
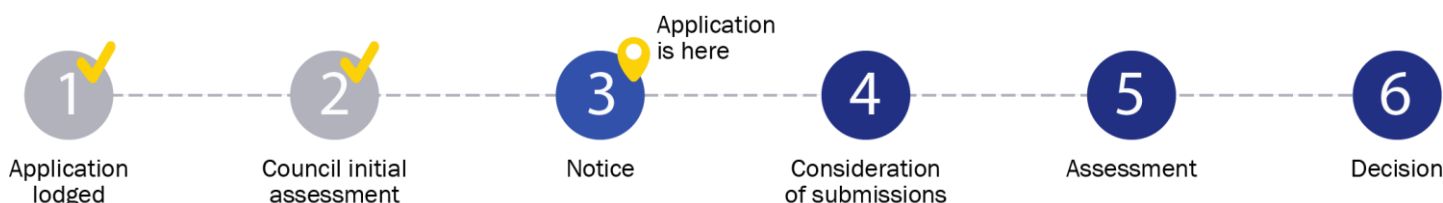


Notice of Application for a Planning Permit

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		
The applicant for the permit is:	ARB DESIGN	 ADVERTISED MATERIAL Planning Application: T250548 Date Prepared: 04 February 2026 <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>
Application number:	T250548	
<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:		20 February 2026
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: <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.



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
Total			\$714.40

Documents Uploaded

Date	Type	Filename
10-09-2025	A Copy of Title	92-beaconsfield-emerald-road-emerald-3782-register-search-statement-title-volume-9631-follo-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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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

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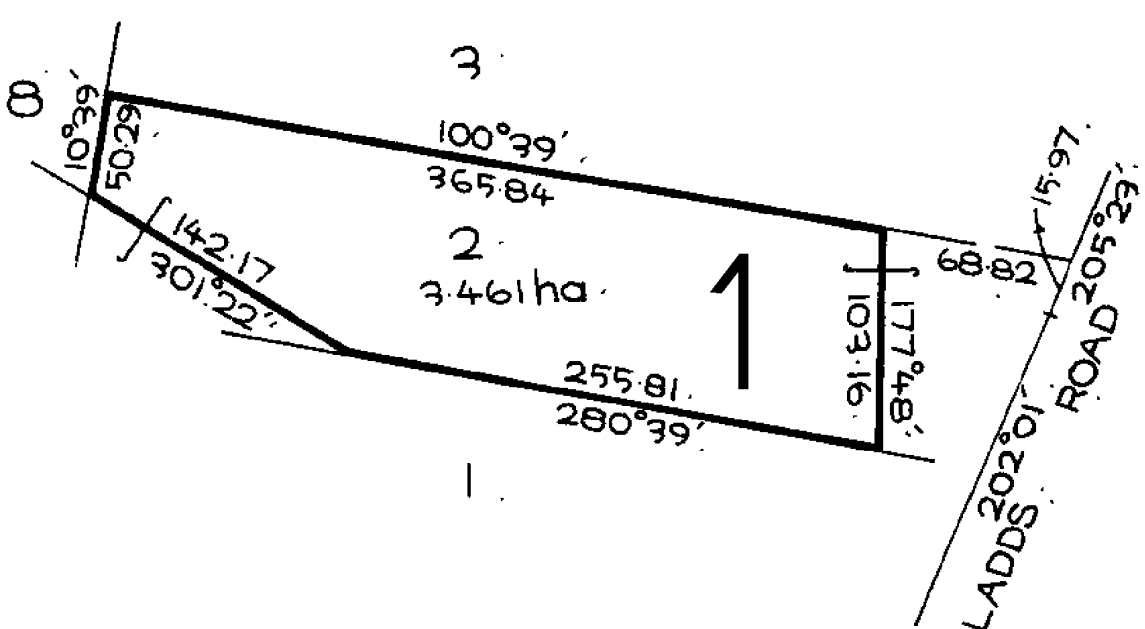
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Document Type	Plan
Document Identification	TP102075M
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/04/2025 14:25

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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"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">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="2">PARCEL 1 = LOT 2 (PT) ON LP64680</td></tr></tbody></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.

