
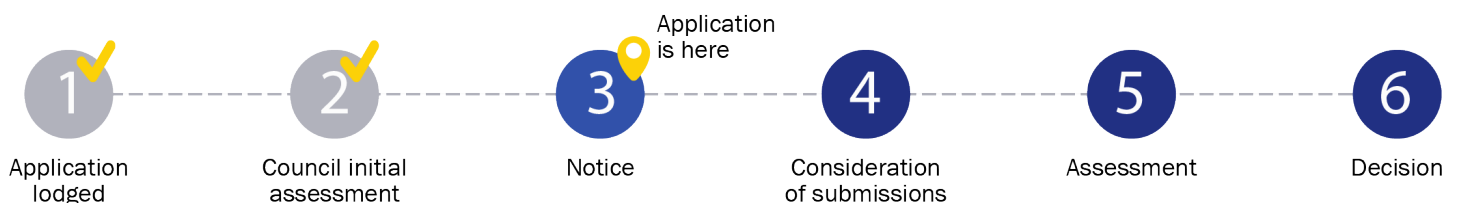


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 PS846668 V12369 F149 3 Chandler Avenue, Emerald VIC 3782
The application is for a permit to:	Building and Works (Construction of a shed)
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)
42.01-2	Construct a building or construct or carry out works,
42.03-2	Construct a building or construct or carry out works,
44.06-2	Construct a building or construct or carry out works associated with Accommodation (Dwelling)
APPLICATION DETAILS	
The applicant for the permit is:	Sheds and Beyond
Application number:	T240320
<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?	
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:	
19 June 2025	
WHAT ARE MY OPTIONS? 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.	<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.
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.	



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.

Application for a Planning Permit

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

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

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

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

ℹ Click for further information.

The Land

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

Street Address *

Unit No.:	St. No.: 3	St. Name: CHANDLER AVE.
Suburb/Locality: FERRISLO		Postcode: 3782

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

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

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 846680
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

ℹ For what use, development or other matter do you require a permit? *

**CONSTRUCTION OF A COLOUR BOND
MACHINERY SHED**

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.

ℹ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ **88732-00**

⚠ You may be required to verify this estimate.
Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

ℹ Estimated cost of any development for which the permit is required *

Existing Conditions

Describe how the land is used and developed now *

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

SINGLE RESIDUALLING & FARM

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.

☒ Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land

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

Organisation (if applicable): SHEDS & BEYOND

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.: 20

St. Name: RAYS WAY

Suburb/Locality: PARKVIEW

State: VIC

Postcode: 3810

Contact information for applicant OR contact person below

Business phone: 5943 2012

Email: gl@shedsandbeyond.com.au

Mobile phone: 0417-537-767

Fax:

Contact person's details*

Same as applicant ☐

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:


State:

Postcode:

day / month / year

Declaration

This form must be signed by the applicant *

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

The information in this application is true and notified of the permit application.

Date: 01/07/24

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

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

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

☒ No ☐ Yes

If 'Yes', with whom?:

Date:


day / month / year


Checklist

Have you:

☒ Filled in the form completely?

☐ Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

☒ A full, current copy of title information for each individual parcel of land forming the subject site.

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal.

☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☒ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☒ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☒ Completed the relevant council planning permit checklist?

☒ Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

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

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.



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.:	T240320
Address of the Land:	3 Chandler Avenue, Emerald

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	SHEDS AND BEYOND
Address:	20 RAYS WAY PARKVIEW VIC
Phone:	59-432012
Email:	gil@shedsandbeyond.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 before notice:	<input type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input 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.		
New trigger identified, Pursuant to Clause 44.06-2 (Bushfire Management Overlay) a permit is required to construct a building or construct or carry out works associated with Accommodation (dwelling).		

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 in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	
Signature:	
Date:	13/02/24.

LODGEMENT

Please submit this form, including all amended plans/documents, to 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*.

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.



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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

Page 1 of 2

VOLUME 12369 FOLIO 149

Security no : 124115613515P
Produced 06/06/2024 04:03 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 846668U.
PARENT TITLES :
Volume 10999 Folio 194 Volume 11352 Folio 664
Created by instrument PS846668U 14/04/2022

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AR552658R 15/10/2018

Caveator

ALLAN FREDERICK CHANDLER, JOCELYN WENDY CHANDLER

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

10/09/2018

Estate or Interest

LIFE ESTATE

Prohibition

ABSOLUTELY

Lodged by

MARCUS CHRISTOPHER ADAMS & JOSEPH STEPHEN FALCONE & NADIA ELIZABETH FALCONE

Notices to

JOSEPH FALCONE of 323A MAIN STREET EMERALD VIC 3782

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.

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
X018159X 04/09/2000

DIAGRAM LOCATION

SEE PS846668U 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: 3 CHANDLER AVENUE EMERALD VIC 3782



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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 18217W FALCONE & ADAMS LAWYERS
Effective from 14/04/2022

DOCUMENT END

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.

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.

PLAN OF SUBDIVISION		EDITION	PS846668U		
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: GEMBROOK</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: 52 (PART) & 57 (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCES: VOL 11352 FOL 664 VOL 10999 FOL 194</p> <p>LAST PLAN REFERENCE/S: LOT 1 ON PS636752D LOT 6 ON PS503339F</p> <p>POSTAL ADDRESS: (At time of subdivision) 8 CHANDLER AVENUE & 438 BELGRAVE—GEMBROOK ROAD EMERALD 3782</p> <p>MGA2020 CO—ORDINATES E 365 260 (of approx centre of land N 5 801 400 in plan) ZONE: 55</p>		<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S21-133 Planning Permit Reference: T200784 SPEAR Reference Number: S180438E</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Sonia Higgins for Cardinia Shire Council on 15/02/2022</p>			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	<p>DEPTH LIMITATION: Does not apply</p> <p>ONLY LOT 2 IS SUBJECT TO SURVEY</p> <p>AREA OF LOT 1 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE</p> <p>DIMENSIONS SHOWN UNDERLINED ARE NOT THE SUBJECT OF THIS SURVEY</p>			
NIL	NIL				
NOTATIONS					
<p>SURVEY: This plan is/is not based on survey.</p> <p>STAGING: This is is not a staged subdivision</p> <p>Planning Permit No. —</p> <p>This survey has been connected to permanent marks No (s). 207</p> <p>In Proclaimed Survey Area No. —</p>					
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	DRAINAGE & SEWERAGE	3m	PS 503339F	LOTS IN PS 503339F CARDINIA SHIRE YARRA VALLEY WATER LTD. LOTS IN PS 503339F CARDINIA SHIRE YARRA VALLEY WATER LTD. YARRA VALLEY WATER LTD. CARDINIA SHIRE LOTS IN PS 503339F YARRA VALLEY WATER LTD. LOT 1 IN PS 503339F YARRA VALLEY WATER LTD. LOT 1 IN PS 503339F YARRA VALLEY WATER	
E-1	DRAINAGE	3m	PS 503339F		
E-1	SEWERAGE	3m	PS 503339F		
E-2	DRAINAGE & SEWERAGE	SEE PLAN	PS 503339F		
E-2	DRAINAGE	SEE PLAN	PS 503339F		
E-2	SEWERAGE	SEE PLAN	PS 415919B		
E-3	SEWERAGE	2m	PS 415919B		
E-4	DRAINAGE	3m	PS 503339F		
E-4	DRAINAGE	3m	PS 503339F		
E-5	SEWERAGE	3.76	PS 503339F		
E-6	WATER SUPPLY	3m	PS 503339F		
E-7	SEWERAGE	2m	PS 415919B		
E-7	WATER SUPPLY	3m	PS 503339F		
E-8	SEWERAGE	1.20	THIS PLAN		
M. J. Reddie Surveys Pty Ltd ABN 49 005 965 257 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428		REF: 20—11—163 FILE: BN			ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4
		Digitally signed by: Michael J Reddie, Licensed Surveyor, Surveyor's Plan Version (3), 31/01/2022, SPEAR Ref: S180438E			PLAN REGISTERED TIME: 12:09PM DATE: 14/04/2022 A. Ali Assistant Registrar of Titles



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	PS846668U
Number of Pages (excluding this cover sheet)	4
Document Assembled	06/06/2024 16:03

Copyright and disclaimer notice:

