

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	117 McDonalds Track, Lang Lang VIC 3984 PC373878 V11553 F746
The application is for a permit to:	Two (2) Lot Subdivision
The applicant for the permit is:	Nobelius Land Surveyors
The application reference number is:	T240028
You may look at the application and any documents that support the application at the office of the Responsible Authority:	<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: https://www.cardinia.vic.gov.au/advertisedplanningapplications</p>

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:	27 March 2024
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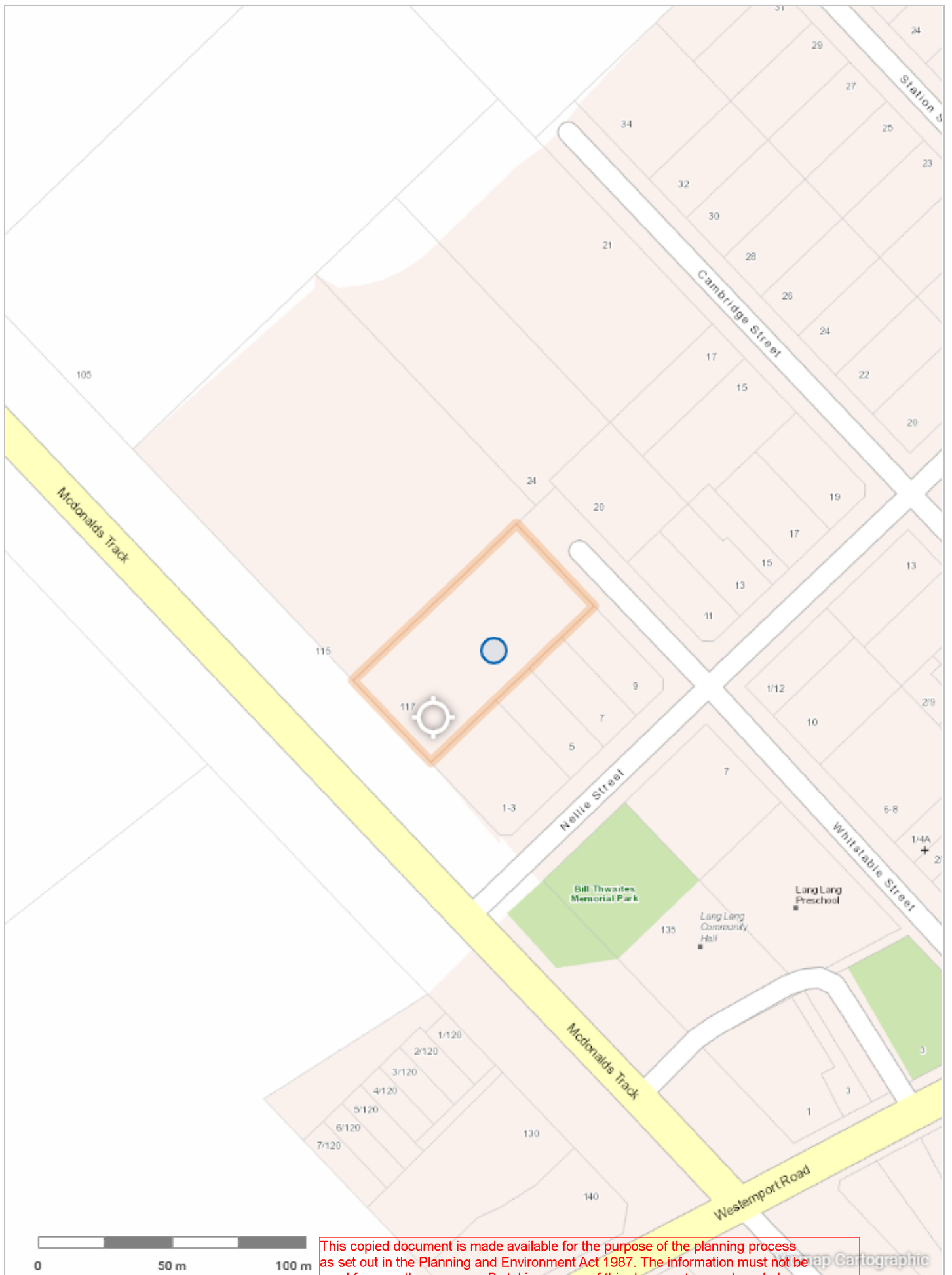
If you object, the Responsible Authority will tell you its decision.

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.

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Application Summary

Portal Reference	A124948j
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Basic Information

Proposed Use	Two (2) Lot Subdivision
Current Use	The land is developed with one dwelling and used for residential purposes. The land has dual frontages to McDonalds Track and Whitstable Street.
Site Address	117 McDonalds Track Lang Lang 3984

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
<input type="checkbox"/> 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	Nobelius Land Surveyors	20 Henry Street Henry Street, Pakenham VIC 3810	W: 03-5941-4112
Preferred Contact	Nobelius Land Surveyors	20 Henry Street Henry Street, Pakenham VIC 3810	W: 03-5941-4112

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,415.10	100%	\$1,415.10
Total			\$1,415.10

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Documents Uploaded

Date	Type	Filename
29-01-2024	Subdivision Plan	Copy of Plan 25.01.24.pdf
29-01-2024	Additional Document	Concept Plan.pdf
29-01-2024	Additional Document	Copy of Title 25.01.24.pdf
29-01-2024	Additional Document	Feature and Level Plan.pdf
29-01-2024	Additional Document	Sub (TW) Ver 1.pdf
29-01-2024	Explanatory Letter	TP Report 117 McDonalds Track.pdf

☐ 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	Renee O'Brien Nobellus Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 03-5941-4112 E: renee@nobellus.com.au
Submission Date	29 January 2024 - 10:17:PM		

