

# Notice of Application for a Planning Permit



The land affected by the application is located at:	L3 LP91659 V8907 F093 13 Lenne Street, Beaconsfield Upper VIC 3808
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:	
43.02-2	Construct a building or construct or carry out works
44.06-2	Construct a building or construct or carry out works associated with Accomodation

## APPLICATION DETAILS

The applicant for the permit is:	Stringybark Planning
Application number:	T250709

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](http://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:	23 January 2026
--	-----------------

WHAT ARE MY OPTIONS?	An objection must: <ul style="list-style-type: none"><li>be made to the Responsible Authority in writing;</li><li>include the reasons for the objection; and</li><li>state how the objector would be affected.</li></ul>	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.
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.		





ePlanning

## Application Summary

Portal Reference A42534NU

### Basic Information

Proposed Use	Buildings and works to construct an outbuilding
Current Use	Existing dwelling
Cost of Works	\$44,000
Site Address	13 Lenne Street Beaconsfield Upper 3808

### 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.

### Regulation Fee Condition

Amount Modifier Payable

9 - Class 3 More than \$10,000 but not more than \$100,000 \$714.40 100% \$714.40

Total \$714.40

Cardinia

#### ADVERTISED MATERIAL

Planning Application: T250709

Date Prepared: 07 January 2026

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Civic Centre  
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)  
Burton 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

## Documents Uploaded

Date	Type	Filename
19-11-2025	A Copy of Title	00787797810012025111402150001.pdf
19-11-2025	A Copy of Title	00787797810132025111402150001.pdf
19-11-2025	Site plans	13 Lenne Street Beaconsfield - REV A - 18-11-2025.pdf
19-11-2025	Additional Document	13 Lenne Street Beaconsfield - REV A - 18-11-2025 - BMP.pdf
19-11-2025	Additional Document	Cover Letter.pdf
19-11-2025	Additional Document	PHOTO 6.JPG
19-11-2025	Additional Document	PHOTO 7.JPG
19-11-2025	Additional Document	PHOTO 8.JPG

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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19-11-2025

Cardinia Shire Council  
Planning Department  
PO Box 7  
Pakenham VIC 3810

**RE: Planning application – 13 Lenne Street Beaconsfield Upper**

We wish to apply for a planning permit for **buildings and works to construct an outbuilding**.

The purpose of the proposed outbuilding is for storage ancillary to the use of land for a dwelling. The building will be used to store vehicles, caravans and for general household storage.

The proposal requires approval under the following:

- Clause 43.02-2 (Buildings and works, Design and Development Overlay)
- Clause 44.06-2 (Permit requirement, Bushfire Management Overlay)

This proposal does not involve the removal or destruction of any protected vegetation.

The subject land is constrained by the presence of vegetation throughout the site and an easement traversing the north-east corner of the site. The proposed siting is the only practical location for the proposed shed.

The proposed shed is well setback from the street and the proposed colour matches the existing shed and also is an earthy tone that will blend into the landscape. Existing vegetation will generally screen the shed from the street.

We include photographs below to assist Council in understanding the site.

Photos 6, 7 and 8 are of measurements of nearby neighbour's trees to demonstrate the accuracy of the tree details shown on the plans. The full files of these photographs are also provided to allow zooming.





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ADVERTISED MATERIAL

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Diagram showing approximate location and direction of photographs



Photo 1



Photo 2



Photo 3

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**Photo 4****Photo 5**



Photo 6

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**Photo 7**



Photo 8



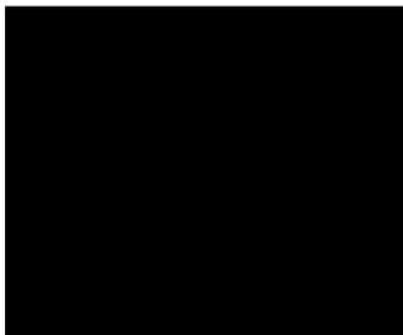
We request that in the event that Council intends to impose a condition 1 type of condition requiring design changes that such a suggestion is raised with the applicant so the matter can be discussed and worked through in an efficient manner.

We attach the following documents with this application:

- Development plans
- Bushfire Management Plan
- Full copy of title
- Full files of photos 6, 7 and 8
- Application form (completed online)

Please contact me if you require further information.

