
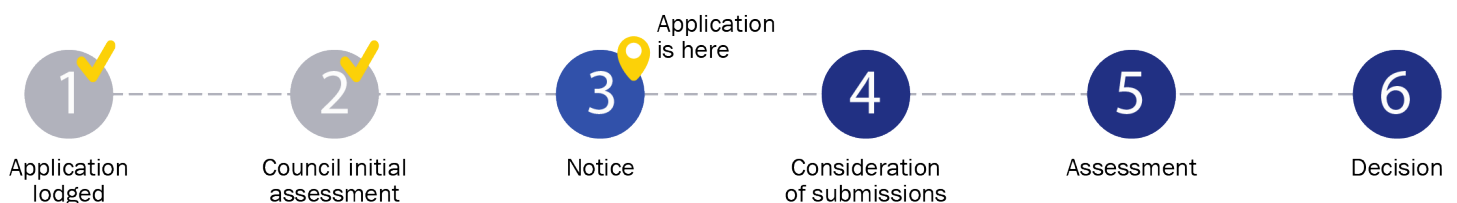


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 PS511211 V11004 F745 & 756 2 Coach House Lane, Beaconsfield VIC 3807	
The application is for a permit to:	Buildings and Works (Extension to a building in a Heritage Overlay)	
A permit is required under the following clauses of the planning scheme:		
43.01-1	Externally alter a building	
APPLICATION DETAILS		
The applicant for the permit is:	Chiarotto Development Corp P/L	
Application number:	T250019	
<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>		07 March 2025
<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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ePlanning

Application Summary

Portal Reference A1253C1

Basic Information

Proposed Use Addition of a sunroom to an existing residence
Current Use Existing single storey residence.
Cost of Works \$100,000
Site Address 2 Coach House Lane Beaconsfield 3807

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

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00
	Total		\$694.00

Documents Uploaded

Date	Type	Filename
14-01-2025	A Copy of Title	title certificate 2 coachhouse lane beaconsfield.PDF
14-01-2025	Alteration statement	planning application cover letter 2 coach house lane beaconsfield.pdf
14-01-2025	Site plans	working drawings A1b A2b 2 coach house lane beaconsfield.pdf
14-01-2025	A Copy of Title	title plan 2 coachhouse lane beaconsfield.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

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



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Purton Road, Pakenham, Victoria



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5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

VOLUME 11067 FOLIO 216

Security no : 124119947876B
Produced 19/11/2024 07:57 AM

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LAND DESCRIPTION

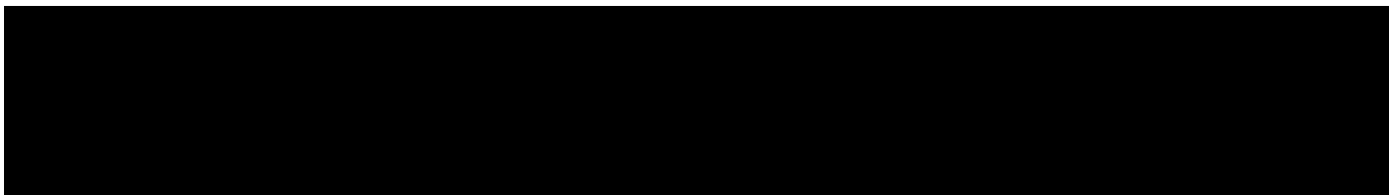
Lot 1 on Plan of Subdivision 511211N.

PARENT TITLES :

Volume 11004 Folio 745 Volume 11004 Folio 756

Created by instrument AF830791U 09/05/2008

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AF830791U 09/05/2008

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AD749175N 14/07/2005

DIAGRAM LOCATION

SEE PS511211N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AY446557E (E)	DISCHARGE OF MORTGAGE Registered	28/09/2024

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

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

Street Address: 2 COACH HOUSE LANE BEACONSFIELD VIC 3807

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 28/09/2024

DOCUMENT END



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Document Type	Plan
Document Identification	PS511211N
Number of Pages (excluding this cover sheet)	2
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	PLAN OF SUBDIVISION	Stage No. <hr/>	LR use only EDITION 1	PLAN NUMBER PS 511211N	
<p style="text-align: center;">Location of Land</p> <p>Parish: PAKENHAM</p> <p>Township: _____</p> <p>Section: _____</p> <p>Crown Allotment: _____</p> <p>Crown Portion: 33 (PART)</p> <p>LTO base record: VICMAP DIGITAL PROPERTY</p> <p>Title References: C/T VOL.10764 FOL.850 VOL.10764 FOL.851</p> <p>Last Plan Reference: LP 2963 (LOT 1 PT.)</p> <p>Postal Address: (at time of subdivision) 44 KENILWORTH AVENUE BEACONSFIELD 3807</p> <p>AMG Co-ordinates: E 348 200 Zone: 55 (of approx. centre of plan) N 5 801 200</p>		<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: SHIRE OF CARDINIA Ref: 5 05/047</p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988.</p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 3/10/2005</p> <p>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p>Open Space</p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage _____</p> <p>Council Delegate Council Seal Date / /</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date 19/03 / 2007</p>			
Vesting of Roads and/or Reserves					
Identifier	Council/Body/Person				
ROAD RI	SHIRE OF CARDINIA				
Notations					
Staging	This is is not a staged subdivision Planning Permit No.				
DEPTH LIMITATION	DOES NOT APPLY				
<p>Survey:- This plan is / 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. 45 PM 40, 44, 45 & DVA 71/M192</p>					
Easement Information					
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				LR use only _____ Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 23/04 / 07	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of	
E-1,E-2	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER LTD.	
E-1,E-3	DRAINAGE	SEE PLAN	THIS PLAN	SHIRE OF CARDINIA AND LOTS ON THIS PLAN	
					LR use only _____ PLAN REGISTERED TIME 1:55 p DATE 24/04 / 07  Assistant Registrar of Titles Sheet 1 of 2 Sheets
CARSON SIMPSON PTY LTD land & engineering surveyors planning & development consultants P.O. BOX 1056, CRANBOURNE, VIC. 3977 PH (03) 59.951.860 FAX (03) 9890.4173			LICENSED SURVEYOR (PRINT)..... CLIFF C CARSON SIGNATURE..... DATE 12/3 / 07 REF C1868 VERSION 08		DATE 19/03 / 2007 COUNCIL DELEGATE SIGNATURE Original sheet size A3

