
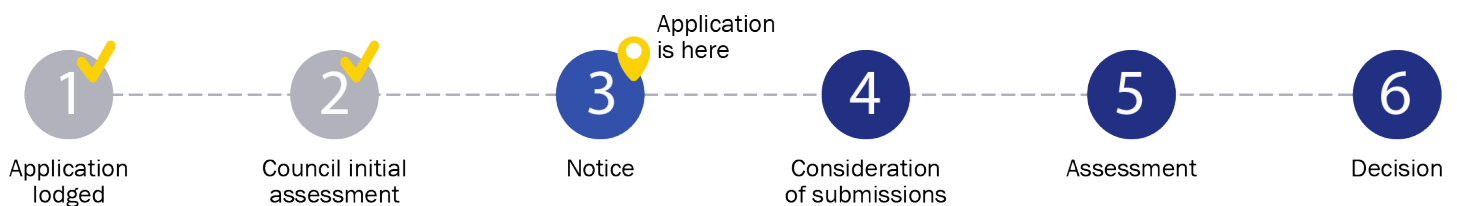


Notice of Application for a Planning Permit

The land affected by the application is located at:	PC365215 26 Old Beaconsfield Road, Emerald VIC 3782	
The application is for a permit to:	Buildings and Works (Construction of Verandah and outbuilding)	
A permit is required under the following clauses of the planning scheme:		
43.02-2	Construct a building or construct or carry out works	
45.05-2	Construct or extend a dwelling or other building	
APPLICATION DETAILS		
The applicant for the permit is:	DLM Building Design & Drafting Services	
Application number:	T250689	
<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>		5 May 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: T250689
Date Prepared: 17 April 2026

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

Office Use Only

Application No.:

Date Lodged: / /

Application for 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.

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

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

ℹ Click for further information.

The Land

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

Street Address *

Unit No.:	St. No.: 26	St. Name: OLD BEACONSFIELD RD
Suburb/Locality: EMERALD		Postcode: 3782

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.: 365 215E
 OR Consolidation
 B Crown Allotment No.: Section No.:
 Parish/Township Name:

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

ℹ For what use, development or other matter do you require a permit? *

PERMIT REQUIRED FOR VERANDAH & WOODSHED BUILT WITHOUT A PERMIT. BOTH UNDER 100m²
 BOTH STRUCTURES ARE POSTS & ROOF-NO WALLS

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 30K

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

ℹ Estimated cost of any development for which the permit is required *

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Existing Conditions i

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.

RESIDENTIAL USE	 Cardinia ADVERTISED MATERIAL Planning Application: T250689 Date Prepared: 17 April 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>	
<input checked="" type="checkbox"/> Provide a plan of the existing conditions. Photos are also helpful.		

Title Information i

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.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

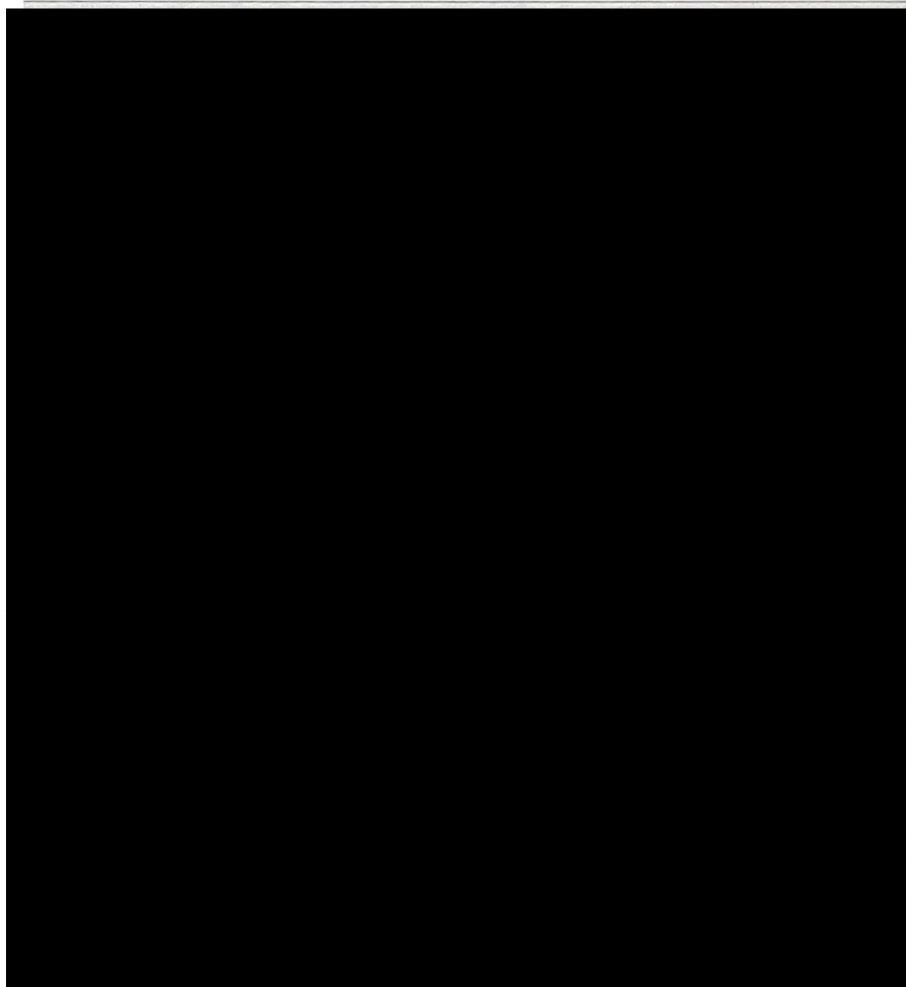
Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land


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



n-w

Declaration

This form must be signed by the applicant *

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

I declare that I am the applicant, and that all the information in this application is true and correct for the purpose of this permit application.

Date: 31st Oct 2025

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes If 'Yes', with whom?:

Date:


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.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

N/A Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

N/A If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

N/A If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee 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

Email: mail@cardinia.vic.gov.au

DX: 81006

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



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

Page 1 of 1

VOLUME 10745 FOLIO 410

Security no : 124129546023J
Produced 31/10/2025 06:39 PM

LAND DESCRIPTION

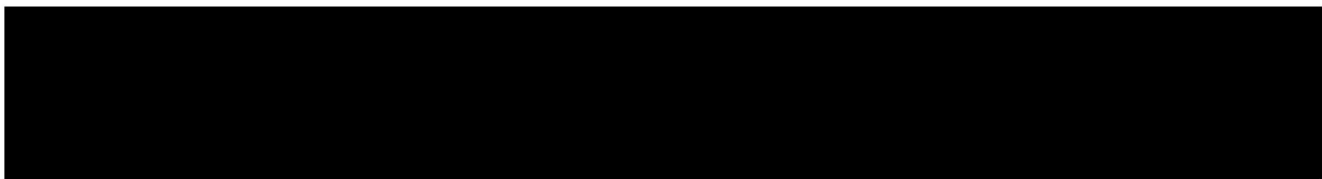
Land in Plan of Consolidation 365215E.

