


# Notice of an Application for an Amendment to a Planning Permit

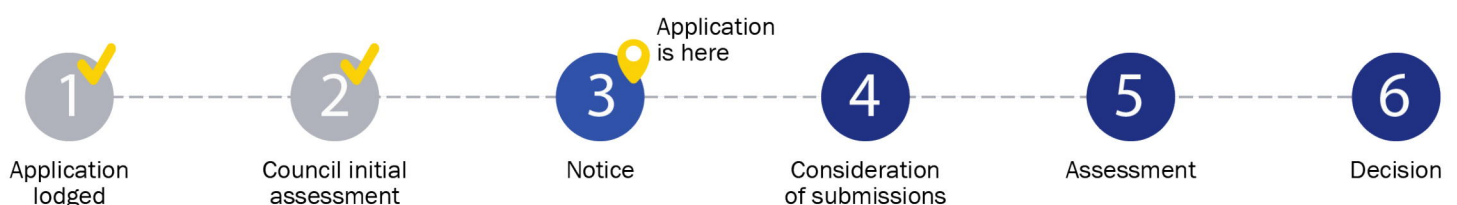
The land affected by the application is located at:	PC381270 V12378 F935 54 Bunyip-Modella Road, Bunyip VIC 3815
The application is to:	Amendment to the endorsed plans and planning permit pursuant to Section 72 of the Act to include the use of the land for a dependent persons unit and retention of verandah

## APPLICATION DETAILS

The applicant for the amendment to the permit is:	[REDACTED]
Application number:	T210711 - 1
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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> 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:	<b>21 February 2025</b>
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the proposed amendment to 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.	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.



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## ePlanning

### Application Summary

Portal Reference A32450TW

### Basic Information

Proposed Use	I am requesting an amendment to my planning permit T210711, which would make allowance to retain the veranda of the dwelling that was demolished last year. Demolition of the old house was concluded in November 2023. Demolition certificate date 9.11.2023 is attached.
Current Use	Residential dwelling on 4 acres. Home property, new house built 2022-2023. One person residing full time (myself) and one person residing part time (my mother). Land is used for animal grazing.
Cost of Works	\$0
Site Address	54 Bunyip-Modella 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? Not Applicable, no such encumbrances apply.

### Contacts

Type	Name	Address	Contact Details
Applicant			
Owner			
Preferred Contact			

### Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 22 A permit not otherwise provided for in the regulation	\$1,453.40	100%	\$1,453.40
	<b>Total</b>		<b>\$1,453.40</b>

### Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application		23 Jul 2024



**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 VC, 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

## Documents Uploaded

Date	Type	Filename
12-09-2024	A Copy of Title	New Title_RCS Volume 12378 Folio 935.pdf
12-09-2024	Additional Document	FINAL CERTIFICATE Nov 2023.pdf
12-09-2024	Site plans	Overhead site map.docx
12-09-2024	Existing floor plan	Existing veranda.pdf
12-09-2024	Site plans	Property Plan showing existing veranda.jpg
12-09-2024	A Copy of Title	Registration of Title.pdf
12-09-2024	Alteration statement	Cover Letter To Cardinia Planning 12.09.2024.docx

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]
Submission Date	12 September 2024 - 12:12: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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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 12378 FOLIO 935

Security no : 124118412214A  
Produced 20/09/2024 11:27 AM

**LAND DESCRIPTION**

Land in Plan of Consolidation 381270E.

