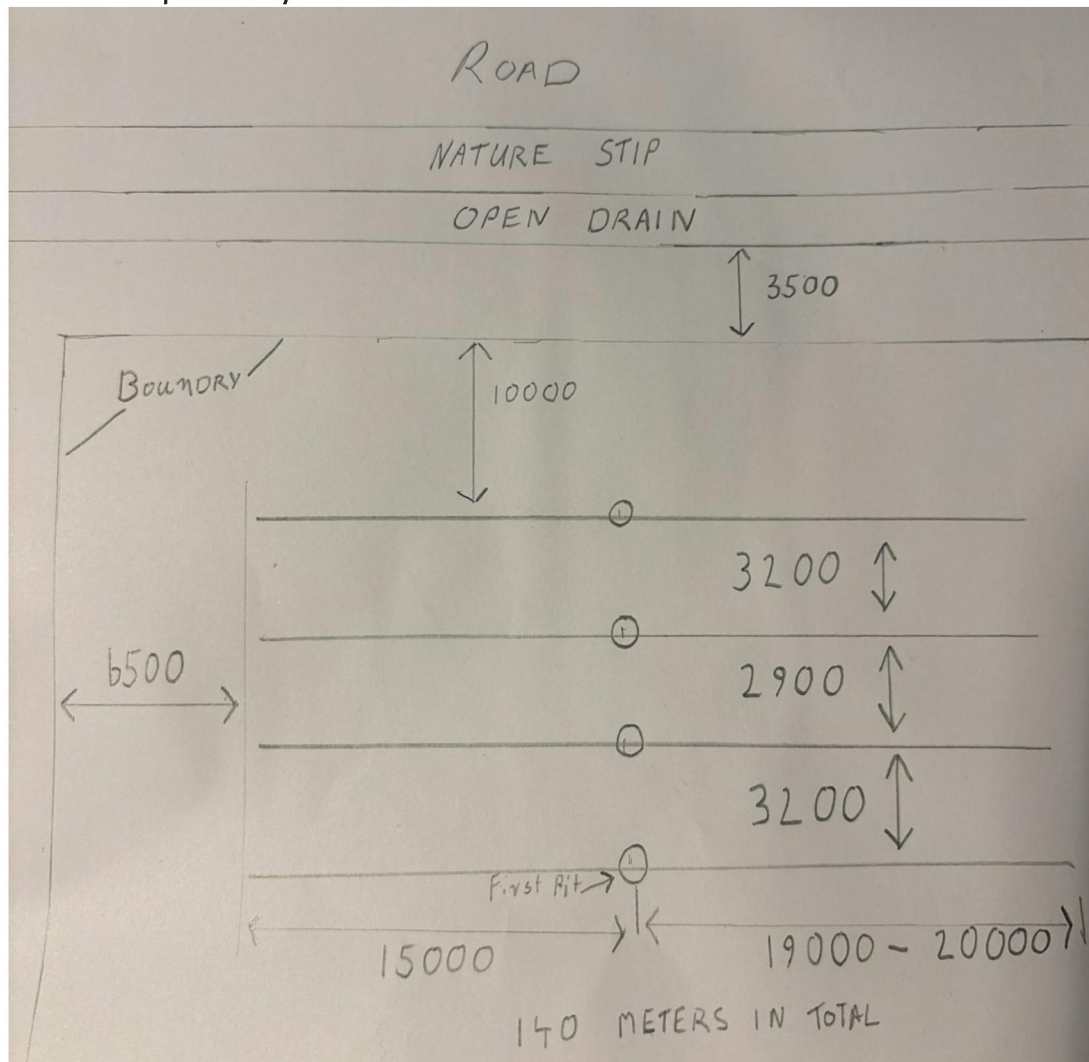
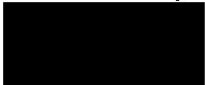
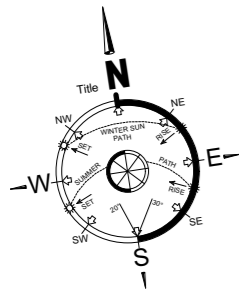


Diagram of existing septic lines.

Your sincerely,





**Legend**

- Denotes trees to be retained.
- Denotes Tree Protection Zone (TPZ)
- Denotes structural root zone (SRZ)

**Tree Legend**

No.	Species	DBH & DAB.	TPZ	DAB
1	Manna Gum - <i>Eucalyptus viminalis</i>	50cm & 55cm	6.0m	2.6m
2	Manna Gum - <i>Eucalyptus viminalis</i>	85cm & 62cm	10.2m	2.7m
3	Manna Gum - <i>Eucalyptus viminalis</i>	43cm & 40cm	5.4m	2.3m
4	Yellow Gum - <i>Eucalyptus leucoxylon</i>	58cm & 53cm	7.0m	2.5m
5	Manna Gum - <i>Eucalyptus viminalis</i>	40cm & 35cm	4.8m	2.1m
6	Manna Gum - <i>Eucalyptus viminalis</i>	60cm & 60cm	7.2m	2.7m
7	Ironbark - <i>Eucalyptus sideroxylon</i>	99cm & 68cm	11.8m	2.8m
8	Spotted Gum - <i>Corymbia maculata</i>	44cm & 77cm	5.3m	3.0m
9	Spotted Gum - <i>Corymbia maculata</i>	53cm & 71cm	6.4m	2.9m
10	Oak Tree - <i>Quercus robur</i>	47cm & 55cm	5.6m	2.6m

Note, all trees are to be retaining with no trees being removed.

