

Notice of Application for a Planning Permit


ADVERTISED MATERIAL
 Planning Application: T260102
 Date Prepared: 08 May 2026

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The land affected by the application is located at:	L1 PS541714 15 Fairway Road, Emerald VIC 3782
The application is for a permit to:	Buildings and works for two outbuildings (shed and verandah)

A permit is required under the following clauses of the planning scheme:

35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling), and to construct a building within nominated setbacks.
42.01-2	Construct a building or construct or carry out works.

APPLICATION DETAILS

The applicant for the permit is:	Pinehill Designs
Application number:	T260102

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

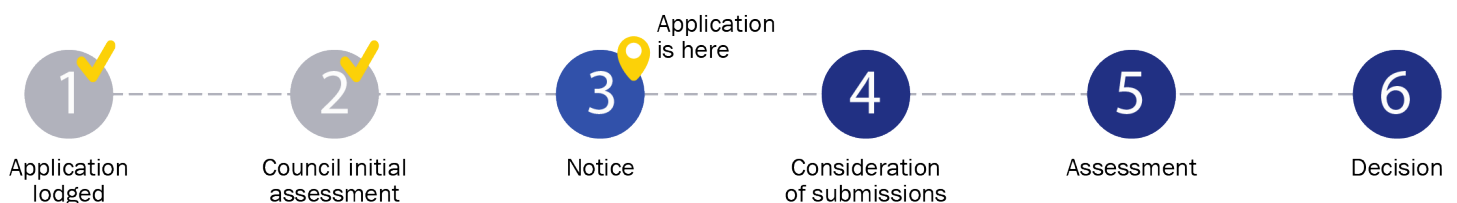
Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	26 May 2026
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<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>
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Application Summary

Portal Reference A1269995

Basic Information

Proposed Use Proposed Shed and Verandah Structure
 Current Use Single Dwelling
 Cost of Works \$46,000
 Site Address 15 Fairway 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?

Not Applicable, no such encumbrances apply.

Contacts

Type

Applicant

Owner

Preferred Contact

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40
	Total		\$714.40

Documents Uploaded

Date	Type	Filename
19-02-2026	A Copy of Title	TITLE Fairway Rd Emerald.pdf
19-02-2026	Site plans	Fairway Rd Planning Dwgs mk1.pdf
19-02-2026	Additional Document	BMP Fairway Rd.pdf



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20 Siding Avenue, Officer, Victoria

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

Postal Address
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P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

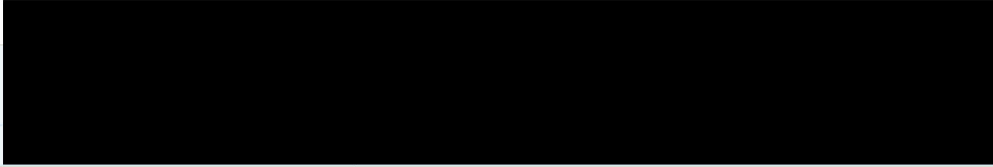
Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

Submission Date



information in this application is true and correct; and the Applicant and/or



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

VOLUME 10898 FOLIO 872

Security no : 124131967975B
Produced 09/02/2026 09:04 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 541714Q.
PARENT TITLES :
Volume 08243 Folio 753 Volume 10033 Folio 729
Created by instrument PS541714Q 08/09/2005



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REGISTERED PROPRIETOR

Estate Fee Simple



FAIRWAY ROAD EMERALD VIC 3782

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG537892P 01/06/2009
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 PS541714Q 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: 15 FAIRWAY ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS541714Q
Number of Pages (excluding this cover sheet)	2
Document Assembled	09/02/2026 09:04

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PLAN OF SUBDIVISION	Stage No. <hr/>	LR use only EDITION 1	Plan Number PS 541714Q
----------------------------	--------------------	---------------------------------	----------------------------------

LOCATION OF LAND

PARISH: NANGANA
 CROWN ALLOTMENT: G1 and 40F (part)
 CROWN PORTION:
 LTO BASE RECORD:
 TITLE REFERENCE: C/T.VOL.8243 FOL.753
 C/T.VOL.10033 FOL.729

LAST PLAN REFERENCE: LP 222045E
 POSTAL ADDRESS:
 (at time of subdivision) 15 FAIRWAY ROAD
 AVONSLEIGH

AMG CO-ORDINATES: E 365150 ZONE 55
 (of paracentroid of land in plan) N 5802600

COUNCIL CERTIFICATION AND ENDORSEMENT

Council Name. CARDINIA SHIRE COUNCIL Ref T050110 505/070

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

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~ / has not been made

~~(ii) The requirement has been satisfied~~

~~(iii) The requirement is to be satisfied in Stage~~

Council delegate
 Council seal
 Date 19 / 8 / 2005

Vesting of Roads or Reserves

Identifier	Council / Body / Person

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

~~Council delegate~~

~~Council seal~~

~~Date / /~~

NOTATIONS

Depth Limitation: 15.24 metres Applies to all the land in this plan except for Crown Allotment G1

Staging: This is not a staged subdivision. Planning permit No T050110

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Other purpose of plan:
 REMOVAL OF EASEMENT SHOWN AS E-1 ON L.P. 222045 BY AGREEMENT

Survey:
 THIS PLAN IS NOT BASED ON SURVEY

To be completed where applicable.
 This survey has been connected to permanent marks no(s)
 In Proclaimed Survey Area no.

