
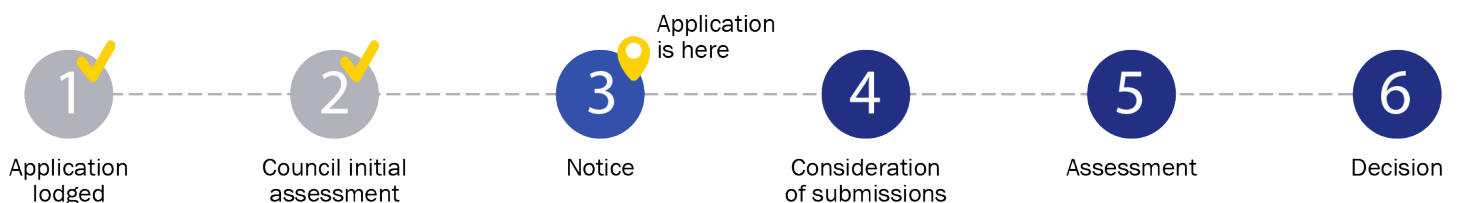


Notice of Application for a Planning Permit

The land affected by the application is located at:	L10 LP21776 V8058 F486 26 Sugarloaf Road, Beaconsfield Upper VIC 3808	
The application is for a permit to:	Buildings and works to construct an agricultural building	
A permit is required under the following clauses of the planning scheme:		
42.01-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	Stringybark Planning	
Application number:	T260048	
<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>		15 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>




Cardinia
ADVERTISED MATERIAL
 Planning Application: T260048
 Date Prepared: 30 April 2026

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Application Summary

Portal Reference: A12664YZ

Basic Information

Proposed Use: Buildings and works to construct an agricultural building
 Current Use: Used and developed for an existing dwelling and grazing animal production
 Cost of Works: \$71,515
 Site Address: 26 Sugarloaf Road Beaconsfield Upper 3808

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.


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Contacts

Type	Name	Address	Contact Details
Applicant	Stringybark Planning	21 Don Road, Healesville VIC 3777	[Redacted]
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	Stringybark Planning	21 Don Road, Healesville VIC 3777	[Redacted]

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 11	Not more than \$100,000	\$1,302.80	100%	\$1,302.80
Total				\$1,302.80

Documents Uploaded

Date	Type	Filename
29-01-2026	A Copy of Title	00787799040012025111402220001.pdf
29-01-2026	A Copy of Title	00787799040122025111402220001.pdf
29-01-2026	Site plans	26 SUGARLOAF RD -REV B - 24-11-2025.pdf
29-01-2026	Additional Document	Cover Letter.pdf



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] Stringybark Planning	21 Don Road, Healesville VIC 3777	[REDACTED]
Submission Date	29 January 2026 - 10:13:PM		

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



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Date Prepared: 30 April 2026

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

Page 1 of 1

VOLUME 08058 FOLIO 486

Security no : 124129920579H
Produced 14/11/2025 01:22 PM

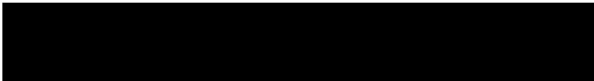
LAND DESCRIPTION

Lot 10 on Plan of Subdivision 021776.
PARENT TITLE Volume 07401 Folio 097
Created by instrument 2532172 04/12/1952

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP021776 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 SUGARLOAF ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



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Planning Application: T260048
Date Prepared: 30 April 2026

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Document Identification	LP021776
Number of Pages (excluding this cover sheet)	2
Document Assembled	14/11/2025 13:22

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29-01-2026
Cardinia Shire Council
Planning Department
PO Box 7
Pakenham VIC 3810

RE: Planning application – 26 Sugarloaf Road Beaconsfield Upper

We wish to apply for a planning permit for **buildings and works to construct an agricultural building.**

The purpose of the proposed outbuilding is for storage of animal feed, tractors and other farm machinery associated with the established use of the land for grazing animal production.

The proposal requires approval under the following:

- Clause 35.05-5 (Buildings and works, Green Wedge A Zone)
- Clause 42.01-2 (Permit requirement, Environmental Significance Overlay)

The subject land has an unusual history. It is located immediately adjacent to the Beaconsfield Upper Water Tower and during the construction of the water tower the subject land was quarried with stone from the subject land used in the construction of the water tower. This has left a quarried out space on the subject land. It is within this quarried out space that the proposed shed is to be sited.

