

Notice of an Application for an Amendment to a Planning Permit



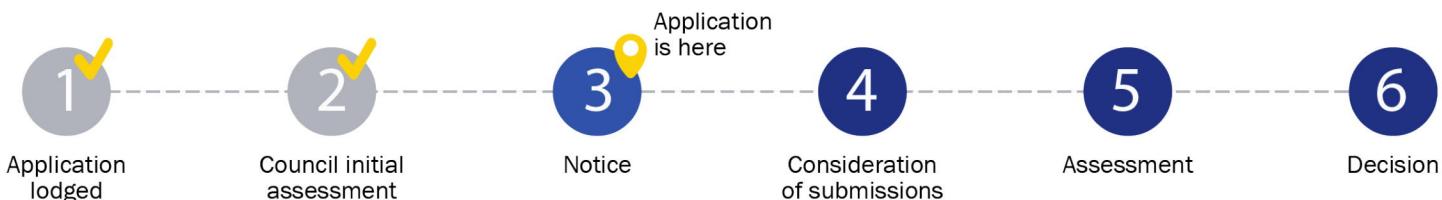
The land affected by the application is located at:	L2 PS720423 V11474 F606 2B Beaconsfield-Emerald Road, Emerald VIC 3782
The application is to:	S72 Amendment to Planning Permit T160380 to Alter the Use of the Land (Medical Centre) and Alter Conditions on the Permit

APPLICATION DETAILS

The applicant for the amendment to the permit is:		 ADVERTISED MATERIAL Planning Application: T160380-1 Date Prepared: 16 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 using a copied 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:	T160380 - 1	
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:	03 March 2026
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to 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.





Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Office Use Only Application No.:

Date Lodged:

Application to AMEND a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

⚠ Questions marked with an asterisk (*) must be completed.

💡 Click for further information.

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Date Prepared: 16 February 2026

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The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: <input type="text" value="28"/>	St. Name: BEACONSFIELD - EMERALD Rd
Suburb/Locality:	EMERALD	Postcode: 3782
A	Lot No.:	<input type="radio"/> Lodged Plan <input type="radio"/> Title Plan <input type="radio"/> Plan of Subdivision No.:
OR		
B	Crown Allotment No.:	Section No.:
Parish/Township Name:		

Planning Permit Details

What permit is being amended?

Planning Permit No.:

The Amended Proposal

⚠ You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

What is the amendment being applied for? *

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

What the permit allows

Plans endorsed under the permit

Current conditions of the permit

Other documents endorsed under the permit

Details:

SEE ATTACHED "DESCRIPTION OF THE APPLICATION"

Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
\$ 0	- \$ 0	= \$ 0

Insert 'NA' if no development is proposed by the permit.

 You may be required to verify this estimate.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions.

Class 5 office with provision of 8 car spaces on site.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

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Applicant and Owner Details

Provide details of the applicant and owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

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The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address: If it is a P.O. Box, enter the details here:			
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
Name: <input checked="" type="checkbox"/> Same as applicant <input type="checkbox"/>			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address: If it is a P.O. Box, enter the details here:			
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
Owner's Signature (Optional):		Date: <input type="text"/> day / month / year	

Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee? ⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624
Fax: (03) 5941 3784
Email: mail@cardinia.vic.gov.au
DX: 81006

Deliver application in person, by post or by electronic lodgement.



Description of the Application

The application seeks planning permission to use the land for a Medical Centre and to reduce the on-site car parking requirements at **2B Beaconsfield-Emerald Road, Emerald 3782**.

Specifically, the application seeks to amend Planning Permit T160380 and the most recent endorsed plans approved via Secondary Consent (SC0177-17) to facilitate:

- a change of use of the land from an office (Class 5) to a Medical Centre; and
- a reduction in the required number of on-site car parking spaces.

The existing permit authorises the use of the land for an office, together with the provision of eight (8) on-site car parking spaces.

Proposed Development

The proposal seeks approval for:

- a Medical Centre limited to no more than four (4) medical practitioners; and
- a car parking waiver of four (4) spaces, based on the applicable car parking rate for a Medical Centre under Clause 52.06 of the Planning Scheme.



Car Parking Assessment

Pursuant to Clause 52.06, the car parking requirement for a Medical Centre is:

- 5 car parking spaces per 100 m² of leasable floor area

For the purposes of this application:

- Leasable Floor Area is defined as "*that part of the net floor area able to be leased, excluding public or common tenancy areas such as malls, verandahs or public conveniences*".
- The estimated leasable floor area of the proposed Medical Centre is approximately 250.4 m² (to be confirmed by a draftsman based on scaled plans).

On this basis:

- Car parking required: 12 spaces
- Car parking provided: 8 spaces
- Car parking waiver sought: 4 spaces

Likely Effects of the Proposal

The proposal is not expected to result in any unreasonable amenity, traffic or safety impacts.

The Medical Centre will operate on an appointment-only basis, with a maximum of four practitioners, staggered appointment scheduling, and telehealth consultations conducted where clinically appropriate. These operational characteristics limit peak traffic and parking demand.

The site is located on an arterial road, which is capable of accommodating the modest and manageable level of additional traffic associated with the proposed use. A Traffic Impact Assessment is being prepared to assess the proposal in detail and confirm that the change of use and reduced parking provision will not adversely affect the surrounding road network.

Relevant Documents

The following documents support the application:

- Planning Permit T160380
- Most recent endorsed plans: SC0177-17
- Written Statement / Planning Report, detailing the operation of the Medical Centre (including practitioner numbers and hours of operation)
- Traffic Impact Assessment Report, to be provided within approximately two (2) weeks following completion by Auswide Traffic Consultants.



CAR PARKING WAIVER & TRAFFIC JUSTIFICATION STATEMENT

2B BEACONSFIELD-EMERALD ROAD, EMERALD

**Proposed Medical Centre (Up to 4 Practitioners)
Cardinia Shire Council – Mixed-Use Zone (MUZ)**

1. Purpose of Statement

This document has been prepared to support a waiver of on-site car parking requirements pursuant to Clause 52.06 (Car Parking) of the Cardinia Planning Scheme.

The waiver is sought to enable the operation of an out-patient Medical Centre accommodating up to five (4) practitioners within an existing building having a Gross Leasable Area (GLA) of 274.1 m².

The document demonstrates that the proposed waiver is reasonable, contextually appropriate, and consistent with Council policy, local precedent, and the objectives of the Mixed-Use Zone.

2. Site Description

- Address: 2B Beaconsfield-Emerald Road Emerald
- Zoning: Mixed-Use Zone (MUZ)
- Planning Use: Medical Centre
- Permit for Use: Not required (GLA < 250 m²)
- Gross Leasable Area (GLA): 274.1 m²
- Building: Existing, near-new
- Accessibility:
 - Accessible entry and internal circulation
 - One (1) accessible car parking space



Existing Car Parking Provision

- Total on-site car spaces: 8
 - Including 1 accessible space
- Layout previously endorsed by Council (SC0177-17)
- No physical changes proposed to access or circulation

3. Proposed Hours of Operation

The Medical Centre will operate as follows:

- Monday to Friday: 8:30am – 6:00pm
- Saturday: 8:30am – 2:00pm
- Sunday: Closed

These hours align with standard medical clinic operations and avoid late evening or peak activity periods. The absence of Sunday trading further limits cumulative parking demand.



