
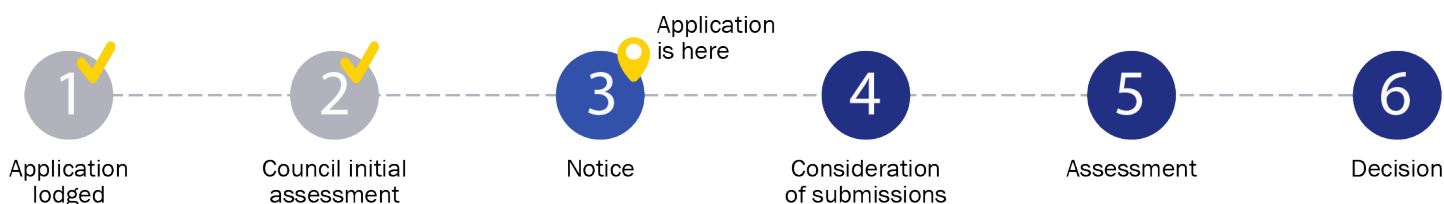


Notice of Application for a Planning Permit

The land affected by the application is located at:	LRES1 PS506545 V10734 F623 Robin Rise, Beaconsfield VIC 3807
The application is for a permit to:	Creation of Easements
A permit is required under the following clauses of the planning scheme:	
Clause 52.02	Easements, Restrictions and Reserves a planning permit is required to create, remove and alter an easement restriction or reserve
APPLICATION DETAILS	
The applicant for the permit is:	Nobelius Land Surveyors Pty Ltd
Application number:	T240568
<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?	
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:	
WHAT ARE MY OPTIONS? 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.	<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>



Application Summary

Portal Reference A42459WM

Basic Information

Proposed Use	Creation of Easement (1.5m wide electricity easement).
Current Use	Vacant - Current Council Reserve.
Cost of Works	\$0
Site Address	Robin Rise Beaconsfield 3807

Covenant Disclaimer



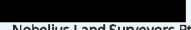
Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.


Cardinia
ADVERTISED MATERIAL
Planning Application: T240568
Date Prepared: 21 January 2026

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Contacts

Type	Name	Address	Contact Details
Applicant	 Nobelius Land Surveyors Pty Ltd	PO BOX 461, Pakenham VIC 3810	W: 03-5941-4112 E: tarryn@nobelius.com.au
Owner			
Preferred Contact	 Nobelius Land Surveyors Pty Ltd	PO BOX 461, Pakenham VIC 3810	W: 03-5941-4112 E: tarryn@nobelius.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
		Total		\$1,453.40

Documents Uploaded

Date	Type	Filename
30-10-2024	Subdivision Plan	Vol 10734 Fol 623.pdf
30-10-2024	Additional Document	20025 Robin Rise C of E Ver A.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

Submission Date

30 October 2024 - 03:42:PM

Declaration

☒ By ticking this checkbox, I, [REDACTED] 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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20 Siding Avenue, Officer, Victoria

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ADVERTISED MATERIAL

Planning Application: T240568

Date Prepared: 21 January 2026

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After Hours: 1300 787 624

Fax: 03 5941 3784



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.:	T240568
Address of the Land:	Robin Rise, Beaconsfield


APPLICANT DETAILS

Name:	
Organisation:	Nobelius Land Surveyors Pty Ltd
Address:	20 Henry Street Pakenham VIC 3810 (PO Box 461)
Phone:	59414122
Email:	

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 checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input 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 checked="" 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.		
Creation of Easement for both Electricity and Sewerage.		
		<div style="border: 1px solid black; padding: 5px;">  Cardinia ADVERTISED MATERIAL Planning Application: T240568 Date Prepared: 21 January 2026 <small>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.</small> </div>

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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	08/12/2025

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>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.</p> <p>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 <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>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.</p> <p>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.</p> <p>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 <i>Planning and Environment Act 1987</i>.</p>
--