The proposed siting location is a good design because it makes use of an area of land which is otherwise unproductive and it also ensures the proposed shed will not appear dominant in the landscape because it will only be visible from one side. There is vegetation nearby in terms of lateral distance however all the nearby vegetation is at a level several metres higher than the proposed shed and therefore it should be very clear that there will be no impacts to vegetation as a result of this proposal.

Access to the proposed shed will be for agricultural vehicles and machinery and these can access the shed across the paddock without any need for a formal track.

We include photographs below to assist Council in understanding the site.



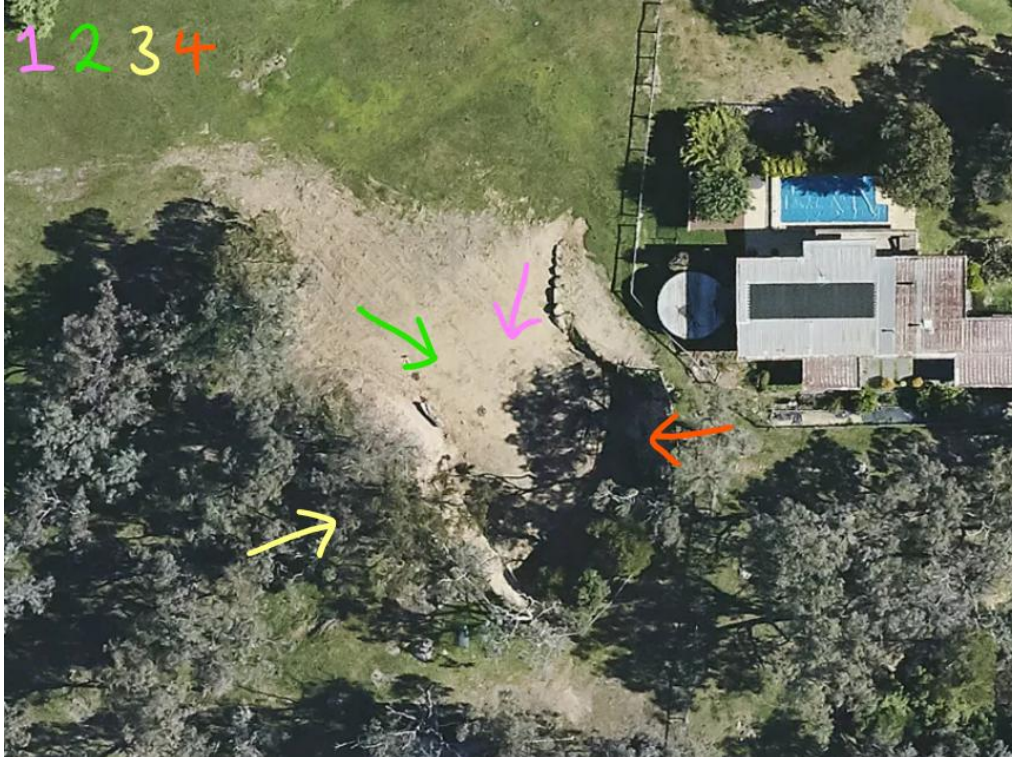


Diagram showing approximate location and direction of photographs



Photo 1


Cardina
ADVERTISED MATERIAL
 Planning Application: T260048
 Date Prepared: 30 April 2026

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Photo 2



Photo 3


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Photo 4

We request that in the event that Council intends to impose a condition 1 type of condition requiring design changes that such a suggestion is raised with the applicant so the matter can be discussed and worked through in an efficient manner.

We attach the following documents with this application:

- Development plans
- Full copy of title
- Application form

Please contact me if you require further information.

Kind regards,

[Redacted]
Town Planner
Stringybark Planning
[Redacted]



Application Summary

Portal Reference	D12656VD
Reference No	T260048

Basic Information

Cost of Works	\$71,515
Site Address	26 Sugarloaf Road Beaconsfield Upper VIC 3808

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.


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Date Prepared: 30 April 2026

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Documents Uploaded

Date	Type	Filename
26-03-2026	Additional Document	RFI Cover Letter.pdf

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	 Stringybark Planning	21 Don Road, Healesville VIC 3777	
Submission Date	26 March 2026 - 05:32:PM		

Declaration

By ticking this checkbox,  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

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26-03-2026
Cardinia Shire Council
Planning Department
PO Box 7
Pakenham VIC 3810

RE: Planning application T250048 – 26 Sugarloaf Road Beaconsfield Upper

We refer to the further information letter dated 26 February 2026 and provide the following response.