4. Statutory Car Parking Requirement

Car Parking Required for a Medical Centre pursuant to Clause 52.06 is calculated to:

5 Spaces required to each 100 m² of leasable floor area.

Leasable floor area = “*That part of the net floor area able to be leased. It does not include public or common tenancy areas, such as malls, verandahs, or public conveniences.*”

Leasable floor area = 250.4m²

As such, 12 car parking spaces required which is a 4 car spaces reduction.

5. Surrounding Transport & Parking Context

5.1 Proximity to Public Parking

The site is located within approximately 100 metres of the Emerald Library, which provides a substantial supply of public off-street car parking with available daytime capacity. This parking facility is directly opposite the site and is easily accessible for patients and staff.

5.2 Proximity to Public Transport

The closest bus stop is located within approximately 100 metres of the site, directly in front of the Emerald Hub. This provides convenient public transport access and reduces reliance on private vehicle travel.

5.3 On-Street Parking

Additional on-street parking is available along Beaconsfield-Emerald Road, as well as Belgrave-Gembrook Road and surrounding local streets. These spaces further supplement parking supply without adversely affecting residential amenity.

6. Operational Characteristics of the Medical Centre

The proposed Medical Centre will operate as an out-patient facility only and will not include overnight stays or inpatient services.

Key operational characteristics include:

- Appointment-based consultations
- Short-duration patient visits
- Staggered appointment scheduling
- Limited staff numbers per practitioner

These characteristics result in parking demand that is materially lower than the theoretical maximum assumed under Clause 52.06.



7. Economic and Community Benefit

Whilst the proposal results in a shortfall in on-site car parking, the development delivers clear economic and community benefits to the Emerald township.

The proposal:

- Supports the growth and retention of a well-established medical provider in Emerald;
- Facilitates business development and job creation for medical and support staff;
- Improves access to essential healthcare services for local residents; and
- Reduces the need for residents to travel outside Emerald for medical care.

A balanced planning approach is therefore required, weighing the economic, employment and service provision benefits against the potential impacts of the car parking shortfall. Given the surrounding parking availability and operational characteristics, the benefits are considered to outweigh any limited parking impacts.

8. Constraints on Alternative Development Opportunities

Emerald is subject to significant physical and planning constraints, including:

- Challenging topography;
- Limited suitably zoned land;
- Established built form patterns; and
- Environmental and vegetation constraints.



These factors restrict opportunities for new purpose-built medical facilities with full on-site parking provision. The adaptive reuse of existing buildings is therefore critical to meeting community healthcare needs.

9. Precedents for Parking Waivers

Car parking waivers have been granted by Cardinia Shire Council for similar developments within Emerald.

These approvals demonstrate Council's established practice of applying a context-sensitive and balanced assessment to parking provision in Emerald, particularly where essential services are involved and nearby public parking is available.

10. Assessment Suitability

The proposal:

- Is limited to a car parking waiver only
- Does not involve buildings or works
- Does not alter access arrangements
- Will not impact traffic safety or amenity

11. Conclusion

Having regard to:

- The limited and appropriate hours of operation;
- Proximity to public parking and public transport (both within 100 m);
- The operational characteristics of the Medical Centre;
- The economic and community benefits provided;

- Physical constraints on alternative development opportunities; and
- Established Council precedents for parking waivers in Emerald;

The proposed waiver of nine (9) car parking spaces is considered reasonable and appropriate.

The proposal will not result in unreasonable traffic or parking impacts and is consistent with the objectives of Clause 52.06, the Mixed-Use Zone, and broader planning policy.





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ABN 13 143 437 432

TRAFFIC AND PARKING IMPACT ASSESSMENT REPORT

2b Beaconsfield-Emerald Road, Emerald VIC 3782



Prepared for:	Brigid Kelly
Date Prepared:	February 2026
Revision:	1.0



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Restrictions on Use

This report has been prepared specifically for Brigid Kelly as the client. No part of this report may be referred to or quoted in any way without the written approval of the author. No party other than the owners of 2b Beaconsfield-Emerald Road, Emerald VIC 3782 may rely upon representation in this report for any purpose whatsoever, and the author accepts no liability for any such party relying upon this report.

Limits of Report

This report considers the particular instructions and requirements of our client. AusWide Consulting has taken care in the preparation of this report. However, it neither accepts liability nor responsibility whatsoever in respect of:

- Any use of this report by a third party,
- Any third party whose interests may be affected by any decision made regarding the contents of this report and/or
- Any conclusion drawn resulting from omission or lack of full disclosure by the client, or the clients' consultants.





Introduction

Background

The property at 2b Beaconsfield-Emerald Road, Emerald, is proposed to use and develop the land for a medical facility.

AusWide Consulting was commissioned to prepare this Traffic and Parking Impact Assessment for the proposed change of use from an office offering financial services.

The proposed change of use includes a medical facility with 4-5 consultants and one support staff.

The opening hours are as follows:

- Monday to Friday 8:30am to 6pm
- Saturday 8:30 to 2pm
- Sunday closed

The medical clinic will operate under appointment only, with a consultant seeing two patients per hour on average. Telehealth services will also be available to patients.

Purpose of this Report

This report sets out an assessment of the anticipated traffic and parking implications of the proposed medical facility, including consideration of the following:

- the existing site conditions;
- the proposal;
- car parking demand assessment;
- the adequacy of the proposed parking provision;
- the traffic impact of the proposal on the surrounding road network.



Existing Conditions

Site

The development site is located at 2b Beaconsfield-Emerald Road, Emerald, and is zoned as – Mixed Use Zone (MUZ). The site fronts Beaconsfield-Emerald Road to the east of the property and is located within the Emerald town centre. The site is located among a mix of commercial developments, residential dwellings and community facilities.

The building has a net floor area of 250.4m² and 8 parking spaces at the rear including a disabled space.

The previous occupant operated an office with up to 7 staff. There were regular client visits, including group and community support programs accommodating 10-15 participants.

The location of the subject site is shown in **Figure 1** below and **Figure 2** shows an aerial image from December 2024.

