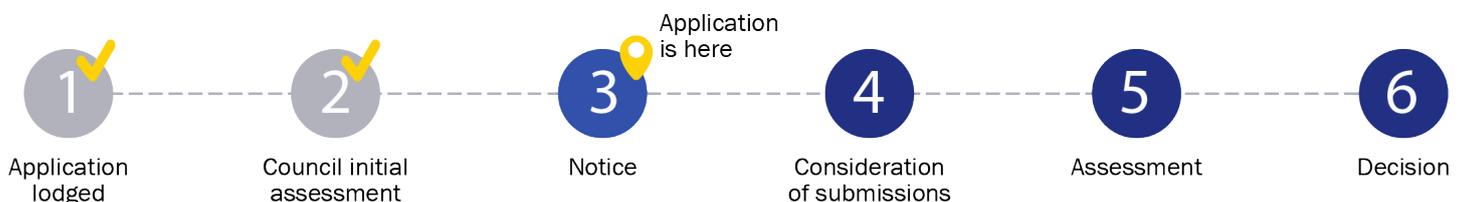


Notice of Application for a Planning Permit

The land affected by the application is located at:	V3965 F816 CA 4M SEC A 356 Belgrave-Gembrook Road, Emerald VIC 3782	
The application is for a permit to:	Removal of one (1) tree	
A permit is required under the following clauses of the planning scheme:		
42.02-2	Remove vegetation	
43.01 - 1	Remove a tree	
APPLICATION DETAILS		
The applicant for the permit is:	Cardinia Shire Council	
Application number:	T250502	
<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?		
<p>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:</p>		17 April 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <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. 	<p>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.</p>





ADVERTISED MATERIAL

Planning Application: T250502
Date Prepared: 31 March 2026

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.

Application Summary

Portal Reference A32510E4

Basic Information

Proposed Use Removal of vegetation - 1 dead tree.
 Current Use Community Facility.
 Cost of Works \$1,000
 Site Address 356 Belgrave-Gembrook 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? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250502
 Date Prepared: 31 March 2026
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.

Contacts

Type	Name	Address	Contact Details
Applicant	Cardinia Shire Council	18 Purton Road, Pakenham VIC 3810	M: 0466-456-509 E: d.bennett@cardinia.vic.gov.au
Owner			
Preferred Contact	Cardinia Shire Council	18 Purton Road, Pakenham VIC 3810	M: 0466-456-509 E: d.bennett@cardinia.vic.gov.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 7 VicSmart application not more than \$10, 000	\$226.90	100%	\$226.90
Total			\$226.90



Civic Centre
 20 Siding Avenue, Officer, Victoria

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

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

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	[REDACTED]
Submission Date	20 August 2025 - 11:56:AM

Declaration

By ticking this checkbox, I, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



Civic Centre
20 Siding Avenue, Officer, Victoria

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



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

Email: mail@cardinia.vic.gov.au



Monday to Friday
8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



ADVERTISED MATERIAL

Planning Application: T250502
Date Prepared: 31 March 2026

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.



Civic Centre
20 Siding Avenue, Officer, Victoria

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



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

Email: mail@cardinia.vic.gov.au



Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

 Cardinia ADVERTISED MATERIAL Planning Application: T250502 Date Prepared: 31 March 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>
--

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 03871 FOLIO 162 Security no : 124127381611F
Produced 22/08/2025 08:29 AM

CROWN GRANT

LAND DESCRIPTION
Crown Allotment 4L Section A Township of Emerald Parish of Gembrook.

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CARDINIA SHIRE COUNCIL of 20 SIDING AVENUE OFFICER VIC 3809
[AR278928Q](#) 25/07/2018

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [TP425724X](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY498789N	AMEND eCT CONTROL PARTY	Registered	12/06/2025

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

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

Street Address: 356 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES
NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END

Home	Account: 325441		Authority Fee(GST exclusive): \$0.00 Service Fee(GST exclusive): \$0.00 GST Payable: \$0.00	22/08/2025 08:29AM
----------------------	---------------------------	---	--	-----------------------



ADVERTISED MATERIAL

Planning Application: T250502

Date Prepared: 31 March 2026

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.

Imaged Document Cover Sheet

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

Document Type	plan
Document Identification	TP425724X
Number of Pages (excluding this cover sheet)	2
Document Assembled	22/08/2025 15:07

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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



ADVERTISED MATERIAL
Planning Application: T250502
Date Prepared: 31 March 2026

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.

