
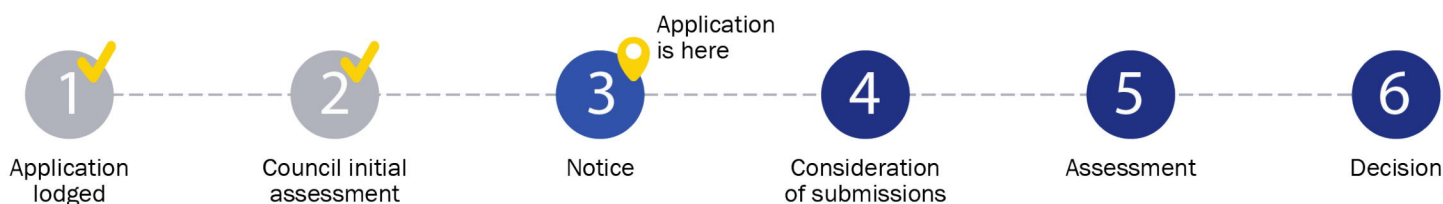


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 PS349042 3 Caroline Crescent, Emerald VIC 3782	
The application is for a permit to:	Buildings and works (dwelling additions and alterations)	
A permit is required under the following clauses of the planning scheme:		
35.05-5	Construct a building within nominated setbacks	
42.01-2	Construct a building or construct or carry out works	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:	[REDACTED]	
Application number:	T250128	
<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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
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:		
<b>25 April 2025</b>		
<b>WHAT ARE MY OPTIONS?</b> <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"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul>	<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 A125475Q

### Basic Information

Proposed Use	A permit to replace two existing ageing decks with one unified deck, with the addition of an approx 8x2.5 metre swimming pool. Maintain the minimum boundary offset already in place.
Current Use	Existing conditions include two decks of in varying repair. With a cubby house on the lower deck.
Cost of Works	\$100,000
Site Address	3 Caroline Crescent 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

### 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
		<b>Total</b>		<b>\$694.00</b>

### Meetings



**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 VIC, 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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## Documents Uploaded

Date	Type	Filename
27-02-2025	A Copy of Title	3_Caroline_Cres_Emerald_Cert_of_Title.pdf
27-02-2025	Site plans	3_Caroline_Cres_Emerald_Plans_ExistCond_Elevations.pdf
27-02-2025	Additional Document	3_Caroline_Cres_Emerald_Copy_of_Plan.pdf
27-02-2025	Additional Document	3_Caroline_Cres_Emerald_Boundary_Restablishment.pdf
27-02-2025	Alteration statement	3_Caroline_Crescent_Emerald_Written_Statement.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



## Declaration



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



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

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

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**Fax:** 03 5941 3784

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

Page 1 of 1

VOLUME 10287 FOLIO 850

Security no : 124122137951L

Produced 18/02/2025 09:05 PM

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**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 349042M.  
PARENT TITLE Volume 09453 Folio 712  
Created by instrument PS349042M 04/07/1996

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN745192X 13/04/2017  
MECU 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 PS349042M 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: 3 CAROLINE CRESCENT EMERALD VIC 3782

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 13091U BANK AUSTRALIA LTD  
Effective from 13/04/2017

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS349042M</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>18/02/2025 21:05</b>

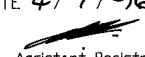
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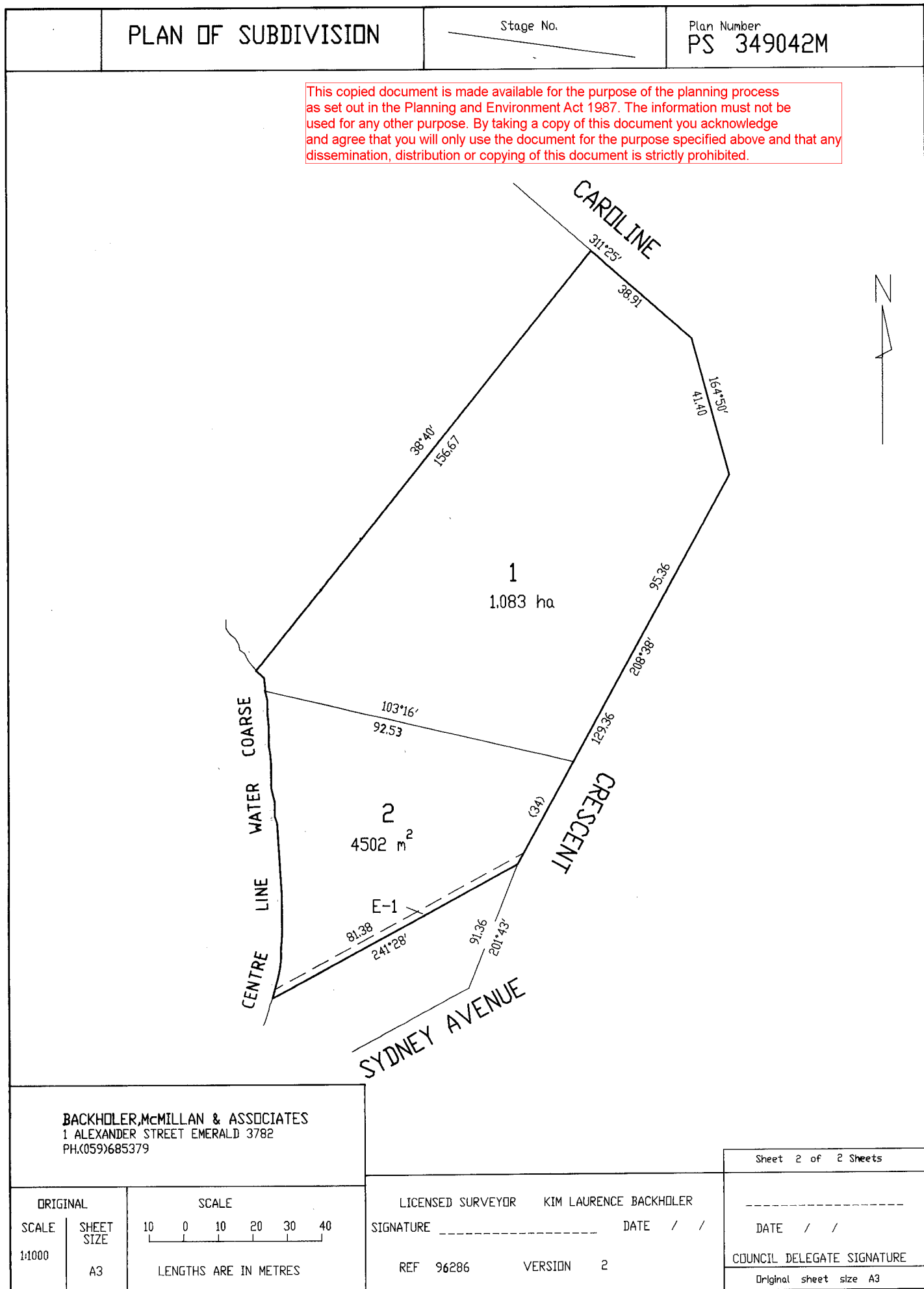
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(2 SHEETS)