EASEMENT INFORMATION

A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement(Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	WATER SUPPLY	3	THIS PLAN	LOT 1 IN THIS PLAN
E-2	POWER LINE	10	THIS PLAN	S.P.I. ELECTRICITY PTY LTD SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000

LR use only

Statement of Compliance/
Exemption Statement

Received

Date 25 / 8 / 2005

LR use only
 PLAN REGISTERED
 TIME 11:27am
 DATE 8 / 9 / 2005

[Signature]
 Assistant Registrar of Titles

Sheet 1 of 2 Sheets

BACKHOLER, McMILLAN & ASSOCIATES
 P.O. BOX 498 EMERALD 3782
 PH.59685379

LICENSED SURVEYOR KIM LAURENCE BACKHOLER
 SIGNATURE _____ DATE 3 / 8 / 05
 REF 051028 VERSION 2

DATE 19 / 8 / 2005
 COUNCIL DELEGATE
 SIGNATURE

Original sheet size A3

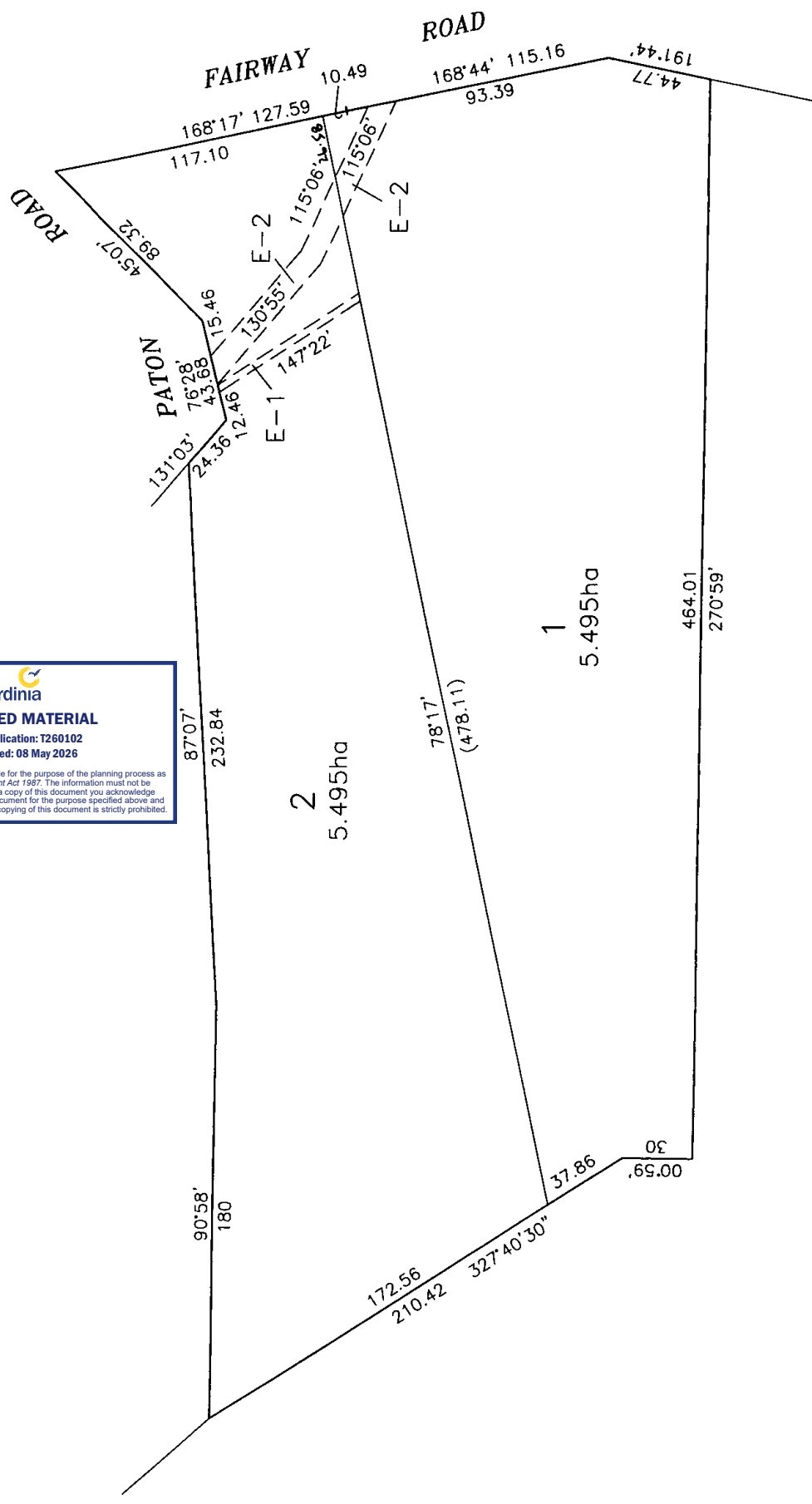
PLAN OF SUBDIVISION

Stage No.

