
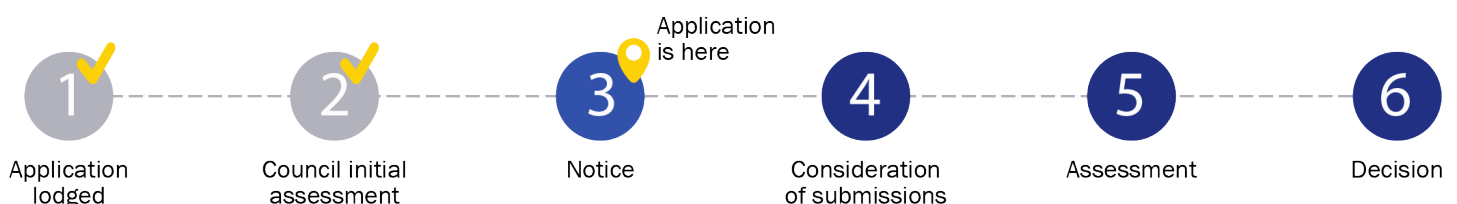


# Notice of Application for a Planning Permit

|   |  |   |
|---|--|---|
| The land affected by the application is located at:   | L3 PS403471<br>12 Wattletree Road, Bunyip VIC 3815   |   |
| The application is for a permit to:   | Removal of easement  |   |
| A permit is required under the following clauses of the planning scheme:  |  |   |
| 52.02   | To proceed under Section 36 of the Subdivision Act 1988 to acquire or remove an easement or remove a right of way  |   |
| <b>APPLICATION DETAILS</b>  |  |   |
| The applicant for the permit is:  | Dickson Hearn Land Surveyors   |   |
| Application number:   | T250143  |   |
| You may look at the application and any documents that support the application at the office of the Responsible Authority:<br>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.<br>This can be done during office hours and is free of charge.<br>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. |  |   |
| <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>3 JULY 2025</b>  |
| <b>WHAT ARE MY OPTIONS?</b><br>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.<br>If you object, the Responsible Authority will notify you of the decision when it is issued.   | An objection must: <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> | 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. |



## Application Summary

Portal Reference A12559WJ

## Basic Information

Proposed Use To remove a carriageway easement shown as E-2 on lot 3 on PS 403471N

Current Use Residential allotment with single storey brick house and associated outbuildings.

Site Address 12 Wattletree Road Bunyip 3815

## 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 21             | To:<br>create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or<br>create or remove a right of way; or<br>create, vary or remove an easement other than a right of way; or<br>vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant. | \$1,453.40   | 100%     | \$1,453.40        |
|                          |  | <b>Total</b> |          | <b>\$1,453.40</b> |

## Documents Uploaded [Please reupload invalid files before submission]

| Date       | Type               | Filename                                 |
|------------|--------------------|--|
| 06-03-2025 | Encumbrance        | 10063 V11183 F565.pdf - [invalid upload] |
| 06-03-2025 | Explanatory Letter | 10063C1.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 VIC, 3810

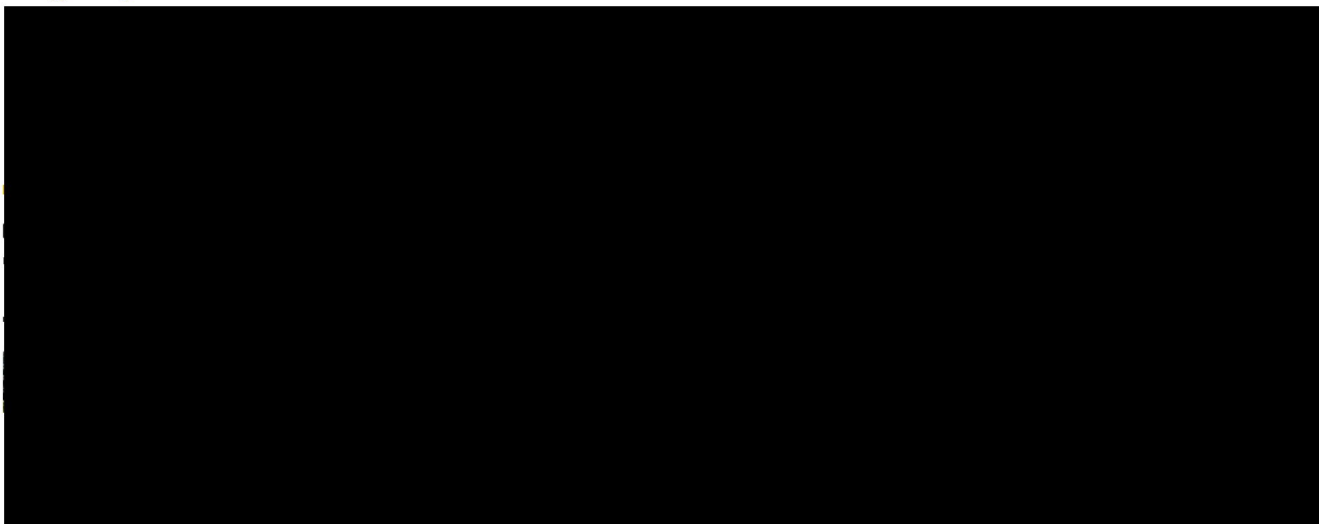
**Email:** mail@cardinia.vic.gov.au

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

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☐ 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



