
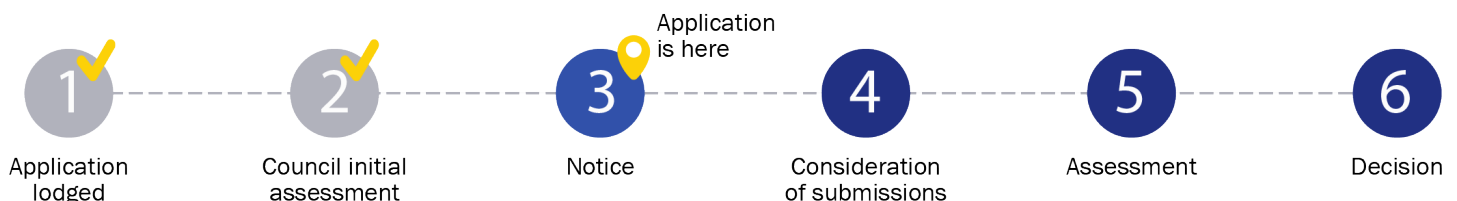


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP894851 8 Oak Avenue, Emerald VIC 3782
The application is for a permit to:	Buildings and works (construction of an outbuilding)
A permit is required under the following clauses of the planning scheme:	
32.03-4	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
44.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
APPLICATION DETAILS	
The applicant for the permit is:	Ultimate Outdoor
Application number:	T250123
<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:	21 August 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. <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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ePlanning

Application Summary

Portal Reference A12569Z4

Basic Information

Proposed Use	Construction of an outbuilding
Current Use	Residential, single dwelling
Cost of Works	\$120,000
Site Address	8 Oak Avenue Emerald 3782

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

Type	Name	Address	Contact Details
Applicant	Ultimate Outdoor	165 Kirkpatricks, MAcclesfield VIC 3782	E: jemima.borkowski@theshedcompany.com.au
Preferred Contact	Ultimate Outdoor	165 Kirkpatricks, MAcclesfield VIC 3782	E: jemima.borkowski@theshedcompany.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 8 VicSmart application more than \$10, 000	\$473.60	100%	\$473.60
Total			\$473.60

Documents Uploaded

Date	Type	Filename
25-02-2025	A Copy of Title	Title.pdf
25-02-2025	Encumbrance	00759670020012025022516280001.pdf
26-02-2025	Alteration statement	8 Oak Ave Existing Structures Statement.pdf
26-02-2025	Site plans	Architectural Plans 8 OAK AVE EMERALD.pdf
26-02-2025	Additional Document	VicSmart Planning Letter- 8 OAK Ave Emerald.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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

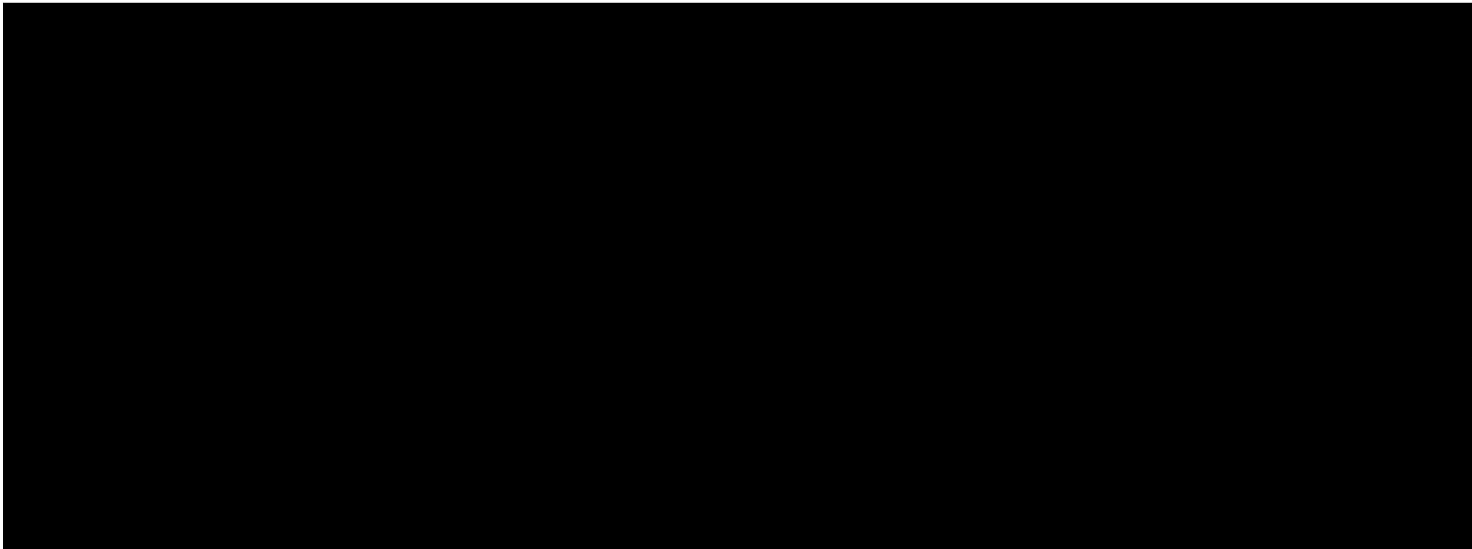
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

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

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



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20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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Phone: 1300 787 624

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Fax: 03 5941 3784

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

Page 1 of 1

VOLUME 10048 FOLIO 353

Security no : 124122242071M

Produced 21/02/2025 01:47 PM

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LAND DESCRIPTION

Land in Plan of Consolidation 351123N.

PARENT TITLES :

Volume 05753 Folio 599 Volume 06468 Folio 481

Created by instrument PC351123N 10/12/1991

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument 1482817

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

DIAGRAM LOCATION

SEE PC351123N 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: 8 OAK AVENUE EMERALD VIC 3782

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	1482817
Number of Pages (excluding this cover sheet)	4
Document Assembled	25/02/2025 16:28

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109
127
3199157

4
1482817

Freehold

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VICTORIA

3191369
TRANSFER OF LAND

10 JUN 1931



EMERALD PROPRIETARY LIMITED formerly of 317 Collins Street but --
now of 486 Bourke Street Melbourne being registered as the proprie-
tor of an estate in fee-simple in the land hereinafter described -
subject to the encumbrances notified hereunder, in consideration
of the sum of Two hundred and seventy-five pounds paid to it by
Frederick Herbert Allan of 276 Collins Street Melbourne, Director
DOETH HEREBY TRANSFER to the said Frederick Herbert Allan All its
estate and interest in All That piece of land being Lot forty-six
on Plan of Subdivision Number 13494 lodged in the Office of Titles
and being part of Crown Allotment forty-one Parish of Nangana --
County of Evelyn AND I, the said Frederick Herbert Allan DO HEREBY
for myself my heirs executors administrators and transferees re-
gistered proprietor or proprietors for the time being of the Lot
hereby transferred COVENANT with the said Emerald Proprietary Limit-
ed (hereinafter called "the Company") its successors and ~~assigns~~

registered proprietor or proprietors for the time being of the ---
~~lands remaining untransferred in Volume 5736 Folio 1147/114~~
~~balance of the lots comprised in the said Plan of Subdivision in --~~

manner following that is to say : That no shop or business premises
shall be erected on the said Lot or any part thereof.

That the buildings to be erected on the said Lot shall be used --
only for residential purposes.