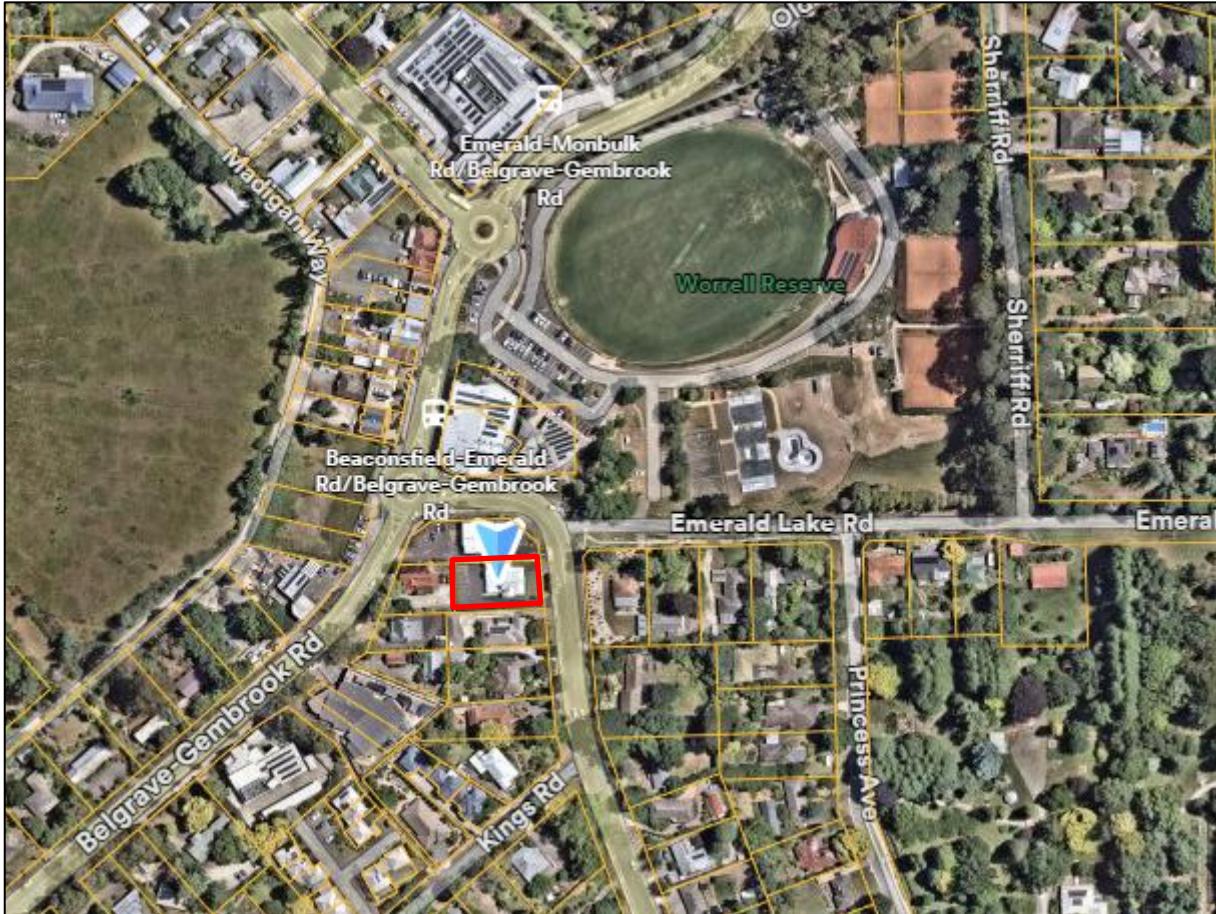


Figure 1: Location of the subject site (Source: Nearmap)

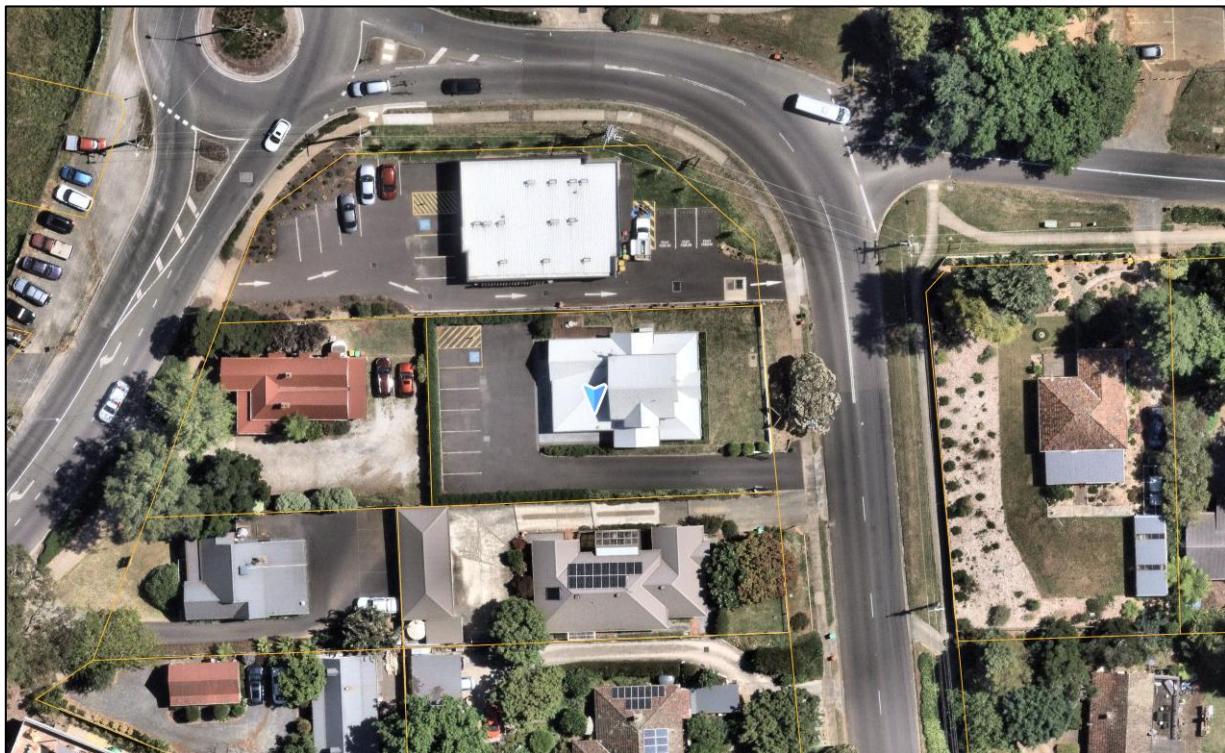


Figure 2: Aerial image of site (Source: Nearmap)

Road Network

Beaconsfield-Emerald Road

Beaconsfield-Emerald Road is an arterial road, under the management and authority of the Department of Transport. At the frontage of the site, the carriageway width is approximately 9m within a 20m road reserve. There are footpaths and nature strips on both sides of the street. On the eastern side, there is a notable fall from the back of kerb to the footpath. **Figure 3** and **Figure 4** overleaf show the road reserve looking north at the site.

To the north of the site, there is an arterial intersection with Belgrave-Gembrook Road at a roundabout. One hundred metres north of this intersection is another roundabout with Emerald-Monbulk Road – another arterial road.





Figure 3: Beaconsfield-Emerald Road facing south



Figure 4: Beaconsfield-Emerald Road facing north

 Cardinia
ADVERTISED MATERIAL

Planning Application: T160380-1

Date Prepared: 16 February 2026

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Car Parking Demand Assessment

Existing Car Parking

The site currently provides 8 parking spaces in the onsite car park located at the rear of the property. The car spaces are line marked 2.6m wide and 4.9m long with an aisle width of over 7m.

The carpark and accessway is constructed of asphalt. The accessway width is consistently 4m to the vehicle crossing at the street.

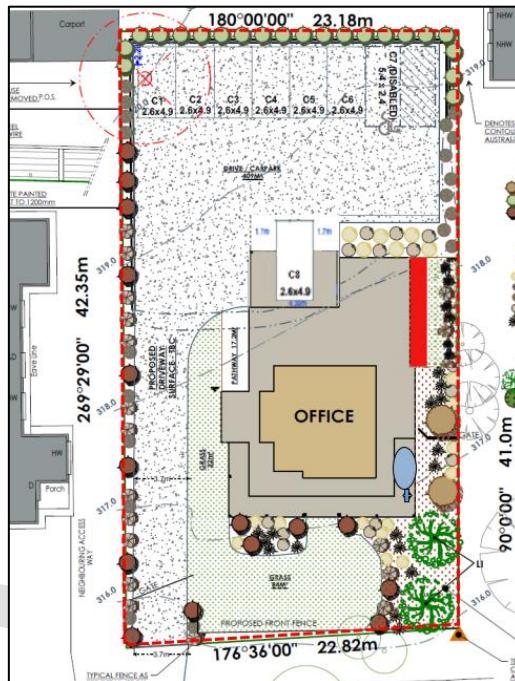


Figure 5: Existing Car Parking

Beaconsfield-Emerald Road generally operates as unrestricted kerbside parking. There is approximately 60m worth of parking on both sides of the road adjacent to the subject site. There are also many car parks that are accessed via the Worrell Reserve to the north of the site. There is community parking for the Emerald Library, the football club, the tennis courts and the skate park.