Item 1

The proposed building will be used to store items relating to the existing agricultural use of the land. This includes a tractor to various implements such as a slasher, a backhoe, chain saws, ride-on mowers and other agricultural tools and equipment. The building will also be used to store animal feed and machinery and equipment such as troughs which are used for feeding.

Item 2

The land is used for grazing animal production. Sheep graze on the property and have done so since the current owner has been living on the property. Prior to sheep grazing the land my client advises that previous owner used the land for was horse grazing and prior to that deer grazing.

Item 3

The Council seem to have a misunderstanding of the site. The quarried area dates back about 70 years. It is an unusual landscape feature created when rock was quarried from the hill to construct the water tower. Two quarried areas exist on the subject land. The other quarried area is located south-east of the quarried area that we are applying to build within.

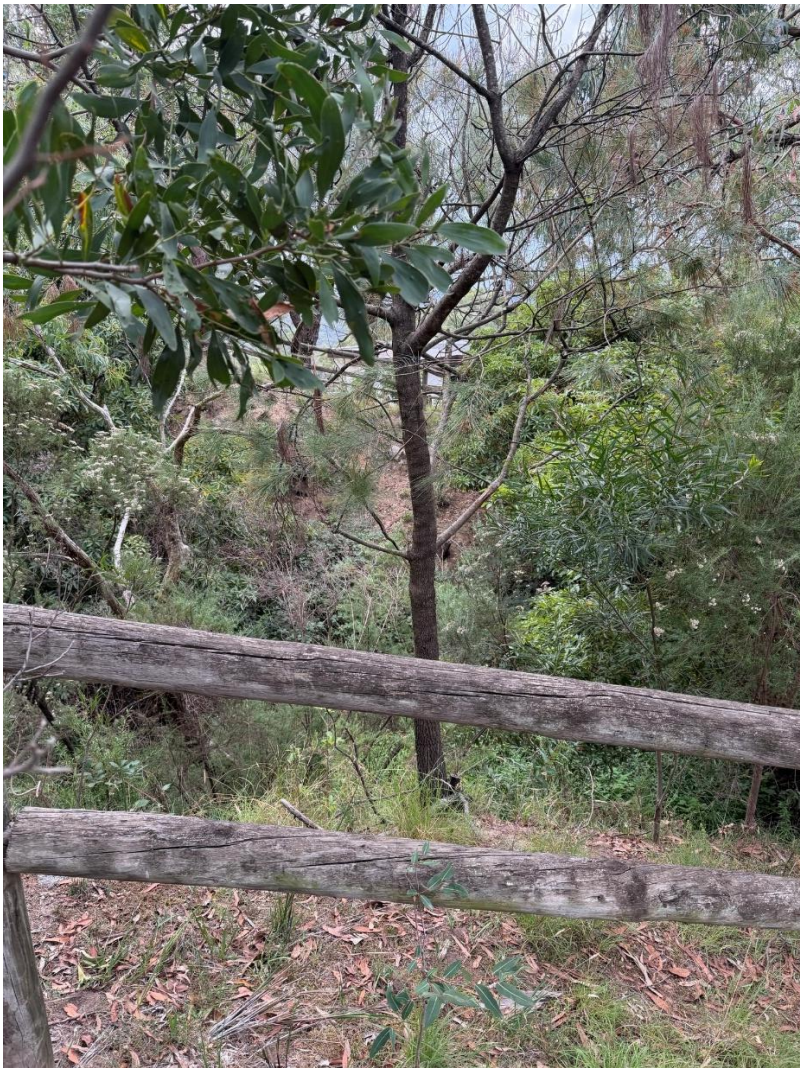
The other quarried area provides a useful example of what the quarried area we are applying to build within, used to be like. The other quarried area is different because it holds water usually all-year around and so the vegetation within it is a little bit different, however my client advises that it is similar to how the quarried area that we are applying to build within used to be. We encourage Council to visit the site to see this. We provide a photograph below of this other quarried area however due to how overgrown it is, the photograph only helps gain a limited understanding of the characteristics of that area.