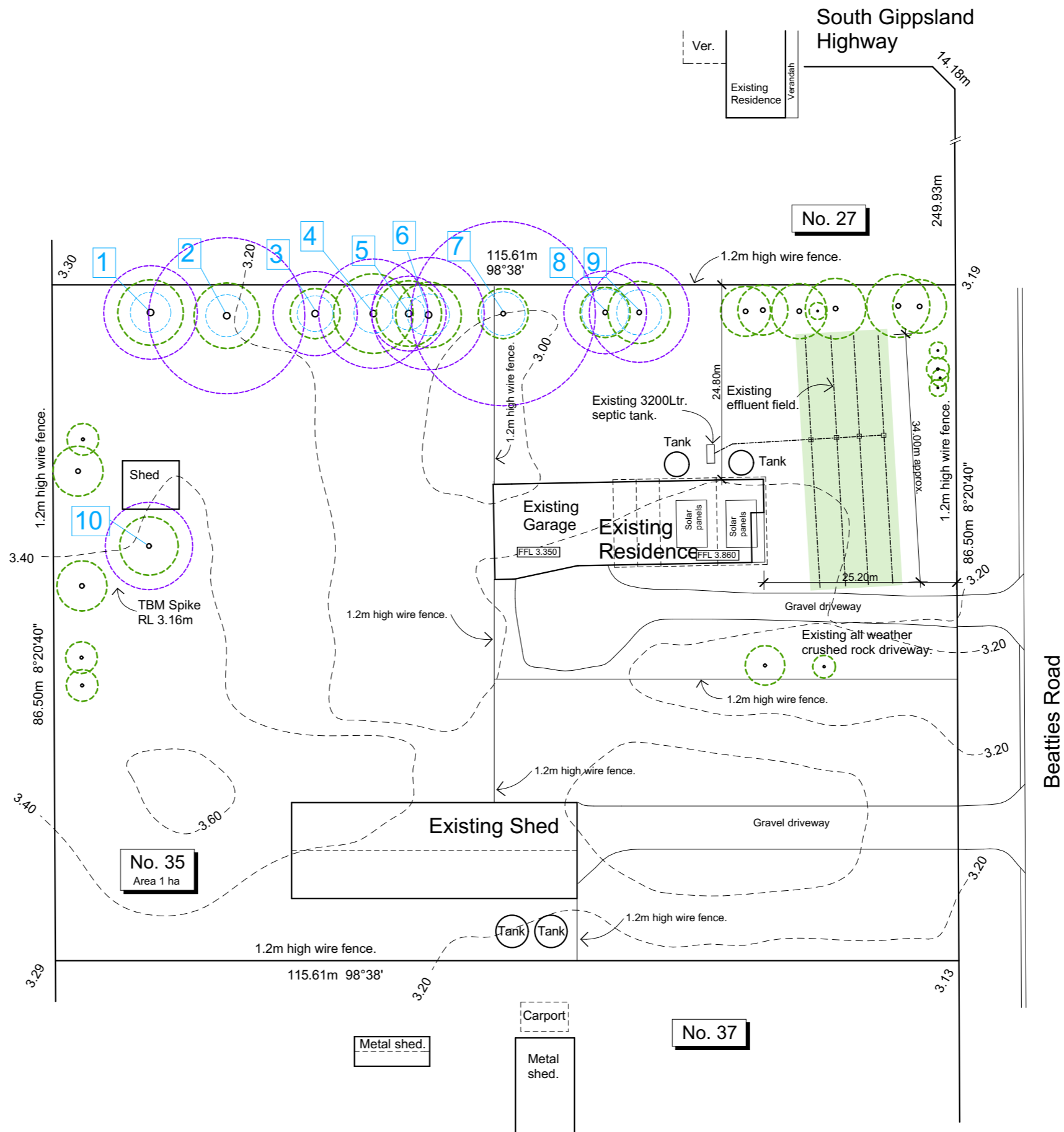
**ADVERTISED MATERIAL**

**Planning Application: T260040**  
**Date Prepared: 01 June 2026**

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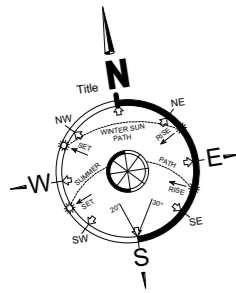
**Existing Site Plan**

Scale 1 : 600



Planning  
Not for Construction

<p><b>ArchiGreen Design</b></p> <p style="font-size: x-small;">PO Box 4010 Burwood East 3151 Mob. 0411 123 498    e john@archigreendesign.com.au</p>	<p><b>Peter Rogers Constructions</b></p> <p style="font-size: x-small;">35 Thompson Road, Tynong North 3813 Mob. 0418 104 001    e rconstructions@internode.on.net</p>	<p><b>Signed Plan</b></p> <p>Client: .....</p> <p>Builder: .....</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>AMENDMENT</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	AMENDMENT	DATE				<p style="font-size: x-small;">Do not scale dimensions. Use figured dimensions only. Refer any discrepancies to ArchiGreen Design Pty. Ltd. for clarification.</p> <p style="font-size: x-small;">This drawing is copyright © ArchiGreen Design Pty. Ltd.</p> <p style="font-size: x-small;">No part of this drawing may be reproduced without ArchiGreen Design's prior written permission.</p>	<p style="font-size: x-small;">DRAWN    J.B.</p> <p style="font-size: x-small;">CHECKED</p> <p style="font-size: x-small;">AUTHORISED</p> <p style="font-size: x-small;">DATE    29/05/2026</p> <p style="font-size: x-small;">SCALE    As shown @ A3</p>	<p style="font-size: x-small;">DRAWING    <b>Existing Site Plan</b></p> <p style="font-size: x-small;">PROJECT    Proposed Residence</p> <p style="font-size: x-small;">LOCATION    No. 35 Beatties Road, Koo Wee Rup 3981</p>	<p style="font-size: x-small;">CLIENT    Client</p>	<p style="font-size: x-small;">PROJECT NUMBER <b>Rog159</b></p>
				REV	AMENDMENT	DATE								
<p style="font-size: x-small;">DRAWING NUMBER <b>01</b></p>	<p style="font-size: x-small;">REVISION:    <b>P-3</b></p>													



### Site Notes

- All levels are to AHD.
- All downpipes are to be connected to the stormwater system and discharged to existing discharge point via water storage tanks in accordance with local Council requirements. 1:100 minimum fall to pipes.
- Inspection openings to be provided at changes in direction and lengths greater than 9.0m.
- The cover to underground stormwater drains shall be not less than,
  - 100mm under soil.
  - 50mm under paved or concrete areas.
  - 100mm under unreinforced concrete or paved areas.
  - 75mm under reinforced concrete driveways.

### Dwelling Notes

- Dwelling to be connected to reticulated electricity supply.
- Existing all weather driveway to be maintained in working condition. driveway to be extended to new dwelling garage opening.

### Legend

- Denotes trees to be retained.
- Denotes Tree Protection Zone (TPZ)
- Denotes structural root zone (SRZ)

### Tree Legend

No.	Species	DBH & DAB.	TPZ	DAB
1	Manna Gum - <i>Eucalyptus viminalis</i>	50cm & 55cm	6.0m	2.6m
2	Manna Gum - <i>Eucalyptus viminalis</i>	85cm & 62cm	10.2m	2.7m
3	Manna Gum - <i>Eucalyptus viminalis</i>	43cm & 40cm	5.4m	2.3m
4	Yellow Gum - <i>Eucalyptus leucoxylon</i>	58cm & 53cm	7.0m	2.5m
5	Manna Gum - <i>Eucalyptus viminalis</i>	40cm & 35cm	4.8m	2.1m
6	Manna Gum - <i>Eucalyptus viminalis</i>	60cm & 60cm	7.2m	2.7m
7	Ironbark - <i>Eucalyptus sideroxylon</i>	99cm & 68cm	11.8m	2.8m
8	Spotted Gum - <i>Corymbia maculata</i>	44cm & 77cm	5.3m	3.0m
9	Spotted Gum - <i>Corymbia maculata</i>	53cm & 71cm	6.4m	2.9m
10	Oak Tree - <i>Quercus robur</i>	47cm & 55cm	5.6m	2.6m

Note, all trees are to be retaining with no trees being removed.

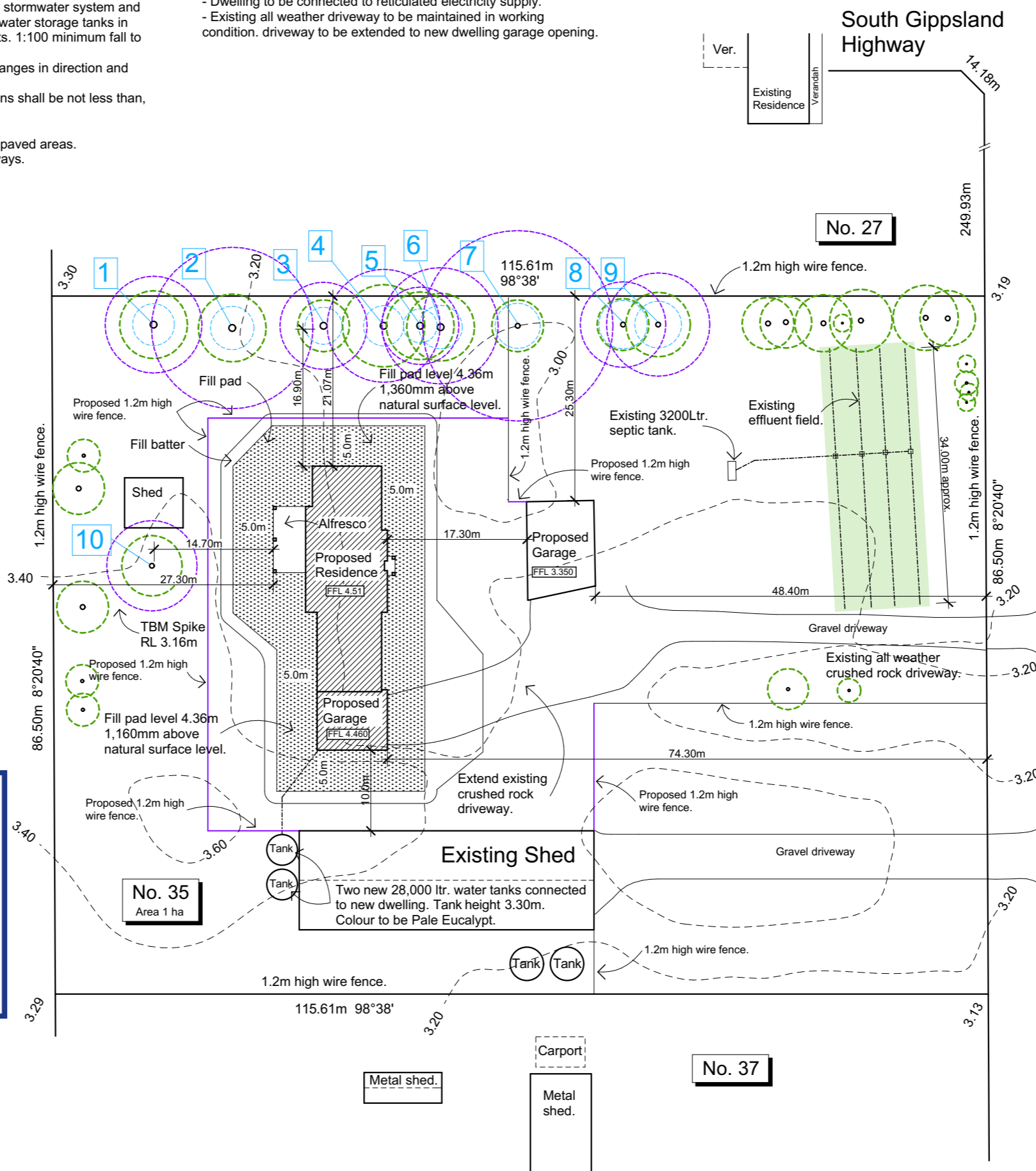
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**Planning Application: T260040**  
**Date Prepared: 01 June 2026**

