

# Notice of Application for a Planning Permit



The land affected by the application is located at:		L1 TP102075 V9631 F569 92 Beaconsfield-Emerald Road, Emerald VIC 3782
The application is for a permit to:		Buildings and works for an outbuilding
A permit is required under the following clauses of the planning scheme:		
35.06-5	Buildings and works associated with a Section 2 Use (Dwelling)	
35.06-5	Buildings and works within nominated setback	
42.01-2	Construct a building or construct or carry out works	
44.06-2	Construct a building or construct or carry out works associated with accommodation	
APPLICATION DETAILS		Cardinia
The applicant for the permit is:	ARB DESIGN	ADVERTISED MATERIAL Planning Application: T250548 Date Prepared: 04 February 2026
Application number:	T250548	<small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

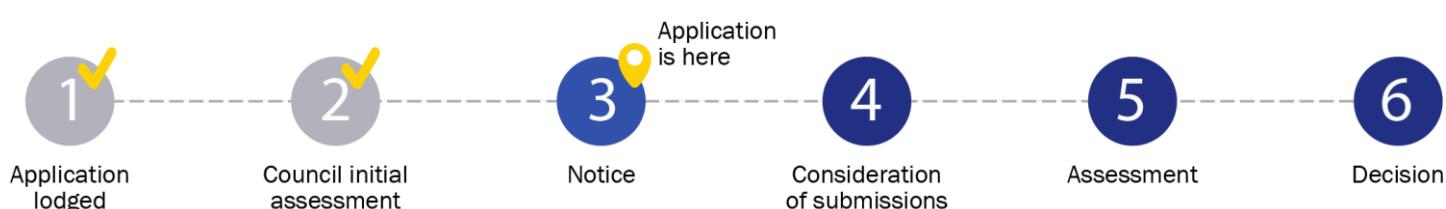
This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at [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:		20 February 2026
<b>WHAT ARE MY OPTIONS?</b>  Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.  If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul>	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.





ePlanning

## Application Summary

Portal Reference A3259680

### Basic Information

Proposed Use	BUILDINGS AND WORKS TO CONSTRUCT AN OUTBUILDING AND EARTHWORKS
Current Use	DWELLING
Cost of Works	\$60,000
Site Address	92 Beaconsfield-Emerald Road 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.

### Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40
<b>Total</b>			<b>\$714.40</b>

### Documents Uploaded

Date	Type	Filename
10-09-2025	A Copy of Title	92-beaconsfield-emerald-road-emerald-3782-register-search-statement-title-volume-9631-folio-569.pdf
10-09-2025	A Copy of Title	92-beaconsfield-emerald-road-emerald-3782-copy-of-plan-plan-tp102075m.pdf
10-09-2025	Alteration statement	Cover Letter.pdf
10-09-2025	Site plans	92 BEACONSFIELD-EMERALD ROAD EMERALD - REV A - 09-09-2025.pdf
10-09-2025	Additional Document	92 BEACONSFIELD-EMERALD ROAD EMERALD - BMP REV A - 09-09-2025.pdf



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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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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

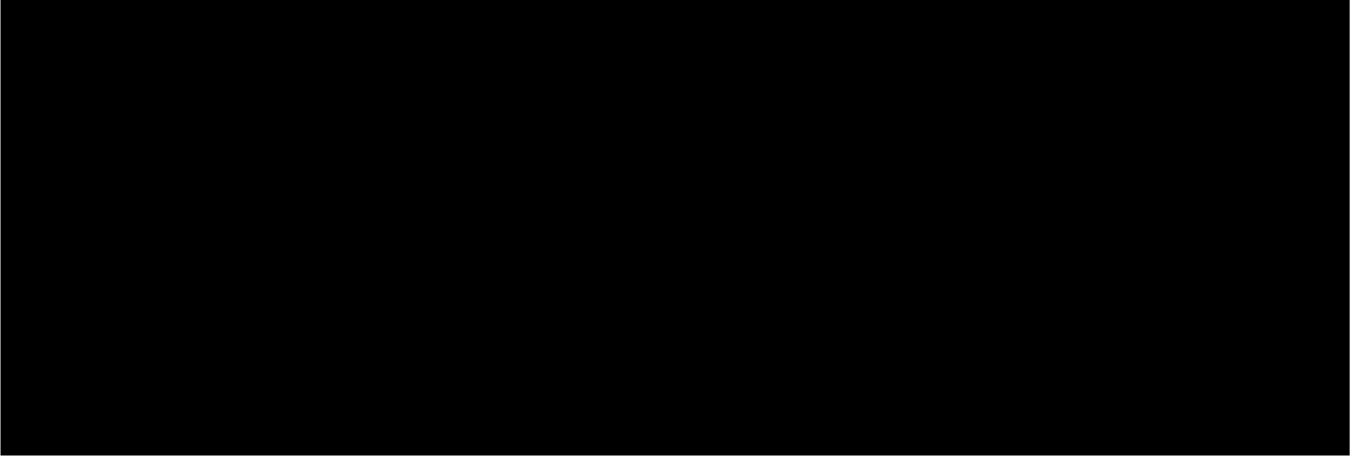
VOLUME 09631 FOLIO 569

Security no : 124127956567D  
Produced 10/09/2025 12:34 PM

LAND DESCRIPTION

Lot 1 on Title Plan 102075M.  
PARENT TITLE Volume 09065 Folio 562  
Created by instrument L598206M 02/04/1985