That not more than one private dwelling house shall be erected on
the said Lot such dwelling-house to be of not less than One thous-
and two hundred square feet of walled area and shall be of good --
material and design to be approved of by the Company.

That no secondhand buildings shall be erected on the said Lot.

That no hoarding or advertisement shall be erected on the said Lot.
That no accommodation house, public hall, church, private hospital
sanatorium or any place of public entertainment shall be erected or
carried on upon the said Lot.

That he will not excavate dig or open upon the said lot or any
part thereof save and except for the making of foundations for any
building to be erected thereon or for gardening purposes.

That no sand soil clay or gravel shall be dug or removed or allowed

IMAGED

Lee Red & Blue
5736/114 pt
under an act
h.c. Cor. herin
As to blue
any cuts implied

1903
14/9/31

12-6-31

3207296
09/07/11

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to be
That no
or allowed to be manufactured or burnt upon the said Lot or any part thereof

That no quarrying shall be carried on or allowed to be carried on-- upon the said Lot or any part thereof.

That he will not use or allow to be used the said lot or any part thereof for the carrying on of any dangerous noisy or offensive trade business or occupation and will not do or suffer anything to be done which may be or become a damage nuisance grievance or annoyance to the Company or to any of the Owner or Owners of other Lots in the said Subdivision.

That no fences of stone wood or iron shall be erected on the boundaries of the said Lot

AND IT IS HEREBY AGREED that the foregoing covenants shall appear as encumbrances on the Certificate of Title to issue in respect of the said Lot and shall run with the said Lot.

DATED the 28th day of May One thousand nine hundred and thirty-one /

THE COMMON SEAL of Emerald Proprietary }
Limited was hereunto affixed by author- }
ity of the Directors

DIRECTORS

SECRETARY



SIGNED in Victoria by the said Frederick }
Herbert Allan in the presence of :

Frederick W. Allan

Herbert Allan
or by his Solicitor, Messrs. [illegible]
[illegible]

ENCUMBRANCES REFERRED TO.

As to so much of the said Lot as is colored blue on the said Plan of Subdivision - Any Easements subsisting over or upon or affecting the same or any implied easements.

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LYNCH & MACDONALD,
Solicitors,
360 Collins Street,
MELBOURNE

9/10/31
Lynch & Macdonald

F R A N S I E R.

F. H. ALLAN ESQ.

TO

EMERALD PTY. LTD.

DATED

1931

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 10 th - DAY OF June 1931.	TO Frederick Herbert Allan	1482817.

L. Kennedy.

ASSISTANT REGISTRAR OF TITLES

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL 5736 FOI

L. Kennedy.

ASSISTANT REGISTRAR OF TITLES

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Document Type	Plan
Document Identification	PC351123N
Number of Pages (excluding this cover sheet)	2
Document Assembled	21/02/2025 13:46

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PLAN OF CONSOLIDATION

LTO use only

EDITION 2

Plan Number

PC 351123N

Location of Land

Parish: NANGANA

Township: _____

Section: _____

Crown Allotment: 41^E (PART)

Crown Portion: _____

LTO Base Record: PARISH (3255)

Title Reference: VOL. 6468 FOL. 481

VOL. 5753 FOL. 599

Last Plan Reference: LP 13494 LOTS 46 & 47

Postal Address: No. 8 OAK AVENUE
(at time of consolidation) EMERALD 3782AMG Co-ordinates E 363.720
(of approx. centre of land N 5.802.360
in plan) Zone: 55

Council Certification and Endorsement

Council Name: SHIRE OF SHERBROOKE Ref:

1. This plan is certified under section 6 of the
Subdivision Act 1988.~~2. This plan is certified under section 11(7) of the
Subdivision Act 1988.~~~~Date of original certification under section 6 / /~~3. This is a statement of compliance issued under section
21 of the Subdivision Act 1988.

Council Delegate

~~Council Seal~~

Date 2 / 7 / 91

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

Council Delegate

Council Seal

Date / /

LTO use only

Statement of Compliance/
Exemption StatementReceived ☒

Date 15 / 11 / 91

LTO use only

PLAN REGISTERED

TIME 2.45 PM

DATE 10 / 12 / 91

Assistant Registrar of Titles

Notations

Depth Limitation: DOES NOT APPLY

Survey

This plan is not based on survey

This survey has been connected to
permanent marks no(s)

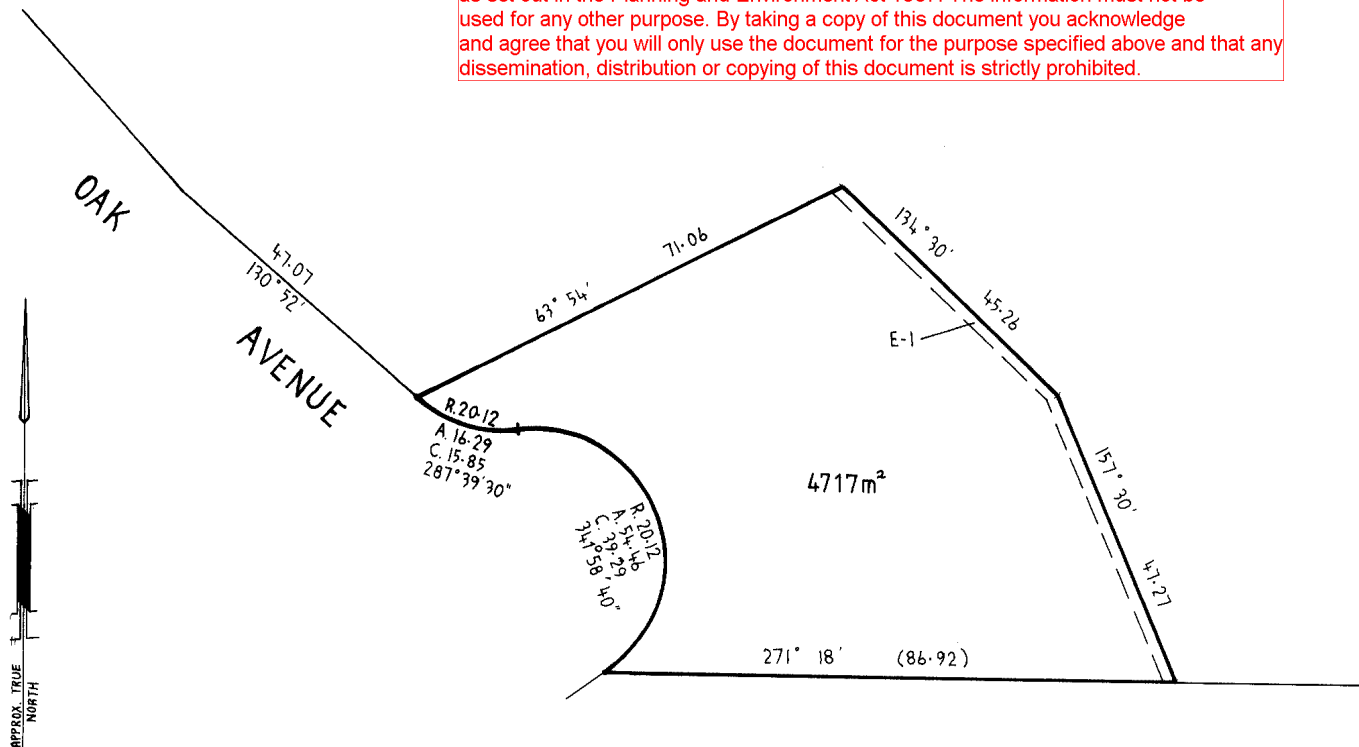
In Proclaimed Survey Area No.