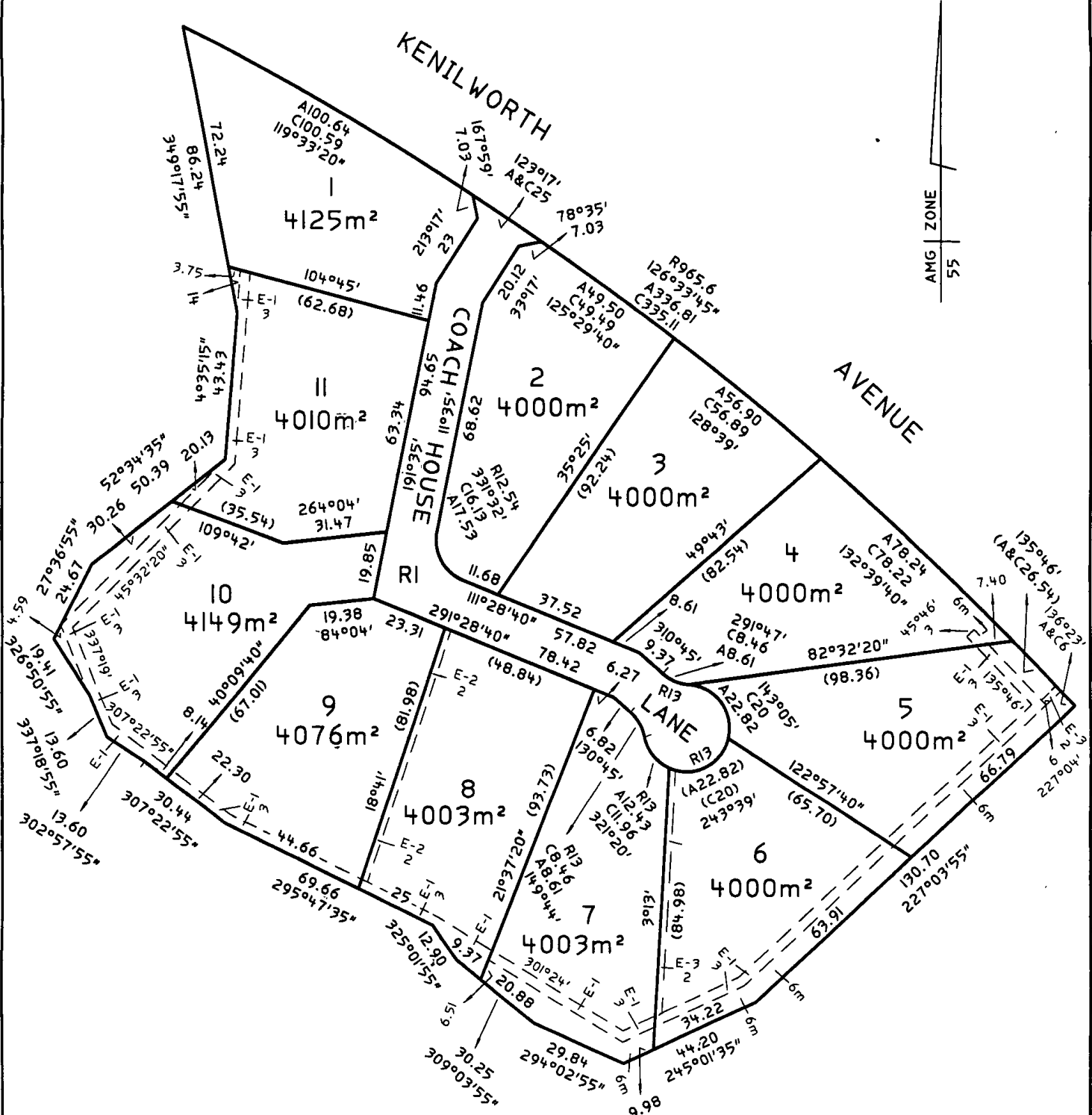
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PLAN OF SUBDIVISION

Stage No. /

Plan Number

PS 511211N



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 PH (03) 59.951.860 FAX (03) 9890.4173

Sheet 2 of 2 Sheets
 DATE 19/03/2007
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

ORIGINAL SCALE SHEET SIZE A3
 H:1250
 SCALE 12.5 0 25 50
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)...CLIFF...C.CARSON...
 SIGNATURE.....DATE 12 / 03 / '07
 REF C1868 VERSION 08



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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

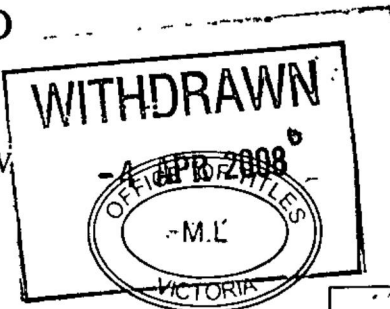
Name: CAMPBELL & SHAW

Phone: (03) 9568 4077

Address: 30 Chester Street
Oakleigh

Ref: DHS:TB:1002222

Customer Code: 0585 Q



AF733164Q
25/03/2008 \$991 45N

AF830791U
09/05/2008 \$0 45N

MADE AV/

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Volume 11004 Folio 756 and Volume 11004 Folio 745

Estate and Interest: (e.g. "all my estate in fee simple")

all its estate and interest in fee simple

Consideration:

\$357,000.00

Transferor: (full name)

PATGAR PTY LTD (ACN 007 207 221) AND CARSIM INVESTMENTS PTY LTD (ACN 078 330 786)



Creation and/or Reservation and/or Covenant :

AND the Transferee from himself/herself his/her heirs executors and administrators transferees and the registered proprietor or proprietors for the time being of the land hereby transferred COVENANTS with the said Patgar Pty Ltd and Carsim Investments Pty Ltd its successors assigns and transferees and as separate covenants with the other registered proprietor or proprietors for the time being of the land comprised in each of lots 1 to 11 (both inclusive) on Plan of subdivision No. 511211N and every part or parts thereof (other than the land hereby transferred) that the Transferee will not:

- Build construct or erect or cause to be built constructed or erected or remain on the land or any part thereof more than one dwelling house, excepting Lot 8 on Plan of Subdivision PS 511211N whereby the existing coach house may remain in addition to any new dwelling house.

Continued on T2 Page 2

Approval No: 982066A	ORDER TO REGISTER Please register and issue title to	STAMP DUTY USE ONLY
T2		\$17,080-
	Signed	Cust. Code:
		Original Land Transfer Stamped with 17,080.00 Doc ID 2320328, 19 Mar 2008 SRD Victoria Duts, IVAG

*Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

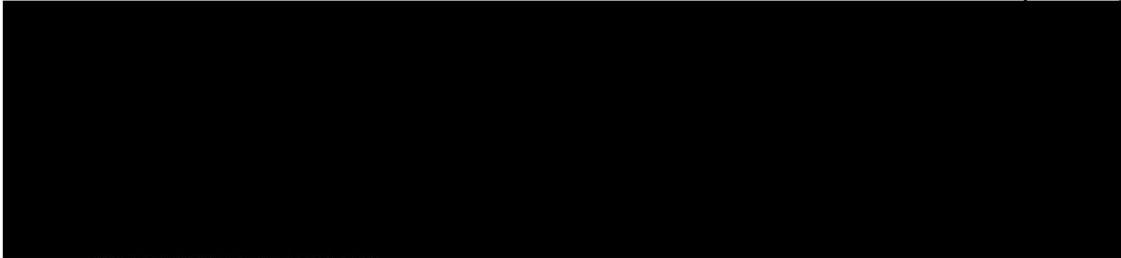
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- b) Build construct or erect or cause to be build constructed or erected or remain on the land or any part thereof any dwelling house (with the exception of the old coach house on Lot 8 on Plan of Subdivision 511211N) unless:
- i. Such dwelling has a minimum gross floor area of 285 square metres excluding any garage, carport, terrace, pergola or veranda AND
 - ii Not less than 75% of the external walls (excluding windows) of such dwelling is constructed of new first quality brick, brick veneer, masonry veneer, stone, cement or acrylic render, glass, or painted timber weatherboards or any combination thereof and of which the roof is laid with masonry, terracotta roof tiles or colorbond or other non-reflective material.
- c) Build construct or erect or cause to be built constructed or erected or remain on the land or any part thereof any garage or outbuilding (unless any such outbuilding is 3 metres x 3 metres in size or smaller and of which the walls and roof are of colorbond or other non-reflective materials) unless:
- i. Not less than 75% of the external walls (excluding windows or such garage or outbuilding are constructed of new first quality brick, brick veneer, masonry veneer, stone, cement or acrylic render, glass or painted timber weatherboards or any combination thereof
 - ii. The roof is laid with masonry, terracotta roof tiles or colorbond or other non-reflective material.
- d) Construct or erect any garage or outbuilding until the commencement of construction or erection of a dwelling.
- e) Occupy any garage or outbuilding as living quarters.
- f) At any time hereafter park or leave unattended or permit to be parked or left unattended on any part of the said lot between the dwelling and the front boundary of the said lot or on the street, nature strip footpath abutting the said lot any plant or machinery or any recreation vehicle (including without limitation a caravan, boat box trailer, boat trailer and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) unless such plant, machinery or recreational vehicle is parked or left by a visiting tradesperson in the normal course of business.
- g) Build construct or erect or cause to be built constructed or erected or remain on the land or any part thereof any corrugated iron which is not colorbond or painted so that it is non-reflective material.

