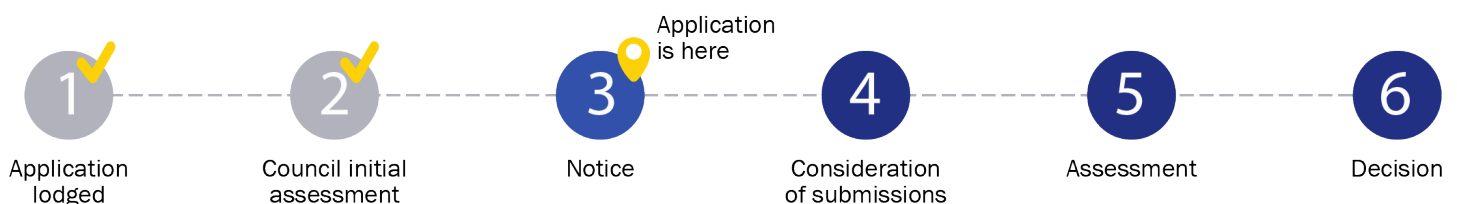


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 LP66292 5 Marks Lane, Emerald VIC 3782
The application is for a permit to:	Alterations & Additions to an Existing Dwelling
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)
APPLICATION DETAILS	
The applicant for the permit is:	MW Architecture
Application number:	T250513
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	
	
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:	
06 November 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.	An objection must: • 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.



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ePlanning

Application Summary

Portal Reference A325731J

Basic Information

Proposed Use	alterations & additions to residence
Current Use	existing single dwelling & associated outbuildings
Cost of Works	\$250,000
Site Address	5 Marks Lane 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?	Not Applicable, no such encumbrances apply.
---	---

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

Documents Uploaded

Date	Type	Filename
26-08-2025	A Copy of Title	copy of title.pdf
26-08-2025	Alteration statement	202402 planning let 250825.pdf
26-08-2025	Additional Document	202402 5 MARKS LANE EMERALD TP C 250815.pdf
26-08-2025	Additional Document	SEPTIC SYSTEM ASSESSMENT.docx
26-08-2025	Additional Document	plan of subdivision.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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

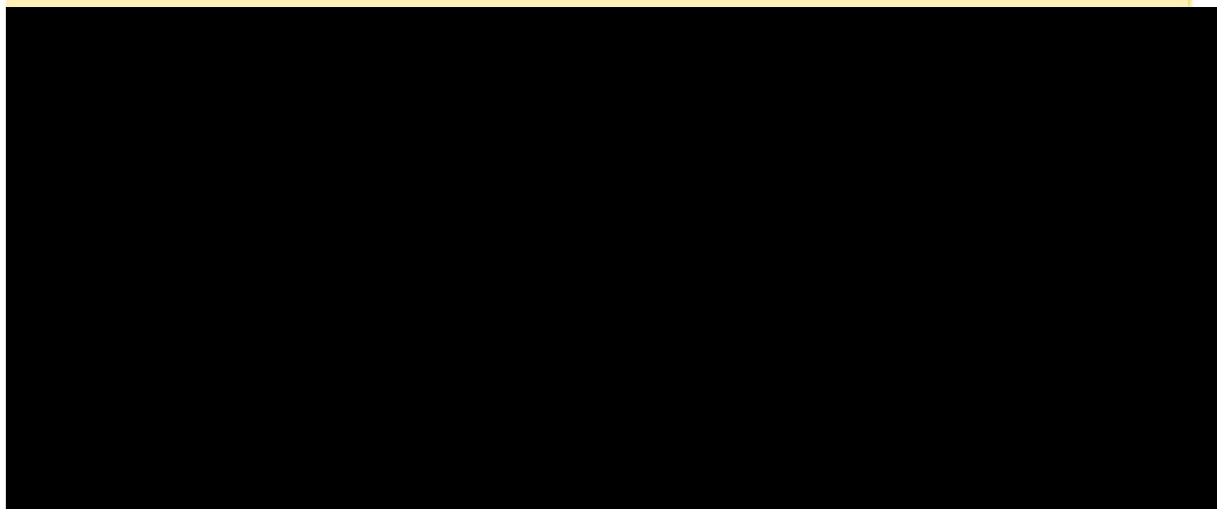
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

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



(Depot)
Purton Road, Pakenham, Victoria

Email: mail@cardinia.vic.gov.au

Fax: 03 5941 3784



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

Page 1 of 1

VOLUME 08552 FOLIO 471

Security no : 124127489617H

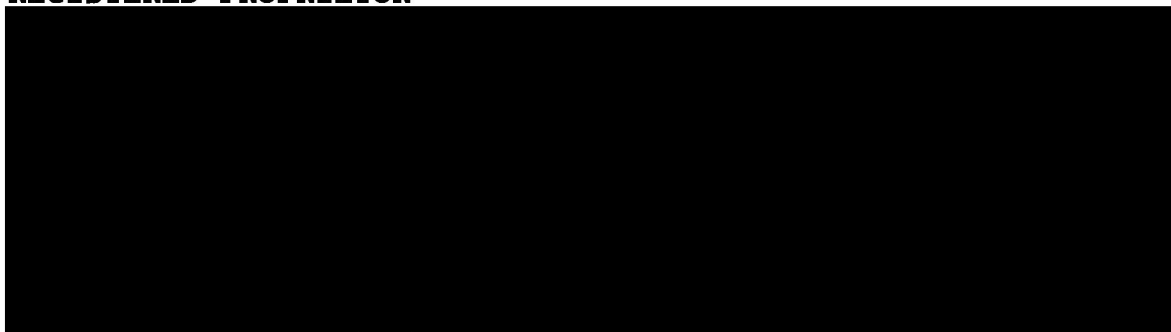
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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 066292.
PARENT TITLE Volume 07971 Folio 056
Created by instrument LP066292 18/05/1965

REGISTERED PROPRIETOR



COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE LP066292 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: 5 MARKS LANE EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST
Effective from 02/06/2023

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP066292
Number of Pages (excluding this cover sheet)	3
Document Assembled	26/08/2025 14:55

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LP 66292

EDITION 1
PLAN APPROVED
09/04/65

3 SHEETS
SHEET 1

PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 38
PARISH OF GEMBROOK
COUNTY OF MORNINGTON