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The quarried area where we propose to build used to contain a large amount of weeds which had taken over this area. Some native vegetation did exist within this area but over time several native trees fell due to suffocation from ivy. We have included a photograph below of a different tree on the property which has suffered a similar fate due to ivy. This whole area was cleared of the weeds recently creating the change in appearance of the area. My client advises that around the same time some minor earthworks occurred which involved only taking out high and low spots without changing the prevailing slope within the previously quarried area.

We could potentially show a hatching on the site plan of the area where minor earthworks and removal of weeds occurred, but that is the limit on what could be shown to address this point. We believe the explanation should be enough rather than any such detail being added to the plans.





Item 4

The plans submitted with the application already show the proposed earthworks to construct the shed. This involves a minor site cut to the existing ground level. It is not possible to detail any past earthworks because there is no record of the previous ground levels. My client advises that changes to the levels have been minor and involve only taking out high and low spots without changing the prevailing slope within the previously quarried area.

Item 5

No native vegetation removal is proposed and there has been no removal of native vegetation for which approval would have been required within the past 5 years according to my client. Therefore a response to Clause 52.17 is not required.

Item 6

The development plans submitted with the application showed all trees within 15m of the proposed development. A tree schedule was include showing the relevant details of the trees. Only one tree had a theoretical encroachment. We submitted with the application photographs of the site which clearly show how the proposed development is at a much lower level than the nearby trees.

The proposed shed is within the quarried area and the existing trees are beyond the top of the quarried area. This difference in level makes it impossible for the proposal to affect the roots of the nearby trees. Council arborists should be satisfied of this fact from the plans and photographs provided. We provide below an additional photograph showing the property owner standing within the quarried area with a 5m long pole. This photograph provides a human scale of the quarried area to help Council realise that impacts to tree roots is imply not possible.




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Item 7

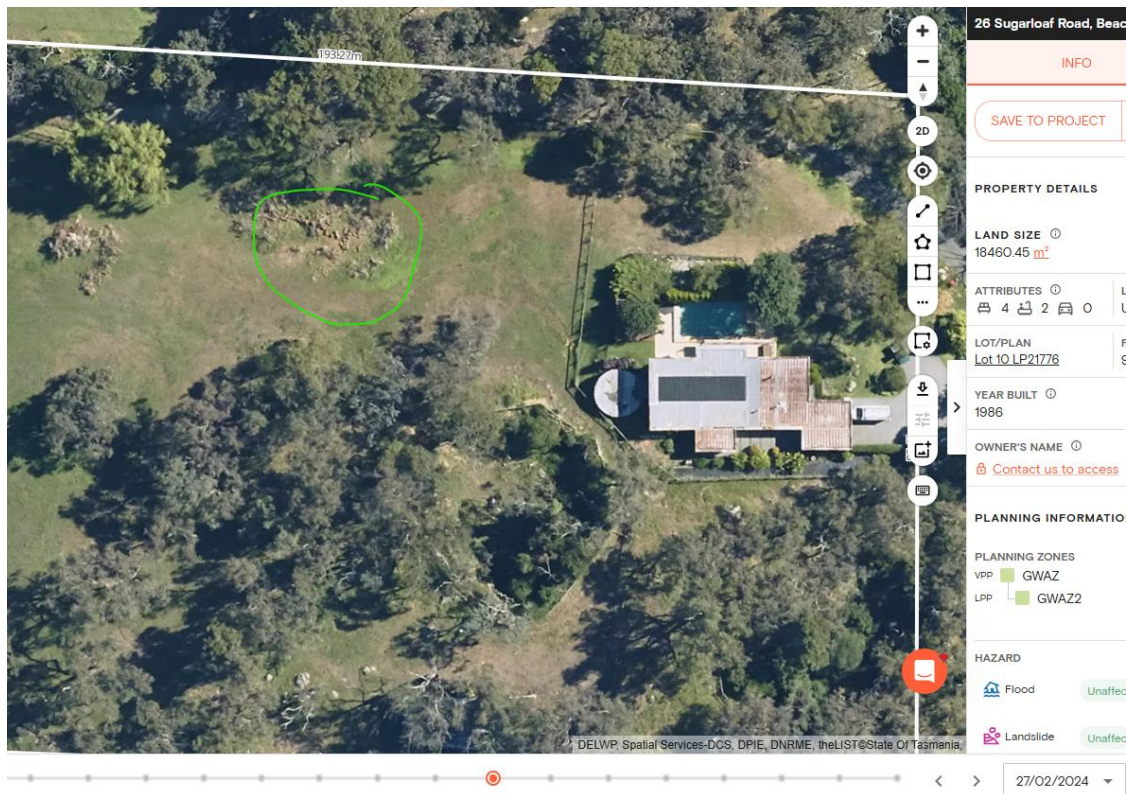
No native vegetation removal is proposed and there has been no removal of native vegetation for which approval would have been required within the past 5 years according to my client. Therefore a response to Clause 52.17 is not required.