PARENT TITLES :

Volume 08096 Folio 073 Volume 08110 Folio 548

Created by instrument PC365215E 23/08/2003

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PC365215E 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: 26 OLD BEACONSFIELD ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 19/07/2024

DOCUMENT END


Cardinia
ADVERTISED MATERIAL
Planning Application: T250689
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Document Identification	PC365215E
Number of Pages (excluding this cover sheet)	1
Document Assembled	31/10/2025 18:39

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PLAN OF CONSOLIDATION

LR use only
EDITION 1

Plan Number
PC 365215E

LOCATION OF LAND

PARISH: GEMBROOK
TOWNSHIP:
SECTION:
CROWN ALLOTMENT: 45D (PART)
LTO BASE RECORD:
TITLE REFERENCE: C/T. VOL.8096 FOL.073
C/T. VOL.8110 FOL.548

LAST PLAN REFERENCE: L.P. 11284
POSTAL ADDRESS: 26 Old Beaconsfield Road
EMERALD 3782
AMG CO-ORDINATES: E 363290 ZONE 55
(of approx. paracentroid of N 5799320
land in plan)

COUNCIL CERTIFICATION AND ENDORSEMENT

Council Name: CARDINIA SHIRE 503/038
REF: T020877

1. This plan is certified under section 6 of the Subdivision Act 1988.
- ~~2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 - - - / - - - / - - -~~
3. This is a statement of compliance issued under section 21 of the Subdivision act 1988

Council delegate

~~Council seal~~

Date 3 / 4 / 2003

~~Re-certified under section 11(7) of the Subdivision Act 1988~~

~~Council delegate~~

~~Council seal~~

~~Date - - - / - - - / - - -~~

LR use only

Statement of Compliance/
Exemption Statement

Received

Date 21 / 8 / 2003

LR use only

PLAN REGISTERED

TIME 8:20AM

DATE 23/08/2003


Assistant Registrar of Titles

NOTATIONS

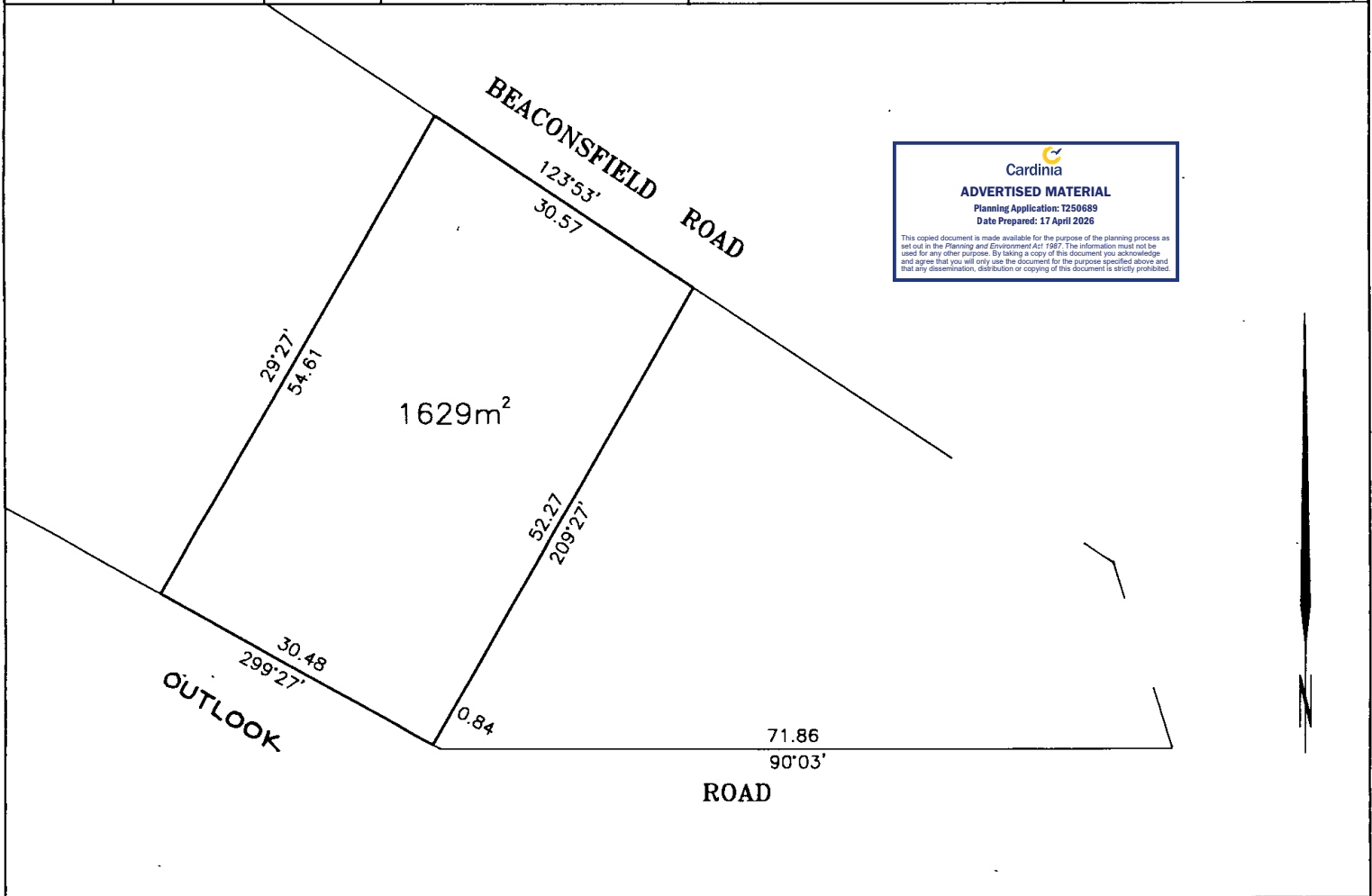
Depth Limitation:
15.24m. APPLIES TO ALL
THE LAND IN THIS PLAN.

EASEMENT INFORMATION

A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement(Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of

THIS PLAN IS NOT BASED ON SURVEY




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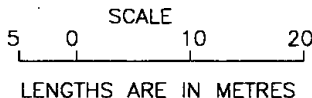
BACKHOLER, McMILLAN & ASSOCIATES
P.O. BOX 498 EMERALD VIC 3782
PH.(03)59685379

LICENSED SURVEYOR KIM LAURENCE BACKHOLER

SIGNATURE _____ DATE 27 / 3 / 03

DATE 3 / 4 / 2003
COUNCIL DELEGATE
SIGNATURE

ORIGINAL
SCALE SHEET SIZE
1:500 A3

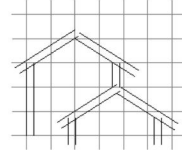


REF 03865 VERSION 1

Original sheet size A3

DLM BUILDING DESIGN & DRAFTING SERVICES

Mob: 0414 963 303
ABN: 67 056 371 719



deborah@dmlbuilding.com.au
www.dmlbuilding.com.au

October 2025

From:

[REDACTED]
Senior Design Consultant
DLM Building Design
& Drafting Services
PO Box 279, Belgrave VIC 3160

To: Town Planning Department
Cardinia Shire Council
20 Siding Ave, Officer VIC 3809
Phone: 1300 787 624



Re: Non-compliant Verandah & Woodshed at 26 Old Beaconsfield Rd, Emerald VIC 3782

Dear Town Planning Department,

We are seeking approval for a Town Planning Permit relating to an existing verandah & woodshed being built without permits & our client wishes to rectify the matter.

- **Planning Scheme Zone:** LDRZ2
- **Planning Scheme Overlays:** DDO1, VPO1, BMO and RO32

The Verandah is wrapped around the residence Living Room and being used as an Alfresco (Informal Recreation Area) This is the only feasible area to construct an informal outdoor living area & has proven to be very beneficial to the family for 10 years now.

Verandah structure appears very well built, well maintained & stands strong.

The laserlight roofing continues to allow light to enter into the residence.