REGISTERED PROPRIETOR



SEE TP102075M 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: 92 BEACONSFIELD-EMERALD ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 23/03/2022

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP102075M</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>04/04/2025 14:25</b>

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

TITLE PLAN		EDITION 1	TP 102075M									
Location of Land Parish: GEMBROOK Township: Section: Crown Allotment: 46(PT) Crown Portion:  Last Plan Reference: LP64680 Derived From: VOL 9631 FOL 569 Depth Limitation: NIL		Notations  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN										
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 09/08/1999 VERIFIED: SO'C										
<table border="1"> <tr> <td colspan="3">TABLE OF PARCEL IDENTIFIERS</td> </tr> <tr> <td colspan="3">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="3">PARCEL 1 = LOT 2 (PT) ON LP64680</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS			WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962			PARCEL 1 = LOT 2 (PT) ON LP64680		
TABLE OF PARCEL IDENTIFIERS												
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962												
PARCEL 1 = LOT 2 (PT) ON LP64680												
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets										

10-09-2025  
**Cardinia Shire Council**  
**Planning Department,**  
**PO Box 7**  
**Pakenham VIC 3810**

**RE: Planning application – 92 Beaconsfield-Emerald Road Emerald**

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

The purpose of the proposed building is for storage ancillary to the use of the land for a dwelling.

The proposal requires a planning permit under the following clause of the Cardinia Planning Scheme:

- Clause 35.06-5 (Buildings and works, Rural Conservation Zone) for buildings and works.
- Clause 42.01-2 (Permit requirement, Environmental Significance Overlay) for buildings and works.
- Clause 44.06-2 (Permit requirement, Bushfire Management Overlay) for buildings and works.

This application is for approval for buildings and works which were carried out without a planning permit. Enforcement action was taken by Council's Building Department which prompted this application. There is an existing lean-to on the north side of the shed which is proposed to be removed and for which we do not seek approval for.

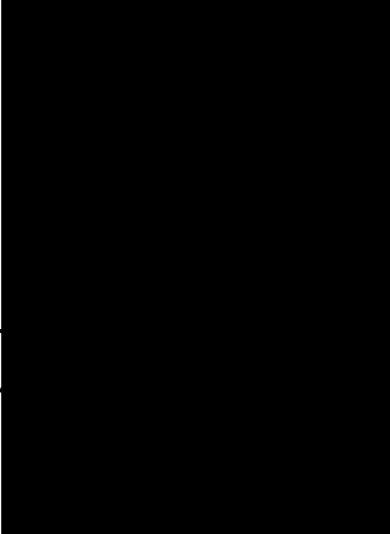
The proposed siting of the shed is appropriate and is functional given the sloping nature of the site. The proposal does not impact on vegetation. The outbuilding is not prominent in the broader landscape as it is well screened in all directions by existing vegetation such that it would not be easily visible outside the subject land.

We would normally request that any condition Council intends to impose on the permit that would result in design changes be raised before a final decision is issued so that the matter can be worked through in an efficient manner. In this case with the shed already built such a condition would be incredibly problematic and would lack common sense.

We attach the following documents in support of the application:

- Development plans
- Bushfire Management Plan
- Copy of title
- Application form (completed online)

Please contact us if you require additional information.



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

GENERAL CONSTRUCTION TO COMPLY WITH 2022 B  
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 LEG  
POINT OF DISCHARGE

DOWN PIPES TO BE SPACED 12 METRE MAXIMUM  
CONTINUOUS SPACING OR AS SHOWN ON PLAN. 90  
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

## SITE ANALYSIS

TOTAL SITE AREA	34605.00 m <sup>2</sup>
EXISTING DWELLING	136.64 m <sup>2</sup>
PROPOSED SHED	120.00 m <sup>2</sup>
EXISTING DRIVEWAY	719.54 m <sup>2</sup>
TOTAL SITE COVERAGE	256.64 m <sup>2</sup> (0.74%)
GARDEN AREA	33628.82 m <sup>2</sup> (97.18%)

EARTHWORKS NOTE

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

**VEGETATION NOTE**

**VEGETATION NOTE:**  
NO VEGETATION IS PROPOSED TO BE REMOVED OR DESTROYED  
IN THIS APPLICATION

IN THIS APPLICATION,  
ALL PROTECTED OR SIGNIFICANT VEGETATION WITHIN 10M  
PROPOSED WORKS ARE SHOWN.

PROPOSED WORKS ARE SHOWN.  
FOR CLARITY VEGETATION FURTHER THAN 10M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.