Easement Information

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	1.83	LP 13494	ALL LOTS ON LP 13494

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NICHOLAS PETRIS & ASSOCIATES PTY. LTD.

TOWN PLANNING CONSULTANTS & LAND SURVEYORS

SUITE 5, MORSON COURT,
647A MAIN ROAD, BELGRAVE, 3160
TELEPHONE: 754 3930

ORIGINAL

SCALE

SCALE
SHEET
SIZE
A3
1:8008 0 16 32
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)...PETER CLYDE HANSEN

SIGNATURE..... DATE 27 / 6 / 91

REF 2848

VERSION 1

Sheet 1 of 1 Sheets

DATE 2 / 7 / 91

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

0 10 20 30 40 50 60 70 80 90 100 mm

T.O.6

SITE AREA (m²)	4719
EXISTING STRUCTURES (m²)	257.3
PROPOSED SHED (m²)	210.2
TOTAL SITE COVERAGE (m²)	467.5
TOTAL SITE COVERAGE (%)	9.9
SITE PERMEABILITY	>40%
PROPOSED GARDEN AREA	>30%

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SHED MANUFACTURER'S DRAWINGS AND SPECIFICATIONS
2. ALL SITE WORKS TO BE COMPLETED TO AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTION CODE AND LOCAL GOVERNMENT AUTHORITIES REGULATIONS

CONSTRUCTION NOTES:

- *) ALL TIMBER STRUCTURAL MEMBERS SHALL COMPLY WITH AS1684.4-1999 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MANUAL AND SUPPLEMENTARY TABLES OR AS SHOWN ON ENGINEER'S DRAWINGS.
*) ALL STEEL FRAMING MEMBERS AS PER MANUFACTURERS SPAN TABLE OR ENGINEERS DESIGN AND INSTALLED STRICTLY TO MANUFACTURERS INSTRUCTIONS.
*) ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS, THE BUILDING CODE OF AUSTRALIA 2019 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN
*) BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

IMPORTANT NOTES

THIS PLAN MUST BE READ IN CONJUNCTION WITH THE LAND SURVEYOR PLAN (S) & OR ANY OTHER APPROVED PLANS & INFORMATION. ALL DIMENSIONS WITHIN THIS PLAN MAY VARY, DIMENSIONS MUST BE CONFIRMED ON SITE BY OWNER/ BUILDER. THE SETBACK, OUTBUILDING AND OTHER INFORMATION SHOWN ARE RELYING ON LAND SURVEYORS REPORTS, THEREFORE ALL RELEVANT DIMENSIONS MUST BE CONFIRMED ON SITE & ANY DISCREPANCIES FOUND MUST BE RECTIFIED BEFORE ANY WORK COMMENCES. ADDITIONALLY, THIS PLANS MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION SUCH AS APPROVED DEVELOPERS PLANS, ENDORSED TOWN PLANS IF ANY. CONFIRM ALL SITE INFORMATION AND DIMENSION ON SITE PRIOR TO ANY WORK. CONFIRM FLOOR LEVELS ON SITE INCLUDING RETAINING WALL AND FENCE HEIGHT. LL DRAWINGS TO BE READ IN CONJUNCTION WITH COUNCIL ENDORSED PLANS. CONFIRM ALL PEGS AND BOUNDARIES ON SITE.
NOTE: ALL PIPE AND ASSETS TO BE IDENTIFIED ON SITE AND CONFIRMED BY BUILDER

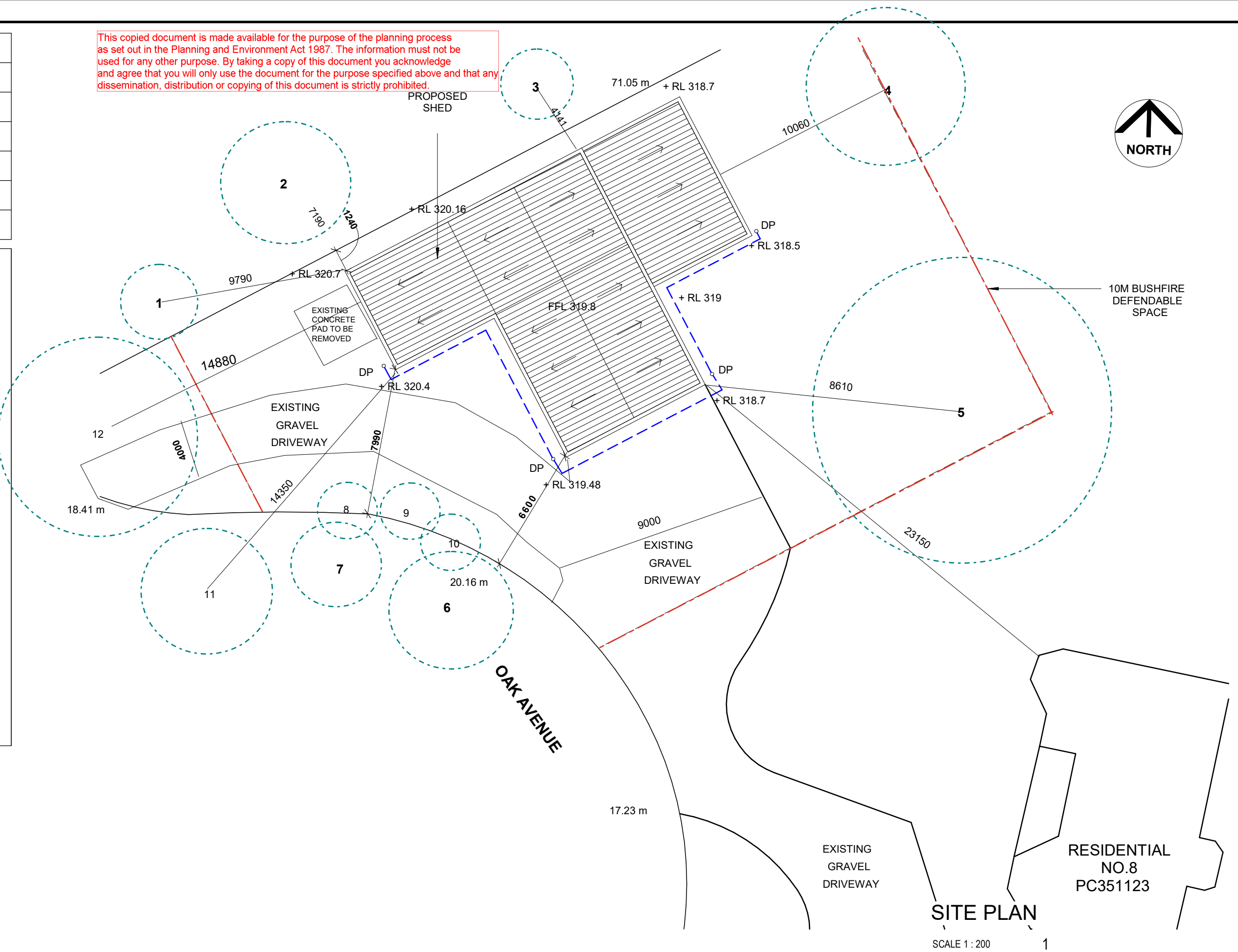
LEVELS ARE ARBITRARY DATUM

DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUBDIVISION

TREES NOTED ARE WITHIN 15M OF PROPOSED OUTBUILDING
VEGETATION BEYOND 15M HAS BEEN OMITTED FOR CLARITY.

