
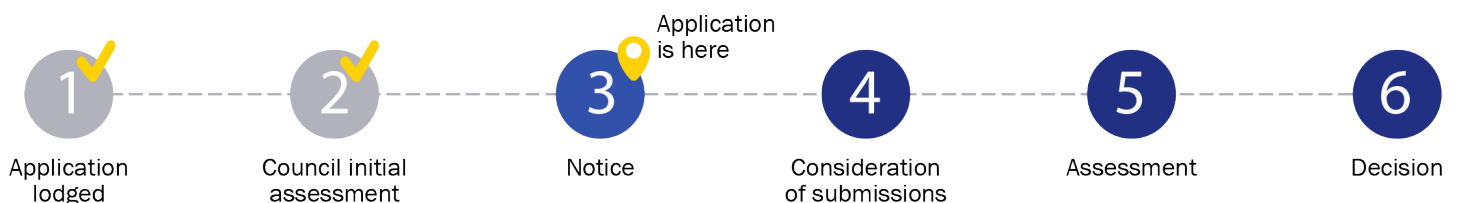


Notice of Application for a Planning Permit

The land affected by the application is located at:	L18 LP147771 V9595 F667 3 Sylvia Road, Beaconsfield VIC 3807	
The application is for a permit to:	Subdivision of Land into Two (2) Lots	
A permit is required under the following clauses of the planning scheme:		
	32.08-3 Subdivide land	
APPLICATION DETAILS		
The applicant for the permit is:	Nobelius Land Surveyors Pty Ltd	
Application number:	T240641	
<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?		
<p>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:</p>		25 March 2025
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<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>



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ePlanning

Application Summary

Portal Reference A42434NR

Basic Information

Proposed Use Subdivision of land into Two lots, in accordance with approved development permit/plans. As per Amendment VC221 gazetted on 4th August 2022. We wish to advise that this development will be connected to reticulated gas.

Current Use Existing dwelling onsite to be demolished early Jan 2025.

Site Address 3 Sylvia Road 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.

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] Nobellus Land Surveyors Pty Ltd	PO BOX 461, Pakenham VIC 3810	W: 03-5941-4112 [REDACTED]
Preferred Contact	[REDACTED] Nobellus Land Surveyors Pty Ltd	PO BOX 461, Pakenham VIC 3810	W: 03-5941-4112 [REDACTED]

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,453.40	100%	\$1,453.40
Total			\$1,453.40

Documents Uploaded

Date	Type	Filename
29-11-2024	Subdivision Plan	Sub(BN) Permit 1 2.pdf
29-11-2024	Subdivision Plan	VOLUME 09595 FOLIO 667.pdf
29-11-2024	Additional Document	Form 1 signed.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 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



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

Page 1 of 1

VOLUME 09595 FOLIO 667

Security no : 124120269241S
Produced 29/11/2024 04:11 PM

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 147771Q.
PARENT TITLE Volume 09585 Folio 994
Created by instrument LP147771Q 04/03/1985



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ746369C 20/02/2018
ING BANK (AUSTRALIA) 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP147771Q 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: 3 SYLVIA ROAD BEACONSFIELD VIC 3807

DOCUMENT END

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Document Type	Plan
Document Identification	LP147771Q
Number of Pages (excluding this cover sheet)	5
Document Assembled	29/11/2024 16:11

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PLAN OF SUBDIVISION
PART OF CROWN PORTION | SECTION A
AT BEACONSFIELD
PARISH OF PAKENHAM
COUNTY OF MORNINGTON

MEASUREMENTS ARE IN METRES
VOL.9585 FOL.994

ENCUMBRANCES CONTINUED

THE LAND MARKED E-11 IS ENCUMBERED BY AN EASEMENT TO THE SHIRE OF PAKENHAM CREATED BY L529250G

THE LAND MARKED E-12 IS ENCUMBERED BY AN EASEMENT TO THE SHIRE OF PAKENHAM CREATED BY L529252A

APPURTENANCES

A DRAINAGE EASEMENT APPURTENANT TO THE LAND HEREIN HAS BEEN CREATED OVER THE LAND MARKED A-1 VIDE PC 351964

ENCUMBRANCES:

THE LAND COLOURED PURPLE AND PURPLE-HATCHED IS ENCUMBERED BY THE EASEMENT TO VICTORIAN PIPELINES COMMISSION CREATED BY D605811

THE LAND MARKED E-6 IS ENCUMBERED BY AN EASEMENT TO THE SHIRE OF PAKENHAM CREATED BY L429182B

THE LAND MARKED E-7 IS ENCUMBERED BY AN EASEMENT TO THE SHIRE OF PAKENHAM CREATED BY L429184U

THE LAND MARKED E-8 IS ENCUMBERED BY AN EASEMENT TO THE SHIRE OF PAKENHAM CREATED BY L429190D

THE LAND MARKED E-9 IS ENCUMBERED BY AN EASEMENT TO THE SHIRE OF PAKENHAM CREATED BY L429191A

THE LAND MARKED E-10 IS ENCUMBERED BY AN EASEMENT TO THE SHIRE OF PAKENHAM CREATED BY L429192W

LP 147771Q

EDITION 4

PLAN APPROVED 5/2/85.

4 SHEETS
SHEET 1

COLOUR CODE

- E-1 = BLUE
- E-2 = BROWN
- E-3 = BLUE HATCHED
- E-4 = PURPLE
- E-5 = PURPLE HATCHED

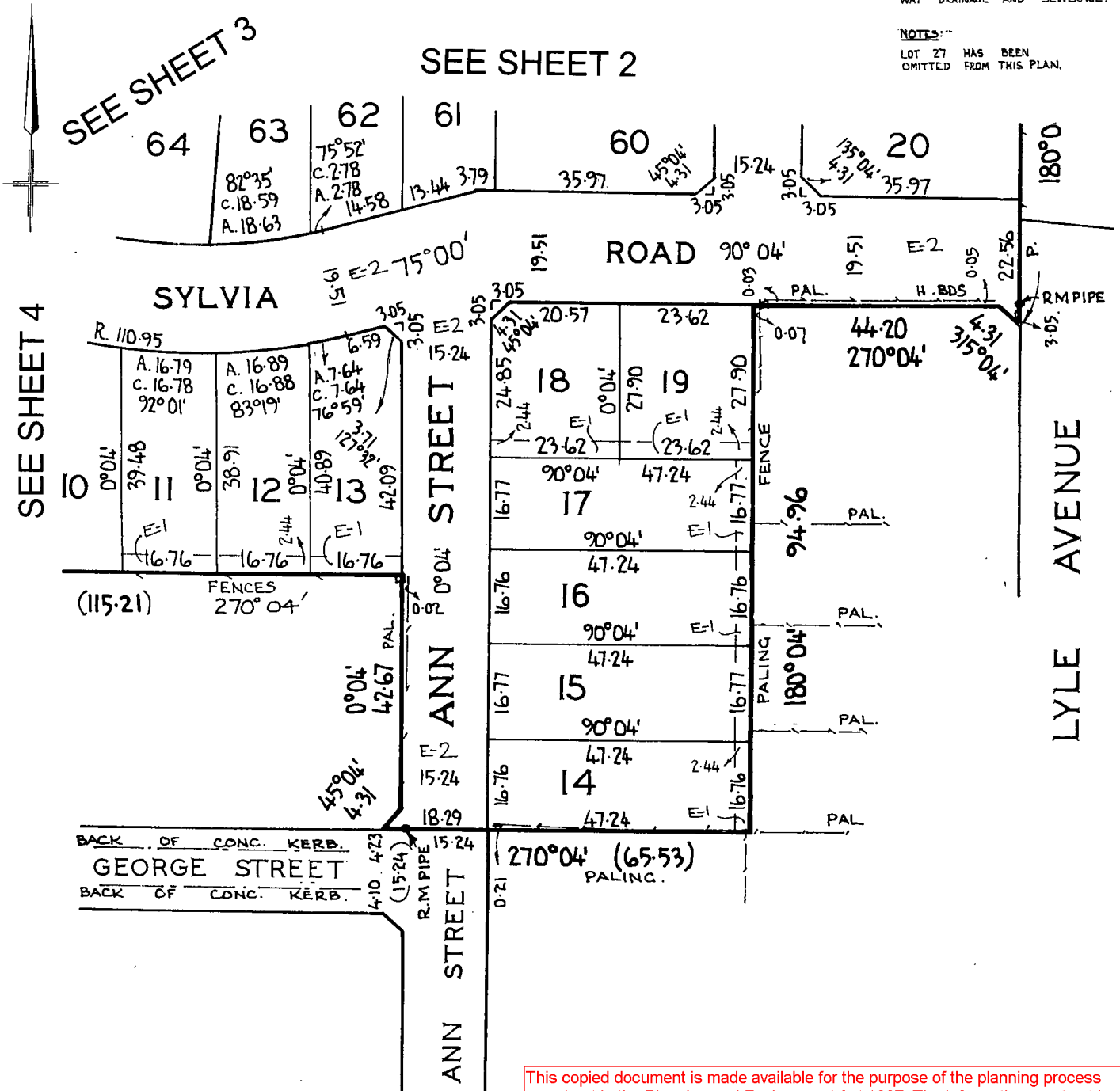
APPROPRIATIONS:

THE LAND COLOURED BLUE, BLUE-HATCHED, PURPLE AND PURPLE-HATCHED IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE.

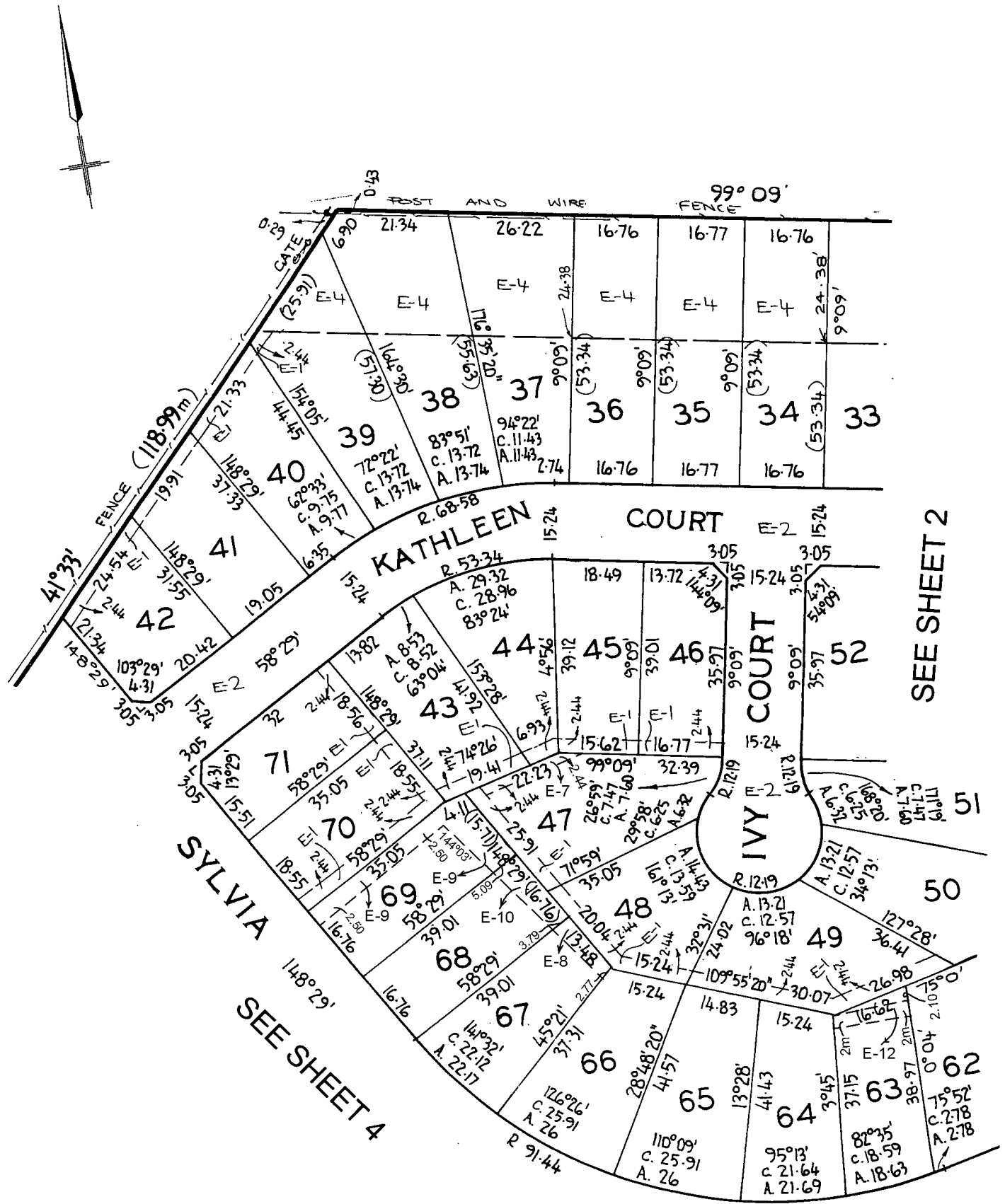
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY DRAINAGE AND SEWERAGE.