SED  
1  
A.01  
1 : 2000  
SITE PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE. FIGURE DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALE DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF ABB DESIGN

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Phone : 0473 587 991

Phone : 0473 387 351

**ARB**  
DESIGN

**PRINT  
ON A3  
PAPER**

ISSUE DATE 12-12-2025

< PROJECT > **PROPOSED NEW SHED**  
< ADDRESS > **92 BEACONSFIELD-EMERALD ROAD, EMERALD**  
< DRAWING > **PROPOSED SITE PLAN**

< PROJ NO >

25077

A.01

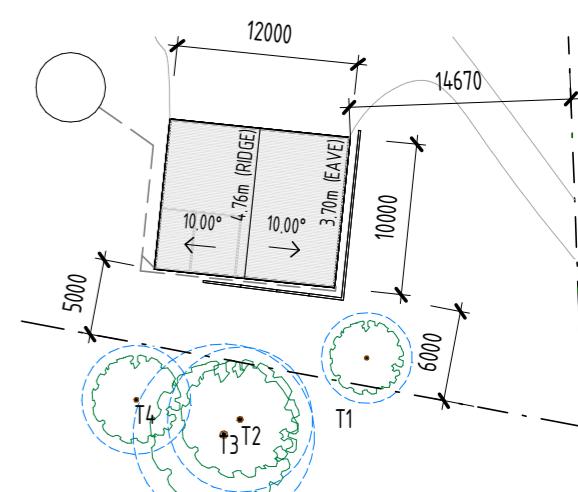
LEGEND

TREE NOTIONAL  
ROOT ZONE  
(FORMERLY TPZ)

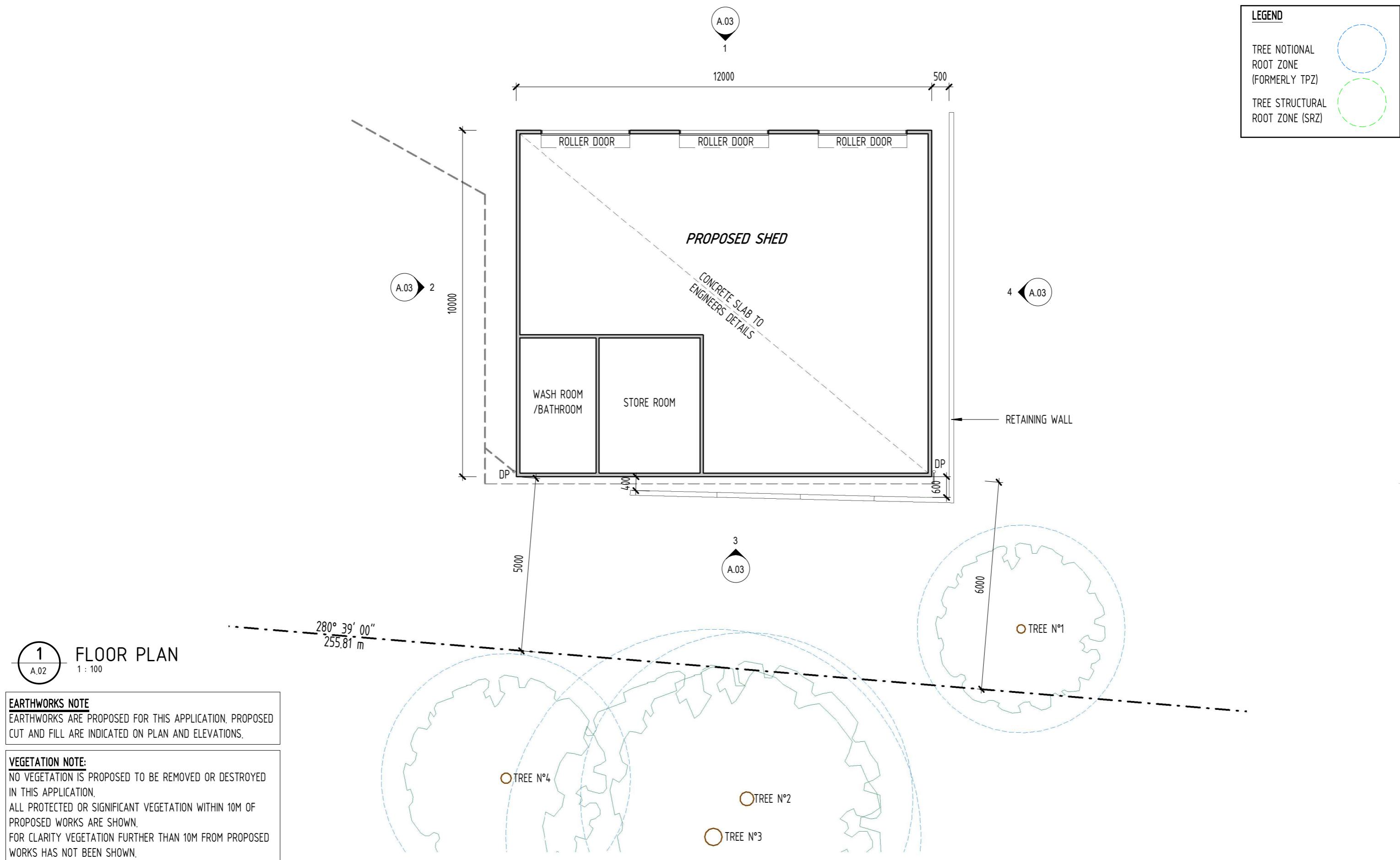
TREE STRUCTURAL  
ROOT ZONE (SRZ)

