

Notice of Application for a Planning Permit



The land affected by the application is located at:	L3 PS403471 12 Wattletree Road, Bunyip VIC 3815
The application is for a permit to:	Removal of easement E-2 on PS403471N and creation of an 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

APPLICATION DETAILS

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:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

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

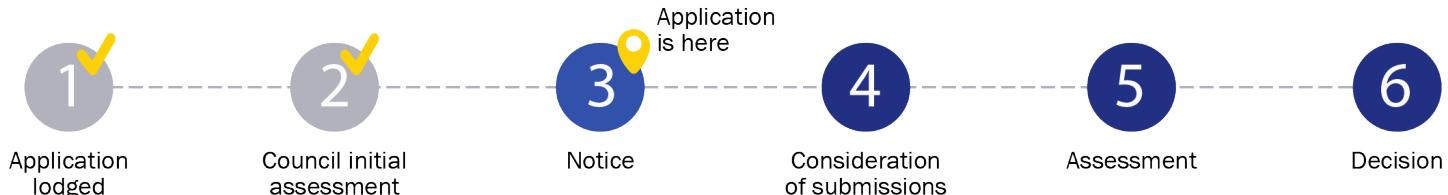
Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



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:	20 January 2026
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WHAT ARE MY OPTIONS?	An objection must:	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.
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<ul style="list-style-type: none">be made to the Responsible Authority in writing;include the reasons for the objection; andstate how the objector would be affected.	





ePlanning

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
--	-----------------------------------

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] Dickson Hearn Land Surveyors	PO BOX 43, Bunyip VIC 3815	M: 0419-308-577 E: east@dicksonhearn.com.au
Owner	[REDACTED]		
Preferred Contact	[REDACTED] Dickson Hearn Land Surveyors	PO BOX 43, Bunyip VIC 3815	M: 0419-308-577 E: east@dicksonhearn.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
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

Documents Uploaded [Please reupload invalid files before submission]

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

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]	PO BOX 43, Bunyip VIC 3815	M: 0419-308-577 E: east@dicksonhearn.com.au
Submission Date		06 March 2025 - 05:57:PM	

Declaration

By ticking this checkbox, 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: T250143

Date Prepared: 05 January 2026

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CONSULTING LAND SURVEYORS

6th March, 2025

Ref: 10063/C1

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810


Cardinia
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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,

[REDACTED]
DICKSON HEARN PTY. LTD.

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

PO Box 43
Bunyip, 3815
0419 308577

melb@dicksonhearn.com.au

Invoice

Applicant

[REDACTED]
Dickson Hearn Land Surveyors
PO BOX 43, Bunyip VIC 3815

Owner

Owner Address

Preferred Contact

Preferred Contact

Address

Site Address

[REDACTED]
12 Wattletree Road Bunyip 3815

Portal Reference

A12559WJ

ReferenceNumber

T250143

InvoiceNumber

493527

InvoiceDate

06-Mar-2025

InvoicePayByDate

05-Apr-2025

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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; orcreate or remove a right of way; orcreate, vary or remove an easement other than a right of way; orvary 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

Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T 250143 PA
Address of the Land:	12 WATTLETREE ROAD, BUNYIP, 3815

APPLICANT DETAILS

Name:		
Organisation:	DICKSON HEARN PTY LTD	
Address:	PO BOX 43, BUNYIP, 3815	
Phone:	0419 308577	
Email:	east@dicksonhearn.com.au	

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)		
Section 50 – Amendment to application at request of applicant before notice:	<input type="checkbox"/>	
Section 50A - Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>	
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>	

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	

Describe the changes. If you need more space, please attach a separate page.

APPLICATION IS TO NOW REMOVE BOTH THE
CARRIAGeway EASEMENT & DRAINAGE EAST AND
TO CREATE A NEW 2m WIDE DRAINAGE EASEMENT
ON EAST BOUNDARY IN FAVOUR OF COUNCIL.

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input checked="" type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information contained in this application is true and the owner (if not myself) has been notified of this request.

Name: [REDACTED]

Signature: [REDACTED]

Date: 14/11/25

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.



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PLAN OF REMOVAL AND CREATION OF EASEMENT

EDITION 1

LOCATION OF LAND

PARISH: BUNYIP

TOWNSHIP: BUNYIP

SECTION:

CROWN ALLOTMENT: 28 (PART)

CROWN PORTION:

TITLE REFERENCE: Vol. 11183 Fol. 565

LAST PLAN REFERENCE: LOT 3 PS 403471N

POSTAL ADDRESS: 12 WATTLETREE ROAD
(at time of subdivision) BUNYIP, 3815.