Its floor area is 78.3sqm

It is built within 5m of the boundary, however has no impact upon the neighbouring property due to:

- the existing 1,800mm high fence,
- the dense green screening
- it is in a lower elevated position on the land and
- it is facing the rear section of neighbouring backyard - well away from the neighbours residence

The woodshed is a newer structure - and an open structure - that is; all posts & cross bars, no walls & it is constructed out of steel framing with grey colorbond roofing. It stores wood for the house wood heater to get the family through the cold Emerald winters.

The Woodshed is built at the rear of the property tucked away behind the existing shed and rear boundary and is not visible from the residence or from the rear road

The woodshed floor area is only 19.05sqm

On the plans these two structures are called "Proposed" to distinguish what is Existing & what has been built without a permit.

The Woodshed meets the DDO1 objectives even though it has been built closer than 5m to the boundary line, based on the following compliance parameters:

- Maximum overall building height is approximately 1,790mm high from Natural Ground Level (kindly refer to Shed Elevations)
- Existing fence height is 1,800mm high
- Line of sight from the road or neighbouring properties is 1,700mm high, therefore no part of the woodshed is visible on any boundary line
- Woodshed is integrated within the surrounding landscape, (sunken into the land) and therefore no visual impact on the neighbourhood
- The structure respects the environmental features and constraints of the site and does not alter the existing subdivision pattern.

We have investigated clause 44.06-2 Permit Requirement (Buildings & Works) to specifically determine whether a BMO Report is required. We have determined that a BMO Report is not required for these 2 structures (Verandah & Woodshed) for the following reasons:

- Neither structure is an 'alteration or extension', therefore point 3 regarding 50% of gross floor area, does not apply
- They are both exempt -being classified as a building- as neither structure is enclosed by any walls and therefore they fall under the 'exclusion structures'; hence, exempt from calculating their floor area
- No other 'works' except of constructing these structures, has taken place

If we were to calculate their floor area (calculated as 'measured from the outside face of external walls' or in our case 'posts'), then both structures fall under 100sqm

If this submission does not provide all you need for your assessment, please notify me immediately

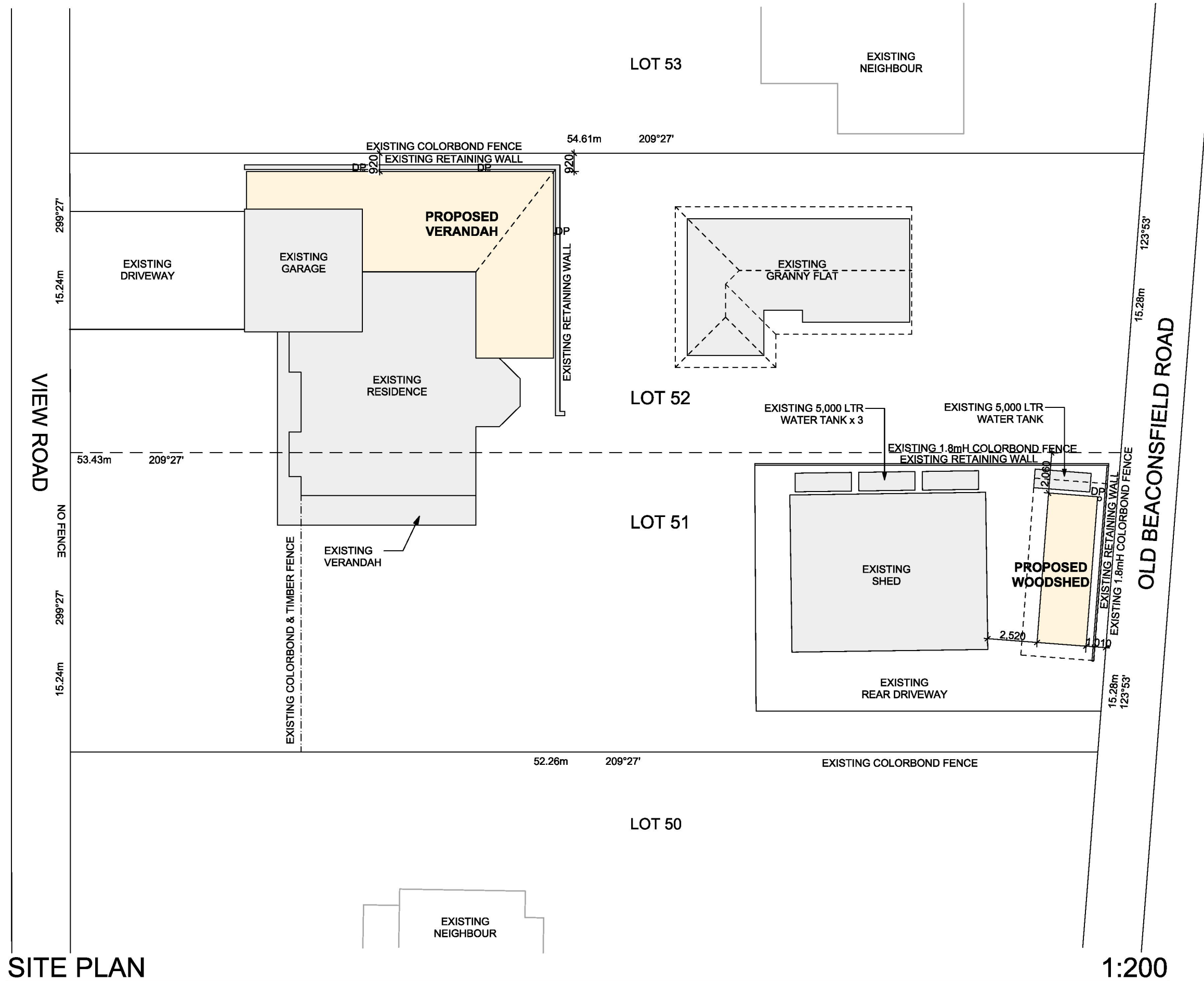
Kind regards,

Director / Senior Design Consultant

**DLM Building Design
& Drafting Services**



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SITE NOTES

Project: Proposed Verandah & Woodshed
 Address: 26 Old Beaconsfield Rd, Emerald
 Zones: LDRZ2
 Overlays: DDO, BMO, RO, VPO
 Council: Cardinia Shire Council

Site Area: 1.628sqm

Existing Residence (Ground Floor):	106.46sqm	11.46sq
Existing Residence (First Floor):	124.36sqm	13.39sq
Existing Garage:	35.90sqm	3.86sq
Existing Verandah:	25.51sqm	2.75sq
Existing Shed:	80.00sq	8.61sq
Existing Granny Flat:	65.03sqm	7sq