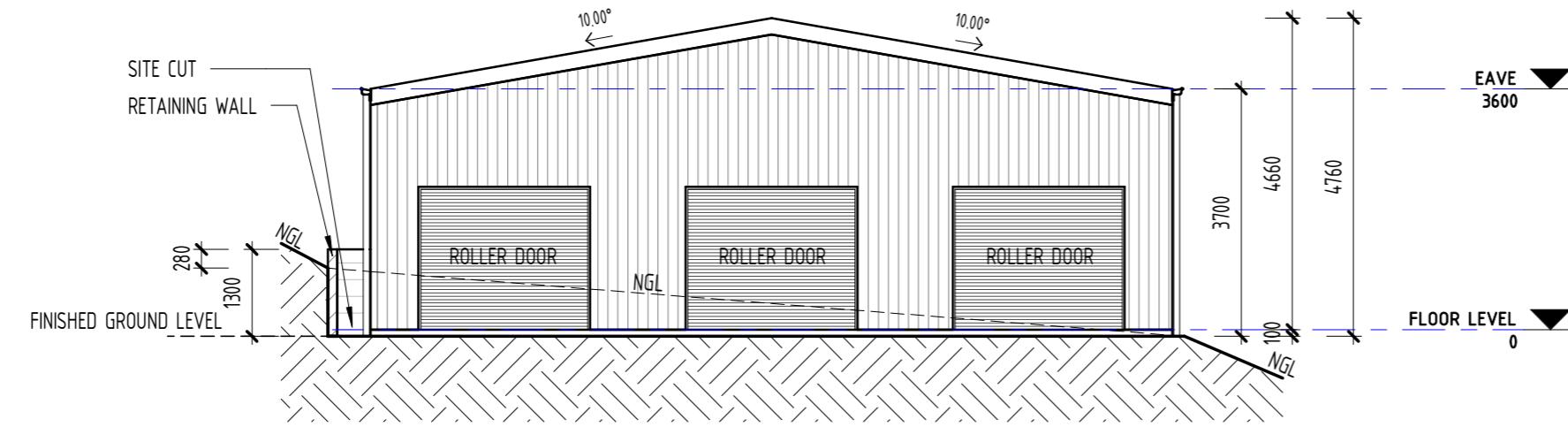
## TREE SCHEDULE

TREE N°	DBH	TPZ
1	250	3000
2	400	4800
3	500	6000
4	300	3600



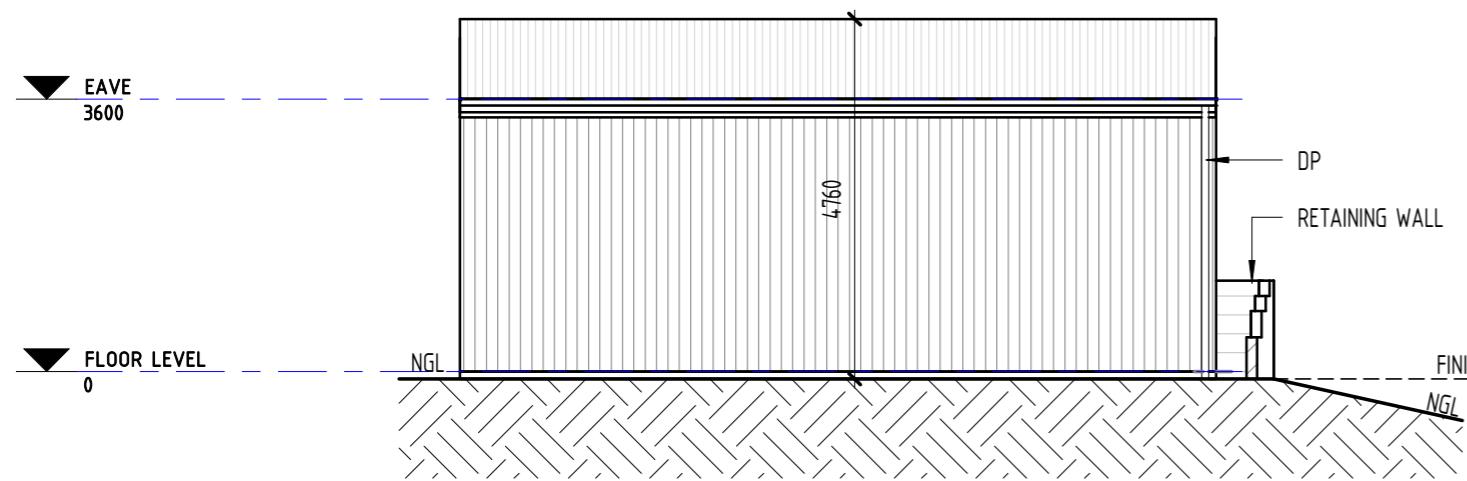
2  
A.01 SITE PLAN ENLARGEMENT 1 : 500



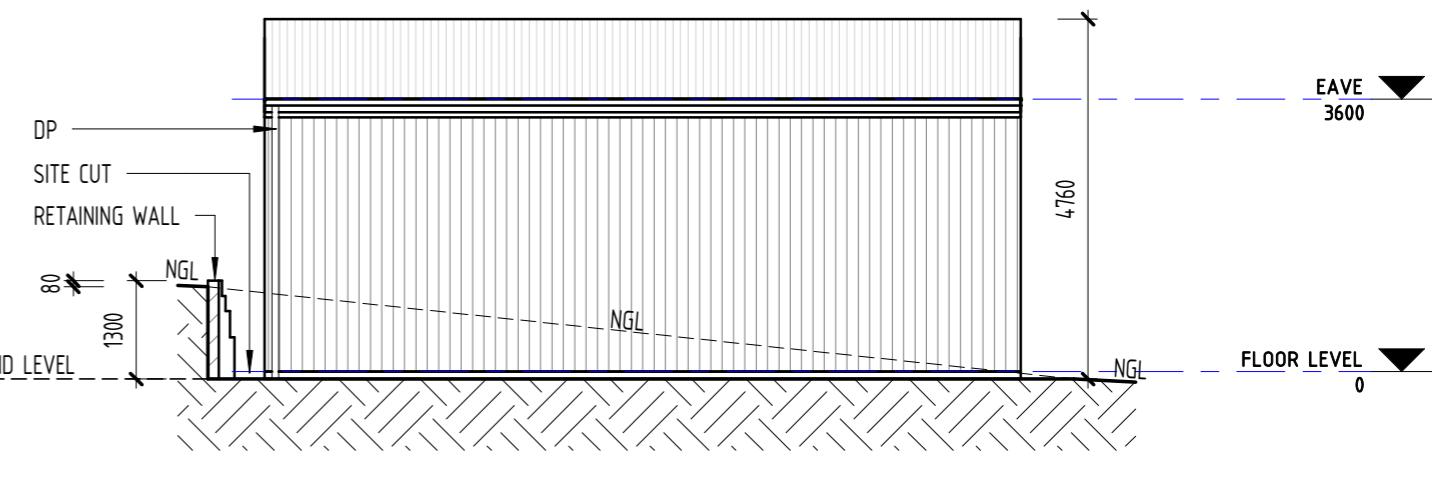


1  
A.03  
NORTH ELEVATION  
1 : 100

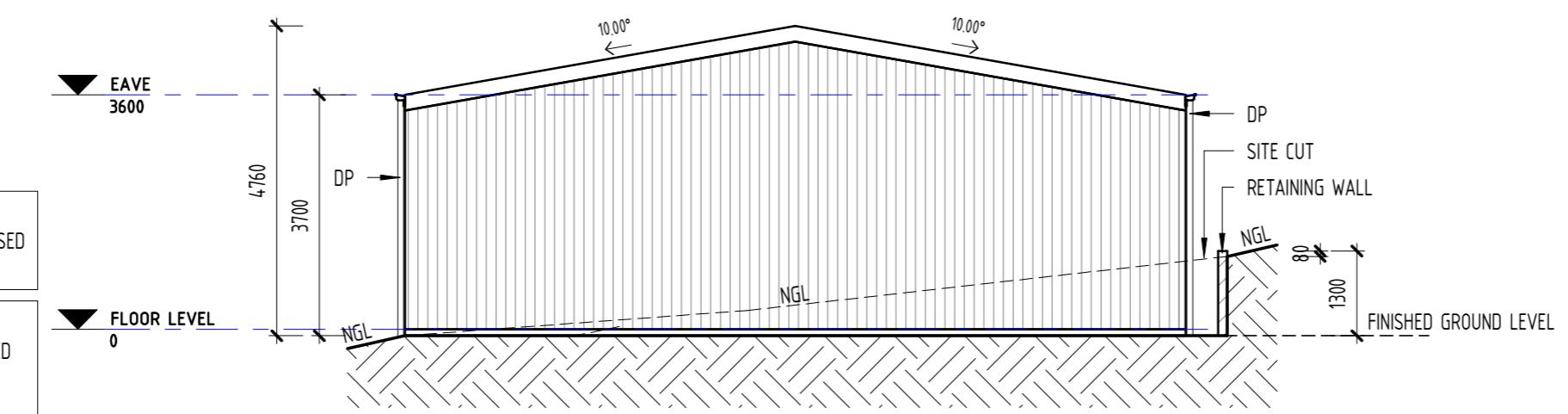
FINISHES SCHEDULE			
WALLS	ROOFING	GUTTERS, FLASHING, ETC	DOORS & WINDOWS
COLORBOND METAL CLADDING	COLORBOND METAL ROOFING	MONUMENT®	MONUMENT®



2  
A.03  
WEST ELEVATION  
1 : 100



4  
A.03  
EAST ELEVATION  
1 : 100



3  
A.03  
SOUTH ELEVATION  
1 : 100

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FOR CLARITY VEGETATION FURTHER THAN 10M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.