VOL. 7971 FOL. 056
Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

COLOUR CODE

E-1 = BLUE
R1 = BROWN
E-3 = GREEN

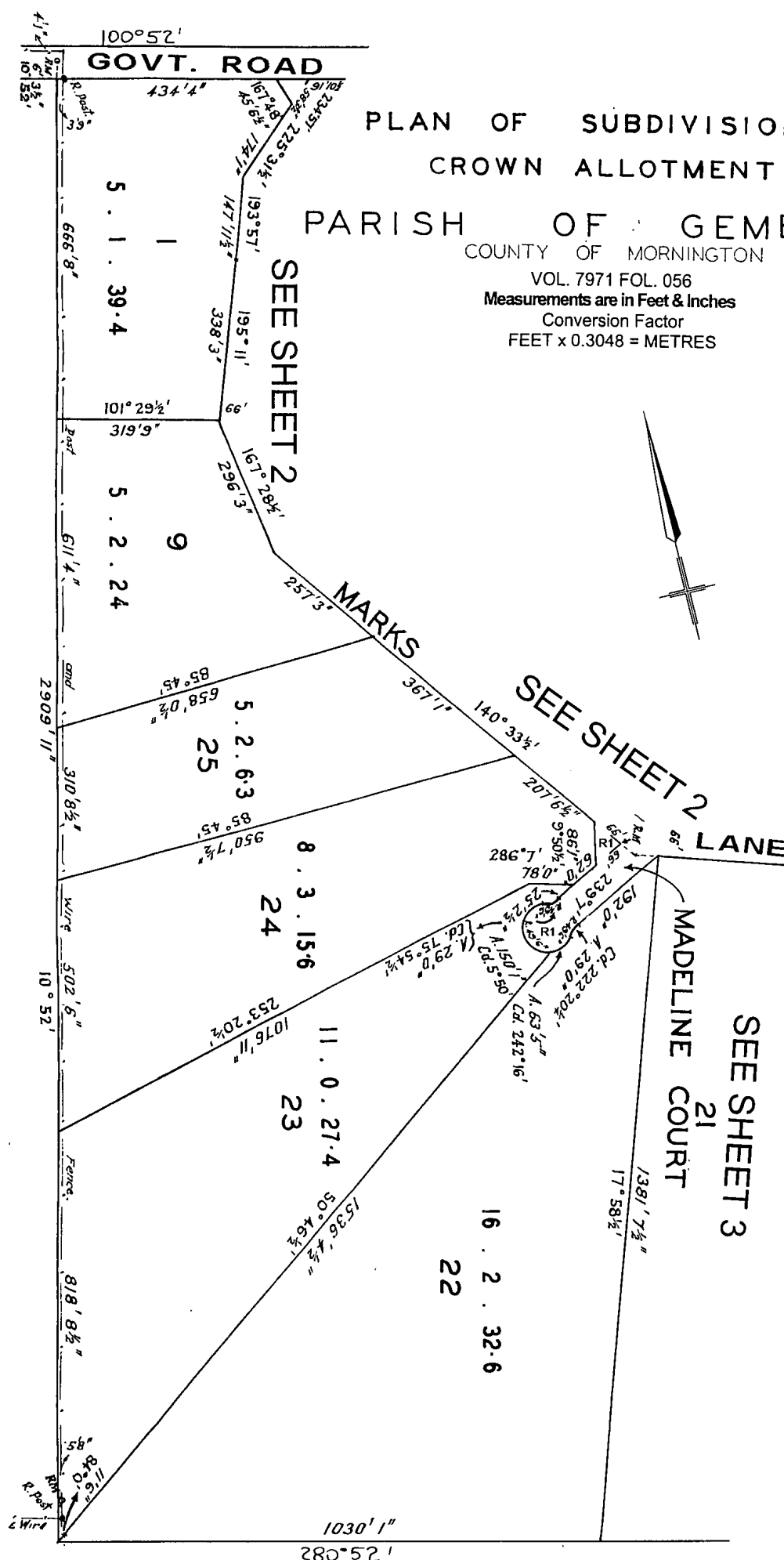
APPROPRIATIONS

THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART
FOR EASEMENTS OF DRAINAGE
AND SEWERAGE

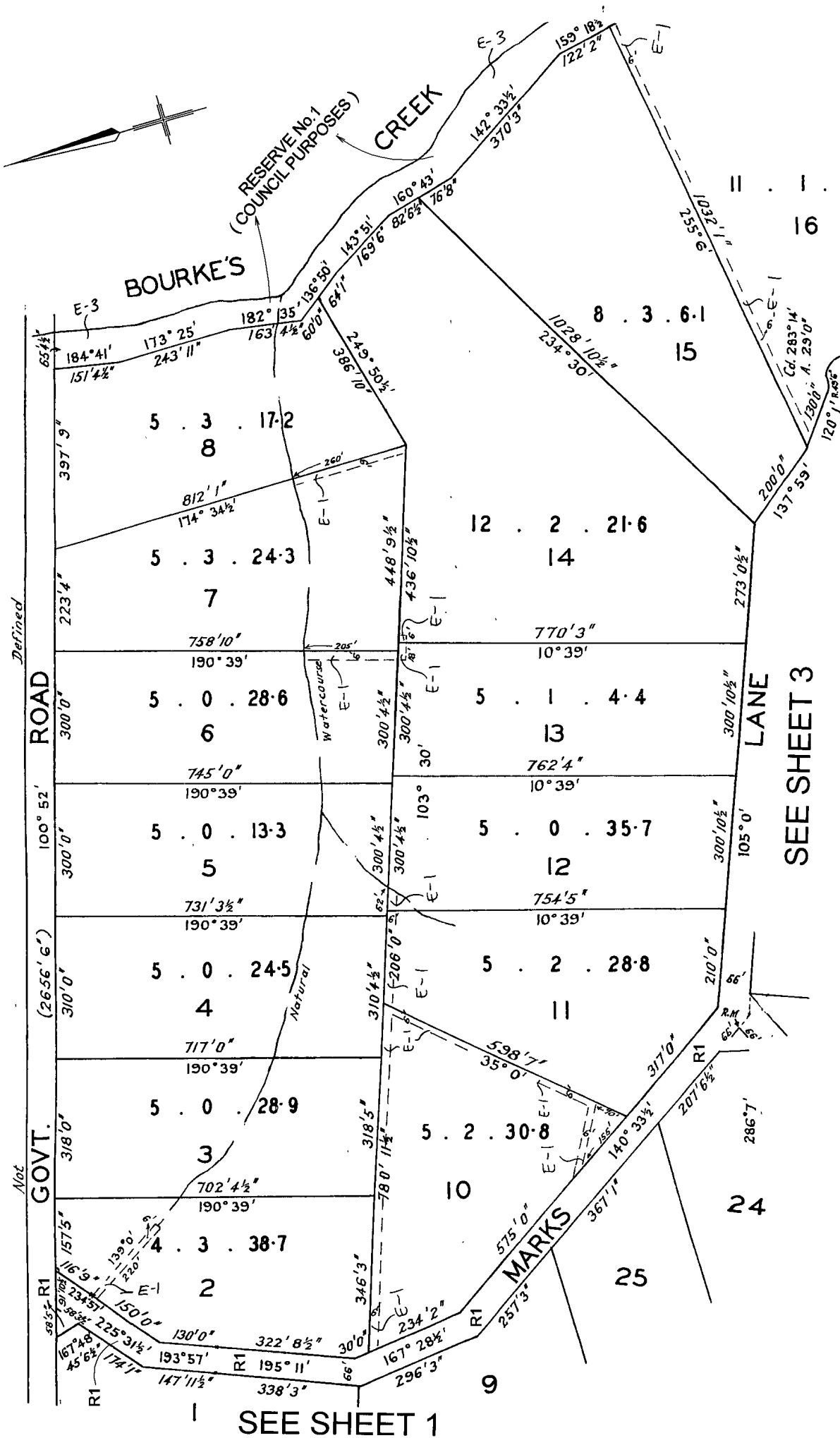
THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