TITLE PLAN		EDITION 1	TP 425724X
------------	--	-----------	------------

Location of Land

Parish: GEMBROOK
 Township: EMERALD
 Section: A
 Crown Allotment: 4L
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 3871 FOL 162
 Depth Limitation: 50 FEET

Notations

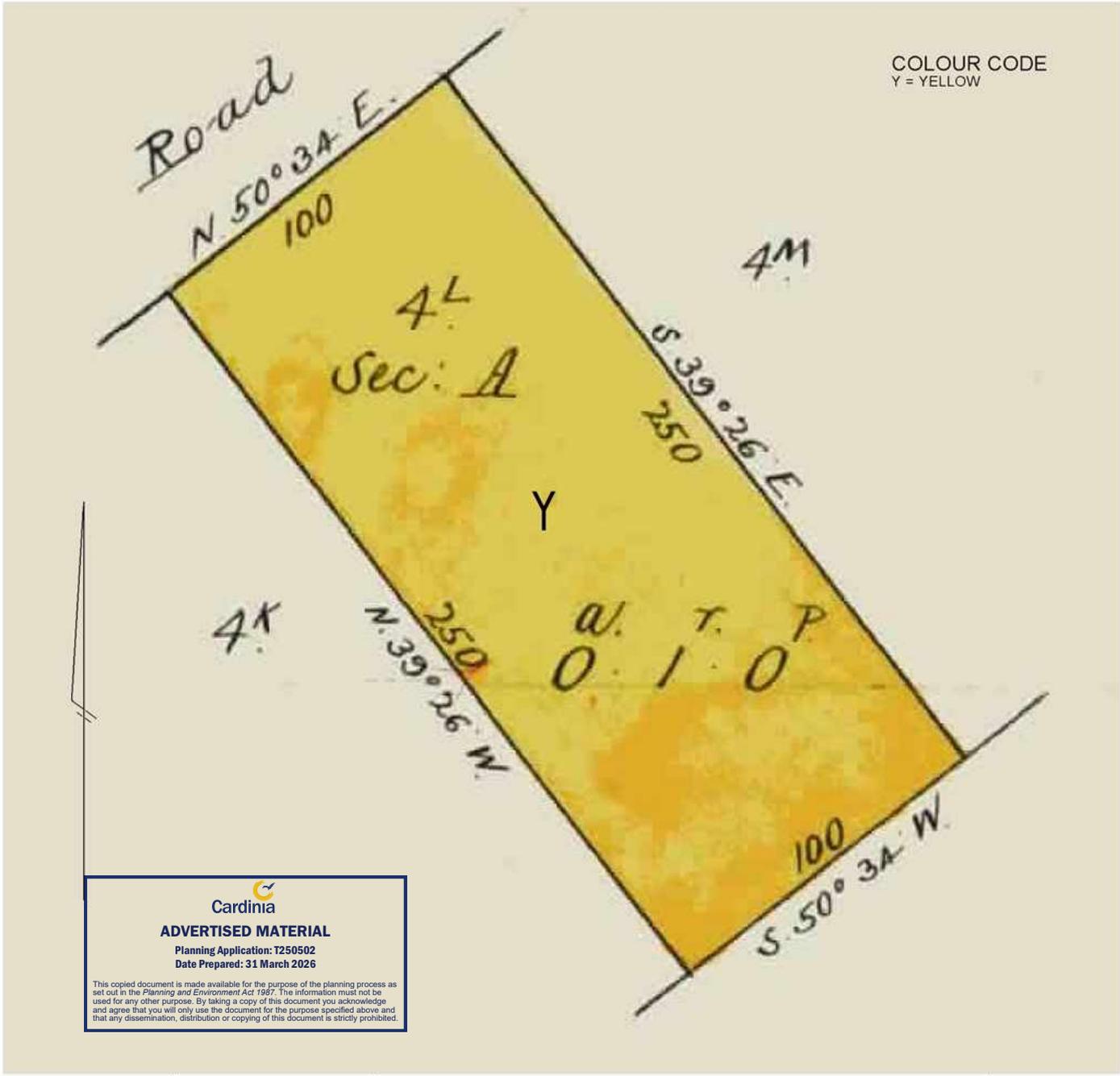
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3871 FOL. 162 AND NOTED ON SHEET 2 OF THIS PLAN

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: 05/05/2000
 VERIFIED: AC



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 1 of 2 sheets

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250502
 Date Prepared: 31 March 2026

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.

TITLE PLAN

TP 425724X

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State

containing *one acre more or less being Allotment four L of Section A in the Township of Emerald Parish of Gemrock County of Merriamton*

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantees shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though they held the land without limitation as to depth EXCEPTING nevertheless unto us our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 180 of the Land Act 1901 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said GRANTEE

their heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.



ADVERTISED MATERIAL

Planning Application: T250502
Date Prepared: 31 March 2026

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.