- | | |
|----|-------------------------------|
| 1 | GOLDEN BAMBOO |
| 2 | BETULA PUNESCENS COMMON BIRCH |
| 3 | BETULA PUNESCENS COMMON BIRCH |
| 4 | BETULA PUNESCENS COMMON BIRCH |
| 5 | CAUCASION OAK |
| 6 | BETULA PUNESCENS COMMON BIRCH |
| 7 | RHODODENDRON |
| 8 | FEIJOA SELLOWIANA FEIJOA |
| 9 | FEIJOA SELLOWIANA FEIJOA |
| 10 | FEIJOA SELLOWIANA FEIJOA |
| 11 | RHODODENDRON |
| 12 | BETULA PUNESCENS COMMON BIRCH |

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ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE FROM PLANS.

DATE	DESCRIPTION	REV
04.02.2025	APPROVAL	1

CLIENT'S NAME:

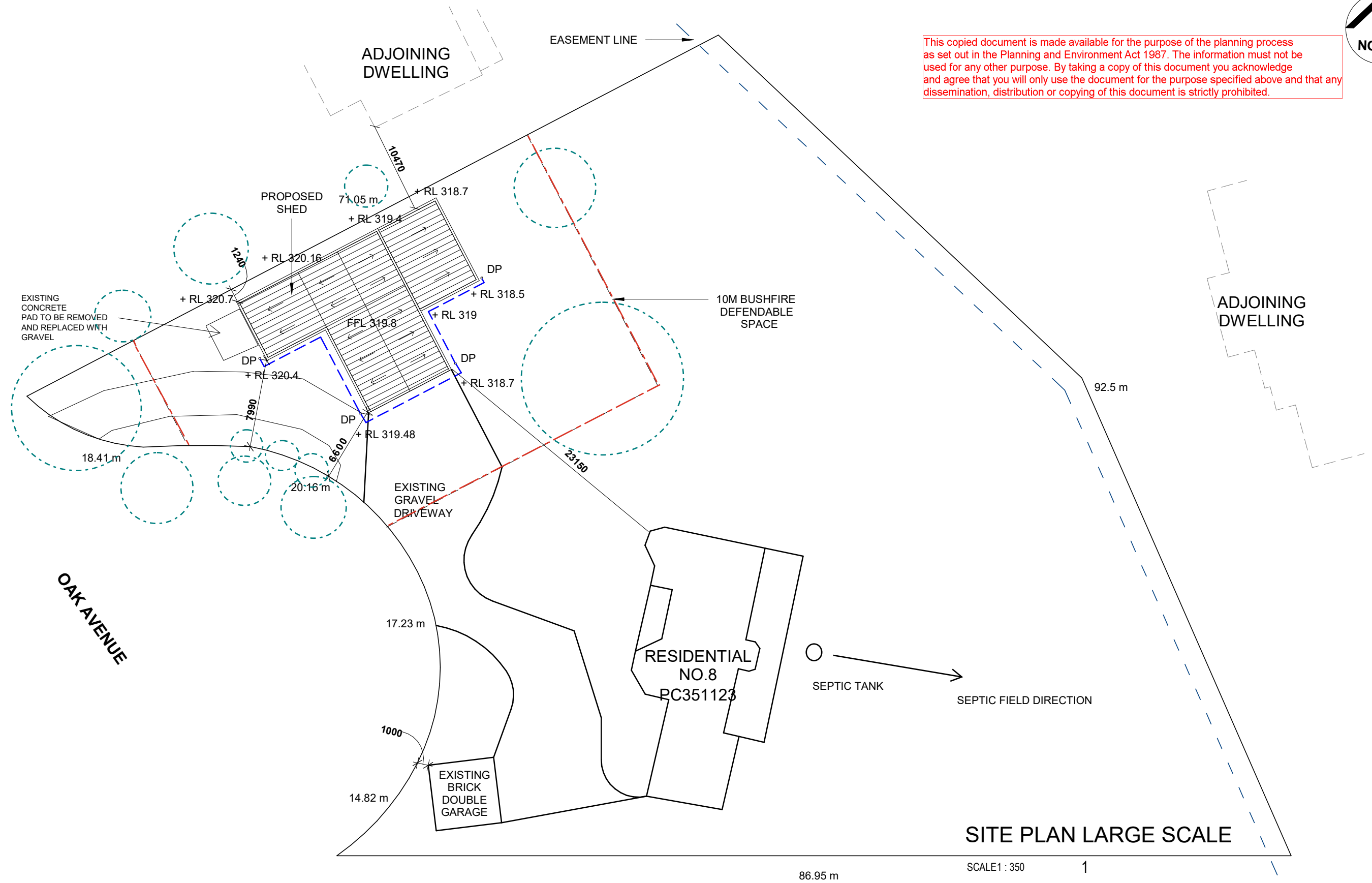
SITE ADDRESS:

8 Oak Avenue,
Emerald, VIC 3782,
PC351123

SHEET NAME:	SITE PLAN			JOB NO:	907605
DESIGN NAME:	RANGE:	SCALE @ A3:	SHEET NO:		
jason split large		1 : 200	1		
PROJECT STAGE:	REV NO:	DATE:			
APPROVAL	1	04.02.2025			



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SITE PLAN LARGE SCALE

SCALE 1 : 350

1



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DATE	DESCRIPTION	REV
04.02.2025	APPROVAL	1