Plan Number
PS 541714Q


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Sheet 2 of 2 Sheets	
<p>BACKHOLER, McMILLAN & ASSOCIATES P.O. BOX 498 EMERALD 3782 PH. 59685379</p>	<p>LICENSED SURVEYOR KIM LAURENCE BACKHOLER</p> <p>DATE 3 / 8 / 05</p> <p>VERSION 2</p> <p>REF 051028</p>
<p>ORIGINAL SCALE 1:2000</p> <p>SHEET SIZE A3</p>	<p>SCALE</p> <p>20 0 20 40 60 80</p> <p>LENGTHS ARE IN METRES</p>
<p>DATE 19 / 8 / 2005</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p style="font-size: x-small;">Original sheet size A3</p>	



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ePlanning

Application Summary

Portal Reference	D12657WH
Reference No	T260102

Basic Information

Cost of Works	\$46,000
Site Address	15 Fairway 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?	Not Applicable, no such encumbrances apply.
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Documents Uploaded

Date	Type	Filename
21-03-2026	Additional Document	Fairway Rd Planning Dwgs mk2.pdf
21-03-2026	Additional Document	existing shed.JPG

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 check box, I declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has read and understood the conditions of the application.

 **Civic Centre**
20 Siding Avenue, Officer, Victoria

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Purton Road, Pakenham, Victoria

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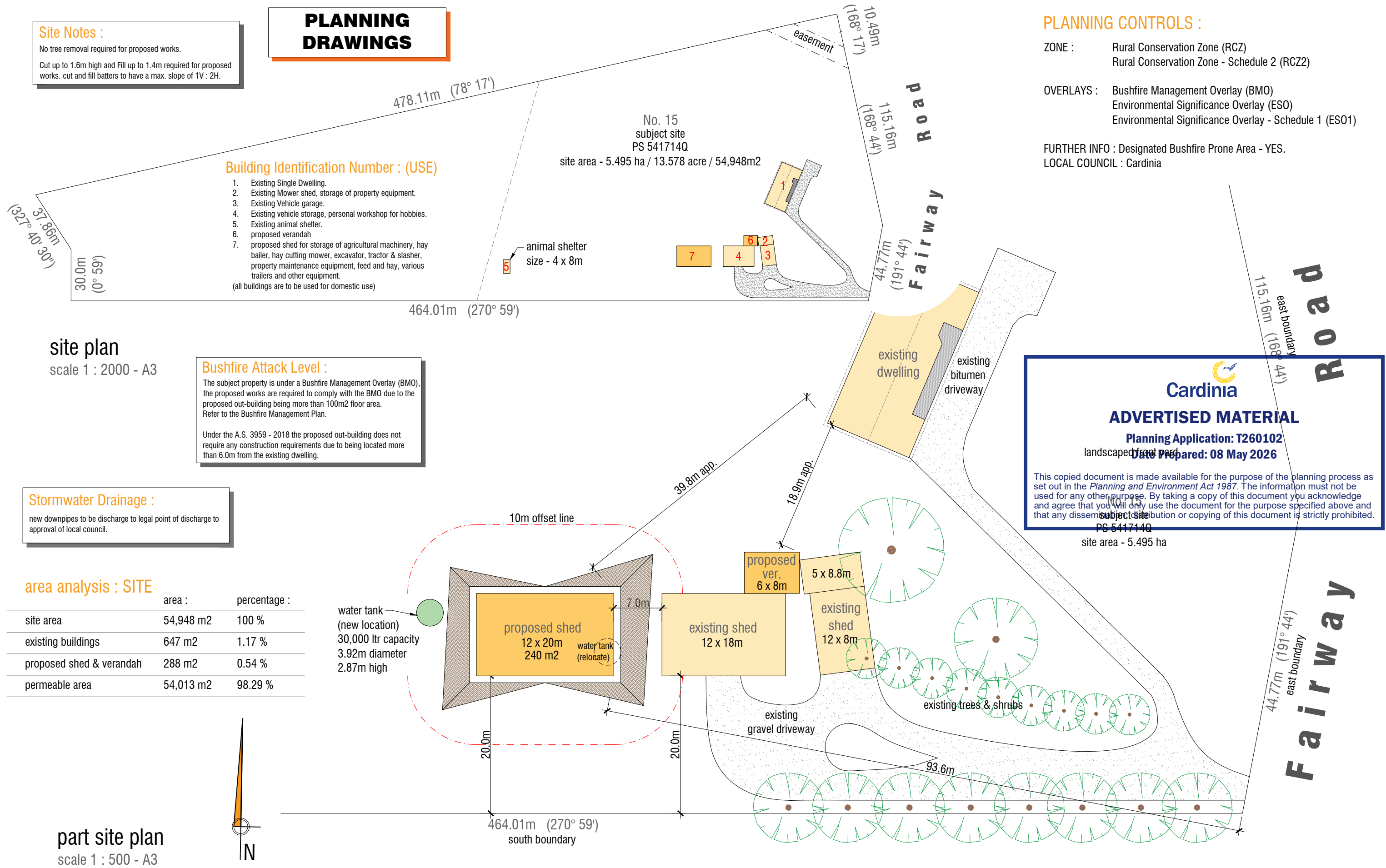
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Site Notes :
 No tree removal required for proposed works.
 Cut up to 1.6m high and Fill up to 1.4m required for proposed works. cut and fill batters to have a max. slope of 1V : 2H.