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Parking Provision and Adequacy

Clause 52.06 of the Cardinia Planning Scheme sets out the requirements for the provision of car parking for a variety of land uses. The medical centre minimum parking rate is 5 spaces per 100m² of leasable floor area.

Based on a net floor area of 250m², the minimum parking requirement is 12 spaces. Based on the current provision of 8 spaces, the proposed development seeks a waiver of 4 spaces.

The previous use reportedly had up to 7 staff and regular in-person client visits including group sessions. These group sessions weren't restricted to the interpeak hours and could occur during peak demand periods.

Considering the differences in proposed operation of the site, the 5 practitioners and 1 support staff would demand less parking from a staffing perspective. However, factoring in the client/patient differences, the proposed development is expected to generate less parking demand overall. This is largely due to the proposed use also being appointment only and with the aim to provide remote services via telehealth. The clinic will not conduct any group activities and will average 2 patients per practitioner per hour.

It's generally expected that a similar likelihood of staff and patients will seek alternate travel options as the previous use. This includes utilising combined visits to other sites within town and utilising the local bus services. Further to the unrestricted parking directly in front of the site, there are car parks located within Worrell Reserve to the north that the community could use when taking combined trips to the proposed medical centre and other town facilities.

The proposed change of use is expected to have a lower car parking demand than the previous use. The proposed development would not have an adverse impact on parking within the surrounding roads and car parks.



Traffic Impact Assessment

Referencing the Transport for NSW Guide to Transport Impact Assessments, vehicle trip rates for medical centres were obtained from surveyed centres between 210m² to 1,361m² in floor area and consulting rooms between 5 rooms to 23 rooms. According to the survey data, the weekday average morning peak hour trips is 32. As the proposed development is on the lower end of the site the averaged trip generation is not representative of the likely traffic generation of the proposed development.

As such, an empirical assessment will be considered. Factoring in the maximum number of staff at any given time, 6 one-way trips would be generated during the peak hour. For each consultant, there is a maximum of 2 patients per hour generating a return trip. The total number of peak hour trips (ingress and egress) generated by the proposed development is 16 (6 staff + 10 patients).

It is likely that the traffic generation of the previous occupant during a typical peak hour would have a similar traffic generation when including client visits. However, it is noted that this would be significantly exceeded on days when they would have group or community sessions. It is therefore considered that the proposed traffic generation would not increase when compared to the previous land use.

When considering the road network as a whole, the site is located on a well-connected arterial road network. **Figure 6** below shows the site and town centre in relation to the arterial road network. The two main intersections near the site are controlled by two roundabouts that were observed (during a site visit on Wednesday 4 February 2026) to generally operate well during the morning and afternoon peak periods. In the unlikely scenario where the proposed development would significantly increase in traffic generation, the arterial road network would likely absorb the traffic.

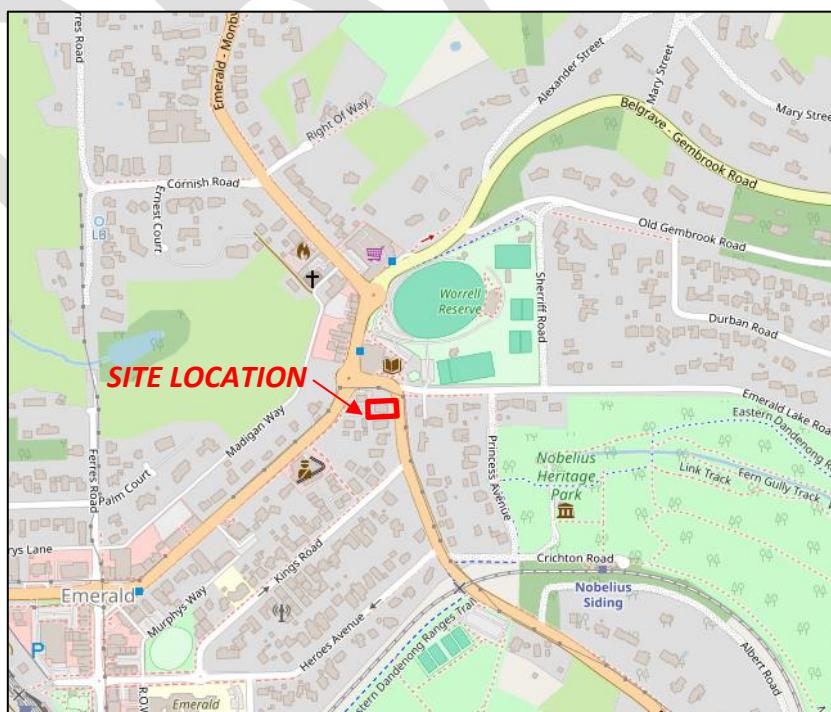


Figure 6: Surrounding Road Network



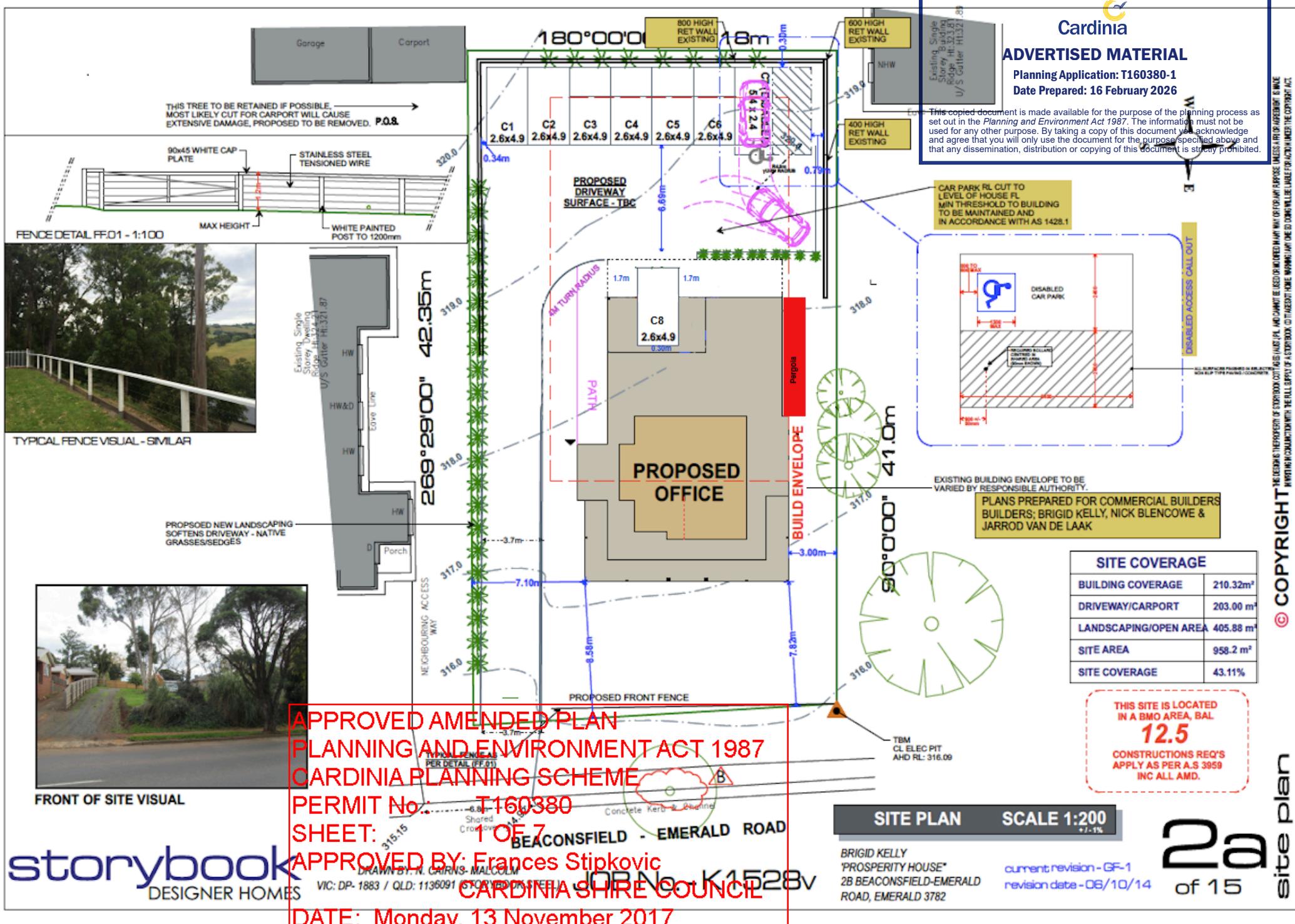
Figure 7: Photo - Intersection of Beaconsfield-Emerald Road and Belgrave-Gembrook Road