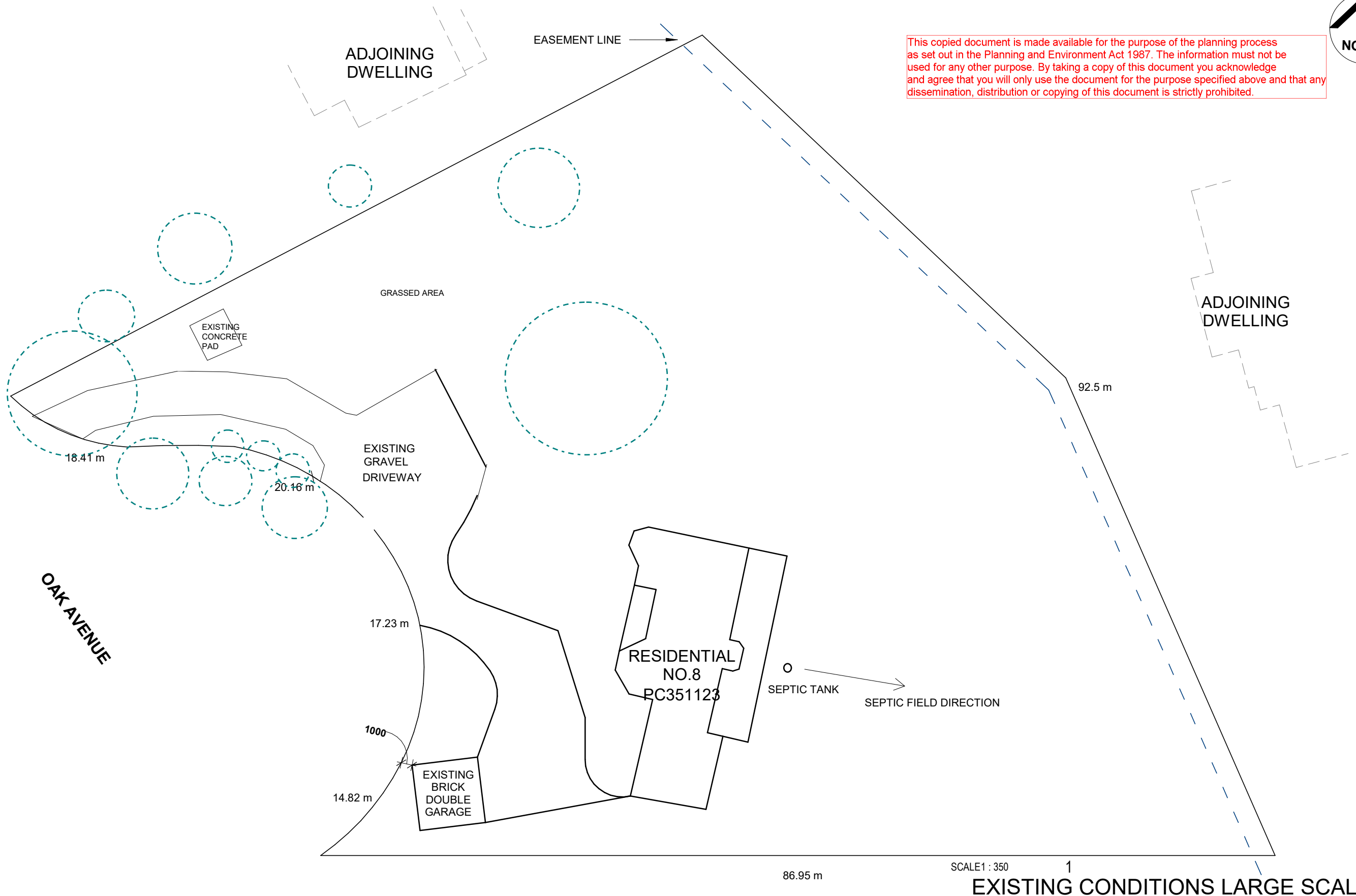
CLIENT'S NAME:

SITE ADDRESS:
**8 Oak Avenue,
Emerald, VIC 3782,
PC351123**

SHEET NAME: SITE PLAN LARGE SCALE			JOB NO: 907605
DESIGN NAME: jason split large	RANGE:	SCALE @ A3: 1 : 350	SHEET NO: 2
PROJECT STAGE: APPROVAL	REV NO: 1	DATE: 04.02.2025	



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EXISTING CONDITIONS LARGE SCALE



**ULTIMATE
OUTDOOR**
Your outdoor building specialist

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**ALL DIMENSIONS ARE IN
MILLIMETERS. DO NOT
SCALE FROM PLANS.**

DATE	DESCRIPTION	REV
04.02.2025	APPROVAL	1

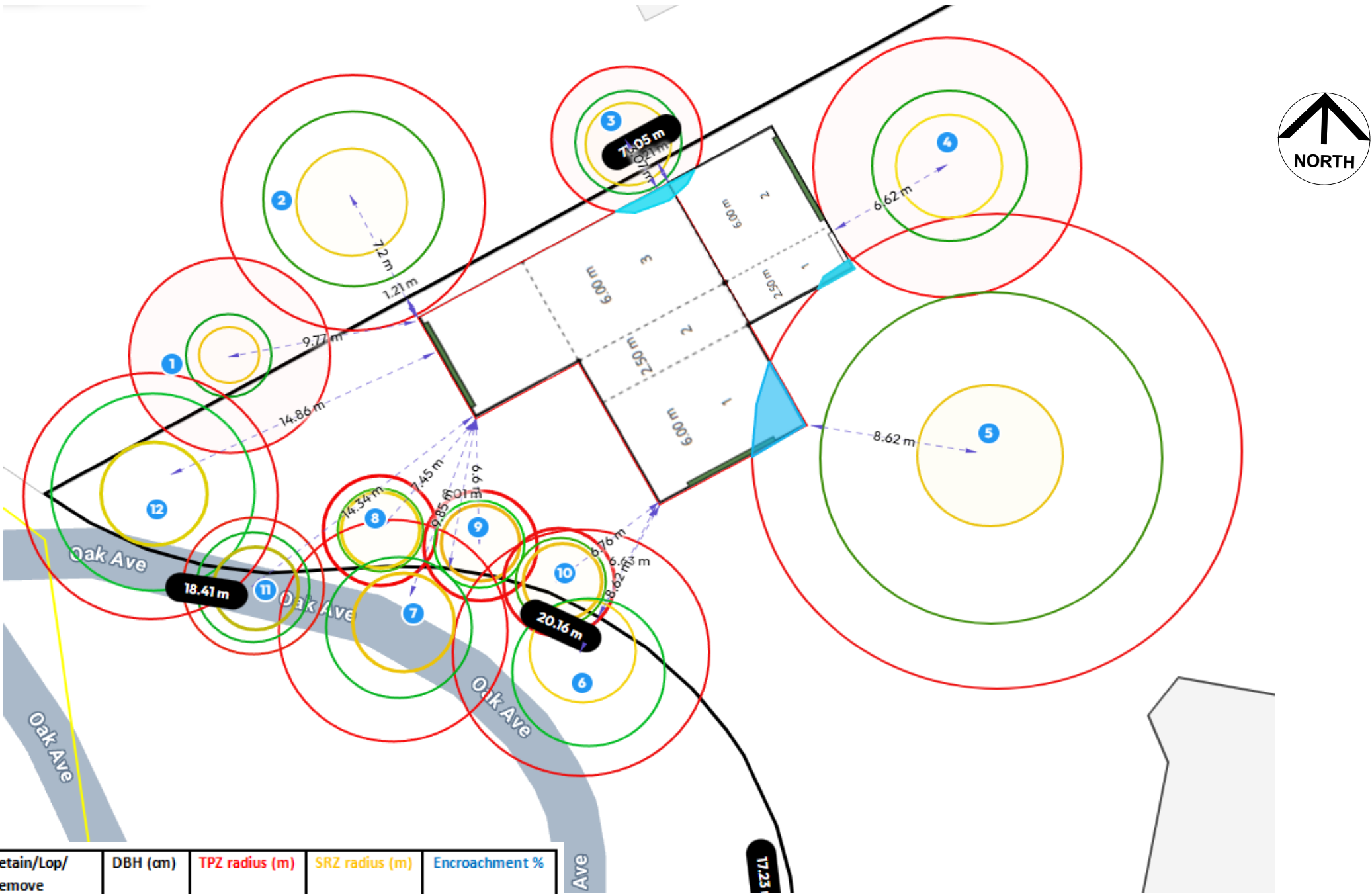
CLIENT'S NAME:
SITE ADDRESS:
8 Oak Avenue, Emerald, VIC 3782, PC351123

SHEET NAME:			JOB NO:
SITE PLAN LARGE SCALE			907605
DESIGN NAME:	RANGE:	SCALE @ A3:	SHEET NO:
jason split large		1 : 350	2
	PROJECT STAGE:	REV NO:	DATE:
	APPROVAL	1	04.02.2025

SITE AREA (m²)	4719
EXISTING STRUCTURES (m²)	257.3
PROPOSED SHED (m²)	210.2
TOTAL SITE COVERAGE (m²)	467.5
TOTAL SITE COVERAGE (%)	9.9
SITE PERMEABILITY	>40%
PROPOSED GARDEN AREA	>30%

NOTES:
1.