PLANNING DRAWINGS

PLANNING CONTROLS :
 ZONE : Rural Conservation Zone (RCZ)
 Rural Conservation Zone - Schedule 2 (RCZ2)
 OVERLAYS : Bushfire Management Overlay (BMO)
 Environmental Significance Overlay (ESO)
 Environmental Significance Overlay - Schedule 1 (ES01)
 FURTHER INFO : Designated Bushfire Prone Area - YES.
 LOCAL COUNCIL : Cardinia



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 landscaped front yard
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subject site
 PS 541714Q
 site area - 5.495 ha

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Project	Proposed Shed and Verandah Structure
For	
At	15 Fairway Road Emerald Vic. 3782

Written dimensions take precedence over scale. Materials & work practices shall comply with the B.C.A. & other relevant codes referred to in the B.C.A. These plans shall be read in conjunction with any relevant structural and/or soil engineering, computations, drawings and reports relating to this project. The builder shall check all dimensions, levels & components indicated on this drawing and verify on site prior to commencement of work.

Project No.	627
Sheet No.	1 of 5
Date	Feb. 2026
Drawn	J.Robinson
Scale	as shown

SITE PLAN



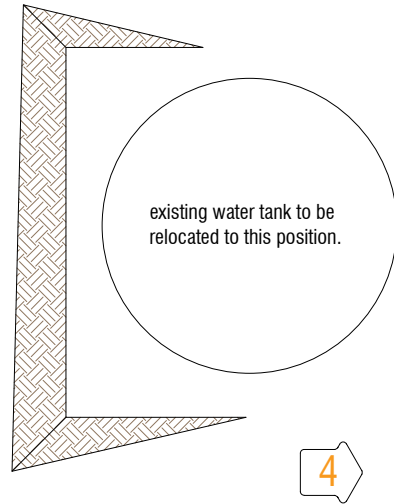
use :

no wc & washing facilities proposed.
 proposed use : storage of personal
 vehicles and equipment to maintain the
 property.
 (not for business use)

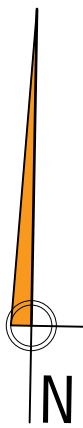
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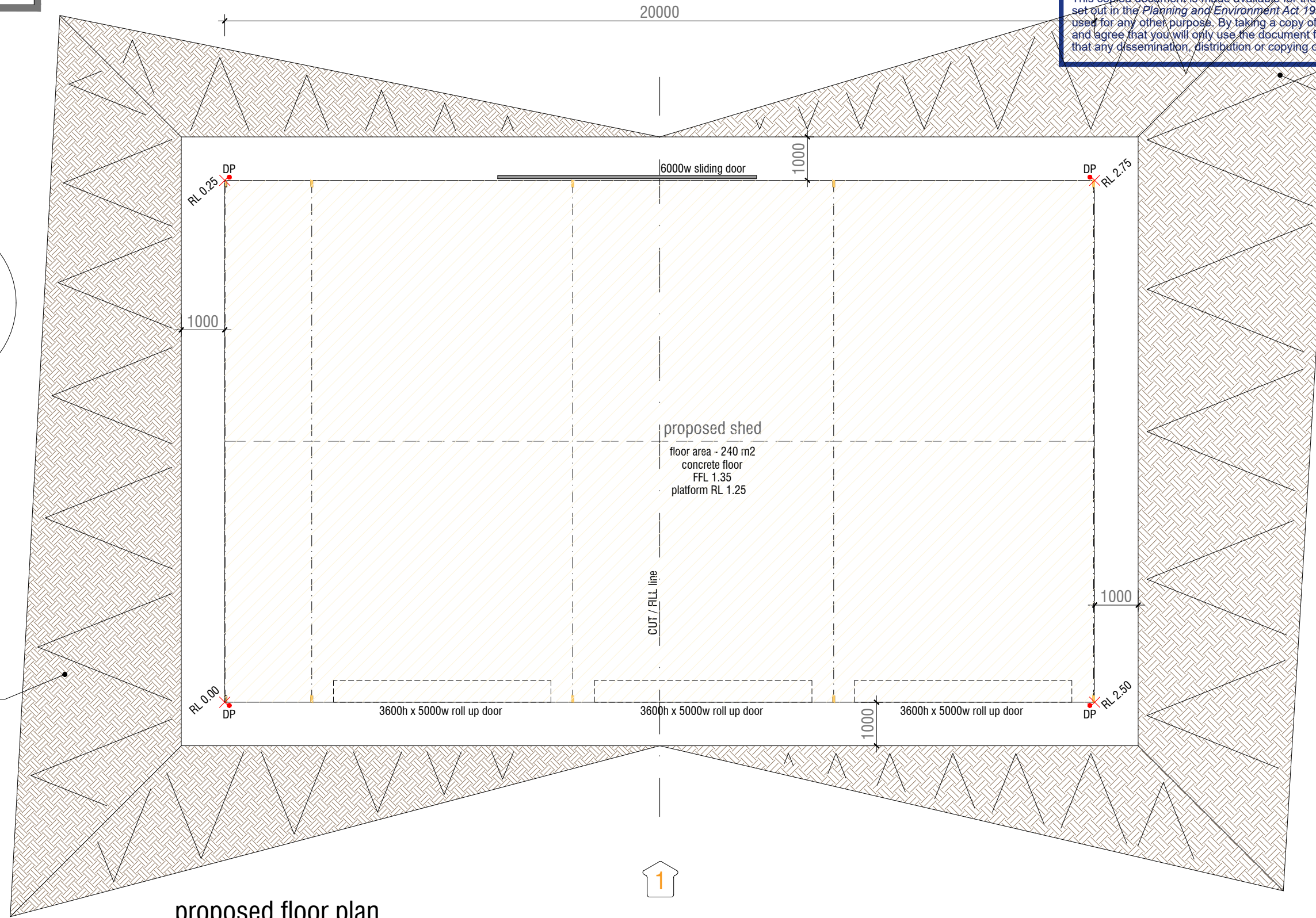
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4