Declaration

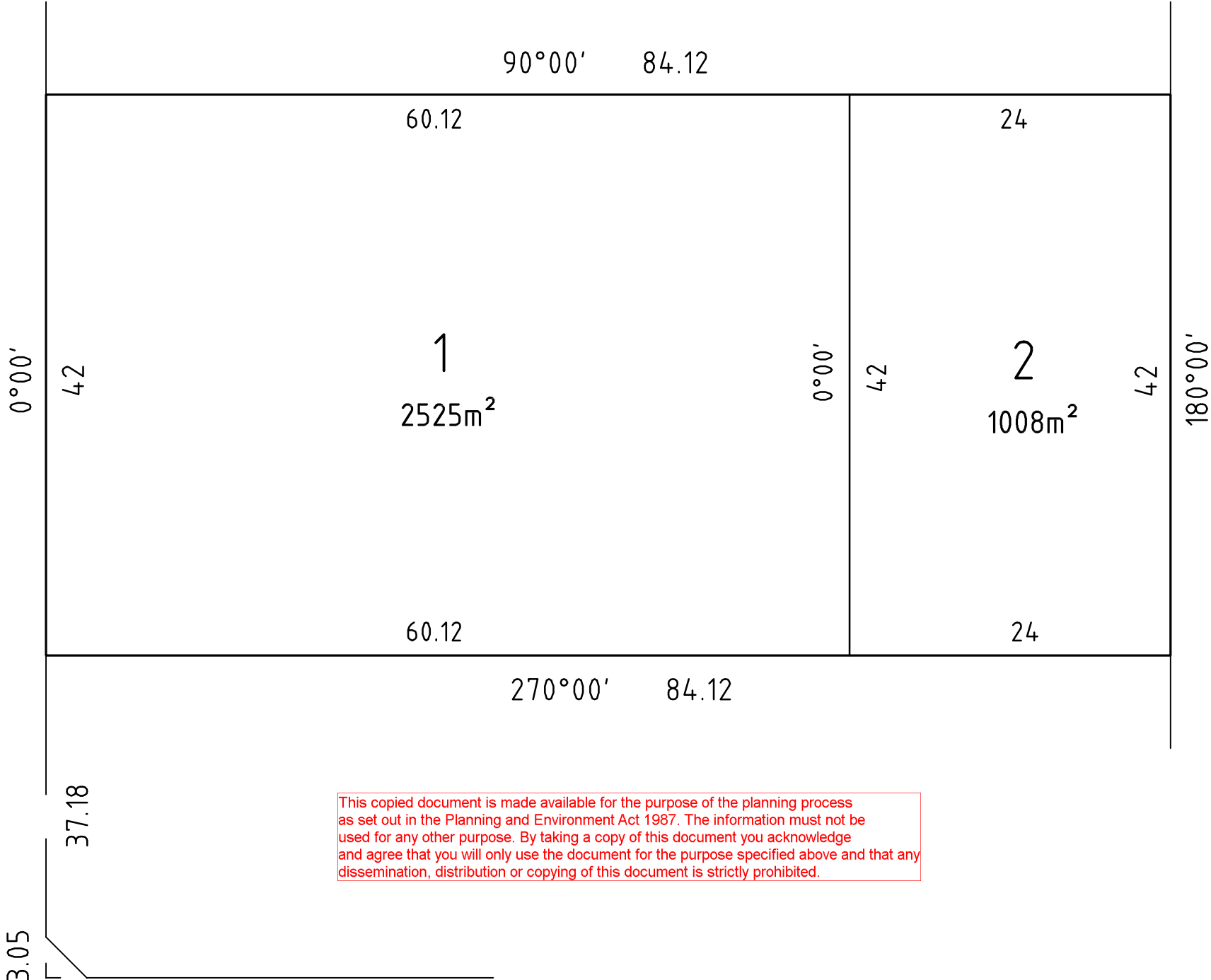
☒ By ticking this checkbox, declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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

PS 921846 E

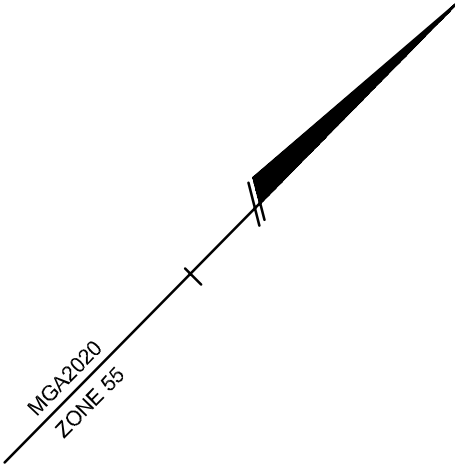
McDONALDS TRACK




WHITSTABLE STREET

NELLIE STREET

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PLAN OF SUBDIVISION			EDITION 1		PS 921846 E	
LOCATION OF LAND PARISH: Lang Lang TOWNSHIP: Lang Lang SECTION: --- CROWN ALLOTMENT: 5(Pt) CROWN PORTION: --- TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: PC 373878 C POSTAL ADDRESS: 117 McDonalds Track, Lang Lang 3984 (at time of subdivision) MGA CO-ORDINATES: E: 374 110 ZONE: 55 (of approx centre of land N: 5 763 900 GDA 2020 in plan)			Council Name: Cardinia Shire Council <u>EXPLANATORY NOTE:</u> <u>WARNING:</u> 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		<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>		
NIL		NIL				
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. 112						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
NOBELIUS LAND SURVEYORS  P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		SURVEYORS FILE REF: 4446 LICENSED SURVEYOR: T. D. WALKER VERSION 1		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	

TOWN PLANNING REPORT

The Subdivision of the Land into Two (2) Lots

at 117 McDonalds Track, Lang Lang 3984

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PROPOSED BY:
NOBELIUS LAND SURVEYORS
20 Henry Street, Pakenham, VIC 3810

(03) 5941 4112
www.nobelius.com.au



NOBELIUS

LAND SURVEYORS

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1. PRELIMINARY

ADDRESS	PC373878, 117 McDonalds Track, Lang Lang 3984			
AREA	3,536m ²			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	Neighbourhood Residential Zone – Schedule 1			
OVERLAY	Land Subject to Inundation Overlay (LSIO)			
BUSHFIRE PRONE AREA	Yes			
CULTURAL HERITAGE	Not applicable			
NATIVE VEGETATION	Not applicable			
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	Not applicable			
PROPOSAL	The subdivision of the land into two (2) lots			
PERMIT TRIGGERS	Clause 32.09-3 (NRZ) – a permit is required to subdivide land. Clause 44.04-3 (LSIO) – a permit is required to subdivide land.			
RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS	11 Settlement 15 Built Environment & Heritage 16 Housing 19 Infrastructure 32.09 Neighbourhood Residential Zone 44.04 Land Subject to Inundation Overlay 52.29 Land adjacent to principal road network 53.02 Public open space contribution 56 Residential Subdivision 65.02 Approval of an application to subdivide land <i>Lang Lang Township Strategy, July 2009</i>			
SUBMITTED DOCUMENTS	Current copy of title and plan Town Planning Report (NLS) Site Analysis Plan (NLS) Proposed Plan of Subdivision PS 921846E (NLS) Concept Plan (NLS)			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	RO	29/01/2024	JB	1

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2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowner to support an application to subdivide the land into two (2) lots at 117 McDonalds Track, Lang Lang.

The subject site is zoned Neighbourhood Residential Zone – Schedule 1 in the Cardinia Planning Scheme and because it is low lying, is overlayed by a land subject to inundation overlay. The subject site is contained within the Lang Lang township boundary and this subdivision proposal is an excellent opportunity to create an additional lot within an established residential neighbourhood where reticulated services are available.

The purpose of this report is to assess the proposal against the relevant provisions of the Cardinia Planning Scheme. The report will demonstrate that the proposal is entirely appropriate to be granted a planning permit and warrants Council's full support on the grounds that the proposal:

- Is consistent with the Municipal Planning Strategy and State and Local Planning Policy framework, particularly the policies that have regard for the better utilisation of existing residential land;
- Is consistent with the purposes of the Neighbourhood Residential Zone – Schedule 1;
- Meets the relevant objectives and standards of Clause 56; and
- Responds to the existing subdivision pattern and neighbourhood character of the wider area and will satisfactorily integrate with the surrounding lot sizes and land uses.

This report should be read in conjunction with the following documents:

- Current copy of title and plan (dated 25.01.2024);
- Site Analysis Plan prepared by Nobelius Land Surveyors;
- Proposed Plan of Subdivision PS 921846E prepared by Nobelius Land Surveyors; and
- Concept Plan prepared by Nobelius Land Surveyors.

