
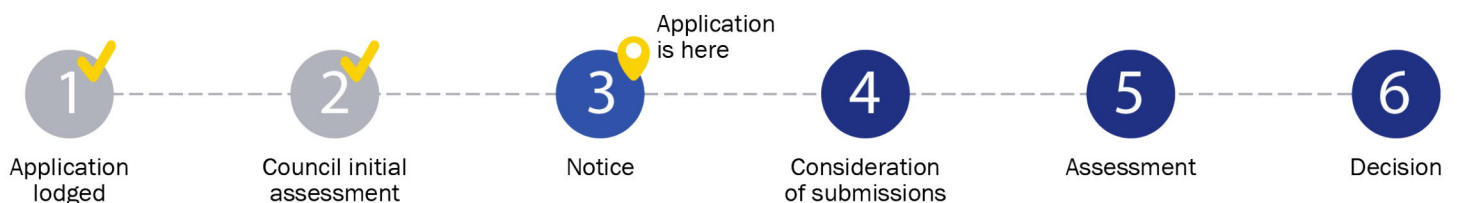


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP239700 V08379 F074 79 Emerald-Monbulk Road, Emerald VIC 3782	
The application is for a permit to:	Removal of non-native trees	
A permit is required under the following clauses of the planning scheme:		
42.01-2	Remove, destroy or lop vegetation	
APPLICATION DETAILS		
The applicant for the permit is:	[REDACTED]	
Application number:	T260108	
<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>		19 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>



Application Summary

Portal Reference: A12663XD

Basic Information

Proposed Use	Removal of non-native trees
Current Use	Previously a wholesale foliage and plant farm with many non-native trees planted over time. Now a residential lifestyle property.
Cost of Works	\$15,000
Site Address	79 Emerald-Monbulk 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.

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]		
Owner			
Preferred Contact			

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 8 VicSmart application more than \$10, 000	\$487.50	100%	\$487.50
Total			\$487.50

Documents Uploaded

Date	Type	Filename
23-02-2026	A Copy of Title	Title Search 23 Feb 26.pdf
23-02-2026	Encumbrance	Title Plan Encumbrances 23 Feb 26.pdf
23-02-2026	Site plans	Row to 13 non-native trees to be removed at 79 Emerald-Monbulk Rd Emerald.jpg



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



Declaration

By ticking this box, I 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.



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ADVERTISED MATERIAL

Planning Application: T260108
Date Prepared: 04 May 2026

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Application Summary

Portal Reference	D126917L
Reference No	T260108

Basic Information

Cost of Works	\$15,000
Site Address	79 Emerald-Monbulk Road Emerald VIC 3782

Covenant Disclaimer

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<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	

Documents Uploaded

Date	Type	Filename
04-03-2026	Additional Document	T260108 Site Plan.pdf
04-03-2026	Additional Document	T260108 Description.pdf
04-03-2026	Additional Document	T260108 Photos of Vegetation.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	[Redacted]
Submission Date	[Redacted]

Declaration

By ticking this checkbox, I, Bronwyn Slagter, 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.



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Purton Road, Pakenham, Victoria



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Planning Application: T260108
Date Prepared: 04 May 2026

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After Hours: 1300 787 624
Fax: 03 5941 3784

Application Summary

Portal Reference	D22611EG
Reference No	T260108

Basic Information

Cost of Works	\$15,000
Site Address	79 Emerald-Monbulk Road Emerald VIC 3782

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached
<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	

Documents Uploaded

Date	Type	Filename
26-04-2026	Additional Document	T260108 Additional Information.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	[Redacted]
Submission Date	[Redacted]

Declaration

By ticking this checkbox, I, Bronwyn Slagter, 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.

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Permit to remove non-native trees T20260108

Location : L1 TP239700 V08379 F074, 79 Emerald-Monbulk Rd, Emerald 3782

Applicant [REDACTED]

1. A written statement outlining all elements of the proposal including:

a. Explanation as to why the vegetation is allocated for removal.

No longer required: Some 30 + years ago, when the property was not as densely vegetated as it is now, the row of cedars and cypress were planted as a windbreak to protect the smaller trees. Now, all the trees are of a substantial height and the entire property is so populated with mature trees and shrubs that a windrow is no longer necessary. Additionally, there are some other trees that are now overshadowed by the windrow, which need more sunlight for their optimal fruiting and general health.

Fire hazard: the highly flammable nature of Western Red Cedar, Japanese Cedar and Kashmir Cypress is a concern to us as homeowners, and we are seeking to mitigate the likelihood of bush fires on our property due to ember attack.

Non-native species: we do not believe these three species warrant particular preservation, being neither rare nor indigenous to this area.

b. Steps that have been taken to:

i. Avoid the removal of vegetation, where possible. NA

ii. Minimise the removal of vegetation. NA

iii. Appropriately replace and/or compensate the loss of vegetation.