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<b>PLAN OF SUBDIVISION</b>			Stage No. <hr/>	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 349042M</b>
<b>LOCATION OF LAND</b>  <b>PARISH:</b> GEMBROOK  <b>TOWNSHIP:</b> _____ <b>SECTION:</b> _____ <b>CROWN ALLOTMENT:</b> 54 (PART) <b>CROWN PORTION:</b> _____  <b>LTO BASE RECORD:</b> CHART 15 -2645 <b>TITLE REFERENCE:</b> C/T. VOL.9453 FOL.712  <b>LAST PLAN REFERENCE:</b> LOTS 92&93 L.P.8957 <b>POSTAL ADDRESS:</b> 3 CAROLINE CRESCENT (at time of subdivision) EMERALD VIC 3782  <b>AMG CO-ORDINATES:</b> E 362900 ZONE 55 (of approx. paracentroid of land in plan) N 5801800			<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  Council Name: CARDINIA SHIRE Ref: S'96/010 <del>1. This plan is certified under section 6 of the Subdivision Act 1988.</del> 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 22 / 3 / 96 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del> / has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage _____</del> Council delegate Council seal Date / /  Re-certified under section 11(7) of the Subdivision Act 1988. Council delegate Council seal Date 15 / 4 / 96		
<b>Vesting of Roads or Reserves</b>					
Identifier		Council / Body / Person			
NIL		NIL			
<b>NOTATIONS</b>					
<b>Depth Limitation:</b> DOES NOT APPLY			<b>Staging:</b> This is not a staged subdivision. Planning permit No. T 950471		
			<b>Survey:</b>  THIS PLAN IS BASED ON SURVEY.   To be completed where applicable. This survey has been connected to permanent marks no(s). In Proclaimed Survey Area no.		
<b>EASEMENT INFORMATION</b>					LTO use only  Statement of Compliance/ Exemption Statement  Received <input checked="" type="checkbox"/> Date 6 / 6 / 96
A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement(Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of	
E-1	DRAINAGE	2	THIS PLAN	CARDINIA SHIRE	
					LTO use only  PLAN REGISTERED TIME 12:10 pm DATE 4 / 7 / 96  Assistant Registrar of Titles
					Sheet 1 of 2 Sheets
<b>BACKHOLER, McMILLAN &amp; ASSOCIATES</b> 1 ALEXANDER STREET EMERALD 3782 PH.(059)685379			LICENSED SURVEYOR KIM LAURENCE BACKHOLER SIGNATURE _____ DATE / /  REF 96286 VERSION 2		_____ DATE / /  COUNCIL DELEGATE SIGNATURE Original sheet size A3





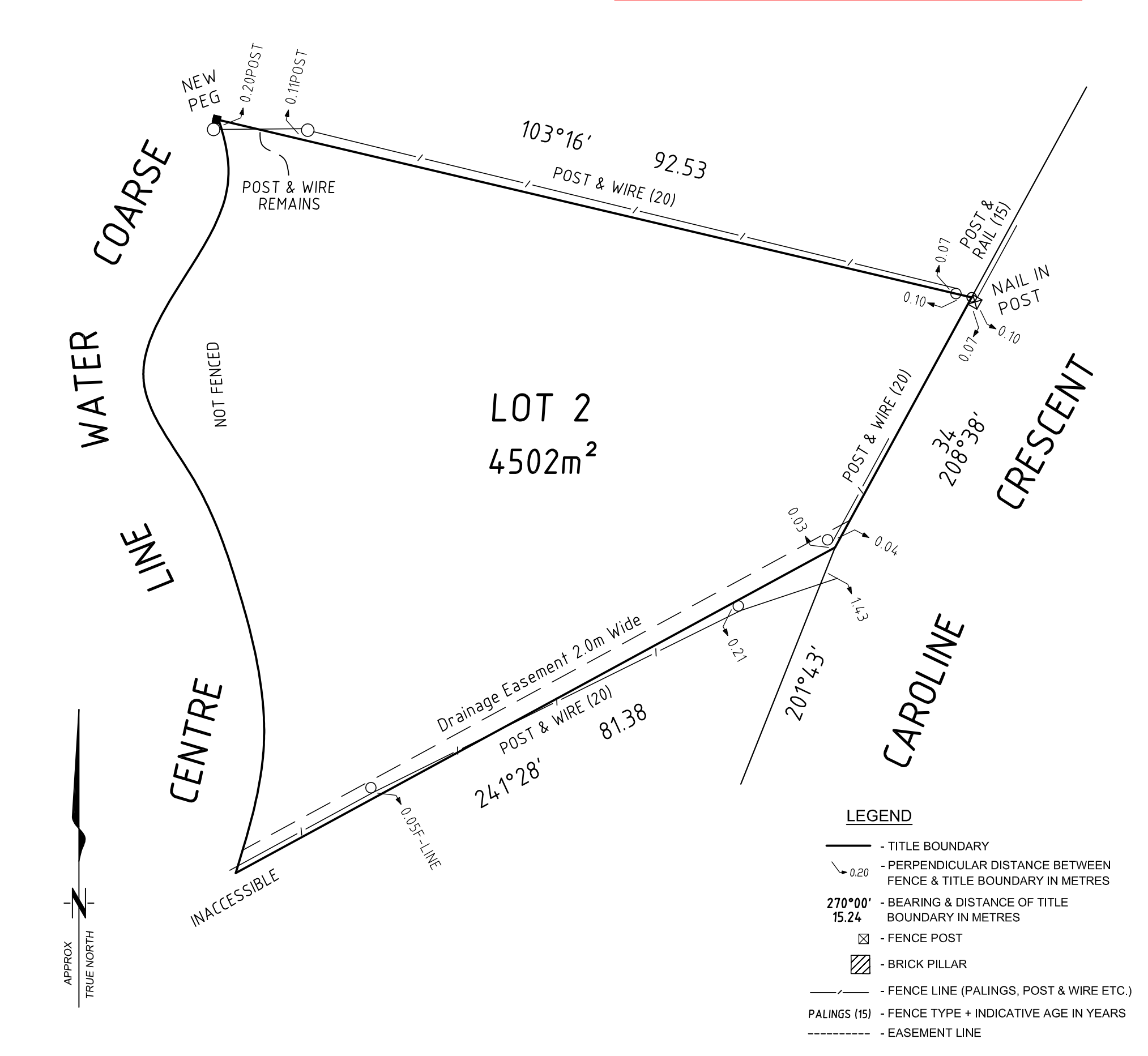
RECORD OF HAVING RE-ESTABLISHED A PARCEL

Surveying (Cadastral Surveys) Regulations 2005 - Schedule 4, Regulation 16

LOCATION OF LAND	Survey Information:
Property Address: 3 Caroline Crescent, Emerald, 3782	Datum: RE 92392
Last Plan Reference: Lot 2 on PS 349042M	MGA2020 Co-ordinates (of approx. centre of land in plan)
	E 362 970 N 5 801 970
	ZONE: 55 GDA 2020

NOTATIONS: OCCUPATION HAS BEEN EXAGGERATED FOR VIEWING PURPOSES  
WHERE FENCING ENCROACHES ONTO THE SITE NO BUILDING SHOULD EXTEND PAST THE FENCING UNLESS THERE IS WRITTEN AGREEMENT FROM THE NEIGHBOUR WHO MAY HAVE POSSESSORY RIGHTS OVER THE LAND.