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### Proposed Site Plan

Scale 1 : 600



### Colour Schedule

Item	Finish	
Brickwork	Red Brick	
Proposed Dwelling Roofing	Colorbond Monument	
Windows and doors	Monument Colorbond	
Render to Dwelling.	Shale Grey	
Proposed Garage Roofing	Colorbond Monument	
Proposed Garage Cladding	Shale Grey	

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Tynong North 3813  
Mob. 0418 104 001

**Peter Rogers Constructions**

Peter Rogers  
DBU - 6523  
e rconstructions@internode.on.net

### Signed Plan

Client: .....

Builder: .....

REV AMENDMENT DATE

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CHECKED

AUTHORISED

DATE 29/05/2026

SCALE As shown @ A3

### Proposed Site Plan

PROJECT Proposed Residence

LOCATION No. 35 Beatties Road,  
Koo Wee Rup 3981

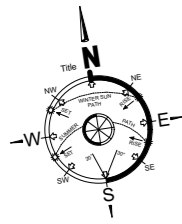
CLIENT Client

**Planning**  
Not for Construction

PROJECT NUMBER Rog159

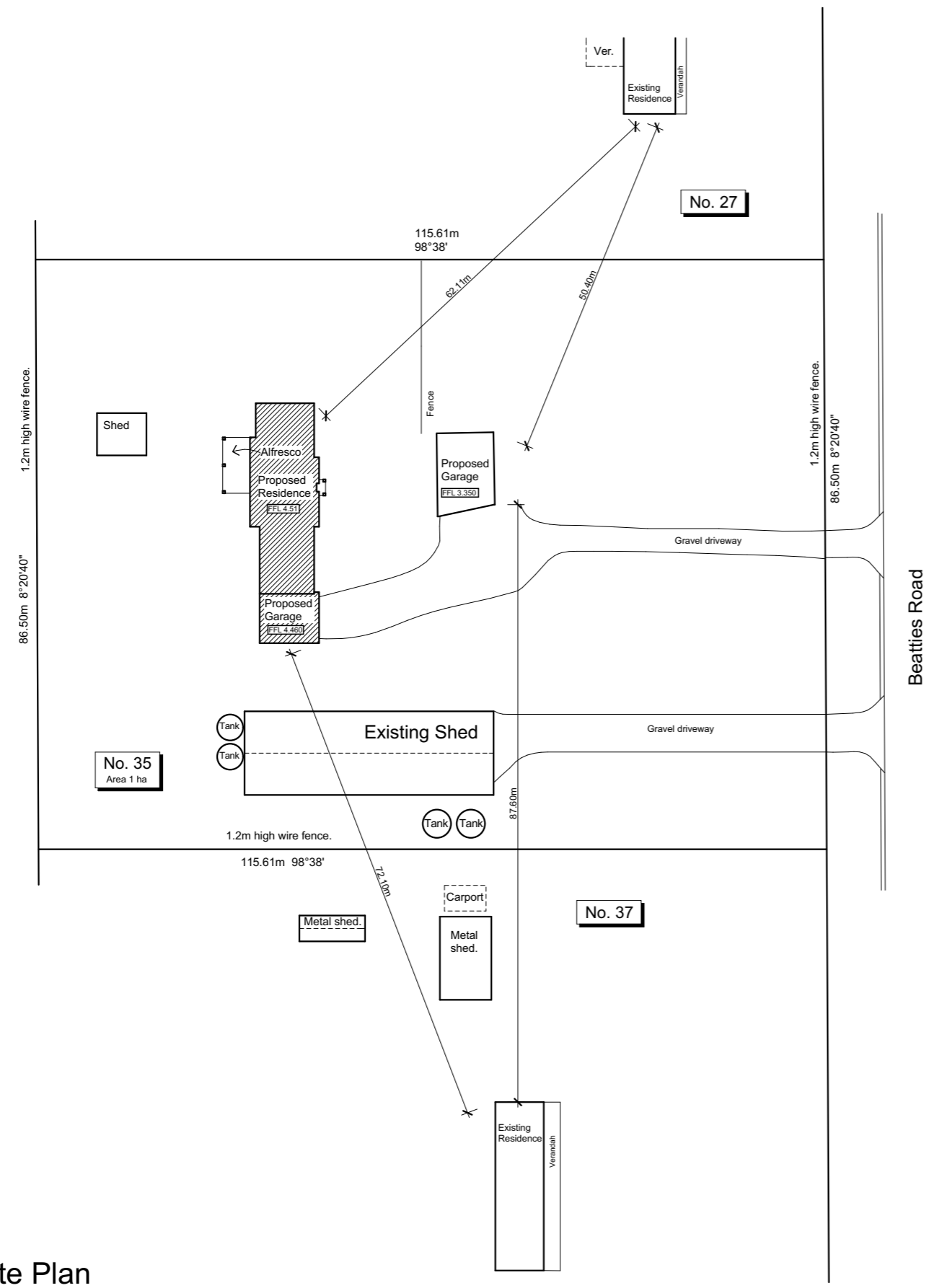
DRAWING NUMBER 02

REVISION: P-3



  
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**ADVERTISED MATERIAL**  
 Planning Application: T260040  
 Date Prepared: 01 June 2026


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**Proposed Site Plan**

Scale 1 : 800

**Planning**  
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				REV	AMENDMENT	DATE							
DRAWING NUMBER 03	REVISION: <b>P-3</b>												



### ADVERTISED MATERIAL

Planning Application: T260040

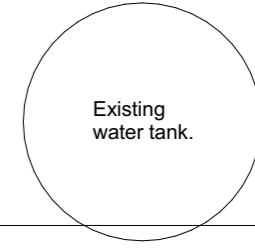
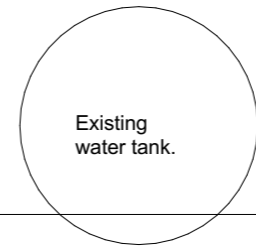
Date Prepared: 01 June 2026