Conclusion

The assessment of parking and traffic impacts of the proposed development has concluded that:

- The subject site will likely have a reduced car parking demand when comparing the change of use from a typical office to a medical centre due to key operational differences;
- The proposed waiver of 4 parking spaces from the statutory requirement of 12 spaces is considered appropriate and will not likely impact surrounding parking facilities;
- Based on the proposed operation of the medical centre, it is expected that the future traffic generation would be comparable, if not less than the previous use;
- The site is located within a well-connected town centre that is able to carry the calculated 16 vehicle movements to and from the site during the peak periods;
- Therefore the development is supportable on traffic planning grounds.





APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987

CARDINIA PLANNING SCHEME

PERMIT No: T160380

SHEET: 2 OF 7

APPROVED BY: Frances Stipkovic

CARDINIA SHIRE COUNCIL

DATE: Monday, 13 November 2017

WALL FRAMING.
SUPPORTING POST.
BALUSTRADE REF SHEET
EXPOSED ROOF BEAMS -
W/IN/OUT FROM GUTTER
OTHER BEAMS INCLUDING
HIDDEN ROOF BEAMS ETC.
SCOTCHED BEAMS (VALLEY)
OTHER
HINGED DOORS.
EXTERNAL SLIDERS
INTERNAL SLIDERS.
WINDOWS.

W28 WINDOW REFERENCES AS PER WINDOW SCHEDULE.

L29 LINTEL REFERENCES AS PER FRONT SHEETS.

L30 JOIST OR PERIMETER BEAM IN LIEU OF TYPICAL LINTEL

B2 BEAM - ENGINEERS COMPS.

B-M BEAM - MEMBER SCHEDULE.

L-M LINTEL / BEAM EXTENDED TO SPECIAL LOAD POINTS SHOWN.

S SPECIAL LOAD POINTS.

M MINOR LOAD POINTS.

O OFFSET LOAD POINTS ABOVE.

SA H.W. SMOKE ALARMS AS PER NOTES ON FRONT SHEETS.

EF EXHAUST FANS CONNECTED TO LIGHT SWITCHES & DUCTED TO OUTSIDE AIR.

EL EMERGENCY LIGHTING TO NCC PART 4 REFER TO MANUFACTURERS Specs

ES EXIT SIGNAGE TO NCC E4.5 - REFER TO MANUFACTURER DETAILED

PLEASE REFER TO THE FRONT PLAN INFORMATION SHEETS & MEMBER SCHEDULE FOR MATERIALS AND CONSTRUCTION NOTES.

PLEASE REFER TO THE ENGINEERS COMPUTATIONS FOR BEAM SIZES, RIDGE SUPPORT LOCATIONS & TYPES OR FOR ANY VARIATIONS TO THE ROOF BEAM LAYOUT.

FLOOR LEVEL CHANGES AND WALL HEIGHTS AS PER SECTIONAL DETAILS.

NCC 2014 - 3.12.5.5 - Artificial lighting

	W/m ² allow	Total Area	Total W
All Living	5	217 m ²	1085 W
Ver. & Balc.	4	49 m ²	196 W
Gar/Carp.	3	XX m ²	XX W

NOTE FOR CLIENT/CARPENTER:
KIT SUPPLY FOR THIS DWELLING MAKES NO ALLOWANCE FOR PRE FABRICATED WALL FRAMES, UNLESS OTHERWISE NOTED IN THE SIGNED KIT CONTRACT FROM STORYBOOK DESIGNER HOMES.

CONTRACTORS TO VERIFY ALL DIMENSIONS & DETAILS PRIOR TO CONSTRUCTION. STORYBOOK TAKES NO RESPONSIBILITY FOR WORKS UNDERTAKEN BY THIRD PARTIES, INCLUDING INFO. CONTACT US IF ANY INCONSISTENCIES OR ERRORS ARE FOUND.

NOTE: ADDITIONAL WALL FRAMING (THICKENINGS) & OR BULK HEADS (LOCALISED LOWERING OF CEILING, DUCTING OR BEAMS ETC., PRIOR TO LININGS. NOTE: THESE MATERIALS ARE NOT SUPPLIED BY STORYBOOK. OWNER TO INVESTIGATE PRIOR TO CONSTRUCTION.

storybook
DESIGNER HOMES

DRAWN BY: N. CAIRNS- MALCOLM
VIC: DP-1883 / QLD: 1136091 (STORYBOOK STEEL)

JOB No. - K1528v

LOWER LEVEL SCALE 1:100

THIS BLUE SHADING INDICATES FLAT CHORD TRUSS (SEE SECTION)

LIGHT PINK SHADING INDICATES SCISSOR TRUSS (SEE SECTION)

DENOTES ACCESSIBLE TRANSITION SPACE

SYMBOL INDICATES LOCATION OF 1.5KG 2A40BE FIRE EXTINGUISHER (3 OF IN BUILDING) TO BE MIN. 2M AWAY FROM ELECTRICAL SWITCHBOARD

SA

EF

EL

ES

PL

EL

ES

EMERGENCY LIGHT PIERLITE LED GUARDIAN GRLED7E

300mm VERGES

W12

WALL FRAMING.
SUPPORTING POST.
BALUSTRADE REF F/SHEET.
EXPOSED ROOF BEAMS - AS VIEWED FROM BELOW.
OTHER BEAMS INCLUDING HIDDEN ROOF BEAMS ETC..
SCOTCHED BEAMS & VALLEYS
OTHER.
HINGED DOORS.
EXTERNAL SLIDERS.
INTERNAL SLIDERS.
WINDOWS.

W28	WINDOW REFERENCES AS PER WINDOW SCHEDULE.
L-5	LINTEL REFERENCES AS PER FRONT SHEETS.
L-1	JOIST OR PERIMETER BEAM IN LIEU OF TYPICAL LINTEL
B-7	BEAM - ENGINEERS COMPS.
B-8	BEAM - MEMBER SCHEDULE.
L-6	LINTEL / BEAM EXTENDED TO SPECIAL LOAD POINTS SHOWN.
○	SPECIAL LOAD POINTS.
△	MINOR LOAD POINTS.
×	OFFSET LOAD POINTS ABOVE.