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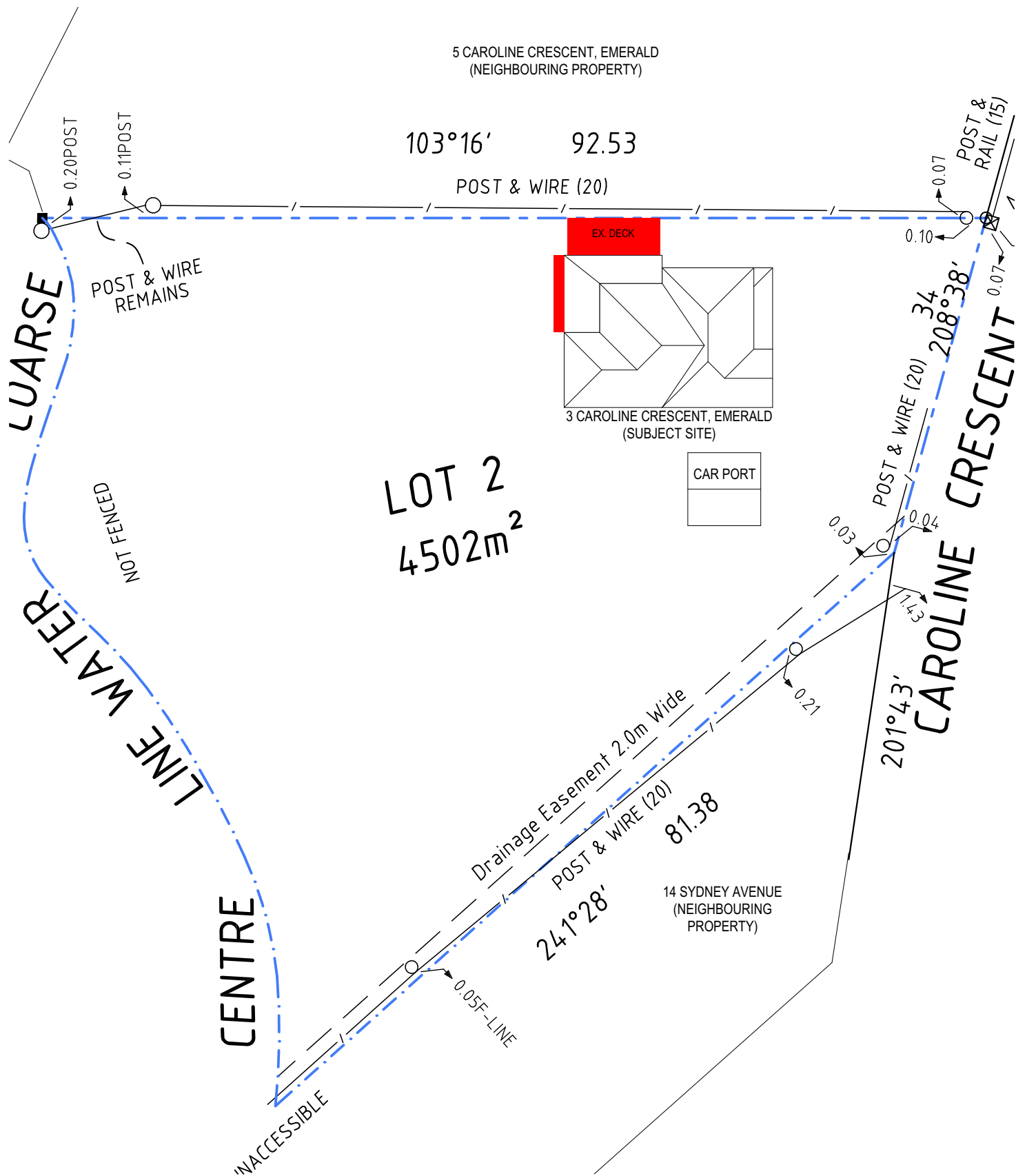
NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 Fax 03 5941 7359 mail@nobelius.com.au		CERTIFICATION BY LICENSED SURVEYOR Surveying (Cadastral Surveys) Regulations 2005 - Schedule 2, Regulation 14(1)
	DRAWN : H.H	I, Ben S. Nobelius of 20 HENRY STREET, PAKENHAM certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 28/01/2025 that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required for undulating land as defined in regulation 7(2) of the Surveying (Cadastral Surveys) Regulations 2005.
	SHEET SIZE A3	Date: 13/02/2025
	SCALE 1:500	Licensed Surveyor Surveying Act 2004
SURVEYOR REFERENCE NUMBER: 22383	Sheet 1 of 1 Sheets	



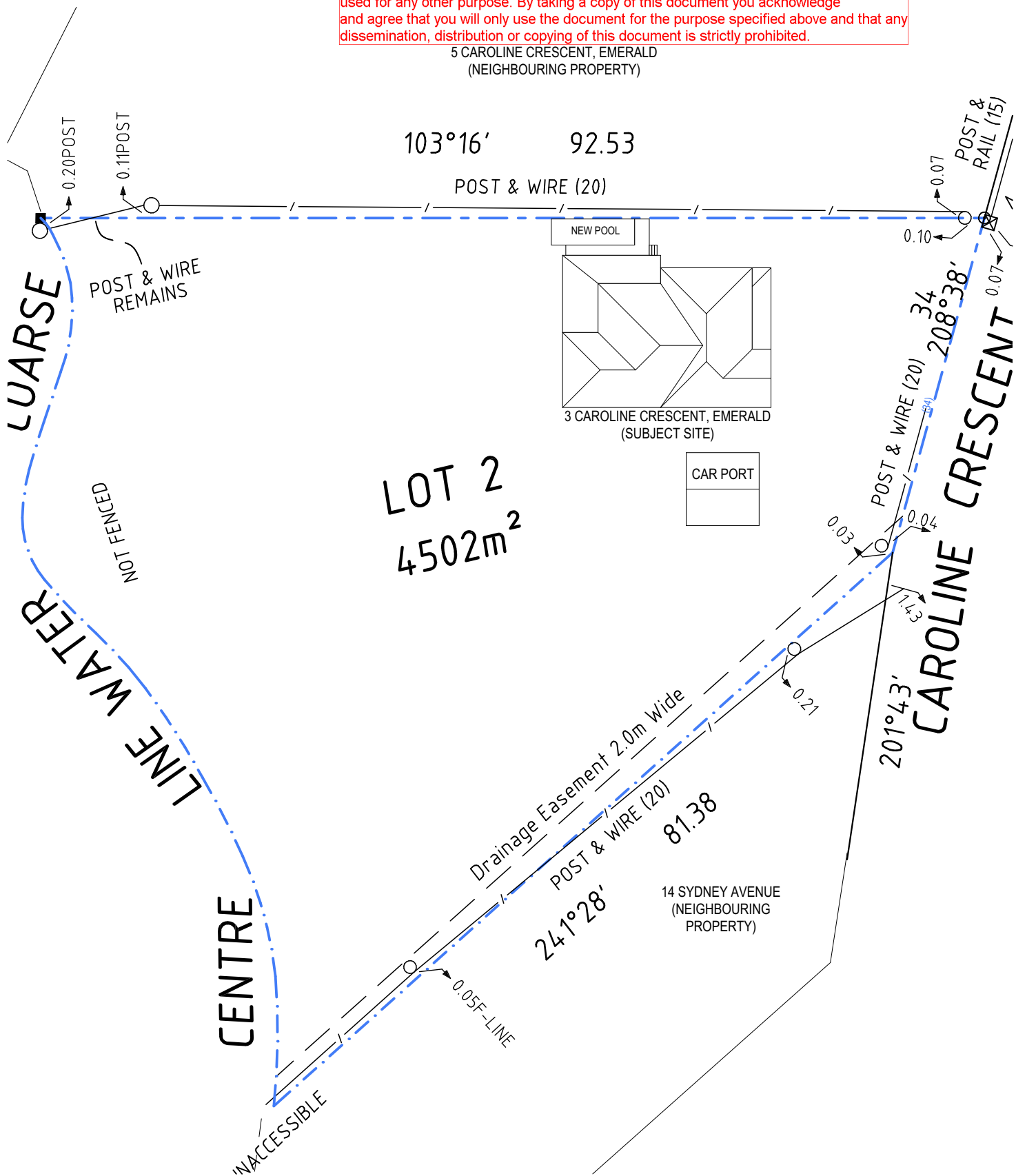
PROJECT  
3 CAROLINE CRESCENT, EMERALD VIC 3782