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 sheets

Arborist Report

Tree Condition Assessment Report



Site: 356 Belgrave-Gembrook Road, Emerald

Prepared for [REDACTED] Coordinator Statutory Planning | Cardinia Shire Council

Prepared By [REDACTED] Arborist | Cardinia Shire Council

Introduction:

Cardinia Shire Council Planning Department has requested an arborist report for the proposed removal of a dead tree at 356 Belgrave-Gembrook Road, Emerald regarding Application No.: T250502 PA.

Assessment methodology:

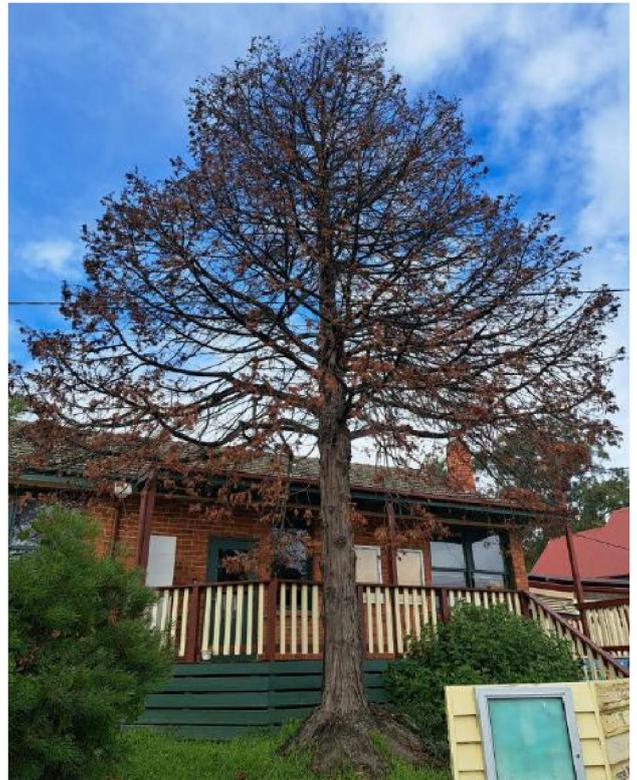
A site inspection was carried out on the 23/5/25, the tree was inspected from the ground and observations were made of the growing environment. A total of one (1) tree has been assessed for this report. A digital photograph of the assessed tree was taken.

Observation:

The site is subject to the following Planning Scheme Overlays; Bushfire Management Overlay - Schedule 1, Vegetation Protection Overlay - Schedule 3, Heritage Overlay (H0253), Significant Landscape Overlay - Schedule 1 and a Design and Development Overlay - Schedule 4. The Cypress is located in the front setback of the property directly adjacent to the main building, the dead lower canopy branches overhang the roof line.

Tree Details:

Botanical Name:	<i>Cupressus sp.</i>
Common Name:	Cypress
Height:	8 metres
Canopy width:	6 metres
Diameter:	50cm
Age:	Mature
ULE	0 Years
Health and structural:	Dead tree, fair structure
Arboricultural value:	Exotic tree no arboricultural value



Conclusion:

The dead *Cupressus sp.* is pictured to the right. The tree provides no significant arboricultural value and is situated within a high-traffic area for both vehicles and pedestrians and is adjacent to the building.

Structural Instability: Once a tree dies, it loses moisture and strength, making its wood brittle. This greatly increases the risk of branches breaking or the entire tree collapsing without warning, especially during storms or high winds.

Recommendations:

Due to the potential risk of failure, which could result in personal injury or property damage, no useful life, no arboricultural value, removal of the tree is recommended as a safety precaution.

From: [REDACTED]
To: [REDACTED]
Subject: RE: Documentation required for your VS application T250502 356 Belgrave - Gembrook Rd Emerald
Date: Friday, 22 August 2025 9:22:04 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

OFFICIAL

Hi [REDACTED]

Information as requested listed below.

A copy of title for the subject land and a copy of any registered restrictive covenant.

To be received from governance. Will be forwarded once received.

A layout plan, drawn to scale and fully dimensioned showing:

The location, shape, size and slope of the site. Flat

The location of the tree to be removed, destroyed or lopped. See picture below



The location and type of other significant vegetation on the site. See above picture for 2 significant trees to be retained.