SA	H.W. SMOKE ALARMS AS PER NOTES ON FRONT SHEETS.
EE	EXHAUST FANS CONNECTED TO LIGHT SWITCHES & DUCTED TO OUTSIDE AIR.
EL	EMERGENCY LIGHTING TO NCC PART 4 - REFER TO MANUFACTURERS SPECS
ES	EXIT SIGNAGE TO NCC E4.5 - REFER TO MANUFACTURER DETAILED

PLEASE REFER TO THE FRONT PLAN INFORMATION SHEETS & MEMBER SCHEDULE FOR MATERIALS AND CONSTRUCTION NOTES.
PLEASE REFER TO THE ENGINEERS COMPUTATIONS FOR BEAM SIZES, RIDGE SUPPORT LOCATIONS & TYPES OR FOR ANY VARIATIONS TO THE ROOF BEAM LAYOUT.
FLOOR LEVEL CHANGES AND WALL HEIGHTS AS PER SECTIONAL DETAILS.

NCC 2014 - 3.12.5.5 - Artificial lighting			
W/m ² allow.	Total Area	Total W	
All Living	5	217 m ²	1085 W
Ver. & Balc.	4	49 m ²	196 W
Gar/Carp.	3	XX m ²	XX W

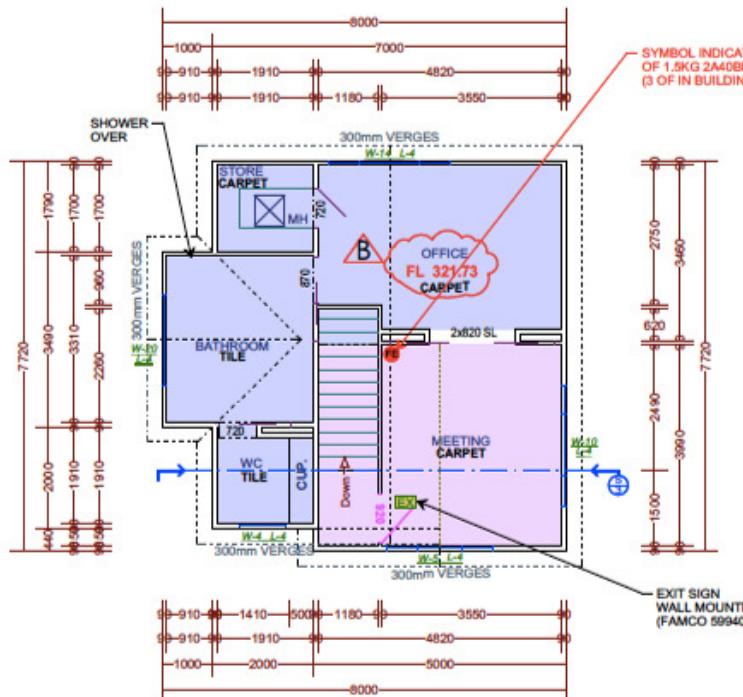
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LOWER LEVEL SCALE 1:100
+/- 1%

LIGHT BLUE SHADING INDICATES FLAT CHORD TRUSS (SEE SECTION)
LIGHT PINK SHADING INDICATES SCISSOR TRUSS (SEE SECTION)



REV.	COMMENTS
A	COUNCIL CHANGES (APRIL '15)
B	CLIENT CHANGES (MAY '15)
C	
D	
E	
F	
G	

LINTEL SCHEDULE	JAMB STUD/S
L-1 45 x 80 MGP10	JS-1
L-2 90 x 45 MGP10	JS-2
L-3 120 x 45 MGP10 or 90 x 45 E17	JS-2
L-4 140 x 45 MGP10 or 140 x 35 F17	JS-2
L-5 190 x 35 MGP10 or 190 x 45 F17	JS-2
L-6 190 x 45 MGP10 or 190 x 45 F17	JS-2
L-7 240 x 45 F5 or 240 x 45 F17	JS-2
L-8 290 x 45 F5 or 290 x 45 F17	JS-2
L-9 PERIMETER BEAM IN LIEU OF LINTEL	COMPS
L-10 SEE ENG. COMPS	



ADVERTISED MATERIAL

Planning Application: T160380-1

Date Prepared: 16 February 2026

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THIS SITE IS LOCATED
IN A BMO AREA, BAL
12.5
CONSTRUCTIONS REQ'S
APPLY AS PER A.S 3959
INC ALL AMD.

ALL VERGES SHOWN IN BLUE/GREY
TO BE 300 mm UNLESS
OTHERWISE NOTED

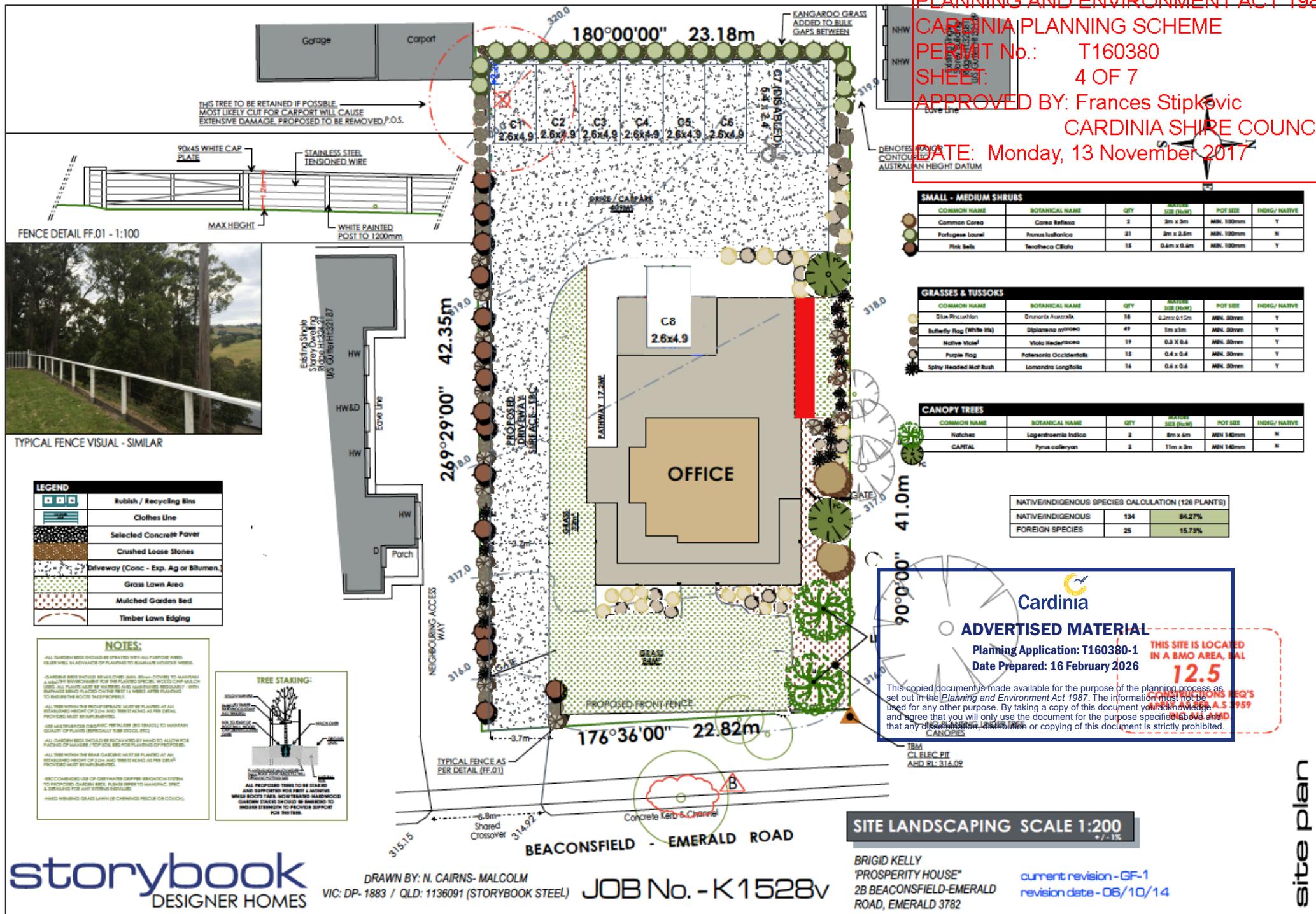
NET FLOOR AREA ANALYSIS*	
GROUND FLOORS	190 m ²
UPPER FLOORS	56 m ²
PERGOLA	12.9 m ²
TOTAL	258.9 m ²