1. ALL VEGETATION BEYOND 15M FROM THE PROPOSED OUBUILDING HAS BEEN OMITTED FOR CLARITY



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Tree #	Species	Distance from proposed building (mm)	Retain/Lop/Remove	DBH (cm)	TPZ radius (m)	SRZ radius (m)	Encroachment %
1	GOLDEN BAMBOO	9790	Retain	42.8	5.1	1.5	0%
2	BETULA PUNSCENS COMMON BIRCH	7190	Retain	56	6.7	2.8	0%
3	BETULA PUNSCENS COMMON BIRCH	3440	Retain	33	3.8	2.2	2.3%
4	BETULA PUNSCENS COMMON BIRCH	8630	Retain	57	6.8	2.7	0.7%
5	CAUCASION OAK	8610	Retain	104.5	12.5	3.7	9.9%
6	BETULA PUNSCENS COMMON BIRCH	8640	Retain	54	6.5	2.7	0%
7	RHODODENDRON	9800	Retain	48	5.8	2.6	0%
8	FEIJOA SELLOWIANA FEIJOA	6720	Retain	23	2.8	2	0%
9	FEIJOA SELLOWIANA FEIJOA	6550	Retain	24	2.9	2	0%
10	FEIJOA SELLOWIANA FEIJOA	7450	Retain	24	2.9	2	0%
11	RHODODENDRON	14350	Retain	39	3.6	2.2	0%
12	BETULA PUNSCENS COMMON BIRCH	14880	Retain	54	6.5	2.7	0%

LANDSCAPE/ ARBORICULTURAL PLAN



ULTIMATE
OUTDOOR
Your outdoor building specialist


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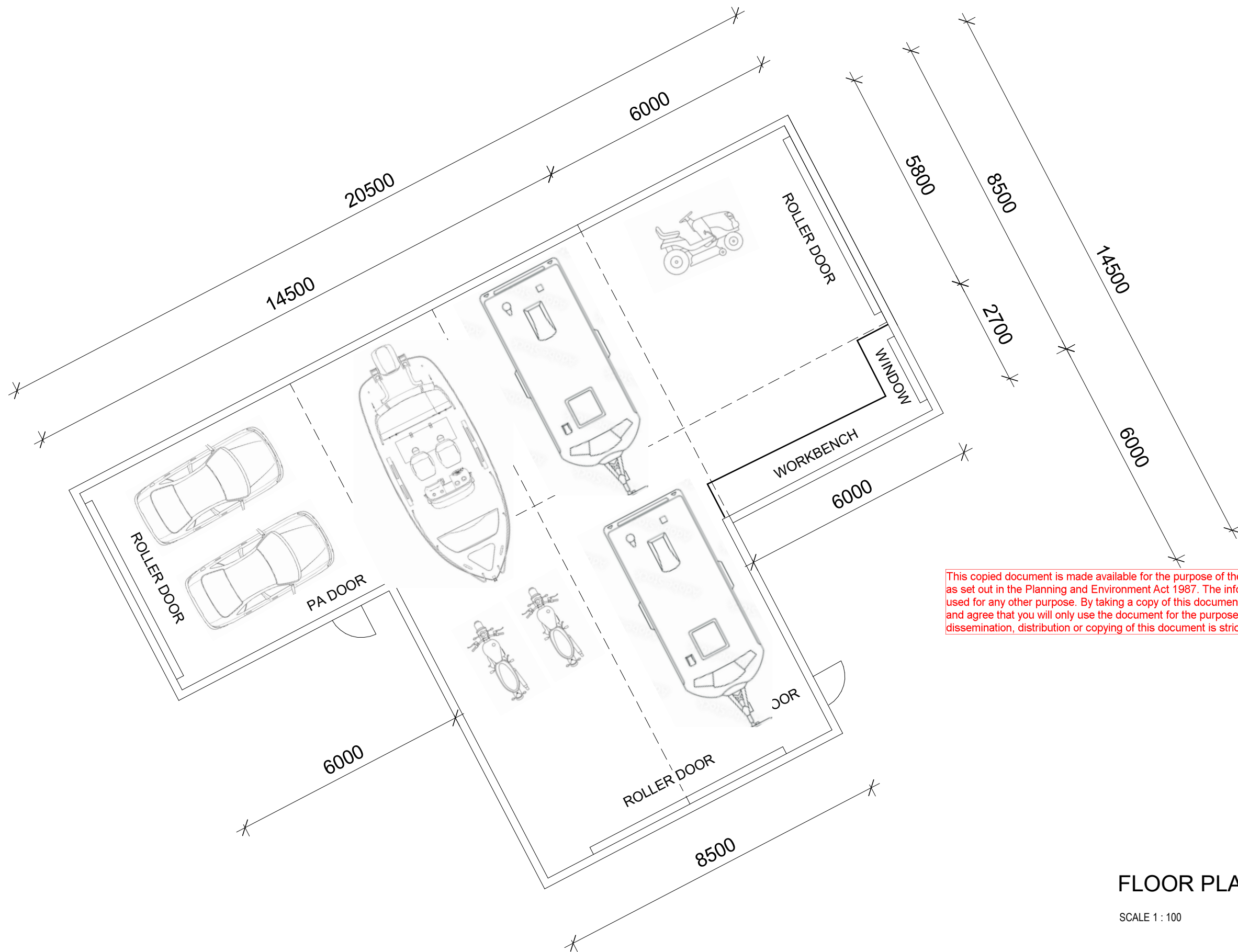
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DATE	DESCRIPTION	REV
04.02.2025	APPROVAL	1

CLIENT'S NAME:		SHEET NAME:		JOB NO:	
8 Oak Avenue, Emerald, VIC 3782, PC351123		SITE PLAN		907605	
SITE ADDRESS:		DESIGN NAME:	RANGE:	SCALE @ A3:	SHEET NO:
		jason split large		1 : 200	1
		PROJECT STAGE:	REV NO:	DATE:	
		APPROVAL	1	04.02.2025	

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FLOOR PLAN

SCALE 1 : 100 1



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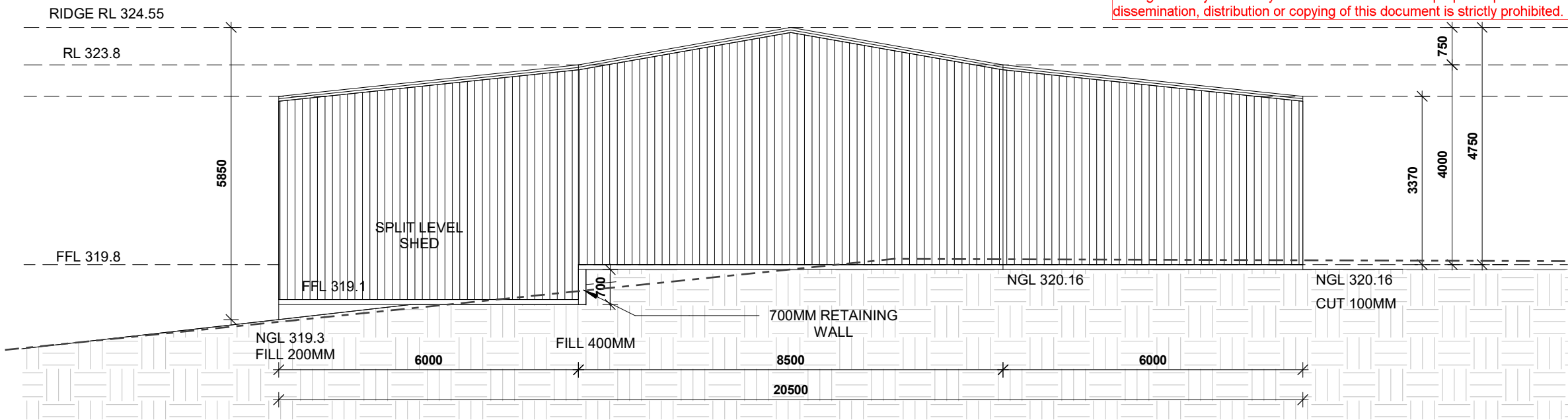
DATE	DESCRIPTION	REV
04.02.2025	APPROVAL	1