Kind regards,



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>LP091659</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>14/11/2025 13:15</b>

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

Page 1 of 1

VOLUME 08907 FOLIO 093

Security no : 124129920194C  
Produced 14/11/2025 01:15 PM**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 091659.  
PARENT TITLE Volume 07072 Folio 332  
Created by instrument LP091659 03/12/1971

  
**Cardinia**  
ADVERTISED MATERIALPlanning Application: T250709  
Date Prepared: 07 January 2026

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**REGISTERED PROPRIETOR****ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AZ644428D 30/09/2025  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

**DIAGRAM LOCATION**

SEE LP091659 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AZ644426H (E)	DISCHARGE OF MORTGAGE	Registered	30/09/2025
AZ644427F (E)	TRANSFER	Registered	30/09/2025
AZ644428D (E)	MORTGAGE	Registered	30/09/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

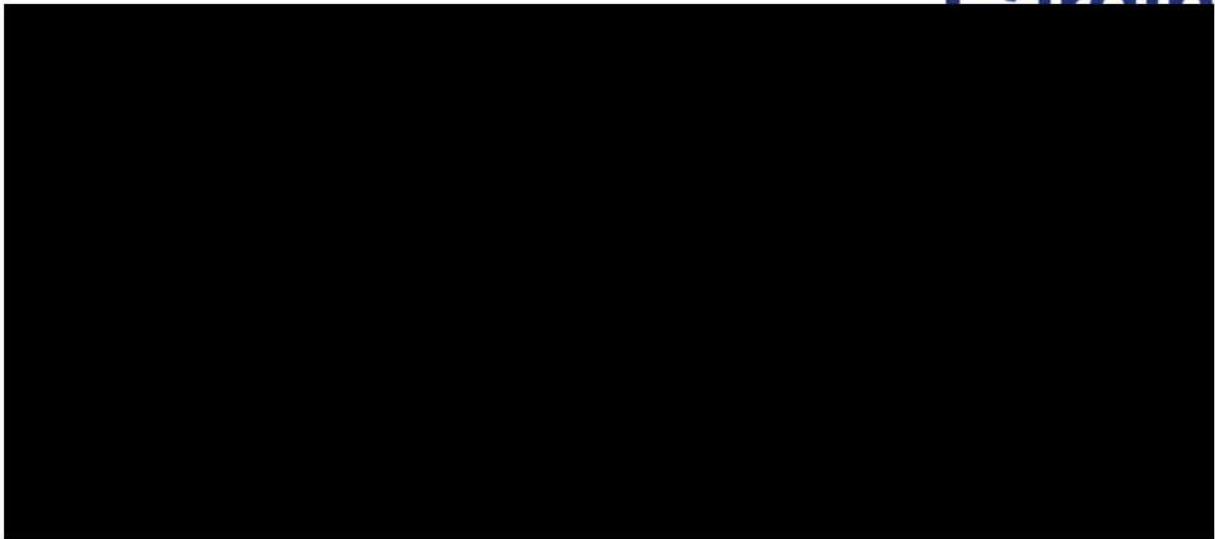
Street Address: 13 LENNE STREET BEACONSFIELD UPPER VIC 3808

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 30/09/2025

DOCUMENT END



**Address**

**Site Address** 13 Lenne Street Beaconsfield Upper 3808

**Portal Reference** A42534NU  
**ReferenceNumber** T250709

**InvoiceNumber** 502423  
**InvoiceDate** 19-Nov-2025  
**InvoicePayByDate** 19-Dec-2025

**Amount** \$714.40

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 3	More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40



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1  
A.01  
SITE PLAN  
1 : 500

#### VEGETATION NOTE:

NO VEGETATION IS PROPOSED TO BE REMOVED OR DESTROYED IN THIS APPLICATION.  
ALL PROTECTED OR SIGNIFICANT VEGETATION WITHIN 10M OF PROPOSED WORKS ARE SHOWN.  
FOR CLARITY VEGETATION FURTHER THAN 10M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.