* EXCLUSIONS	
PORTICO	
GROUND FLOOR STAIRS	
FIRST FLOOR STAIRS	
CAR SPACE	

PLANS PREPARED FOR COMMERCIAL BUILDERS
BUILDERS: BRIGID KELLY, NICK BLENCOWE &
JARROD VAN DE LAAK

**APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T160380
SHEET: 3 OF 7
APPROVED BY: Frances Stipkovic
CARDINIA SHIRE COUNCIL
DATE: Monday, 13 November 2017**

APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T160380
SHEET: 4 OF 7
APPROVED BY: Frances Stipkovic
CARDINIA SHIRE COUNCIL
DATE: Monday, 13 November 2017



storybook
DESIGNER HOMES

DRAWN BY: N. CAIRNS- MALCOLM
VIC: DP- 1883 / QLD: 1136091 (STORYBOOK STEEL)

JOB No. - K1528v

SITE LANDSCAPING SCALE 1:200
+/- 1%

BRIGID KELLY
'PROSPERITY HOUSE'
2B BEACONSFIELD-EMERALD
ROAD, EMERALD 3782

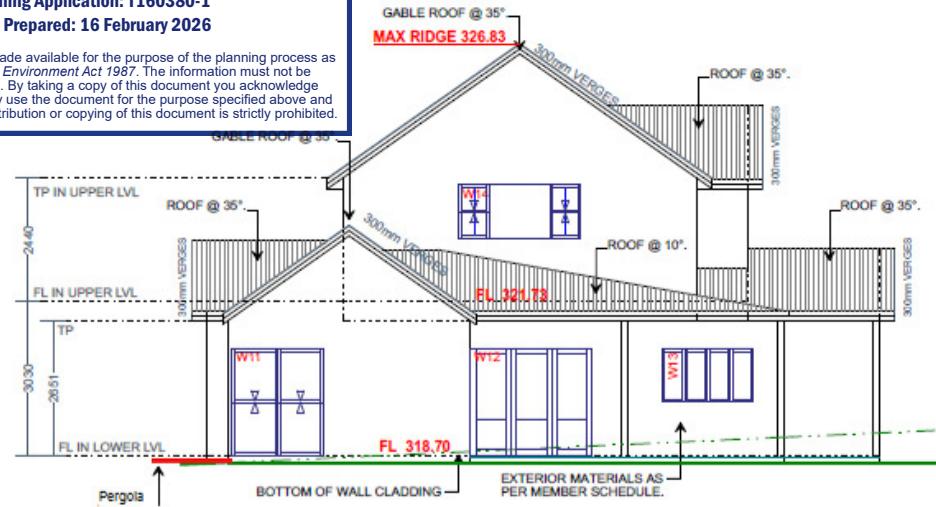
current revision - GF-1
revision date - 06/10/14

site plan

ADVERTISED MATERIAL

Planning Application: T160380-1
Date Prepared: 16 February 2026

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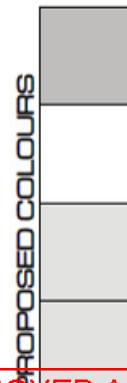
PLANS PREPARED FOR COMMERCIAL BUILDERS
BUILDERS; BRIGID KELLY, NICK BLENCOWE &
JARROD VAN DE LAAK

THIS SITE IS LOCATED
IN A BMO AREA, BAL
12.5
CONSTRUCTIONS REQ'S
APPLY AS PER A.S 3959
INC ALL AMD.

ALL VERGES SHOWN IN BLUE/GREY
TO BE 300 mm UNLESS
OTHERWISE NOTED

REV.	COMMENTS
A	COUNCIL CHANGES (APRIL '15)
B	CLIENT CHANGES (MAY '15)
C	
D	
E	
F	
G	

WEST ELEVATION SCALE 1:100
+/-1%

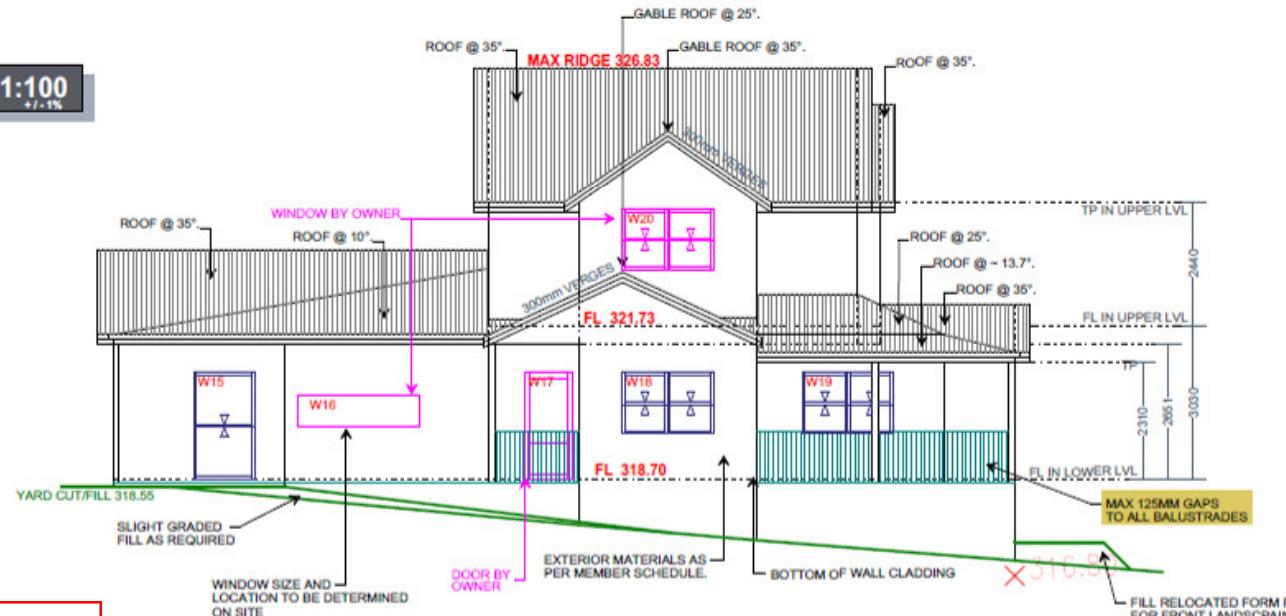


WEATHERBOARDS:
'DULUX - SHALE GREY'