max. 1.4m high FILL with
 max. 1v - 2h batter slope.

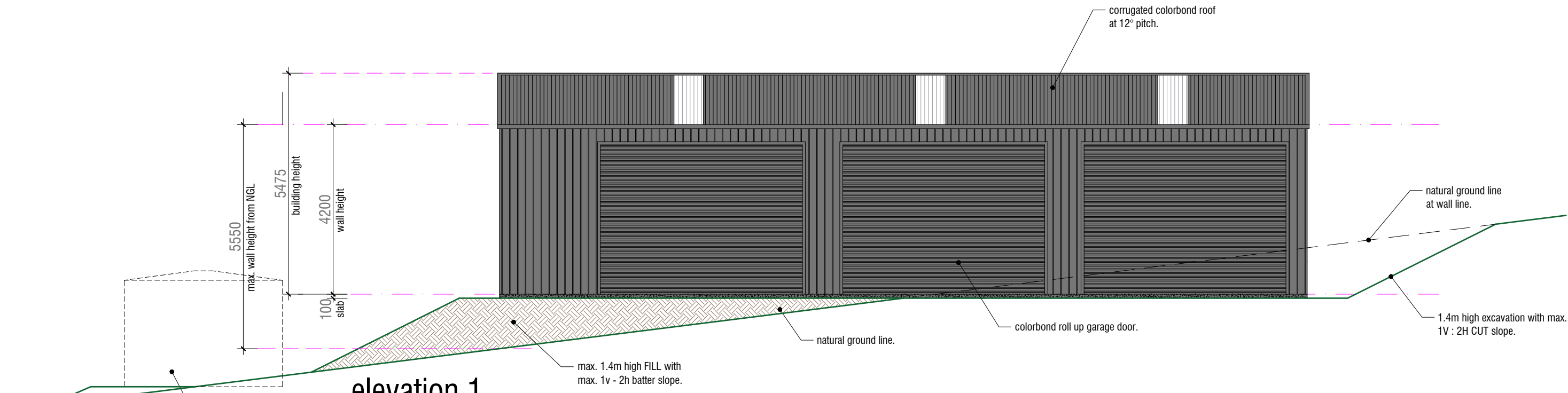


max. 1.6m high excavation with
 max. 1V : 2H CUT slope.

2

proposed floor plan
 scale 1 : 100 - A3

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	For			Sheet No.	2 of 5		
	At	15 Fairway Road Emerald Vic. 3782		Date	Feb. 2026		
				Drawn	J.Robinson		
				Scale	1 : 100		



elevation 1
south

existing water tank to be relocated to this position.

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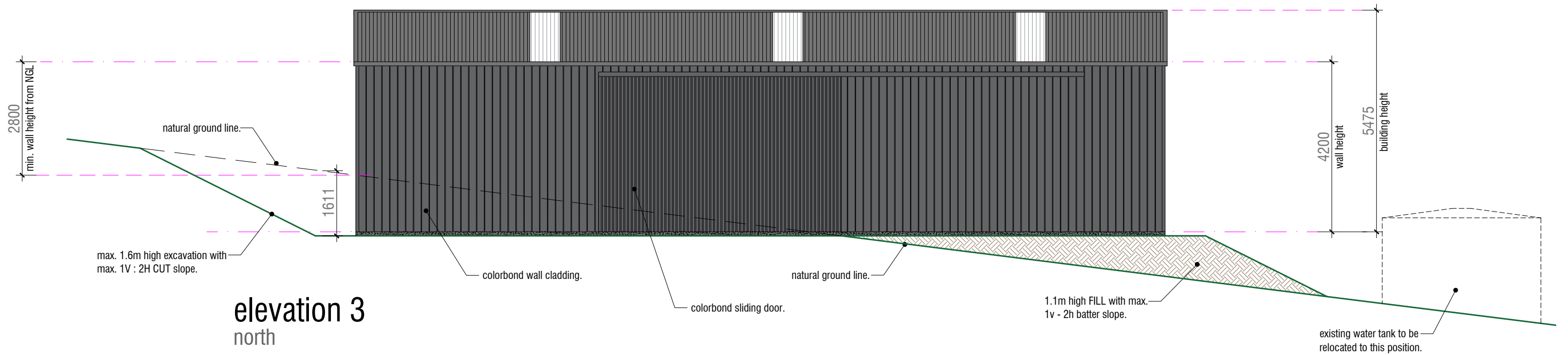
materials & colour schedule