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### Area Analysis

Residence:	127.47m <sup>2</sup>
Porch:	10.52m <sup>2</sup>
Garage:	94.25m <sup>2</sup>
Alfresco:	115.67m <sup>2</sup>
Store:	29.27m <sup>2</sup>
<b>Total:</b>	<b>377.18m<sup>2</sup></b>

8



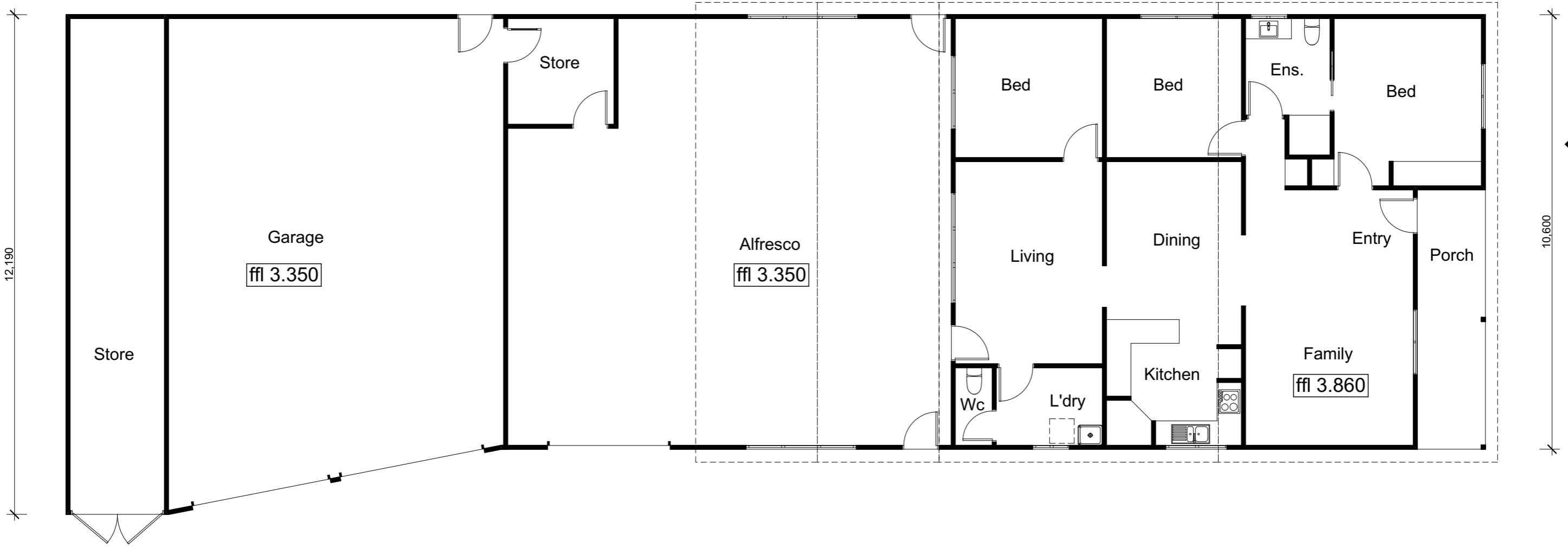
34,600

7

12,190

5

10,600



### Existing Dwelling Floor Plan

Scale 1 : 100

6

Planning  
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**Peter Rogers Constructions**  
  
 35 Thompson Road,  
 Tynong North 3813  
 Mob. 0418 104 001 e rconstructions@internode.on.net

**Signed Plan**  
 Client: .....  
 Builder: .....

REV	AMENDMENT	DATE

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DRAWN J.B.  
 CHECKED  
 AUTHORISED  
 DATE 29/05/2026  
 SCALE As shown @ A3

**Existing Dwelling Floor plan**  
 PROJECT Proposed Residence  
 LOCATION No. 35 Beatties Road, Koo Wee Rup 3981  
 CLIENT Client

PROJECT NUMBER	Rog159
DRAWING NUMBER	04
REVISION:	P-3

8

### Area Analysis

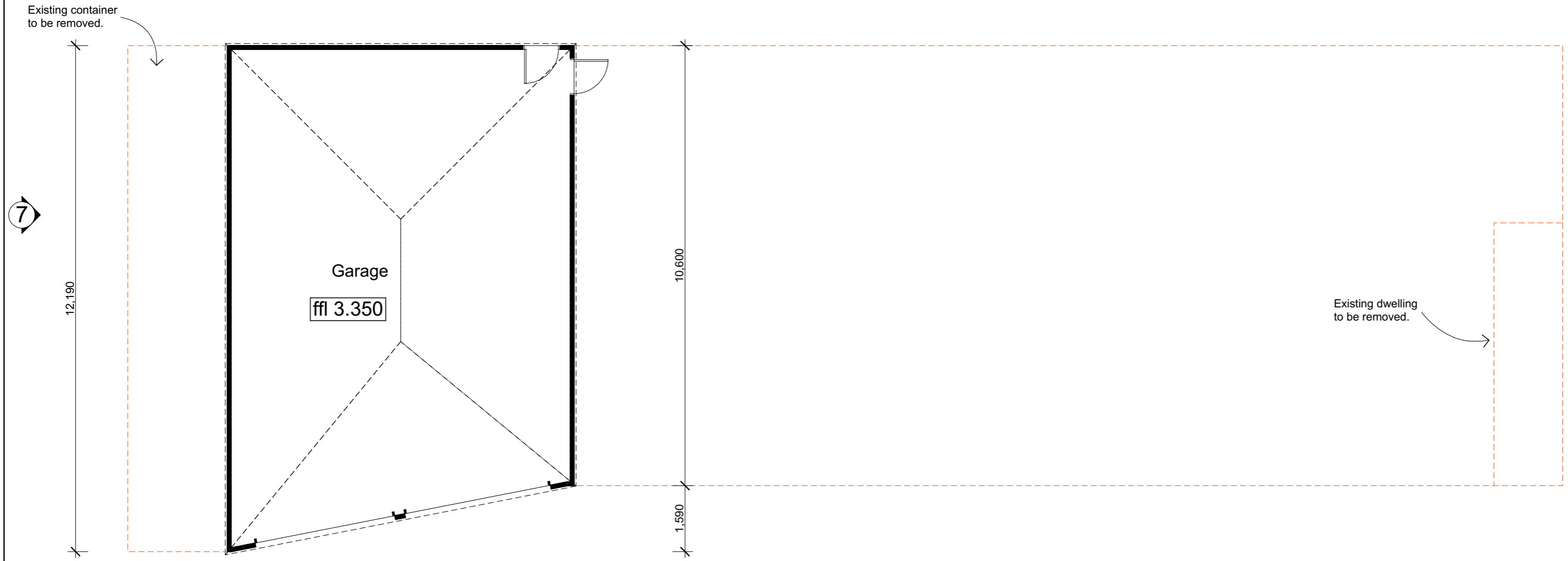
Residence:	127.47m2
Porch:	10.52m2
Garage:	94.25m2
Alfresco:	115.67m2
Store:	29.27m2
Total:	377.18m2
Proposed Garage:	94.25m2



