

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	L1 and L2 LP20254 410 Dickie Road, Officer
The application is for a permit to:	The realignment of boundaries between two allotments.
The applicant for the permit is:	XWB Consulting
The application reference number is:	T170166
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 www.cardinia.vic.gov.au .

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- * be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at mail@cardinia.vic.gov.au
 - * include the name and address of the objector/ submitter
 - * include the application number and site address
 - * include the reasons for the objection, and
 - * state how the objector would be affected.

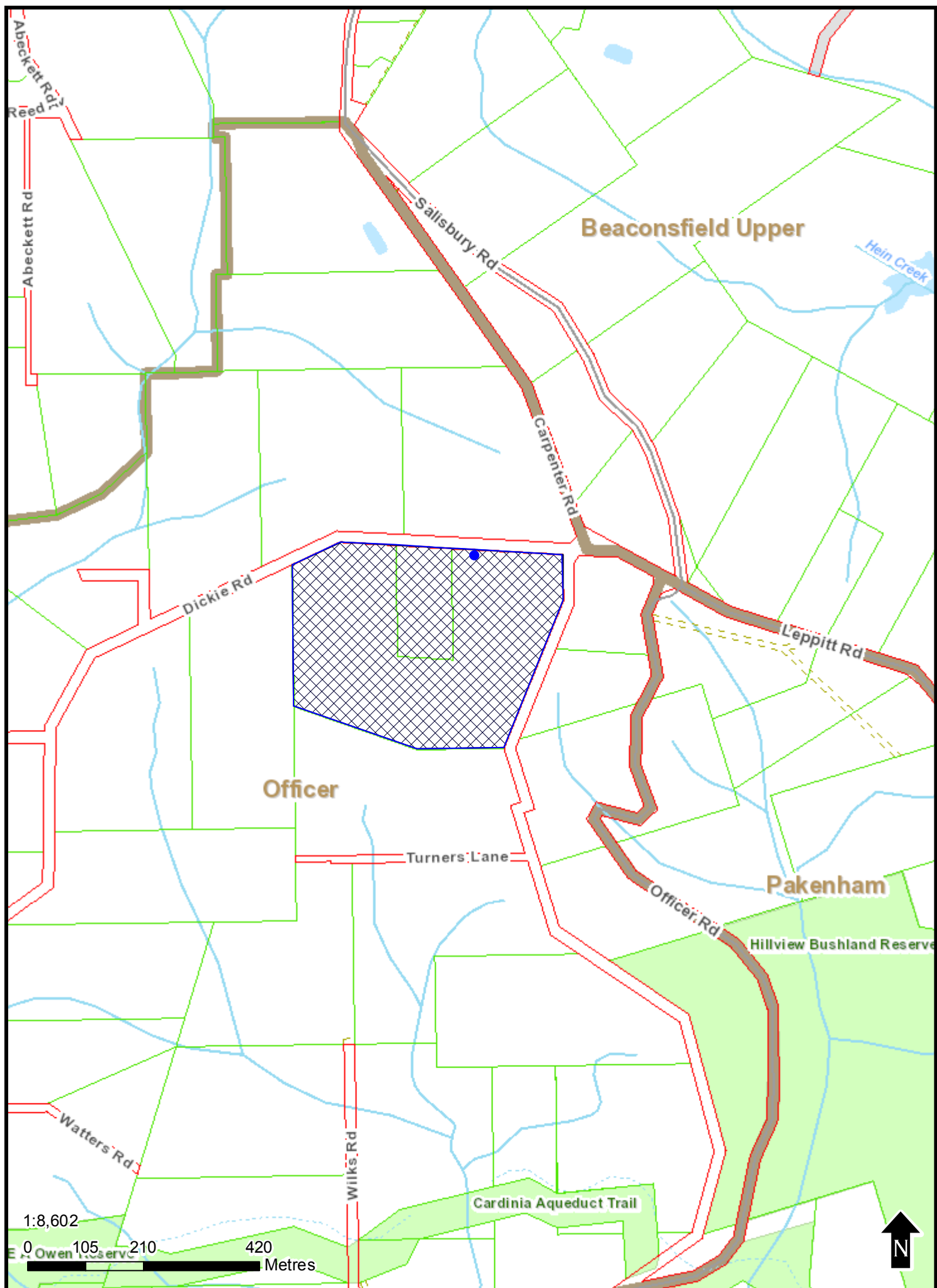
The Responsible Authority will not decide on the application before:	18 May 2017
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If you object, the Responsible Authority will advise you of its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au

Your objection/ submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/ submission. Your objection/ submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.