NOTATIONS

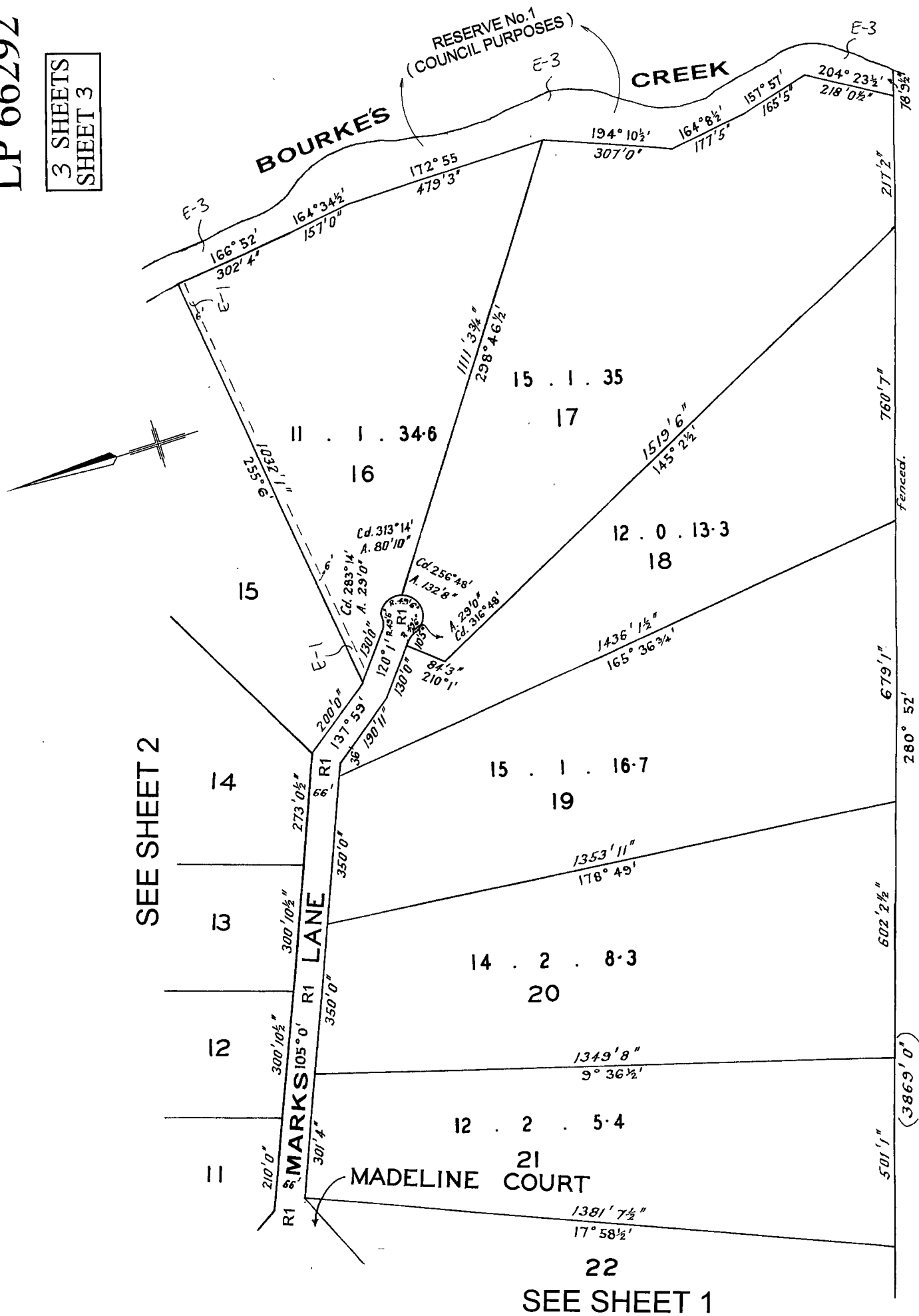
THE LAND COLOURED GREEN
IS RESERVED FOR COUNCIL
PURPOSES



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ALTERATIONS & ADDITIONS TO EXISTING DWELLING AT 5 MARKS LANE EMERALD

The application is for alterations & additions to existing dwelling including;

New entry, family room, covered deck, main bedroom, ensuite, storage.

Partial demolition to affected area;

Removal of deck & pavilion & minor excavation (depth less than 1M) in area of proposed

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DESIGN RESPONSE

Planning zone- Rural conservation zone (RCZ) rural conservation zone schedule 2(RCZ2)

CONSERVATION VALUES Protection and conservation of the environmental values and landscape qualities of the land, including habitat of botanical and zoological significance, and the conservation of natural resources, including native vegetation, waterways and soils.

The proposal conforms to the values of the zone

Bushfire Management overlay (BMO) no schedule

The BMO does not apply as this proposal is ;

- An alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building.

Environmental Significance Overlay (ESO) Environmental Significance Overlay Schedule 1 (ESO1)

To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.

To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.

To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.

To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

The proposal conforms to the scheduled objective

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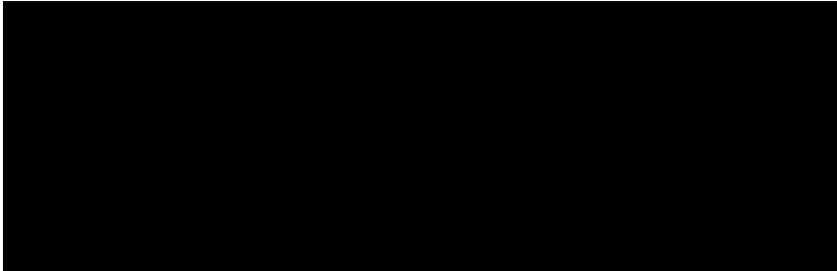
Included documents;

Architectural plans by MWArchitecture

Copy of title & plan of Subdivision

SEPTIC SYSTEM ASSESSMENT

Property: 5 Marks Lane, Emerald, Victoria 3783



1. Purpose of Inspection

The purpose of this inspection was to assess the condition, type, and size of the existing septic system at the above property.

2. System Details

- Age of System: Approximately 45 years
- Type: Gravity-fed septic system with conventional absorption trenches
- Septic Tanks:
 - Two (2) × 3,000 L septic tanks located on the east side of the main dwelling
 - One (1) × 550 L grease trap located on the east side of the dwelling, discharging upstream into the septic tanks
- Effluent Dispersal System:
 - Discharge from the septic tanks flows into a distribution pit, which then feeds into an effluent field of conventional absorption trenches
 - Trenches are 600 mm wide × 700 mm deep, filled with gravel and fitted with slotted drain pipe
 - Total of four (4) trenches of varying lengths, combined total length: 89m

3. Condition Assessment

- Septic Tanks:

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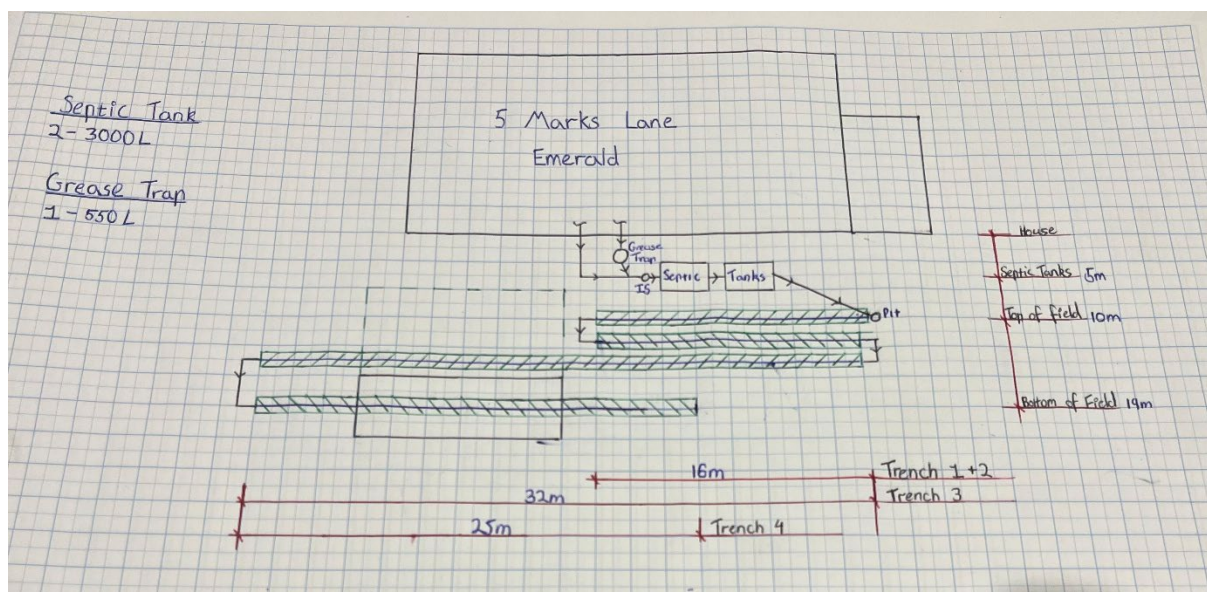
- Structural condition appears sound
- No visible cracks, displacement, or other structural defects observed
- Recently emptied by property owner