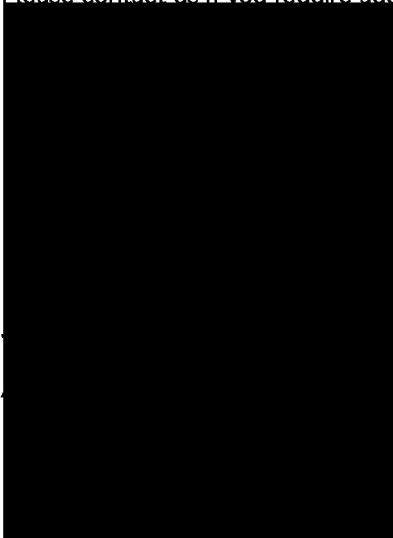
The proposed siting of the shed is appropriate and is functional given the sloping nature of the site. The proposal does not impact on vegetation. The outbuilding is not prominent in the broader landscape as it is well screened in all directions by existing vegetation such that it would not be easily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



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

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

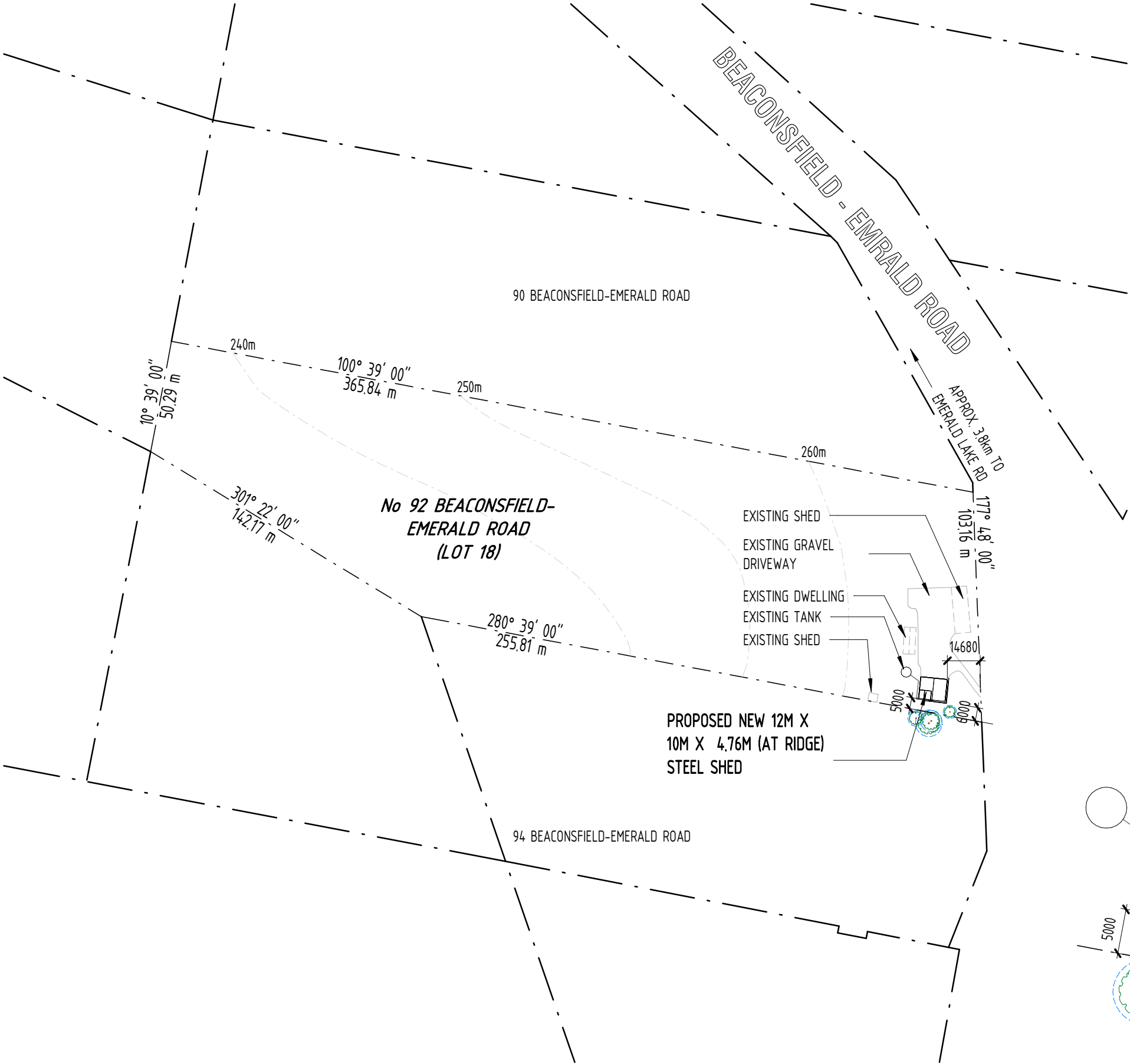
HEIGHTS NOMINATED ON SITE PLAN AND FLOOR PLANS INCLUDE A 100MM ALLOWANCE FOR THE CONCRETE SLAB UNLESS NO SLAB IS PROPOSED.