PARENT TITLES :

Volume 03871 Folio 132      Volume 04718 Folio 486

Created by instrument PC381270E 03/06/2022

**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 PC381270E 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: 54 BUNYIP-MODELLA ROAD BUNYIP VIC 3815

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PC381270E</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>18/10/2024 11:22</b>

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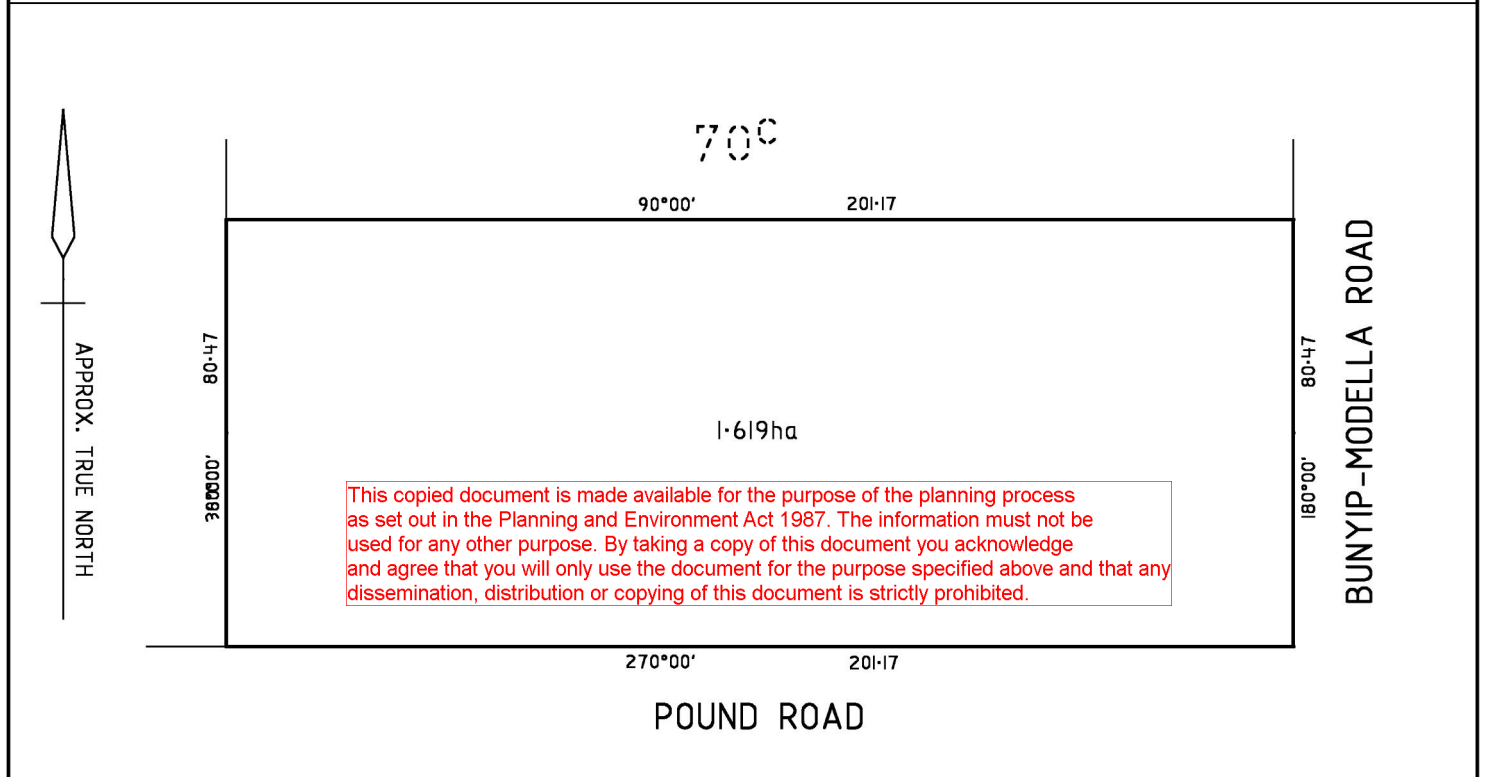
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<b>PLAN OF CONSOLIDATION</b>	<b>LV USE ONLY EDITION 1</b>	<b>PLAN NUMBER PC 381270E</b>
<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> KOO WEE RUP EAST</p> <p><b>TOWNSHIP:</b> -</p> <p><b>SECTION:</b> B</p> <p><b>CROWN ALLOTMENT:</b> 70A &amp; 70B</p> <p><b>CROWN PORTION:</b> -</p> <p><b>TITLE REFERENCES:</b> VOL 4718 FOL 486 VOL 3871 FOL 132</p> <p><b>LAST PLAN REFERENCE:</b> TP360033L TP525701D</p> <p><b>POSTAL ADDRESS: (At time of subdivision)</b> 54 BUNYIP-MODELLA ROAD BUNYIP, VIC 3815</p> <p><b>MGA 94 CO-ORDINATES:</b> E 387 265 (Of approx. centre of land in plan) N 5781 875      <b>ZONE:</b> 55</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S22-042 Planning Permit Reference: T210711 SPEAR Reference Number: S192458E</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p><b>Statement of Compliance</b></p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Simone Norbury for Cardinia Shire Council on 07/04/2022</p>	