Sheds & More

PAKENHAM

Email : jack@stringybarkplanning.com.au  
Phone : 0473 587 991



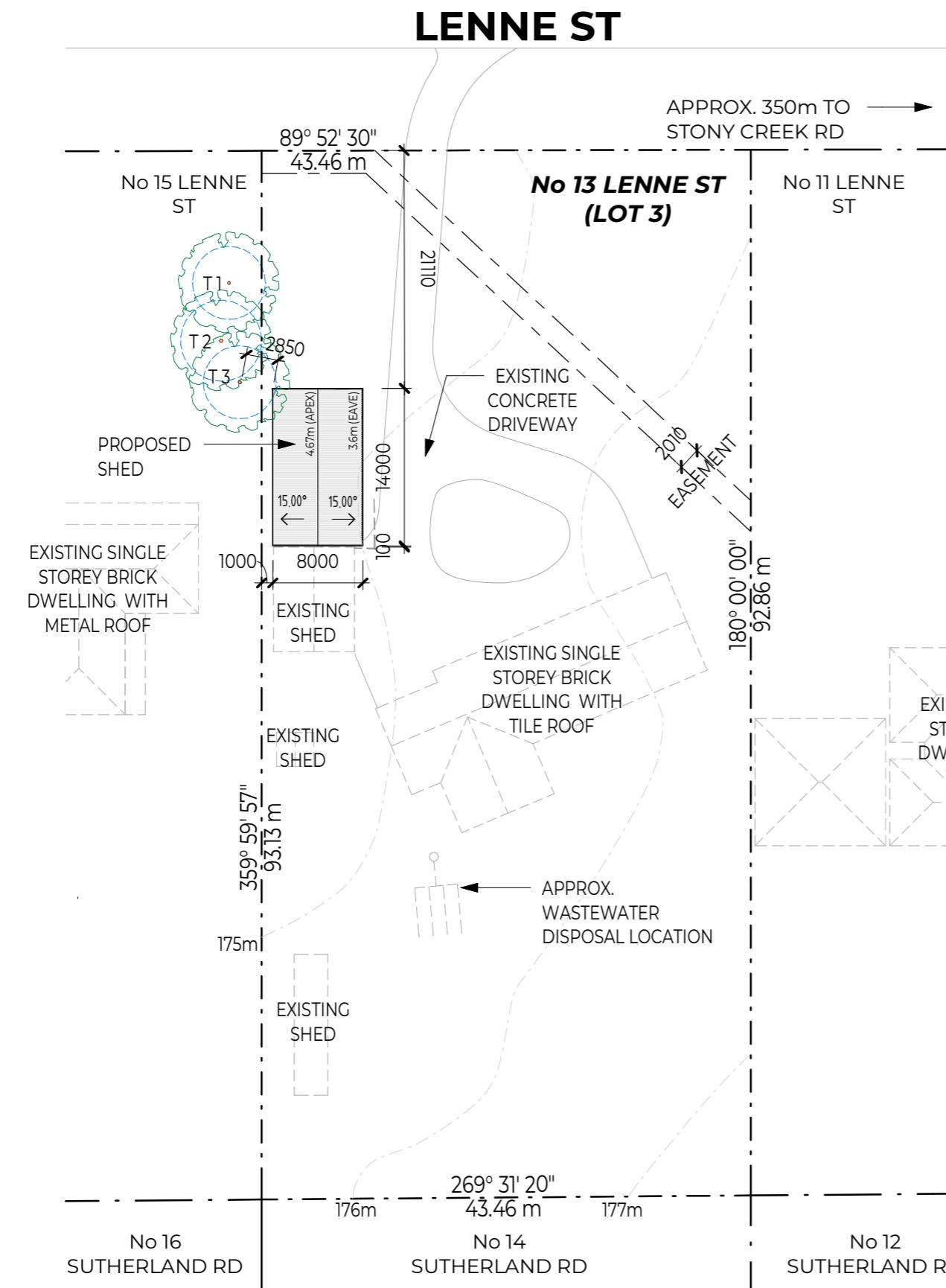
PROJECT  
ADDRESS  
DRAWING

## PROPOSED NEW SHED

### 13 LENNE STREET, BEACONSFIELD

#### PROPOSED SITE PLAN

ISSUE DATE: 18-12-2025 | SCALE (@A3) | As indicated | REVISION: B | DWG NO: A.01 | PROJ NO: 2025-005



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#### LEGEND

TREE NRZ



TREE SRZ

#### PROPOSED STEEL SHED

14m x 8m x 4.67m (AT APEX)

#### SITE NOTES

WIND RATING: N1 (W28) IN ACCORDANCE WITH AS4055:2021

GENERAL CONSTRUCTION TO COMPLY WITH 2022 BCA VOLUME 2.

ALL SETOUT DIMENSIONS HEIGHTS AND CLEARANCES TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO WORKS COMMENCING.

PLUMBER TO CONNECT ALL STORM WATER TO LEGAL POINT OF DISCHARGE

DOWN PIPES TO BE SPACED 12 METRE MAXIMUM CONTINUOUS SPACING OR AS SHOWN ON PLAN. 90mm DIA. PVC STORM WATER TO BE INSTALLED AT A MINIMUM GRADE OF 1:100

DNPIPE LOCATION IS FOR INDICATIVE PURPOSES ONLY AND WILL BE INSTALLED AT PLUMBERS DISCRETION TO AS3500.3-2018

HEIGHTS NOMINATED ON SITE PLAN AND FLOOR PLANS INCLUDE A 100MM ALLOWANCE FOR THE CONCRETE SLAB UNLESS NO SLAB IS PROPOSED.