SITE ANALYSIS

TOTAL SITE AREA	34605.00 m²
EXISTING DWELLING	136.64 m²
PROPOSED SHED	120.00 m²
EXISTING DRIVEWAY	719.54 m²
TOTAL SITE COVERAGE	256.64 m² (0.74%)
GARDEN AREA	33628.82 m² (97.18%)

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

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.



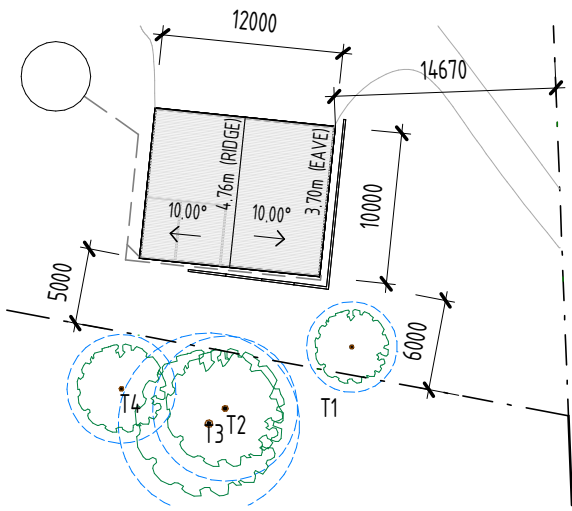
LEGEND

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



1

A.01

SITE PLAN

1 : 2000

2

A.01

SITE PLAN ENLARGEMENT

1 : 500

Plot TimeStamp: 12/12/2025 8:53:15 AM C:\Users\ADMIN\ARB Design\Drawings\Site Plans\06-SUB PLANNING\CARDINAL\25071-PR-SB-LAUREN ALLEN- 92 BEACONSFIELD-EMERALD ROAD EMERALD\02-DRAWINGS\02 BEACONSFIELD-EMERALD ROAD EMERALD\1-1