There are numerous other established trees and shrubs of a more interesting and useful nature already on the property. We draw attention to the enormous Stone Pines, English Oak and Apple Gum feature trees on the property, to name but a few. You are more than welcome to inspect the property in person, if your satellite imagery does not show it clearly.



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

VOLUME 08379 FOLIO 074

Security no : 124132403442T
Produced 23/02/2026 07:47 PM

LAND DESCRIPTION

Lot 1 on Title Plan 239700A.
PARENT TITLE Volume 03319 Folio 767
Created by instrument B380263 09/03/1962



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REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors



ch of 79 EMERALD-MONBULK ROAD EMERALD VIC

3782

BA025213M 16/01/2026

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA025214K 16/01/2026
MACQUARIE BANK LTD

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 TP239700A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ788479E (E)	TRANSFER CONTROL OF ECT	Completed	10/11/2025
AZ964451X (E)	CAVEAT	Registered	19/12/2025
BA021024M (E)	WITHDRAWAL OF CAVEAT	Registered	16/01/2026
BA025213M (E)	TRANSFER	Registered	16/01/2026
BA025214K (E)	MORTGAGE	Registered	16/01/2026

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

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

Street Address: 79 EMERALD-MONBULK ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 16/01/2026

DOCUMENT END

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	TP239700A
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/02/2026 19:47

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TITLE PLAN	EDITION 1	TP 239700A
------------	-----------	------------

Location of Land

Parish: GEMBROOK
 Township:
 Section:
 Crown Allotment: 54 (PT)
 Crown Portion:
 Last Plan Reference:
 Derived From: VOL 8379 FOL 074
 Depth Limitation: NIL

Notations


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ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ALL THAT - - -

piece of land delineated and coloured red and blue on the map in the margin - containing Six acres and Four perches or thereabouts being part of Crown - Allotment 54 Parish of Gembrook Together with a right of carriageway over the roads coloured brown on the said map - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 09/12/1999
 VERIFIED: AA

ENCUMBRANCES REFERRED TO.

As to the land coloured blue-
THE DRAINAGE EASEMENT - - - - reserved by Transfer B380263-