Response to Preliminary Concerns and Comments

Preliminary Concern A

The intended purpose of the shed is for agricultural purposes. The suggested condition is not a problem. We understand that aerial imagery may not provide any obvious sign of the agricultural use. Unfortunately on many of the aerial images the sheep are not visible. This may be because of them being under the trees or within shaded areas. It makes sense for this to be the case because the clearest aerial images are usually taken during clear and sunny days in summer.

I did however find some photos which appeared to show the sheep and have provided snips of these images below.






26 Sugarloaf Road, Beach...

INFO

SAVE TO PROJECT

PROPERTY DETAILS

LAND SIZE 18460.45 m²

ATTRIBUTES 4 2 0

LOT/PLAN Lot 10 LP21776

YEAR BUILT 1986

OWNER'S NAME Contact us to access

PLANNING INFORMATION

PLANNING ZONES

VPP GWAZ

LPP GWAZ2

HAZARD

Flood Unaffected

Landslide Unaffected

DELWP, Spatial Services-DCS, DPIE, DNRME, theLISTState Of Tasmania

29/10/2018



Preliminary Concern B

I understand Council's position based on how the aerial imagery looks, but what Council is seeing on the aerial imagery is actually vegetation located around the top of the quarried area with some branches hanging in and the angle of some of the aerial images making this look more exaggerated than it actually is. At the ground level there were weeds which can be seen but are now gone having been legally removed.

Preliminary Concern C

We note Council's comments.

Preliminary Concern D

We note Council's comments.

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

We request that in the event that Council intends to impose a condition 1 type of condition on the planning permit that this is raised with the applicant first so any potential issues can be worked through before the permit is issued.

Please contact me if you require further information.

Kind regards,



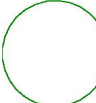


**Town Planner
Stringybark Planning**




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LEGEND

- TREE CANOPY 
- TREE NRZ 
- TREE SRZ 

PROPOSED STEEL SHED
18m x 8.5m x 4.84m (AT APEX)

SITE NOTES

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

GENERAL CONSTRUCTION TO COMPLY WITH 2022 BCA VOLUME 2.

ALL SETOUT DIMENSIONS HEIGHTS AND CLEARANCES TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO WORKS COMMENCING.

PLUMBER TO CONNECT ALL STORM WATER TO LEGAL POINT OF DISCHARGE

DOWN PIPES TO BE SPACED 12 METRE MAXIMUM CONTINUOUS SPACING OR AS SHOWN ON PLAN. 90mm DIA. PVC STORM WATER TO BE INSTALLED AT A MINIMUM GRADE OF 1:100