ELEMENT	FINISH	COLOUR	LRV
roof cladding / trimmings	colorbond	monument	8
gutter	colorbond	monument	8
external walls	colorbond	monument	8
garage doors	colorbond	monument	8



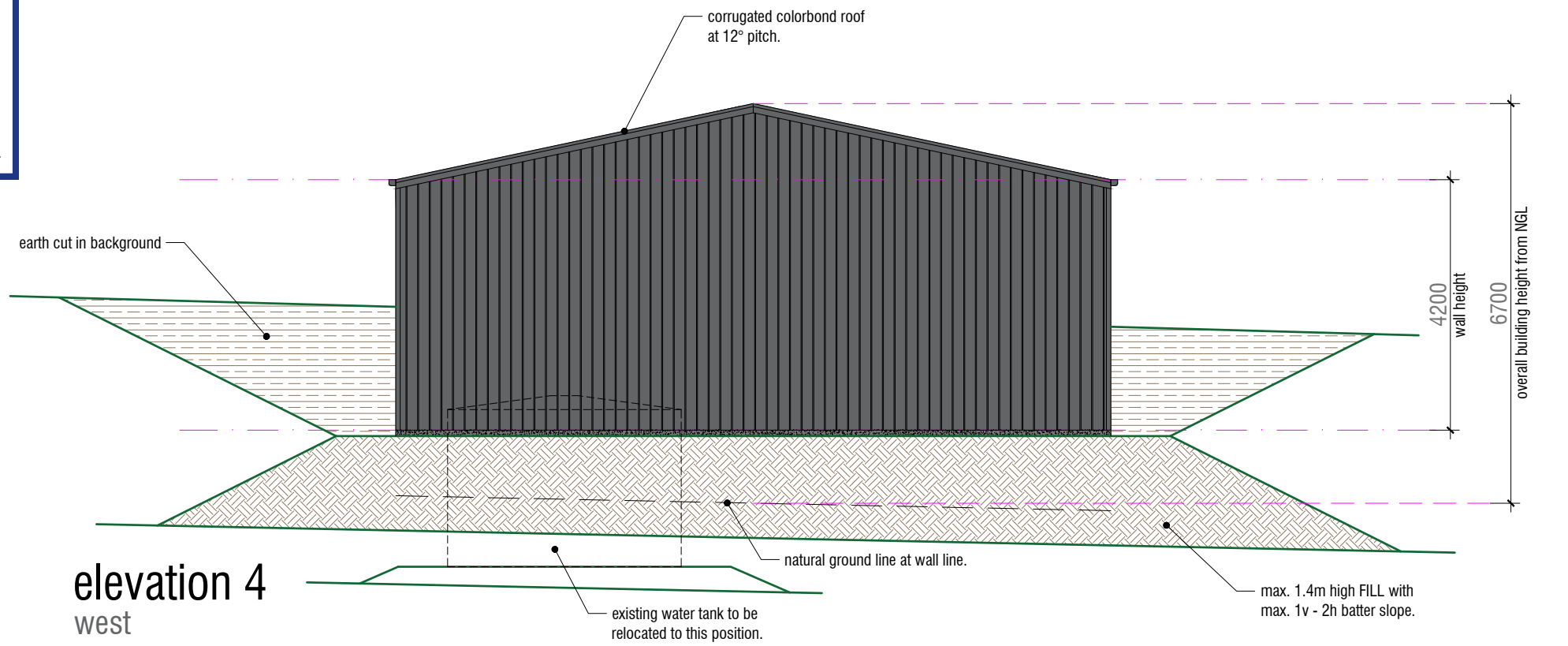
elevation 2
east


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	For			Sheet No.	3 of 5		
	At	15 Fairway Road Emerald Vic. 3782		Date	Feb. 2026		
				Drawn	J.Robinson		
			Scale	1 : 100			



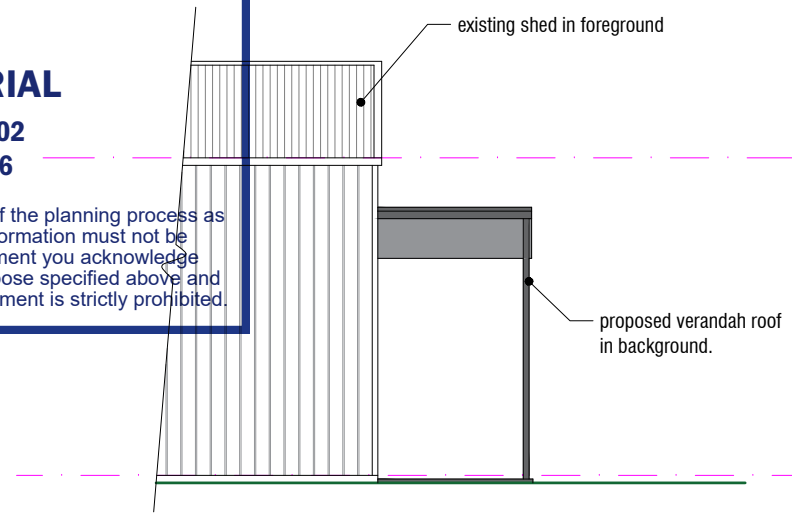

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	For			Sheet No.	4 of 5		
	At	15 Fairway Road Emerald Vic. 3782		Date	Feb. 2026		
				Drawn	J.Robinson		
				Scale	1 : 100		