Existing Total Area: 437.26sqm

Proposed Verandah:	78.32sqm	8.43sq
Proposed Woodshed:	19.05sqm	2.05sq

Proposed Total Area: 97.37sqm

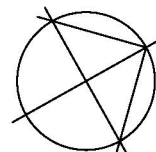
Total Building Areas: 534.63sqm

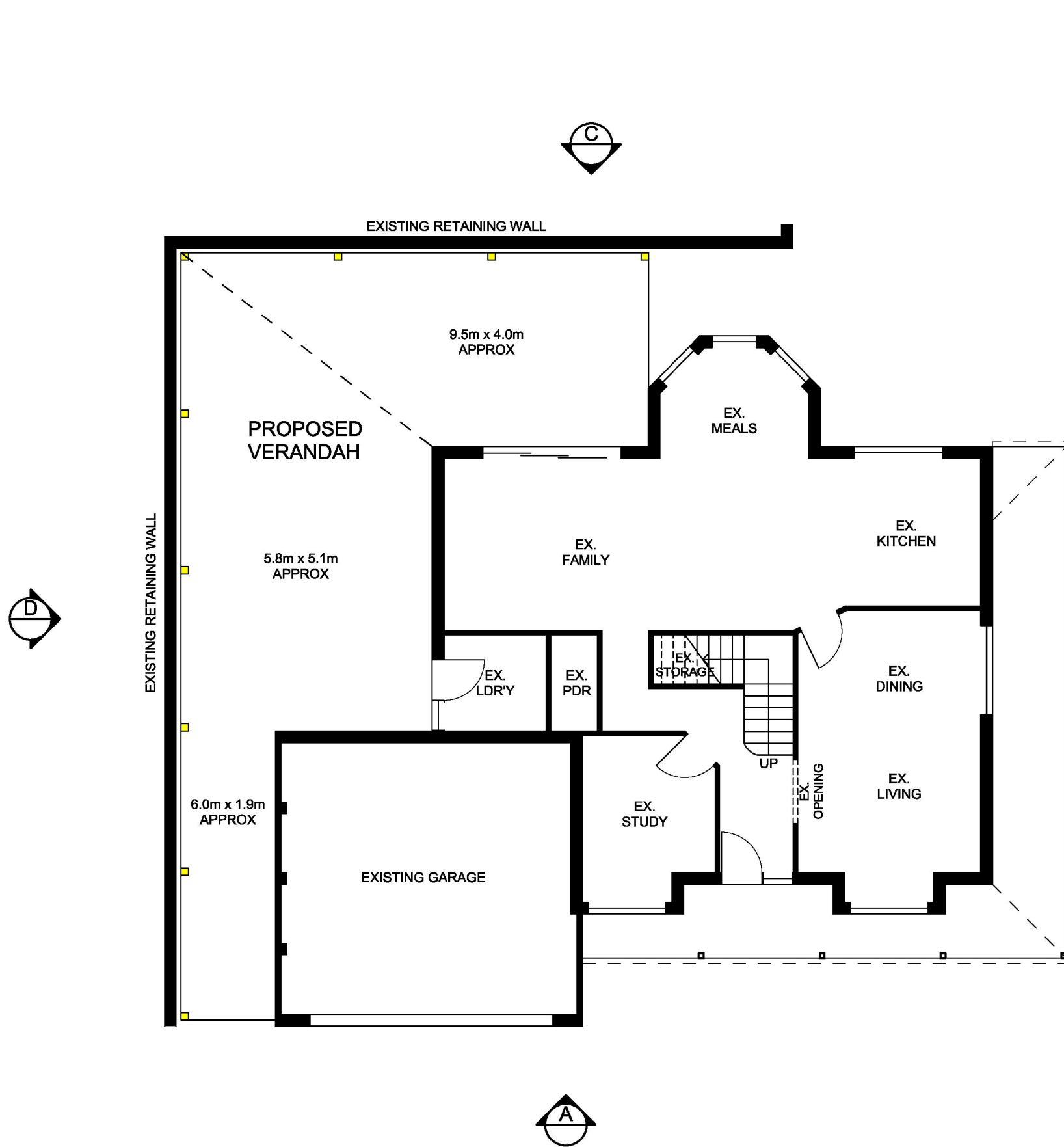
The Site Area covered with buildings: 32.84%

- * All Stormwater drainage to be connected
- * No Trees to be removed
- * No Earthworks
- * No Overshadowing
- * No Overlooking Issues
- * Building Height does not exceed 7m
- * The Site Area covered with buildings should not exceed 60%
- * The Site Area covered with pervious surfaces should be at least 20%

SITE PLAN

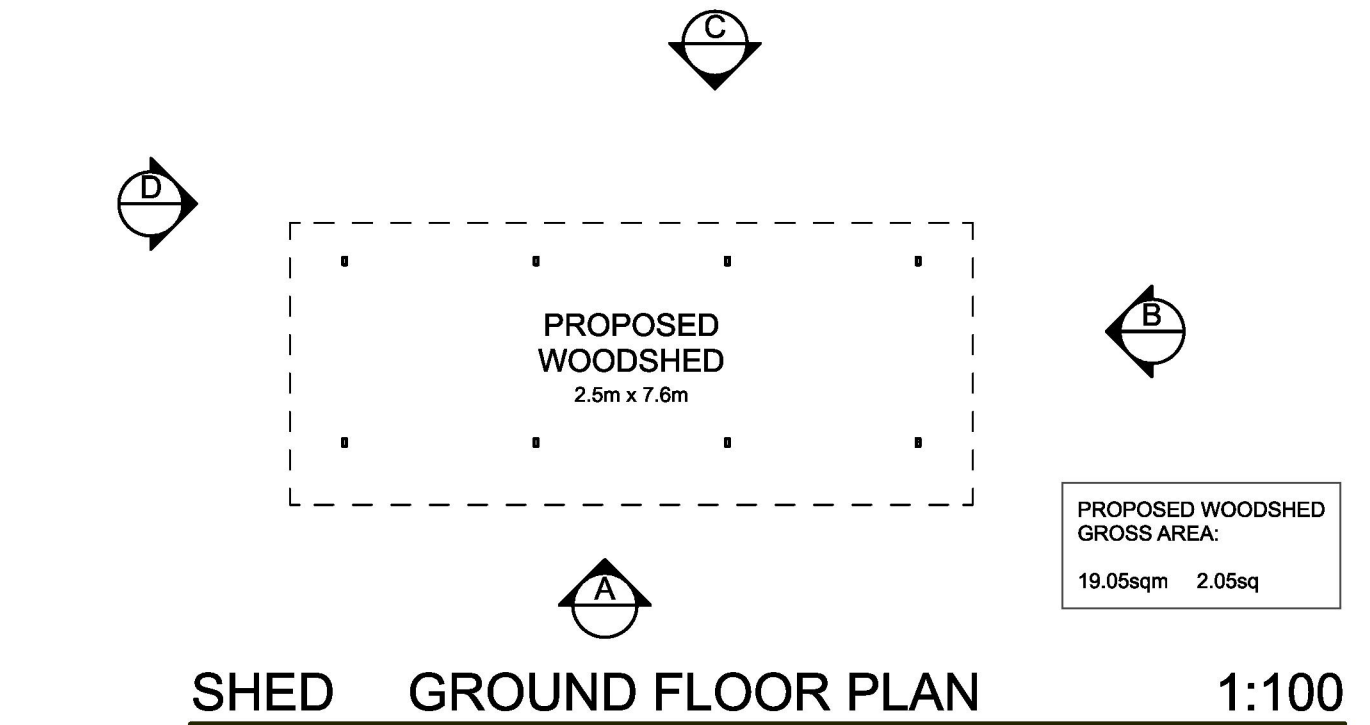
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VERANDAH GROUND FLOOR PLAN