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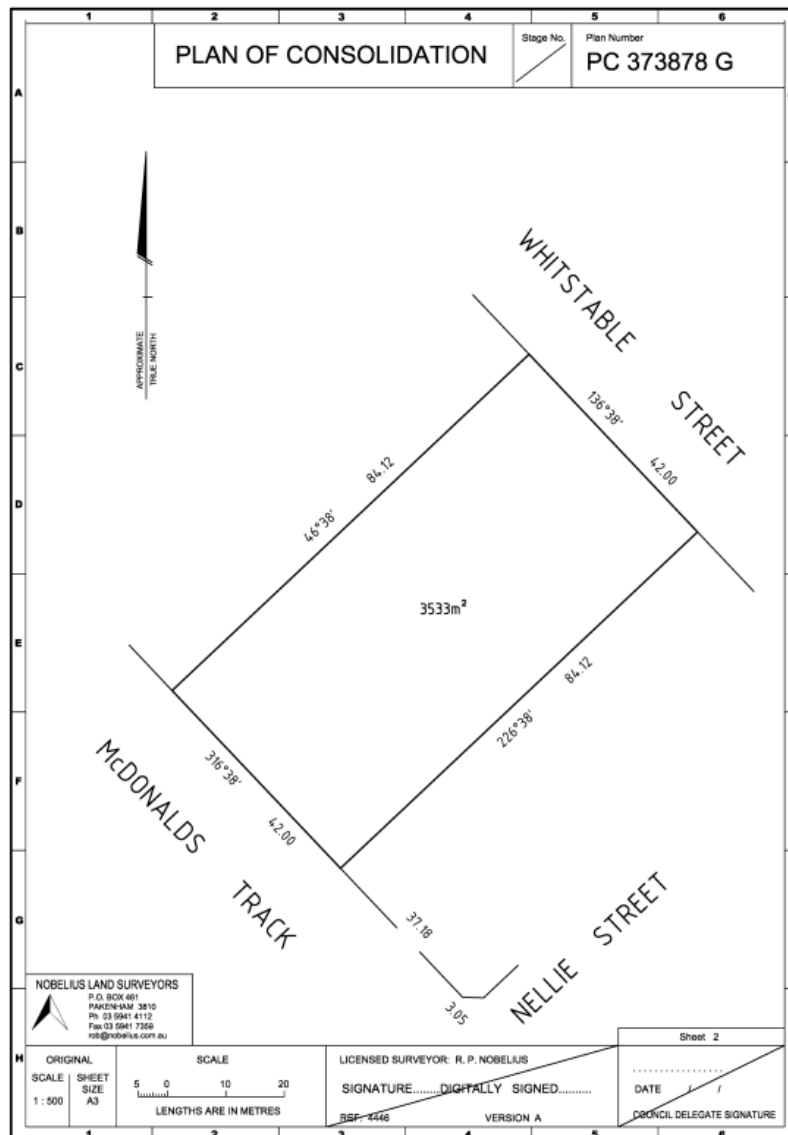
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3. SUBJECT SITE AND SURROUNDING LOCALITY

SITE ANALYSIS

The land is formally described as PC373878, 117 McDonalds Track, Lang Lang. The land is a large rectangular residential allotment with an area of 3533m². The site has dual road frontages: a 42m frontage to McDonalds Track (TR22) to the south-west and 42m frontage to Whitstable Street to the north-east. Access is via an existing single width crossover in the eastern corner of the McDonalds Track frontage, and a single width crossover in the centre of the Whitstable Street frontage.

A review of the title identifies that the land is not subject to any encumbrances, easements, restrictions or the like. A copy of the title and plan have been provided as part of this submission. An extract of PC 373878G is provided below:



EXTRACT OF PC 373878G

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The site has been improved with a single dwelling which is centrally sited on the lot and several associated outbuildings are present to the north of the site. Vegetation is contained within a garden setting around the site's perimeter and the balance of the land is lawned.

The McDonalds Track reserve includes several services pits, and an open culvert drain which is typical within the surrounding road network. The subject site abuts the T-head of Whitstable Street, which features concrete kerb and channel and services local traffic.

A recent aerial image of the site is provided below:



117 MCDONALDS TRACK, LANG LANG (NEARMAPS SEPTEMBER 2023)

PERMIT HISTORY

DATE	REFERENCE	PARTICULARS
27 Jul 2006	T040204	Two Lot Subdivision
08 Dec 2014	SPEAR S060932E	Consolidation – PC373878G

ENVIRONMENTAL CONSIDERATIONS

TOPOGRAPHY

The land is relatively flat and falls 0.2m from the north-east to the south-west. The site is low lying and as such the Land Subject to Inundation Overlay applies. Any future dwelling will be required to build to the finished floor level imposed by Melbourne Water to mitigate flood risk.

CULTURAL HERITAGE

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The subject site is not mapped within an area of cultural heritage sensitivity.

NATIVE VEGETATION

Clause 52.17 Native Vegetation does not apply as the land area is less than 4000m².

No additional vegetation controls apply.

BUSHFIRE CONSIDERATIONS

The entirety of the subject site is within a designated bushfire prone area. Further information on how the proposal has considered the implications of being mapped within a designated bushfire prone area has been provided in the response to Clause 13.02 Bushfire Planning in subsection 7 of this report.



BUSHFIRE PRONE AREAS (VICPLAN)

SURROUNDS

The subject site is contained within the Lang Lang township boundary in a residential cell to the north-west of the town centre. Lots within the immediate area are diverse in size: the land abuts larger rural lifestyle lots in the Green Wedge Zone to the north-west (0.4ha-1ha), and smaller standard residential sized lots to the south-east and north-east (600-700m²). Lots are predominately improved with a single detached dwelling and associated outbuildings and vegetation is typically contained within a garden setting. The road reserves feature established street trees. In the site's wider context, some infill development is observed in the form of new residential land to the north-west, and a new industrial precinct in the early stages of development to the south-west of McDonalds Track.

McDonalds Track is a Transport Zone 2 road that extends to the South Gippsland Highway to the north-west and extends through the Lang Lang township towards Nyora to the south-east. Whitstable Street is a residential east-west street that runs parallel to McDonalds Track.

An aerial image of the subject site and immediate surrounds is provided below:



The subject site is well serviced by a range of services, and health, education and leisure facilities. The subject site is within 300m of a bus stop and 500m of the Lang Lang activity centre. Lang Lang's proximity to the South Gippsland Highway offers good connectivity for commuters to the services, leisure and recreation and employment opportunities of Phillip Island and South East Melbourne.

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4. THE PROPOSAL

The applicant seeks approval to subdivide the land into two lots at 117 McDonalds Track, Lang Lang.

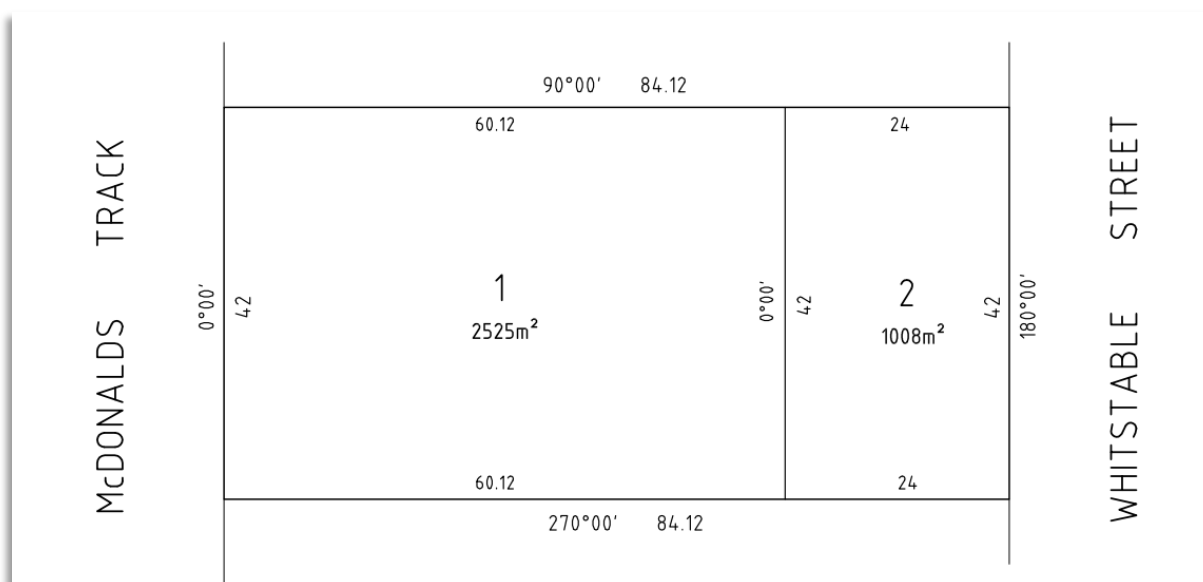
The requirement for a planning permit is triggered pursuant to:

- Clause 32.09-3 Subdivision – a permit is required to subdivide land (NRZ).
- Clause 44.04-3 Subdivision – a permit is required to subdivide land (LSIO).