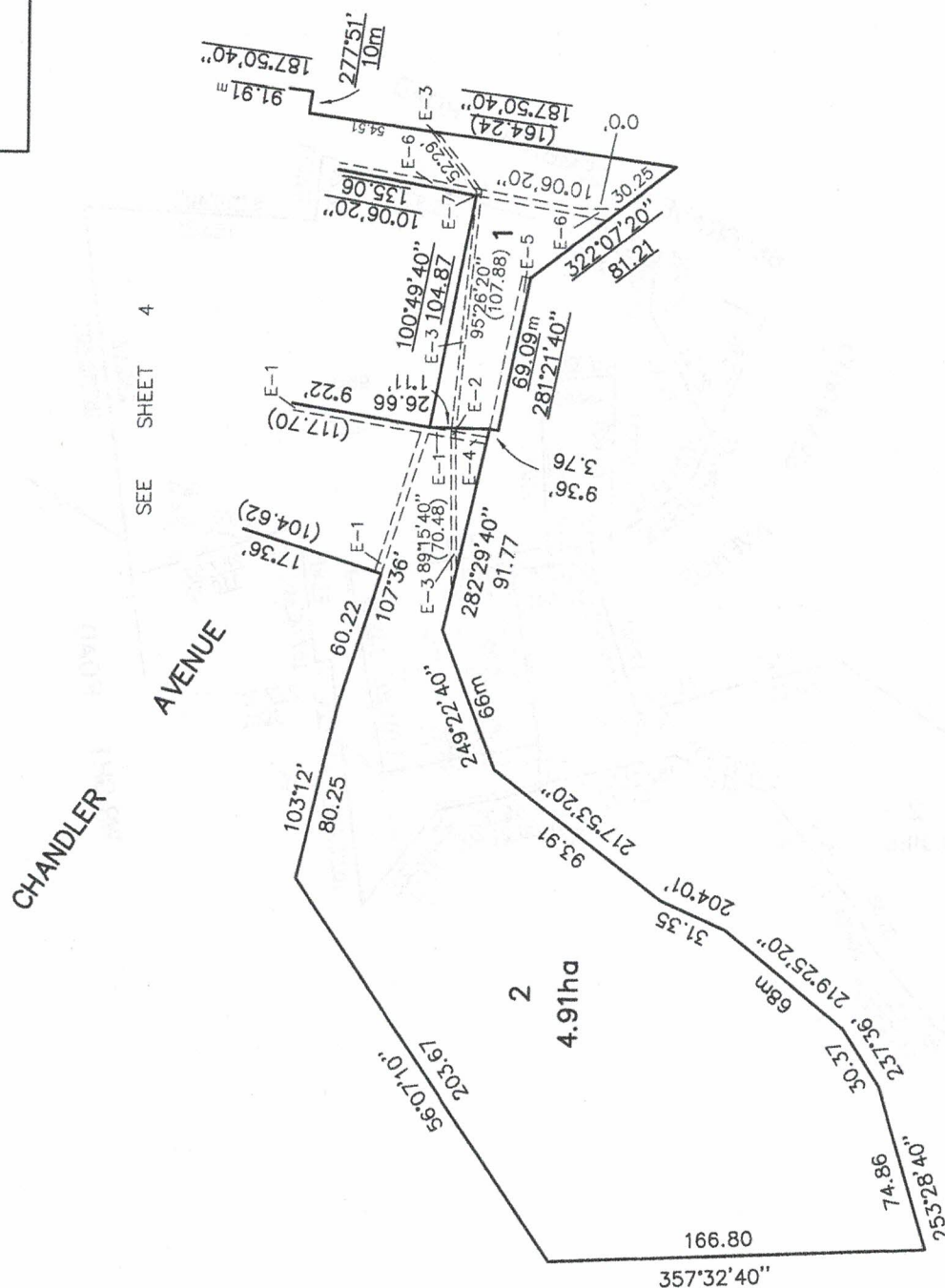
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

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.

PS846668U

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.



SEE SHEET 4

2
4.91ha

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

P.O. Box 268, Berwick.
Phone (03) 9707 4117 Fax (03) 9707 4428

Amended by: Michael J Reddie, Licensed Surveyor 13/04/2022.

SCALE
1:2000

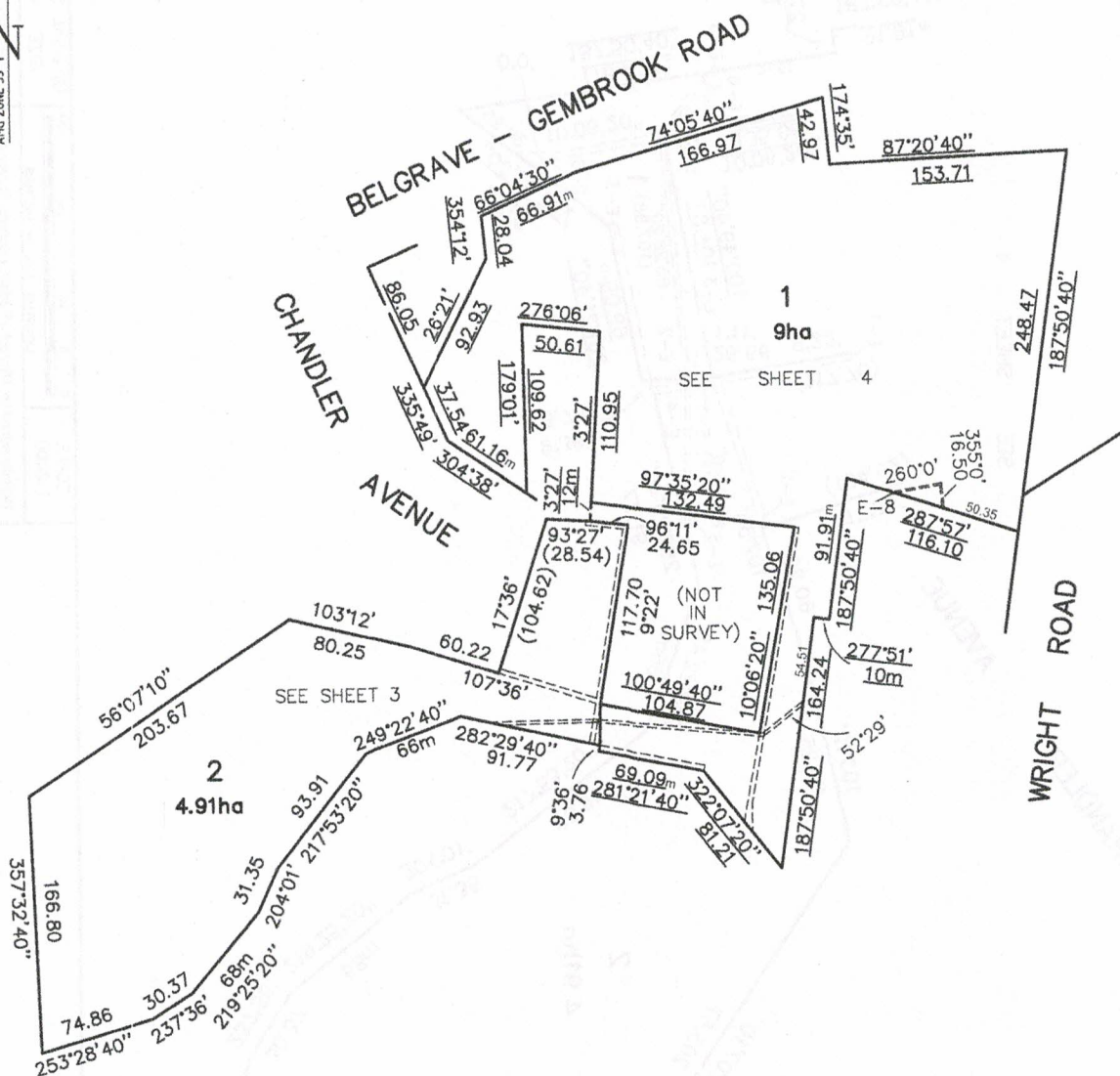
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE • A3