NOTES:

LOT 27 HAS BEEN OMITTED FROM THIS PLAN.



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SEE SHEET 2

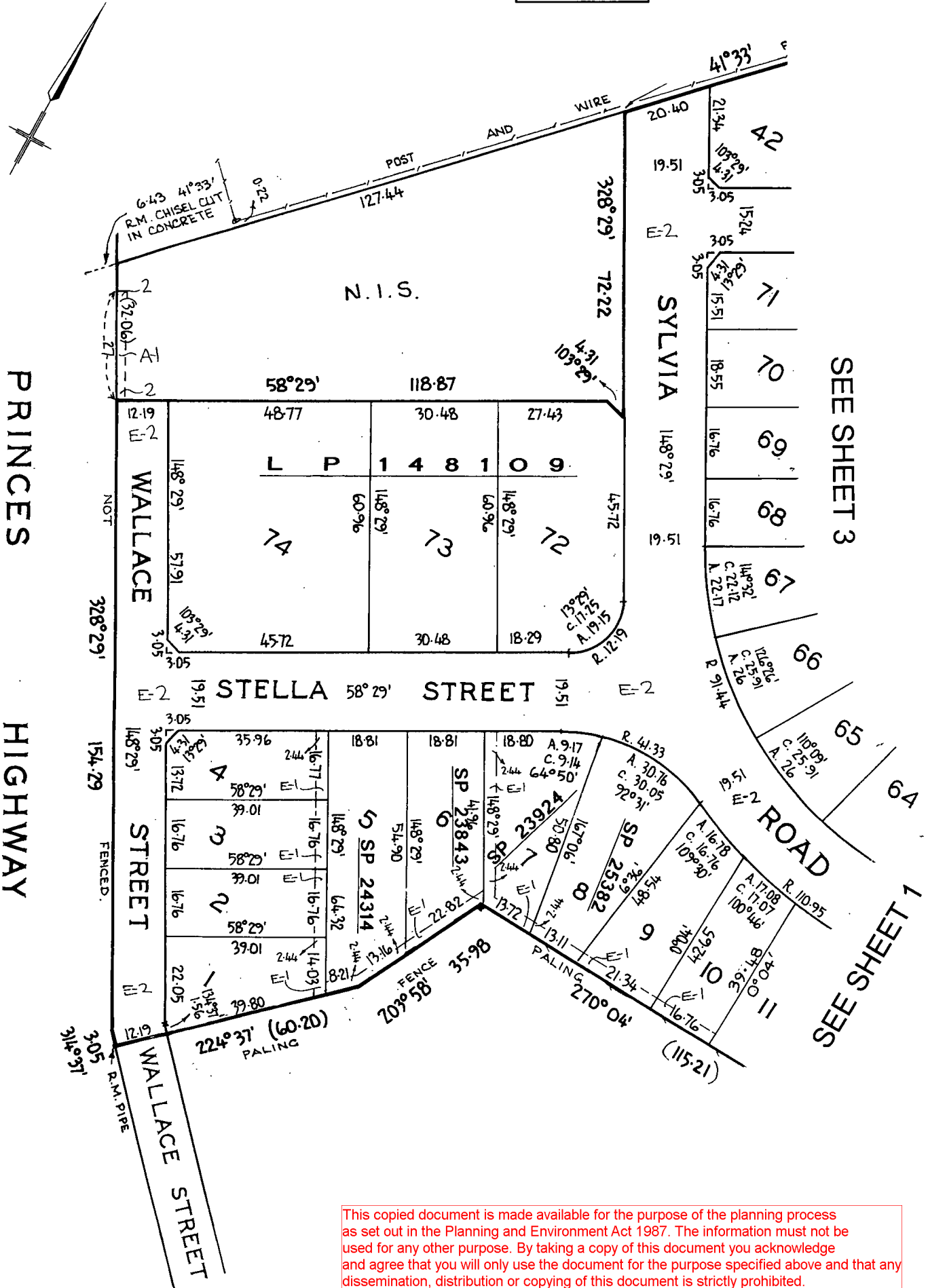
SEE SHEET 4

ROAD
SEE SHEET 1

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4 SHEETS
SHEET 4

LP 147771Q



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
LP 147771Q

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
20		SUBDIVISION	PS 400097			2	MLB
A-1		APPURTENANT EASEMENT	PC 351964			3	MLB.
<p>WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.</p>							
LOTS 28 - 39 inc RESERVE		EASEMENT ENHANCED	D605811			4	MLB
LOT 51	E-6	CREATION OF EASEMENT	L429182B			4	MLB
LOT 47	E-7	CREATION OF EASEMENT	L429184U			4	MLB
LOT 67	E-8	CREATION OF EASEMENT	L429190D			4	MLB
LOT 69	E-9	CREATION OF EASEMENT	L429191A			4	MLB
LOT 68	E-10	CREATION OF EASEMENT	L429192W			4	MLB
LOT 61	E-11	CREATION OF EASEMENT	L529250G			4	MLB
LOT 63	E-12	CREATION OF EASEMENT	L529252A			4	MLB

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PLAN OF SUBDIVISION

EDITION 1

PS 925932 Q

LOCATION OF LAND

PARISH: Pakenham

TOWNSHIP: ---

SECTION: A

CROWN ALLOTMENT: ---

CROWN PORTION: 1 (PT)

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot 18 on LP 147771

POSTAL ADDRESS: 3 Sylvia Road, Beaconsfield 3807
(at time of subdivision)

MGA CO-ORDINATES: E: 358 000 ZONE: 55
(of approx centre of land in plan) N: 5 787 850 GDA 2020

Council Name: Cardinia Shire Council

EXPLANATORY NOTE:

WARNING: This plan is unregistered.
Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

Building Boundaries are defined by thick continuous lines

Location of Boundaries defined by Buildings
Median : Denoted thus 'M'

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s).
In Proclaimed Survey Area No. ---

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EASEMENT INFORMATION

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

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage and Sewerage	2.44	LP 147771	All Lots on LP 147771