EASEMENT INFORMATION					NOTATIONS
LEGEND	E-Encumbering Easement	A-Appurtenant Easement	R-Encumbering Easement (Road)		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
					Depth Limitation: 15.24m  Planning Permit No. T210711  Survey This plan <del>is</del> is not based on survey.

**NOTATIONS**

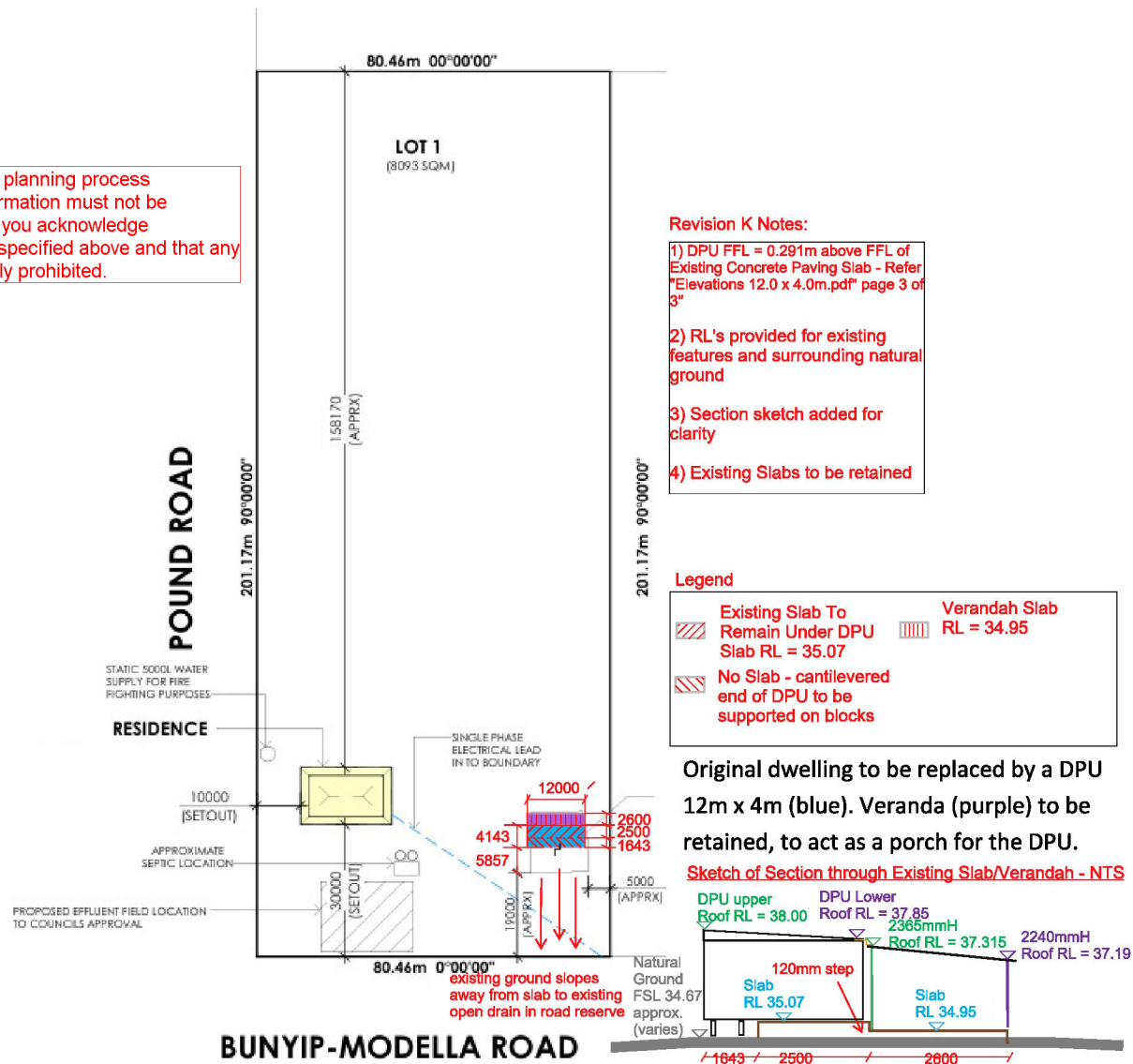
CROWN ALLOTMENT 70A IS SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN THE CROWN GRANT VOL 4718 FOL 486 AND NOTED ON SHEET 2 OF TP360033L.	CROWN ALLOTMENT 70B IS SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN THE CROWN GRANT VOL 3871 FOL 132 AND NOTED ON SHEET 2 OF TP525701D.
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<b>GIPPSLAND LICENSED SURVEYORS</b> 48 QUEEN STREET WARRAGUL 3820 TELEPHONE (03) 5622 0384 ADMIN@GIPPSLANDSURVEYORS.COM.AU			LICENSED SURVEYOR REF 2841      VERSION   ..... JONATHAN NEILSON	SHEET 1 OF 1 SHEETS
ORIGINAL SCALE	SHEET SIZE A3	0    10    20    30    40    50 LENGTHS ARE IN METRES	Digitally signed by: Jonathan Paul Neilson, Licensed Surveyor, Surveyor's Plan Version (1), 06/04/2022, SPEAR Ref: S192458E	PLAN REGISTERED TIME: 11.02am DATE: 3/6/22 Assistant Registrar of Titles