SHEET 3

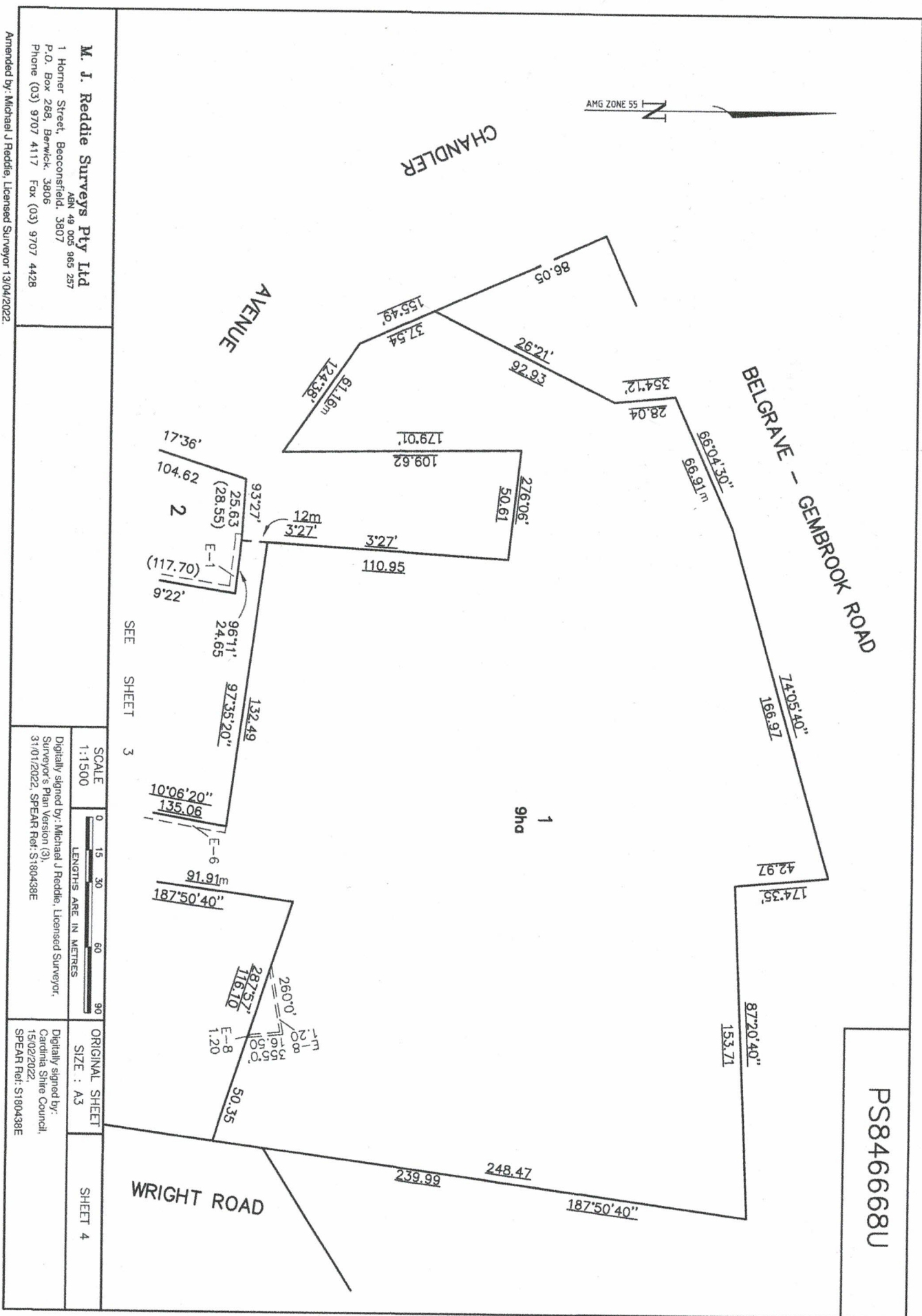
Digitally signed by: Michael J Reddie, Licensed Surveyor,
Surveyor's Plan Version (3),
31/01/2022, SPEAR Ref: S180438E

Digitally signed by:
Cardinia Shire Council,
15/02/2022,
SPEAR Ref: S180438E



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.

Digitally signed by:
Cardinia Shire Council,
15/02/2022,
SPEAR Ref: S180438E





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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.

Produced 02/06/2025 03:06:08 PM

Status	Registered	Dealing Number	AR552658R
Date and Time Lodged	15/10/2018 01:38:06 PM		

Lodger Details

Lodger Code	18217W
Name	
Address	
Lodger Box	
Phone	
Email	
Reference	123393 Chandler

CAVEAT

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

11352/664

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

10/09/2018

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.

Estate or Interest claimed

Life Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Joseph Falcone

Address

Street Number	323A
Street Name	MAIN
Street Type	STREET
Locality	EMERALD
State	VIC
Postcode	3782

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator.

Executed on behalf of	ALLAN FREDERICK CHANDLER JOCELYN WENDY CHANDLER
Signer Name	NADIA ELIZABETH FALCONE
Signer Organisation	MARCUS CHRISTOPHER ADAMS & JOSEPH STEPHEN FALCONE & NADIA ELIZABETH FALCONE
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	12 OCTOBER 2018

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	X018159X
Number of Pages (excluding this cover sheet)	11
Document Assembled	18/10/2024 16:38

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

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.

**Application by a Responsible Authority
under Section 181 Planning and Environment Act 1987
for Entry of a Memorandum of Agreement
under Section 173 of the Act**



X018159X
040900 0155 173



Lodged by:

Name: MACPHERSON & KELLEY
Phone: 9794 2600
Address: 40-42 Scott Street, Dandenong 3175
Ref: CEH:909545
Customer Code 1161S

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

LAND: Certificates of Title Volume 7020 Folio 829 and
Volume 10156 Folio 499

ADDRESS OF LAND: Wright Road Avonsleigh

RESPONSIBLE AUTHORITY: CARDINIA SHIRE COUNCIL

PLANNING SCHEME: CARDINIA PLANNING SCHEME

AGREEMENT DATE: The 21 day of August 2000

AGREEMENT WITH:

A copy of the Agreement is attached to this Application

Signature of Responsible Authority

MANAGER PLANNING, BUILDING & ENVIRONMENT
CARDINIA SHIRE COUNCIL

Date: 21/8/2000

13/9/00

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.



DX018159X-1-1

X018159X
040900 0155 173



- 1 -

THIS AGREEMENT is made the **21st** day of **August** 2000

BETWEEN:

CARDINIA SHIRE COUNCIL of Henty Way, Pakenham
in the State of Victoria ("the Council")

of the first part

AND:

ALLAN FREDERICK CHANDLER of Belgrave-
Gembrook Road, Avonsleigh in the said State
("the owner")

of the other part

WHEREAS:

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.

- A. The Council is and at all times material has been the responsible Authority by delegation with respect to the administration and enforcement of the Cardinia Planning Scheme ("the Planning Scheme").
- B. The owner is and was at all times material the registered proprietor of land situate at and known as Part Crown Allotments 52, 57 and 58 Wright Road, Avonsleigh and being the land more particularly described in Certificates of Title Volume 7020 Folio 829 and 10156 Folio 499 ("the land").
- C. On 8 February 1998 the Council issued Planning Permit No. T970546 6403204890 ("the Planning Permit") to subdivide the land into eleven (11) lots in accordance with the endorsed Plans and on the conditions contained in the Permit.
- D. The Planning Permit contained Condition 10 which required the Owner to enter into an Agreement under Section 173 of the Planning and Environment Act 1987. A copy of the Planning Permit is annexed hereto and marked "A".
- E. The parties hereto now wish to enter into this Agreement pursuant to Section 173 of the Planning and Environment Act 1987 in satisfaction of Condition 10 of the Permit.



DX018159X-2-8



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AND AGREED AS FOLLOWS:-

1. The owner hereby acknowledges and agrees that it shall, pursuant to condition 10 of the Planning Permit,
 - 1.1 Provide a walking track from the western boundary of the land to Wright Road;
 - 1.2 Provide a walking track connecting the public open space along Wattle Creek and Chandler Reserve within the proposed public open space reservation;
 - 1.3 Develop a weed eradication program to the satisfaction of the Council, such weed eradication program to be undertaken by the Owner prior to the issue of a Statement of Compliance of the Permit;
 - 1.4 Prepare a landscape concept plan for the land and a planting and maintenance program including extensive planting on and near the proposed boundaries of Lots 2, 5, 6 and 10 having particular regard to minimising the visual impact of any proposed dwelling on Lot 8;
 - 1.5 Not further subdivide any allotments created by the subdivision other than minor re-alignment of allotment boundaries when no additional allotments are created and no more than one dwelling is allowed to be constructed on any allotment;
 - 1.6 Connect all allotments to a reticulated sewerage system or if not available, the effluent and waste water must be treated and retained on site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environmental Protection Act 1970.
2. The parties hereby acknowledge that this Agreement is made pursuant to Section 173 of the Planning and Environment Act 1987 and that the parties intend this Agreement to run with the land and to thus bind the successors, assignees and transferees from the owner.
3. The owner covenants that it shall comply with all conditions of the Permit and shall not alter the plans endorsed by Council without the consent of Council being first had and obtained.



OCTOBER 08, 1992 18:48

FAX:

PAGE 02

Form 4.4

PLANNING PERMIT

Permit No. T970546 6403204890

Planning Scheme: Sherbrooke Planning Scheme

Responsible Authority: Cardinia Shire Council

ADDRESS OF THE LAND:

Address: Wright Road, Avonsleigh
 Parish: Avonsleigh
 Crown Allotment Details: Part CA.52, 57 & 58

X018159X

040900 0155 173



THE PERMIT ALLOWS:

The staged subdivision of the land into eleven (11) lots generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS NO.1 - 14 INCLUSIVE APPLY TO THIS PERMIT:

1. Before the plan of subdivision can be certified, amended plans to the satisfaction of the responsible authority must be submitted for approval. When approved the plan/s will form part of the permit. The plan/s must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) Building envelope on proposed Lot 10 to be repositioned to the east side of the drainage line.
 - (b) Provision of a six (6) metre wide strip of land be provided from Wright Road to connect with the Public Open Space along Wattle Creek ✓
 - (c) Provision of a five (5) metre wide drainage easement in favour of Melbourne Water over the natural water course running north south through lots 9, 10 & 11 ✓
 - (d) Provision of a turning area at the end of the proposed road in stage two (2) stage 2
 - (e) Provision of building envelopes on lots 2, 3, 4, 5, 6, 8 in position to ensure stormwater disposal can be directed to road or underground drainage systems stage 2
 - (f) Provision of a three (3) metre wide drainage easement extending from Wright Road to the natural water course along the southern boundary of Lot 10. ✓
 - (g) Provision of a three (3) metre wide drainage easement over all other underground and surface properly drains. ✓
 - (h) Provision of a landscaping plan in accordance with the requirements of the Section 173 Agreement A.C.
2. Before any works associated with the subdivision start, detailed plans and specifications must be submitted to and approved by the responsible authority. All works must be constructed in accordance with the approved plans and specifications. The plans and specifications must include:



DX018159X-5-0

Date Issued: 18/2/05

Signature for the
Responsible Authority:

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.