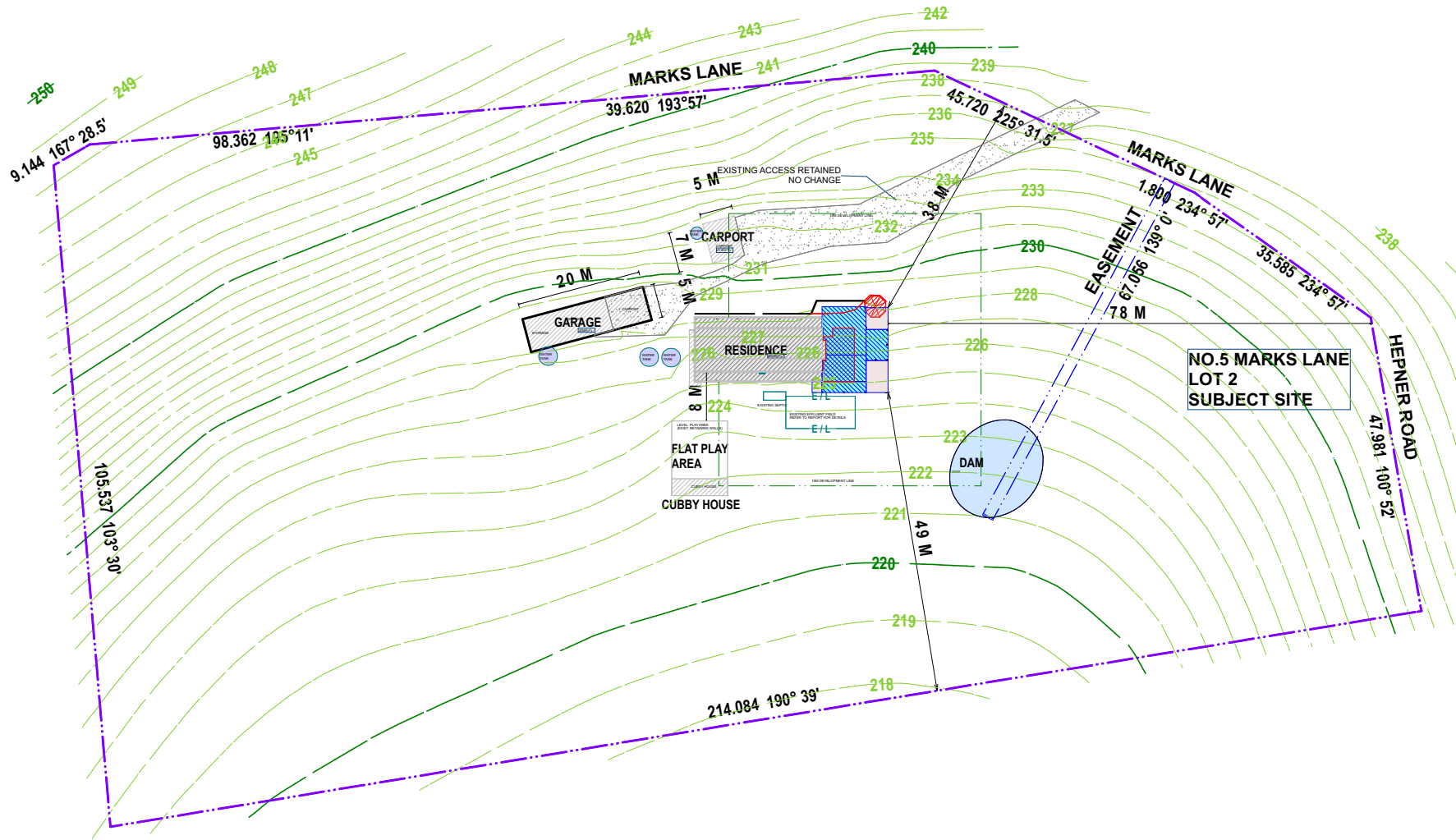
- Effluent Field:

- No observable odour
- No standing water or evidence of surface breakout
- Soil surface dry, indicating satisfactory drainage performance
- No evidence of hydraulic overloading

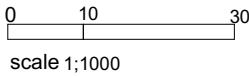
4. Conclusion

The septic system is functioning effectively and appears to be in good condition for its age. Both the septic tanks and effluent field show no immediate signs of structural or operational failure. Regular maintenance, including scheduled pump-outs and monitoring for any signs of system stress, is recommended to ensure ongoing performance.





PROPOSED SITE PLAN 1;1000



EXISTING GROSS FLOOR AREA MAIN LEVEL	214
EXISTING GROSS FLOOR AREA LOWER LEVEL	75
TOTAL GROSS FLOOR AREA EXISTING	289
PROPOSED GROSS FLOOR AREA MAIN LEVEL	114
PROPOSED GROSS FLOOR AREA LOWER LEVEL	29
TOTAL GROSS FLOOR AREA PROPOSED	143
PERCENTAGE PROPOSED TO EXISTING	49.4%



ARCHITTEAM
member



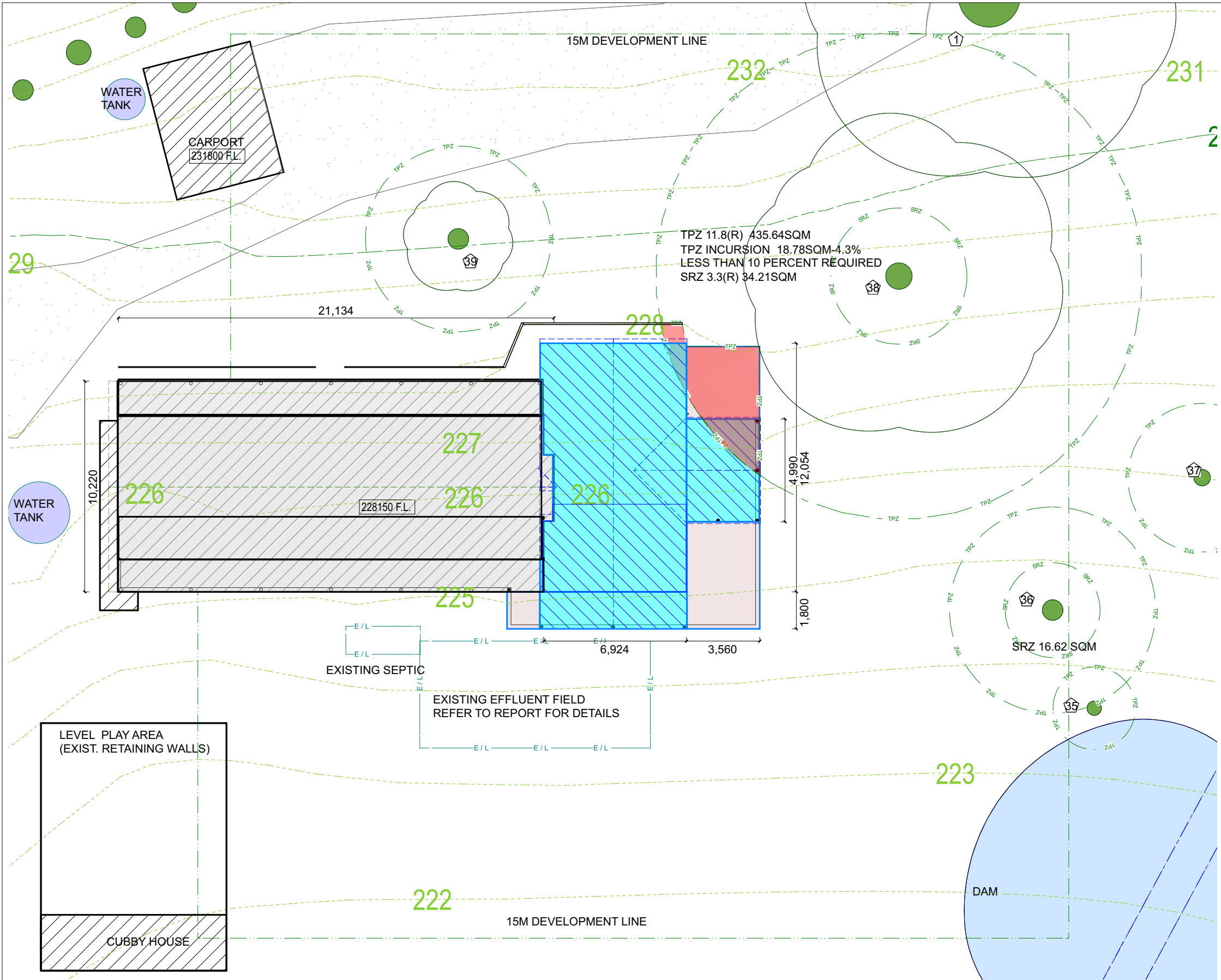
Mw ARCHITECTURE
+61 417567748 CONNECT@MwARCHITECTURE.DESIGN
ARBV NO. 4206

project
5 MARKS LANE
EMERALD VIC 3782

drawn MAW	proj.no. 202402	doc. no. 1 of 11
sht size A3	date 25/09/25	issue TP rev D