<p style="text-align: center;">  Cardinia ADVERTISED MATERIAL Planning Application: T240568 Date Prepared: 21 January 2026 </p> <p><small>This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. 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.</small></p>
--

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

Page 1 of 1

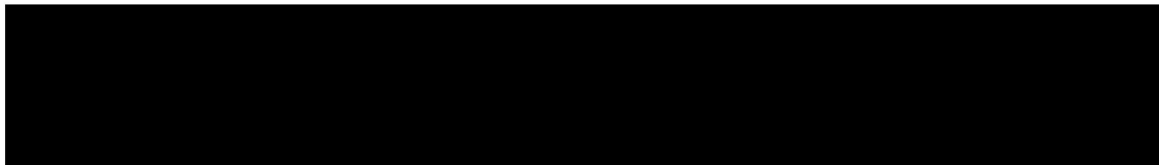
VOLUME 10734 FOLIO 623

Security no : 124116888042J
Produced 24/07/2024 04:29 PM

LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 506545L.
PARENT TITLE Volume 10704 Folio 331
Created by instrument PS506545L 27/06/2003

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 PS506545L 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: ROBIN RISE BEACONSFIELD VIC 3807


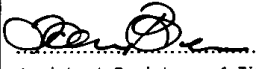

ADMINISTRATIVE NOTICES

NIL

eCT Control 09857J CARDINIA SHIRE COUNCIL
Effective from 24/07/2018

DOCUMENT END



PLAN OF SUBDIVISION				STAGE NO. <div style="border-bottom: 1px solid black; width: 50px; margin: 0 auto;"></div>	LTO use only EDITION 1	Plan Number PS 506545L
Location of Land Parish: PAKENHAM Township: _____ Section: _____ Crown Allotment: 34 (PT) Crown Portion: _____ LTO Base Record: VICMAP DIGITAL PROPERTY Title Reference: VOL. 10704 FOL. 331 Last Plan Reference: PS503587K LOT B Postal Address: (at time of subdivision) 13 MAY ROAD, OFFICER AMG Co-ordinates E 358 040 ZONE: 55 (of approx. centre of land in plan) N 5 787 200				Council Certification and Endorsement Council Name: CARDINIA SHIRE COUNCIL Ref: 502/052 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 Seat Date 11 / 2 / 03 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seat Date / /		
Vesting of Roads and / or Reserves						
Identifier	Council/Body/Person			Notations		
ROADS R-1	CARDINIA SHIRE COUNCIL			Staging This is/is not a staged subdivision Planning Permit No. T010898 Depth Limitation DOES NOT APPLY. LOT NUMBERS 1 TO 46, 51, 52 AND 58 TO 61 HAVE BEEN OMITTED FROM THIS PLAN. PURPOSE OF THE PLAN THE LOCATION OF THE EASEMENT E-4 CREATED IN PS503575S IS TO BE VARIED TO POSITION SHOWN BY EASEMENT E-1 GROUND FOR VARIATION CARDINIA SHIRE COUNCIL PLANNING PERMIT T010898 The land being subdivided is enclosed within thick continuous lines. Survey This plan is/is not based on survey. in PS503575S This survey has been connected to permanent marks no(s). 20, 25, 50, 68, 174, 175, 176, 177 & 178 in Proclaimed Survey Area No. 45		
RESERVE NO.1	CARDINIA SHIRE COUNCIL					
RESERVE NO.2	TXU ELECTRICITY LIMITED					
 Cardinia ADVERTISED MATERIAL Planning Application: T240568 Date Prepared: 21 January 2026 <small>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.</small>						
Easement Information				LTO use only		
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				Statement of Compliance/Exemption Statement		
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/>	
E-1	DRAINAGE	18	PS503575S	CARDINIA SHIRE COUNCIL	Date 25 / 6 / 03 LTO use only PLAN REGISTERED Time 11:52 Date 27 / 6 / 03  Assistant Registrar of Titles	
E-1	SEWERAGE	18	RS 503587 K	SOUTH EAST WATER LIMITED		
E-2	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL		
E-2	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER LIMITED		
 BEVERIDGE WILLIAMS & CO. PTY.LTD. ACN 006 197 235 ABN 44 622 029 694 SURVEYORS ENGINEERS PLANNERS ENVIRONMENTAL CONSULTANTS PO BOX 2205 CAULFIELD JUNCTION 3161 95284444 PO BOX1465 BALLARAT MAIL CENTRE 3354 53313877 PO BOX 161 LEONGATHA 3953 56622630 PO BOX 129 WONTHAGGI 3995 56721505 PO BOX 1916 TRARALGON 3844 51760374				LICENSED SURVEYOR GRANT MICHAEL HAILES (PRINT) SIGNATURE _____ DATE 25/03/02 REF. 2071/3 K:\DATA\ 2071\SUBD-ST3.DGN VERSION 3		
					Sheet 1 of 3 Sheets	
					DATE 11 / 2 / 03 COUNCIL DELEGATE SIGNATURE	
					Original sheet size A3	