OCTOBER 08, 1992 18:49

FAX:

PAGE 03



DX018159X-6-7

Form 4.4

PLANNING PERMIT

Permit No. **T970546 6403204890**
 Planning Scheme: **Sherbrooke Planning Scheme**
 Responsible Authority: **Cardinia Shire Council**

ADDRESS OF THE LAND:

Address: **Wright Road, Avonsleigh**
 Parish: **Avonsleigh**
 Crown Allotment Details: **Part CA.52, 57 & 58**

X018159X
040900 0155 173



THE PERMIT ALLOWS:

The staged subdivision of the land into eleven (11) lots generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS NO.1 - 14 INCLUSIVE APPLY TO THIS PERMIT:

Stage 1

- (a) Provision of a gravel footway be constructed in Wright Road across the frontage of lots 9, 10 and 11 and extend along the southern boundary of lot 11 to the Wattle Creek. This work should be undertaken following consultation with Council's Works Section and must be completed prior to the issue of a Statement of Compliance.


Stage 2

- (a) road reserve width sixteen (16) metres
- (b) the new access street off Belgrave Gembrook Road to have fully sealed road pavement with roll over kerb and channel 5.42 metres back of kerb to back of kerb.
- (c) construction of underground drainage in the road reserve to drain the road pavement and lots 2 and 7.
- (d) construction of underground low flow drains with, open 'V' drains above, to drain lots 3, 5 & 6. (pipe size to be calculated on a run off area of 400 square metres per allotment).
- (e) construction of underground piped outlet drain, extending from the end of the proposed access road to Wattle Creek, to drain the road and allotments, (Melbourne Water approval required).
- (f) provision of a fully sealed right hand turn lane in Belgrave Gembrook Road to the approval of Council, adjacent to the new access street.
- (g) upgrade and extension of the existing gravel walkway across the Belgrave Gembrook Road frontage of the site.
- (h) construction of a gravel footway within the Public Open space reserve, extending from Chandler Reserve to Wattle Creek, and the provision of an approved crossing over Wattle Creek.

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.

3. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of water supply.

Date Issued: 18/2/98

Signature for the
Responsible Authority: 

OBER 08, 1992 18:49

FAX:

PAGE 04

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.

Form 4.4

PLANNING PERMIT

Permit No. **T970546 6403204890**Planning Scheme: **Sherbrooke Planning Scheme**Responsible Authority: **Cardinia Shire Council**

ADDRESS OF THE LAND:

Address: **Wright Road, Avonsleigh**
 Parish: **Avonsleigh**
 Crown Allotment Details: **Part CA.52, 57 & 58**

X018159X
 040900 0155 173


DX018159X-7-4

THE PERMIT ALLOWS:

The staged subdivision of the land into eleven (11) lots generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS NO.1 - 14 INCLUSIVE APPLY TO THIS PERMIT:

4. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage.
5. The subdivision must proceed in the order of the stages shown on the approved plan unless otherwise agreed by the responsible authority.
6. The applicant shall:
 - (a) Enter into agreement with Eastern Energy for the supply of electricity to each lot and for the extension, augmentation or rearrangement of any existing electricity supply system, as required by Eastern Energy, subject to Eastern Energy being able to provide a supply of electricity. (A payment to cover the cost of such work will be required) In the event that a supply cannot be provided, the applicant shall provide a written undertaking to Eastern Energy that prospective purchasers will be so informed.
 - (b) Rearrange to the satisfaction of Eastern Energy any existing private electric lines that cross the boundaries of the proposed lots to supply existing installations. Such lines will be constructed with underground cables.
 - (c) Set aside on the plan of subdivision for the use of Eastern Energy a reserve(s) satisfactory to the authority, where any electric substations (other than a pole mounted type) is required to service the subdivision.
 - (d) Provide to Eastern Energy a copy of the version of the plan of subdivision submitted for certification which shows any amendments which have been required.
 - (e) Provide easements satisfactory to Eastern Energy, where easements have not been otherwise provided, for all existing Eastern Energy electric lines on the land and for any new powerlines required to serve the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall be for the purpose of "Power Line" in favour of Eastern Energy.
 - (f) Obtain for the use of Eastern Energy any other easements external to the subdivision required to service the lots.

Date Issued: 18/10/20
 Signature for the
 Responsible Authority:

OCTOBER 08, 1992 18:50

FAX:

PAGE 05

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.

Form 4.4

PLANNING PERMIT

Permit No. 1970546 6403204890

Planning Scheme: Sherbrooke Planning Scheme

Responsible Authority: Cardinia Shire Council

ADDRESS OF THE LAND:

Address: Wright Road, Avonsleigh
 Parish: Avonsleigh
 Crown Allotment Details: Part CA.52, 57 & 58



THE PERMIT ALLOWS:


The staged subdivision of the land into eleven (11) lots generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS NO.1 - 14 INCLUSIVE APPLY TO THIS PERMIT:

- (g) Adjust the position of any existing easement/s for powerlines to accord with the position of line/s as determined by survey.
7. All roads and open space reserves shown on the approved plan must be landscaped in accordance with an approved landscaping plan to the satisfaction of the responsible authority. The landscaping plan must include two (2) street trees per lot created, and such trees must be a minimum of one point two (1.2) metres in height.
 8. An area or areas equivalent to at least three (3) hectares of the land must be provided for public open space in a location to the satisfaction of the responsible authority.
 9. Fencing to the satisfaction of the responsible authority must be constructed along the common boundary between the lots and the public open space.
 10. The landowner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act prior to a Statement of compliance to provide for the following:
 - (a) the provision of a walking track from the western boundary of the land to Wrights Road;
 - (b) the provision of a walking track connecting the public open space along Wattle Creek and Chandler Reserve within the proposed public open space reservation;
 - (c) a weed eradication program be developed, detailed in writing and approved by the responsible authority. The weed eradication program is to be undertaken by the owner of the land prior to the issue of a statement of compliance
 - (d) the preparation of a landscape concept plan for the land and a planting and maintenance program. Such plan shall include extensive planting on and near the proposed lot boundaries of Lots 2, 5, 6 and 10 and have particular regard to minimising the visual impact of any proposed dwelling on Lot 8
 - (e) no further subdivision of any allotments created by subdivision other than the minor realignment of allotment boundaries where no additional allotments are created and no more than one (1) dwelling on any allotment

X018159X
 040900 0155 173

Date Issued: 18/2/98

Signature for the
 Responsible Authority: 



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.

X018159X
040900 0155 173



Form 4.4

PLANNING PERMIT

Permit No. **T970546 6403204890**

Planning Scheme: **Sherbrooke Planning Scheme**

Responsible Authority: **Cardinia Shire Council**

ADDRESS OF THE LAND:

Address: **Wright Road, Avonsleigh**
Parish: **Avonsleigh**
Crown Allotment Details: **Part CA.52, 57 & 58**

THE PERMIT ALLOWS:

The staged subdivision of the land into eleven (11) lots generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS NO.1 - 14 INCLUSIVE APPLY TO THIS PERMIT:

- (f) the connection of all allotments to a reticulated sewerage system or if not available, the effluent and waste water must be treated and retained on site in accordance with the State Environment Protection Policy (Waters of Victoria under the Environmental Protection Act 1970)
- 11. Under Section 8 of the Subdivision Act 1988, any plan of subdivision submitted for certification must be referred to the following authorities:
Yarra Valley Water
Multinet
Eastern Energy
- 12. The certified plan of subdivision must specify easements/reserves in favour of Yarra Valley Water for all existing/or proposed Yarra Valley Water assets located within the land, pursuant to Section 12(1) of the Subdivision Act.
- 13. The layout of the subdivision and provision of firefighting facilities must be to the satisfaction of the Country Fire Authority.
- 14. This permit will expire if:
 - (a) the subdivision is not commenced within two (2) years of the date of this permit; or,
 - (b) the subdivision is not completed within five (5) years of the date of commencement.

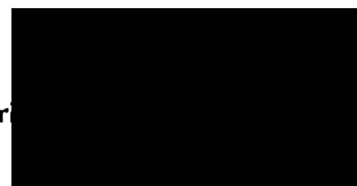
The responsible authority may extend the periods referred to, if a request is made in writing before the permit expires or within 3 (three) months afterwards.

(Note: The starting of the subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan, and completion is regarded as the completion of the plan)

registration of the plan)

Date Issued: 18/2/98

Signature for the
Responsible Author



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.