The location, species and height of any significant trees on the site that have been removed or approved to be removed in the past 3 years. N/A

A written statement that describes:

The species – Cupressus sp.

height – 8 Metres

Trunk girth of the tree to be removed, destroyed or lopped. 157cm

The reason the tree is to be removed, destroyed or lopped. Dead

If provision is to be made to replace the tree elsewhere on the land. No

If the tree is to be lopped, the extent of lopping proposed. Lopping at ground level

Any impacts on the significance of the area. No

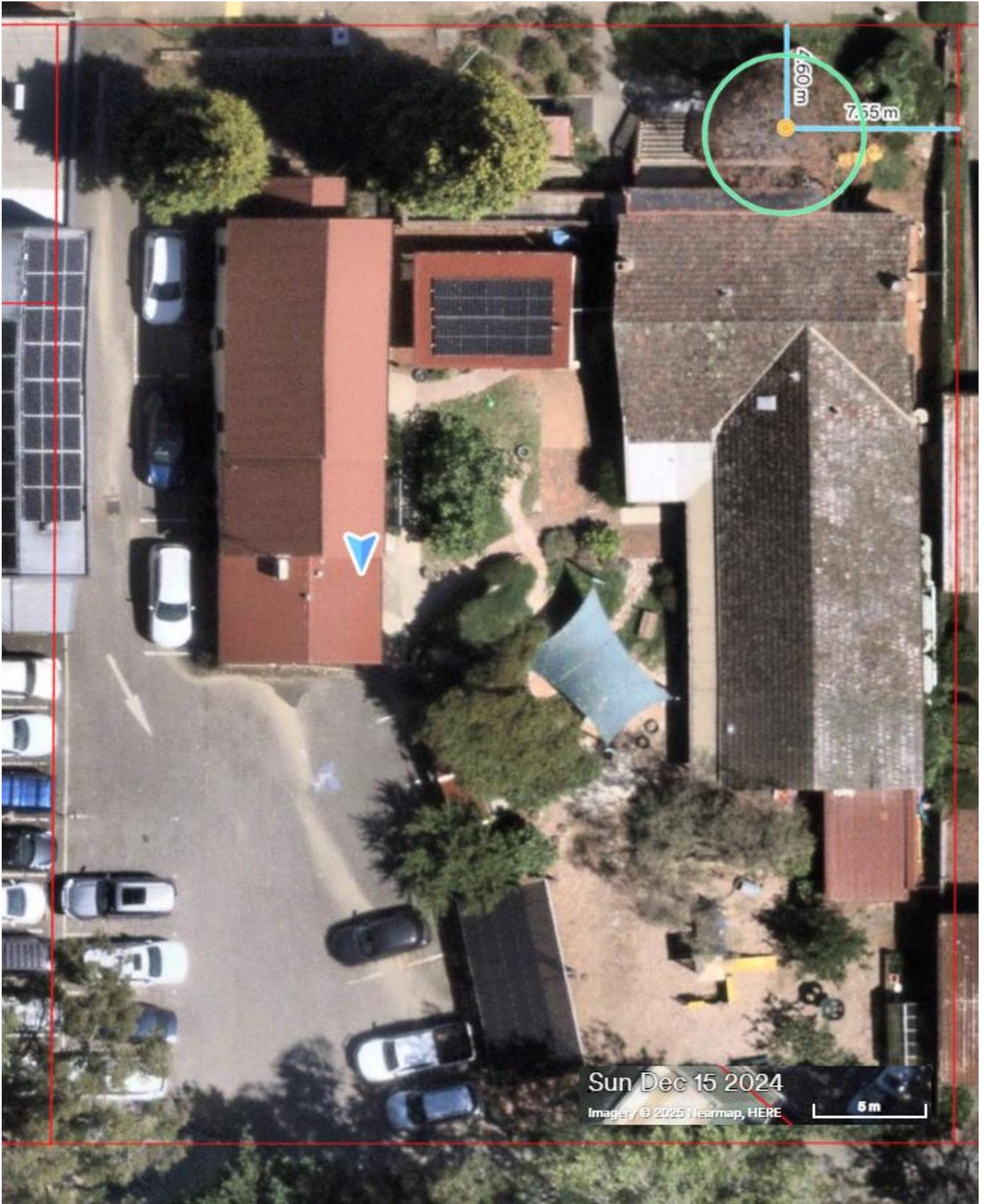
A photograph of the tree to be removed, destroyed or lopped.


ADVERTISED MATERIAL
Planning Application: T250502
Date Prepared: 31 March 2026

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.