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 21694

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION 1

ORIGINAL SHEET
SIZE: A3

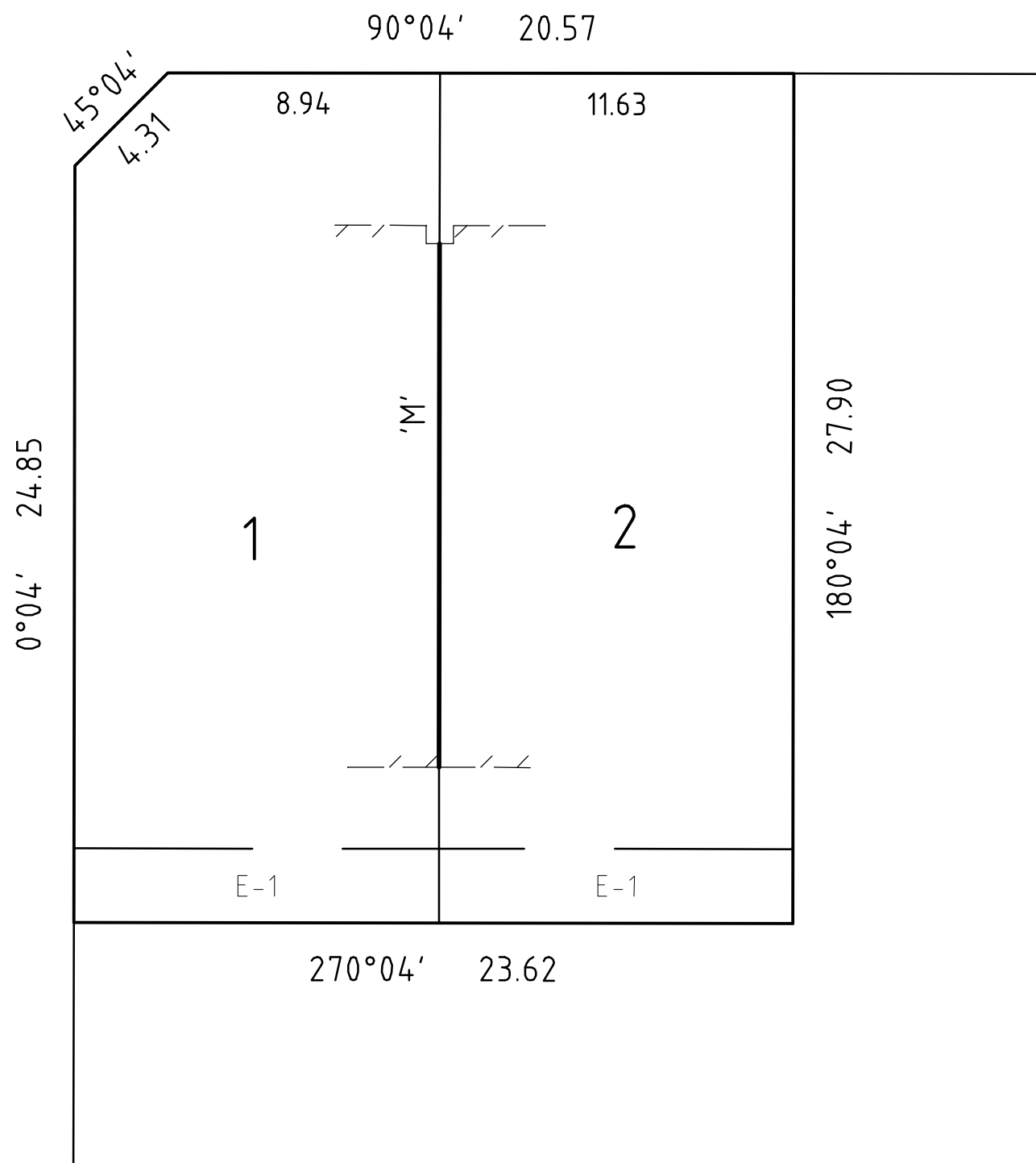
SHEET 1 OF 2



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SYLVIA ROAD

ANN STREET



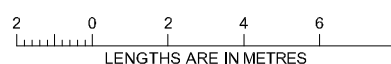
WARNING: This plan is unregistered.
See Sheet 1 for Explanatory Note

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE
1:200



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION 1

FORM 1

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Reg. 6 Subdivision (Procedures) Regulations 2011
Application for Certification
SUBDIVISION ACT 1988

PART A. All Applicants complete this section

Plan No. PS 925932Q


TO: Cardinia Shire Council PO Box 7 Pakenham VIC 3810 (insert name and address of Council)

I/We of	Nobelius Land Surveyors P/L PO Box 461 Pakenham VIC 3810	Telephone 03 59414112
------------	--	-----------------------

apply to have the attached

PLAN OF SUBDIVISION

certified under the Subdivision Act 1988
and advice of street numbers allocated.

1.	Situation of Land 3 Sylvia Road. Beaconsfield. Vic. 3807.
	
3.	Name and address of applicant Nobelius Land Surveyors P/L of PO Box 461. Pakenham VIC 3810

Signed
(owner or applicant)

(c

PART B

Only applicants having 'old law' land complete this section. (not required by acquiring authorities - See section 35(6)(g).)
I certify that steps have been taken to bring this land under the Transfer of Land Act 1958.

Signed:

PART C

Only acquiring authorities complete this section
This application relates to the acquisition of land by

PART D

TO BE COMPLETED BY COUNCIL ON COPY APPLICATION

Date received by Council:
Authorities Referred to:

Fee Paid: \$

Date referred:
Responses received:

This application is referred under Section 8(1) of the Subdivision Act 1988.