X018159X
040900 0155 173



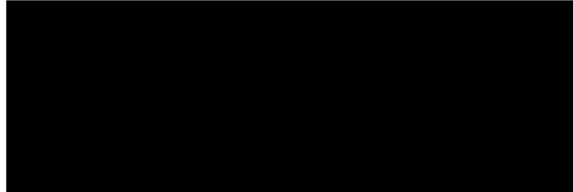
DX018159X-10-7

- 4 -

CARDINIA SHIRE COUNCIL

"the Council"

- and -



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.

SECTION 173 AGREEMENT

**MACPHERSON & KELLEY
SOLICITORS
40-42 SCOTT STREET
DANDENONG 3175**

**DX: 17501
TEL: 9794 2600
FAX: 9794 2520
REF: CH CV 909545**

ID-SECT173 cv

X018159X
040900 0155 173



DX018159X-11-5

OBER 08, 1992 18:49

FAX:

PAGE 04

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.

Form 4.4

PLANNING PERMIT

Permit No. **T970546 6403204890**Planning Scheme: **Sherbrooke Planning Scheme**Responsible Authority: **Cardinia Shire Council**

ADDRESS OF THE LAND:

Address: **Wright Road, Avonsleigh**
 Parish: **Avonsleigh**
 Crown Allotment Details: **Part CA.52, 57 & 58**

X018159X
 040900 0155 173


THE PERMIT ALLOWS:

The staged subdivision of the land into eleven (11) lots generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS NO.1 - 14 INCLUSIVE APPLY TO THIS PERMIT:

4. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage.
5. The subdivision must proceed in the order of the stages shown on the approved plan unless otherwise agreed by the responsible authority.
6. The applicant shall:
 - (a) Enter into agreement with Eastern Energy for the supply of electricity to each lot and for the extension, augmentation or rearrangement of any existing electricity supply system, as required by Eastern Energy, subject to Eastern Energy being able to provide a supply of electricity. (A payment to cover the cost of such work will be required) In the event that a supply cannot be provided, the applicant shall provide a written undertaking to Eastern Energy that prospective purchasers will be so informed.
 - (b) Rearrange to the satisfaction of Eastern Energy any existing private electric lines that cross the boundaries of the proposed lots to supply existing installations. Such lines will be constructed with underground cables.
 - (c) Set aside on the plan of subdivision for the use of Eastern Energy a reserve(s) satisfactory to the authority, where any electric substations (other than a pole mounted type) is required to service the subdivision.
 - (d) Provide to Eastern Energy a copy of the version of the plan of subdivision submitted for certification which shows any amendments which have been required.
 - (e) Provide easements satisfactory to Eastern Energy, where easements have not been otherwise provided, for all existing Eastern Energy electric lines on the land and for any new powerlines required to serve the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall be for the purpose of "Power Line" in favour of Eastern Energy.
 - (f) Obtain for the use of Eastern Energy any other easements external to the subdivision required to service the lots.

Date Issued: 18/10/20
 Signature for the
 Responsible Authority:

OCTOBER 08, 1992 18:50

FAX:

PAGE 05

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.

Form 4.4

PLANNING PERMIT

Permit No. **1970546 6403204890**Planning Scheme: **Sherbrooke Planning Scheme**Responsible Authority: **Cardinia Shire Council**

ADDRESS OF THE LAND:

Address: **Wright Road, Avonsleigh**
 Parish: **Avonsleigh**
 Crown Allotment Details: **Part CA.52, 57 & 58**



THE PERMIT ALLOWS:


The staged subdivision of the land into eleven (11) lots generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS NO.1 - 14 INCLUSIVE APPLY TO THIS PERMIT:

- (g) **Adjust the position of any existing easement/s for powerlines to accord with the position of line/s as determined by survey.**
7. **All roads and open space reserves shown on the approved plan must be landscaped in accordance with an approved landscaping plan to the satisfaction of the responsible authority. The landscaping plan must include two (2) street trees per lot created, and such trees must be a minimum of one point two (1.2) metres in height.**
 8. **An area or areas equivalent to at least three (3) hectares of the land must be provided for public open space in a location to the satisfaction of the responsible authority.**
 9. **Fencing to the satisfaction of the responsible authority must be constructed along the common boundary between the lots and the public open space.**
 10. **The landowner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act prior to a Statement of compliance to provide for the following:**
 - (a) **the provision of a walking track from the western boundary of the land to Wrights Road;**
 - (b) **the provision of a walking track connecting the public open space along Wattle Creek and Chandler Reserve within the proposed public open space reservation;**
 - (c) **a weed eradication program be developed, detailed in writing and approved by the responsible authority. The weed eradication program is to be undertaken by the owner of the land prior to the issue of a statement of compliance**
 - (d) **the preparation of a landscape concept plan for the land and a planting and maintenance program. Such plan shall include extensive planting on and near the proposed lot boundaries of Lots 2, 5, 6 and 10 and have particular regard to minimising the visual impact of any proposed dwelling on Lot 8**
 - (e) **no further subdivision of any allotments created by subdivision other than the minor realignment of allotment boundaries where no additional allotments are created and no more than one (1) dwelling on any allotment**

X018159X
040900 0155 173

Date Issued: 18/2/98

Signature for the
 Responsible Authority: 



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.

X018159X
040900 0155 173



Form 4.4

PLANNING PERMIT

Permit No. **T970546 6403204890**

Planning Scheme: **Sherbrooke Planning Scheme**

Responsible Authority: **Cardinia Shire Council**

ADDRESS OF THE LAND:

Address: **Wright Road, Avonsleigh**
Parish: **Avonsleigh**
Crown Allotment Details: **Part CA.52, 57 & 58**

THE PERMIT ALLOWS:

The staged subdivision of the land into eleven (11) lots generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS NO.1 - 14 INCLUSIVE APPLY TO THIS PERMIT:

- (f) the connection of all allotments to a reticulated sewerage system or if not available, the effluent and waste water must be treated and retained on site in accordance with the State Environment Protection Policy (Waters of Victoria under the Environmental Protection Act 1970)
- 11. Under Section 8 of the Subdivision Act 1988, any plan of subdivision submitted for certification must be referred to the following authorities:
Yarra Valley Water
Multinet
Eastern Energy
- 12. The certified plan of subdivision must specify easements/reserves in favour of Yarra Valley Water for all existing/or proposed Yarra Valley Water assets located within the land, pursuant to Section 12(1) of the Subdivision Act.
- 13. The layout of the subdivision and provision of firefighting facilities must be to the satisfaction of the Country Fire Authority.
- 14. This permit will expire if:
 - (a) the subdivision is not commenced within two (2) years of the date of this permit; or,
 - (b) the subdivision is not completed within five (5) years of the date of commencement.

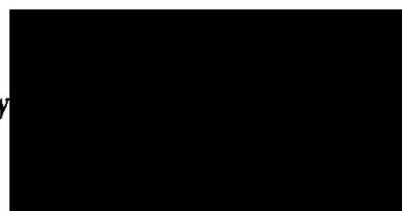
The responsible authority may extend the periods referred to, if a request is made in writing before the permit expires or within 3 (three) months afterwards.

(Note: The starting of the subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan, and completion is regarded as the completion of the plan.)

registration of the plan)

Date Issued: 18/2/98

Signature for the
Responsible Authority



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.

X018159X
040900 0155 173



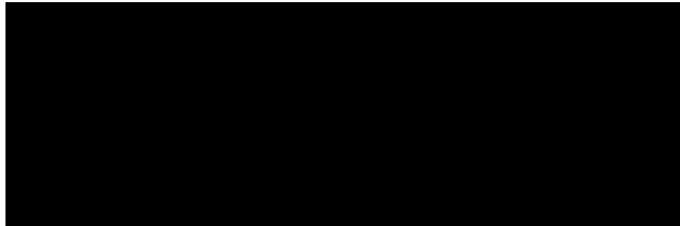
DX018159X-10-7

- 4 -

CARDINIA SHIRE COUNCIL

"the Council"

- and -



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.

SECTION 173 AGREEMENT

**MACPHERSON & KELLEY
SOLICITORS
40-42 SCOTT STREET
DANDENONG 3175**

**DX: 17501
TEL: 9794 2600
FAX: 9794 2520
REF: CH CV 909545**

ID-SECT173 cv

X018159X
040900 0155 173



DX018159X-11-5



20 Rays Way, Pakenham Victoria 3810

Open Monday - Saturday: 9am to 5pm

Phone: 03 5943 2012

www.shedsandbeyond.com.au

20/09/24

Statutory Planner Cardinia Shire : T240320 PA

Statement use of proposed shed Lot 1 No 3 Chandler Ave Emerald Vic 3782

The proposed shed is to be used to store a Caravan

Ride on Mower

4 x 4 Ute

Home work shop

Regards

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.