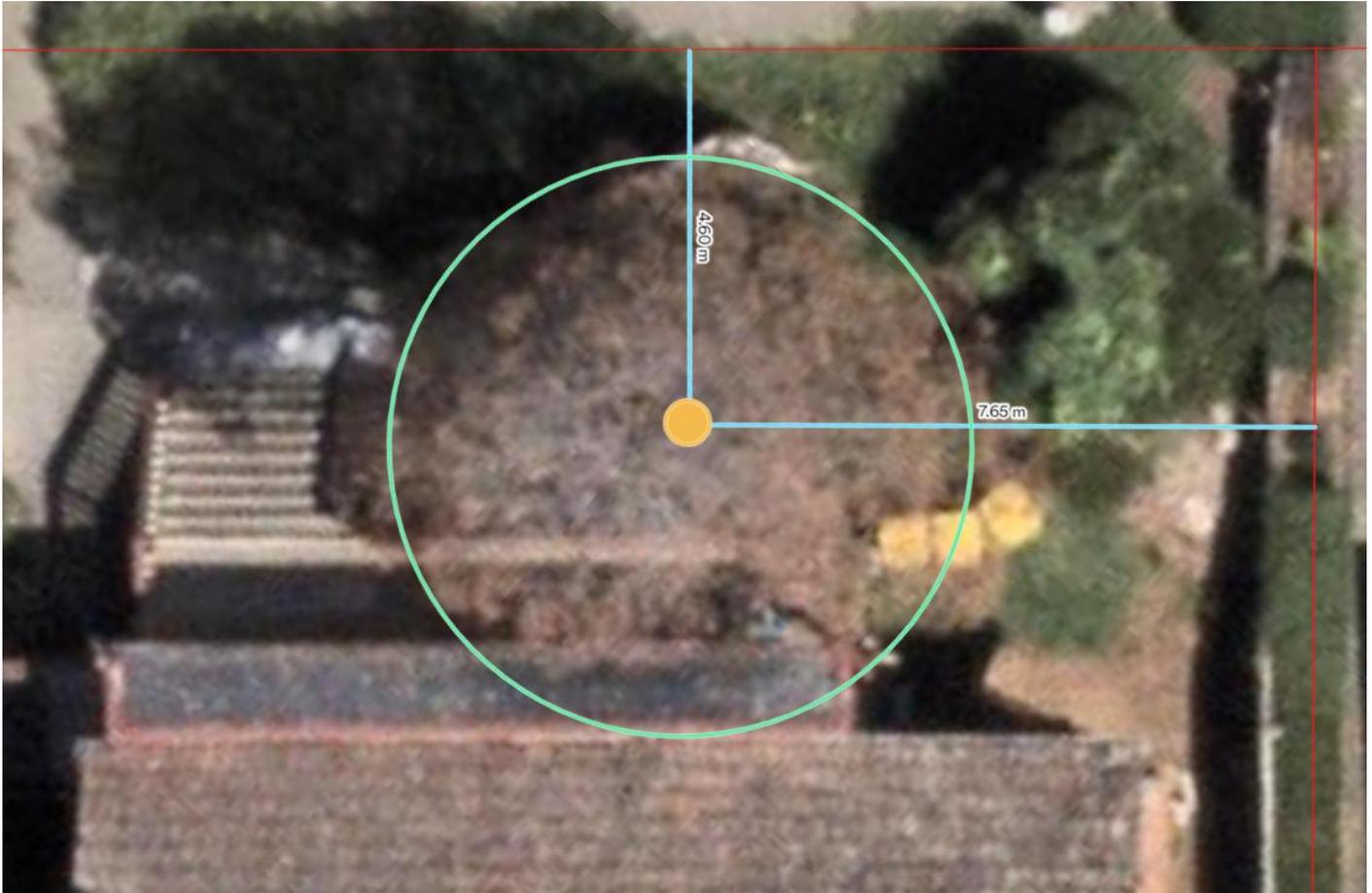
AERIAL IMAGE SITE PLAN - 356 Belgrave-Gembrook Road Emerald

- Boundary shown in Red
- Tree width location circle shown in Green
- Tree trunk shown in Yellow
- Distance from trunk to boundary measurements in Blue



Distance from trunk to boundary measurements in Blue

- 4.60m to the northern boundary (front of property).
- 7.65m to the eastern boundary



Written explanation of the steps that have been taken to:

Avoid the removal of vegetation, where possible.

The Council Tree Department have not taken the approach to avoid removing this tree due to the proximity of its location to pedestrians and building, it is negligent to retain this tree in-situ.

Minimise the removal of vegetation.

No other vegetation on site will be removed, nor will any vegetation be affected by the removal of this dead tree.

Any actions to contribute to the ongoing management of existing vegetation on the site.

The vegetation (trees) are assessed yearly, as part of Councils proactive tree monitoring on Council managed land, any works that works that are identified to be done are assigned to a contractor to be completed, this ensures the trees remain healthy to the best of our ability.

Appropriately replace and/or compensate the loss of vegetation, if required.

A small tree, Lagerstroemia 'Tuscarora' will be replanted in the front setback to replace the lost canopy tree. The replanting will take place in the 26/27 Council tree replanting program period.


Cardinia
ADVERTISED MATERIAL
Planning Application: T250502
Date Prepared: 31 March 2026

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.



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

 Cardinia ADVERTISED MATERIAL Planning Application: T250502 Date Prepared: 31 March 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>
--

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 03965 FOLIO 816 Security no : 124130520413P
Produced 05/12/2025 12:38 PM

CROWN GRANT

LAND DESCRIPTION
Crown Allotment 4M Section A Township of Emerald Parish of Gembrook.