STAGE	REV	DATE
PRELIMINARY	-	18/02/2025

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1 DEMOLITION SITE PLAN  
1:500 VEGETATION NOT SHOWN



2 PROPOSED SITE PLAN  
1:500 VEGETATION NOT SHOWN





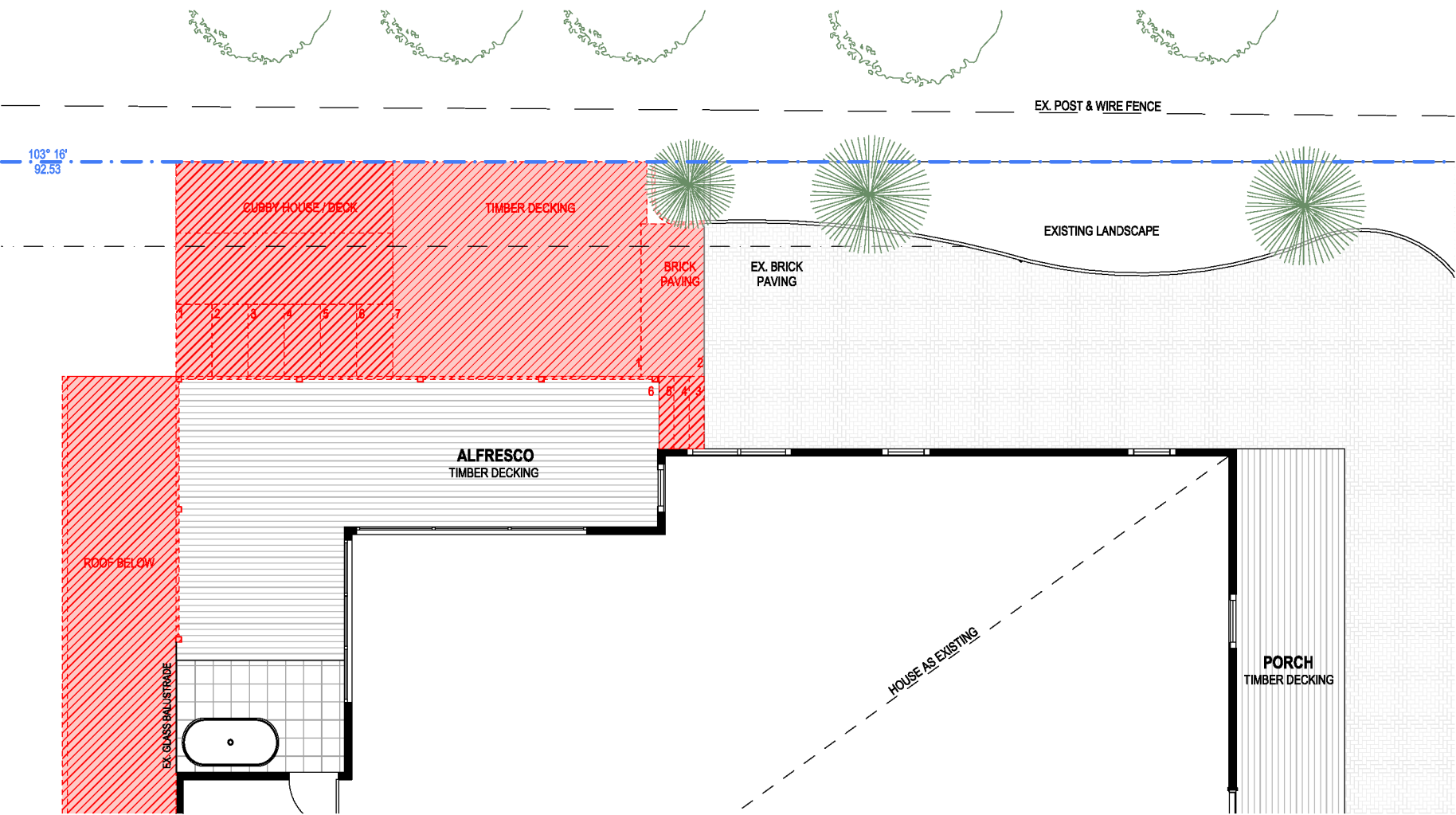
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VIC 3782
JOB NO.
A2501