A permit is also required under Clause 52.29-2 to subdivide land adjacent to a road in a Transport Zone 2 however, two lot subdivisions where existing access is not altered and no new access is created are exempt from this requirement. This application is for a two lot subdivision and the existing access is unchanged, therefore, no permit is triggered under this clause.

The subdivision seeks to create an additional residential zoned lot, increasing the number of lots from one to two. The lot particulars have been tabled below along with an extract of proposed Plan of Subdivision PS 921846E:

	AREA	CONTAINS	ACCESS
1	2525m ²	To retain the existing dwelling.	Access from McDonalds Track via the existing single width crossover.
2	1008m ²	Vacant.	Access from Whitstable Street via the existing single width crossover.



EXTRACT OF PROPOSED PLAN OF SUBDIVISION PS921846E

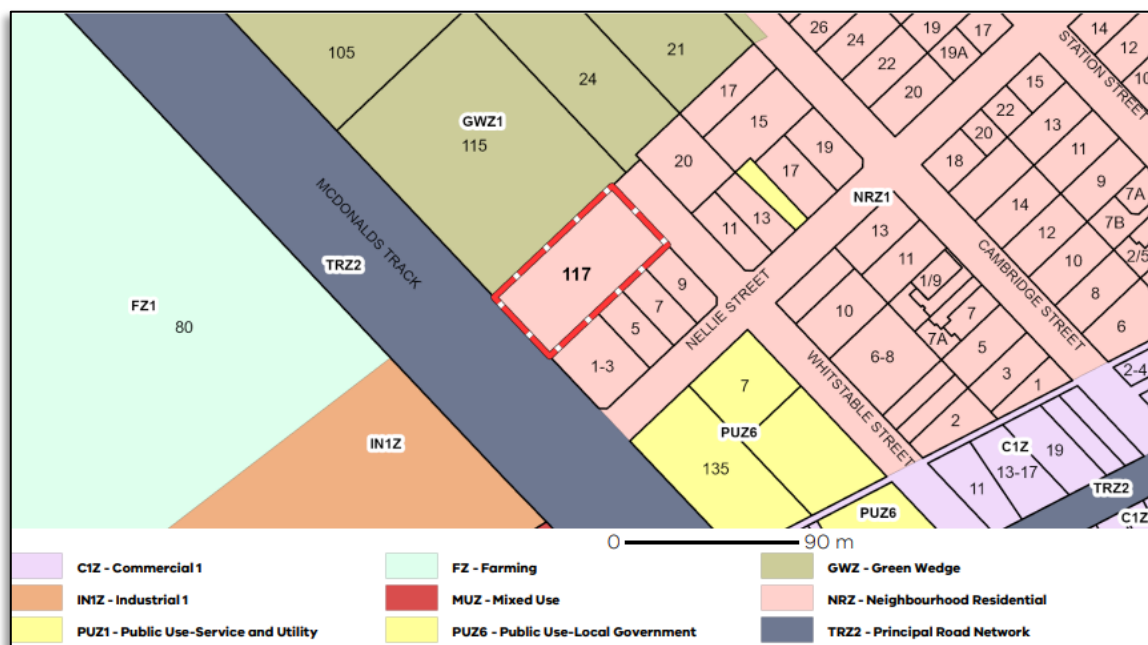
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5. RELEVANT PLANNING CONTROLS

The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

The subject site is mapped within the Neighbourhood Residential Zone – Schedule 1 (NRZ1) in the Cardinia Planning Scheme:



ZONING MAP (VICPLAN)

PURPOSES

The Neighbourhood Residential Zone has the following purposes relevant to this proposal:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominately single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

NEIGHBOURHOOD CHARACTER OBJECTIVES

No neighbourhood character objectives are specified in the schedule to the zone.

PERMIT TRIGGERS

The proposal triggers the requirement for a planning permit:

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- Pursuant to **Clause 32.09-3 Subdivision**, a permit is required to subdivide land.

RESCODE REQUIREMENTS

An application to subdivide land must meet the requirements of Clause 56 (for two lots, Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2). An assessment of the proposal against the requirements of Clause 56 is provided in Section 8 of this report.

APPLICATION REQUIREMENTS

This application has satisfied the application requirements outlined in **Clause 32.09-12** by providing the following information:

- A neighbourhood and site description and design response, contained within section 2 of this report and the Clause 56 assessment.
- Survey plans which accurately describe the features of the site and its surrounds.

DECISION GUIDELINES

The decision guidelines contained in **Clause 32.09-14** have been considered in the proposed design. An assessment of the proposal against the relevant guidelines of the NRZ is provided below:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Subdivision

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

The proposal is consistent with the Municipal Planning Strategy and the relevant state and local policies, particularly those that have regard for the provision for the better utilisation of existing urban land. The proposed lots have areas and dimensions that are sympathetic to those seen in the Lang Lang township, which is consistent with the zone purpose *to manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics*. An assessment of the proposal against the preferred character guidelines outlined in the Lang Lang Township Strategy is provided within this report, and the creation of an additional residential zoned lot does not contravene any strategic long-term vision for the land.

For the reasons outlined above, it is submitted that the proposal is consistent with the relevant requirements of the Neighbourhood Residential Zone – Schedule 1.

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The schedule to the overlay does not contain any management objectives or a statement of risk.

PERMIT REQUIREMENT

Pursuant to **Clause 44.04-3 Subdivision**, a permit is required to subdivide land.

DECISION GUIDELINES

The proposed two lot subdivision does not include any development and is consistent with the decision guidelines at **Clause 44.04-8**:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
 - *Any local floodplain development plan.*
 - *Any comments from the relevant floodplain management authority.*
 - *The existing use and development of the land.*
 - *Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.*
 - *Alternative design or flood proofing responses.*
 - *The susceptibility of the development to flooding and flood damage.*
 - *The potential flood risk to life, health and safety associated with the development.*
- Flood risk factors to consider include:*
- *The frequency, duration, extent, depth and velocity of flooding of the site and accessways.*
 - *The flood warning time available.*
 - *Tidal patterns.*
 - *Coastal inundation and erosion.*
 - *The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.*
 - *The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.*
 - *The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.*

Any future dwelling constructed on the proposed vacant lot will be required to meet the nominated finished floor levels imposed by Melbourne Water.

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6. MUNICIPAL PLANNING STRATEGY

It is submitted that the proposal is consistent with and supports the Municipal Strategic Statement, as per the below:

CLAUSE 21.01 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION

The Cardinia Shire seeks to be recognised as a unique place of environmental significance where the quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth. The proposal is responsive to the key issues facing Cardinia that have regard for the sustainable development of rural townships and the management of urban growth within the Western Port Green Wedge.

The proposal is consistent with the Shire's strategic vision as described at Clause 21.01-4. Lang Lang is contained within the Urban Growth Boundary and designated for residential use and development in the Cardinia Shire Strategic Framework Plan at Clause 21.01-5. The proposal provides for an additional residential zoned lot within the UGB in a well serviced location.