1:100



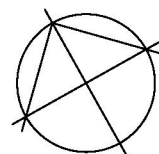
SHED GROUND FLOOR PLAN

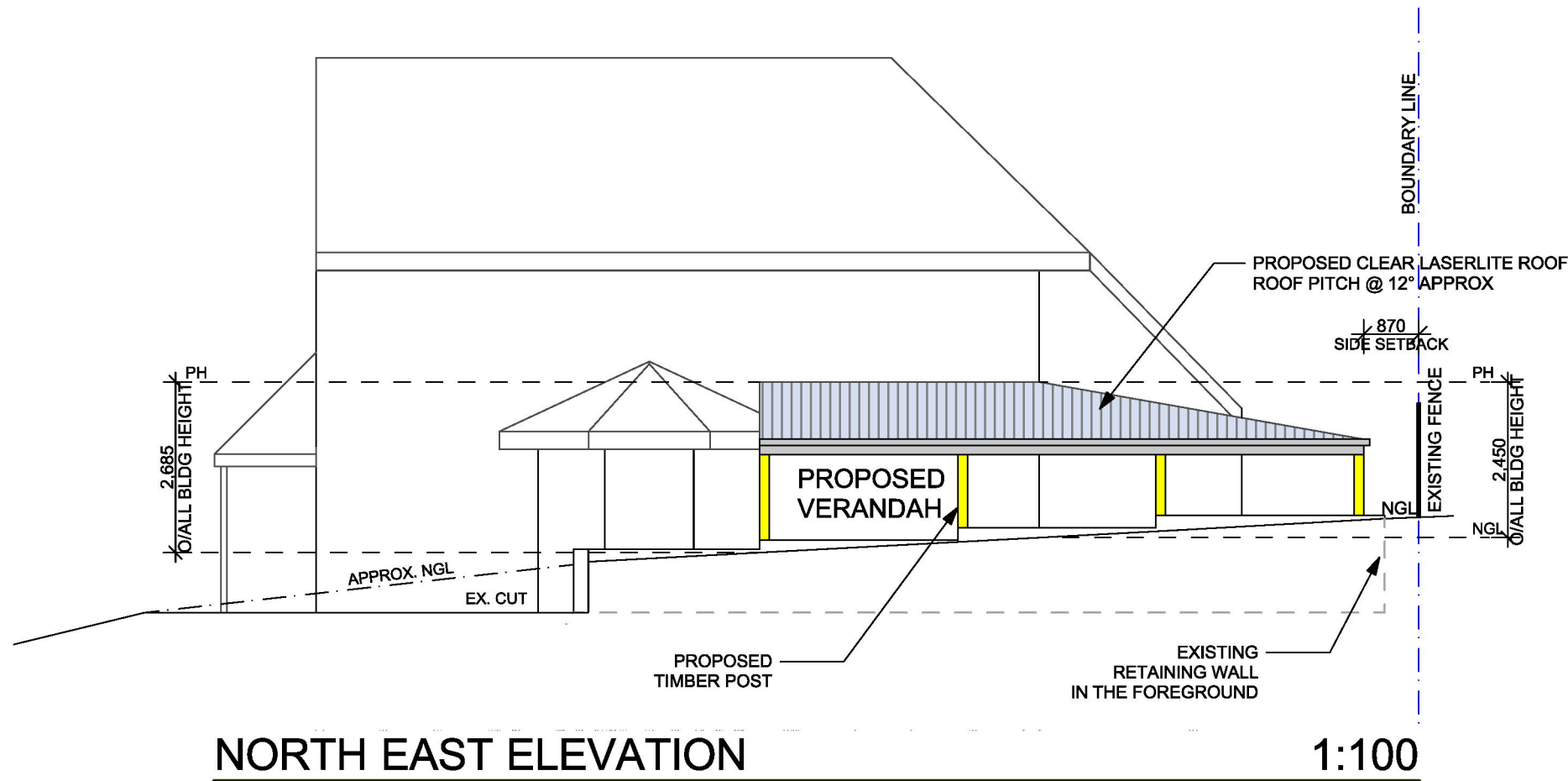
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EXISTING GROUND FLOOR GROSS AREA:	
106.46sqm	11.46sq
EXISTING GARAGE GROSS AREA:	
35.90sqm	3.86sq
EXISTING VERANDAH GROSS AREA:	
25.51sqm	2.75sq
PROPOSED VERANDAH GROSS AREA:	
78.5sqm	8.45sq


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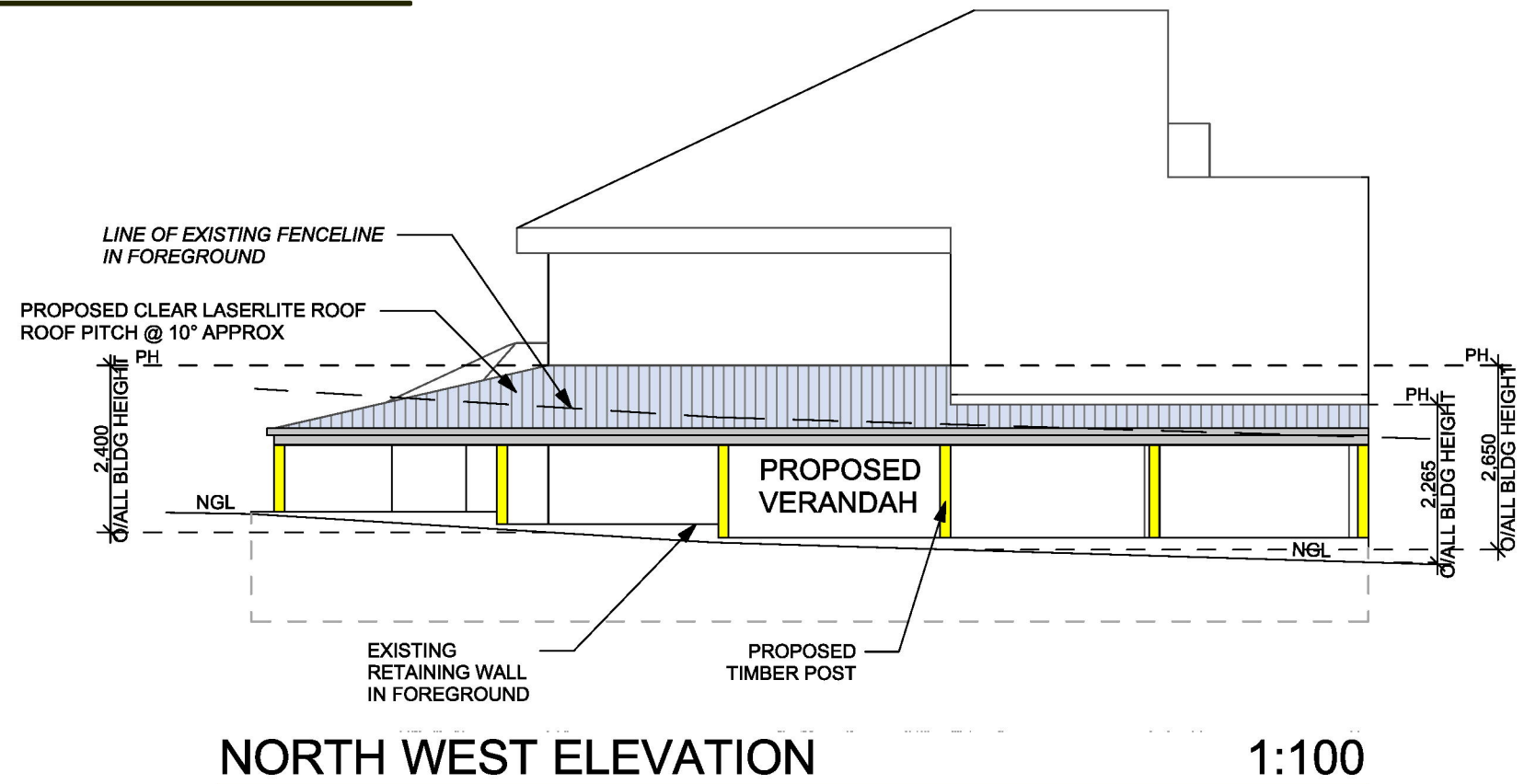


NORTH EAST ELEVATION

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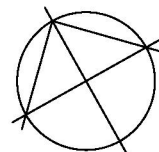