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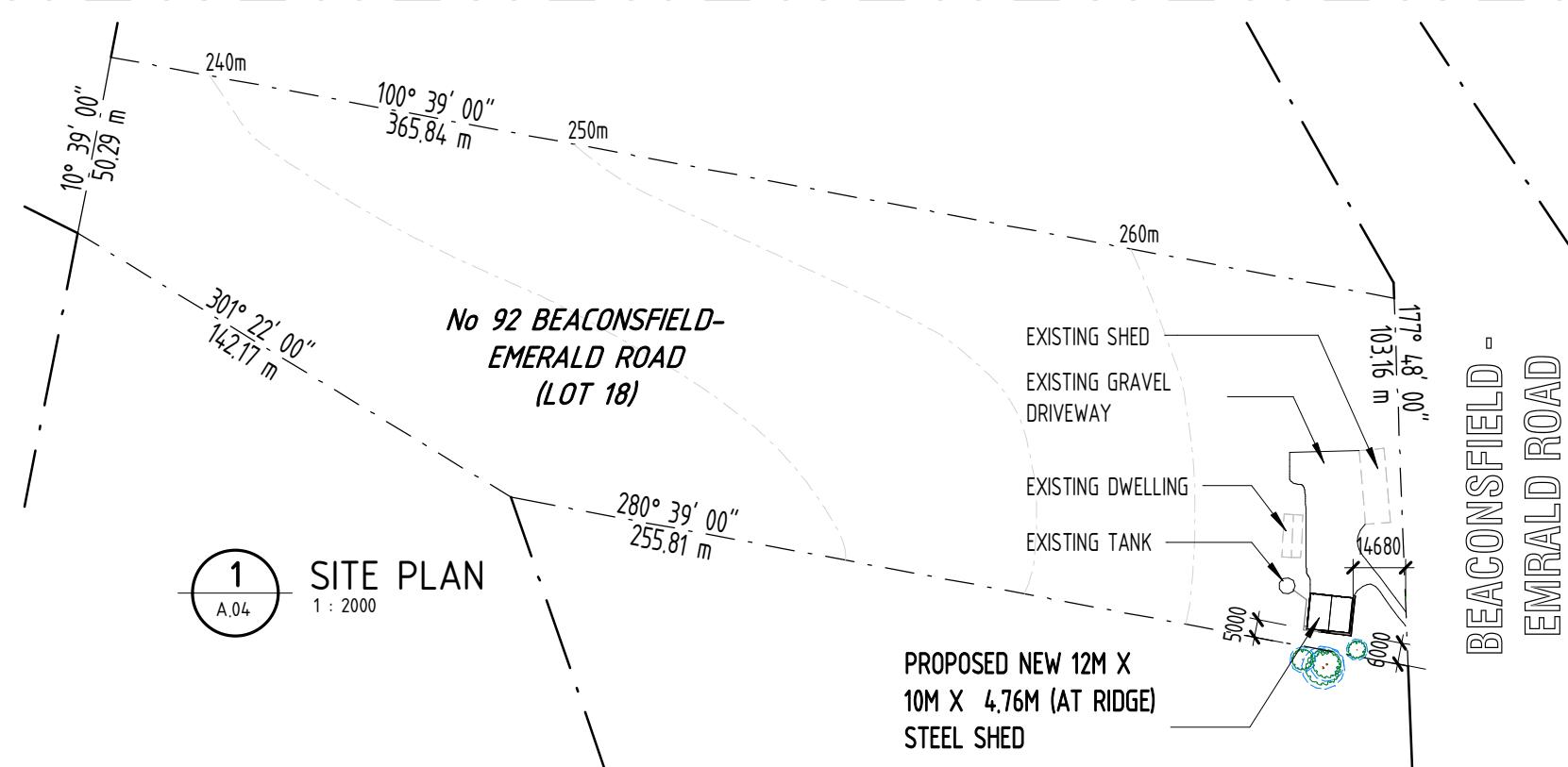
PRINT  
ON A3  
PAPER