### ADVERTISED MATERIAL

Planning Application: T260040  
Date Prepared: 01 June 2026

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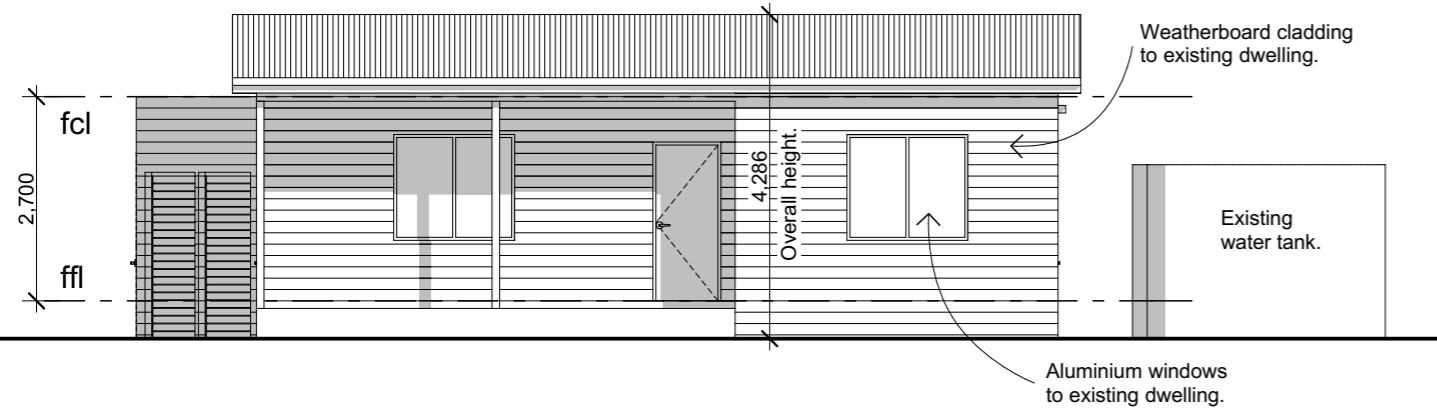


**Proposed Garage Floor Plan**  
Scale 1 : 100

6

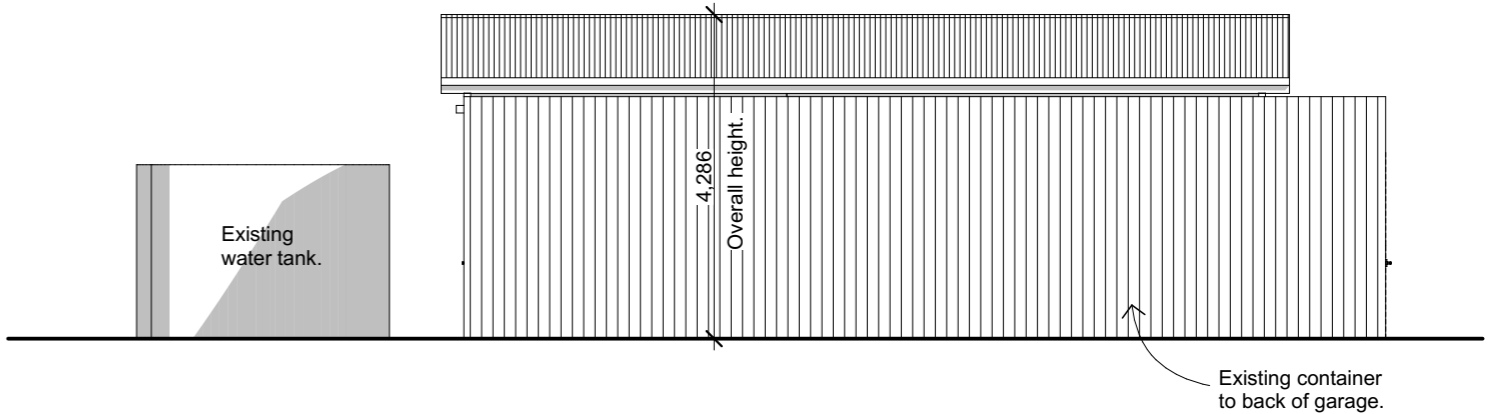
**Planning**  
Not for Construction

<b>ArchiGreen Design</b> PO Box 4010 Burwood East 3151 Mob. 0411 123 498 e john@archigreendesign.com.au	 <b>Peter Rogers Constructions</b> 35 Thompson Road, Tynong North 3813 Mob. 0418 104 001 Peter Rogers DBU - 6523 rconstructions@internode.on.net	<b>Signed Plan</b> Client: ..... Builder: .....	REV	AMENDMENT	DATE	Do not scale dimensions. Use figured dimensions only. Refer any discrepancies to ArchiGreen Design Pty. Ltd. for clarification.  This drawing is copyright © ArchiGreen Design Pty. Ltd.  No part of this drawing may be reproduced without ArchiGreen Design's prior written permission.	DRAWN J.B. CHECKED AUTHORISED DATE 29/05/2026 SCALE As shown @ A3	DRAWING <b>Proposed Garage Floor Plan</b> PROJECT Proposed Residence LOCATION No. 35 Beatties Road, Koo Wee Rup 3981	CLIENT Client	PROJECT NUMBER Rog159 DRAWING NUMBER 05 REVISION: <b>P-3</b>