1:250 @ A1
1:500 @ A3
DATE
18/02/2025

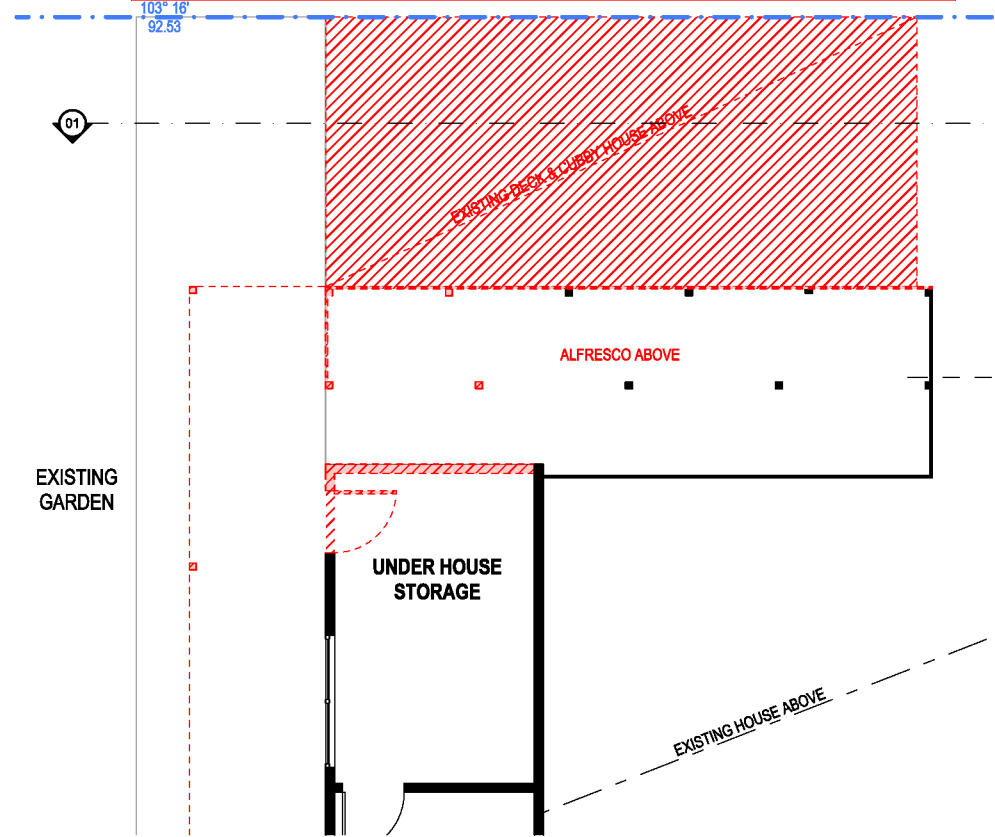
A0-101
DRAWING NAME
SITE PLANS

-
STAGE
TP

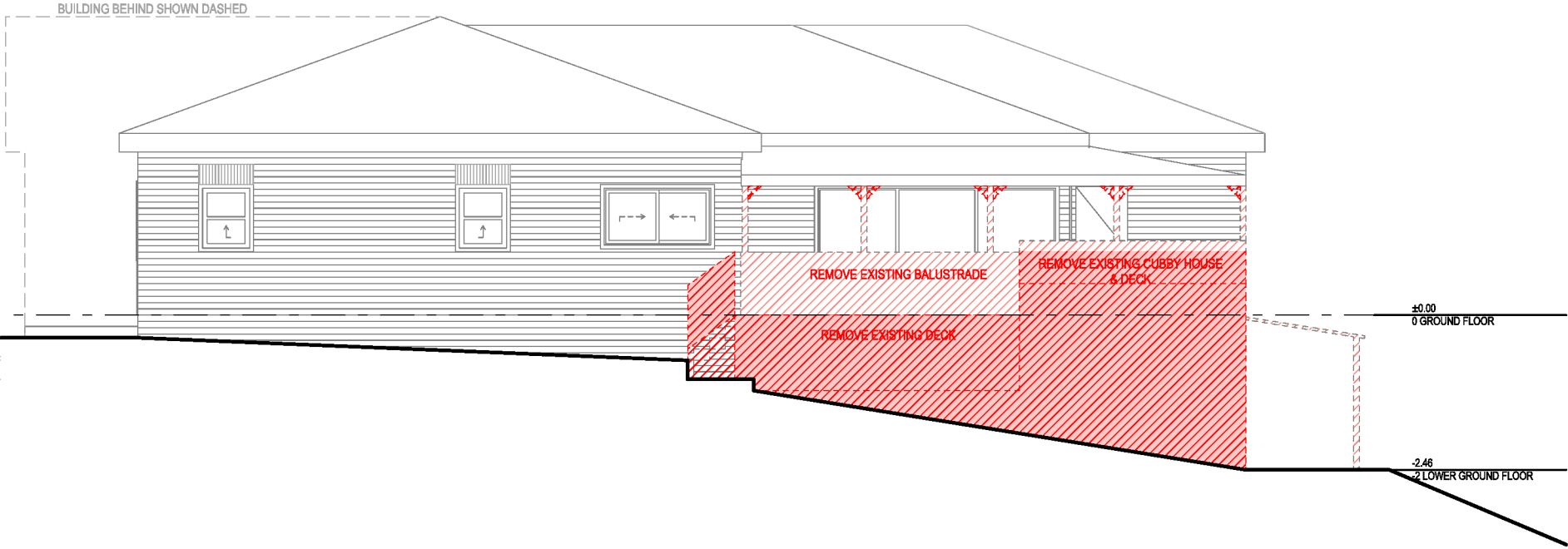
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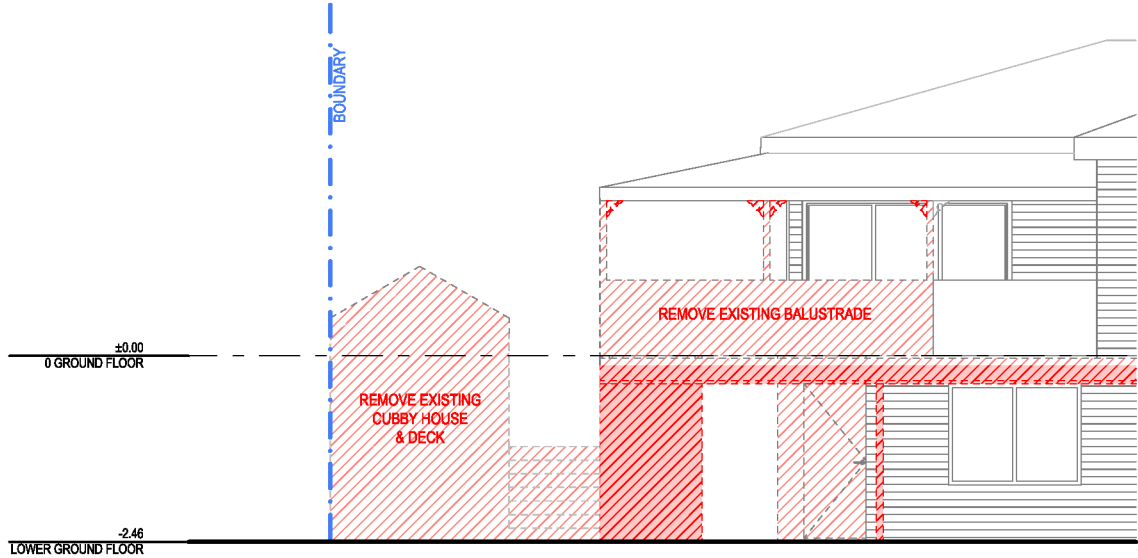
1 GROUND FLOOR PLAN- DEMOLITION  
1:100



2 LOWER GROUND FLOOR- DEMOLITION  
1:100



3 NORTH ELEVATION- DEMOLITION  
1:100

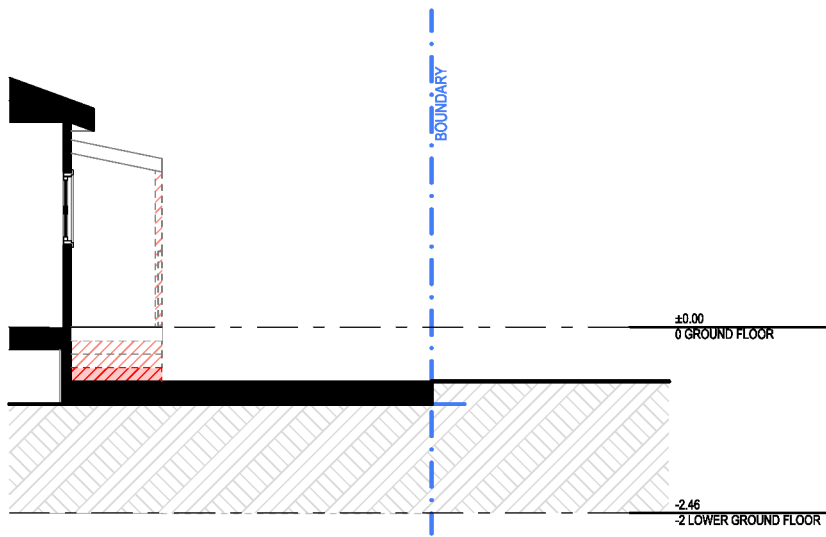


4 WEST ELEVATION- DEMOLITION  
1:100

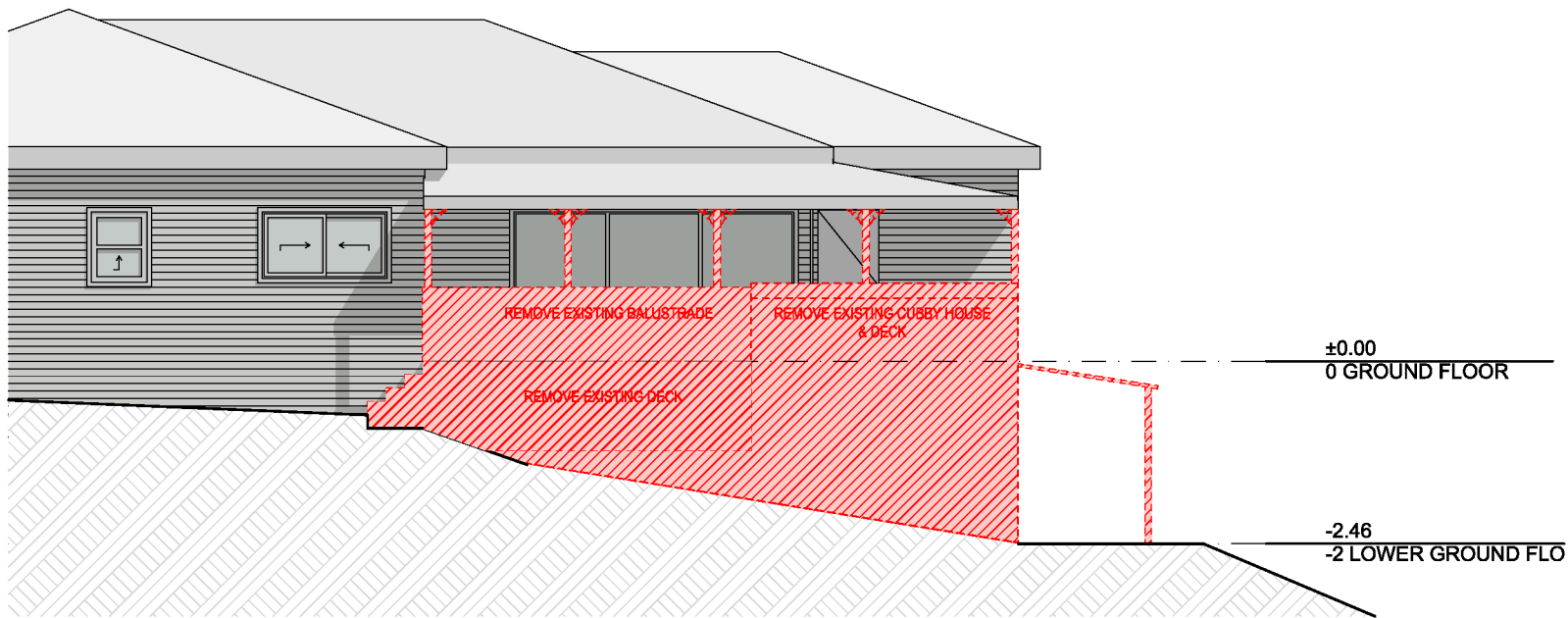




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1 EAST ELEVATION- DEMOLITION  
1:100