MGA 2020 CO-ORDINATES: E: 386 818 ZONE: 55
(of approx centre of land N: 5 783 330
in plan)



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EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

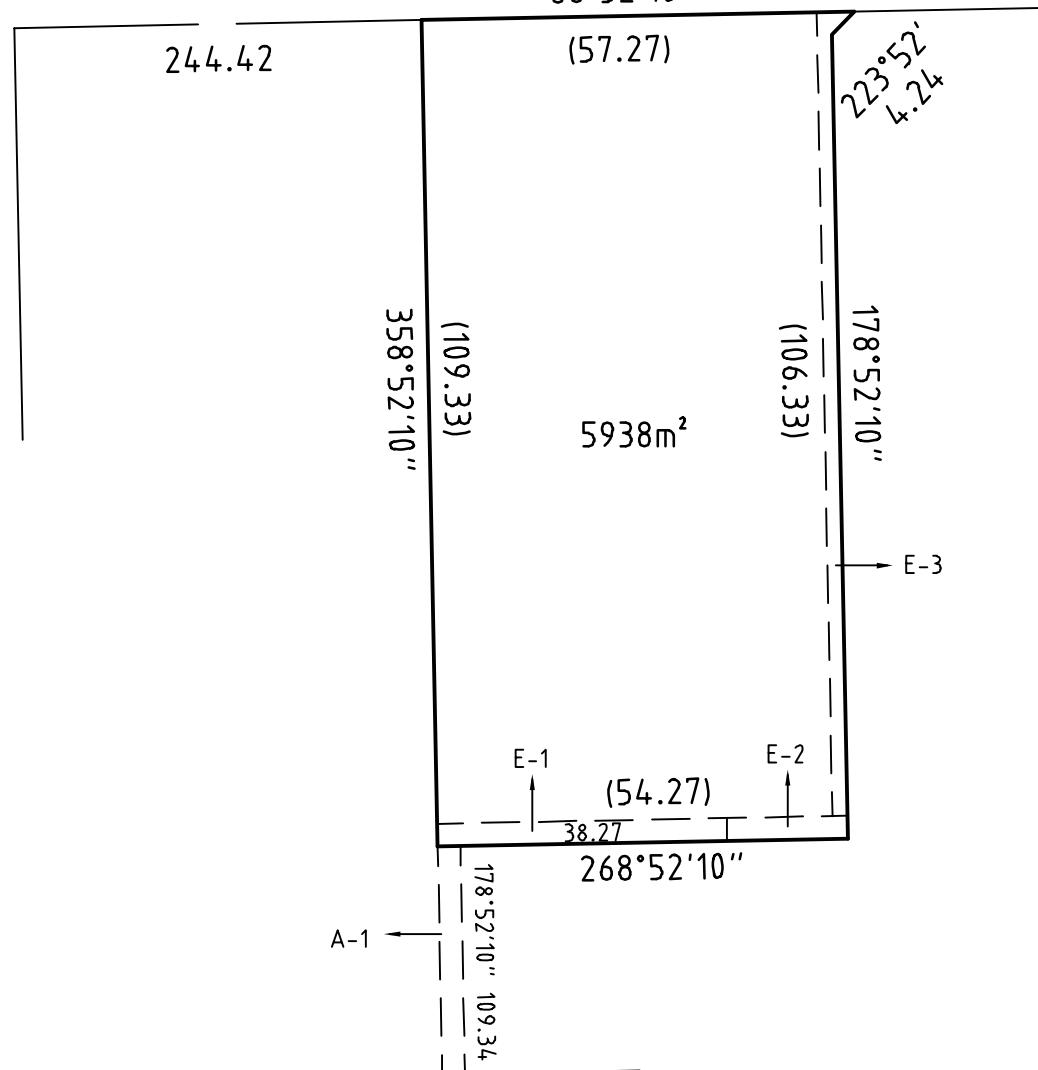
NOTATIONS

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	DEPTH LIMITATION	NOTATIONS
E-1	DRAINAGE	3	PS 403471N	CARDINIA SHIRE AND LAND IN PS 403471N	NIL	SURVEY: This plan is not based on survey.
E-2	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE AND LAND IN PS 403471N		STAGING: This is not a staged subdivision. Planning Permit No.
E-3	DRAINAGE	2	THIS PLAN	CARDINIA SHIRE COUNCIL		<u>Purpose of Plan</u> To remove the carriageway and drainage easements shown as E-2 on PS 403471N.
A-1	DRAINAGE	3	PS 400706D	CARDINIA SHIRE AND LAND IN PS 400706D		To create the drainage easements shown as E-2 & E-3 on this Plan.