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

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

SITE ANALYSIS

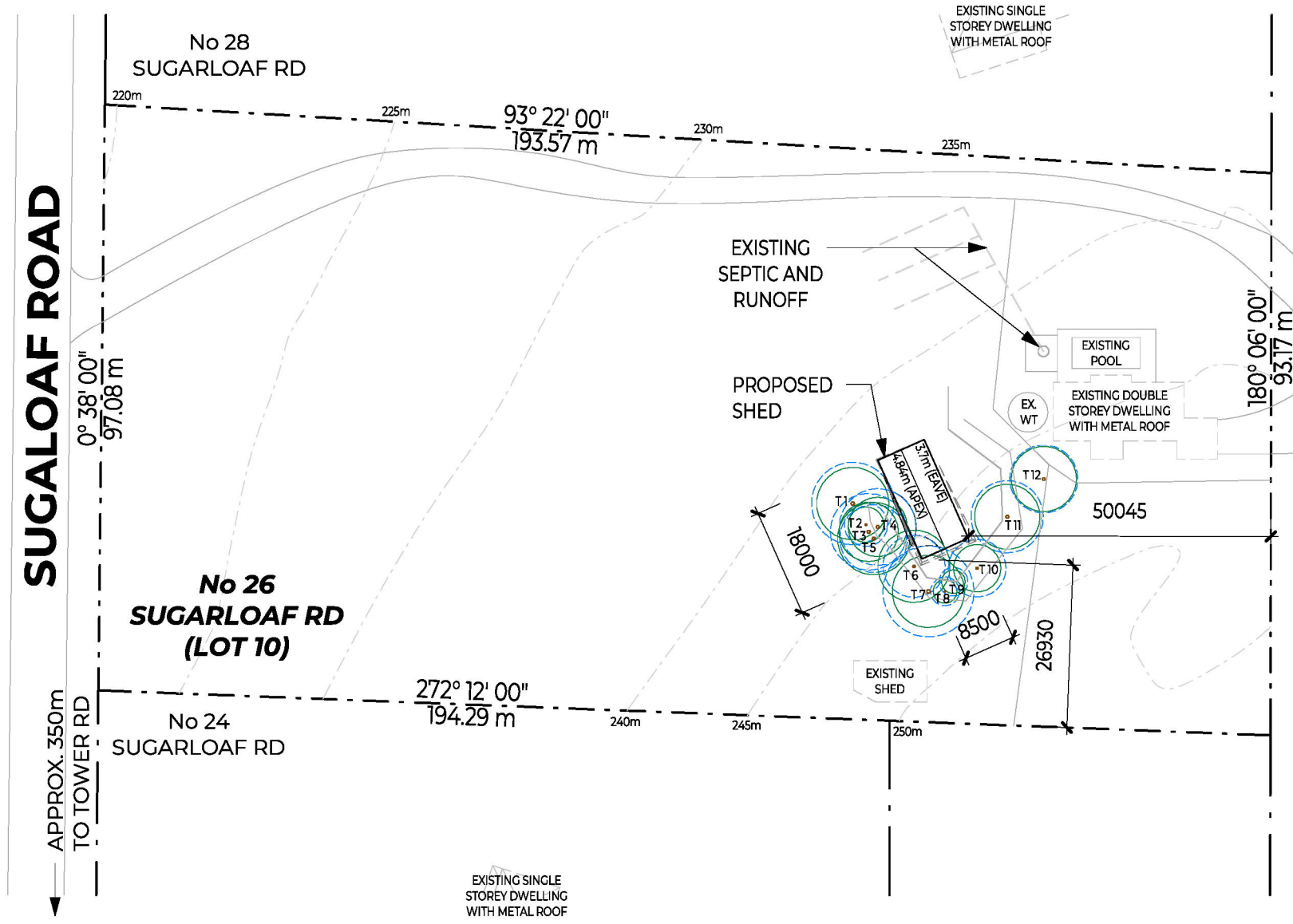
TOTAL SITE AREA	18429.86 m ²
EXISTING DWELLING	357.11 m ²
PROPOSED SHED	153.00 m ²
EXISTING DRIVEWAY	57.73 m ²
TOTAL SITE COVERAGE	510.11 m ² (2.77%)
GARDEN AREA	16925 m ² (91.83%)

TREE SCHEDULE

TREE N°	DBH	NRZ
1	570	6840
2	300	3600
3	530	6360
4	530	6360
5	470	5640
6	430	5160
7	630	7560
8	200	2400
9	200	2400
10	400	4800
11	500	6000
12	470	5640

ENCROACHMENT

TREE N°	AREA	ENCR.	%
1	146.98 m ²	1.24 m ²	0.84%
3	123.08 m ²	0.36 m ²	0.29%
4	127.08 m ²	16.25 m ²	12.79%
6	179.50 m ²	10.69 m ²	5.96%
7	179.50 m ²	5.82 m ²	3.24%



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1 SITE PLAN
A.01 1 : 1000

VEGETATION NOTE:
NO VEGETATION IS PROPOSED TO BE REMOVED OR DESTROYED IN THIS APPLICATION. ALL PROTECTED OR SIGNIFICANT VEGETATION WITHIN 10M OF PROPOSED WORKS ARE SHOWN. FOR CLARITY VEGETATION FURTHER THAN 10M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.