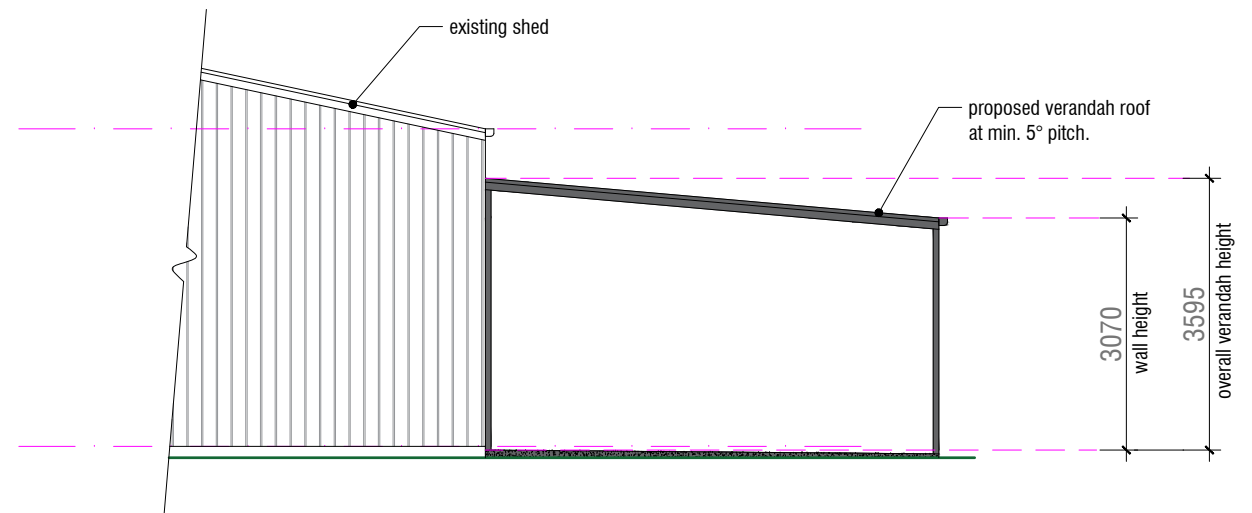
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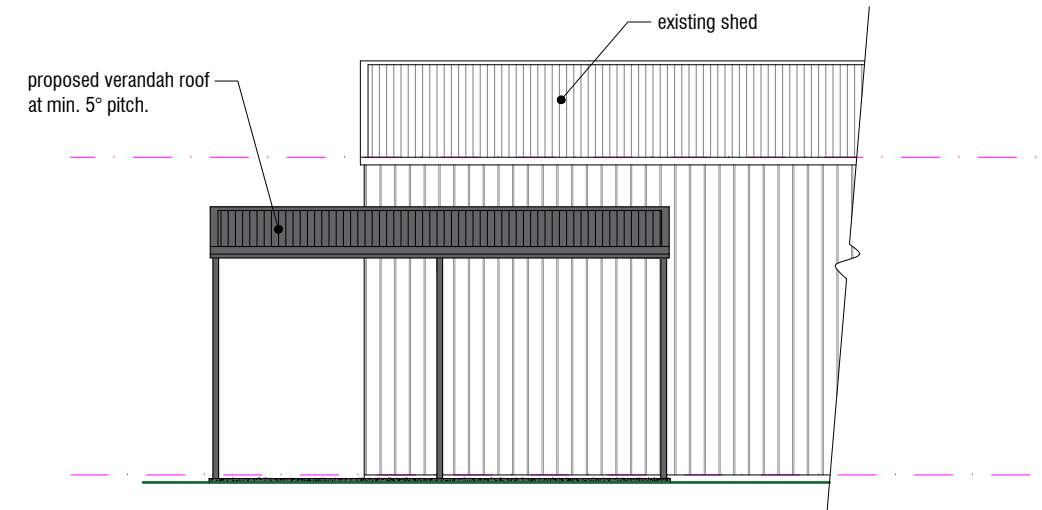
elevation 1
south

materials & colour schedule :