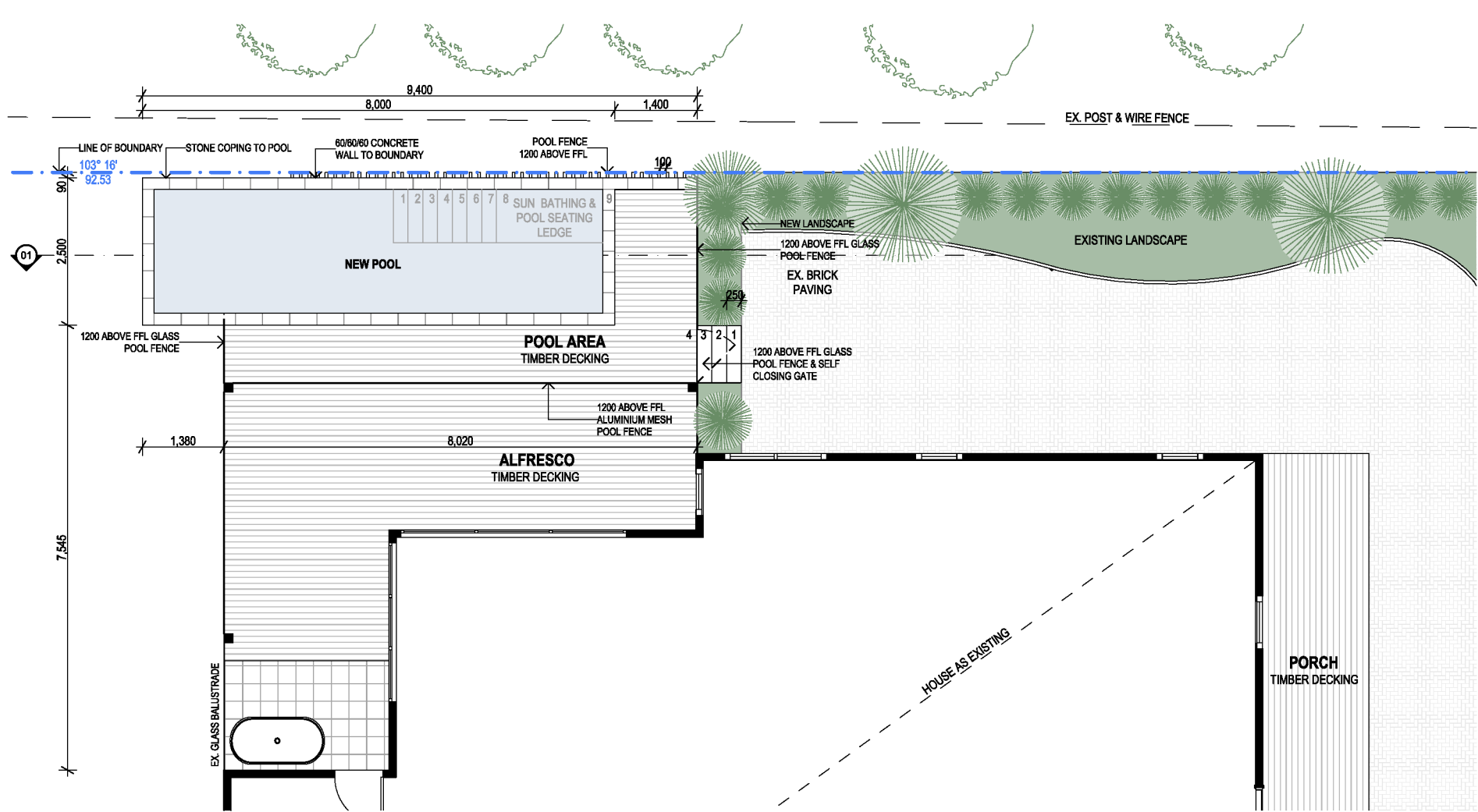


2 SECTION 01- DEMOLITION  
1:100

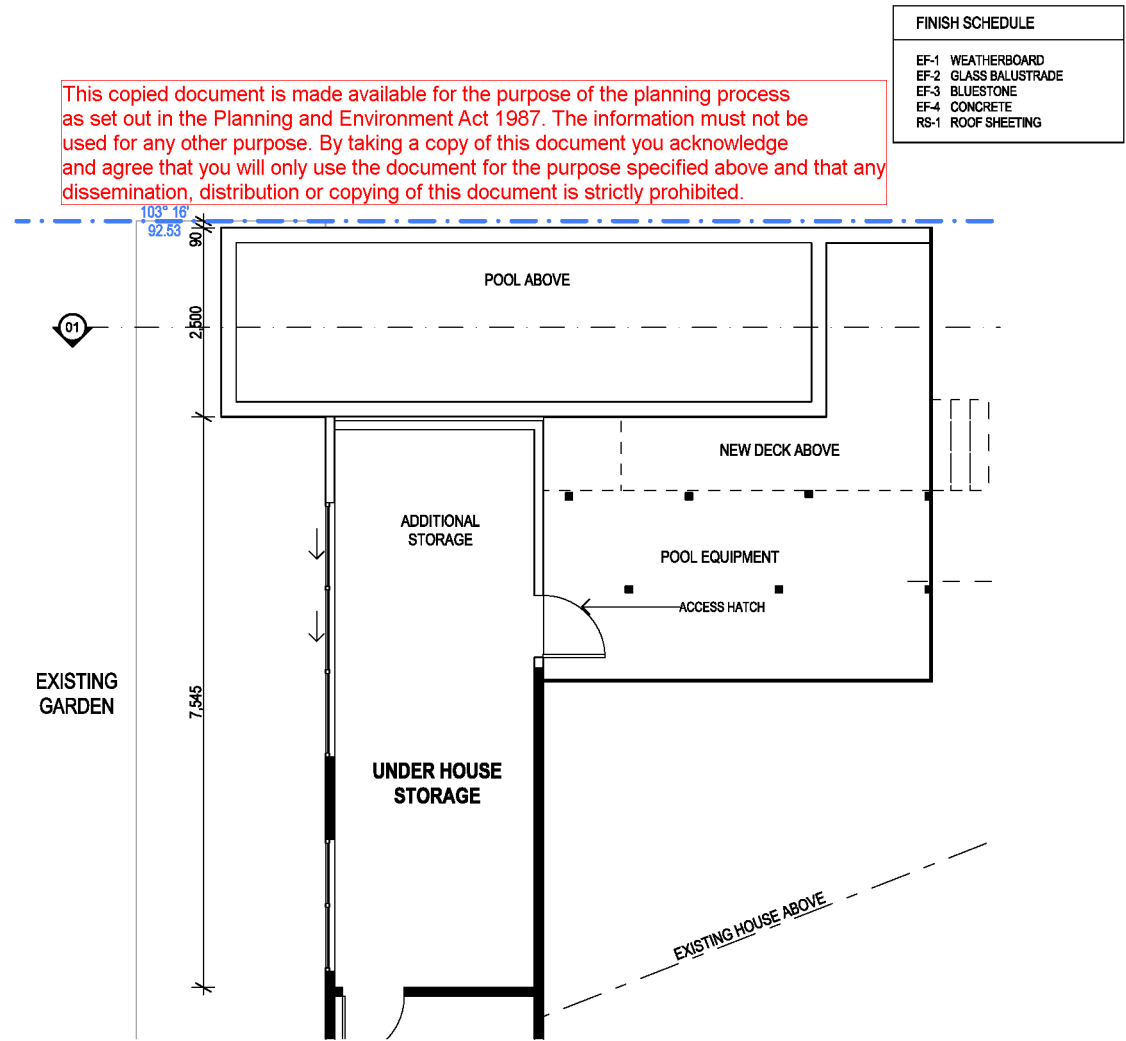
PRELIMINARY



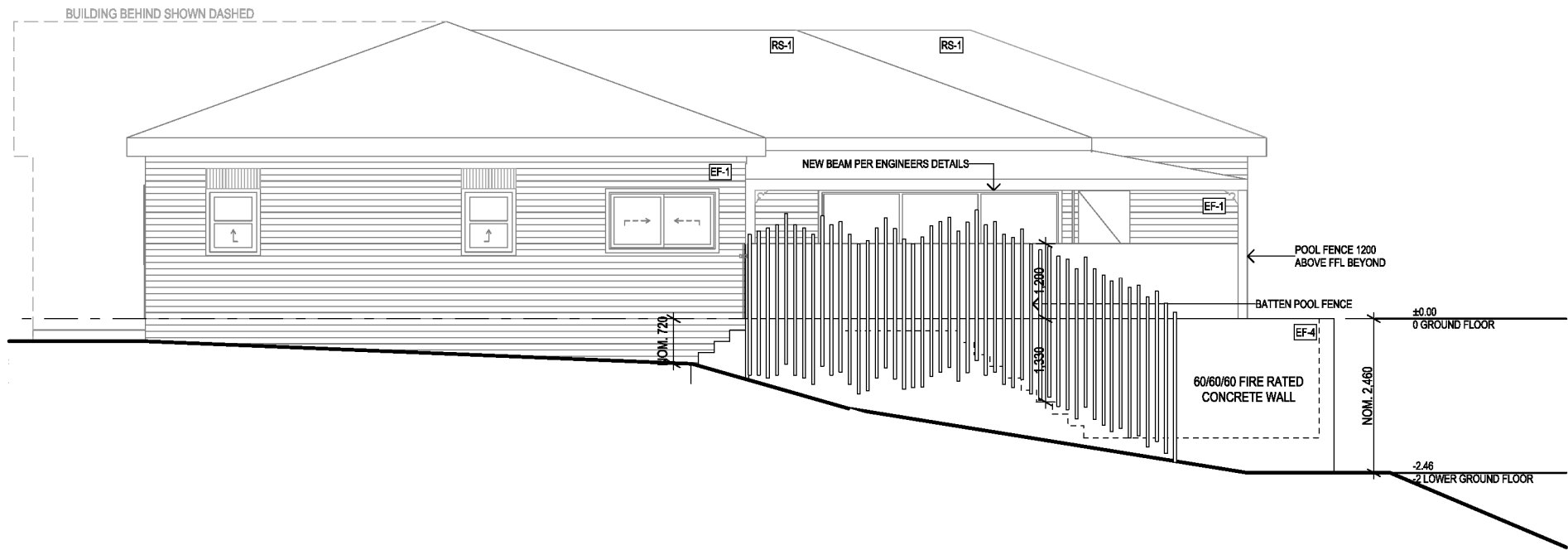




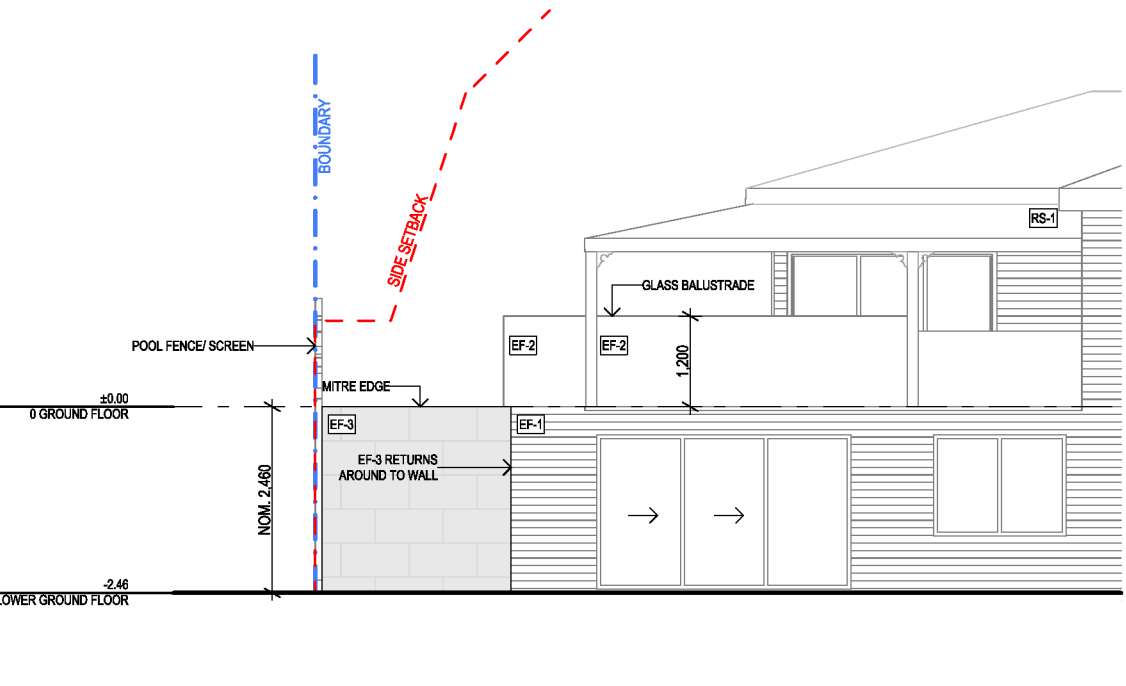
1 GROUND FLOOR- PROPOSED  
1:100



2 LOWER GROUND FLOOR- PROPOSED  
1:100



3 NORTH ELEVATION- PROPOSED  
1:100



4 WEST ELEVATION- PROPOSED  
1:100

FINISH SCHEDULE	
EF-1	WEATHERBOARD
EF-2	GLASS BALUSTRADE
EF-3	BLUESTONE
EF-4	CONCRETE
RS-1	ROOF SHEETING

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REV	DATE	ISSUE	REV	DATE	ISSUE