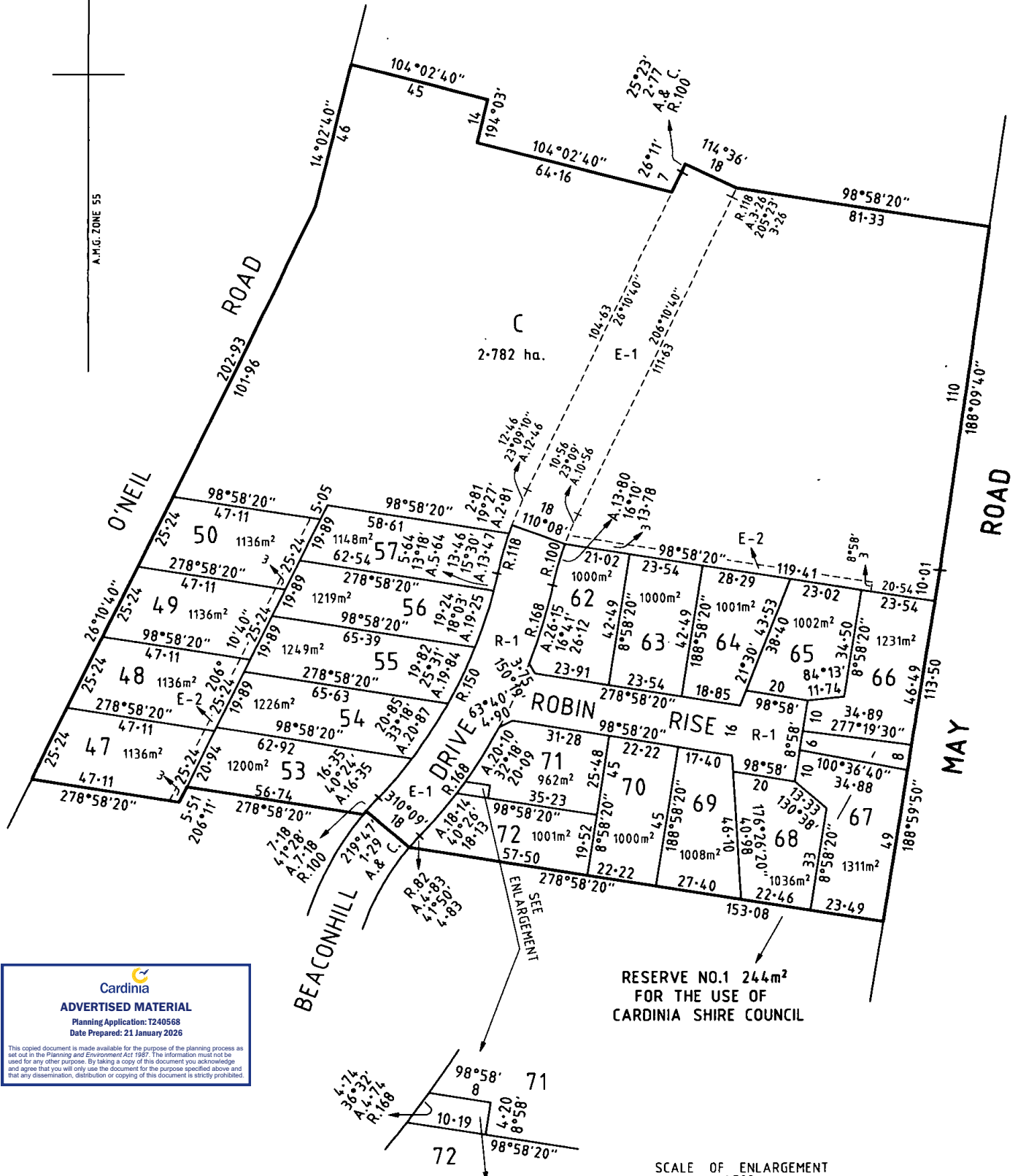
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 506545L