CLAUSE 21.02 ENVIRONMENT

Clause 21.02 has regard for the protection, improvement and management of the Shire's environment and natural resources. Clause 21.02-3 Bushfire Management is relevant to this proposal as the subject site is mapped within a designated bushfire prone area. Clause 21.03-2 acknowledges the high risk associated with some areas within the Shire and seeks to locate residential development into existing low risk areas such as the Lang Lang township in an effort to mitigate bushfire risk.

CLAUSE 21.03 SETTLEMENT AND HOUSING

Clause 21.03 has regards for the provision of housing in the Shire. **Clause 21.03-1 Housing** describes how the prevalence of detached dwellings in urban and rural areas within the Shire is anticipated to result in an increasing demand for housing diversity and choice in the future. The proposal is responsive to the key issues pertaining to settlement and housing, particularly:

- *Providing for a diversity of housing types and densities, including increased housing density around activity centres.*

The proposal is consistent with housing objective one, which seeks to *encourage a diversity in housing to meet the needs of existing and future residents* and the strategy to *ensure residential development and subdivisions are designed to be responsive to existing urban character*. The proposal provides for a modest increase in residential land within an existing urban area and contemplates lot sizes that are responsive to those seen in the immediate neighbourhood.

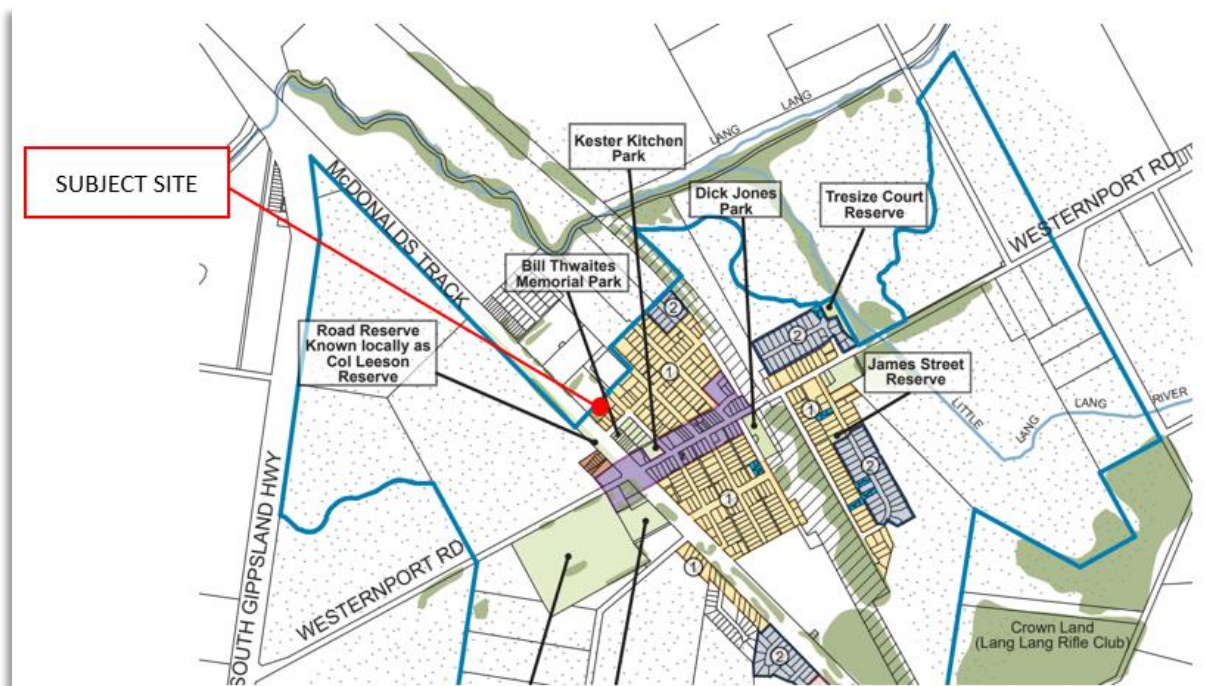
Clause 21.03-4 Rural townships nominates Lang Lang as a large rural township. The key issue of salience to this proposal is the need to retain and enhance existing rural township character. The proposed subdivision is consistent with Objective 1 which seeks to provide for the sustainable development of townships in the municipality having regard to environmental and servicing

constraints, and objective 2 which seeks to maintain and enhance the distinct character and environmental qualities of each of the townships.

LANG LANG TOWNSHIP STRATEGY, JULY 2009

The *Lang Lang Township Strategy, July 2009* (hereafter referred to as the Strategy) is the strategic policy framework that guides the future development of the Lang Lang township. Any proposed residential development is required to be in accordance with the Lang Lang Framework Plan (Figure 4) and the Precinct Character Guidelines (Table 9).

The subject site is contained within the Lang Lang township boundary to the north-west of the town centre. The neighbourhood encompassing the site comprises part of precinct 1 (small to medium sized lots (500-1000m²) with various housing styles) in *Figure 5 Lang Lang Existing Character Precincts* (extract below):



EXTRACT: FIGURE 5 EXISTING CHARACTER PRECINCTS (LANG LANG TOWNSHIP STRATEGY, JULY 2009)

The Lang Lang Framework Plan (Figure 4) nominates precincts with corresponding character guidelines to ensure development achieves the strategic outcomes sought for the precinct and township as a whole. The subject site is contained within Precinct 4 - Established Residential which is described as having the following existing key characteristics:

- *Flat topography*
- *Very dispersed retail and commercial uses interspersed with housing, and a number of vacant lots.*
- *Random pattern of developed and undeveloped lots.*
- *Exotic deciduous trees and streetscape treatment established*

- *Small to medium sized residential blocks*
- *Mix of architectural styles.*

Strategically, the preferred character for this precinct is that *the sense of spaciousness within this established residential area will be maintained and further enhanced, particularly through the retention and further development of wide nature strips and roads, and a significant canopy of street trees. These will continue to be a significant proportion of large lot sizes to strengthen the rural feel and ambience of the area. There will be some unit development near the town centre provided.*

The following character guidelines are relevant to this application to subdivide land:

- *Maintain 70% of the lots with sizes over 700 sqm*
- *Ensure protection and conservation of native vegetation including street trees and roadside vegetation.*
- *Maintain a sense of spaciousness between residential allotments through:*
 - *No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge.*
 - *Provide sufficient open space or garden areas.*
- *Retaining existing vegetation.*
- *Provide new trees and garden spaces.*
- *Maintain a sense of spaciousness between dwellings by:*
 - *Providing a minimum front setback of 7 metres or no less than the average setback of the adjoining two dwellings.*
 - *Provide a minimum side boundary setback of 2.5 metres.*
 - *Provide a maximum building site coverage of 40% of the lot.*
 - *Minimum lot width of 18 metres.*
- *On larger blocks, orientate the driveway along one side of the property, rather than down the middle and encouraging a curvilinear driveway with tree planting.*

The existing crossovers to McDonalds Track and Whistable Street are to remain unchanged, thus no impacts are anticipated to any municipal trees in the street/road reserves. The proposed common boundary has considered the retention of vegetation. The proposed lot sizes and dimensions are adequate to support the planting of canopy trees and the provision of high quality private open space. The area and dimensions of the lots ensure that any future dwellings can be sited to achieve the front, side and rear setbacks sought by the Strategy to achieve a sense of spaciousness within the precinct.

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7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1987. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 15, 16, 17 and 18.