ANNEXURE PAGE

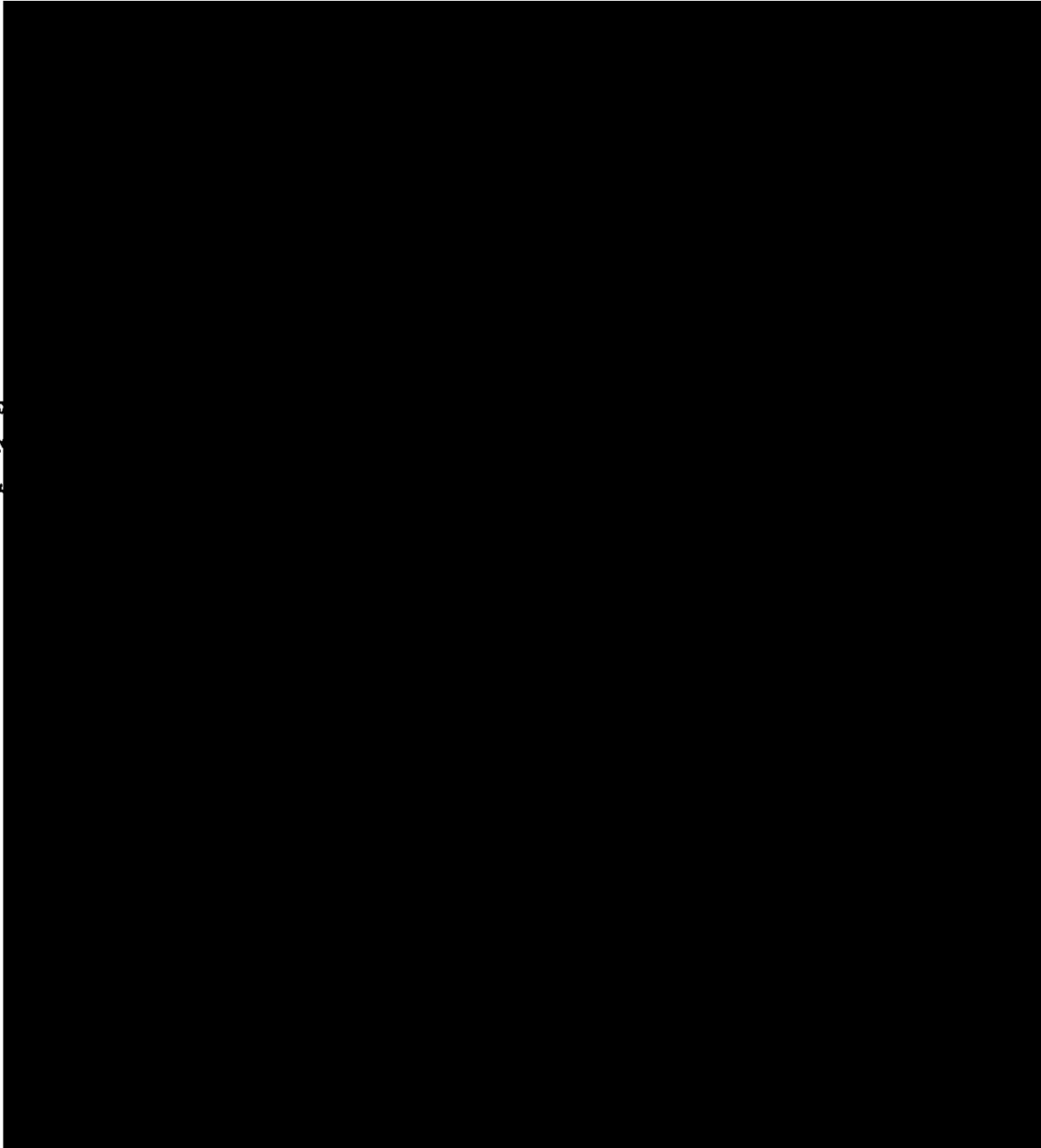
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Signatures of the parties

Panel Heading



733164Q
 2008 \$991 45N
 F830791U
 2008 \$0 45N


SIGNED
MIM
G

on a panel of the *Approved*

Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**

2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

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AD749175N



Application by
Shire of Cardinia
For the making of a recording of an
agreement
Section 181(1) Planning and Environment Act 1987

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Lodged by:
Name: **Coadys**
Phone: 03 9429 5144
Address: 299 Bridge Road
Richmond VIC 3121
Ref: AXW:JC:20055253
Customer Code: 1144S

The authority or council having made an agreement required a recording to be made in the Register for the land.

Land: Volume 10764 Folio 850
Volume 10764 Folio 851

Council: Shire of Cardinia
PO Box 7
Pakenham VIC 3810

Section and Act under which agreement made: Section 173 of the Planning & Environment Act 1987

A copy of the agreement is attached to this application.



55

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SHIRE OF CARDINIA

- and -

PATGAR PTY LTD and CARSIM INVESTMENTS PTY LTD



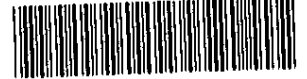
**AGREEMENT UNDER SECTION 173 OF
THE PLANNING & ENVIRONMENT ACT 1987**

SUBJECT LAND

44 KENILWORTH AVENUE BEACONSFIELD

AD749175N

14/07/2005 \$92.30 173



COADYS
Barristers & Solicitors
P.O. Box 379
299 Bridge Road
RICHMOND VIC 3121

Ausdoc DX 30208 Richmond
TEL: 9429 5144
Email: wardlaw@coadys.com.au

AGREEMENT



THIS AGREEMENT is made the 14th day of June 2005

BETWEEN

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SHIRE OF CARDINIA
Of Henty Way Pakenham 3810
("Council")

- and -

PATGAR PTY LTD and CARSIM INVESTMENTS PTY LTD
Of PO Box 1056, Cranbourne, 3977
("Owner")

RECITALS

- A. The Owner is the registered proprietor of the Subject Land.
- B. The Council is the Responsible Authority pursuant to the Act for the Scheme.
- C. The Council has issued Planning Permit T020646 dated 17th January 2003 which allows Eleven (11) lot subdivision and associated subdivision construction works. Condition 3 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is annexed hereto.
- D. The parties enter into this Agreement:
 - (a) to give effect to the requirements of the Planning Permit; and
 - (b) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the subject land.
- E. As at the date of this Agreement the Subject Land is not encumbered by a Mortgage .

THE PARTIES AGREE

1. DEFINITIONS

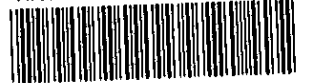
In this Agreement unless expressed or implied to the contrary:

"Act" means the *Planning and Environment Act 1987*;

"Agreement" means this Agreement and any Agreement executed by the parties expressed to be supplemental to this Agreement;

AD749175N

14/07/2005 \$92.30 173



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DAD749175N-4-6

“complete” in respect of any works or any part of any works means the completion of those works or the specified part of those works in accordance with plans and specifications approved by the Council to the satisfaction of the Council;

“Development” when used as a noun means the use and development of the Subject Land as proposed by Planning Permit;

“Approved Plan” means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit;

“Owner” means the person or persons entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the Subject Land or any part of it;

“Mortgagee” means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject



2. **AGREEMENT UNDER SECTION 173 OF THE ACT**

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed for specified purposes.