< PROJECT > PROPOSED NEW SHED  
< ADDRESS > 92 BEACONSFIELD-EMERALD ROAD, EMERALD  
< DRAWING > ELEVATIONS

< PROJ NO >

25077

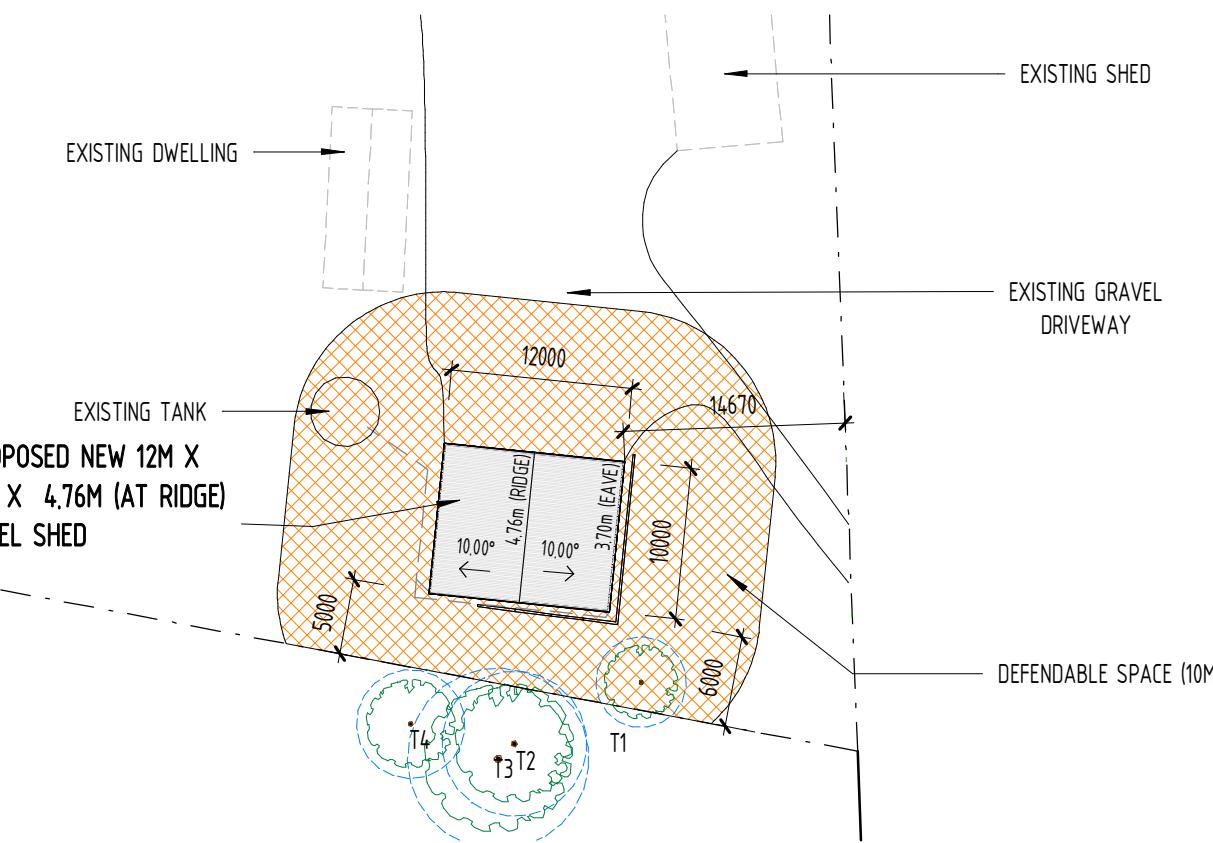
< ISSUE DATE > 12-12-2025 < SCALE (@A3) > 1:100 < DRAWN > B < REVISION > B < DRG NO > A.03



1  
A.04

SITE PLAN

1 : 2000



2  
A.04

SITE PLAN ENLARGEMENT

1 : 500

#### EARTHWORKS NOTE

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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:

- 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.



# ePlanning

## Application Summary

Portal Reference	D42515GZ
Reference No	T250548

## Basic Information

Cost of Works	\$60,000
Site Address	92 Beaconsfield-Emerald Road Emerald VIC 3782

## Covenant Disclaimer

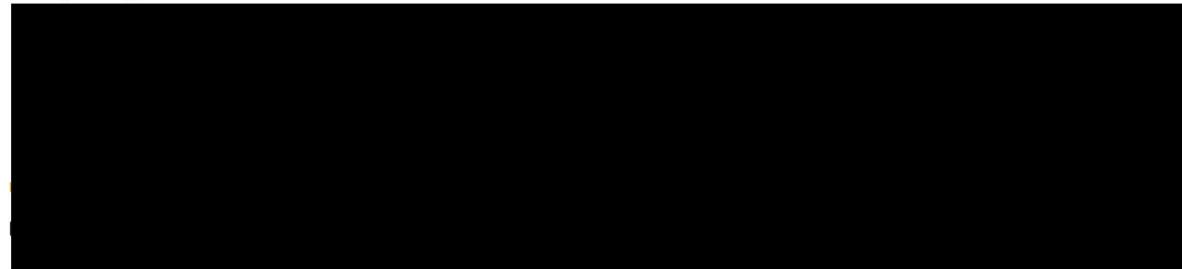
Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	Not Applicable, no such encumbrances apply.
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## Documents Uploaded

Date	Type	Filename
12-12-2025	Additional Document	RFI Cover Letter.pdf
12-12-2025	Additional Document	92 BEACONSFIELD-EMERALD ROAD EMERALD - REV B - 12-12-2025.pdf

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## Lodged By



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12-12-2025  
Cardinia Shire Council  
Planning Department,  
PO Box 7  
Pakenham VIC 3810

**RE: Planning application T250548 PA – 92 Beaconsfield-Emerald Road Emerald**

We refer to your further information letter dated 8 October 2025 and provide the following response.

**Item 1**

The elevation plans already labelled each elevation.

The elevation plans have been updated to clearly label natural ground level and finished ground level.