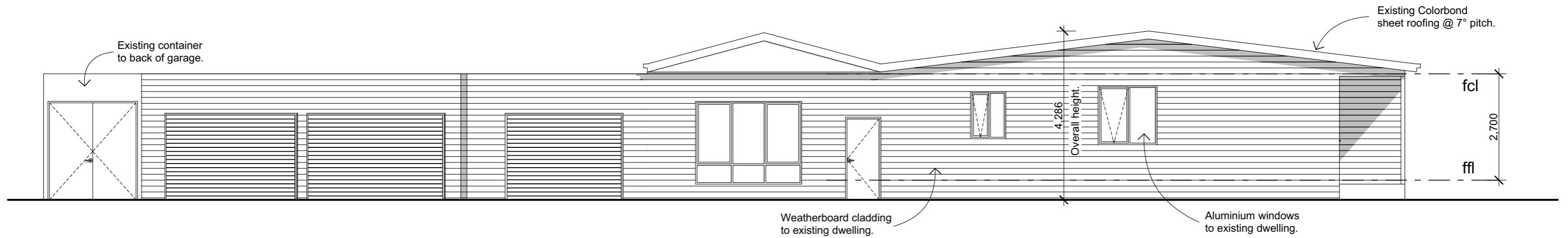
**Existing Elevation 5 (East)**

Scale 1 : 100



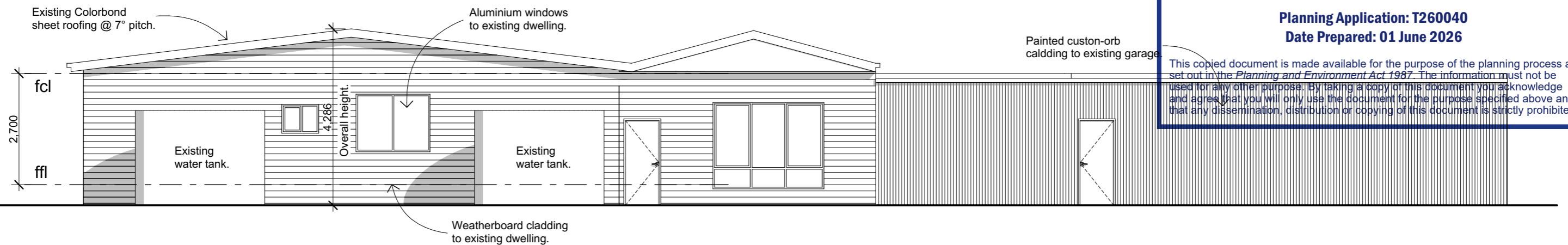
**Existing Elevation 7 (West)**

Scale 1 : 100



**Existing Elevation 6 (South)**

Scale 1 : 100



**Existing Elevation 8 (North)**

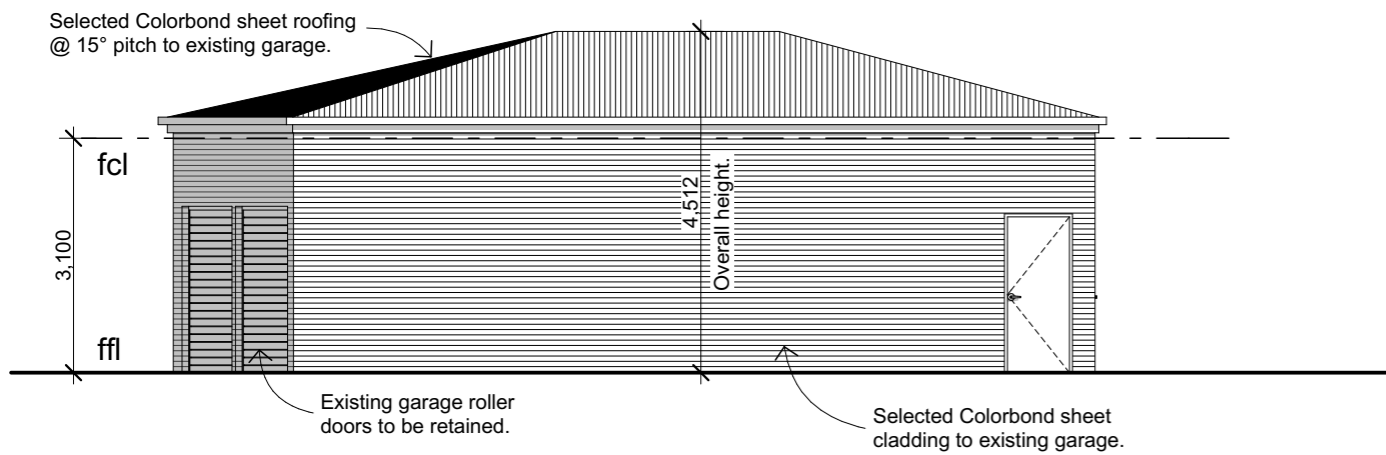
Scale 1 : 100

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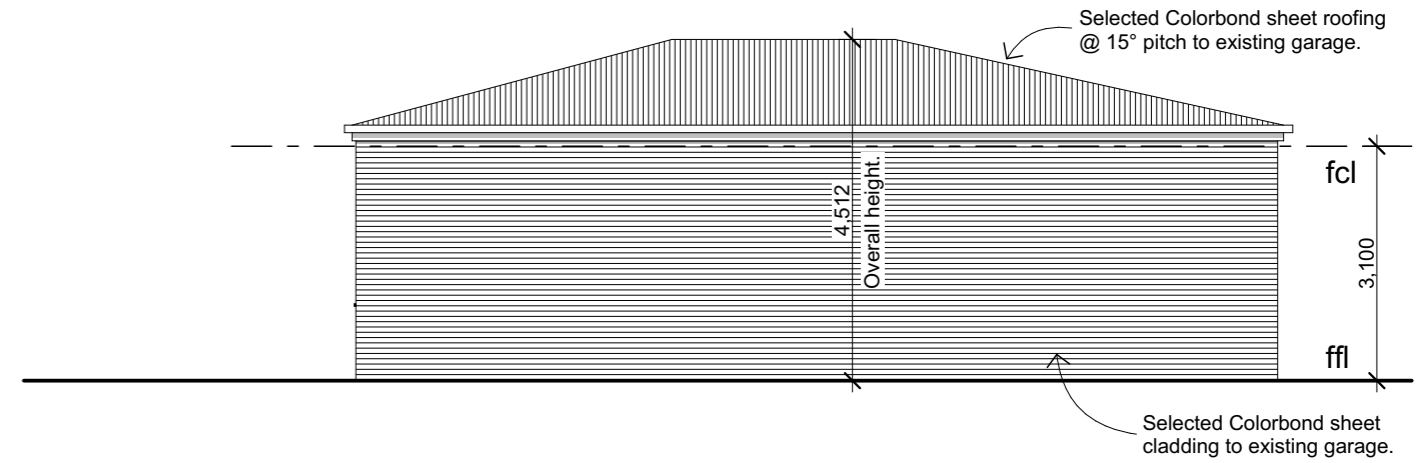
NOT FOR CONSTRUCTION

<p style="font-size: 24px; margin: 0;"><b>ArchiGreen Design</b></p> <p style="font-size: 10px; margin: 0;">PO Box 4010 Burwood East 3151 Mob. 0411 123 498 e john@archigreendesign.com.au</p>	<p style="font-size: 24px; margin: 0;"><b>PRC</b></p> <p style="font-size: 10px; margin: 0;">Peter Rogers Constructions 35 Thompson Road, Tynong North 3813 Mob. 0418 104 001 e rconstructions@internode.on.net</p>	<p style="font-size: 18px; margin: 0;"><b>Signed Plan</b></p> <p style="font-size: 10px; margin: 0;">Client: .....</p> <p style="font-size: 10px; margin: 0;">Builder: .....</p>	REV	AMENDMENT	DATE	<p>Do not scale dimensions. Use figured dimensions only. Refer any discrepancies to ArchiGreen Design Pty. Ltd. for clarification.</p> <p>This drawing is copyright © ArchiGreen Design Pty. Ltd.</p> <p>No part of this drawing may be reproduced without ArchiGreen Design's prior written permission.</p>	<p>DRAWN J.B.</p> <p>CHECKED</p> <p>AUTHORISED</p> <p>DATE 29/05/2026</p> <p>SCALE As shown @ A3</p>	<p>DRAWING <b>Existing Dwelling Elevations</b></p> <p>PROJECT Proposed Residence</p> <p>LOCATION No. 35 Beatties Road, Koo Wee Rup 3981</p>	<p>CLIENT Client</p>	<p>PROJECT NUMBER Rog159</p> <p>DRAWING NUMBER 06</p> <p>REVISION: <b>P-3</b></p>
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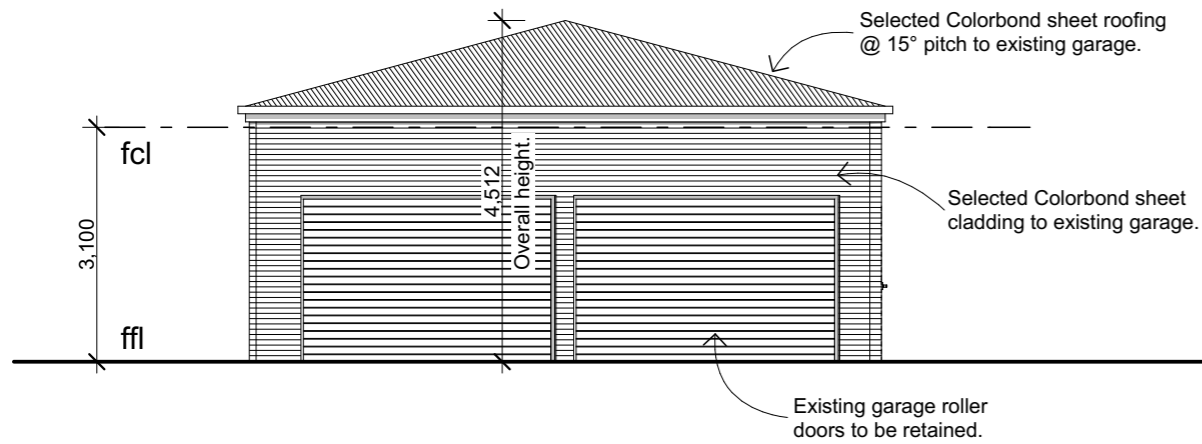
**Proposed Elevation 5 (East)**