3. **EFFECT OF AGREEMENT**

- 3.1 This Agreement is effective from the date of this Agreement.
- 3.2 The Owner’s use and development of the Subject Land is subject to the conditions and obligations set out in this Agreement.
- 3.3 The Owner must only use or develop the Subject Land for the specified purposes in order to achieve or advance the objective of the Scheme.
- 3.4 The Owner’s obligations will take effect as separate and several covenants which will be annexed to and run at law and equity with the Subject Land to bind the Owner and each successor, assign or transferee of the Owner including the registered proprietor, the mortgagee in possession and the beneficial owner for the time being of the Subject Land and provided that if the Subject Land is subdivided,

AD749175N

14/07/2005 192.30 173

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this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

4. OWNER'S WARRANTIES

Without limiting the operation or effect of this Agreement, the Owner warrants that:

- 4.1 except for the parties to this Agreement and any other persons disclosed in writing to the Council before the signing of this Agreement, no other person has any interest either legal or equitable in the Subject Land which may be affected by this Agreement or by development or use of the Subject Land pursuant to the Scheme or any permit or approved plan under the Scheme; and
- 4.2 the owner has obtained all necessary authorities and consents to bind all other persons who have any interest either legal or equitable in the Subject Land.

5. SUCCESSORS IN TITLE

Without limiting the operation or effect of this Agreement, the Owner must ensure that, until this Agreement is recorded on the folio of the register which relates to the Subject Land, the Owner's successors in title will:

- 5.1 give effect to, do all acts and sign all documents requiring those successors to give effect to this Agreement; and
- 5.2 execute a deed agreeing to be bound by this Agreement.

6. COVENANTS OF OWNER

6.1 The Owner covenants that it will comply with the following namely that without the written consent of the Council:

- 6.1.1 The existing coach house must be retained;
- 6.1.2 Any building and works to the existing coach house must be in accordance with relevant heritage guidelines;
- 6.1.3 The existing Bunya Bunya trees on Lots 1 to 10 (inclusive) must be retained;
- 6.1.4 Fencing along Kenilworth Avenue to be permeable (ie, 50% openings) and have a maximum height of 1.5 meters;
- 6.1.5 Complete the planting of canopy trees in the northern setback adjacent to the building envelope on Lots 1, 2, 3, 4 & 5;



6.2 Notice



The Owner covenants to bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns.

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DAD749175N-6-2

6.3 Compliance

The Owner covenants to:

- 6.3.1 comply with the requirements of all statutory authorities in relation to the development of the Subject Land;
- 6.3.2 comply with all statutes, regulations, local laws and planning controls in relation to the Subject Land; and
- 6.3.3 take all necessary steps to comply with the obligations of each clause in this Agreement.

6.4 Registration

The Owner covenants to:

- 6.4.1 consent to the Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the folio of the Register which relates to the Subject Land in accordance with Section 181 of the Act; and
- 6.4.2 do all things necessary to enable the Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that Section.

6.5 Mortgagee to be Bound

The Owner covenants to obtain the consent of any mortgagee to be bound by the covenants in this Agreement if the mortgagee becomes mortgagee in possession of the Subject Land.

6.6 Council's Costs to be Paid

The Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of an incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and, until paid, will remain a debt due to Council by the Owner.

6.7 Indemnity

The Owner covenants to indemnify and keep indemnified the Council, its officers, employees, agents, workmen and contractors from and against all costs, expenses, losses or damages which they or any of them may sustain, incur or suffer or be or become liable for or in respect of any suit action proceeding judgment or claim brought by any



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person arising from or referable to this Agreement or any non-compliance with this Agreement.



7 POWER OF ATTORNEY

7.3 The Owner appoints the Council and any persons deriving title under the Council as the attorney of the Owner for the purposes of carrying out the Owner's obligations under this Agreement if the Owner fails to do so.

7.4 The Council may not execute any documents under this Power of Attorney referred to in this Agreement unless the Owner has failed to comply with this Agreement within fourteen (14) days after the date of service by Council of a notice specifying such non-compliance.

8 GENERAL

8.3 Further Assurance

Each party must promptly execute and deliver all documents and take all other action necessary or desirable to effect, perfect or complete the transaction contemplated by this Agreement.

8.4 No Waiver

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

8.5 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement remain operative.

8.6 No Fettering of Council's Powers

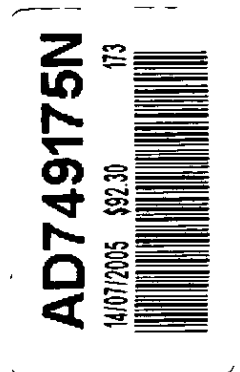
This Agreement does not fetter or restrict the power or discretion of the Council to make or impose requirements or conditions in connection with the development or to exercise any statutory discretion, whether in relation to the Scheme Amendment or otherwise.

9 INTERPRETATION

In this Agreement, unless expressed or implied to the contrary;

9.3 undefined terms or words have the meanings given in the Act or the Scheme;

9.4 the singular includes the plural and the plural includes the singular;





DAD749175N-8-9

- 9.5 a reference to a gender includes a reference to the other genders;
- 9.6 a reference to a person include a reference to a firm, corporation, or other corporate body;
- 9.7 if a party consists of more than one person this Agreement binds them jointly and each of them severally;
- 9.8 a reference to a “planning scheme” or “the Scheme” includes any amendment, consolidation or replacement of such scheme and any document incorporated by reference into such scheme;
- 9.9 a reference to a statute includes any statutes amending, consolidating or replacing those statutes and any regulations made under the statutes;
- 9.10 where, in this Agreement, the Council may exercise any power, duty or function, that power may be exercised on behalf of the Council by an authorised or delegated officer;
- 9.11 all headings are for ease or reference only and do not affect the interpretation of this Agreement; and
- 9.12 the Recitals to this Agreement form part of this Agreement.

10. **NOTICES**

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10.1 **Service of Notice**

A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:

- 10.1.1 personally to the party; or
- 10.1.2 by sending it by pre-paid post, addressed to that party at the address for service specified in this document or subsequently notified to each party; or
- 10.1.3 by facsimile to the person’s number for service specified in this document or subsequently notified to each party.

10.2 **Time of Service**

A notice or another communication is deemed served:

- 10.2.1 if served personally, upon service;
- 10.2.2 is posted within Australia to an Australian address, two business days after posting and in any other case, seven business days after posting;
- 10.2.3 if served by facsimile, at the time indicated on the transmission report produced by the sender’s facsimile machine indicating