An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below:

CLAUSE 11 SETTLEMENT

Clause 11.01-1S Settlement seeks to *facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements*. The proposal contemplates infill development in an established residential neighbourhood, which is consistent with the strategies outlined within Clause 11.01-1S, especially the need to *limit urban sprawl and direct growth into existing settlements*.

Clause 11.02-1S Supply of urban land has the objective to *ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses*. The proposal is consistent with the strategy to *ensure that sufficient land is available to meet forecast demand*. The infill development provides for a modest net increase in serviced residential land to accommodate population growth within the Shire.

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 13.01-1S Natural hazards and climate change is a recently introduced planning mechanism (VC216, 10/16/2022) that seeks to prioritise risk-based planning in an effort to minimise impacts of natural hazards associated with climate change. The strategy to focus growth and development to low-risk locations is relevant to this proposal which makes provision for an additional residential zoned lot in an existing residential area that can mitigate bushfire risk. The subject site is not subject to the intensified risks associated with bushfire and this proposed subdivision does not contravene risk mitigation policies.

Clause 13.02-1S Bushfire Planning relates to land within a designated bushfire prone area, subject to the Bushfire Management Overlay; and/or proposed to be used or developed in a way that may create a bushfire hazard. The objective of **Clause 13.02-1S** is to *strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life* and is achieved through strategies that prioritise the *protection of human life* over all other policy considerations; *directing population growth and development to low risk locations*; and *ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire* with low risk locations being those that area assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 (Construction of Buildings in Bushfire Prone Areas – Standards Australia, 2020); and reducing community vulnerability to bushfire through the consideration of bushfire risk at all stages of the planning process. The entirety of the subject site is located within an identified Bushfire Prone Area and any future dwelling erected on the proposed vacant lot will be required to build to the relevant BAL rating requirements to mitigate bushfire risk.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15 Built Environment and Heritage has the objective to ensure planning delivers built form that is of high quality and efficient, responsive to the surrounding landscape and character including its associated risks, protective of heritage and provides the functionality required by the community. It is noted that this proposal does not contemplate development but does seek to provide an additional residential lot that may be developed for residential purposes in the future.

The proposal aligns with the objective of **Clause 15.01-3S Subdivision design**, which seeks to *ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*. The proposal contemplates the subdivision of the land to create two lots, one developed, and one vacant. The proposed lot configuration and lot sizes are responsive to the existing subdivision pattern in the residential precinct encompassing the subject site. This is consistent with the neighbourhood character objective of **Clause 15.01-5S Neighbourhood character** which seeks to *recognise, support and protect neighbourhood character, cultural identity and sense of place*. The proposed lot design has considered the safe and functional movement of vehicles and will not adversely impact on the existing character or amenity of the neighbourhood.

CLAUSE 16 HOUSING

Clause 16 Housing has regard for the provision of housing diversity, affordability, and sustainability. **Clause 16.01-1S Housing supply** is relevant to this proposal, and seeks to *facilitate well-located, integrated and diverse housing that meets community needs*. Whilst no development is proposed, the creation of an additional residential zoned lot within the Lang Lang township boundary is consistent with the strategy to increase the proportion of housing in established urban areas.

CLAUSE 17 ECONOMIC DEVELOPMENT

Clause 17 Economic Development has regard for Planning's role in fostering the economic growth and the economic wellbeing of the State. The proposal provides for economic benefits associated with the provision of additional housing, which is consistent with **Clause 17.01-1S Diversified economy** which seeks to *strengthen and diversify the economy*.

CLAUSE 18 TRANSPORT

Clause 18 Transport has regard to the provision of 'connectivity' for residents to social and economic opportunity which facilitates reliable movement for people and goods and supports environmental sustainability, health and wellbeing. Of salience here are the strategies of **Clause 18.0-1S Land use and transport integration** that seek to reduce distances people have to travel between their place of residence and their employment, education, service providers, and mobility within and between communities. Our proposal implies infill residential development within an existing urban area with good access to public transport, which promotes non-car dependant mobility and supports active living and improved wellbeing synonymous with the 20-minute neighbourhood.

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8. PARTICULAR PROVISIONS

The relevant particular provisions that will be addressed are identified below:

- Clause 52.29 Land Adjacent to the Principal Road Network
- Clause 53.01 Public Open Space Contribution and Subdivision
- Clause 56 Residential Subdivision

CLAUSE 52.29 LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

Clause 52.29 Land adjacent to the principal road network applies as the subject site is adjacent to a road in the Transport Zone 2 (McDonalds Track). **Clause 52.29** seeks:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

A permit is typically required to subdivide land adjacent to a Transport Zone 2 Road pursuant to **Clause 52.29-2 Permit requirement**. However, this application is exempt from the permit requirement under the exemption created at **52.29-2 Permit not required** which states that a permit is not required to subdivide the land into two lots, providing no new access is required.

CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION

Clause 53.01 Public open space contribution requires a person who proposes to subdivide land to make a contribution (8% of the site value) to Council for public open space. Pursuant to Clause 53.01-1, the subdivision may be exempt from the public open space contribution should Council consider that the land is unlikely to be further subdivided. A contribution may have already been made when the land was subdivided into two lots in 2014.

CLAUSE 56 RESIDENTIAL SUBDIVISION

Clause 56 is applicable to this proposal, and has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriate respond to the site and its context for:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
 - *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation*
 - *Liveable and sustainable communities.*

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- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.*

Clause 32.09 Neighbourhood Residential Zone states that applications for the subdivision of land into two lots must meet the objectives and should meet the standards of Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, and 56.06-8 to 56.09-2. An assessment of the proposal against the relevant objectives and standards contained within Clause 56 is provided below:

CLAUSE	RESPONSE
56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES	
56.03-5 Neighborhood character objective <ul style="list-style-type: none"> <i>To design subdivisions that respond to neighbourhood character.</i> Standard C6	Complies with the neighbourhood character objective and Standard C6. Please read in conjunction with our response to Clause 15.01-5S Neighbourhood character.
56.04 LOT DESIGN	RESPONSE
56.04-2 Lot area and building envelopes objective <ul style="list-style-type: none"> <i>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</i> Standard C8	Complies with the lot area and building envelopes objectives and Standard C8. The proposed subdivision layout provides a vacant lot with area and dimensions that can support the appropriate siting and construction of a single dwelling with side and rear setbacks that reflect those seen in the wider area, on-site parking, high amenity private open space, and solar access that enables the dwelling to achieve the energy rating requirements of the Building Regulations.
56.04-3 Solar orientation of lots objective <ul style="list-style-type: none"> <i>To provide good solar orientation of lots and solar access for future dwellings.</i> Standard C9	Complies with the solar orientation of lots objective and Standard C9. The lots have been orientated to reflect the existing subdivision pattern in the neighbourhood and the dimensions of the lots are adequate to provide good solar access.
56.06 ACCESS AND MOBILITY MANAGEMENT	RESPONSE
56.06-8 Lot access objective <ul style="list-style-type: none"> <i>To identify common areas and the purpose for which the area is commonly held.</i> <i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i> <i>To maintain direct public access throughout the neighborhood street network.</i> Standard C21	Complies with the lot access objectives and Standard C21. The proposed lots have vehicular street access consistent with those requirements for Access Street – Level 1 (Table C1). The crossovers will be designed and constructed to the satisfaction of Council.
56.07 INTEGRATED WATER MANAGEMENT	RESPONSE