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CARDINIA SHIRE COUNCIL of 20 SIDING AVENUE OFFICER VIC 3809
[AR278928Q](#) 25/07/2018

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [TP766199L](#) 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: 356 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES
NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END

Home	Account: 325441		Authority Fee(GST exclusive): \$0.00 Service Fee(GST exclusive): \$0.00 GST Payable: \$0.00 Total: \$0.00	05/12/2025 12:38PM
----------------------	---------------------------	--	--	-----------------------


Cardinia

ADVERTISED MATERIAL

Planning Application: T250502
Date Prepared: 31 March 2026

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.

Imaged Document Cover Sheet

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

Document Type	plan
Document Identification	TP766199L
Number of Pages (excluding this cover sheet)	2
Document Assembled	05/12/2025 12:38

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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



ADVERTISED MATERIAL
Planning Application: T250502
Date Prepared: 31 March 2026

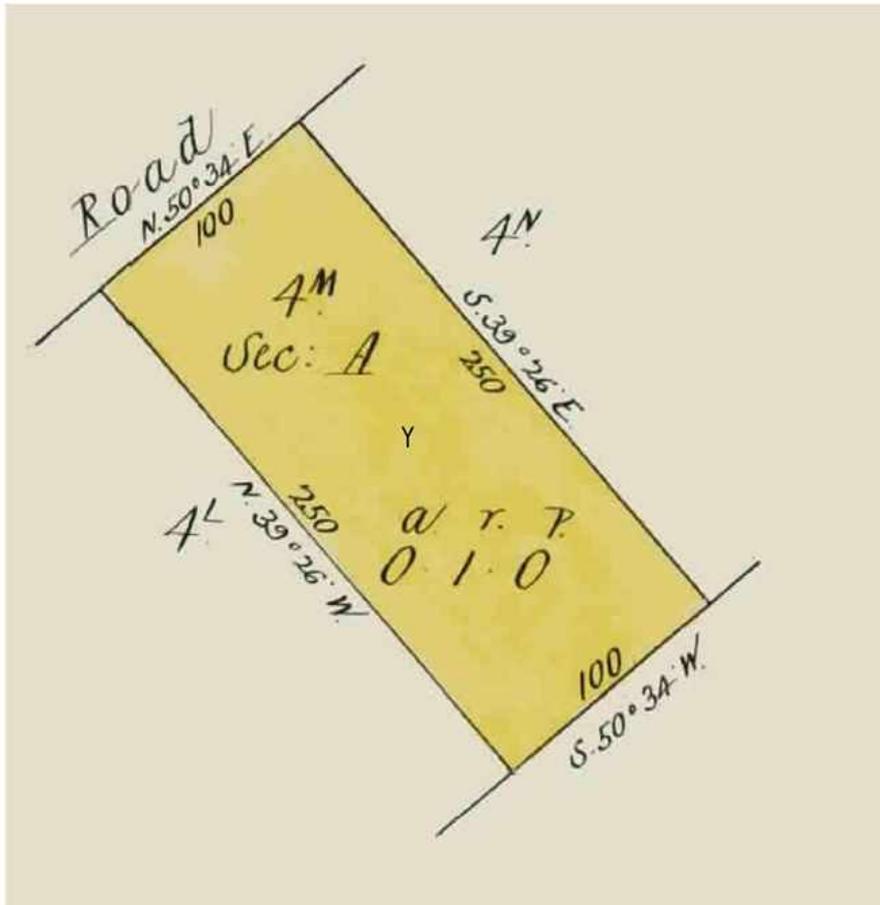
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

TITLE PLAN	EDITION 1	TP 766199L
------------	-----------	------------

<p>Location of Land</p> <p>Parish: GEMBROOK Township: EMERALD Section: A Crown Allotment: 4M Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 3965 FOL 816 Depth Limitation: 50 FEET</p>	<p style="text-align: center;">Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3965 FOL. 816 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

Description of Land / Easement Information	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 08/01/2003 VERIFIED: RZ</p>
--	---

COLOUR CODE
Y = YELLOW




Cardinia
ADVERTISED MATERIAL
 Planning Application: T250502
 Date Prepared: 31 March 2026

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.

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets
----------------------	---	---------------------

TITLE PLAN

TP 766199L

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

one rood more or less being Allotment four^M of Section A in the Township of Emerald Parish of Gembrook County of Moornatington

JO delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any ~~spring~~ or springs of water upon or within the boundaries of the said land for any and for all purposes as though they held the land without limitation as to depth. EXCEPTING nevertheless unto us our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted. AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to extract and remove therefrom any gold metals minerals and their ores ~~and the mines metals and minerals in the land~~ lying in upon ~~and~~ under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a license to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown Lands PROVIDED that compensation shall be paid to the said

GRANTEE

their heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to each right of entry.