**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](mailto:mail@cardinia.vic.gov.au)

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



CONSULTING LAND SURVEYORS

6<sup>th</sup> March, 2025

Ref: 10063/C1

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

Dear Sir/Madam,

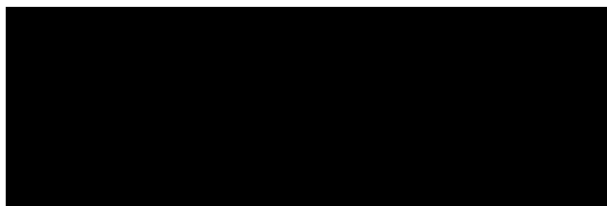
**Re: 12 Wattletree Road, Bunyip  
C/T vol. 11183 fol. 565**

This application seeks to remove the carriageway easement shown as E-2 on PS 403471N. The land in PS 403471N subdivided lot 1 on PS 400706 into two lots. The carriageway easement was created in PS 403471N for the benefit of the land in PS 403471N. The area in question is vacant with no constructed formation and has never been used for carriageway purposes.

The owner has advised that the proposed removal of easement was discussed with [REDACTED] at Cardinia Shire Council in mid February.

If you would like to discuss anything further, please do not hesitate to contact this office.

Yours faithfully,



**Dickson Hearn Pty Ltd A.B.N. 21 428 950 016 A.C.N. 162 086 339**

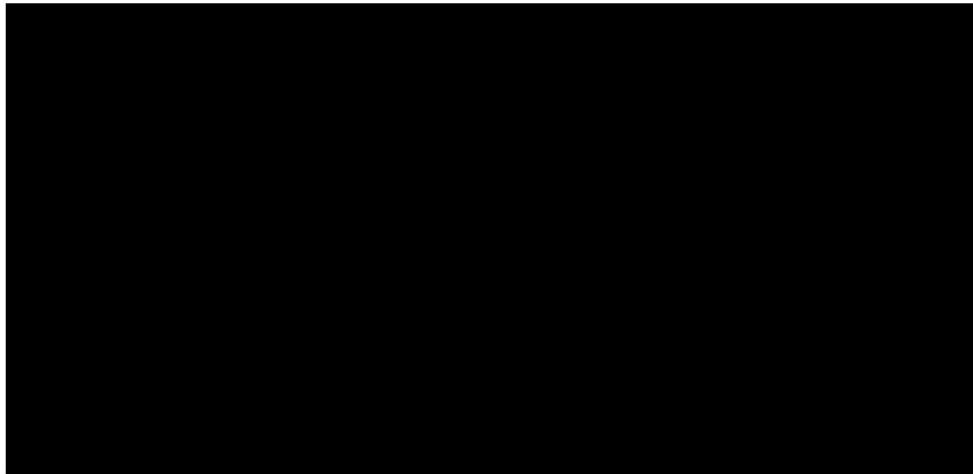
685 Glenhuntly Road, Caulfield South  
P.O. Box 165 Caulfield South, 3162  
Ph: (03) 9523 9155

Unit 3/92 Bridge Mall, Ballarat  
P.O. Box 118 Ballarat, 3353  
Ph: (03) 5333 2225

[melb@dicksonhearn.com.au](mailto:melb@dicksonhearn.com.au)

PO Box 43  
Bunyip, 3815  
0419 308577

## Invoice



Site Address 12 Wattletree Road Bunyip 3815

Portal Reference A12559WJ  
ReferenceNumber T250143

InvoiceNumber 493527  
InvoiceDate 06-Mar-2025  
InvoicePayByDate 05-Apr-2025

Amount \$1,453.40

| Regulation   | Description  | Amount     | Modifier | Modified Amount |
|--------------|--|------------|----------|-----------------|
| 9 - Class 21 | To: create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or create or remove a right of way; or create, vary or remove an easement other than a right of way; or vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant. | \$1,453.40 | 100%     | \$1,453.40      |