A.M.G. ZONE 55



ADVERTISED MATERIAL

Planning Application: T240568

Date Prepared: 21 January 2026

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BEVERIDGE WILLIAMS & CO. PTY.LTD.

ACN 006 197 235 ABN 44 622 029 694

SURVEYORS .ENGINEERS .PLANNERS

ENVIRONMENTAL CONSULTANTS

PO BOX 2205 CAULFIELD JUNCTION 3161 95284444

PO BOX1465 BALLARAT MAIL CENTRE 3354 53313877

PO BOX 161 LEONGATHA 3953 56622630

PO BOX 129 WONGTHAGGI 3995 56721505

PO BOX 1916 TRARALGON 3844 51760374

RESERVE NO.2 38m²
FOR THE USE OF
TXU ELECTRICITY LIMITED
ELECTRICAL SUBSTATION

SCALE OF ENLARGEMENT

1:500

0 5 10 15

SCALE OF METRES

ORIGINAL

SCALE

1:1250

SHEET

A3

SCALE

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

LICENSED SURVEYOR GRANT MICHAEL HAILES

SIGNATURE DATE 25 / 03 / 02

2071/3
REF. K:\DATA\ 2071\SUBD-ST3.DGN VERSION 3

Sheet 2 of 3 Sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

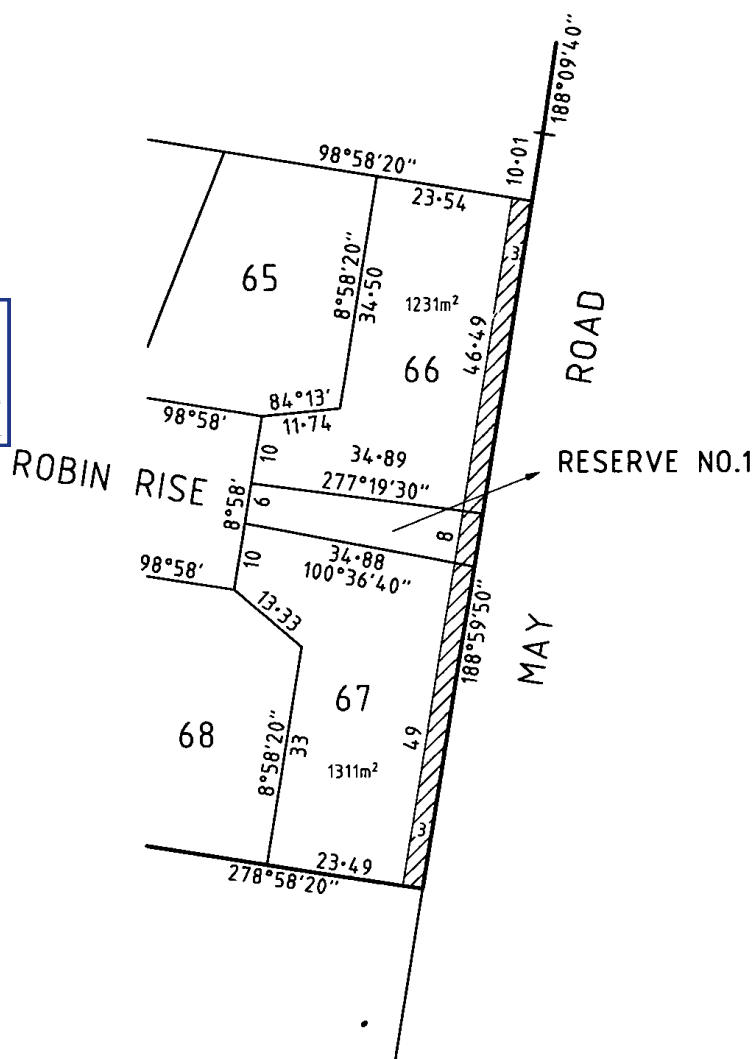
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 506545L**ADVERTISED MATERIAL**Planning Application: T240568
Date Prepared: 21 January 2026