WATTLETREE ROAD

88°52'10"

MCNAMARA ROAD



ANG ZONE 55

Grounds for easement removal and creation:

By direction in Cardinia Shire Council
Planning Permit No.: T250143PA

SCALE 1:1000 10 0 10 20 30 40
LENGTHS ARE IN METRES

PETTY ROAD



DICKSON HEARN PTY LTD
A.C.N. 162 086 339
685 GLENHUNTRY ROAD,
CAULFIELD SOUTH, 3162.
Phone (03) 9523 9155 Fax (03) 9523 6926
Email: melb@dicksonhearn.com.au

SURVEYORS FILE REF: 10063

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 1

DIGITALLY SIGNED
PETER ANDREW DENNIS

VERSION 02

**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**

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



DOCUMENT END


Cardinia
ADVERTISED MATERIAL
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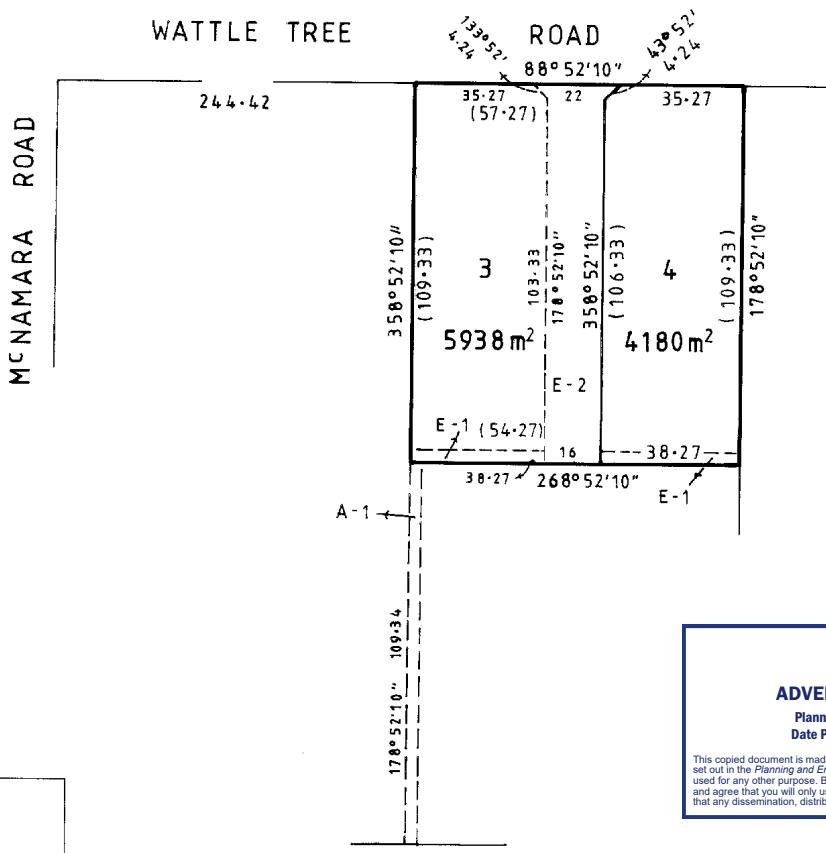
Document Type	Plan
Document Identification	PS403471N
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/03/2025 11:08

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PLAN OF SUBDIVISION				STAGE No.	LTO USE ONLY	PLAN NUMBER																										
				EDITION 1		PS 403471N																										
LOCATION OF LAND PARISH: Bunyip TOWNSHIP: Bunyip SECTION: — CROWN ALLOTMENT: 28 (part) CROWN PORTION: —		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: REF: 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 not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /																														
LTO BASE RECORD: Chart 7 (2290) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: PS 400706 D lot 1 POSTAL ADDRESS: Wattle Tree Road AMG Co-ordinates Bunyip N 5 783 140 ZONE: 55 (of approx. centre of plan) E 386 730		LTO USE ONLY STATEMENT OF COMPLIANCE/EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 18/12/98																														
VESTING OF ROADS OR RESERVES <table border="1"> <thead> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td>Nil</td> </tr> </tbody> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	Nil	Nil	LTO USE ONLY PLAN REGISTERED TIME 1:35pm DATE 21/12/98  Assistant Registrar of Titles																										
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Nil	Nil																															
		NOTATIONS DEPTH LIMITATION: Nil STAGING: This is not a staged subdivision. Planning Permit No. T 960569 SURVEY: This plan is not based on survey. Lots 1 & 2 have been omitted from this plan.																														
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LEA CALDWELL LICENSED LAND SURVEYOR 5/22 PRINCES WAY P.C. Box 319 Drouin 3818 Bus: (056) 25 2543 A/H: (056) 25 2337				 ADVERTISED MATERIAL Planning Application: T250143 Date Prepared: 05 January 2026 <p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>																												
				Sheet 1 of 1 Sheet																												
SCALE 15 0 15 30 45 60 LENGTHS ARE IN METRES		ORIGINAL SCALE 1:1500 SHEET SIZE A3		LICENSED SURVEYOR (PRINT) Lea Caldwell SIGNATURE DAT 5th Feb 1997 REF 663 VERSION 3																												