<p>56.07-1 Drinking water supply objectives</p> <ul style="list-style-type: none"> • <i>To reduce the use of drinking water.</i> • <i>To provide an adequate, cost-effective supply of drinking water.</i> <p>Standard C22</p>	<p>Complies with the drinking water supply objectives and Standard C22.</p> <p>The supply of drinking water will be designed and constructed in accordance with the requirements, and provided to the boundary of all lots, to the satisfaction of the relevant water authority.</p>
<p>56.07-2 Reused and recycled water objective</p> <ul style="list-style-type: none"> • <i>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</i> <p>Standard C23</p>	<p>Complies with the reused and recycled water objective and Standard C23.</p> <p>Where available, the supply of reused and recycled water will be designed, constructed and managed in accordance with the requirements, and provided to the boundary of all lots where available to the satisfaction of the relevant water authority.</p>
<p>56.07-3 Wastewater management objective</p> <ul style="list-style-type: none"> • <i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</i> <p>Standard C24</p>	<p>Complies with the wastewater management objective and Standard C24.</p> <p>Wastewater systems will be designed, constructed and managed in accordance with the requirements, consistent with the relevant approved domestic wastewater management plan, and provided to the boundary of all lots, to the satisfaction of the relevant water authority.</p>
<p>56.07-4 Stormwater management objectives</p> <ul style="list-style-type: none"> • <i>To minimise damage to properties and inconvenience to residents from stormwater.</i> • <i>To ensure that the street operates adequately during major storm events and provides for public safety.</i> • <i>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</i> • <i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i> <p>Standard C25</p>	<p>Complies with the stormwater management objectives and Standard C25.</p> <p>The urban stormwater management system will be designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</p>
56.08 SITE MANAGEMENT	<u>RESPONSE</u>
<p>56.08-1 Site Management objectives:</p> <ul style="list-style-type: none"> • <i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i> • <i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i> • <i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i> <p>Standard C26</p>	<p>Can comply with the site management objectives and Standard C26.</p> <p>Relevant mitigation measures will be employed to minimise the potential for any adverse impacts to the environmental or the amenity of adjoining land.</p>
56.09 UTILITIES	

<p>56.09-1 Shared trenching objectives:</p> <ul style="list-style-type: none"> • <i>To maximise the opportunities for shared trenching.</i> • <i>To minimise constraints on landscaping within street reserves.</i> <p>Standard C27</p>	<p>Can comply with the shared trenching objectives and Standard C27.</p> <p>Shared trenching will be a priority where appropriate and achievable.</p>
<p>56.09-2 Electricity, telecommunications and gas objectives:</p> <ul style="list-style-type: none"> • <i>To provide public utilities to each lot in a timely, efficient and cost effective manner.</i> • <i>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</i> <p>Standard C28</p>	<p>Complies with the electricity, telecommunications and gas objectives and Standard C28.</p> <p>Electricity, telecommunications and reticulated water supply systems will be provided in shared trenches where possible with the requirements of the relevant servicing agency stipulated in any planning permit issued and provided to the satisfaction of the relevant authority.</p>

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9. GENERAL PROVISIONS

The relevant general provisions that will be addressed in this section are identified below:

- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plan
- Clause 65.02 Approval of an application to subdivide land

CLAUSE 65 DECISION GUIDELINES

Clause 65 states that the Responsible Authority must decide whether the proposal will provide acceptable outcomes in terms of the decision guidelines of this Clause. The decision guidelines of Clause 65.01 and 65.02 relating to the approval of an application or plan and an application to subdivide the land respectfully are relevant to this application.

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN	
DECISION GUIDELINES	RESPONSE
<i>The matters set out in Section 60 of the Act.</i>	The land is not identified as being contaminated. The site constraints and considerations of the land have been responded to throughout the design process.
<i>Any significant effects the environment, including the contamination of the land, may have on the use or development.</i>	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	The planning considerations have been adequately addressed within this report in sections 4-6.
<i>The purpose of the zone, overlay or other provision.</i>	
<i>Any matter required to be considered in the zone, overlay or other provision.</i>	
<i>The orderly planning of the area.</i>	
<i>The effect on the environment, human health and amenity of the area.</i>	The proposal does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process.
<i>The proximity of the land to any public land.</i>	The proposed subdivision does not adversely impact any public land within the vicinity of the site.
<i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i>	No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.

<i>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</i>	It is anticipated that the existing stormwater infrastructure along McDonalds Track and Whistable Street will capture any stormwater associated with an additional residential lot.
<i>The extent and character of native vegetation and the likelihood of it's destruction.</i>	The provisions of Clause 52.17 do not apply. Vegetation has been retained where possible.
<i>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</i>	
<i>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</i>	The proposed subdivision results in two lots with areas sufficient to implement mitigation measures that will address the risks associated with flood and fire. Any future dwelling will be required to satisfy the floor levels determined by Melbourne Water and be designed and constructed to achieve the relevant BAL rating.
<i>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</i>	Loading and unloading facilities are not relevant to this proposal.
<i>The impact the use or development will have on the current and future development and operation of the transport system.</i>	The proposed subdivision does not adversely impact on the current and future development and operation of the transport system. Existing access to McDonalds Track (TR22) is not altered by the proposal, and no new access points are proposed.

CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

DECISION GUIDELINES	RESPONSE
<i>The suitability of the land for subdivision.</i>	The land is zoned for residential purposes and is within the township boundary. This proposal reinstates the two lots that previously existed (two lot subdivision T04204 - approved in 2014) before the two lots were consolidated again in 2014.
<i>The existing use and possible future development of the land and nearby land.</i>	
<i>The availability of subdivided land in the locality and the need for the creation of further lots.</i>	
<i>The effect of development on the use or development of other land which has a common means of drainage.</i>	It is anticipated that the existing stormwater infrastructure will capture any surface runoff. The modest increase in lots is not foreseen to overwhelm any existing drainage systems.
<i>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</i>	The subdivision is responsive to the constraints and considerations posed by the site.
<i>The density of the proposed development.</i>	The density of the proposed subdivision is appropriate for the locality and reflects the subdivision pattern evident in the wider context.

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<i>The area and dimensions of each lot in the subdivision.</i>	The proposed subdivision layout creates two lots of 2525m ² and 1008m ² which are consistent with lot sizes seen in the area where infill development has occurred.
<i>The provision and location of reserves for public open space and other community facilities.</i>	The proposal does not include reserves for public open space or other community facilities.
<i>The staging of the subdivision.</i>	The subdivision does not require staging.
<i>The design and siting of buildings have regard to safety and the risk of spread of fire.</i>	Any future dwelling will need to be constructed in accordance with the Building Regulations, including those that have regard for design and siting issues to mitigate the risk of spread of fire.
<i>The provision of off-street parking.</i>	Both lots are able to support off-street parking.
<i>The functions of any body corporate.</i>	Not applicable.
<i>The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.</i>	The land is able to connect to all available reticulated services, including sewer.
<i>If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.</i>	
<i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i>	Vegetation retention has been considered in the placement proposed common boundary.
<i>The impact the development will have on the current and future development and operation of the transport system.</i>	The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.

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10. CONCLUSION

It is submitted that the proposed two lot subdivision of 117 McDonalds Track, Lang Lang is consistent with the relevant policies and provisions of the Cardinia Planning Scheme and warrants Council's support on the basis that:

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is consistent with the purpose of the Neighbourhood Residential Zone – Schedule 1 and is responsive to the existing subdivision pattern and neighbourhood character;
- The proposal does not contravene any restriction or encumbrances recorded on the title;
- The proposal provides an additional residential zoned lot within the Lang Lang township boundary in a well serviced location;
- The proposal is consistent with the precinct character guidelines contained in the *Lang Lang Township Strategy 2009*;
- The proposal has satisfied all relevant objectives and standards of 56 (ResCode); and
- The constraints and considerations of the site have been appropriately responded to throughout the design process.