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**Revision K Notes:**

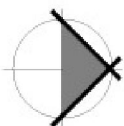
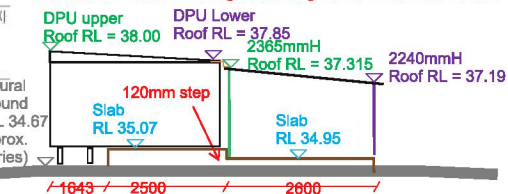
- 1) DPU FFL = 0.291m above FFL of Existing Concrete Paving Slab - Refer "Elevations 12.0 x 4.0m.pdf" page 3 of 3"
- 2) RL's provided for existing features and surrounding natural ground
- 3) Section sketch added for clarity
- 4) Existing Slabs to be retained

**Legend**

- Existing Slab To Remain Under DPU Slab RL = 35.07
- Verandah Slab RL = 34.95
- No Slab - cantilevered end of DPU to be supported on blocks

**Original dwelling to be replaced by a DPU 12m x 4m (blue). Veranda (purple) to be retained, to act as a porch for the DPU.**

**Sketch of Section through Existing Slab/Verandah - NTS**



**Revision K Notes:**

- 1) DPU FFL = 0.291m above FFL of Existing Concrete Paving Slab - Refer "Elevations 12.0 x 4.0m.pdf" page 3 of 3"
- 2) Existing Concrete Paving Slab RL =