Scale 1 : 100



**Proposed Elevation 7 (West)**

Scale 1 : 100



**Proposed Elevation 6 (South)**

Scale 1 : 100

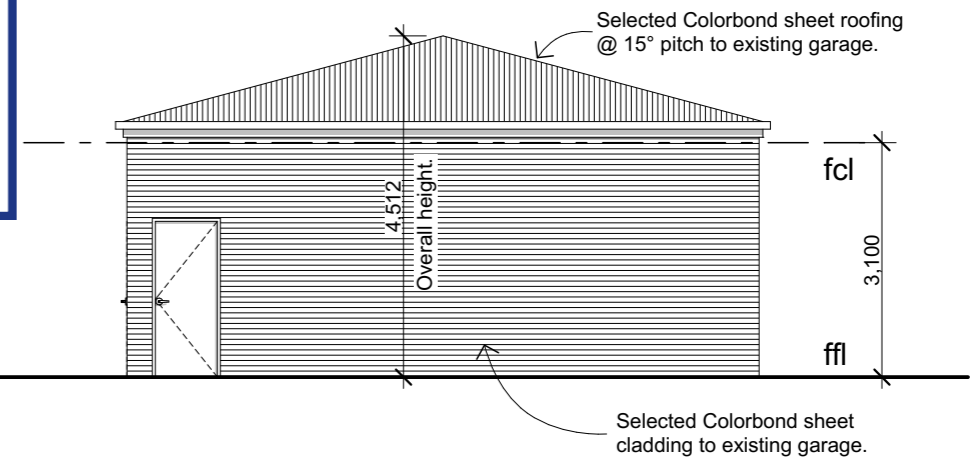
**Colour Schedule**

Proposed Garage Roofing	Colorbond Monument	
Proposed Garage Cladding	Shale Grey	



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**Proposed Elevation 8 (North)**

Scale 1 : 100

ning  
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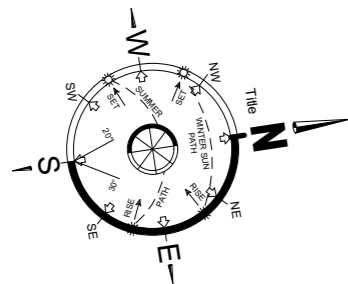
<p><b>ArchiGreen Design</b></p> <p><small>PO Box 4010 Burwood East 3151 Mob. 0411 123 498 e john@archigreendesign.com.au</small></p>	<p><b>PRC</b></p> <p><b>Peter Rogers Constructions</b></p> <p><small>John Blamey DP-AD 14288 35 Thompson Road, Tynong North 3813 Mob. 0418 104 001</small></p>	<p><b>Signed Plan</b></p> <p>Client: .....</p> <p>Builder: .....</p>	REV	AMENDMENT	DATE	<p>Do not scale dimensions. Use figured dimensions only. Refer any discrepancies to ArchiGreen Design Pty. Ltd. for clarification.</p> <p>This drawing is copyright © ArchiGreen Design Pty. Ltd.</p> <p>No part of this drawing may be reproduced without ArchiGreen Design's prior written permission.</p>	<p>DRAWN J.B.</p> <p>CHECKED</p> <p>AUTHORISED</p> <p>DATE 29/05/2026</p> <p>SCALE As shown @ A3</p>	<p><b>Proposed Garage Elevations</b></p> <p>PROJECT Proposed Residence</p> <p>LOCATION No. 35 Beatties Road, Koo Wee Rup 3981</p>	<p>CLIENT Client</p>	<p>PROJECT NUMBER Rog159</p> <p>DRAWING NUMBER 07</p> <p>REVISION: <b>P-3</b></p>
			<p>Architect: Peter Rogers DBU - 6523 e rconstructions@internode.on.net</p>							

2

17,080

13,110

5,000



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Planning Application: T260040

Date Prepared: 01 June 2026

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**Area Analysis**

Residence:	251.74m2 / 27.09sqr.
Porch:	2.69m2 / 0.29sqr.
Garage:	63.23m2 / 6.80sqr.
Alfresco:	32.80m2 / 3.53sqr.
<b>Total:</b>	<b>350.46m2 / 37.72sqr.</b>

4,000

1,420

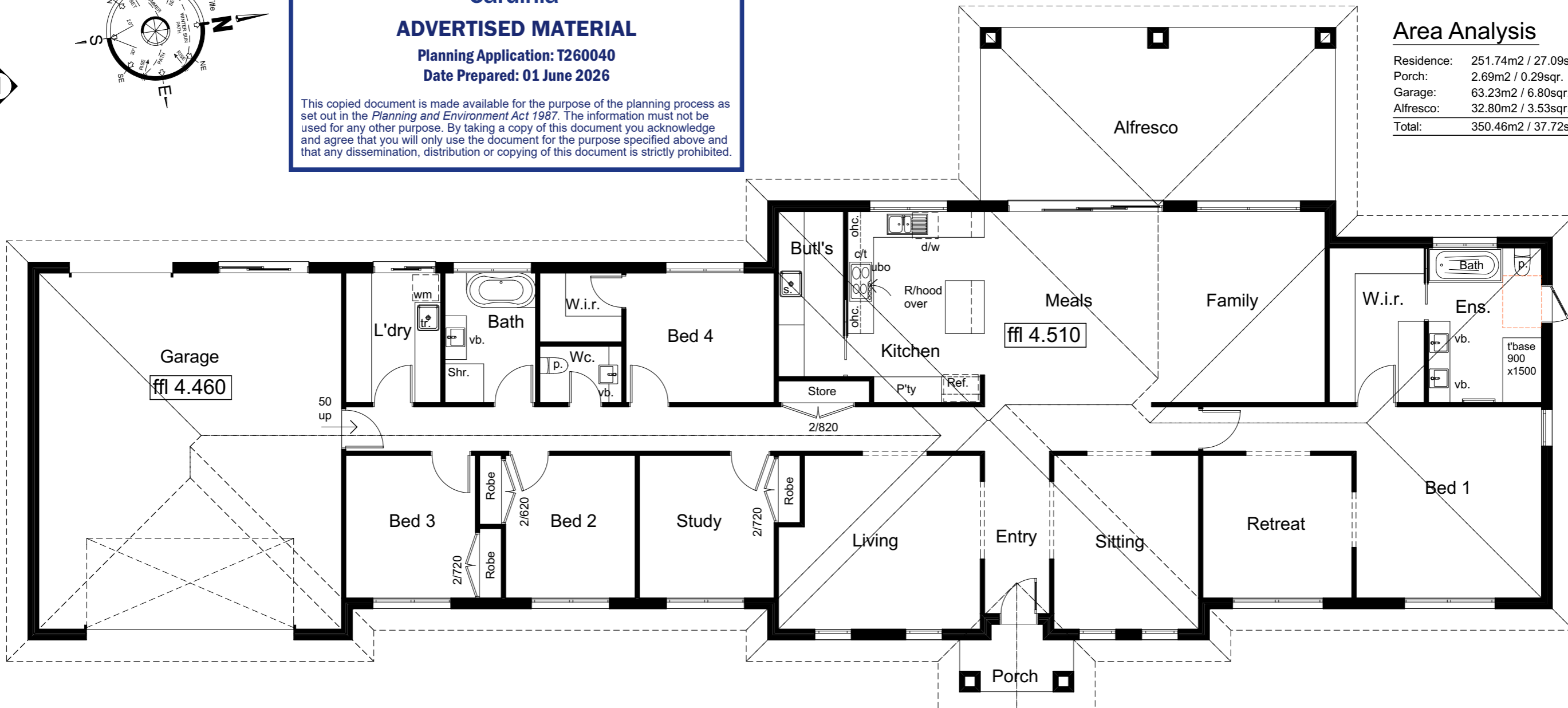
8,710

1,200

14,130

1,200

3



**Proposed Dwelling Floor Plan**

Scale 1 : 100

4

**Planning**  
Not for Construction

**ArchiGreen Design**



**Peter Rogers Constructions**

**Signed Plan**

Client: .....

Builder: .....