WINDOWS & TRIM
DULUX - 'WHITE ON WHITE'

FASCIA & GUTTER:
C'BOND - 'SURFMIST'

ROOF:
C'BOND - 'SURFMIST'



SOUTH ELEVATION SCALE 1:100
+/-1%

APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987

CARDINIA PLANNING SCHEME

PERMIT No.: T160380

STORYBOOK
DESIGNER: N. CAIRNS-MALCOLM
VIC: DP-1883 / QLD: 1136091 (STORYBOOK STEEL)
SHEET: 6 OF 7
APPROVED BY: Frances Stipkovic

CARDINIA SHIRE COUNCIL

DATE: Monday, 13 November 2017

DRAWN BY: N. CAIRNS-MALCOLM

JOB No. - K1528v

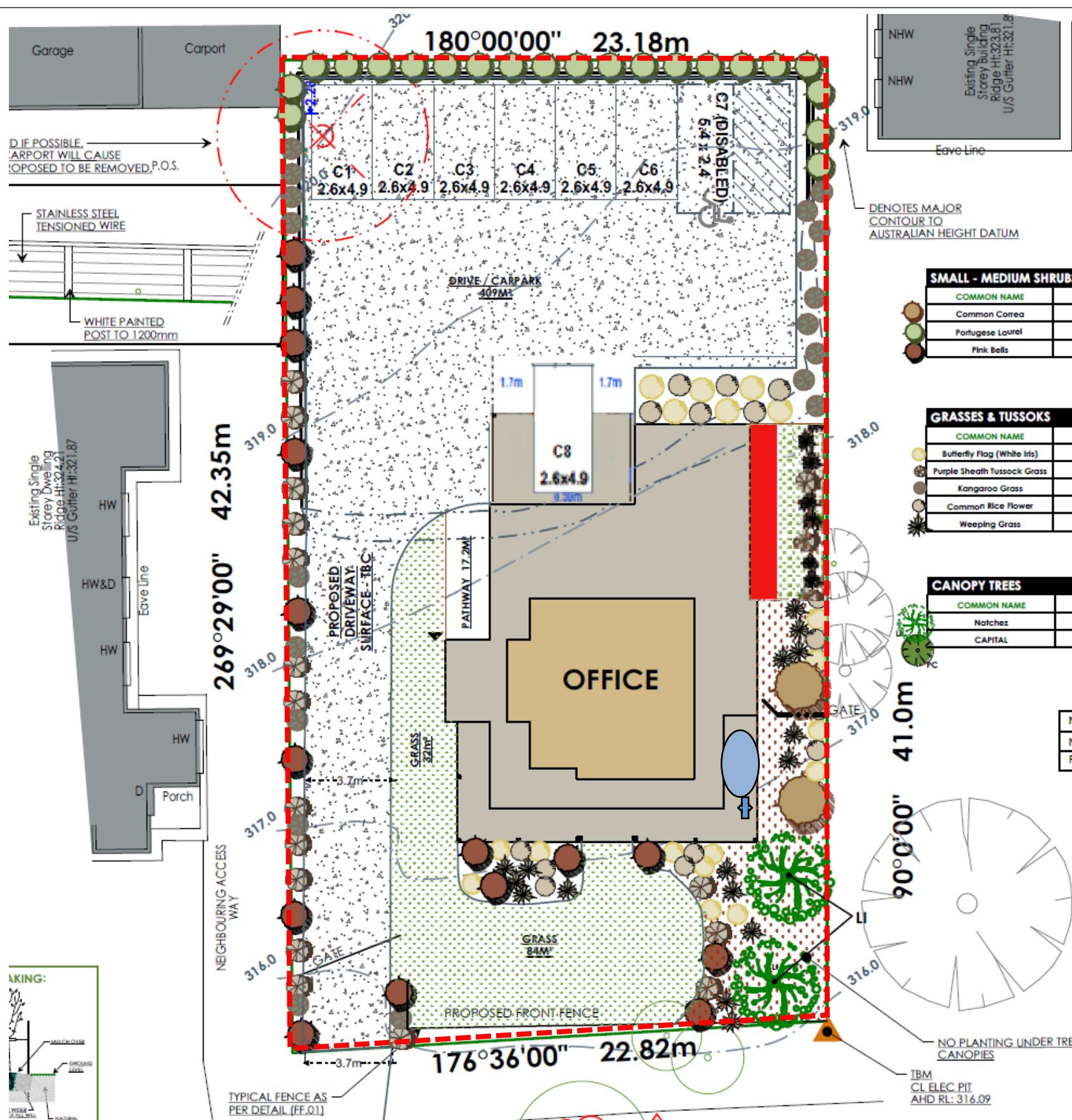
BRIGID KELLY
"PROSPERITY HOUSE"
28 BEACONSFIELD-EMERALD
ROAD, EMERALD 3782

current revision - GF-1
revision date - 06/10/14



12-May-17

Bushfire Management Plan 2B BEACONSFIELD-EMERALD ROAD EMERALD



Cardinia

Planning Application: T160380-1
Date Prepared: 16 February 2026

- Within 10 ft of a water source close to you

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SMALL - MEDIUM SHRUBS		
COMMON NAME	BOTANICAL NAME	QT
Common Correa	<i>Correa Reflexa</i>	2
Portuguese Laurel	<i>Prunus lusitanica</i>	21
Pink Bells	<i>TETRATHeca CILIATA</i>	15

GRASSES & TUSSOKS		
COMMON NAME	BOTANICAL NAME	QTY
Butterfly Flag (White Iris)	Diplarrena moraea	18
Purple Sheath Tusock Grass	Poa Ensiformis	17
Kangaroo Grass	Themeda Tlandra	19
Common Rice Flower	Pimelea humilis	15
Weeping Grass	MICROLAENA STIPOIDES	16

CANOPY TREES		
COMMON NAME	BOTANICAL NAME	QTY
Natchez	<i>Lagerstroemia Indica</i>	2
CAPITAL	<i>Pyrus calleryan</i>	2

NATIVE/INDIGENOUS SPECIES	
NATIVE/INDIGENOUS	10
FOREIGN SPECIES	25

APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T160380
SHEET: 7 OF 7
APPROVED BY: Frances Stipkovic
CARDINIA SHIRE COUNCIL
DATE: Monday, 13 November 2017

Construction Requirements

The construction requirements of the dwelling will comply with a **BAL 12.5**
Defendable Space Vegetation Management Area is up to property's
boundary from the edges of the building:

JAL must be short cropped and maintained during the declared fire period.

9.1 Trees and vegetation debris must be removed at regular intervals during the declared fire period.

- Within 10 metres of a building, flammable objects must not be located close to vulnerable parts of the building.
- Plants greater than 100 centimetres in height must not be placed within 3 metres of any window or eaves feature of the building.
- Individual clumps of shrubs must not exceed 5m² 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 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Access

No design or construction requirements for vehicular access.

Water

A non-combustible water tank/s with a static water supply of 5,000 litres reserve capacity of water dedicated solely to firefighting purposes;

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided

Proposed Development	Property Boundaries	Access Road	Building Envelope	Defendable Space	Water Tank for CFA Use	Water Outlet	Defendable Space Outbuilding	Reference#
								BMP1546