1 FLOOR PLAN
A.02 1 : 100

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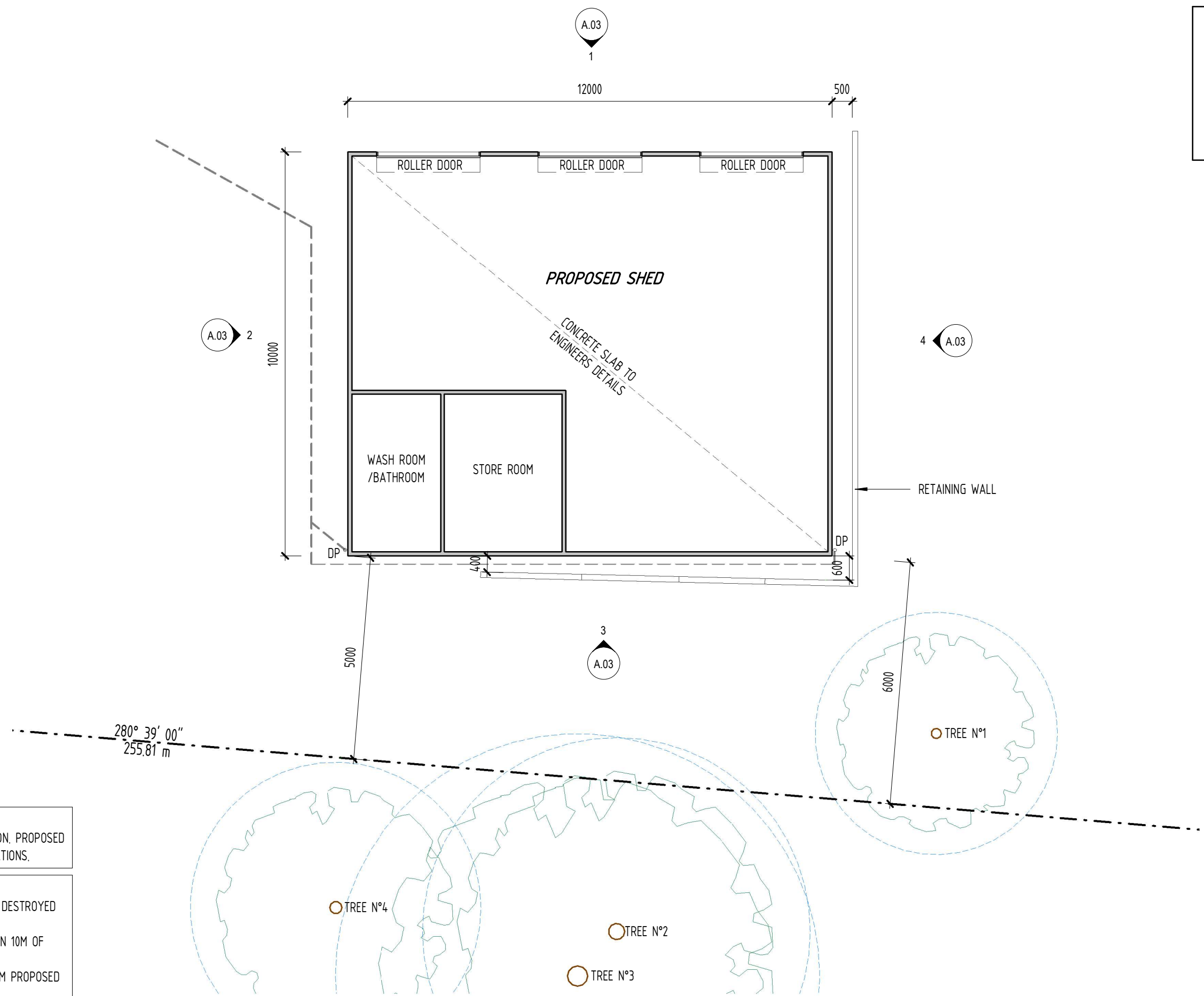
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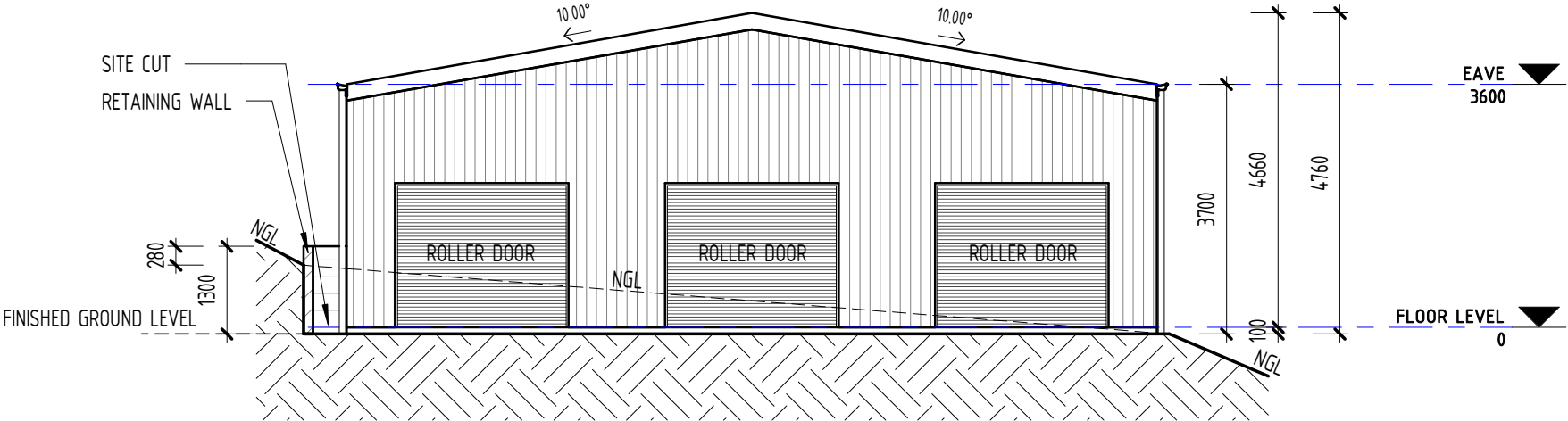
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< DRAWING > FLOOR PLAN