#### TREE NOTES

TREE 3 TO BE PRUNED TO NOT OVERHANG PROPOSED BUILDING

#### TREE SCHEDULE

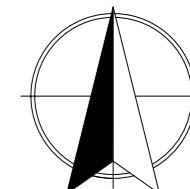
TREE N°	DBH	NRZ
1	270	3240
2	300	3600
3	270	3240

#### ENCROACHMENT

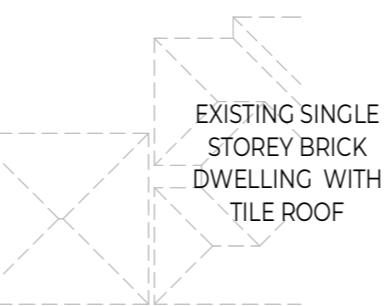
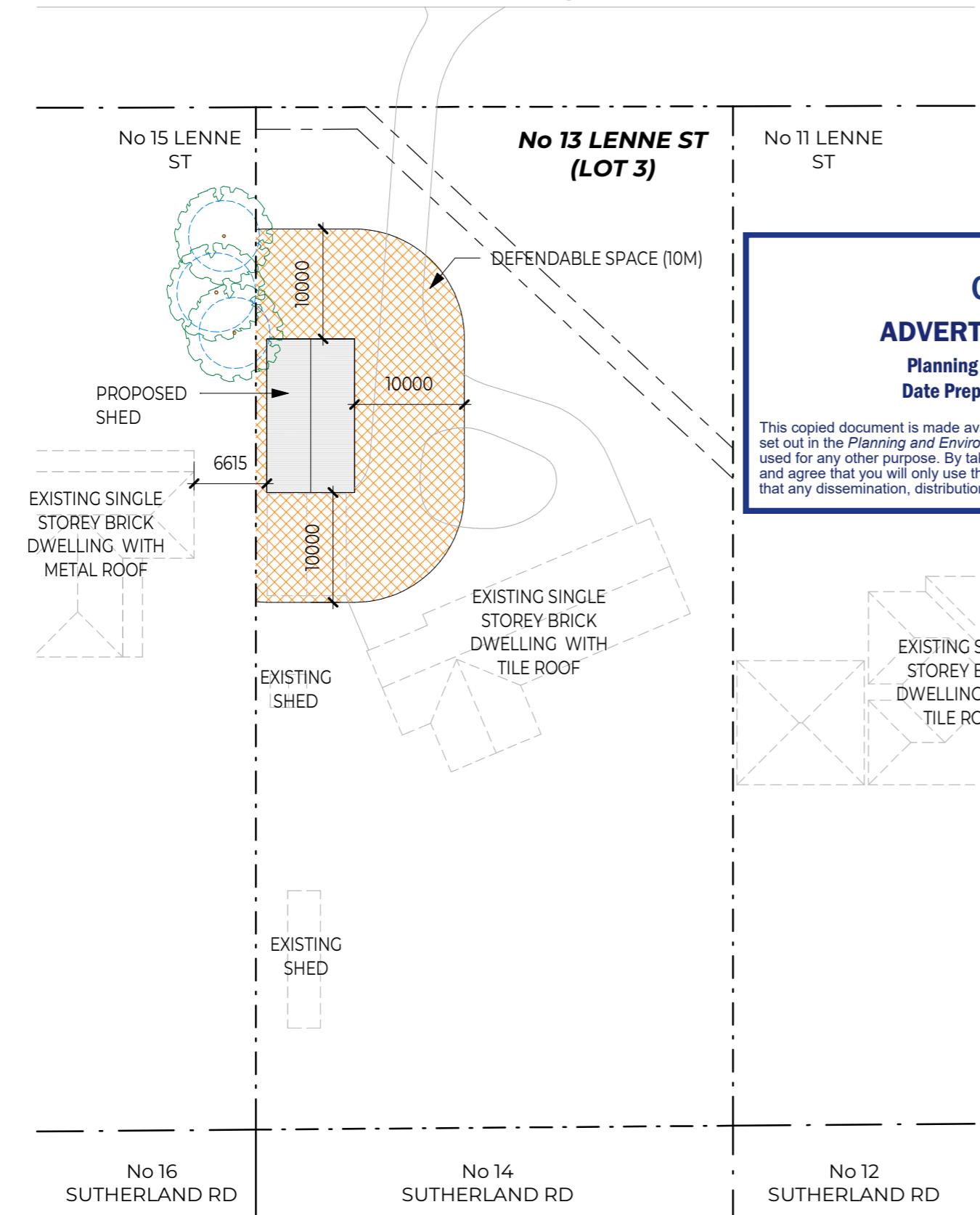
TREE N°	AREA	ENCR.	%
3	32.98 m <sup>2</sup>	0.13 m <sup>2</sup>	0.38%