COLOUR CODE
 BL = BLUE R = RED BR = BROWN

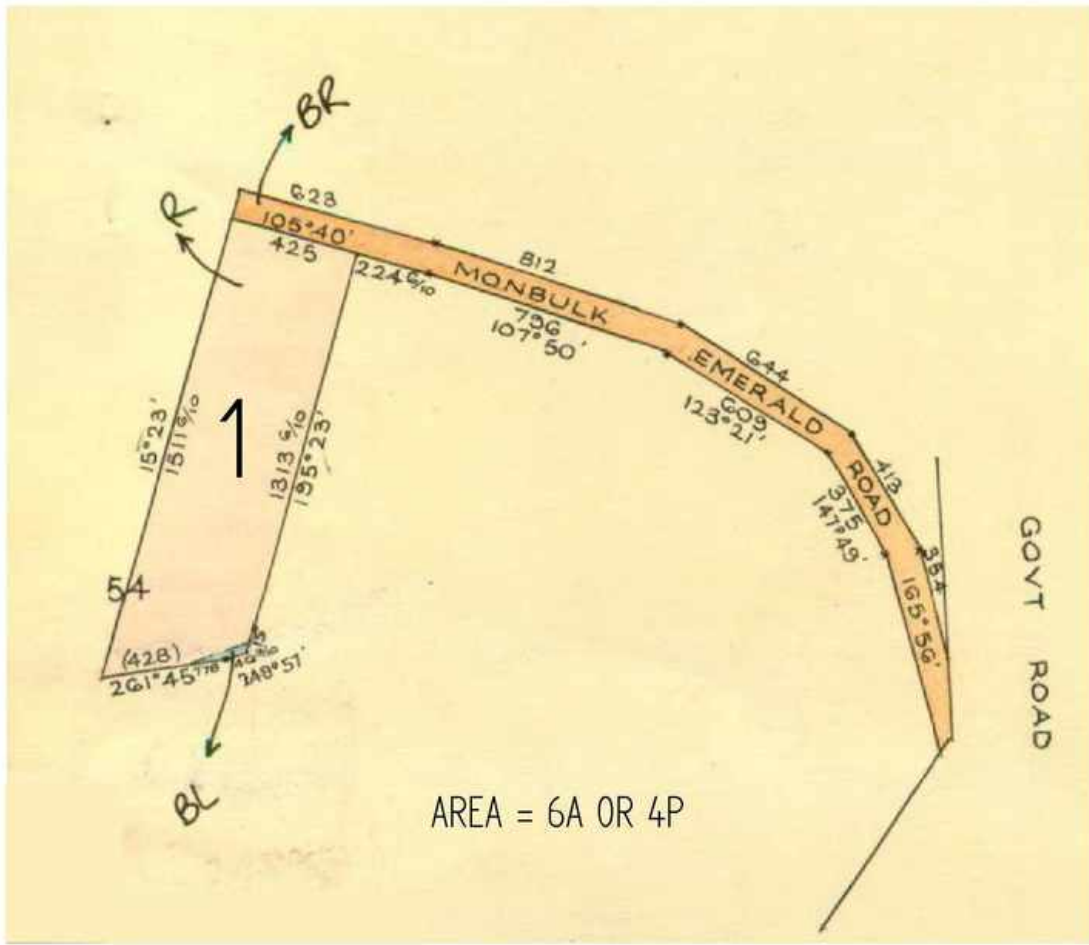


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 54 (PT)



85 metres

79 Emerald-Monbulk Rd



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 Date Prepared: 04 May 2026

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Row of trees to be removed



304 metres

264 metres

86 metres




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DESCRIPTION OF VEGETATION: Species and Measurements

Description of trees:

- Median height 12 metres, with the exception of *Cryptomeria* approx. 15 metres height
- Median canopy width 6 metres
- Trunk diameter at 1.3 metres from ground is noted under each in diagram below

Key to colours in diagram:

-  10 x Western Red Cedar *Thuja plicata* 'zebrina'
-  1 x Japanese Cedar *Cryptomeria japonica*
-  3 x Kashmir Cypress *Cupressus cashmeriana*



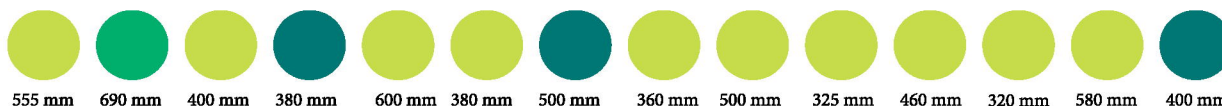

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Row of trees to be removed - 75 metres across, 14 trees

Western
Boundary

Eastern
Boundary



Permit to remove non-native trees

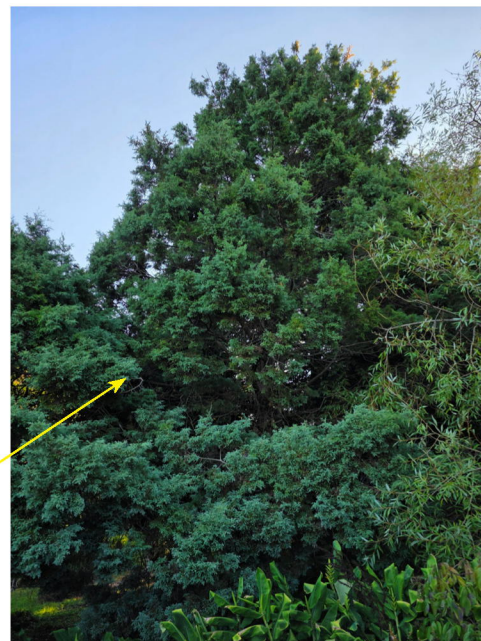
Location: 79 Emerald

PHOTOGRAPHS OF VEGETATION

Note: there were difficulties taking photos of all trees due to other vegetation obstructing the view



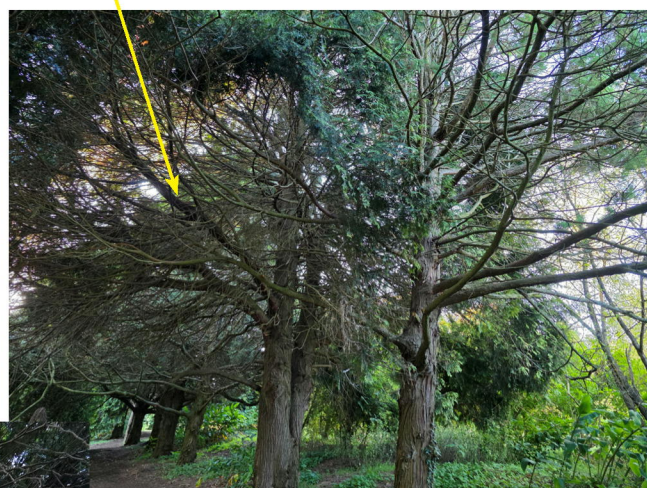
Western end of row
(Cryptomeria circled as reference point)



Eastern end of row



View from western end towards middle of row
(Cryptomeria circled as reference point)



View from east towards middle of row



View from middle of row towards west


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Pemit to remove non-native trees
Location: 79 Emerald-Monbulk Road, Emerald 3782