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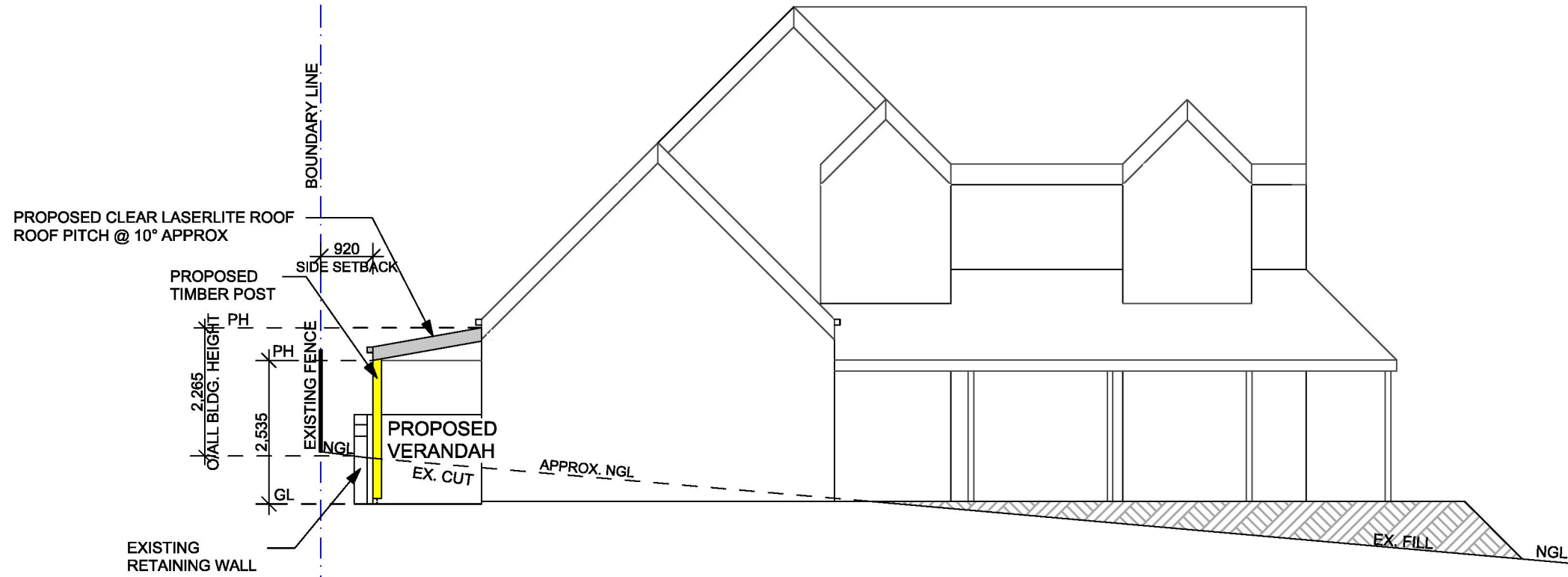
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NORTH WEST ELEVATION

1:100



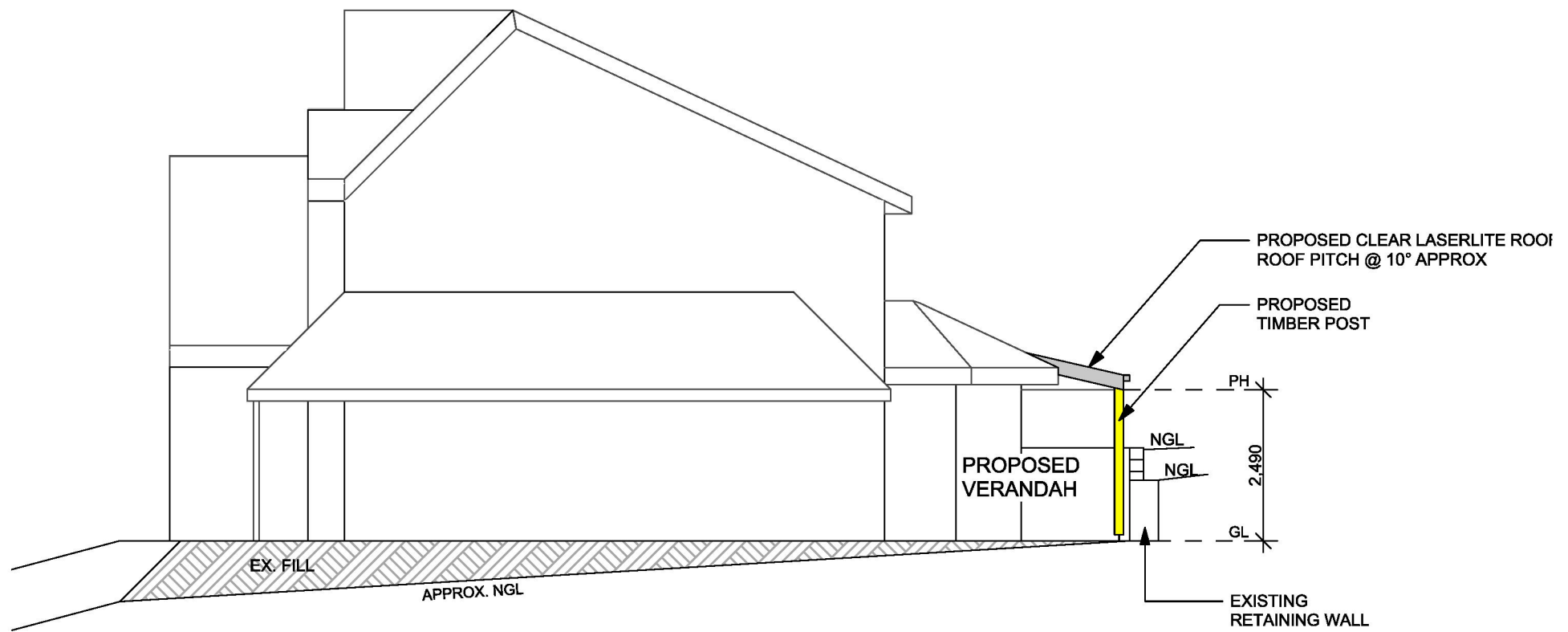


SOUTH WEST ELEVATION

1:100

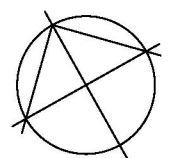
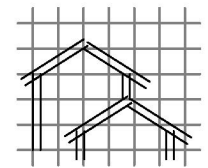