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**CREATION OF RESTRICTION**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.

LAND TO BE BURDENED : LOTS 66, 67 AND RESERVE NO.1 ON THIS PLAN.

DESCRIPTION OF RESTRICTION

VEHICULAR ACCESS TO OR FROM MAY ROAD IS PROHIBITED AND NO BUILDING SHALL BE CONSTRUCTED WITHIN THE AREA SHOWN THUS

VARIATIONS

VARIATION OF THESE REQUIREMENTS WILL REQUIRE PLANNING APPROVAL FROM THE RESPONSIBLE AUTHORITY.

**BEVERIDGE WILLIAMS & CO. PTY.LTD.**

ACN 006 197 235 ABN 44 622 029 694

SURVEYORS . ENGINEERS . PLANNERS**ENVIRONMENTAL CONSULTANTS**

PO BOX 2205 CAULFIELD JUNCTION 3161 95284444

PO BOX 1465 BALLARAT MAIL CENTRE 3354 53313877

PO BOX 161 LEONGATHA 3953 56622630

PO BOX 129 WONTHAGGI 3995 56721505

PO BOX 1916 TRARALGON 3844 51760374

Sheet 3 of 3 Sheets

ORIGINAL

SCALE
SHEET
SIZE
1:800
A3

SCALE

8 0 8 16 24 32

LENGTHS ARE IN METRES

LICENSED SURVEYOR GRANT MICHAEL HAILES
(PRINT)

SIGNATURE _____ DATE 25 / 03 / 02

REF. 2071/3

K:\DATA\ 2071\SUBD-ST3.DGN VERSION 3

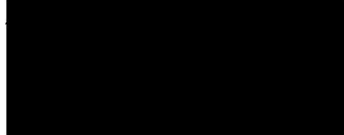
DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

Our Ref: 20025
 31 March 2025

Cardinia Shire Council
 PO Box 461
 Pakenham VIC 3810



APPLICATION NO.:	T240568
PROPERTY NO.:	1734500550
ADDRESS:	LRES1 PS506545 V10734 F623, Robin Rise, Beaconsfield VIC 3807
PROPOSAL:	Creation of Easement

Thank you for your request for further information under Section 54 of the *Planning and Environment Act 1987*. A response to each of the items requested by Council is provided below:

1. Written confirmation if the proposed easement is intended to cover any existing AusNet assets, any upgrades to assets or installation of new assets.

To confirm, the proposed easement is intended to cover **new assets** only and does not apply to any existing AusNet assets or any upgrades to current infrastructure.

It is the client's intention on installing a **new** underground high voltage asset through the reserve at the end of Robin Rise so that power can be provided to the development approved under T220284 at 62-64 May Road, Beaconsfield. The **new** installation will connect to the **existing** electricity kiosk substation located within Beaconhill Drive.

2. A Feature Plan prepared by a suitably qualified person(s), scaled & dimensioned showing (but not limited to):
 - a) Boundary of reserve.
 - b) Location of any existing assets or services within the reserve, both above ground & below ground.
 - c) Proposed easement location.
 - d) Location of any proposed asset of service to be located within the proposed easement (new or upgraded if applicable).