**PROPOSED:**

**DEPENDENT PERSONS UNIT**

**HOUSE TYPE:**

**PREFABRICATED PORTABLE BUILDING**

THIS WORK IS THE PROPERTY OF SJD HOMES AND ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM SJD HOMES

**SIGNED BUILDER:**

**SIGNED OWNER:**

**DATE:**

**CLIENT:**

**SITE ADDRESS:**

**54 BUNYIP-MODELLA RD  
BUNYIP, 3815**

**DRAWING TITLE:**

**LOCALITY PLAN**

**ISSUE: K**

**ISSUE DATE: 16.05.22**

**SCALE: 1 : 1000**

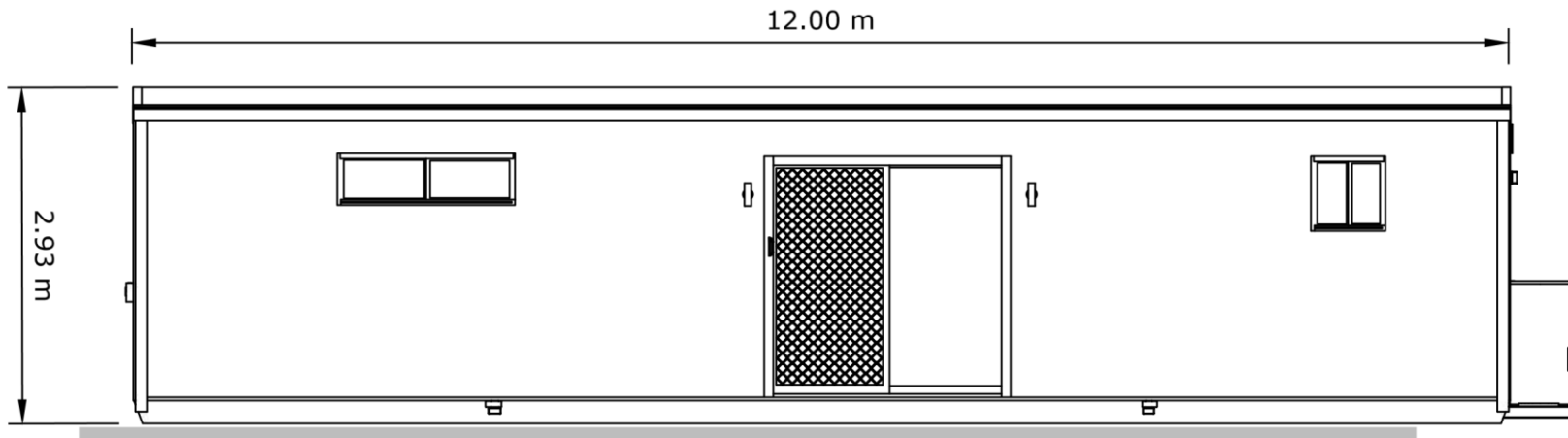
**MASTER DATE: 16.10.19**

**DRAWN: Author**

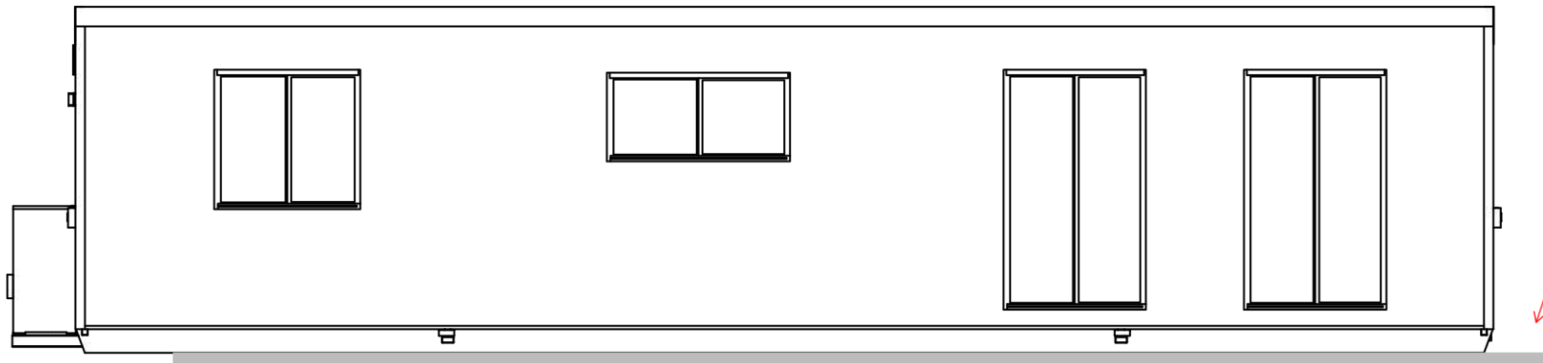
**CHECKED: Checker**

**SHEET NO: 02**

**OF: 08**



West elevation

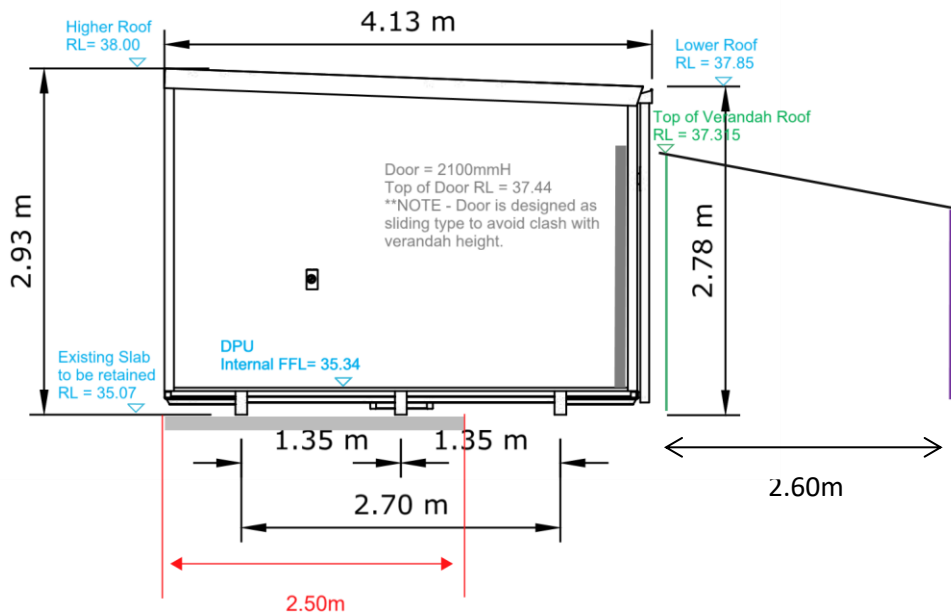


to support DPC

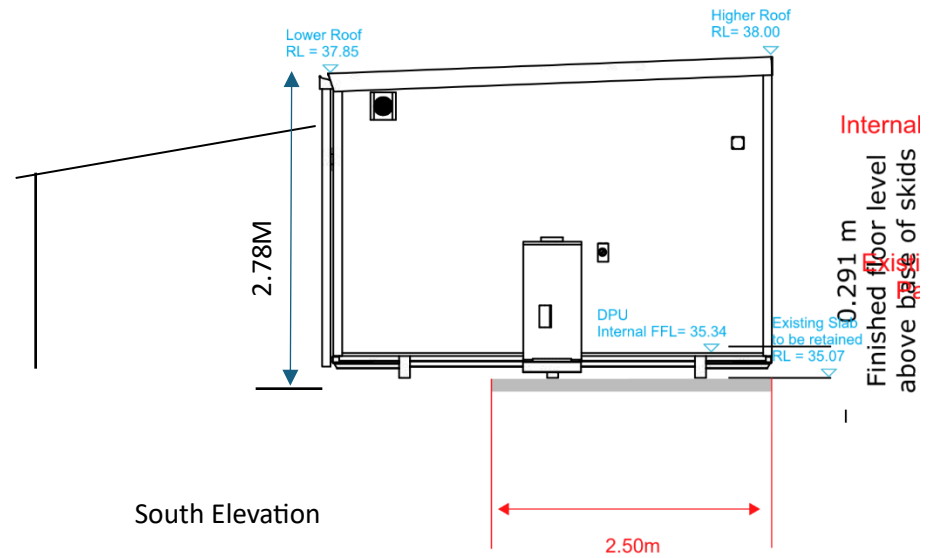
Small length to cantilever past existing slab