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

Page 1 of 1

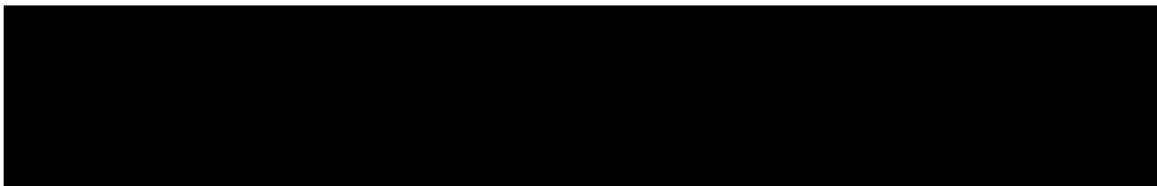
VOLUME 11183 FOLIO 565

Security no : 124122520391Q  
Produced 04/03/2025 11:08 AM

**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 403471N.  
PARENT TITLE Volume 10420 Folio 078  
Created by instrument AG994727C 25/01/2010

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AM013923B 08/07/2015  
BENDIGO AND ADELAIDE 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 PS403471N 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: 12 WATTLETREE ROAD BUNYIP VIC 3815

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY  
Effective from 21/07/2017

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                                   | <b>Plan</b>             |
| Document Identification                         | <b>PS403471N</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>1</b>                |
| Document Assembled                              | <b>04/03/2025 11:08</b> |

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The document is invalid if this cover sheet is removed or altered.

| PLAN OF SUBDIVISION  |                     | STAGE No.<br>—  | LTO USE ONLY<br><b>EDITION 1</b> | PLAN NUMBER<br><b>PS 403471N</b>      |  |   |  |  |
|--|---------------------|---|----------------------------------|---------------------------------------|--|---|--|--|
| <b>LOCATION OF LAND</b><br><b>PARISH:</b> Bunyip<br><b>TOWNSHIP:</b> Bunyip<br><b>SECTION:</b> —<br><b>CROWN ALLOTMENT:</b> 28 (part)<br><b>CROWN PORTION:</b> —<br><br><b>LTO BASE RECORD:</b> Chart 7 (2290)<br><b>TITLE REFERENCES:</b><br><b>VOL</b> FOL<br><b>LAST PLAN REFERENCE:</b><br>PS 400706 D lot 1<br><b>POSTAL ADDRESS:</b> Wattle Tree Road<br><b>AMG Co-ordinates</b> Bunyip<br><div style="text-align: right;">N 5 783 140    ZONE: 55</div> (of approx. centre of plan) E 386 730 |                     | <b>COUNCIL CERTIFICATION AND ENDORSEMENT</b><br><br><b>COUNCIL NAME:</b> <b>REF:</b><br>1. This plan is certified under section 6 of the Subdivision Act 1988<br><br>2. This plan is certified under section 11(7) of the Subdivision Act 1988<br>Date of original certification under section 6 .....<br><br>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.<br><br><b>OPEN SPACE</b><br>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.<br><br>(ii) The requirement has been satisfied.<br><br>(iii) The requirement is to be satisfied in Stage .....<br><br>Council Delegate<br>Council Seal<br>Date    /    /<br><br>Re-certified under section 11(7) of the Subdivision Act 1988.<br>Council Delegate<br>Council Seal<br>Date    /    / |                                  |                                       | <b>LTO USE ONLY</b><br>STATEMENT OF COMPLIANCE/<br>EXEMPTION STATEMENT<br><br>RECEIVED <input checked="" type="checkbox"/> DATE 18/12/98<br><br><b>LTO USE ONLY</b><br>PLAN REGISTERED<br>TIME 1.35pm<br>DATE 21/12/98<br><div style="text-align: right;"><i>C. J. [Signature]</i><br/>Assistant Registrar of Titles</div> |   |  |  |
| <b>VESTING OF ROADS OR RESERVES</b><br><table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">IDENTIFIER</th> <th style="width: 50%;">COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td>Nil</td> </tr> </tbody> </table>  |                     | IDENTIFIER  | COUNCIL/BODY/PERSON              | Nil                                   | Nil  | <b>NOTATIONS</b><br><br>DEPTH LIMITATION: Nil<br><br>STAGING:<br>This is/ is not a staged subdivision.<br><br>Planning Permit No. T 960 569<br><br>SURVEY:<br>This plan is/ is not based on survey.<br><br>Lots 1 & 2 have been omitted from this plan. |  |  |
| IDENTIFIER   | COUNCIL/BODY/PERSON |   |                                  |                                       |  |   |  |  |
| Nil  | Nil                 |   |                                  |                                       |  |   |  |  |
| <b>EASEMENT INFORMATION</b>  |                     |   |                                  |                                       |  |   |  |  |
| LEGEND    A - Appurtenant Easement                      E - Encumbering Easement                      R - Encumbering Easement (Road)  |                     |   |                                  |                                       |  |   |  |  |
| Easement Reference   | Purpose             | Width (Metres)  | Origin                           | Land Benefitted/In Favour Of          |  |   |  |  |
| A - 1  | Drainage            | 3   | PS.400706 D                      | Cardinia Shire & land in P.S.400706 D |  |   |  |  |
| E - 1  | Drainage            | 3   | This plan                        | Cardinia Shire & land in this plan.   |  |   |  |  |
| E - 2  | Drainage            | 16  | This plan                        | Cardinia Shire & land in this plan.   |  |   |  |  |
| E - 2  | Carriageway         | 16  | This plan                        | Land in this plan.                    |  |   |  |  |
|  |                     |   |                                  |                                       |  |   |  |  |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <b>LEA CALDWELL</b><br/>           LICENSED LAND SURVEYOR<br/>           3/22 PRINCES WAY<br/>           P.O. Box 319 Drouin 3818<br/>           Bus: (056) 25 2543    A.H.: (056) 25 2337         </div> <div style="width: 40%; text-align: center;"> <b>PETTY ROAD</b> </div> <div style="width: 30%; text-align: right;">           Sheet 1 of 1 Sheet         </div> </div>                              |                     |   |                                  |                                       |  |   |  |  |
| SCALE<br>LENGTHS ARE IN METRES   |                     | ORIGINAL<br>SCALE 1:1500    SHEET SIZE A3<br><br>LICENSED SURVEYOR (PRINT) <b>Lea Caldwell</b><br>SIGNATURE .....                      DAT 5th Feb 1997<br>REF 663                      VERSION 3   |                                  |                                       |  |   |  |  |
|  |                     | COUNCIL DELEGATE SIGNATURE  |                                  |                                       |  |   |  |  |