1. Introduction

XWB Consulting has been engaged by Roger Holloway and Gillian Clements to prepare a planning permit application for a 2 lot resubdivision of the property at 410 Dickie Road Officer.

The planning permit application and planning report have been prepared by:

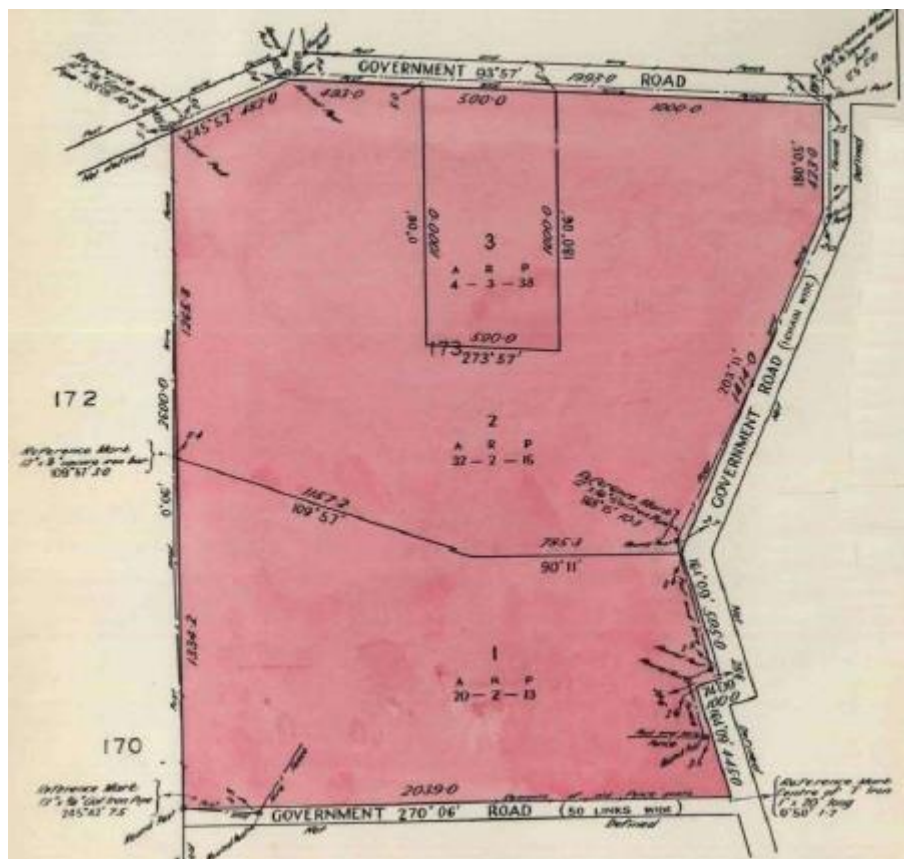
Phil Walton
XWB Consulting
PO Box 752
Beaconsfield 3807