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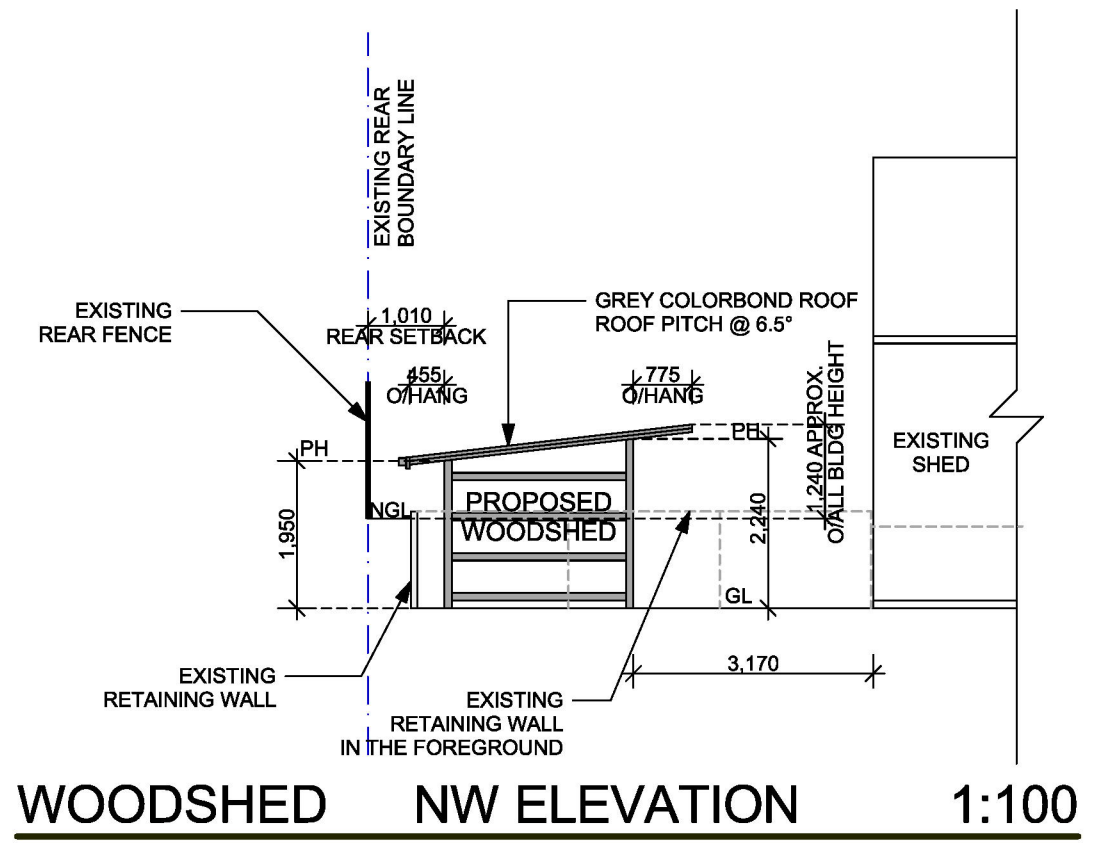
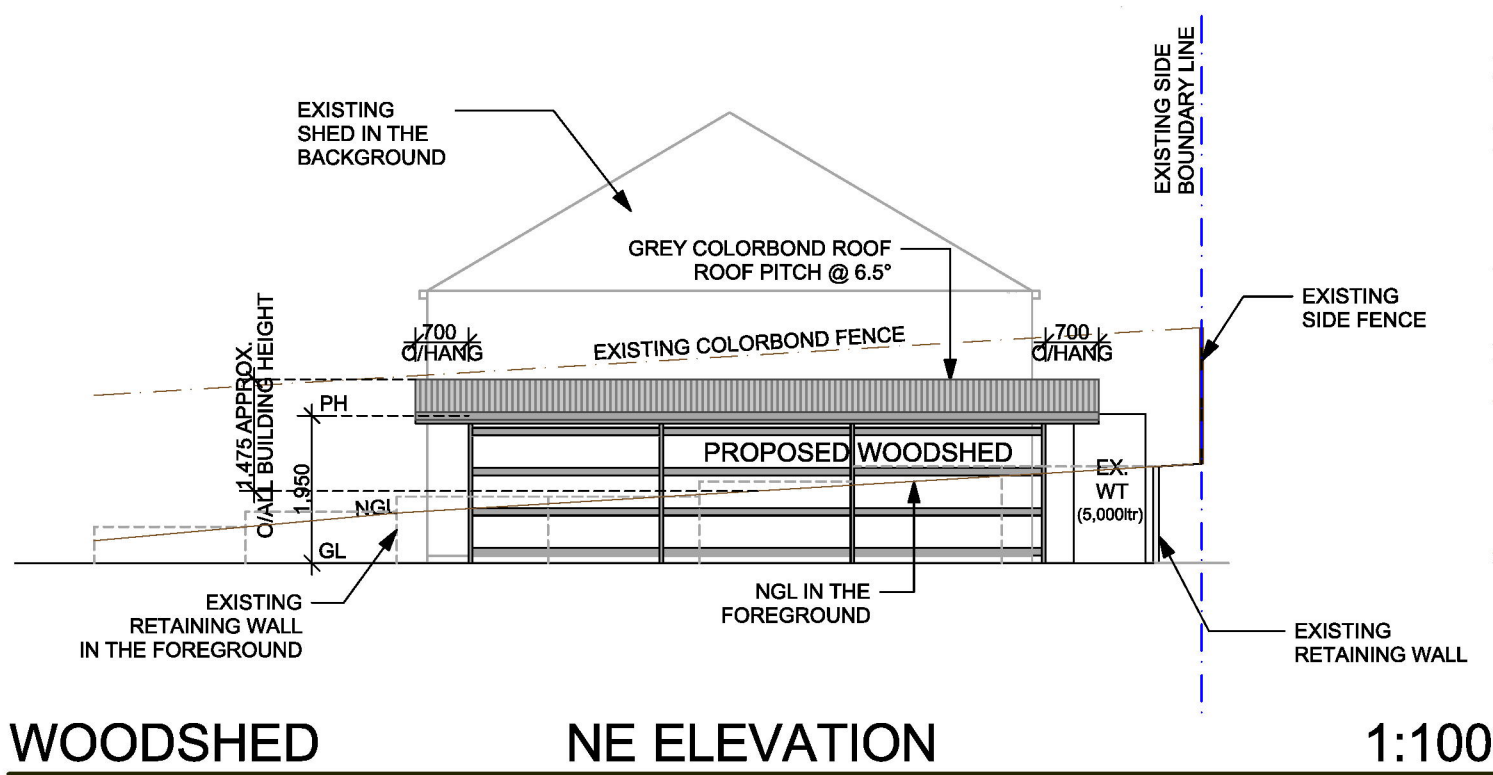
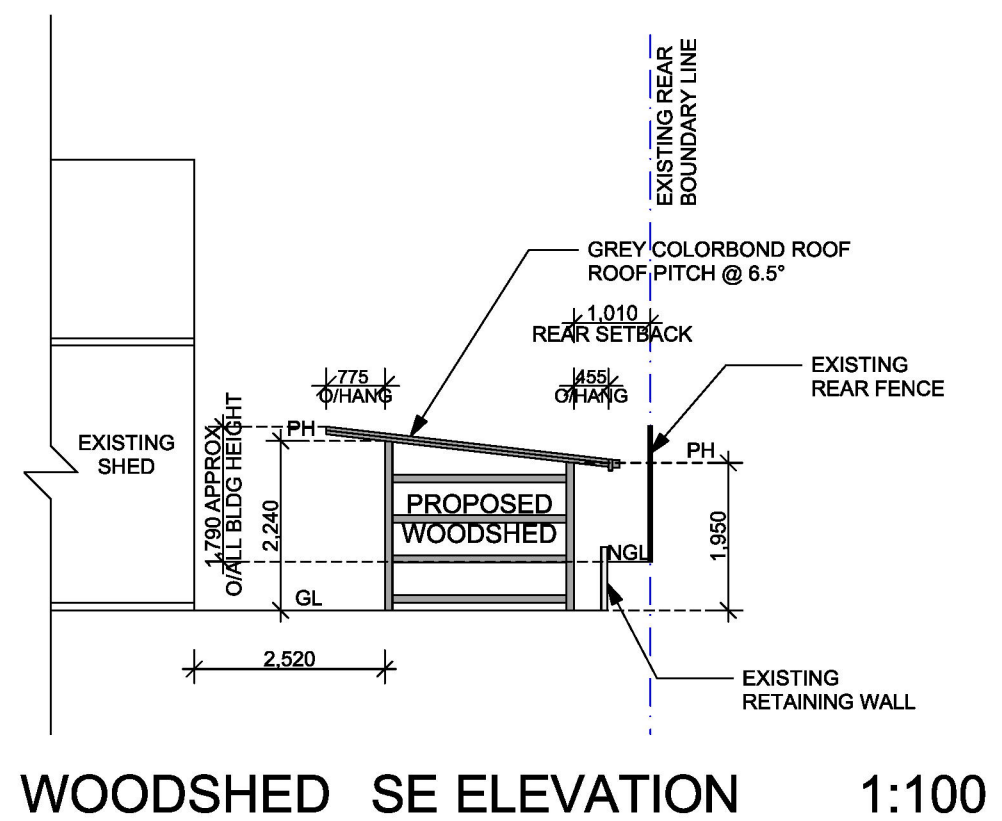
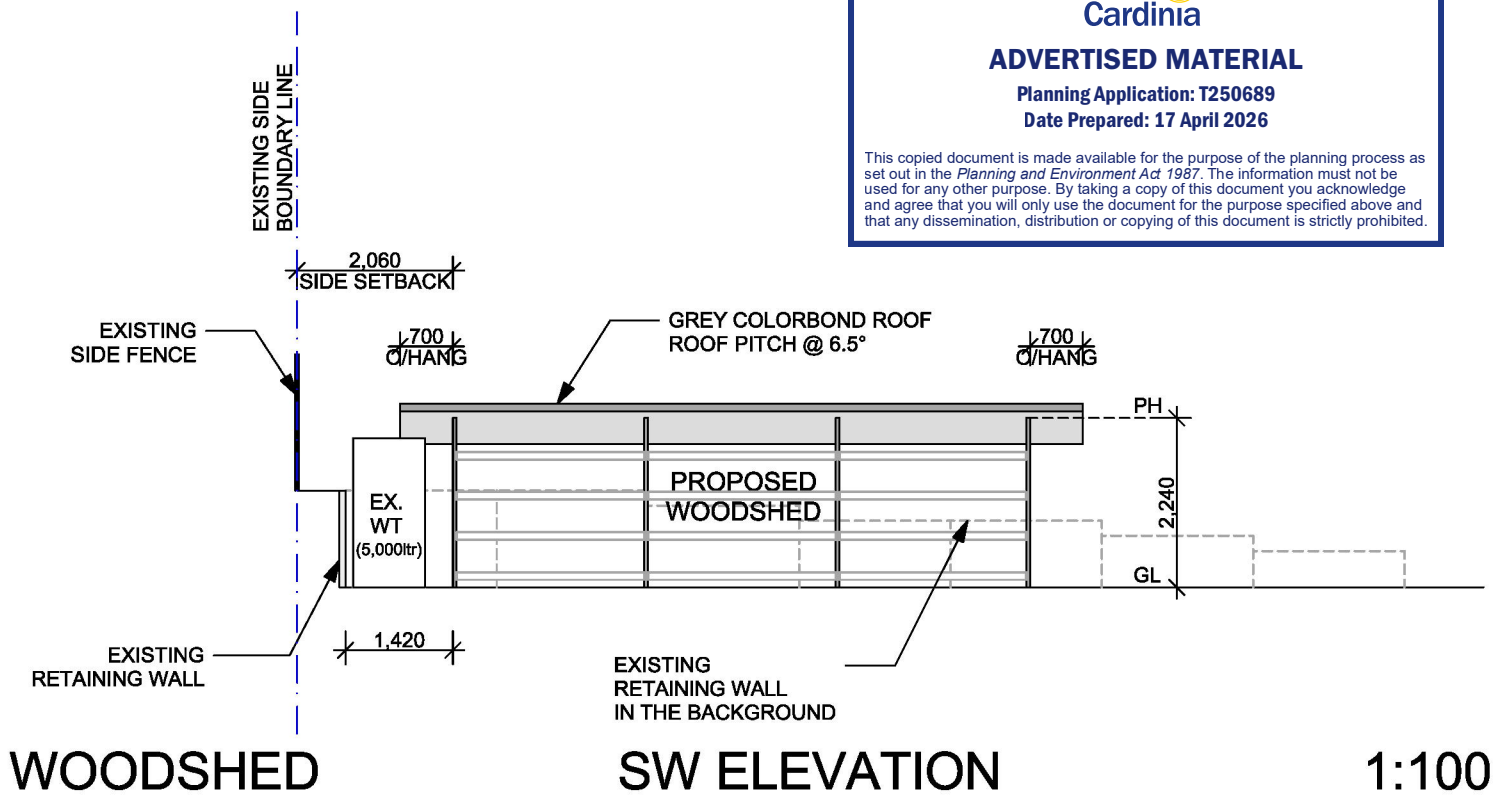
SOUTH EAST ELEVATION