AD749175N

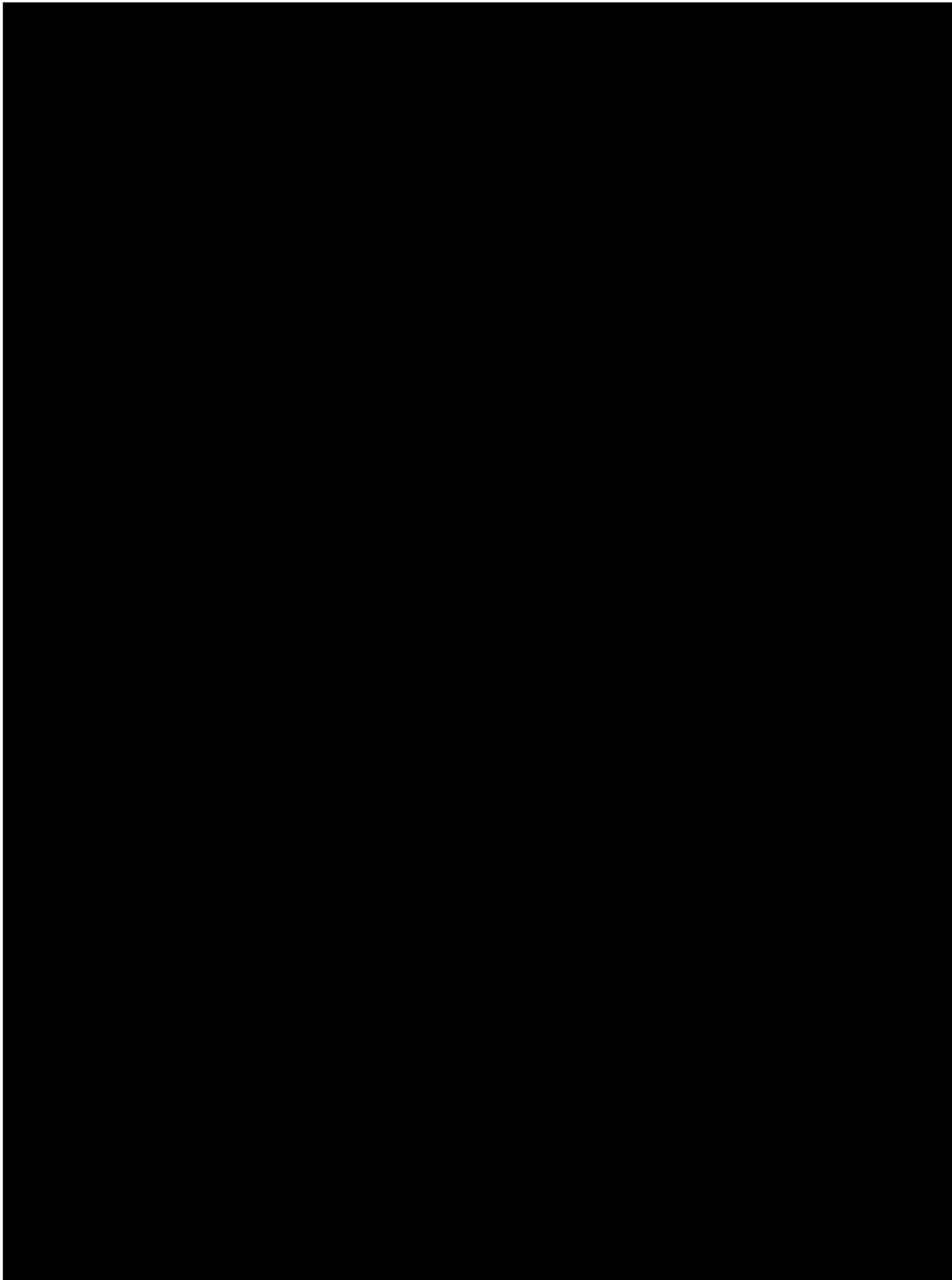
14/07/2005 \$92.30 173



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that the facsimile was sent in its entirety to the addressee's facsimile; or

10.2.4 if received after 6:00pm in the place of receipt or on a day which is not a business day, at 9:00am on the next business day.



5



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13 February 2025
Planning Department
Cardinia Shire

Re: App T250019PA 2 Coachhouse Lane Beaconsfield 3807

Information Required as part of the application.

1. Attached is the PDF electronic version of the updated plans in A3 size.
2. Attached is the Covenant AF830791U and 173 Agreement AD749175N as registered on title.

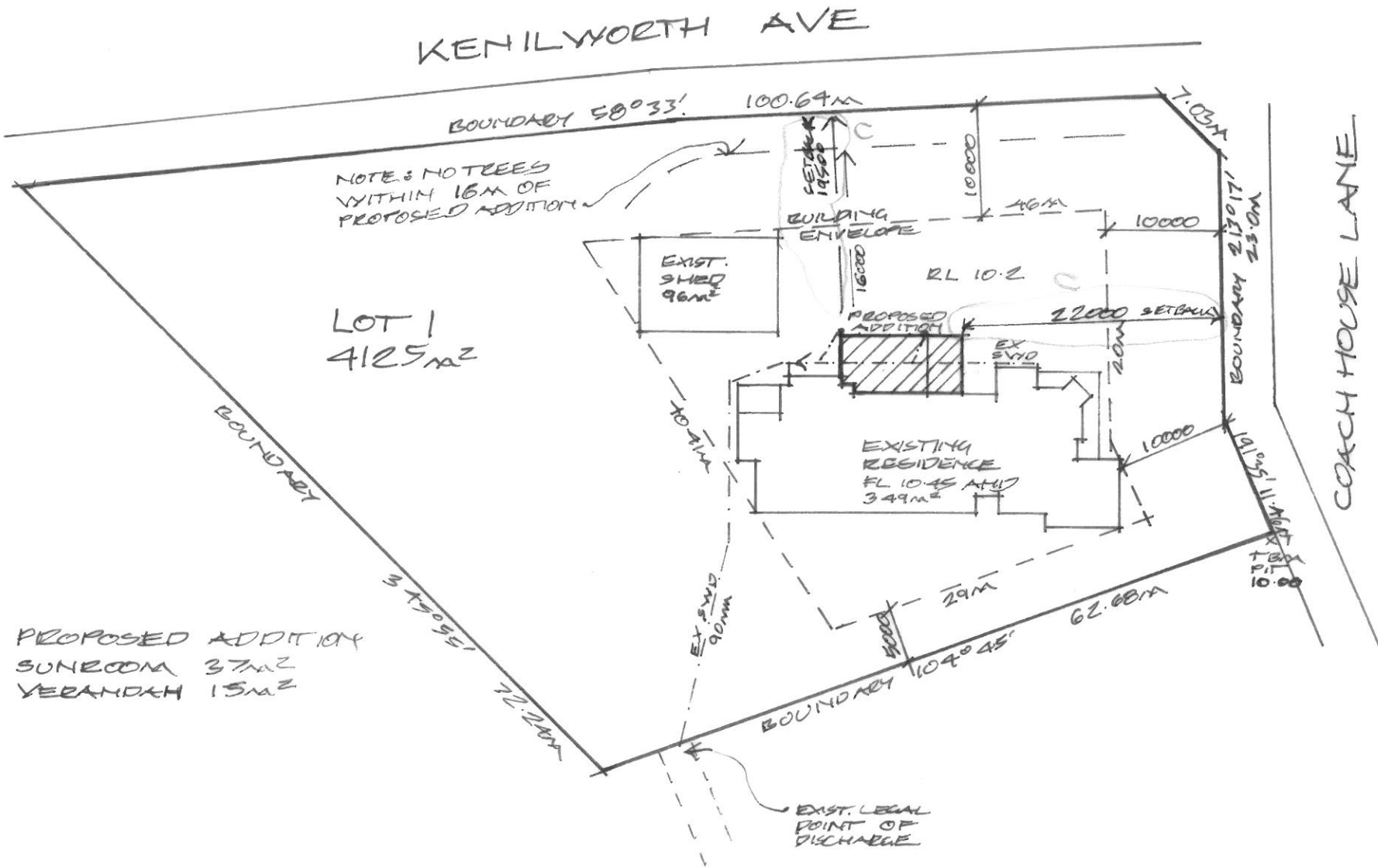
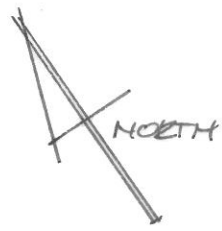
Information required in relation to the Site Plan

1. Setbacks from the proposed addition to all the relevant boundaries.
2. There are no internal fences proposed in this application and none within proximity to the addition.
3. The land under the proposed the addition and surrounding land is flat.
4. Spot levels have been added, to AHD, to the drawings.
5. Floor levels for the existing house and proposed addition, to AHD, have been added to the drawings.
6. There are no earthworks proposed apart from the excavation of footings for the proposed slab.
7. Site layout plan and scale were already on the drawings. The version has been updated and reason given.

**CHIAROTTO DEVELOPMENT CORPORATION P/L
DESIGN AND CONSTRUCTION**

1 CAMERON STREET . SYNDAL . VICTORIA 3149
PHONE: 0143 733 897 . OFFICE/FAX 9886 8002
ACN: 007 243 101 . RBP: DBU 8374 . CBL: 16080 . MBAV: 6911
ABN: 93 007 243 101

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PROPOSED ADDITION
SUNROOM 37m²
VERANDAH 15m²

LOT 1
4125m²

NOTES: NO TREES
WITHIN 16M OF
PROPOSED ADDITION

GENERAL NOTES

- PLANS TO BE READ IN CONJUNCTION WITH RELEVANT ENGINEERING
- SITE IS CLASSIFIED AS A CLASS 'M' BY GEO CORE FIL.
- TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
- ALL TIMBER CONSTRUCTION, MATERIALS FRAMEWORK, TIE DOWNS ETC TO COMPLY WITH AS. 1720 & AS. 1684.
- ALL BRICKWORK TO COMPLY WITH AS. 3700
- ALL GLAZING TO COMPLY WITH AS. 1288-6 AND BCA PART 3.6
- CONNECT NEW STORM WATER PIPES TO EXISTING SYSTEM VIA 90MM UPVC PIPES.
- DRAWN BY ROBERT CHIAROTTO FOR CHIAROTTO DEVELOPMENT COOP FL.