mail@xwbconsulting.com.au
Ph: 0408 517 143

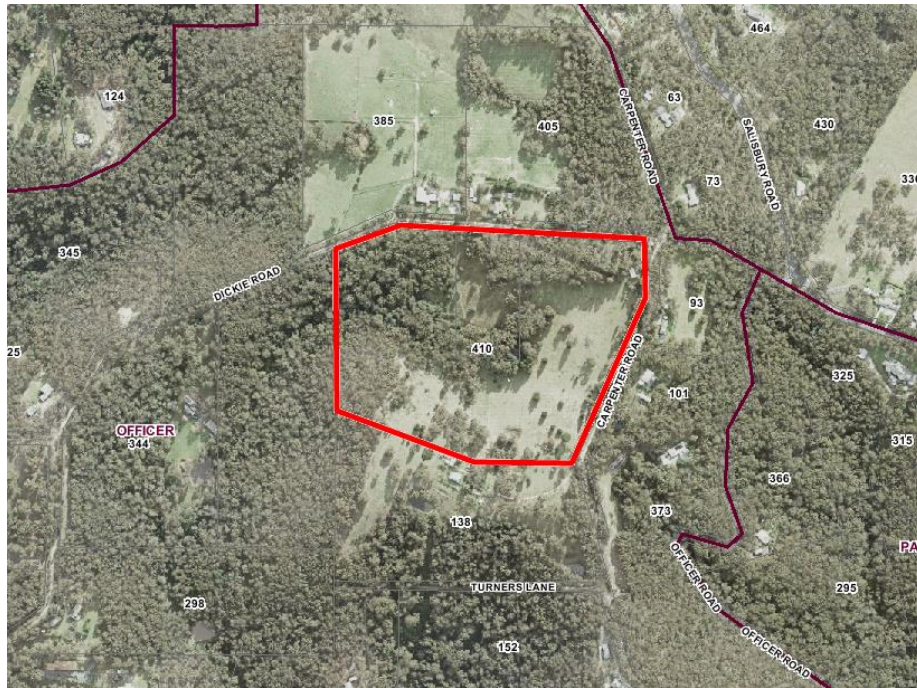
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2. Site Description

The site comprises 2 lots with a total area of 15.2ha. The site is located on the south west corner of Dickie Road and Carpenter Road Officer, and has an abuttal to Dickie Road of 497.88m and an abuttal to Carpenter Road of 369.54m. The site is shown on the plan below.



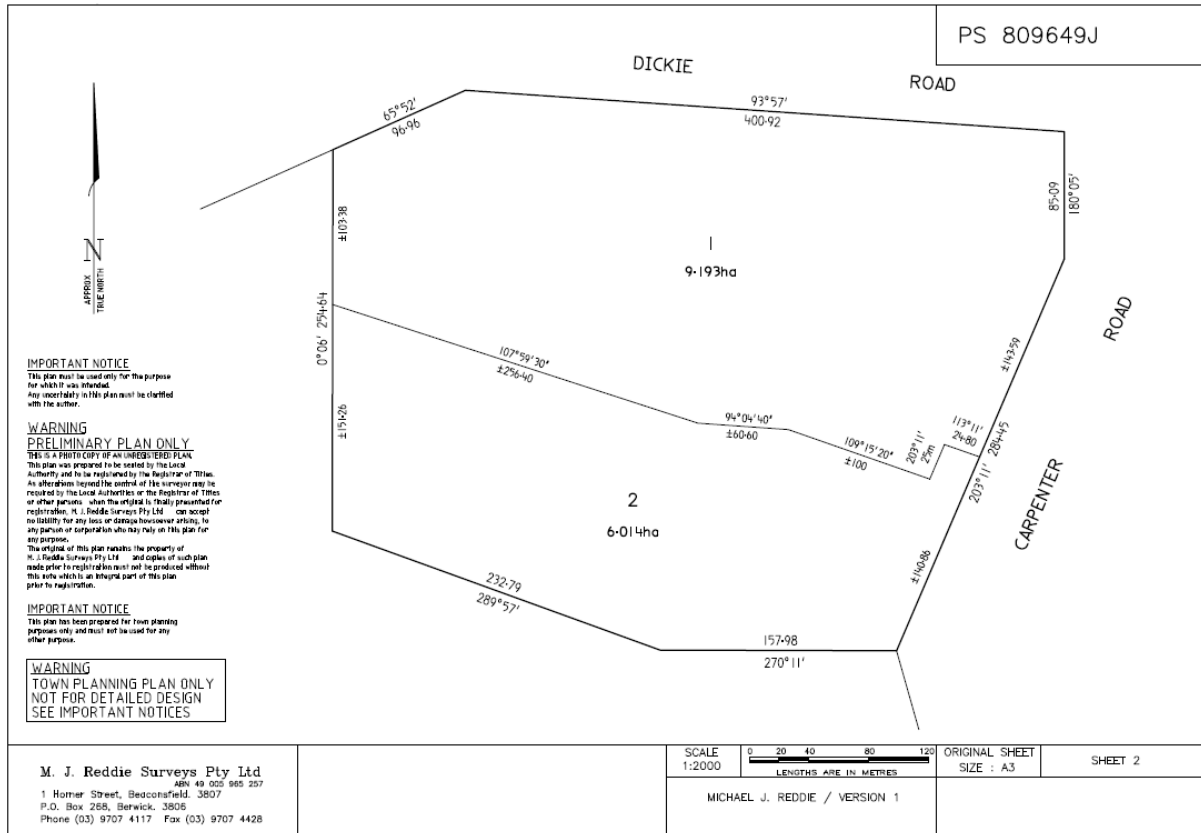
Lot 3 LP20254 has an area of 2.02ha and a frontage to Dickie Road of 152.4m. Lot 3 has a cleared area on the lot, but is undeveloped. Lot 2 LP20254 has an area of 13.18ha and wraps around Lot 3. Lot 3 comprises a mixture of cleared pasture and bushland and has an existing dwelling close to the corner of Dickie Road and Carpenter Road. An aerial photograph of the site is shown in the plan below.