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



ADVERTISED MATERIAL

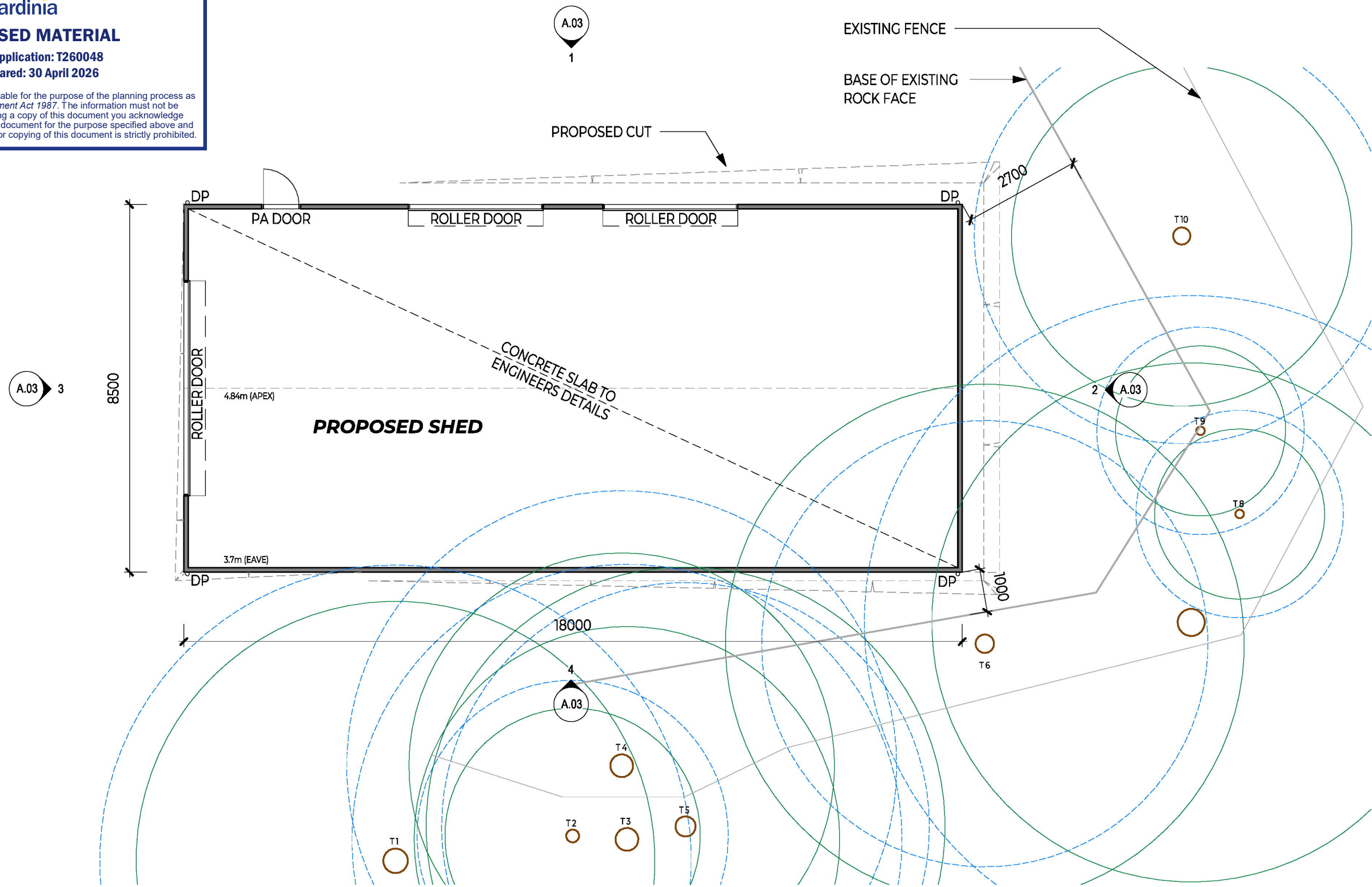
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LEGEND

- TREE CANOPY
- TREE NRZ
- TREE SRZ



1 FLOOR PLAN
A.02 1 : 100

VEGETATION NOTE:
NO VEGETATION IS PROPOSED TO BE REMOVED OR DESTROYED IN THIS APPLICATION. ALL PROTECTED OR SIGNIFICANT VEGETATION WITHIN 10M OF PROPOSED WORKS ARE SHOWN. FOR CLARITY VEGETATION FURTHER THAN 10M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.