REV	AMENDMENT	DATE

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 DATE 29/05/2026  
 SCALE As shown @ A3

DRAWING **Proposed Dwelling Floor Plan**

PROJECT Proposed Residence

LOCATION No. 35 Beatties Road, Koo Wee Rup 3981

CLIENT Client

PROJECT NUMBER Rog159

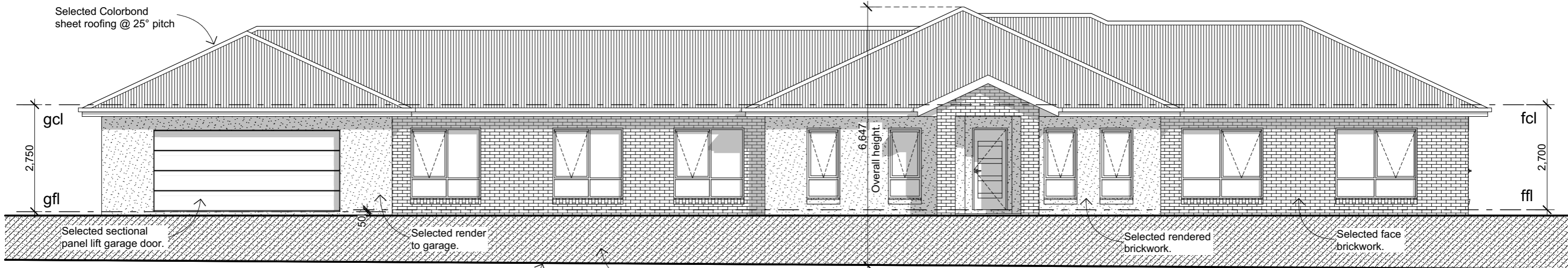
DRAWING NUMBER 08

REVISION: P-3

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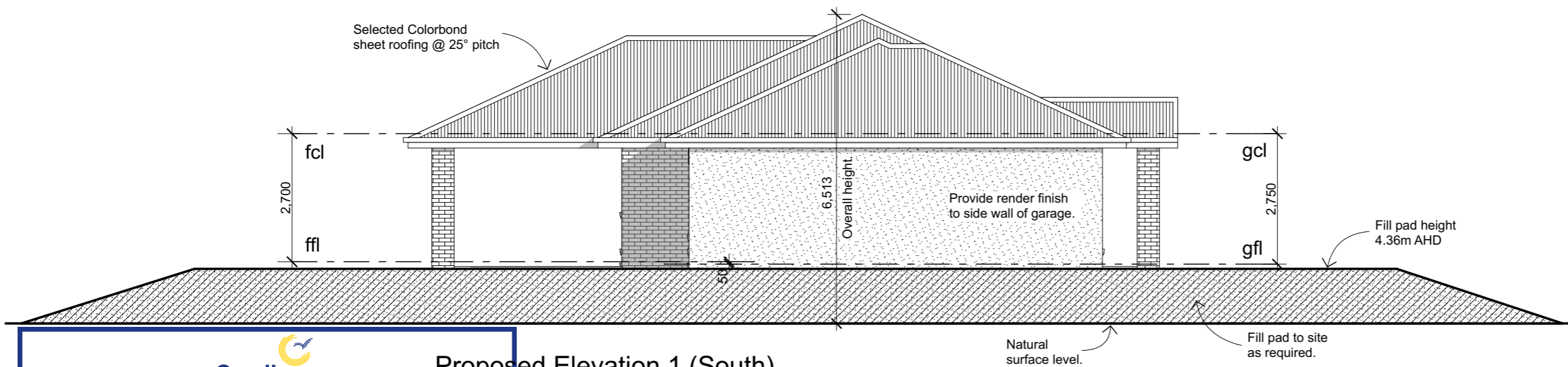
John Blamey  
DP-AD 14288  
35 Thompson Road,  
Tynong North 3813  
Mob. 0418 104 001

Peter Rogers  
DBU - 6523  
e rconstructions@internode.on.net



**Proposed Elevation 4 (East)**

Scale 1 : 100



**Proposed Elevation 1 (South)**

Scale 1 : 100

**Colour Schedule**

Item	Finish	
Brickwork	Red Brick	
Proposed Dwelling Roofing	Colorbond Monument	
Windows and doors	Monument Colorbond	
Render to Dwelling.	Shale Grey	



**ADVERTISED MATERIAL**

Planning Application: T260040  
Date Prepared: 01 June 2026

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**ArchiGreen Design**



**Peter Rogers Constructions**

Signed Plan

Client: .....

Builder: .....

REV	AMENDMENT	DATE

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DRAWING Elevations 1

PROJECT Proposed Residence  
LOCATION No. 35 Beatties Road, Koo Wee Rup 3981

CLIENT Client

PROJECT NUMBER Rog159

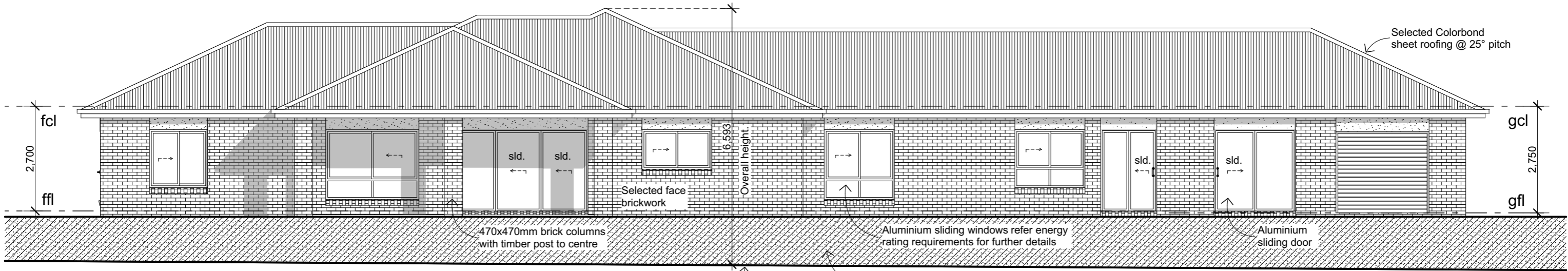
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REVISION: P-3

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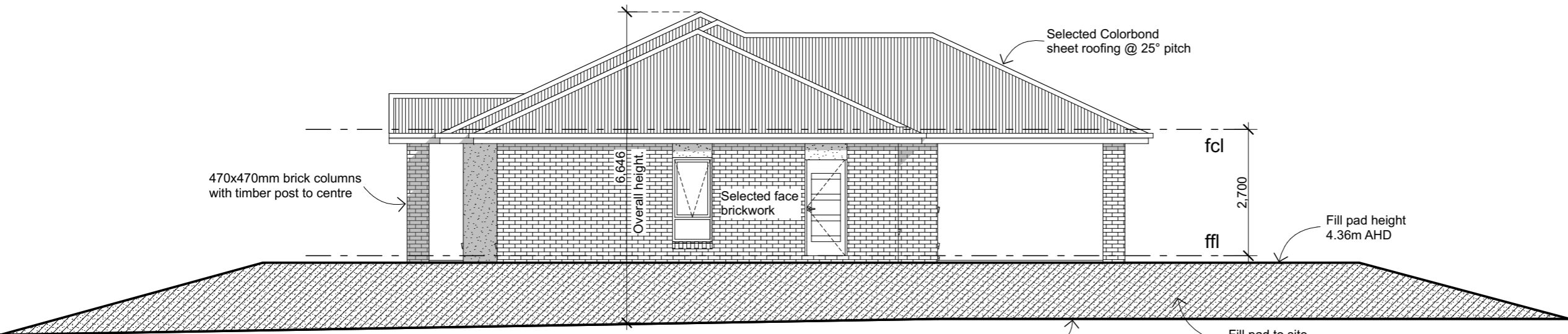
John Blamey  
DP-AD 14288  
35 Thompson Road,  
Tynong North 3813  
Mob. 0418 104 001

Peter Rogers  
DBU - 6523  
e rconstructions@internode.on.net



**Proposed Elevation 2 (West)**

Scale 1 : 100



**Proposed Elevation 3 (North)**

Scale 1 : 100

**Colour Schedule**

Item	Finish	
Brickwork	Red Brick	
Proposed Dwelling Roofing	Colorbond Monument	
Windows and doors	Monument Colorbond	
Render to Dwelling.	Shale Grey	



**ADVERTISED MATERIAL**

**Planning Application: T260040**  
**Date Prepared: 01 June 2026**

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