REV	DATE	DETAILS
A	29/01/25	PRELIMINARY
B	3/03/25	TOWN PLANNING
C	30/05/25	REVISED TOWN PLANNING
D	25/09/25	REVISED TOWN PLANNING

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TREE NOTE Schedule				
TREE NO.	SRZ radius (m)	TPZ radius (m)	TREE TYPE	IMPACT
1	3.4	12.4	Eucalyptus obliqua	nil
35	1.5	2.0	Eucalyptus Obliqua	nil
36	2.3	5.0	Eucalyptus Obliqua	nil
37	2.3	5.0	Eucalyptus Obliqua	nil
38	3.3	11.8	Eucalyptus obliqua	impact less than 10% of TPZ
39	2.2	4.5	Leptospermum petersonii	nil

NOTE;
NO TREES TO BE REMOVED AS PART OF PROPOSAL.

TREE MANAGEMENT PLAN

XX TREE NUMBER

TREES TO BE REMOVED

TREES TO BE TRIMMED

H HABITAT PRUNING

TREES TO BE RETAINED

026

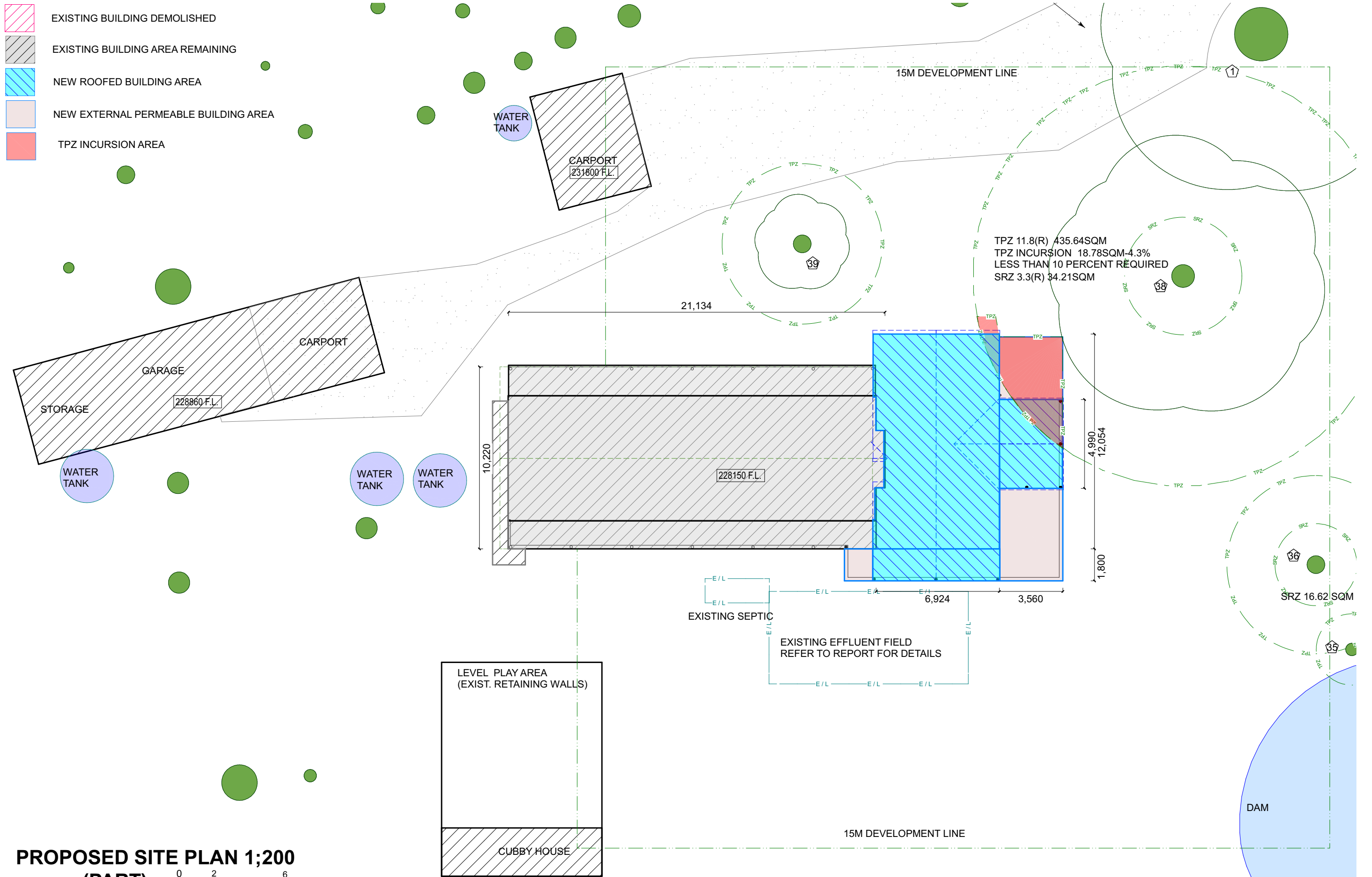
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TPZ INCURSION AREA

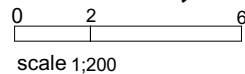


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- EXISTING BUILDING DEMOLISHED
- EXISTING BUILDING AREA REMAINING
- NEW ROOFED BUILDING AREA
- NEW EXTERNAL PERMEABLE BUILDING AREA
- TPZ INCURSION AREA



PROPOSED SITE PLAN 1;200
(PART)



EXISTING GROSS FLOOR AREA MAIN LEVEL	214
EXISTING GROSS FLOOR AREA LOWER LEVEL	75
TOTAL GROSS FLOOR AREA EXISTING	289
PROPOSED GROSS FLOOR AREA MAIN LEVEL	114
PROPOSED GROSS FLOOR AREA LOWER LEVEL	29
TOTAL GROSS FLOOR AREA PROPOSED	143
PERCENTAGE PROPOSED TO EXISTING	49.4%

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3,650

UP

EXIST SUBFLOOR

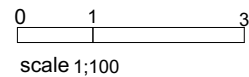
STORAGE

VERANDAH



20,660

EXISTING LOWER FLOOR PLAN



-  EXISTING BUILDING DEMOLISHED
-  EXISTING BUILDING AREA REMAINING
-  NEW ROOFED BUILDING AREA
-  NEW EXTERNAL BUILDING AREA
-  TPZ INCURSION AREA