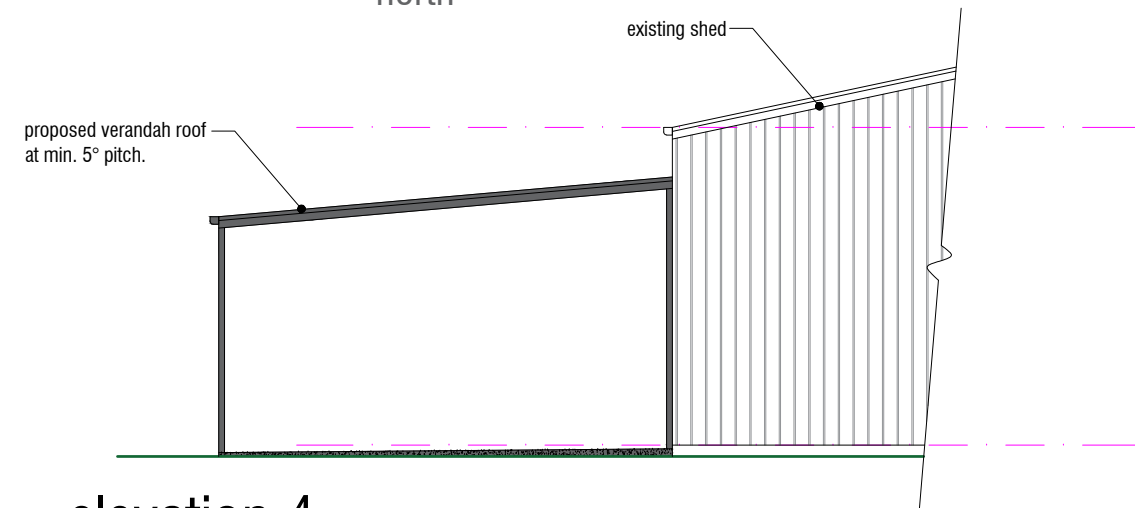
ELEMENT	FINISH	COLOUR	LRV
roof cladding / trimmings	colorbond	monument	8
gutter	colorbond	monument	8



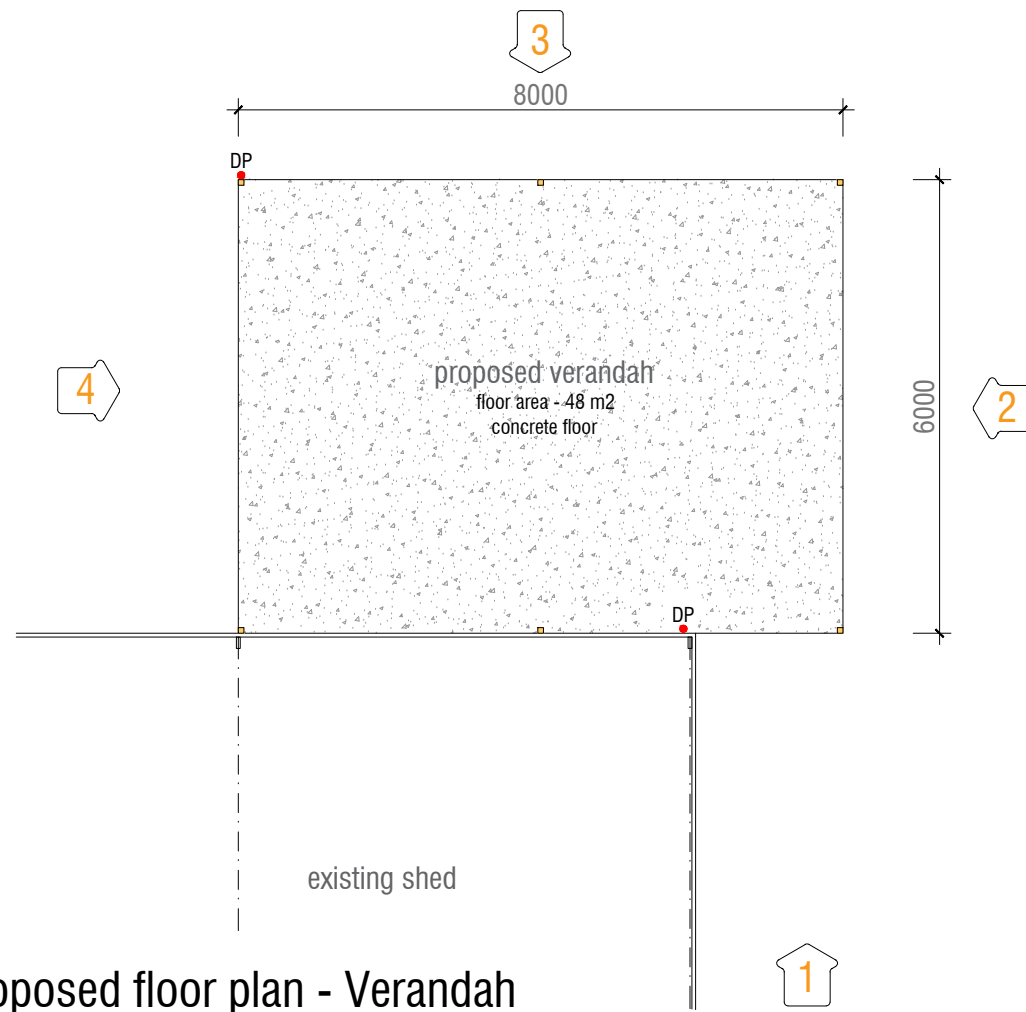
elevation 2
east



elevation 3
north



elevation 4
west



proposed floor plan - Verandah
scale 1 : 100 - A3