#### SITE ANALYSIS

TOTAL SITE AREA	4041.15 m <sup>2</sup>
EXISTING DWELLING	418.46 m <sup>2</sup>
PROPOSED SHED	112.00 m <sup>2</sup>
EXISTING DRIVEWAY	433.88 m <sup>2</sup>
TOTAL SITE COVERAGE	530.46 m <sup>2</sup> (13.13%)
GARDEN AREA	3033 m <sup>2</sup> (75.06%)



# LENNE ST



## 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:

- 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:

1. Doorways - by FRL -/60/30 self-closing fire doors
2. Windows - by FRL -/60/- fire windows permanently fixed in the closed position
3. 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 3.

#### 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

1  
XA.04

## OUTBUILDINGS BUSHFIRE MANAGEMENT PLAN

1 : 500



Sheds&More



ROWVILLE

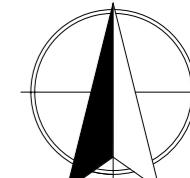
Email : jack@stringybarkplanning.com.au  
Phone : 0473 587 991

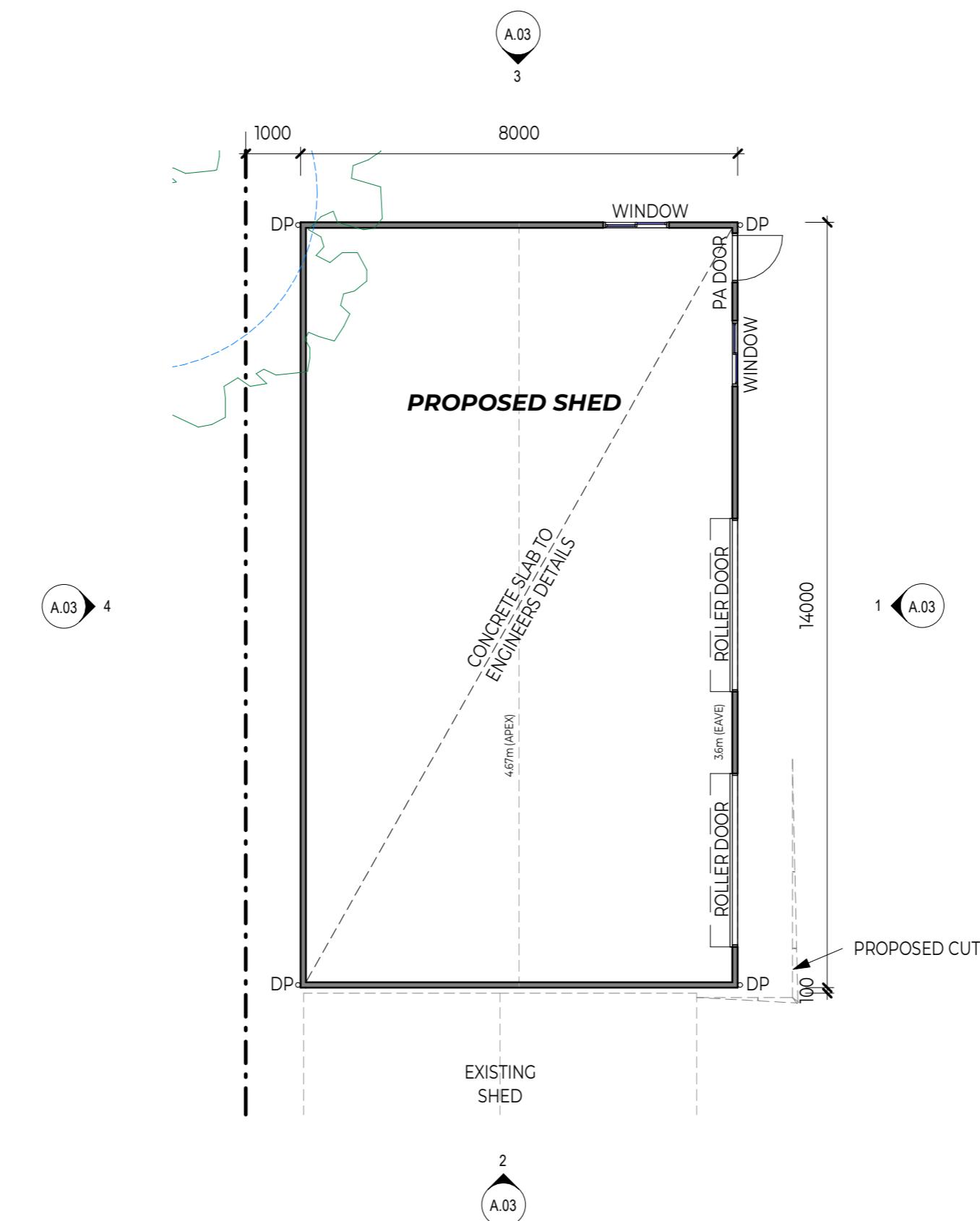
PROJECT  
ADDRESS  
DRAWING

**PROPOSED NEW SHED**  
13 LENNE STREET, BEACONSFIELD  
OUTBUILDINGS BUSHFIRE MANAGEMENT PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF STRINGybark PLANNING.

ISSUE DATE: 18-11-2025 | SCALE (@A3) 1:500 | REVISION: A | DWG NO: XA.04 | PROJ NO: 2025-005





1  
A.02  
FLOOR PLAN  
1 : 100

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**EARTHWORKS NOTE**

EARTHWORKS ARE PROPOSED FOR THIS APPLICATION. PROPOSED CUT AND FILL ARE INDICATED ON PLAN AND ELEVATIONS.



Sheds & More



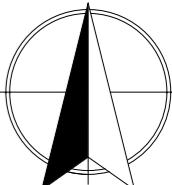
Email : [jack@stringybarkplanning.com.au](mailto:jack@stringybarkplanning.com.au)  
 Phone : 0473 587 991

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**PROPOSED NEW SHED**  
**13 LENNE STREET, BEACONSFIELD**  
**FLOOR PLAN**