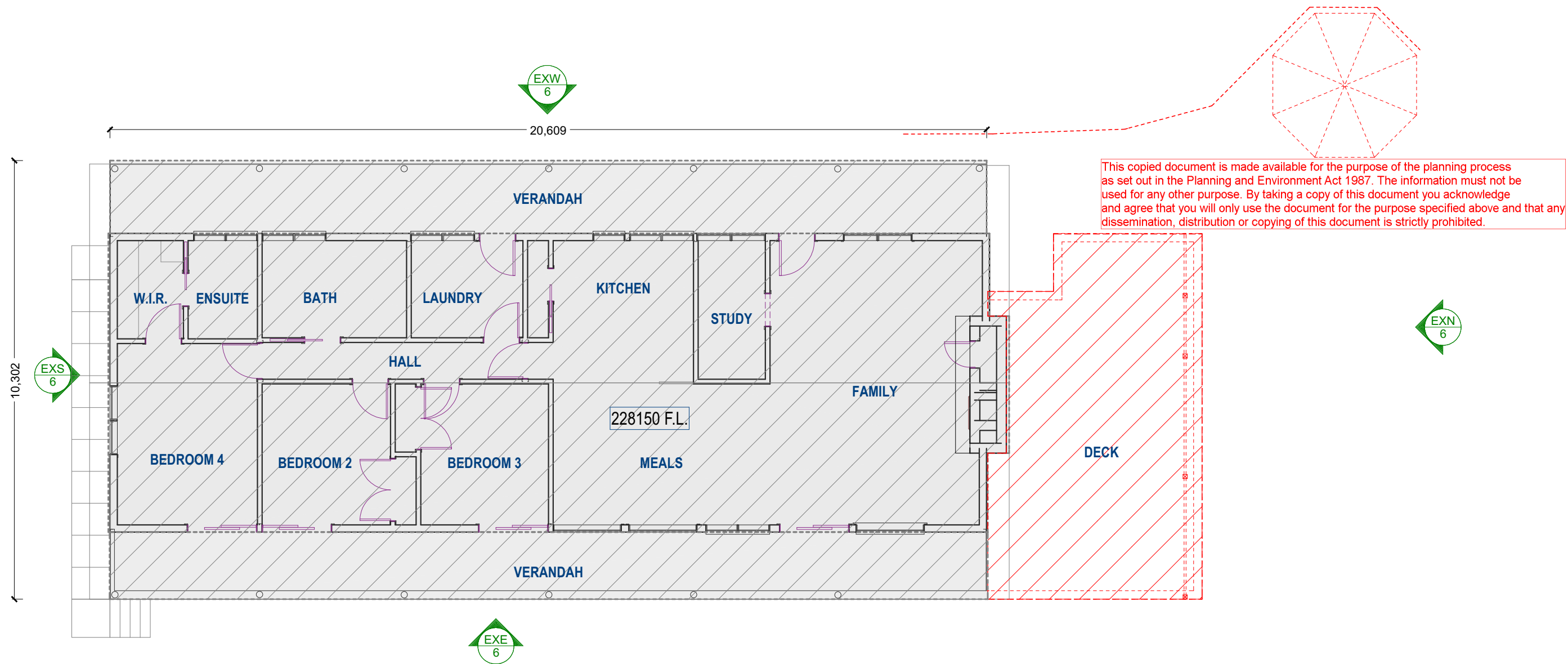
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ARCHITTEAM
member

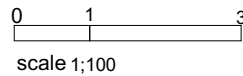


project
5 MARKS LANE
EMERALD VIC 3782

drawn MAW	proj.no. 202402	doc. no. 4 of 11
sht size A3	date 25/09/25	issue rev TP D

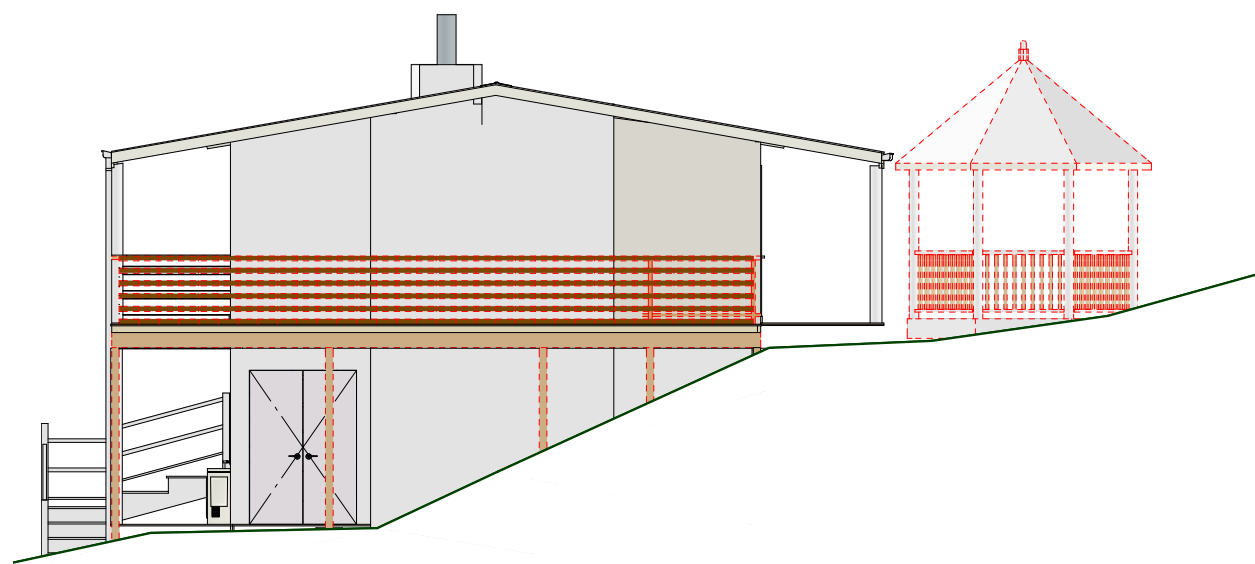


EXISTING MAIN FLOOR PLAN

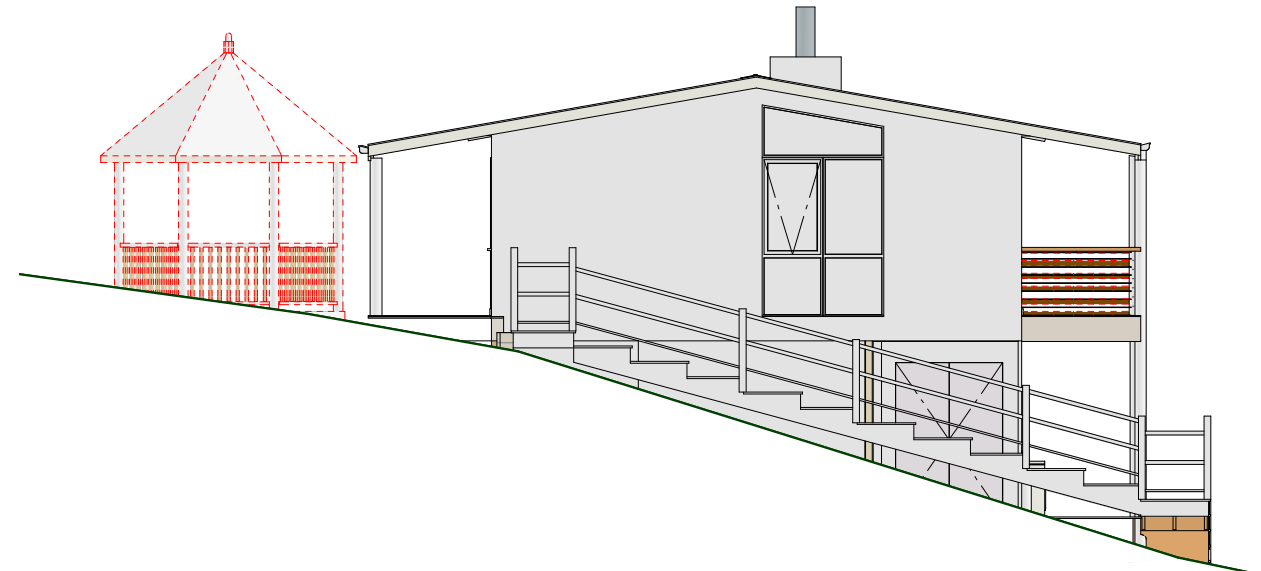


- EXISTING BUILDING DEMOLISHED
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- NEW ROOFED BUILDING AREA
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- TPZ INCURSION AREA