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

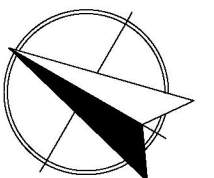


Email Phone

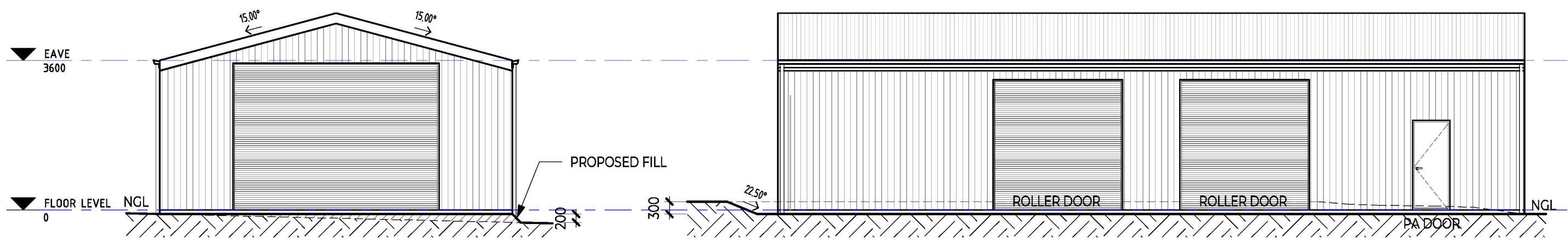
PROJECT ADDRESS DRAWING
PROPOSED NEW SHED
26 SUGARLOAF ROAD, BEACONSFIELD UPPER
FLOOR PLAN

ISSUE DATE: 24-11-2025 SCALE (@A3) 1 : 100 REVISION: B DWG NO: A.02 PROJ NO: 2025-006

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF STRINGYBARK PLANNING.



PLOT: TMS21AB, 24/11/2025 14:05 PM, E:\Work\Stringybark Planning\A\25-006 - 26 Sugarloaf Road Beaconsfield Upper\26 Sugarloaf Road Beaconsfield Upper.rvt

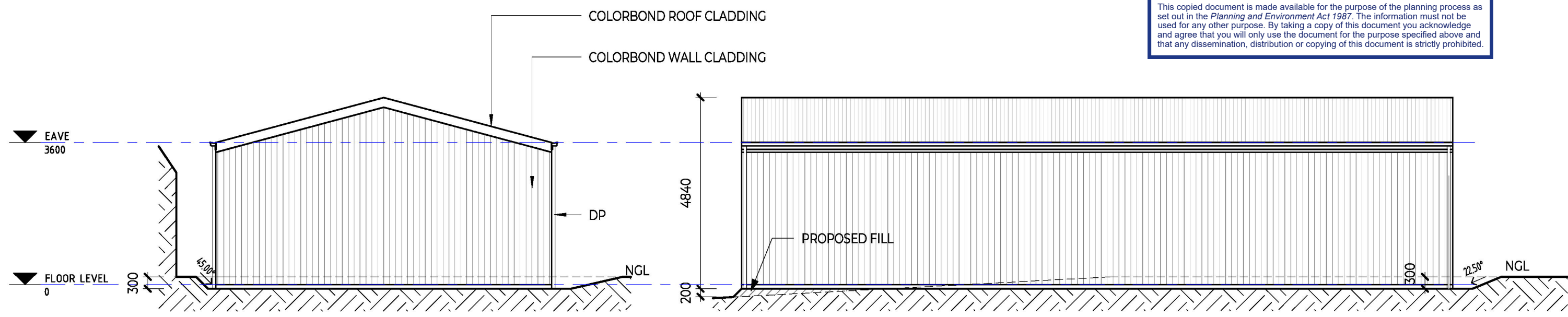


3 NORTH WEST ELEVATION
A.03 1 : 100

1 NORTH EAST ELEVATION
A.03 1 : 100






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2 SOUTH EAST ELEVATION
A.03 1 : 100

4 SOUTH WEST ELEVATION
A.03 1 : 100

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

VEGETATION NOTE:
 NO VEGETATION IS PROPOSED TO BE REMOVED OR DESTROYED IN THIS APPLICATION. ALL PROTECTED OR SIGNIFICANT VEGETATION WITHIN 10M OF PROPOSED WORKS ARE SHOWN. FOR CLARITY VEGETATION FURTHER THAN 10M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.

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

 PAKENHAM		PROJECT ADDRESS DRAWING PROPOSED NEW SHED 26 SUGARLOAF ROAD, BEACONSFIELD UPPER ELEVATIONS	THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF STRINGYBARK PLANNING.
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