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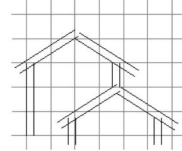
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DLM BUILDING DESIGN
& DRAFTING SERVICES

Mob: 0414 963 303
ABN: 67 056 371 719



deborah@dmlbuilding.com.au
www.dmlbuilding.com.au

16th February 2026

From [REDACTED] *Senior Design Consultant*

**DLM Buiding Design
& Drafting Services**

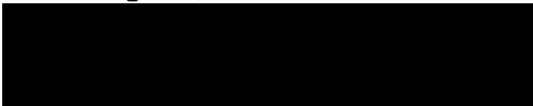
PO Box 279, Belgrave VIC 3160



To:

Cardinia Shire Council

20 Siding Ave, Officer VIC 3809



Application No: T250689

**Re: Buildings & Works (Construction of Verandah & Outbuilding (Woodshed))
at 26 Old Beaconsfield Rd, Emerald VIC 3782**

Dear [REDACTED]

In response to your 2nd February email, please find amended Town Planning Plans.

Elevations

- Elevations now include approximate retrospective earthworks when construction of house took place in 2003. No earthworks took place when building Verandah & Woodshed
- Verandah Elevations now show overall building height (from NGL to tip of the development)
- Elevations are now labelled as North East etc
- Fenceline shown dashed on North West Elevation of Verandah

Clarification of intended use of outbuilding:

The outbuilding 's (woodshed) sole purpose is to store firewood for household fireplace in winter

Preliminary Concerns & Comments

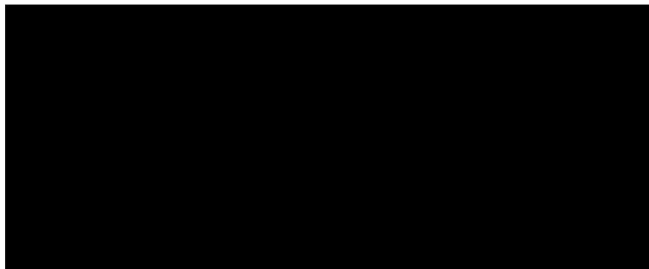
The following concern was raised regarding *building setback to the boundary* in the RFI Letter dated 14th January 2026

The shed is a small, non-habitable outbuilding measuring 2.5 m × 7.6 m. It is an open steel-frame structure with no walls and is partially sunken into the ground, resulting in a maximum height of only 1.79 m above natural ground level (2.24 m pitching height from the ground level). The structure is located 1.01 m from the boundary that adjoins a road, it is unobtrusive as it is fully screened by an existing 1.8 m solid Colorbond fence, ensuring no visual presence to the public realm. The fence height exceeds the typical 1.6 m line-of-sight band, meaning the shed is not visible to either pedestrians or drivers.

The shed is detached and positioned 28.5 m from the dwelling, with no amenity impacts, no overshadowing, no overlooking, and no visual bulk. Given its low height, sunken construction, open form, small scale, and complete screening, the reduced setback does not result in any adverse impacts and does not affect the surrounding character. The variation is minor, reasonable, and appropriate in this context.

I believe I've covered all your requests, but if there is something I missed, kindly email me to rectify.

Many Thanks,



ADVERTISED MATERIAL

Planning Application: T250689
Date Prepared: 17 April 2026

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