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EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

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EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

0 1 3
scale 1:100

ARCHITTEAM
member



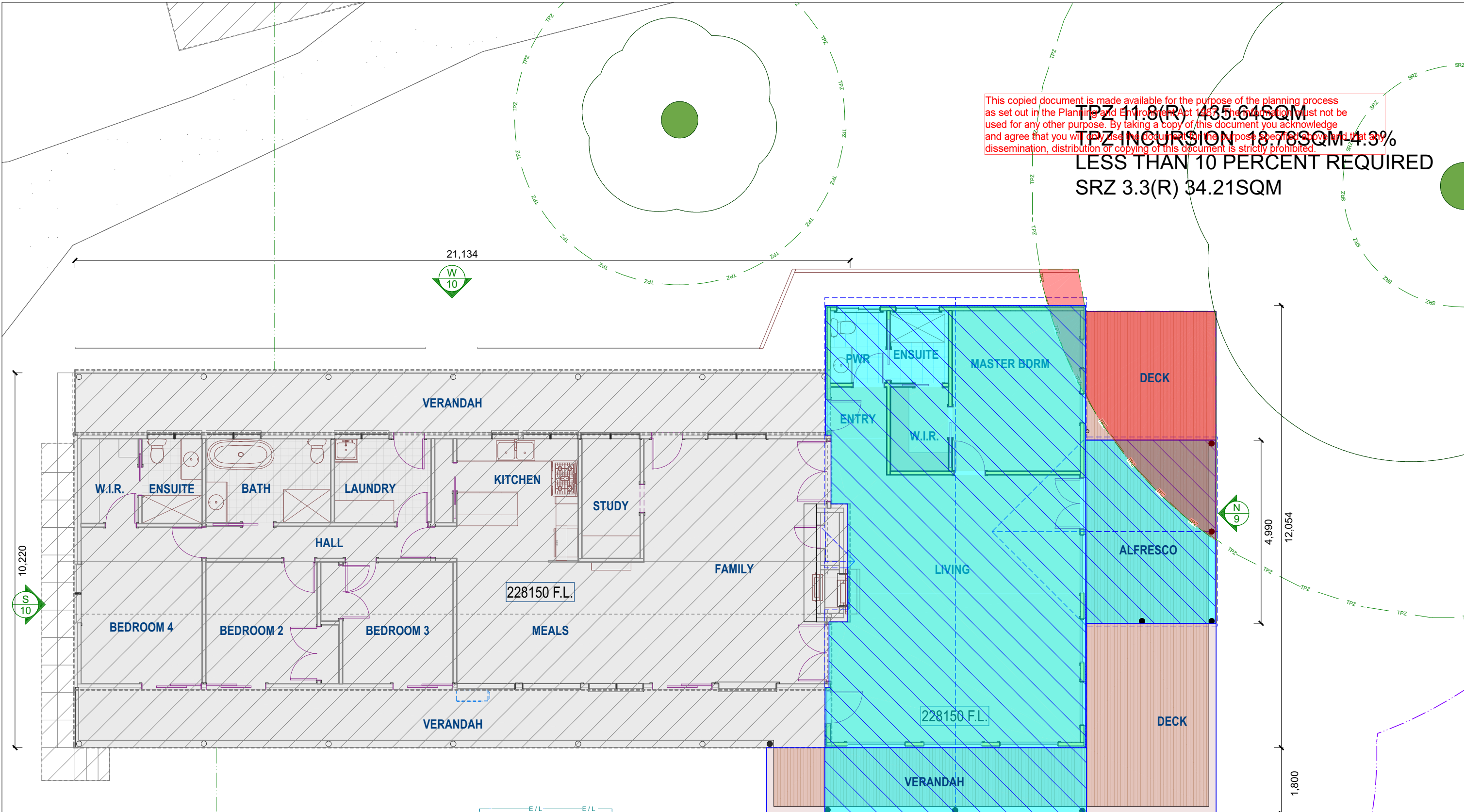
MWARECHITECTURE
+61 417567748 CONNECT@MWARECHITECTURE.DESIGN
ARBV NO. 4206

project
5 MARKS LANE
EMERALD VIC 3782

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sht size A3	date 25/09/25	issue rev TP D

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TPZ 11.8(R) 435.64SQM
TPZ INCURSION 18.78SQM 4.3%
LESS THAN 10 PERCENT REQUIRED
SRZ 3.3(R) 34.21SQM



PROPOSED MAIN FLOOR PLAN

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scale 1:100

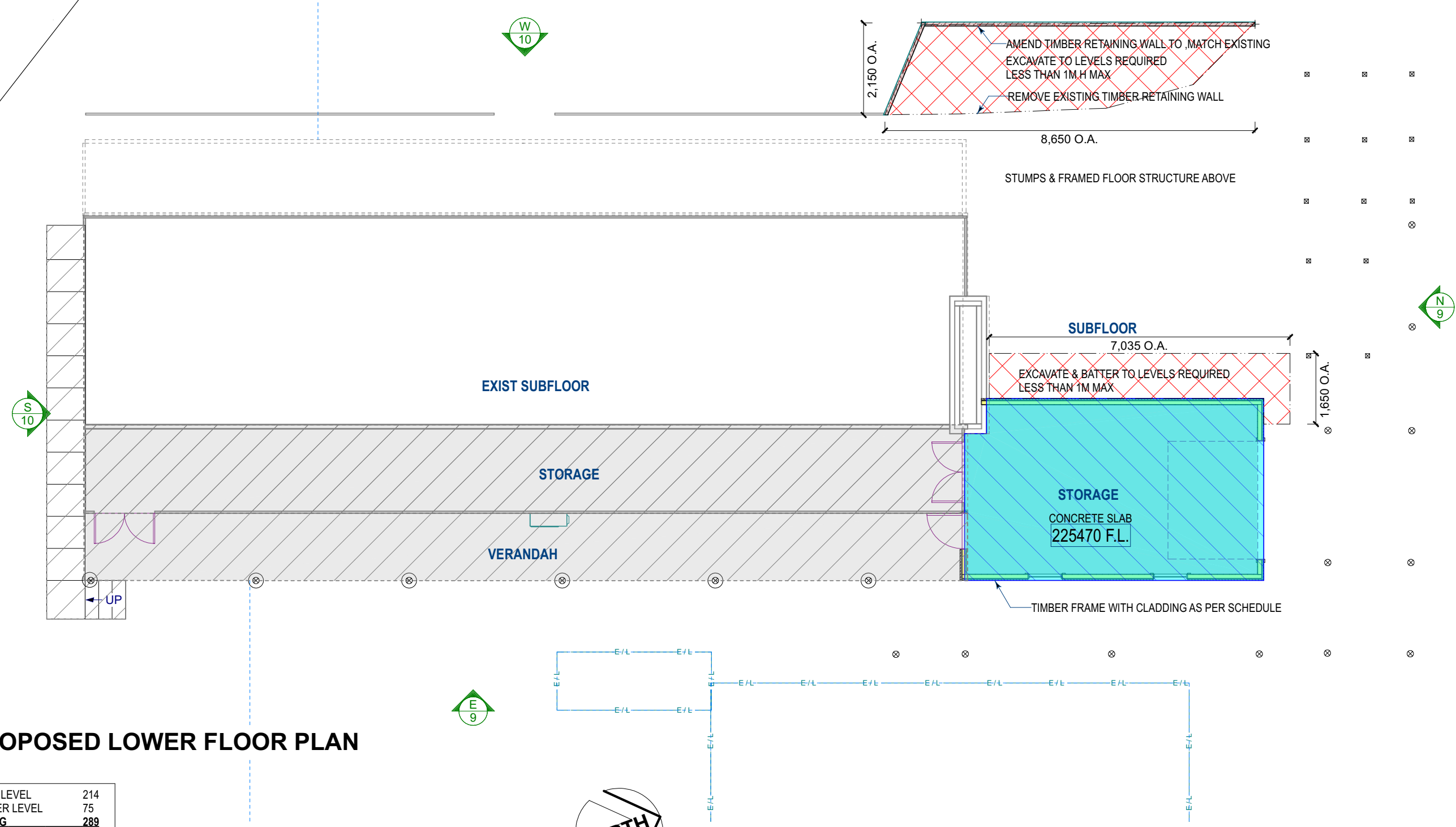
- EXISTING BUILDING DEMOLISHED
- EXISTING BUILDING AREA REMAINING
- NEW ROOFED BUILDING AREA
- NEW EXTERNAL BUILDING AREA
- TPZ INCURSION AREA