CLIENT'S NAME:

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SHEET NAME: FLOOR PLAN			JOB NO: 907605
DESIGN NAME: jason split large	RANGE:	SCALE @ A3: 1 : 100	SHEET NO: 3
PROJECT STAGE: APPROVAL	REV NO: 1	DATE: 04.02.2025	

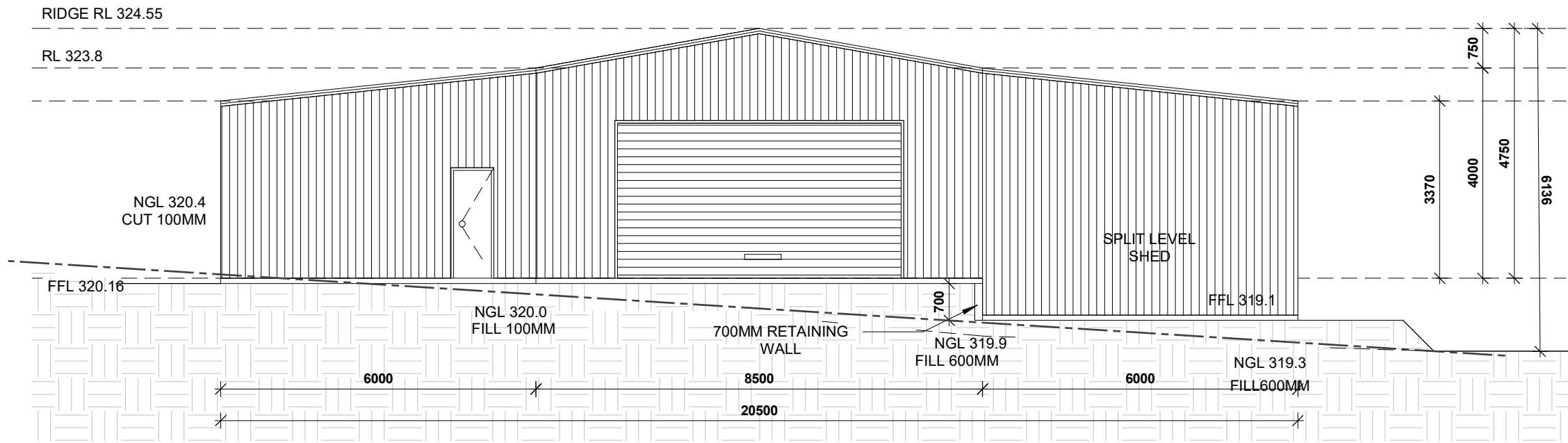
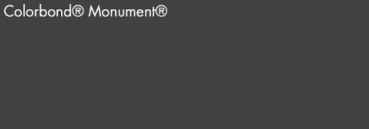
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NORTH ELEVATION

SCALE 1 : 100 1

CLADDING- COLORBOND MONUMENT
DOORS- COLORBOND MONUMENT
TRIMS- COLORBOND MONUMENT



SOUTH ELEVATION

SCALE 1 : 100 2



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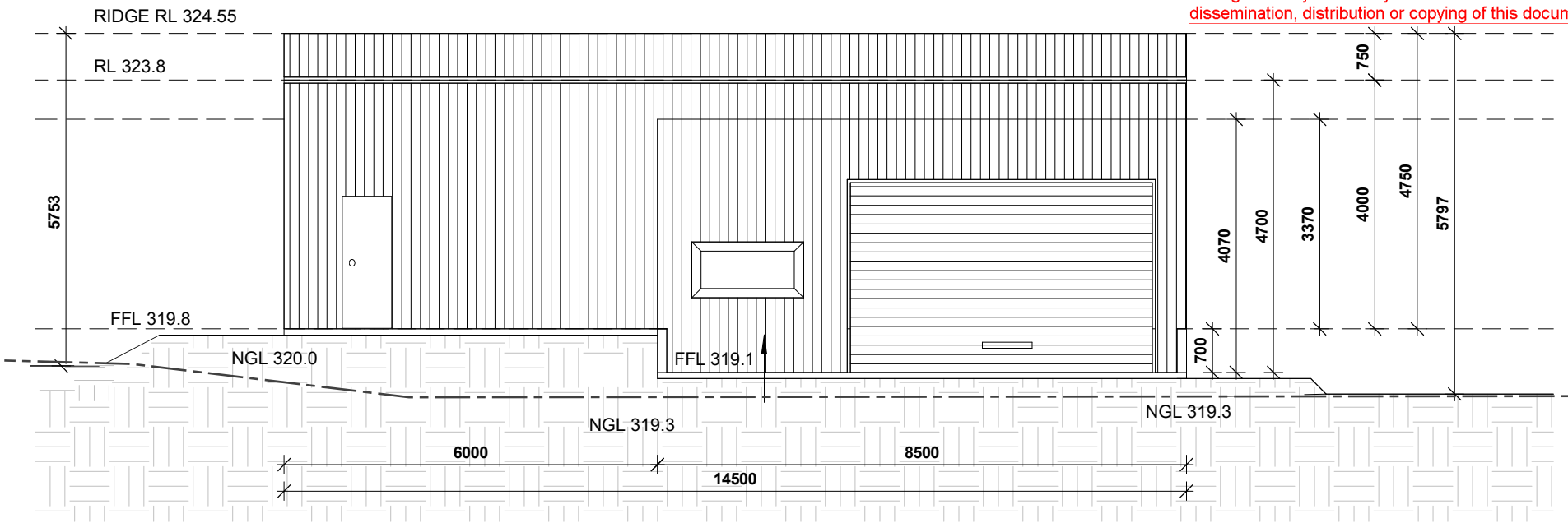
DATE	DESCRIPTION	REV
04.02.2025	APPROVAL	1

CLIENT'S NAME:

SITE ADDRESS:
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Emerald, VIC 3782,
PC351123**