As per your requirements, we have prepared the Feature Plan, which is attached for your review. The plan includes the following details:

- The boundary of the reserve.
- The location of any existing assets or services within the reserve, both above and below ground.
- The proposed location of the easement.
- The location of any proposed new or upgraded assets/services to be located within the proposed easement.

In response to the preliminary assessment comments:

- 1. It appears that there are a number of assets/services that exist within the reserve, such as footpaths, drainage (underground and overland flow), sewerage, NBN and electricity. Furthermore, it is possible that Melbourne Water may require the upgrade of existing drainage assets within the reserve to accommodate nearby urban development. It is currently unclear if the proposed easement (and any associated works not considered by the permit application) would conflict with any other assets / services within the reserve.**

Further to your observations regarding the existing assets and services within the reserve. We appreciate the thorough assessment and acknowledge the potential implications of the proposed easement.

We have undertaken a detailed review of the location of these assets by formal asset location, including drainage, sewerage, NBN, and electricity, to ensure that the proposed easement does not conflict with any existing infrastructure.

Additionally, if required we will engage with Melbourne Water to clarify their requirements for any drainage upgrades needed to accommodate the nearby urban development and ensure that our plans align with their standards.

- 2. Please be advised that Council would not support an easement conflicting with the location of the existing footpath.**

We understand that the Council would not support an easement that conflicts with the location of the existing footpath.

The **new** underground high voltage asset proposed to run through the reserve at the end of Robin Rise does not conflict with the existing footpath, however the easement required to cover the asset does.

A review of the current electrical design (attached) would be required, and the location of the proposed easement would need to be altered to ensure that it aligns with the Council's requirements. If needed, we will work to identify alternative solutions that accommodate both the footpath and the easement as well as the other assets within this area.

We appreciate your guidance on this matter.

Please do not hesitate to contact me should you have any questions or require further information.

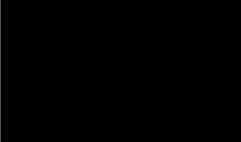
Warm Regards,

**Subdivision Manager
Nobelius Land Surveyors P/L**



Our Ref: 20025
8 December 2025

Cardinia Shire Council
PO Box 461
Pakenham VIC 3810



APPLICATION NO.:	T240568
PROPERTY NO.:	1734500550
ADDRESS:	LRES1 PS506545 V10734 F623, Robin Rise, Beaconsfield VIC 3807
PROPOSAL:	Creation of Easement - Electricity & Sewerage

In accordance with *Section 50 of the Planning and Environment Act 1987*, we hereby submit the enclosed documentation for Council's consideration. The purpose of this Section 50 amendment is for the application to include the Creation of an Electricity and Sewerage Easement

The proposed easements are intended to cover **new assets** through the reserve at the end of Robin Rise so that power & sewerage can be provided to the development approved under T220284 at 62-64 May Road, Beaconsfield.

In support, the following documentation is provided:

- Creation of Easement Plan – Electricity.
- Creation of Easement Plan – Sewerage.
- Signed Section 50 Form.

The amendments have been prepared to ensure the plan accurately reflects current design requirements and remains consistent with the conditions and approved under T220284 at 62-64 May Road, Beaconsfield. No additional permit triggers arise as a result of these changes.

We kindly request that Council assess the amended plan under Section 50.

Should any further information, clarification or updated documentation be required, please contact our office at your convenience. We will assist promptly to ensure the amendment proceeds without delay.