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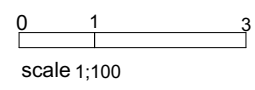
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- NEW EXTERNAL BUILDING AREA
- TPZ INCURSION AREA
- EXCAVATED AREA

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PROPOSED LOWER FLOOR PLAN

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TOTAL GROSS FLOOR AREA PROPOSED	143
PERCENTAGE PROPOSED TO EXISTING	49.4%



ARCHITTEAM
member

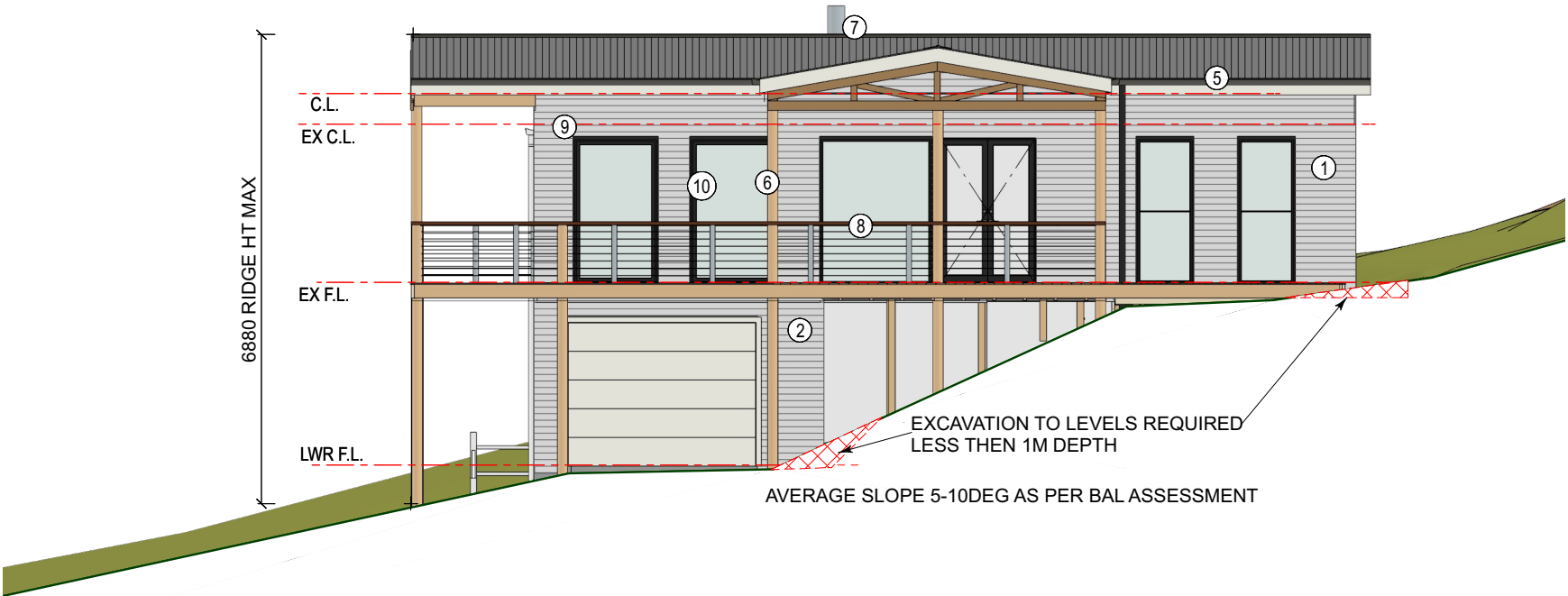
MWARCHITECTURE
+61 417567748 CONNECT@MWARCHITECTURE.DESIGN
ARBV NO. 4206

project
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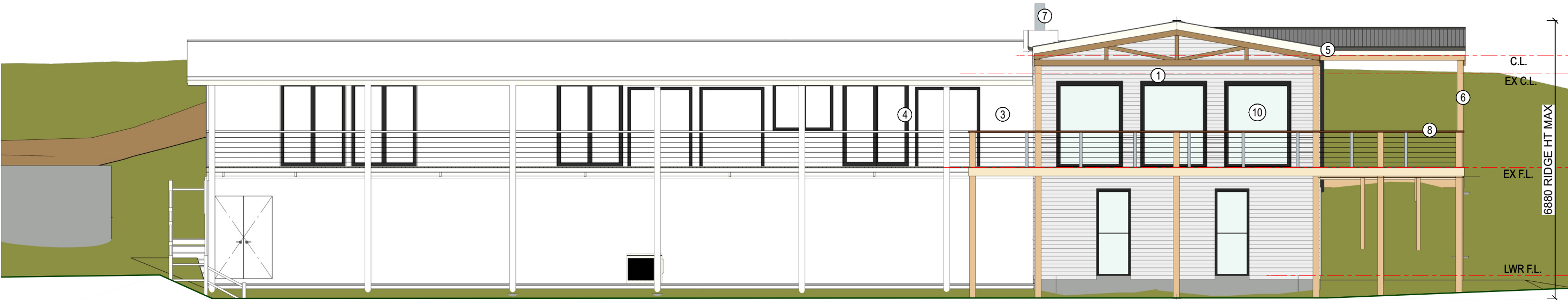
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sht size A3	date 25/09/25	issue rev TP D

MATERIAL SCHEDULE	
①	FCS SHIPLAP CLADDING WHITE COLOR FINISH
②	SUBFLOOR SCREEN SELECTED FINISH
③	EXISTING CLADDING
④	EXISTING WINDOWS & EXTERNAL DOORS
⑤	COLORBOND SHEET ROOFING TO MATCH EXISTING
⑥	SELECTED TIMBER
⑦	STAINLESS STEEL
⑧	TIMBER TOP RAIL WOVEN WIRE STAINLESS STEEL MID RAILS
⑨	TRIMS & CAPPING COLORBOND MONUMENT
⑩	WINDOWS & EXTERNAL DOORS PPC ALUMINIUM TO MATCH EXISTING

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NORTH ELEVATION



EAST ELEVATION

0 1 3
scale 1:100



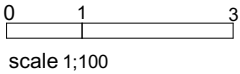
SOUTH ELEVATION

MATERIAL SCHEDULE	
①	FCS SHIPLAP CLADDING WHITE COLOR FINISH
②	SUBFLOOR SCREEN SELECTED FINISH
③	EXISTING CLADDING
④	EXISTING WINDOWS & EXTERNAL DOORS
⑤	COLORBOND SHEET ROOFING TO MATCH EXISTING
⑥	SELECTED TIMBER
⑦	STAINLESS STEEL
⑧	TIMBER TOP RAIL WOVEN WIRE STAINLESS STEEL MID RAILS
⑨	TRIMS & CAPPING COLORBOND MONUMENT
⑩	WINDOWS & EXTERNAL DOORS PPC ALUMINIUM TO MATCH EXISTING

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WEST ELEVATION





SOUTH VIEW



EAST VIEW

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WEST VIEW