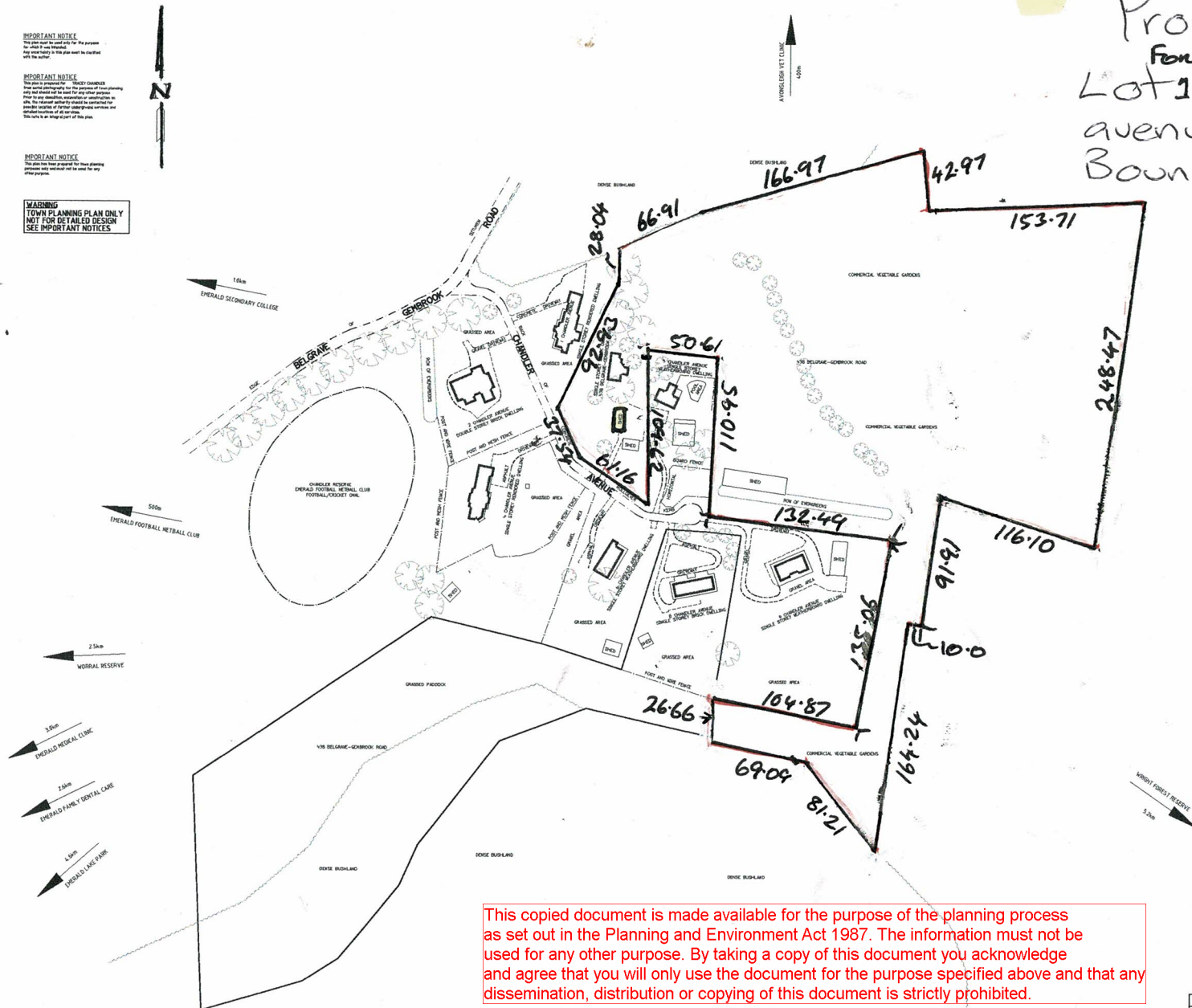
IMPORTANT NOTICE
This plan was prepared for the purpose of the planning process only and should not be used for any other purpose. The information contained herein is for reference only and should not be used for any other purpose.

IMPORTANT NOTICE
This plan was prepared for the purpose of the planning process only and should not be used for any other purpose. The information contained herein is for reference only and should not be used for any other purpose.

IMPORTANT NOTICE
This plan was prepared for the purpose of the planning process only and should not be used for any other purpose. The information contained herein is for reference only and should not be used for any other purpose.

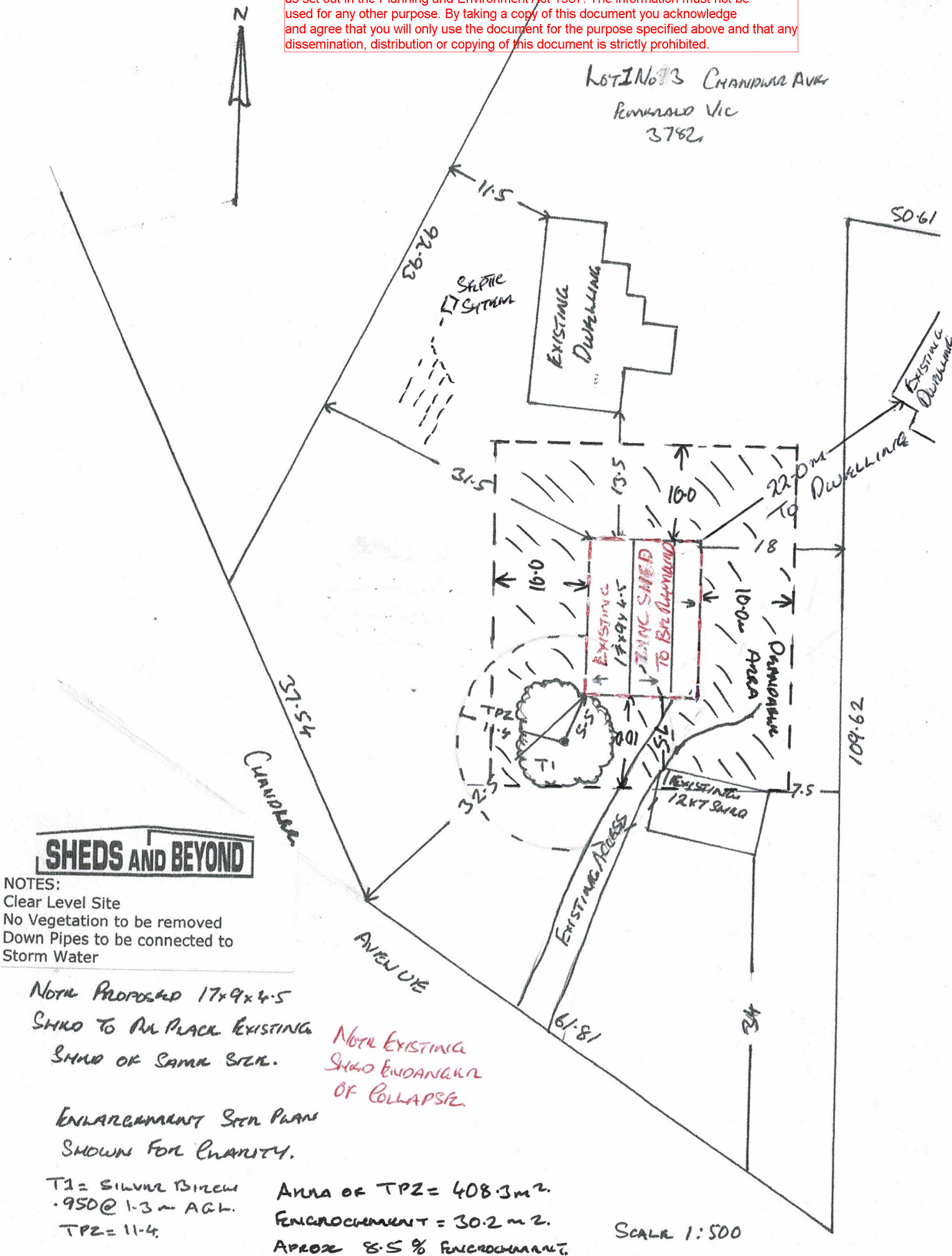
WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