ISSUE DATE: 18-12-2025 | SCALE (@A3) 1:100 | REVISION: B | DWG NO: A.02 | PROJ NO: 2025-005

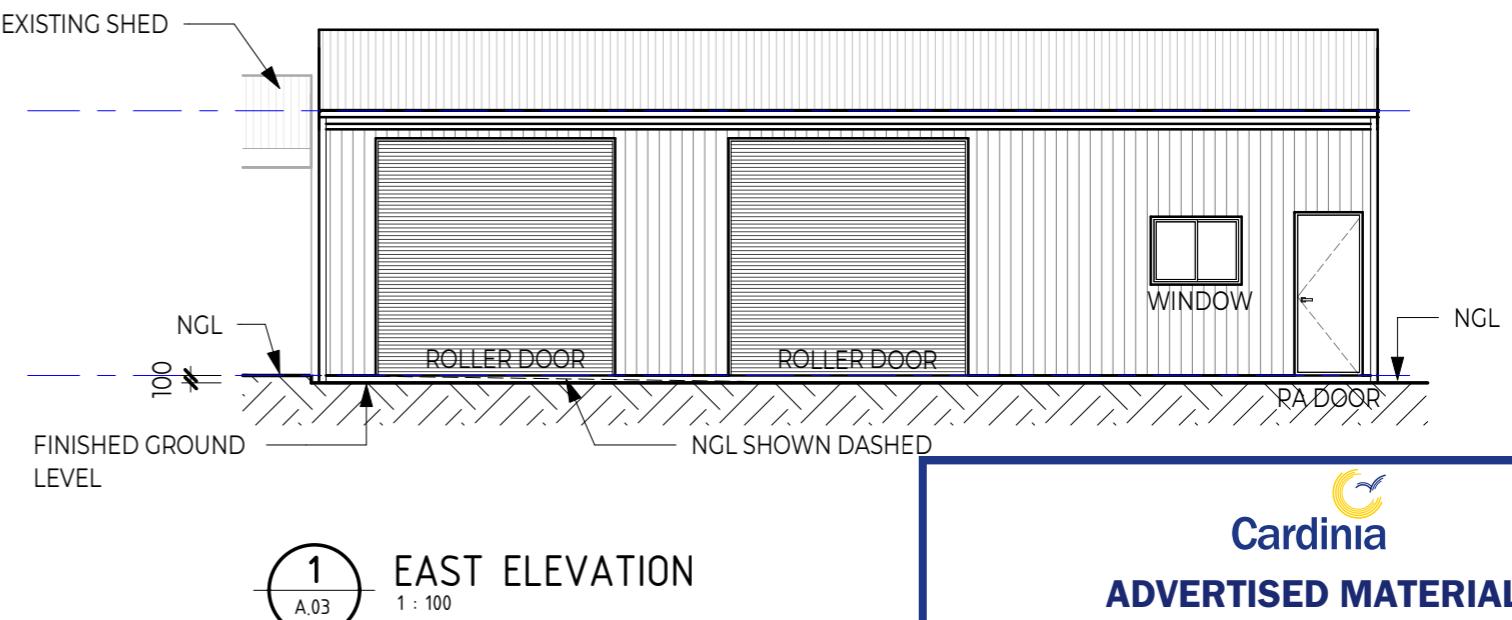
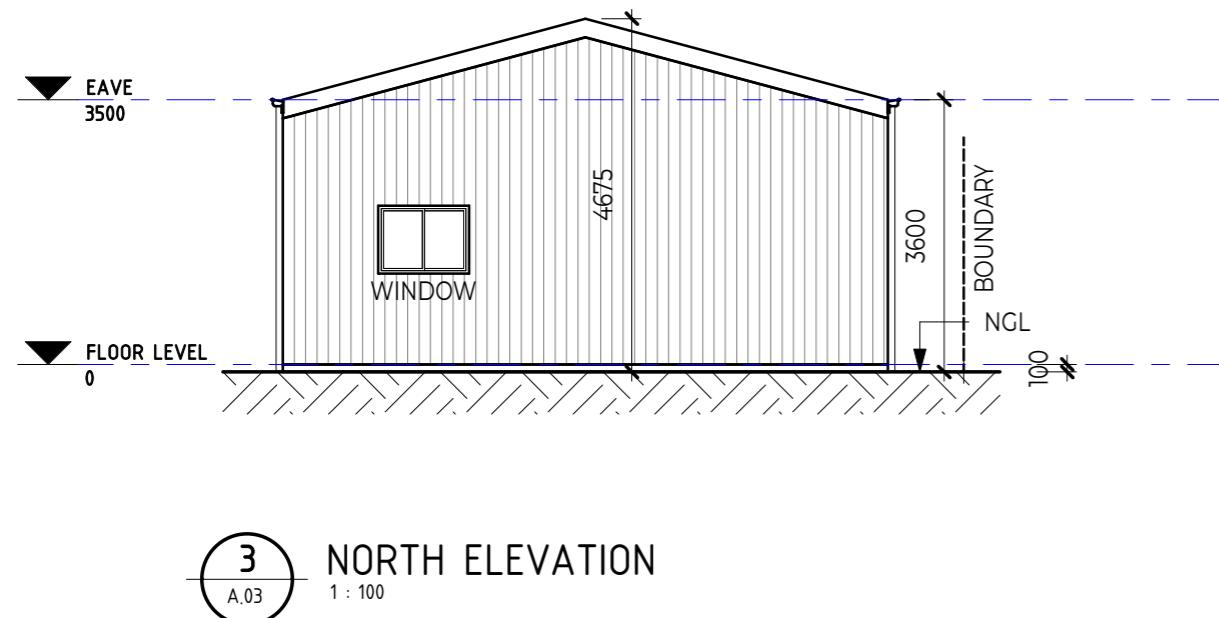
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**LEGEND**