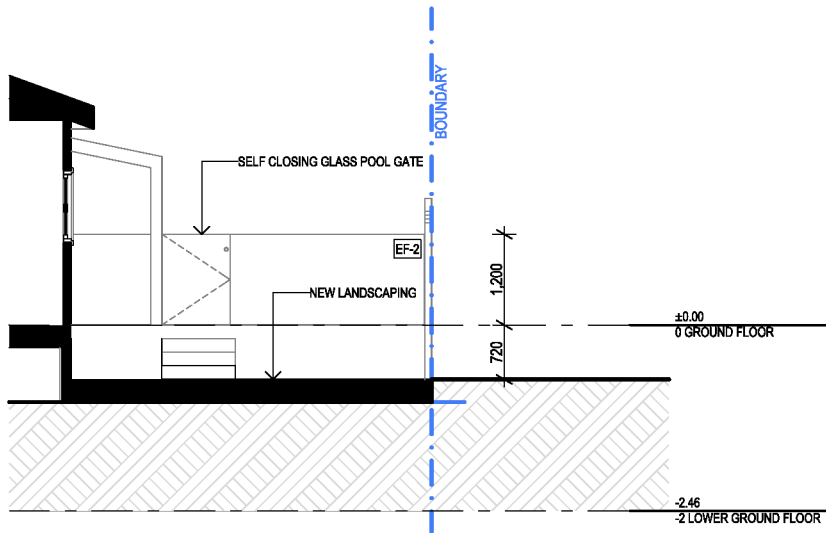
PRELIMINARY



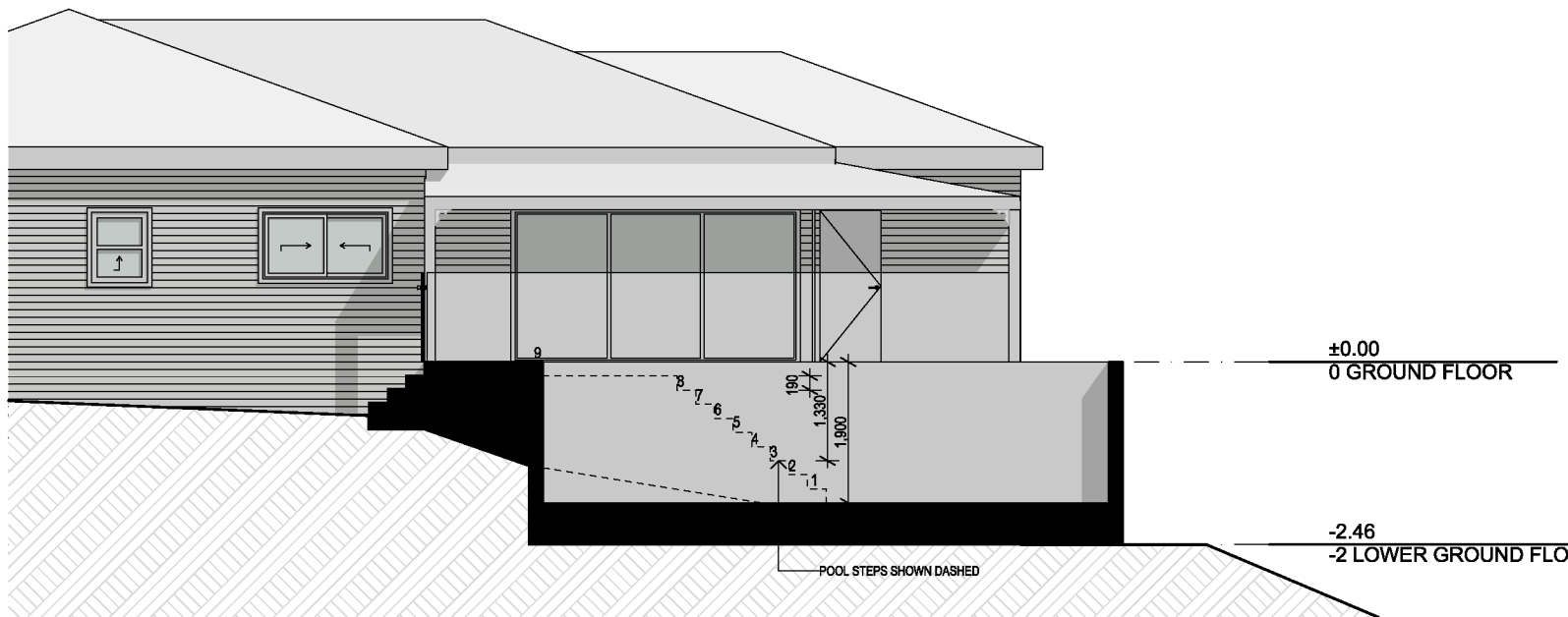
FINISH SCHEDULE

EF-1 WEATHERBOARD  
EF-2 GLASS BALUSTRADE  
EF-3 BLUESTONE  
EF-4 CONCRETE  
RS-1 ROOF SHEETING

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1 EAST ELEVATION- PROPOSED  
1:100



2 SECTION 01- PROPOSED  
1:100

PRELIMINARY





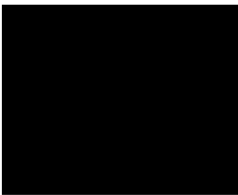
**Written Statement.**

I, the owner of 3 Caroline Crescent Emerald which to replace two ageing decks in varying levels of disrepair and that sit at two different heights with one unified height deck, encompassing the same envelope as the existing conditions.

We also intend to include an approx 8 x 2.5 m above ground, compliant, cement pool along one edge (see plans).

Finally, we wish to reclaim some of the space created under the new unified deck for enclosed wet weather storage.

The construction will maintain the same boundary offset as the current conditions, and is shielded from the neighbours house by vegetation. The neighbour's residence living quarters face the opposite direction and is also a significant distance away from the proposed construction (approx 150-200m).

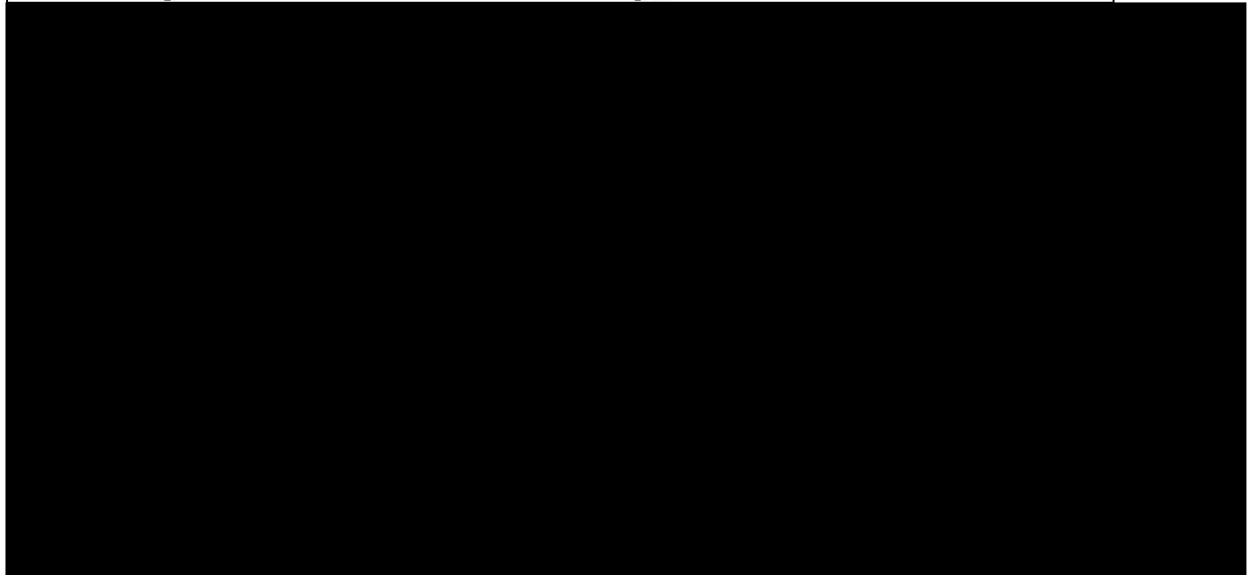




# Cardinia

## Receipt

Receipt No	EPLAN009270
Amount Paid	\$694.00
Transaction Status	Processing
Transaction Date	27/02/2025 6:09:25 PM
Reference 1	T26105803
Reference 2	T250128
Reference 3	A12547SQ



Reference Number T250128

InvoiceNumber 493384  
InvoiceDate 27-Feb-2025  
InvoicePayByDate 29-Mar-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