ADVERTISED MATERIAL

Planning Application: T250502
 Date Prepared: 31 March 2026

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.

LENGTHS ARE IN
 LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets




Cardinia
ADVERTISED MATERIAL
Planning Application: T250502
Date Prepared: 31 March 2026

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.

If you have any queries, please do not hesitate to contact me.

Kind regards

 [Redacted] Arborist | Cardinia Shire Council
Web: www.cardinia.vic.gov.au
PO Box 7 Pakenham 3810 | Customer Service: 1300 787 624

We value: **Teamwork** | **Respect** | **Accountability** | **Communication** | **Customer focus**

Cardinia Shire Council acknowledges and pays respect to the traditional custodians of these lands, the Bunurong and Wurundjeri people.

OFFICIAL – This document is a record of a Council action or decision

[Redacted]

Subject: RE: Documentation required for your VS application T250502 356 Belgrave - Gembrook Rd Emerald

OFFICIAL

[Redacted]

As this a council application the cost shouldn't come out of your personal account. It would typically be covered by your department's budget.

Does your admin team have access to a corporate credit card? You should be able to use that for this purpose.

Also, the only item we've received with the application so far is the application form (if you did load up any documents with the application they didn't come thru) .
At this stage, we don't have enough documentation to begin the assessment.

If you could please send through the written statement and plans, the planner will be able to start reviewing the application while we wait for the title.

If you have any further queries regarding this matter please do not hesitate to contact me.

Warm Regards,



We value: [Teamwork](#) | [Respect](#) | [Accountability](#) | [Communication](#) | [Customer focus](#)

Cardinia Shire Council acknowledges and pays respect to the traditional custodians of these lands, the Bunurong and Wurundjeri people.

From: [Redacted]
Sent: Friday, 22 August 2025 8:54 AM
To: [Redacted]
Subject: RE: Documentation required for your VS application T250502 356 Belgrave - Gembrook Rd Emerald

OFFICIAL

Hi [Redacted]
I would have to pay for the info, not really wanting to do that for a council tree on council land, unless you can gain that info for free as it asks me to pay. When I get the land info you asked for I will include the tree info, some of which you already have from the application.

- 1. Specify Property | 2. Confirm Property | 3. Select Certificates | 4. Delivery Details | 5. Receipt

Step 3 of 5: Select Certificates

The following certificates are available for the specified property.
Select the certificates required.
Certificates will only be issued for the property identified. All fees are in Australian dollars (\$AUD).

Select	Certificates	Delivery Turnaround (approx* business days)	Total Fee (Inc GST) \$AUD
Title Certificates			
<input type="checkbox"/>	Register Search Statement (Copy of Title) ⓘ	5 minutes	8.10
<input type="checkbox"/>	Commemorative Title Certificate ⓘ	10 days	83.69
<input type="checkbox"/>	Electronic Instrument Inst AR278928Q (RECTIFY PROPRIETORSHIP)	5 minutes	5.70
<input type="checkbox"/>	Property Transaction Alert (3 months) 3 months ⓘ	5 minutes	9.76
<input type="checkbox"/>	Verify Title ⓘ		5.21
<input type="checkbox"/>	Dealings on Title ⓘ	5 minutes	4.40
<input type="checkbox"/>	Title History Search Statement ⓘ	5 minutes	13.80
<input type="checkbox"/>	Register Search Statement (Copy of Title) ⓘ	5 minutes	8.10
<input type="checkbox"/>	Commemorative Title Certificate ⓘ	10 days	83.69
<input type="checkbox"/>	Property Transaction Alert (3 months) 3 months ⓘ	5 minutes	9.76
<input type="checkbox"/>	Verify Title ⓘ		5.21
<input type="checkbox"/>	Dealings on Title ⓘ	5 minutes	4.40
<input type="checkbox"/>	Title History Search Statement ⓘ	5 minutes	13.80
<input type="checkbox"/>	Land Index Search ⓘ Land Registry		9.23
<input type="checkbox"/>	Copy of Plan ⓘ Plan TP425724X	5 minutes	7.70
<input type="checkbox"/>	Copy of Plan ⓘ Plan TP766199L	5 minutes	7.70
Property Certificate(s)			
<input type="checkbox"/>	Property Clearance Certificate (Land Tax) ⓘ State Revenue Office	10 days	30.00
<input type="checkbox"/>	Growth Areas Infrastructure Contribution (GAIC) Certificate ⓘ State Revenue Office	20 days	11.72
Memoranda Certificate(s)			



ADVERTISED MATERIAL
 Planning Application: T250502
 Date Prepared: 31 March 2026

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.