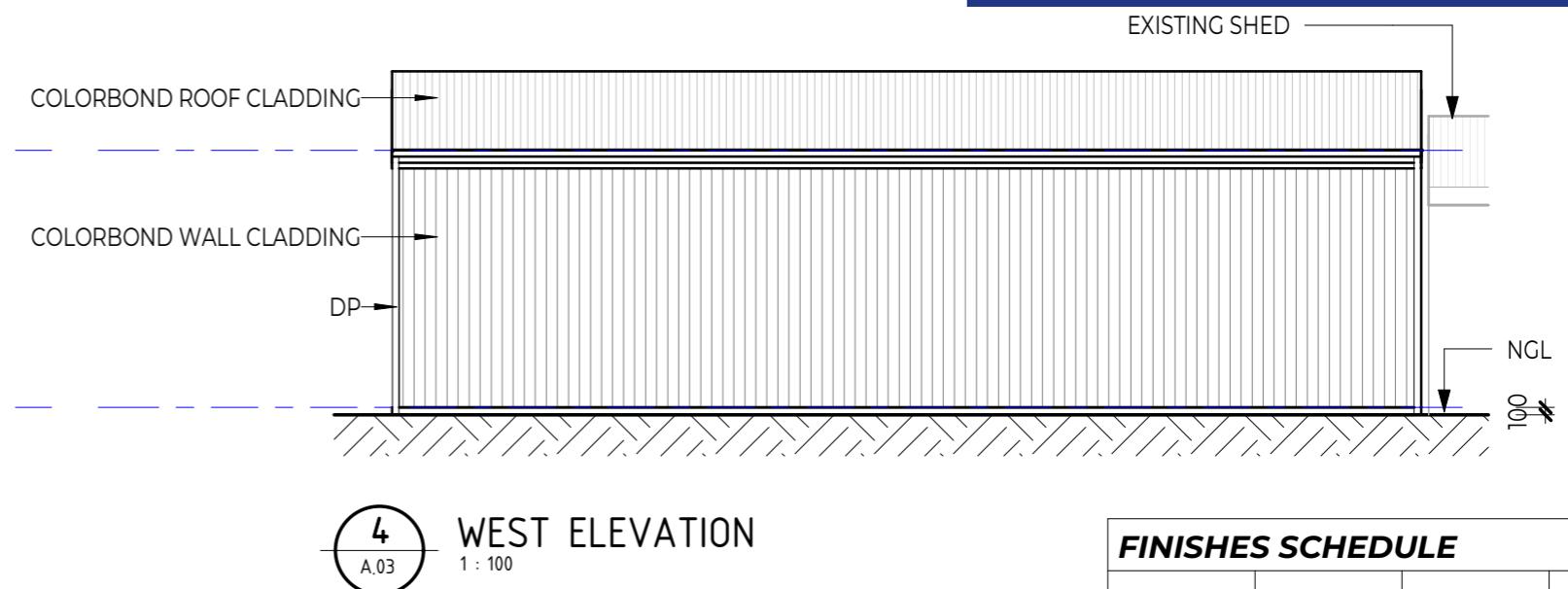
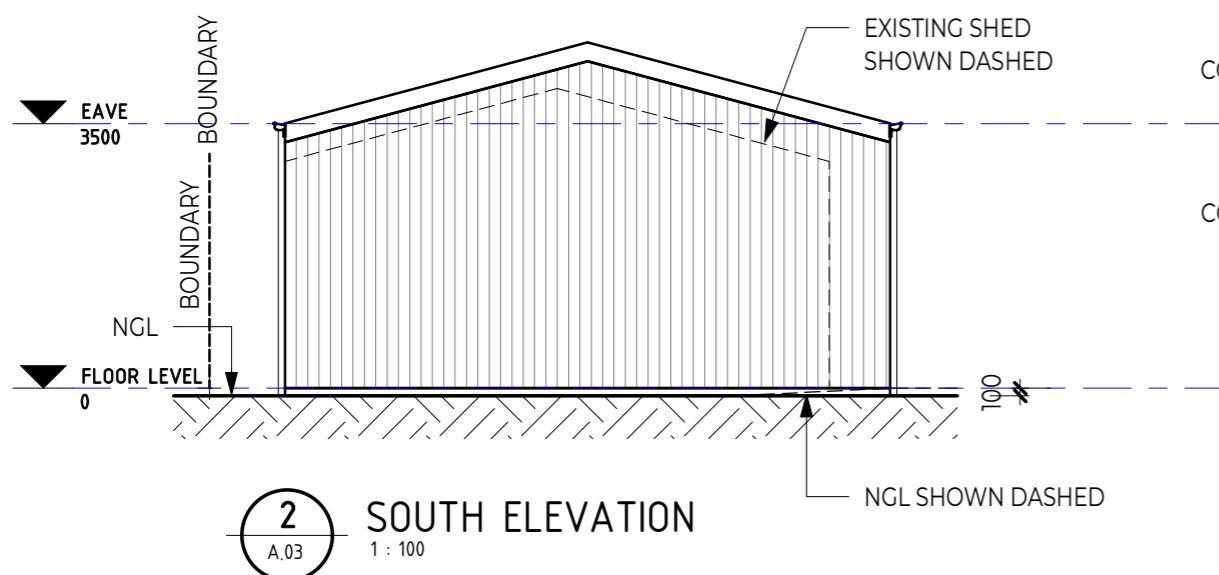
TREE NRZ

TREE SRZ



**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250709  
Date Prepared: 07 January 2026

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FINISHES SCHEDULE			
WALLS	ROOFING	GUTTERS, FLASHING, ETC	DOORS & WINDOWS
COLORBOND METAL CLADDING	COLORBOND METAL ROOFING		

MANOR RED® WOODLAND GREY® WOODLAND GREY® WOODLAND GREY®

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Sheds & More



PAKENHAM

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ELEVATIONS

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ISSUE DATE: 18-12-2025 SCALE (@A3) 1:100 REVISION: B DWG NO: A.03 PROJ NO: 2025-005