NO PROPOSED INTERNAL OR BOUNDARY FENCES IN THIS APPLICATION.
SITE IS LEVEL & FLAT IN THE GENERAL AREA ON OR AROUND THE PROPOSED ADDITION
NO SITE CUT OR FILL PROPOSED IN THIS APPLICATION.

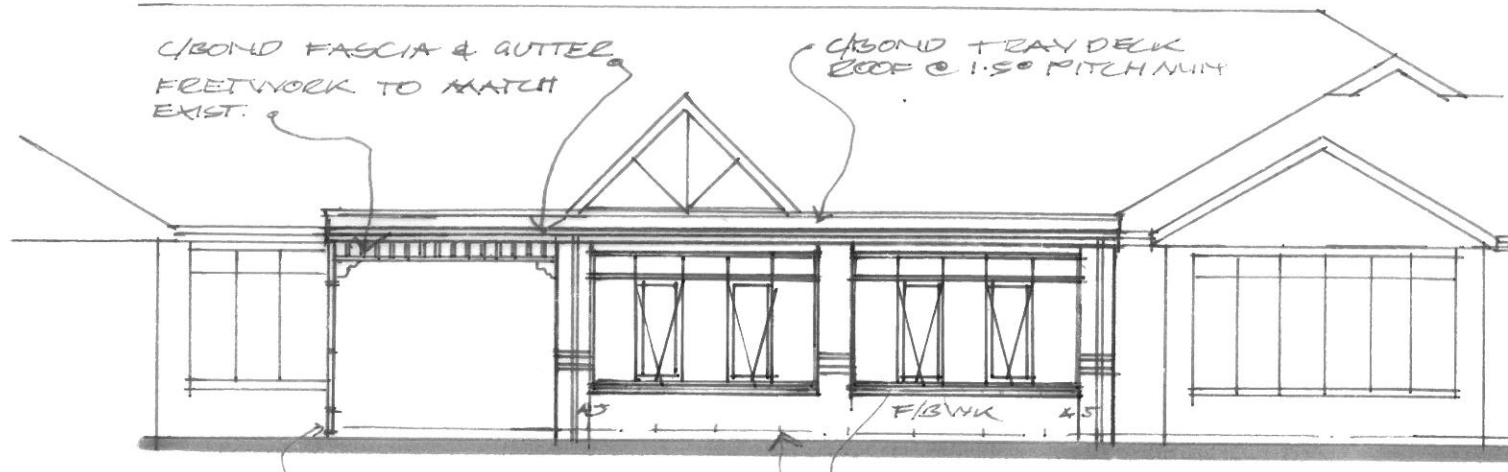
SITE PLAN

1:500

PROPOSED ADDITION
2 COACH HOUSE LANE
BEACONS FIELD 3807 AI
C 6/2/25
PLANNING AMENDMENTS

NO SITE CUT OR FILL PROPOSED IN THIS APPLICATION.

FINISHED
 RED FACE BRICKS WITH
 CREAM FEATURE TO MATCH EXIST.
 FASCIA/GUTTER - BRUNSWICK GREEN
 WINDOWS - CREAM
 ROOF - MANOR RED

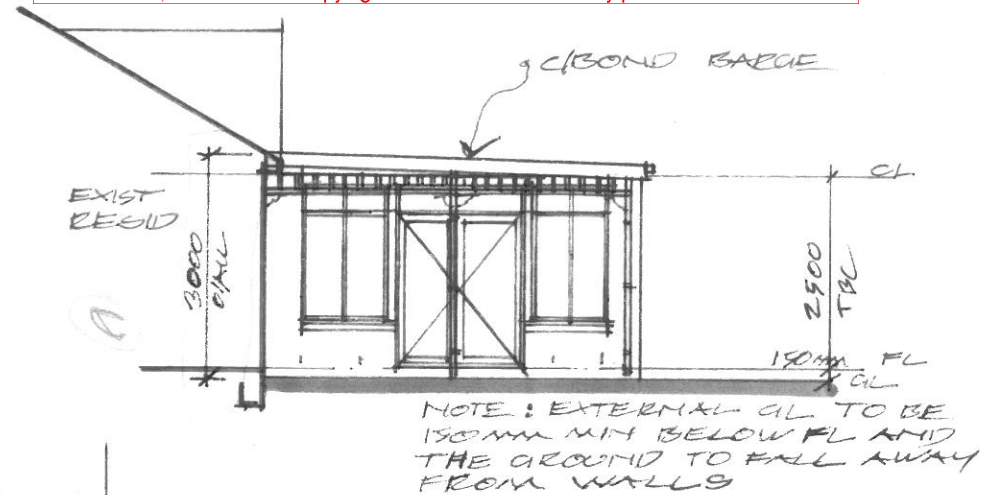
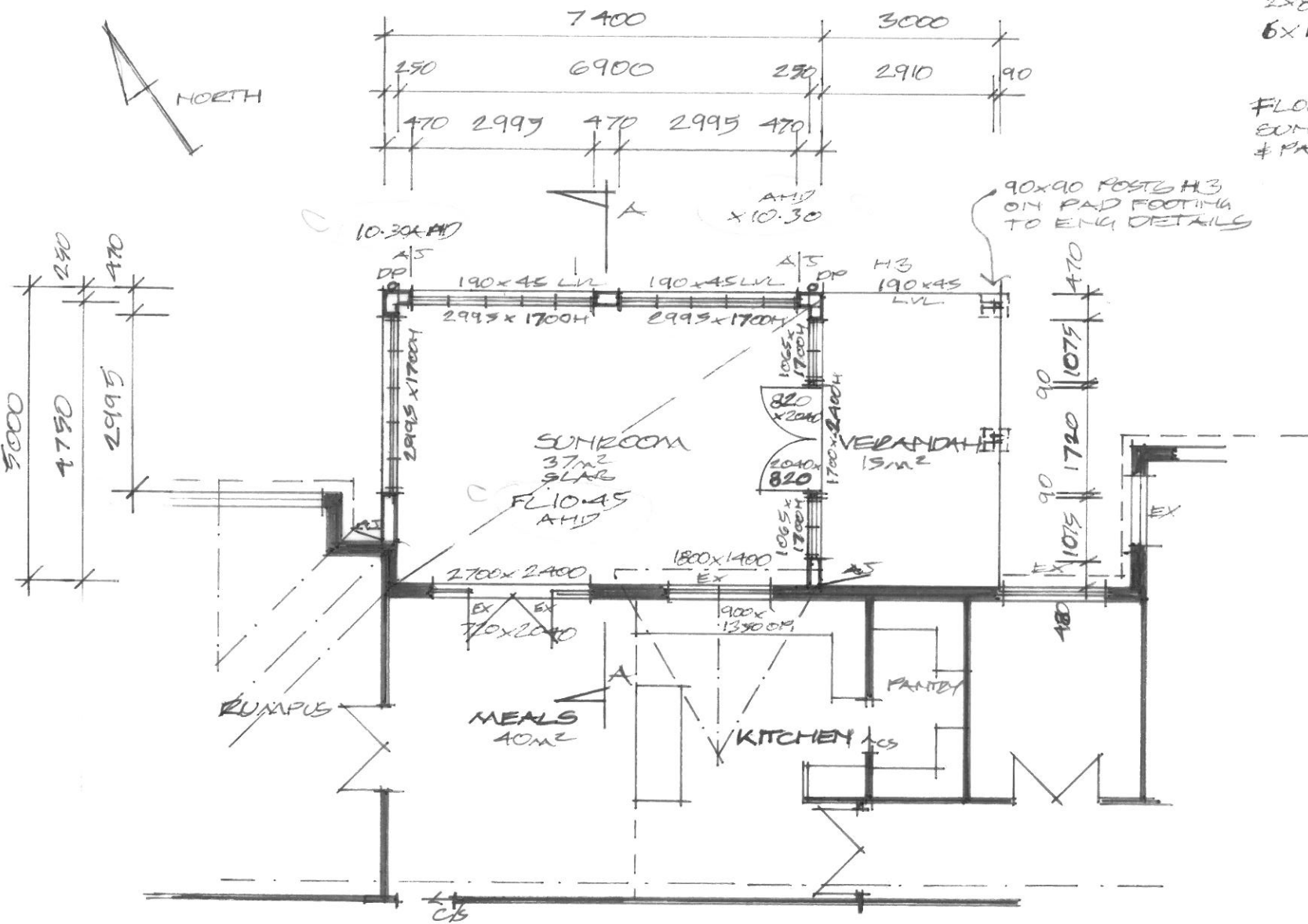