If you have any queries, please do not hesitate to contact me.

Kind regards

[Redacted] | Arborist | Cardinia Shire Council
Phone: [Redacted] | Web: www.cardinia.vic.gov.au
PO Box 7 Pakenham 3810 | Customer Service: 1300 787 624

We value: [Teamwork](#) | [Respect](#) | [Accountability](#) | [Communication](#) | [Customer focus](#)

Cardinia Shire Council acknowledges and pays respect to the traditional custodians of these lands, the Bunurong and Wurundjeri people.

From: [Redacted]
Sent: Friday, 22 August 2025 8:45 AM
To: [Redacted]

Subject: RE: Documentation required for your VS application T250502 356 Belgrave - Gembrook Rd Emerald

OFFICIAL



Apologies, I should have mentioned this in my earlier email. Just to let you know, you can order the title directly online through [Home - LANDATA® Victoria](#)

It's the quickest way to get the title and all the relevant encumbrances .

Also, do you have the remaining documentation as listed below ie - written statement and plans?

If you have any further queries regarding this matter please do not hesitate to contact me.

Warm Regards,



We value: **Teamwork** | **Respect** | **Accountability** | **Communication** | **Customer focus**

Cardinia Shire Council acknowledges and pays respect to the traditional custodians of these lands, the Bunurong and Wurundjeri people.


ADVERTISED MATERIAL
Planning Application: T250502
Date Prepared: 31 March 2026

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.



OFFICIAL

Hi Team,

I hope you are well, please see the email request below for further information.

Hoping you can help me out, I am after a copy of a title for the subject land (356 Belgrave - Gembrook Rd Emerald) and a copy of any registered restrictive covenant (no more than 90 days old). If you are the wrong person in Governance, could you forward this email onto the correct person please.

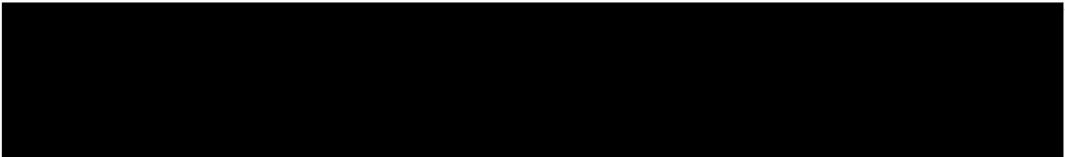
If you have any queries, please do not hesitate to contact me.

Kind regards



We value: **Teamwork** | **Respect** | **Accountability** | **Communication** | **Customer focus**

Cardinia Shire Council acknowledges and pays respect to the traditional custodians of these lands, the Bunurong and Wurundjeri people.



OFFICIAL



I hope you are well .

In order to lodge your VicSmart application for the removal of one tree the following information is required in accordance with Clause 59.06 of the VicSmart Guidelines – Cardinia Planning Scheme Ordinance: [59.06 REMOVE, DESTROY OR LOP ONE TREE Cardinia Planning Scheme - Ordinance](#)

Please email the required documents listed below as soon as possible so we can proceed and assess your application .

- A copy of title for the subject land and a copy of any registered restrictive covenant (no more than 90 days old). This can be found at [Home - LANDATA® Victoria](#)
- If the tree to be removed, destroyed or lopped is identified as a significant tree in a schedule to the overlay, a report prepared by an arborist.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The location, shape, size and slope of the site.
 - The location of the tree to be removed, destroyed or lopped.
 - The location and type of other significant vegetation on the site.

- The location, species and height of any significant trees on the site that have been removed or approved to be removed in the past 3 years.
- A written statement that describes:
 - The species, height and trunk girth of the tree to be removed, destroyed or lopped.
 - The reason the tree is to be removed, destroyed or lopped.
 - If provision is to be made to replace the tree elsewhere on the land.
 - If the tree is to be lopped, the extent of lopping proposed.
 - Any impacts on the significance of the area.
 - A photograph of the tree to be removed, destroyed or lopped.

If you have any further queries regarding this matter please do not hesitate to contact me.

Warm Regards,



We value: **Teamwork** | **Respect** | **Accountability** | **Communication** | **Customer focus**

Cardinia Shire Council acknowledges and pays respect to the traditional custodians of these lands, the Bunurong and Wurundjeri people.

OFFICIAL – This document is a record of a Council action or decision

OFFICIAL – This document is a record of a Council action or decision

OFFICIAL – This document is a record of a Council action or decision

OFFICIAL – This document is a record of a Council action or decision

OFFICIAL – This document is a record of a Council action or decision



ADVERTISED MATERIAL
Planning Application: T250502
Date Prepared: 31 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. This 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.