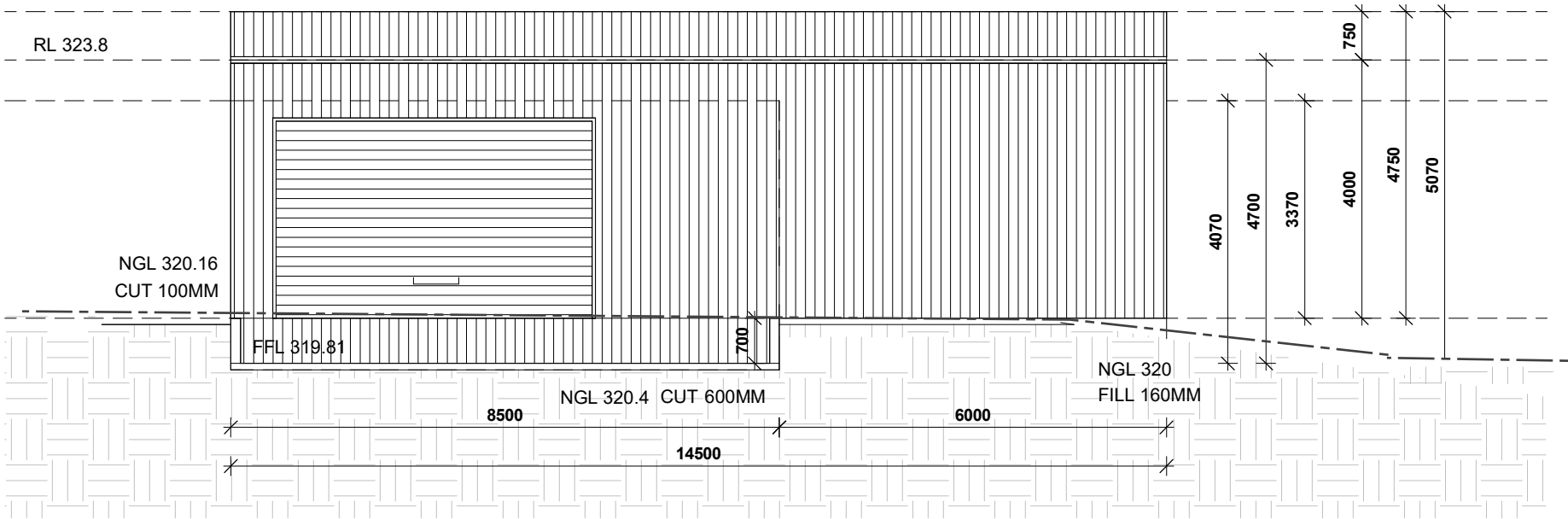
SHEET NAME: ELEVATION			JOB NO: 907605
DESIGN NAME: jason split large	RANGE:	SCALE @ A3: 1 : 100	SHEET NO: 4
PROJECT STAGE: APPROVAL	REV NO: 1	DATE: 04.02.2025	

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EAST ELEVATION

SCALE 1 : 100 1



WEST ELEVATION

SCALE 1 : 100 2



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SITE ADDRESS:	8 Oak Avenue, Emerald, VIC 3782, PC351123

SHEET NAME:	ELEVATION_	JOB NO:	907605
DESIGN NAME:	jason split large	SCALE @ A3:	1 : 100
RANGE:		PROJECT STAGE:	APPROVAL
REV NO:	1	DATE:	04.02.2025

PLANNING NOTES

LOWER DENISTY RESIDENTIAL ZONE-

A permit is required to construct or carry out any of the following:- An outbuilding which has dimensions greater than those specified in a schedule to this zone.

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SCHEDULE 2 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE-

Dimensions above which a permit is required to construct an outbuilding (square metres)- None specified

BUSHFIRE MANAGEMENT OVERLAY-

Planning Required however this proposal meets the streamlined bush fire protection requirements for outbuildings.

- 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
- The canopy of each tree within the defendable space is separated by at least 2 metres.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres
- Trees must not overhang or touch any elements of the building
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

VEGETATION PROTECTION OVERLAY-

No vegetation to be lopped or removed.

DESIGN AND DEVELOPMENT OVERLAY-

A permit is required to:

Construct a building or construct or carry out works. This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

- Any building must be located within the building envelope if one is registered on the plan of subdivision.

Not Applicable

- Any building must be set back at least 30 metres from a Transport Zone 2, 20 metres from a Transport Zone 3, 10 metres from any other road, and 5 metres from any other boundary unless the location of the building is within an approved building envelope.

Not Applicable

- Any building or works must be set back at least 60 metres from a waterway.

No waterways in vicinity

- If the building is an extension to an existing dwelling.

Not Applicable

- If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.

Proposed shed is 210.2 sqm. There is an existing brick garage on the property with floor area of 36sqm, totaling 246.2sqm.

- Building materials must be non-reflective or subdued colours which complement the environment.

Colorbond Monument

The height of any building must not exceed 7 metres above natural ground level.

MAX 6.136m above NGL

- The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.

MAX 600mm cut, split level shed to minimise disturbance to the natural gound slope.

- The slope of the land on which the buildings and works are undertaken must not exceed 20 percent.

4.3%

- The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Natural Resources and Environment, with the exception of Sweet Pittosporum (Pittosporum undulatum).

No trees, shrubs etc to me removed or destroyed.



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8 Oak Avenue, Emerald, VIC 3782, PC351123		jason split large		
		PROJECT STAGE:	REV NO:	DATE:
		APPROVAL	1	04.02.2025

Outbuildings Bushfire Management Plan –

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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:

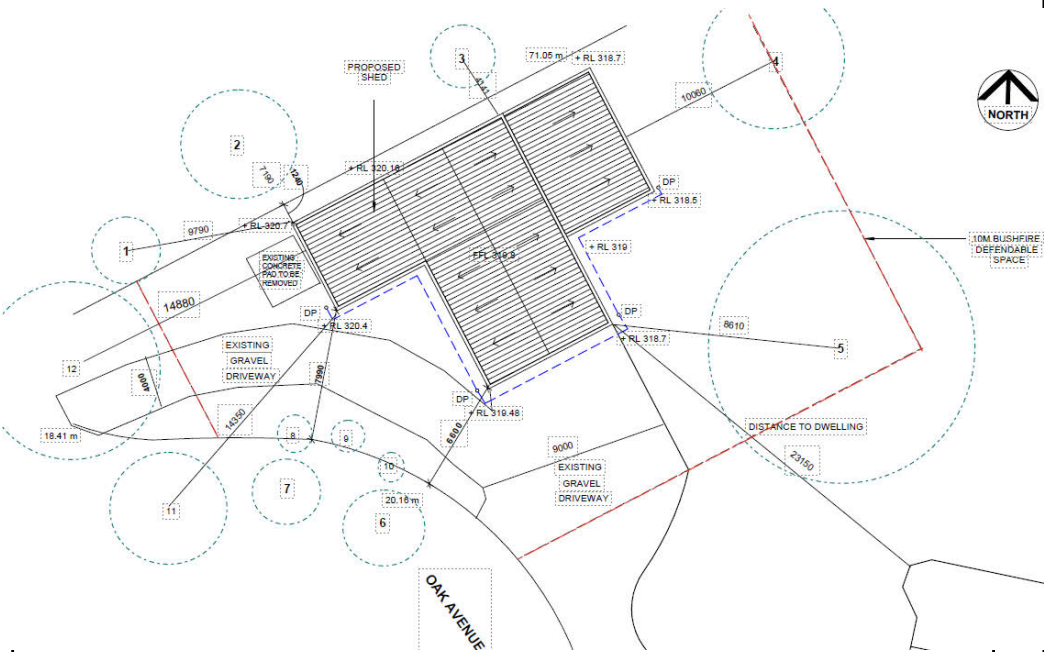
- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of 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 53.02-5.

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: <ul style="list-style-type: none">▪ has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or▪ is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness. Any openings in the wall shall be protected in accordance with the following: <ul style="list-style-type: none">i. Doorways – by FRL -/60/30 self-closing fire doorsii. Windows – by FRL -/60/- fire windows permanently fixed in the closed positioniii. 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.



Prepared By: ULTIMATE OUTDOOR PTY LTD

Version:²

Date: 18.06.2025

Mandatory Condition

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