Proposed site
For Suno
Lot 1 No 3 Chandler
avenue Emerald
Boundary



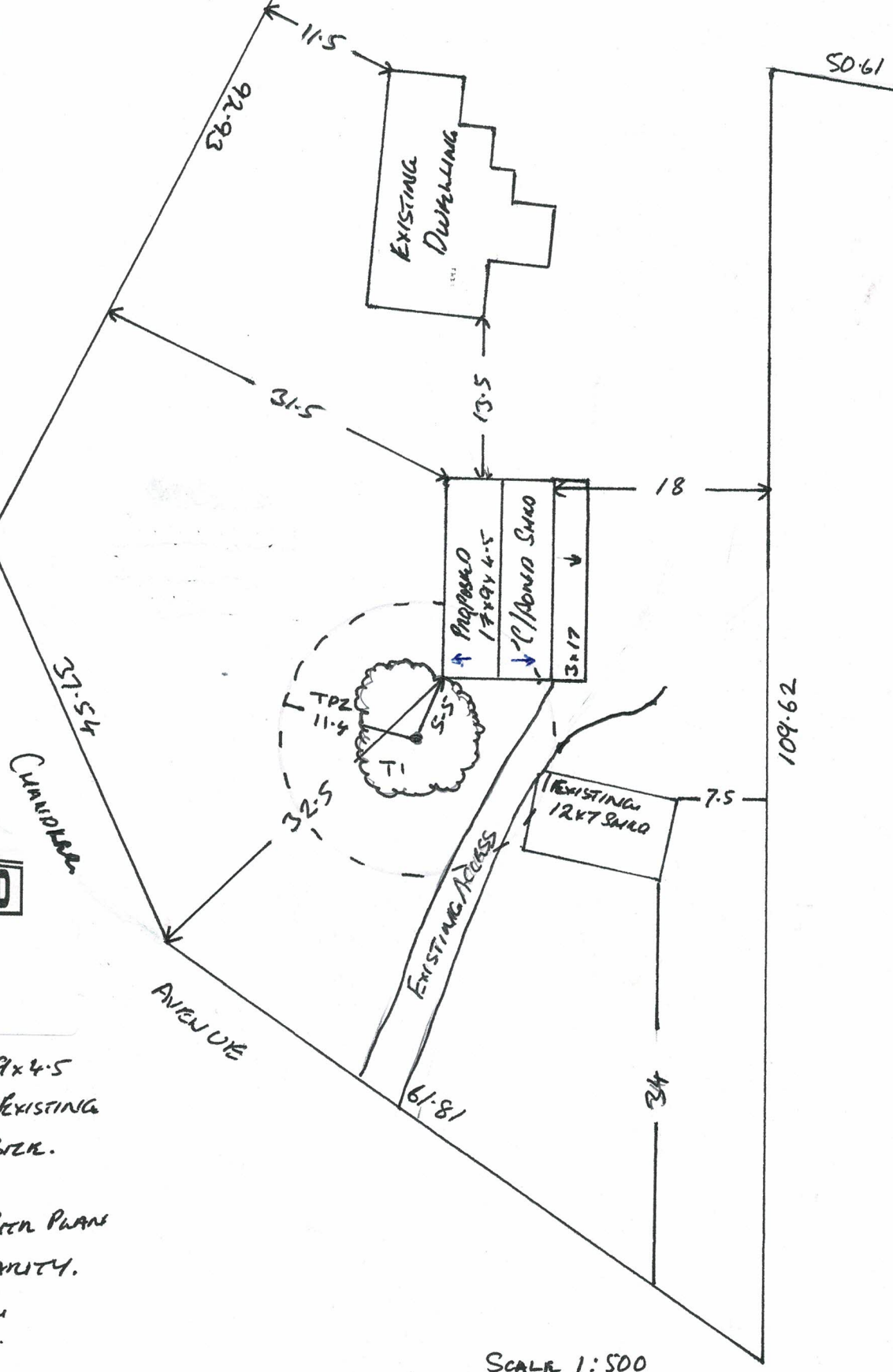
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN			
NOTATIONS		No. OF SHEETS IN PLAN 1	
POSTAL ADDRESS 18 CHANDLER AVENUE EMERALD 3762		No. OF THIS SHEET 1	
NOTE: See certificate of title for easement and title details. NOTE: This plan has been created from aerial photography and should be used for Town Planning purposes only.		SCALE SHEET 1:1000 A3	
DESIGNED BY M. J. Biddle Survey Pty Ltd P.O. Box 288, Emerald, 3760 Phone 08 9377 4117 Fax 08 9377 4439		DRAWN BY M. J. Biddle	





LOT 1 No 73 CHANDLER AVE
RIVERVIEW VIC
3782



SHEDS AND BEYOND

NOTES:
Clear Level Site
No Vegetation to be removed
Down Pipes to be connected to
Storm Water

NOTE PROPOSED 17x9x4.5
SHED TO BE PLACED EXISTING
SHED OR SAME SIZE.

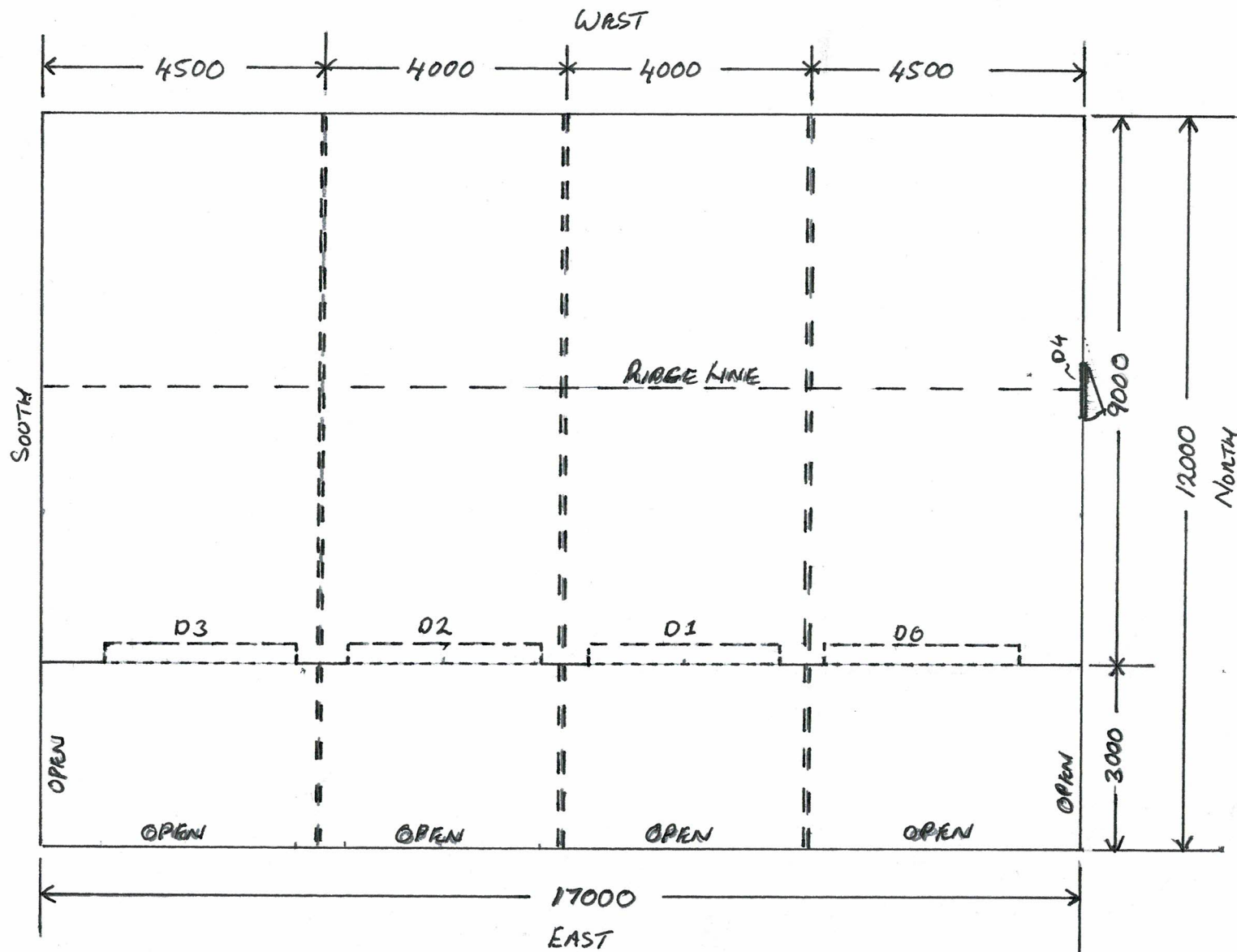
ENLARGEMENT SITE PLAN
SHOWN FOR CLARITY.

T1 = SILVER BIRCH
• 950 @ 1.3 ~ AGL.
TPZ = 11.4.