NORTH EAST ELEVATION
 1:100

NORTH WEST ELEVATION
 1:100

WINDOW AREA 20.7m²
 VENTILATION OPENABLE
 2x820 DOCS 3.26m²
 6x1.4x0.5 WINDOWS 4.2m²
 7.46m²
 FLOOR AREA OF
 SUNROOM, KIT, MEALS
 & PANTRY 78m²

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SOUTH EAST ELEVATION
 1:100

NOTE: H3 EASTERS TO VERANDAH
 23 MIN BATTIS TO CEILING & R2 TO WALLS.
 10MM FIBD TO CEILING ON BATTENS @ 450 CTES
 10MM FIBD TO WALLS
 EXISTING FACE BRICK TO REMAIN EXPOSED
 FLASH AS REQ.
 C/BOND TRAY DECK ROOF @ 1:50 ON 90x45 BATTENS @ 900 CTES PROVIDE SENSATION
 100x45 LVL EASTERS @ 600 CTES
 90x45 NGF10 STUDS & PLATES STUDS @ 450 CTES
 DOUBLE STUDS TO OPENINGS,
 100MM CONC SLAB TO ENG DETAILS ON POLY MOISTURE BARRIER ON 50MM SAND BED.

SECTION A-A
 1:100

PLAN
 1:100

DRAWN BY ROBERT CHIABOTTO FOR CHIABOTTO DEVELOPMENT CORP. TIL

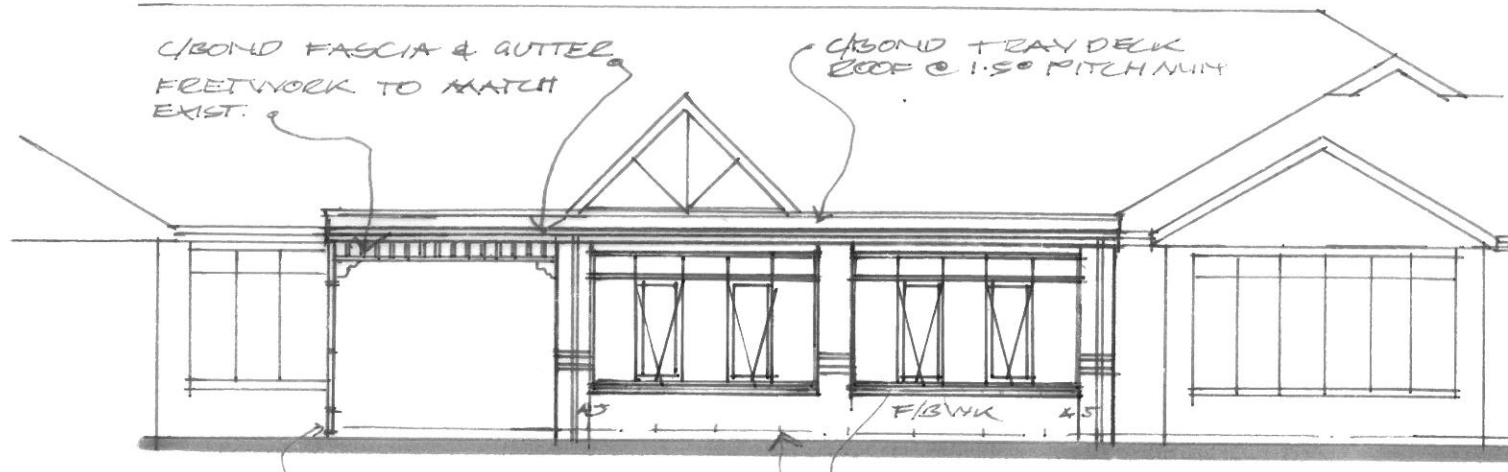
PROPOSED ADDITION
 2 COACH HOUSE LANE
 BEACONSFIELD 3807 C 6/2/25

A2

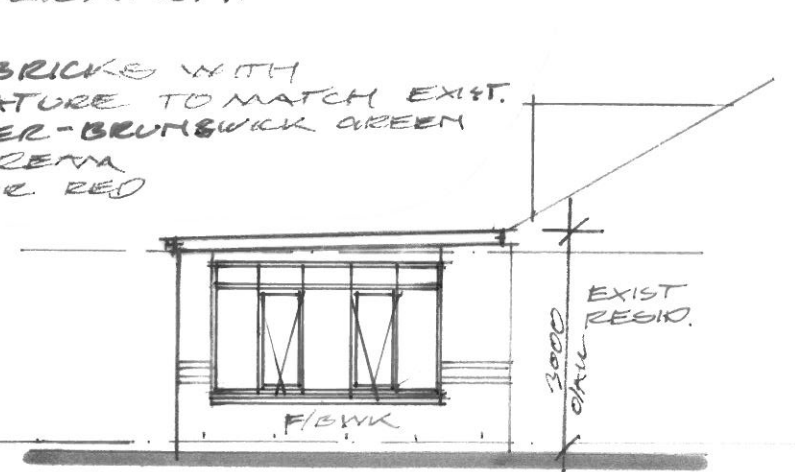
PLANNING AMENDMENTS

NO SITE CUT OR FILL PROPOSED IN THIS APPLICATION.

FINISHED RED FACE BRICKS WITH CREAM FEATURE TO MATCH EXIST. FASCIA/GUTTER - BRUNSWICK GREEN WINDOWS - CREAM ROOF - MANOR RED