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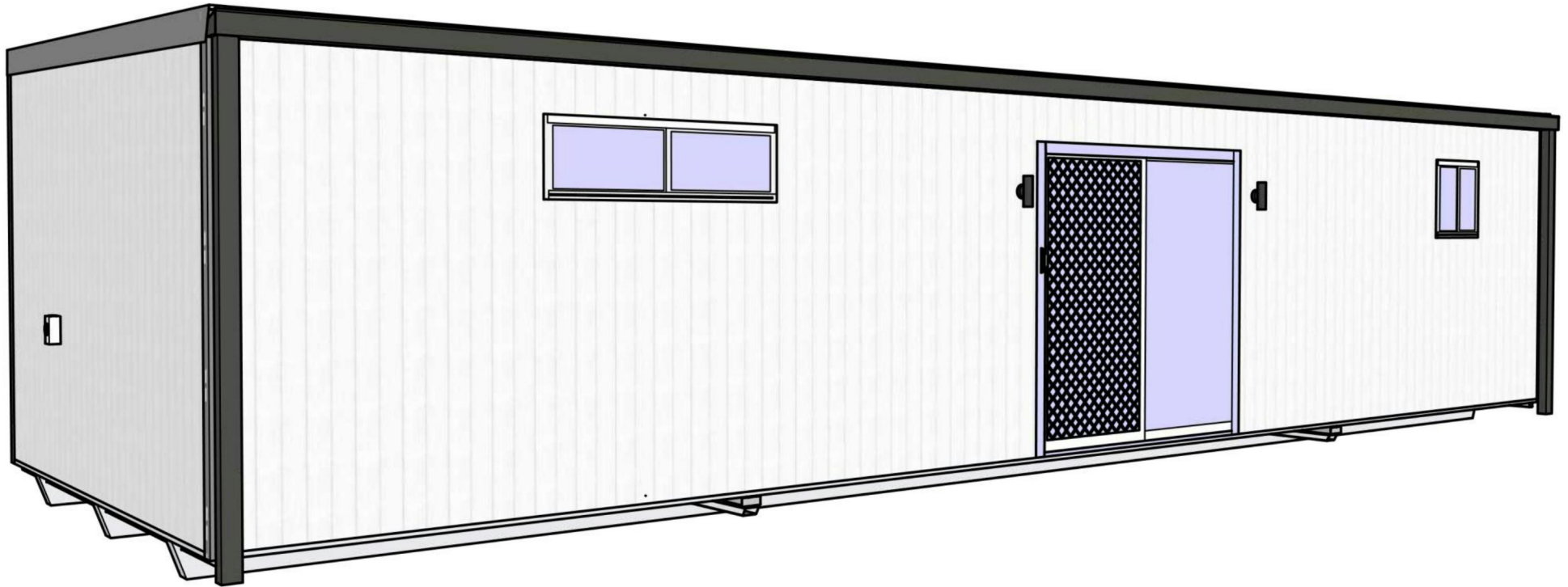


North Elevation



South Elevation

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**Building elevations**

12.0 x 4.0m

22/10/2024 (Amended 23/01/2025)

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