|   |          |  |            |   |  |  |  |
|---|----------|--|------------|---|--|--|--|
| PLAN OF REMOVAL OF EASEMENT   |          |  |            | EDITION 1                                       |  |  |  |
| <div>LOCATION OF LAND</div> <div>PARISH: BUNYIP</div> <div>TOWNSHIP: BUNYIP</div> <div>SECTION:</div> <div>CROWN ALLOTMENT: 28 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: Vol. 11183 Fol. 565</div> <div>LAST PLAN REFERENCE: LOT 3 PS 403471N</div> <div>POSTAL ADDRESS: 12 WATTLETREE ROAD<br/>(at time of subdivision) BUNYIP, 3815.</div> <div>MGA 2020 CO-ORDINATES: E: 386 818 ZONE: 55<br/>(of approx centre of land N: 5 783 330<br/>in plan)</div> |          |  |            | <div>COUNCIL NAME: CARDINIA SHIRE COUNCIL</div> |  |  |  |
| EASEMENT INFORMATION  |          |  |            |   |  | NOTATIONS  |  |
| Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)   |          |  |            |   |  | DEPTH LIMITATION NIL   |  |
| Easement Reference  | Purpose  | Width (Metres)   | Origin     | Land Benefited/In Favour of                     |  | <div>SURVEY:</div> <div>This plan <del>is</del>/is not based on survey.</div> <div>STAGING:</div> <div>This <del>is</del>/is not a staged subdivision.</div> <div>Planning Permit No.</div> <div>Purpose of Plan</div> <div>To remove the carriageway easement shown as E-2 on PS 403471N.</div> <div>Grounds for easement removal:</div> <div>By direction in Cardinia Shire Council Planning Permit No.:</div> |  |
| E-1   | DRAINAGE | 3  | PS 403471N | CARDINIA SHIRE AND LAND IN PS 403471N           |  |  |  |
| A-1   | DRAINAGE | 3  | PS 400706D | CARDINIA SHIRE AND LAND IN PS 400706D           |  |  |  |
| <div><div>WATTLETREE ROAD</div><div>88°52'10"</div><div>244.42</div><div>57.27</div><div>43°52' 4.24</div><div>178°52'10"</div><div>(106.33)</div><div>5938m²</div><div>(109.33)</div><div>358°52'10"</div><div>E-1</div><div>54.27</div><div>268°52'10"</div><div>178°52'10"</div><div>109.34</div><div>A-1</div><div>PETTY ROAD</div></div> <div><div>McNAMARA ROAD</div><div>AMG ZONE 55</div></div>   |          |  |            |   |  |  |  |
| SCALE 1:1000  |          | <div>10 0 10 20 30 40</div> <div>LENGTHS ARE IN METRES</div> |            | SURVEYORS FILE REF: 10063                       |  | ORIGINAL SHEET SIZE: A3  |  |
| <div><div>DH</div><div>DICKSON HEARN PTY LTD</div><div>A.C.N. 162 086 339</div><div>685 GLENHUNTLY ROAD,</div><div>CAULFIELD SOUTH, 3162.</div><div>Phone (03) 9523 9155 Fax (03) 9523 6926</div><div>Email: melb@dicksonhearn.com.au</div></div>   |          | DIGITALLY SIGNED PETER ANDREW DENNIS                         |            | VERSION 01                                      |  | SHEET 1 OF 1   |  |