Warm Regards,


Subdivision Manager
Nobelius Land Surveyors P/L
tarryn@nobelius.com.au



FEATURE & LEVEL PLAN

Robin Rise & May Road

BEACONSFIELD

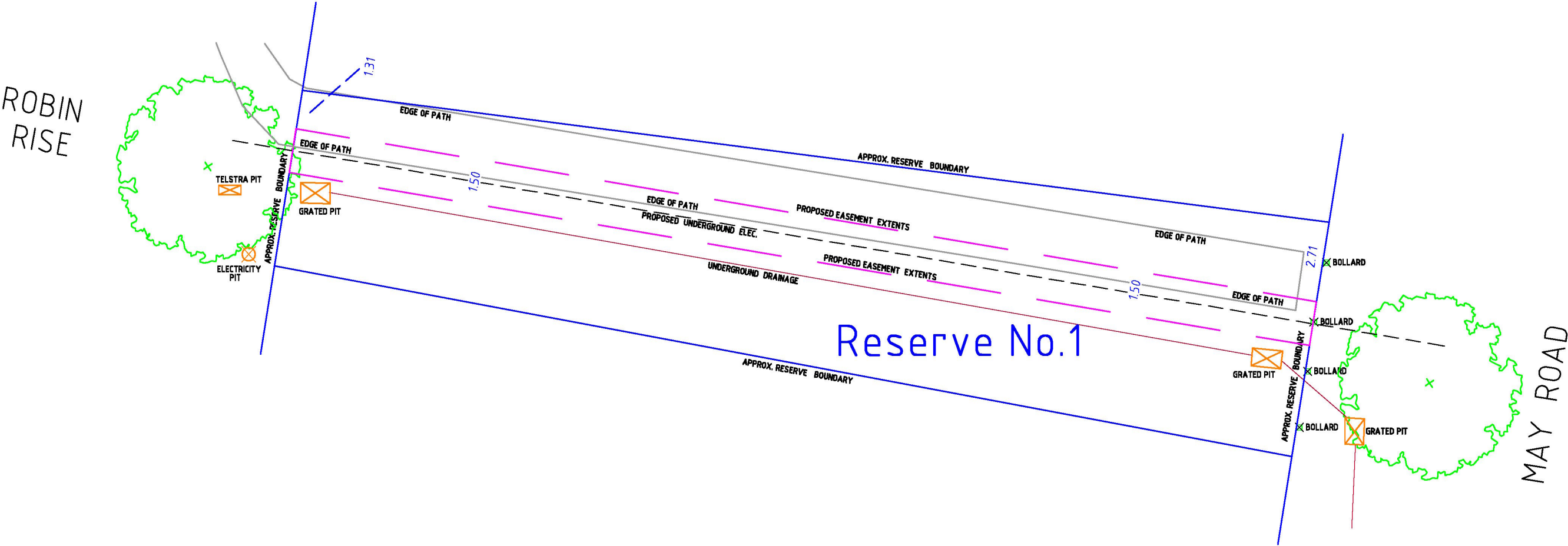
SCALE 1:150 (A3)



ADVERTISED MATERIAL

Planning Application: T240568
Date Prepared: 21 January 2026

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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

NOTE:

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM RE-ESTABLISHMENT PLAN.

DRAWN BY [REDACTED]
VERSION : 02 - 03/25
SURV. REF. NO. 20025

EDITION 1

Council Name: Cardinia Shire Council

MGA CO-ORDINATES: E: 358 240 ZONE: 55
(of approx centre of land N: 5 787 365 GDA 2020
in plan)

NOTATIONS

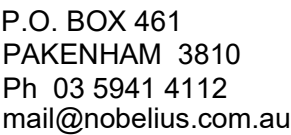
Depth Limitation: Does not apply

PURPOSE OF PLAN
To create the electricity easement E-1 shown herein



SURVEYORS FILE REF: 20025

SHEET 1 OF 1



LICENSED SURVEYOR: TIMOTHY P. DOLE
VERSION B

EDITION 1

Council Name: Cardinia Shire Council

MGA CO-ORDINATES: E: 358 240 ZONE: 55
(of approx centre of land in plan) N: 5 787 365 GDA 2020

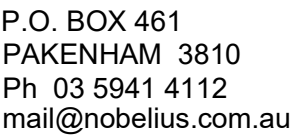
NOTATIONS

Depth Limitation: Does not apply

PURPOSE OF PLAN
To create the sewerage easement E-1 shown herein



SHEET 1 OF 1



LICENSED SURVEYOR: TIMOTHY P. DOLE
VERSION A