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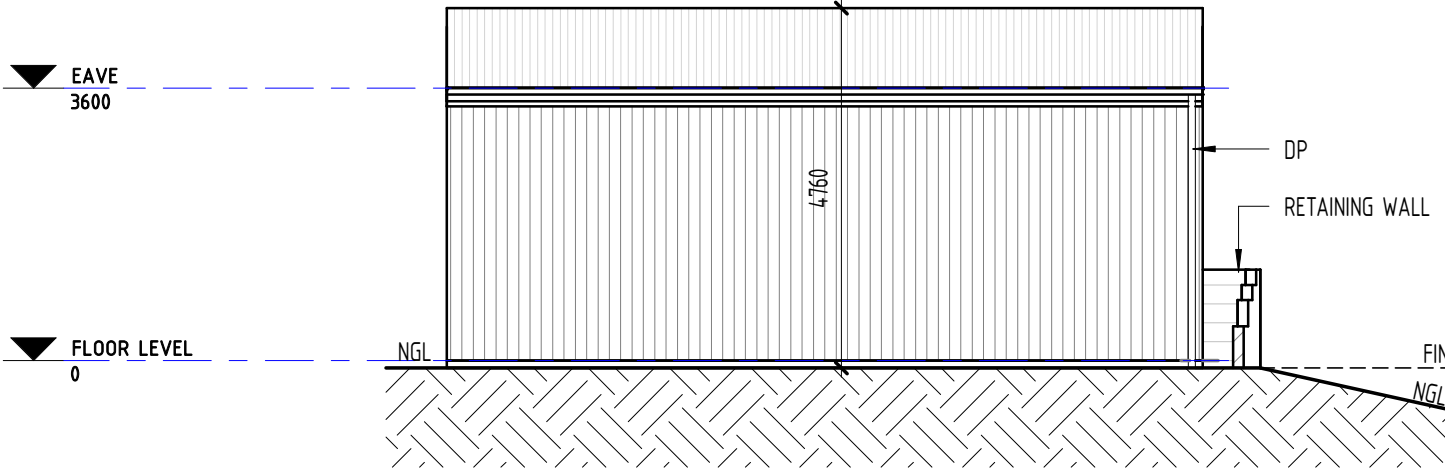
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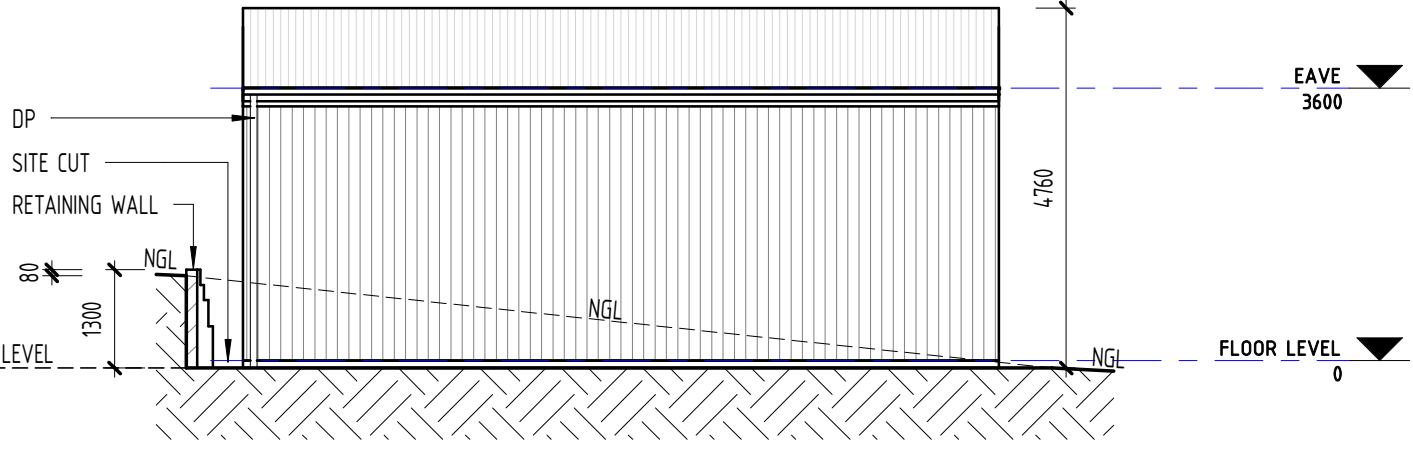
FINISHES SCHEDULE			
WALLS	ROOFING	GUTTERS, FLASHING, ETC	DOORS & WINDOWS
COLORBOND METAL CLADDING	COLORBOND METAL ROOFING		
			