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3. Proposal

The proposal is the resubdivision of the existing 2 lots as shown on the plan below:



Lot 1 contains the existing dwelling and the majority of the bushland on the site. Lot 2 at the southern end of the site has access from Carpenter Road via an existing gate and retains a small dam immediately adjoining Carpenter Road. The majority of the lot is open paddocks. There is no building envelope proposed on Lot 2.

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PLAN OF SUBDIVISION				EDITION		PS 809649J	
<div>LOCATION OF LAND</div> <div>PARISH:PAKENHAM</div> <div>TOWNSHIP:—</div> <div>SECTION:—</div> <div>CROWN ALLOTMENT:73 (PART)</div> <div>CROWN PORTION:—</div> <div>TITLE REFERENCES:VOL 7475 FOL 095 VOL 7475 FOL 096</div> <div>LAST PLAN REFERENCE/S:LOTS 2 & 3 ON LP 20254</div> <div>POSTAL ADDRESS:410 DICKIE ROAD (At time of subdivision)OFFICER VIC 3809</div> <div>MGA CO-ORDINATESE362 050ZONE: (of approx centre of landN5 790 625GDA 94 in plan)ZONE: 55</div>				<div>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.</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>DEPTH LIMITATION: 15.24 metres applies to all of the land.</div> <div>THIS IS A SPEAR PLAN</div> <div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAILS.</div> <div>WARNING TOWN PLANNING PLAN ONLY NOT FOR DETAILED DESIGN SEE IMPORTANT NOTICES</div>			
NIL		NIL					
NOTATIONS				<div>WARNING TOWN PLANNING PLAN ONLY NOT FOR DETAILED DESIGN SEE IMPORTANT NOTICES</div>			
<div>SURVEY: This plan is/is not based on survey.</div> <div>STAGING: This is/is not a staged subdivision</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No (s).</div> <div>In Proclaimed Survey Area No.</div>							
EASEMENT INFORMATION							
LEGEND A—Appurtenant Easement E—Encumbering Easement R—Encumbering Easement (Road)							
Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
			<div>IMPORTANT NOTICE This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</div> <div>IMPORTANT NOTICE This plan has been prepared for town planning purposes only and must not be used for any other purpose.</div>	<div>WARNING PRELIMINARY PLAN ONLY THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.</div>			
<div>M. J. Reddie Surveys Pty Ltd</div> <div>ABN 49 005 965 257</div> <div>1 Horner Street, Beaconsfield. 3807</div> <div>P.O. Box 268, Berwick. 3806</div> <div>Phone (03) 9707 4117 Fax (03) 9707 4428</div>		REF: 17—01—248		FILE: SYND		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
		MICHAEL J. REDDIE / VERSION 1					



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WARNING
PRELIMINARY PLAN ONLY