The elevation plans have been updated to show the height of the retaining walls both below and above the natural ground level line.

**Item 2**

The floor plan has been updated to show the internal layout of the shed.

All levels in the plans are relative levels. A site survey would be required in order to give an exact finished floor level on the floor plan. There is no need for this because there is no reason to demonstrate the finished floor level will be above a certain flood level or anything like that. The floor level is shown on the elevation plans relative to natural ground level and that is sufficient to enable the planning assessment.

**Item 3**

The site plan already shows the boundaries of the site and existing vegetation within 10 metres and all driveways. One small shed in the backyard was not shown and has now been added to the plans.

The plans already showed the proposed development.

The plans have not been updated to delete the structure shown along the eastern boundary. To delete this from the plans would be to pretend it does not exist, which is not something we can do as a drafting company because we would then be falsifying our plans. The application seeks approval for the proposed shed as shown on the plans. The fact that the plans show this building on the eastern boundary does not mean that endorsing the plans would in any way legitimise that building. The plans do not show this building as being proposed and do not include any notes suggesting that approval is sought for this building.

**Item 4**

We provide the following response to the decision guidelines of Clause 42.01 (ESO) and Clause 35.06 (RCZ). We note the decision guidelines for both planning controls are very similar and touch on very similar issues.

The proposed outbuilding supports an established dwelling use and is located in close proximity to the dwelling and therefore does not introduce any intensive domestic activity to a new area of the site. It will therefore not create any land use conflicts. The sloping site is challenging and the design ensures that the proposed outbuilding sits appropriately in the landscape and is practical to access. The design has avoided removal or destruction of protected vegetation and the earthworks have been designed to avoid any environmental issues. The site is incredibly well screened from all directions and the proposed building is well below the level of the road and therefore will not appear prominent in the landscape. The colour of the building also ensures it will not be prominent. Due to the need to provide defendable space there is no ability

to revegetate areas around the proposed shed, however it is logical to site the shed in an area that does not require clearing as has been done.

#### **Response to Preliminary Assessment Comments**

We believe that the Clause 66.03 bushfire exemption has been met. We note that we have received no further correspondence on this question and therefore presume that CFA have also agreed that the exemption is met.

We understand Council's questions about the intended purpose of the building given the visible services connected to the building, however the purpose of the building is as an outbuilding. It is not unreasonable for an outbuilding to be air-conditioned or to have telecommunications or television reception or a toilet. These features simply allow for convenience and comfort when a person is using the shed for normal outbuilding uses like as a hobby workshop etc.

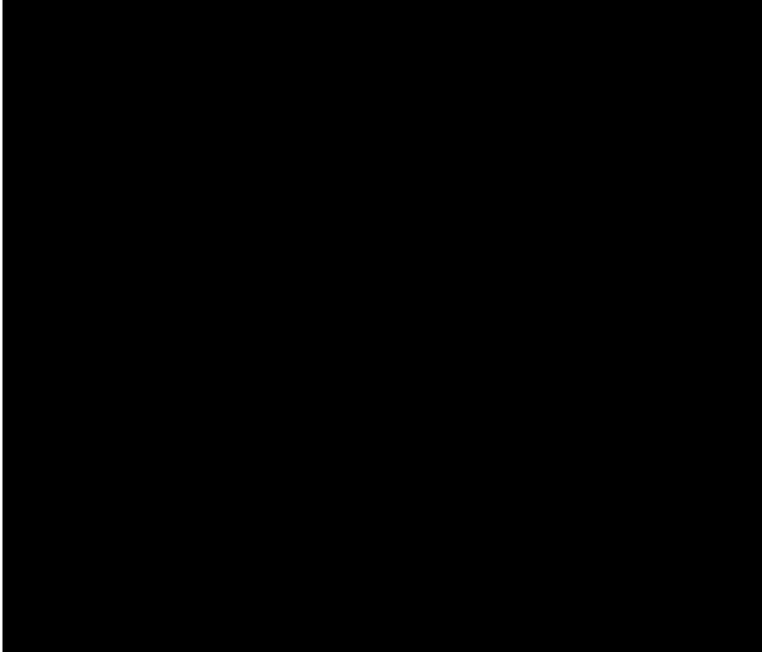
We do not claim that the structure on the eastern boundary is legal but consider that to be a separate matter which should not affect the current application.

We attach the following documents with this response:

- Revised development plans.

Please proceed with assessment of the application. In the event that the response is not deemed adequate we request an extension of time to provide further information.

Please contact me if you require further information.



# Invoice

Applicant ARB DESIGN  
 Applicant Address 19 OLD COACH ROAD, THE BASIN VIC 3154

Owner  
 Owner Address

Preferred Contact  
 Preferred Contact Address 19 OLD COACH ROAD, THE BASIN VIC 3154  
 Site Address 92 Beaconsfield-Emerald Road Emerald 3782

Portal Reference A3259680  
 ReferenceNumber T250548

InvoiceNumber 500085  
 InvoiceDate 10-Sep-2025  
 InvoicePayByDate 10-Oct-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