MONUMENT®	MONUMENT®	MONUMENT®	MONUMENT®



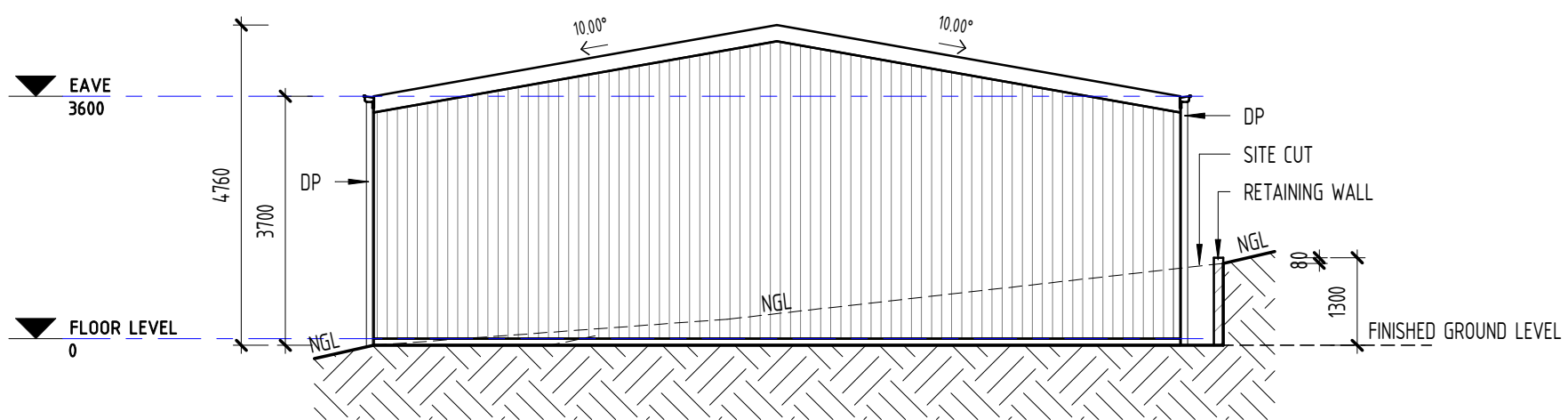
1 NORTH ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



4 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100

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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 > < REVISION B > < DRAWN SS > < DRG NO > A.03

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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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 defensible 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.

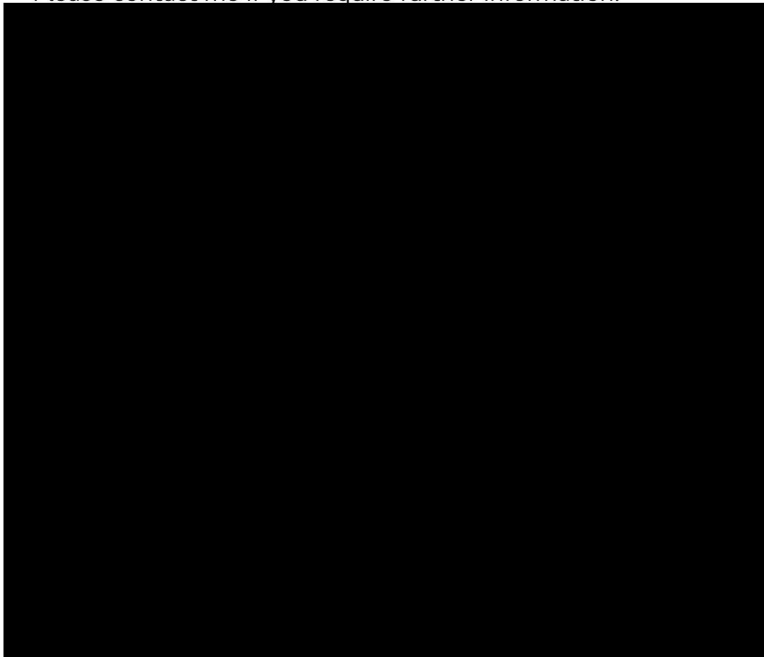
We do not claim that the structure on the eastern boundary is legal but consider that to be a separate matter which should not affect the current application.

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.

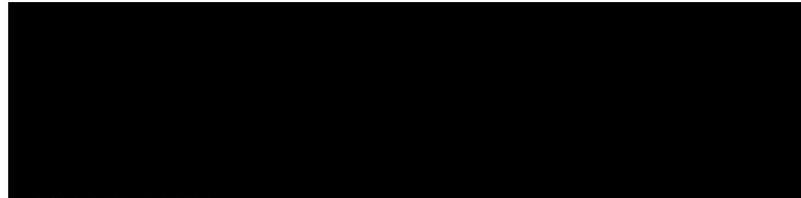
Please contact me if you require further information.



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