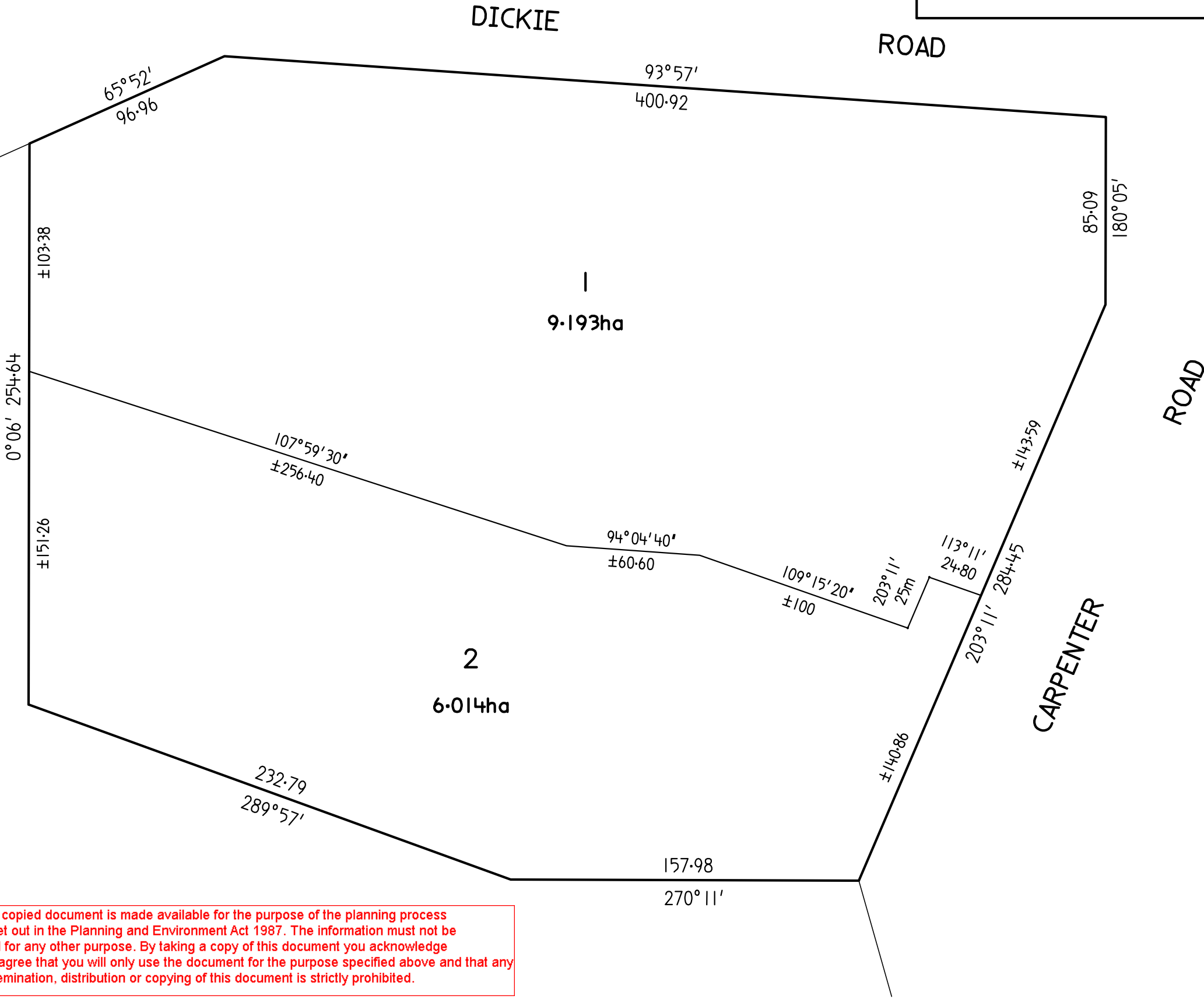
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WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

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SCALE
1:2000



ORIGINAL SHEET
SIZE : A3

SHEET 2

MICHAEL J. REDDIE / VERSION 1