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PLAN OF SURVEY

117 McDONALDS TRACK

LANG LANG

SCALE 1:500 (A3)

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MGA2020
ZONE 55

N

NOTE:
- LEVELS SHOWN ON THIS PLAN
ARE TO A.H.D. BASED ON
LANG LANG PM 8 (R.L. 14.5)

NOTE:
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE
ARE DISPLAYED FOR INDICATION PURPOSES,
USE QUOTED SETBACKS ONLY

DRAWN BY : M.NOBELIUS
DATE OF SURVEY : 02/11/2023
SURV. REF. NO. 4446

- LEGEND**
- SEWER PIT
 - VALVE
 - LIGHT POLE
 - TRAFFIC LIGHT
 - WATER METER
 - POWER POLE
 - SIGN
 - HYDRANT
 - ELEC. PIT
 - GAS METER
 - BOLLARD
 - PHOTO POSITION & DIRECTION

- DENOTES GROUND FLOOR NON-HABITABLE WINDOWS

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

Page 1 of 1

VOLUME 11553 FOLIO 746

Security no : 124112145497Y
Produced 25/01/2024 01:07 PM

LAND DESCRIPTION

Land in Plan of Consolidation 373878G.

PARENT TITLES :

Volume 11242 Folio 409 to Volume 11242 Folio 410

Created by instrument PC373878G 23/02/2015

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 PC373878G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

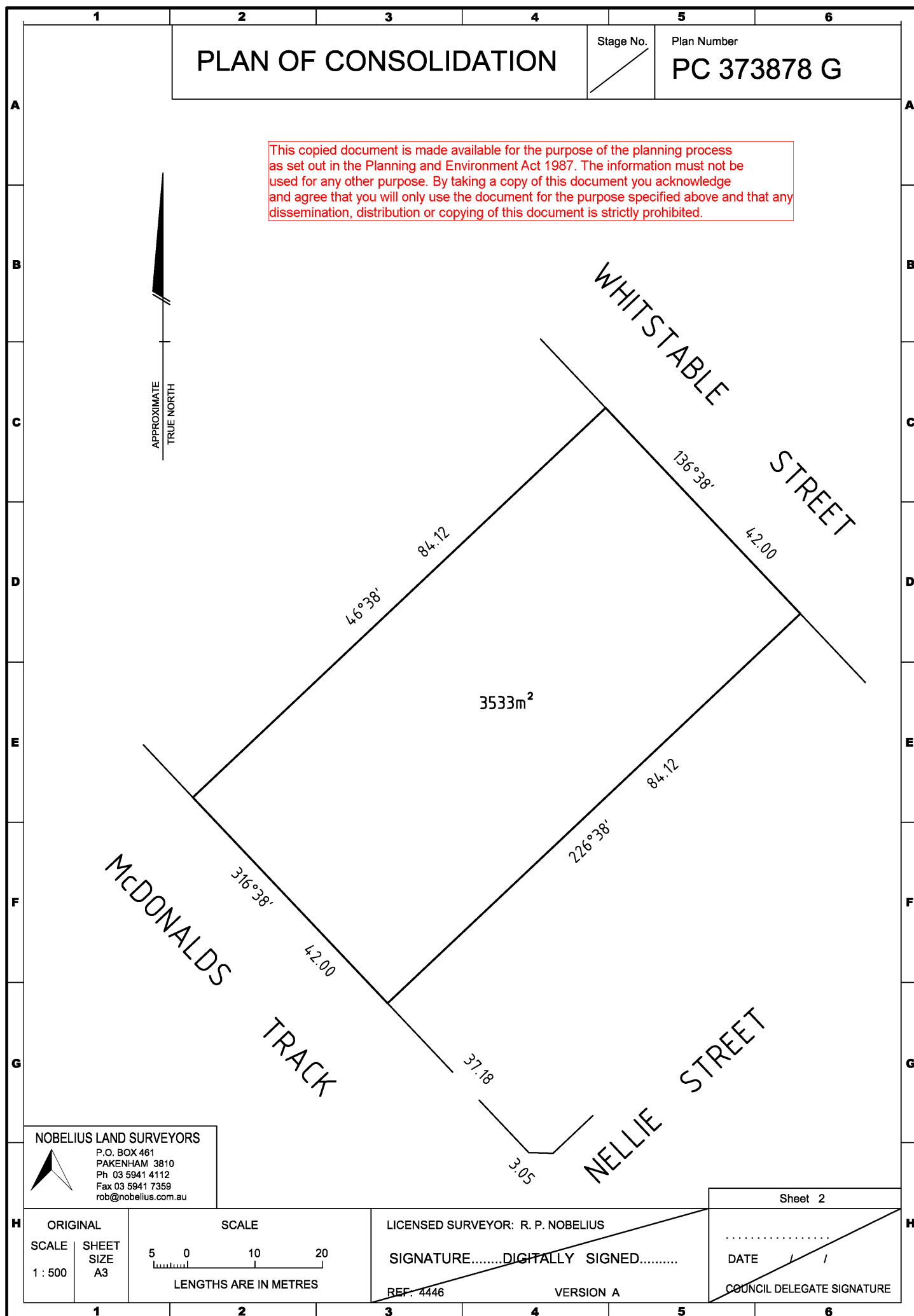
Additional information: (not part of the Register Search Statement)

Street Address: 117 MCDONALDS TRACK LANG LANG VIC 3984

DOCUMENT END

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<h1 style="margin: 0;">PLAN OF CONSOLIDATION</h1>				LRS use only <h2 style="margin: 0;">EDITION 1</h2>	Stage No. <div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div>	Plan Number <h2 style="margin: 0;">PC 373878 G</h2>
LOCATION OF LAND Parish: LANG LANG Township: LANG LANG Section: --- Crown Allotment: 5(Pt) Crown Portion: --- LRS Base Record: DCMB Title References: V. 11242 F. 409 & 410 Last Plan Reference: LOTS 1 & 2 ON PS 621693 B Postal Address: 117 McDonalds Track, <small>(at time of subdivision)</small> LANG LANG 3984 MGA94 Co-ordinates E 374 100 <small>(of approx. centre of land in plan)</small> N 5 763 900 Zone: 55				COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME : CARDINIA 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/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 / /		
Vesting of Reserves or Reserves						
Identifier	Council / Body / Person					
Nil				Nil		
Notations						
Depth Limitation: DOES NOT APPLY				Staging This is not a staged subdivision Planning Permit No.		
This is a Spear Plan <div style="border: 1px solid red; padding: 5px; color: red; font-size: 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. </div>				This plan is not based on survey. This survey has been connected to permanent marks no(s) ---- In Proclaimed Survey Area No. 112.		
Easement Information					LRS use only	
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> DATE 18/02/15	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
					LRS use only PLAN REGISTERED TIME 11:00 AM DATE 23/02/15D.REVELL..... Assistant Registrar of Titles Sheet 1 of 2 sheets	
NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 Fax 03 5941 7359 rob@nobelius.com.au			LICENSED SURVEYOR: R. P. NOBELIUS SIGNATURE.....DIGITALLY SIGNED..... REF: 4446 VERSION A		<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div> DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	



Plan of Consolidation PC373878G

Concurrent Certification and Statement of Compliance (Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S060932E

Plan Number: PC373878G

Responsible Authority Name: Cardinia Shire Council

Responsible Authority Certification Ref. No.: S14/198

Surveyor's Plan Version: Version A

Certification

☒ This plan is certified under section 6 of the Subdivision Act 1988


Statement of Compliance

☒ This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

☐ Has not been made at Certification

Digitally signed by Council Delegate: 

Organisation:

Cardinia Shire Council

Date:

08/12/2014

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