SCALE 1:500

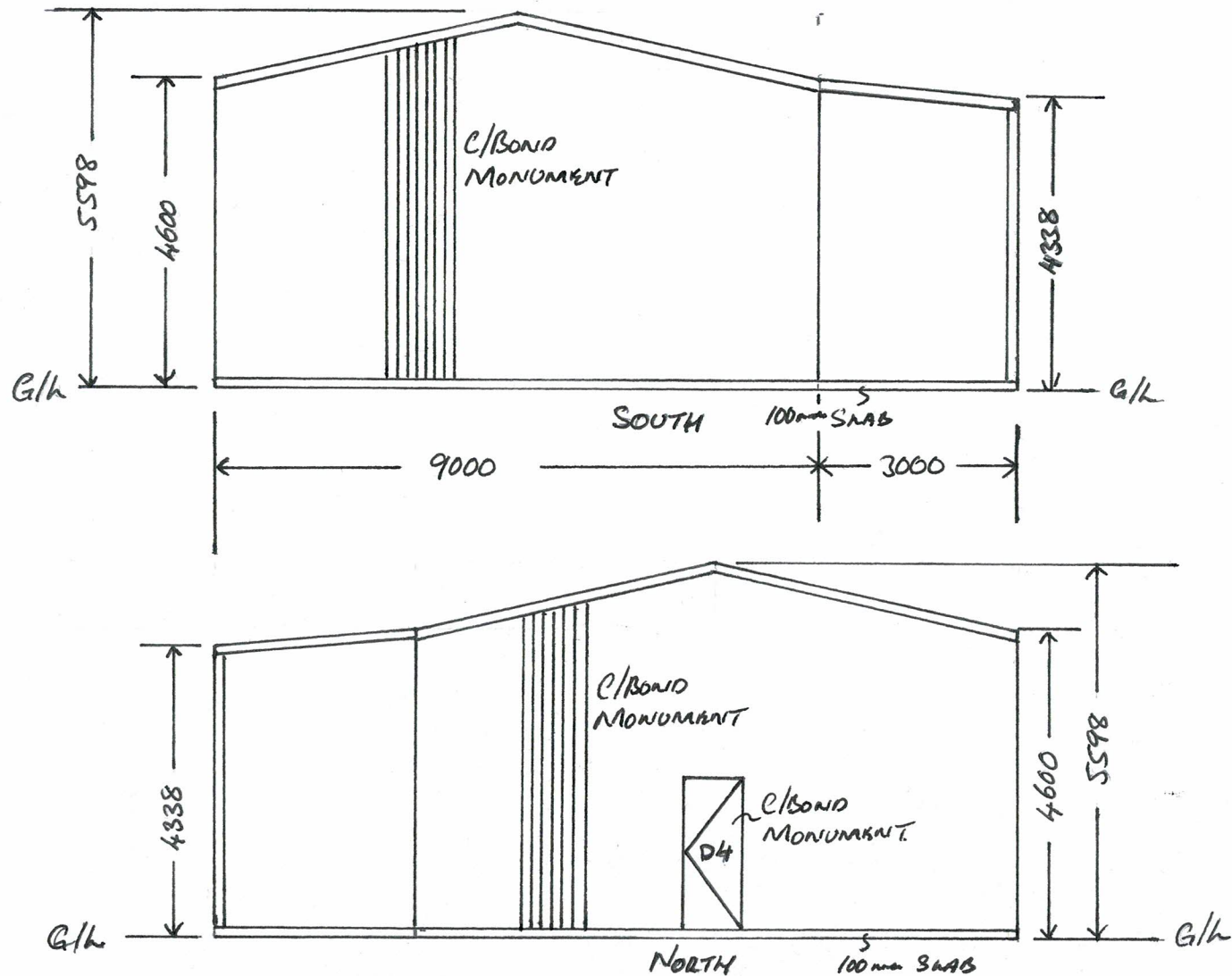
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

SHED PLAN
3 CHANDLER AV
EMERALD VIC



SCALE 1:100

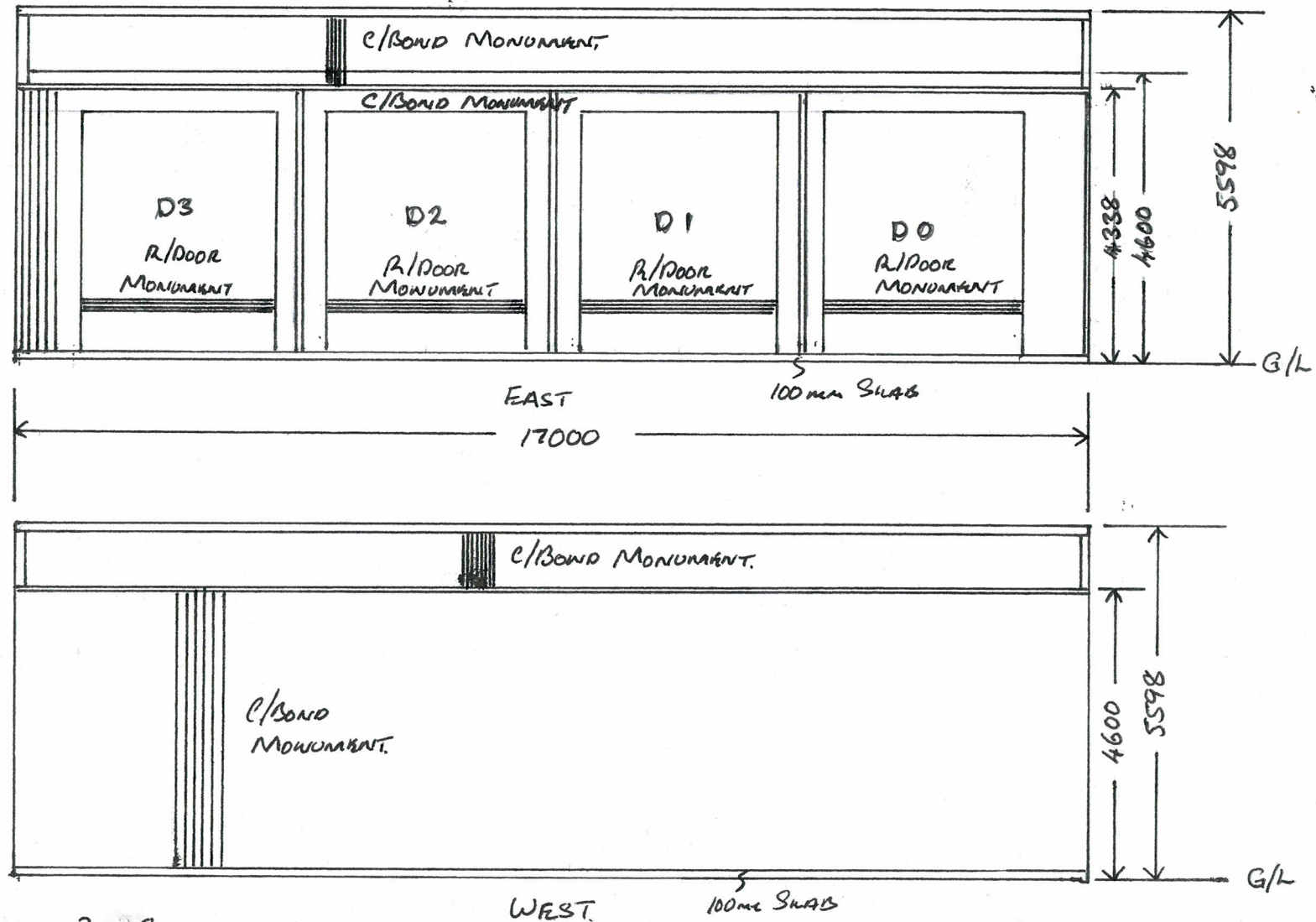
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



ELEVATIONS 3 CHANDLER AVENUE
EMERALD

SCALE 1:100

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.



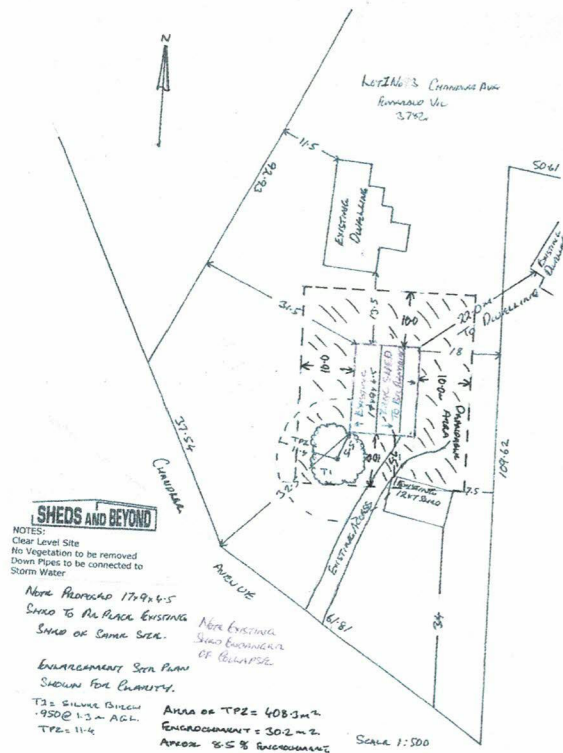
ELEVATIONS 3 CHANDLER AVE
EMERALD VIC

WEST.

100mm SLAB

SCALE 1:100

Outbuildings Bushfire Management Plan – 3 Chandler Avenue, Emerald 3782



Prepared By:

Version: V1

Date: 22/04/2025

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

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.

Bushfire Protection Measures

a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Requirement

- ☒ Non habitable outbuilding ancillary to a dwelling is **more** than 10 metres from a dwelling has no construction requirements.
- ☐ Non habitable outbuilding ancillary to a dwelling is **less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 52.47

Table 7 Outbuilding construction requirement

Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- i. Doorways – by FRL -/60/30 self-closing fire doors
- ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- iii. Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.