NORTH EAST ELEVATION
1:100

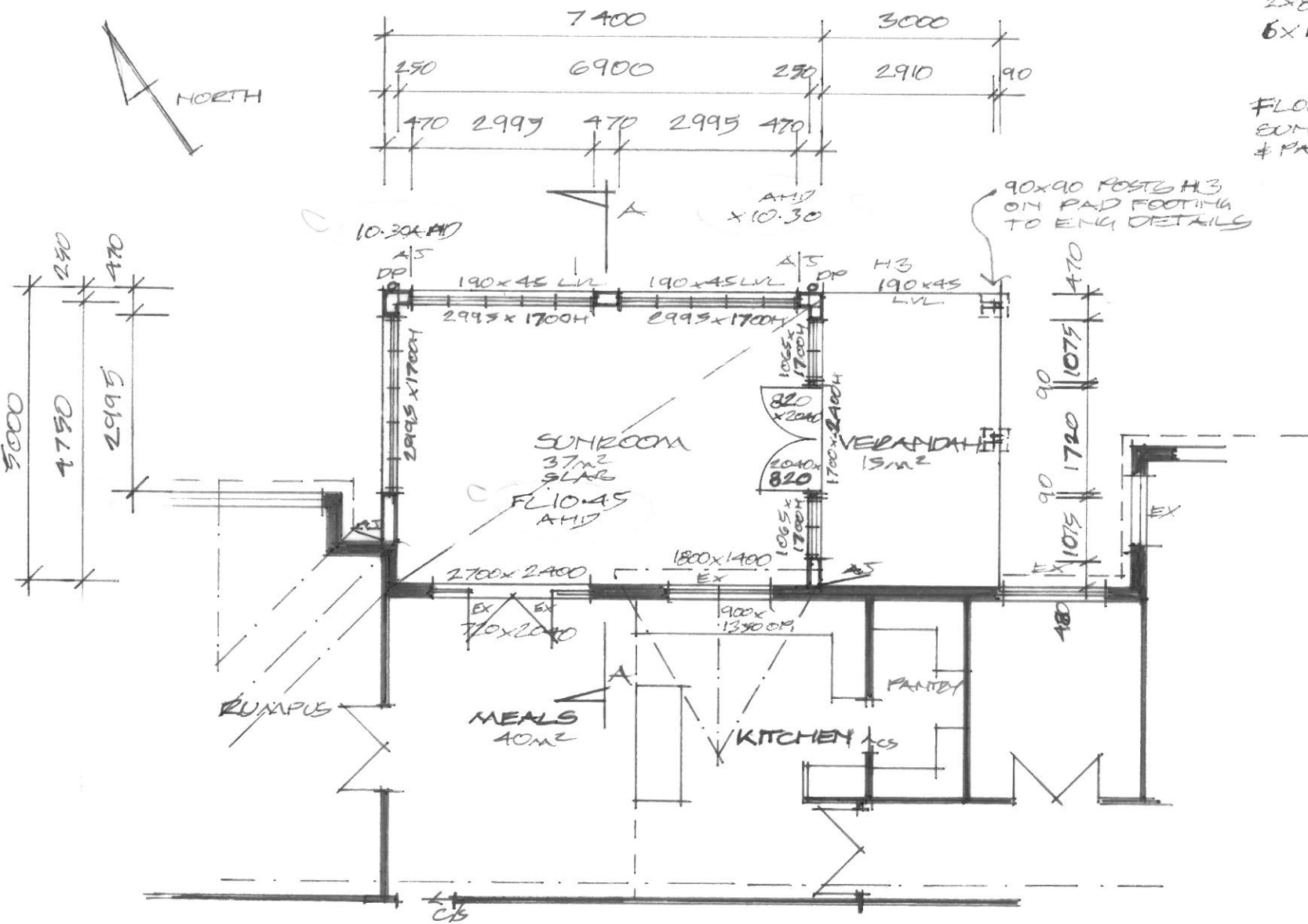


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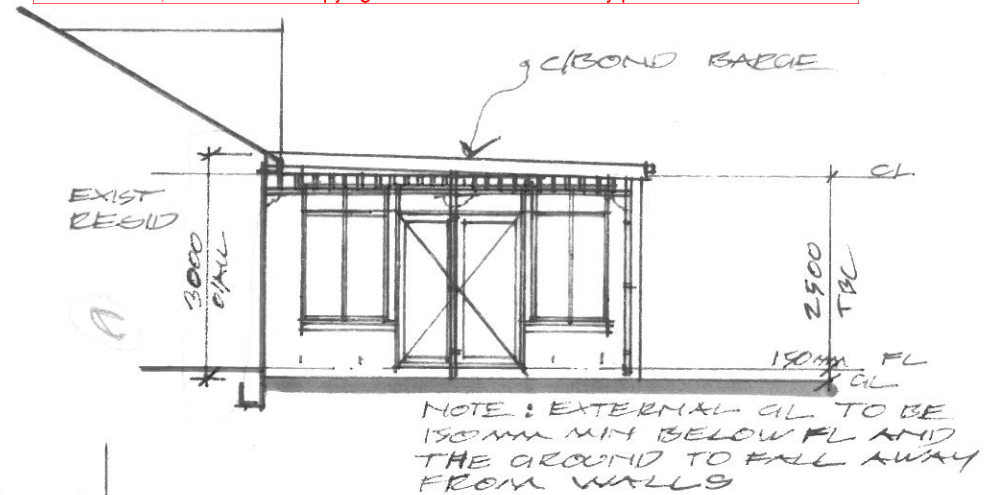
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PLAN
1:100

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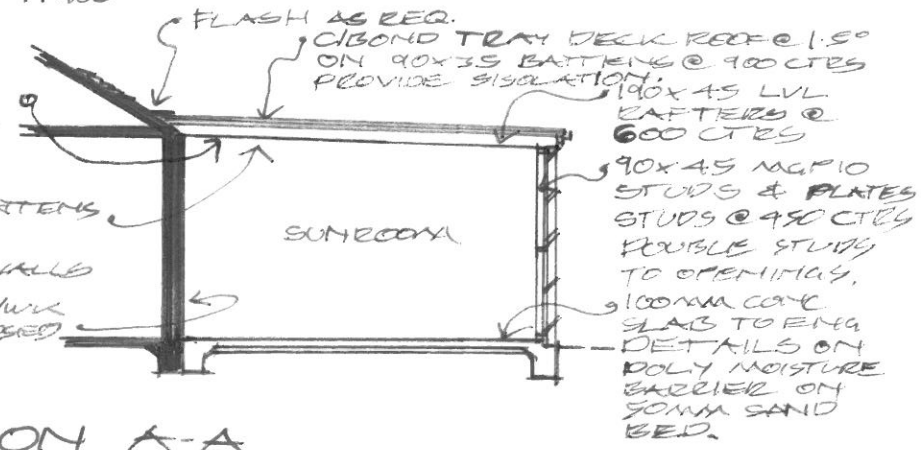


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EXISTING FACE BRICK TO REMAIN EXPOSED



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1:100

PROPOSED ADDITION
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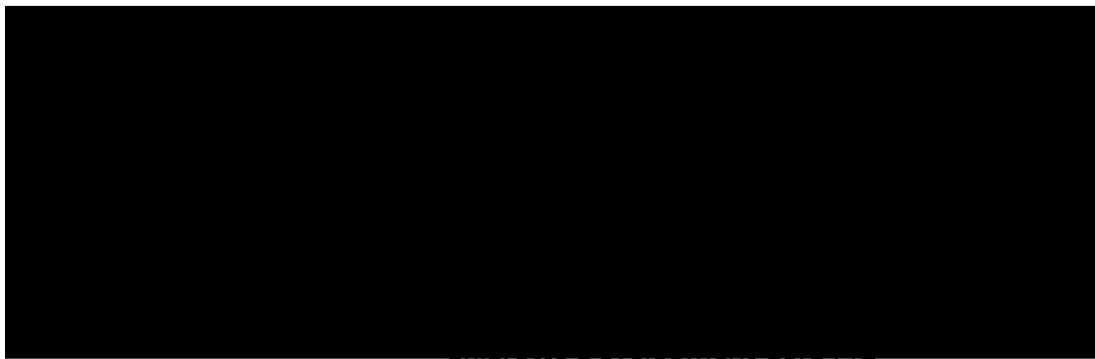
A2

PLANNING AMENDMENTS



Receipt

Receipt No	EPLAN009079
Amount Paid	\$694.00
Transaction Status	Processing
Transaction Date	14/01/2025 11:47:38 AM
Reference 1	T25620266
Reference 2	T250019
Reference 3	A1253C1



Preferred Contact Address 1 Cameron St, Mount Waverley VIC 3149

Site Address 2 Coach House Lane Beaconsfield 3807

Portal Reference A1253C1

ReferenceNumber T250019

InvoiceNumber 479804

InvoiceDate 14-Jan-2025

InvoicePayByDate 13-Feb-2025

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 3	More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00

Total Amount

\$694.00