
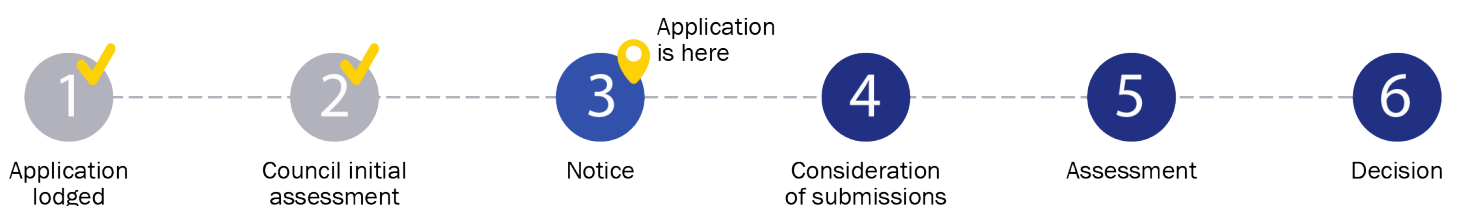


Notice of Application for a Planning Permit

The land affected by the application is located at:	L285 LP3250 V8266 F855 2-6 Nellie Street, Lang Lang VIC 3984	
The application is for a permit to:	Subdivision of land	
A permit is required under the following clauses of the planning scheme:		
32.09-3	Subdivide land	
APPLICATION DETAILS		
The applicant for the permit is:	Dickson Hearn Land Surveyors	
Application number:	T250094	
<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:		
13 June 2025		
WHAT ARE MY OPTIONS? <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>





CONSULTING LAND SURVEYORS

2nd January, 2024
Ref: 9527/C2

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Re: Subdivision PS 921599U
Boundary re-alignment and consolidation
2 – 6 Nellie Street, Lang Lang
Council ref: T230598PA

I refer to your letter of December 19, 2023 and now provide the following information to comply with Clause 56 of the Cardinia Planning Scheme:

Clause 56.01-1

SUBDIVISION AND SITE CONTEXT DESCRIPTION

The site context description is detailed in the Plan of Survey 9527-01. The subject site is situated in an established area in Lang Lang and is less than 1km from the main shopping area. It is surrounded by mainly residential properties with a hardware/agricultural supplies depot abutting the southern boundary.

Clause 56.01-2

SUBDIVISION DESIGN RESPONSE

The subdivision design is based on existing occupation with no change to the way the properties are currently utilized. The proposed boundary re-alignment shifts the common boundary approximately 6m to the south of the current title position and follows the old fence line which separates the Lang Lang Bowls Club from the vacant land (proposed lot 4). The vacant land is comprised of 3 lots in C/T V. 8266 F. 854 which are to be consolidated. A step has also been introduced to include the water tank and corrugated steel shed within the Lang Lang Bowls club.

Dickson Hearn Pty Ltd A.B.N. 21 428 950 016 A.C.N. 162 086 339

685 Glenhuntly Road, Caulfield South
P.O. Box 165 Caulfield South, 3162
Ph: (03) 9523 9155

Unit 3/92 Bridge Mall, Ballarat
P.O. Box 118 Ballarat, 3353
Ph: (03) 5333 2225

PO Box 43
Bunyip, 3815
0419 308577

east@dicksonhearn.com.au

Clause 56.03-5

NEIGHBOURHOOD CHARACTER

The subdivision plan is based on site conditions as provided in the site context plan. The design respects the existing neighbourhood character, integrates with the surrounding urban environment and protects vegetation and significant features.

Clause 56.04-1

LOT DIVERSITY AND DISTRIBUTION OBJECTIVES

The subdivision lot design increases current lot sizes from 809m² to 928m² & 932m² for lots 1 & 2 respectively. Lot 3 is increased from 815m² to 955m². The land in C/T V. 8266 F. 854 is reduced from 2969m² to 2604m². The proposed lot sizes are consistent with the surrounding lots in LP 3250 where lots vary between 423m² to over 3ha to the north of the subject land. The lots sizes are appropriate to accommodate single and double storey dwellings as well as higher density housing.

Clause 56.04-2

LOT AREA & BUILDING ENVELOPE OBJECTIVE

The proposed lot sizes are capable of containing a building envelope of 10m by 15m.

Clause 56.04-3

SOLAR ORIENTATION OF LOTS

The site is considered to have appropriate solar orientation.

Clause 56.04-4

STREET ORIENTATION OBJECTIVE

The lot layout is considered to satisfy the street orientation objective.

Clause 56.04-5

COMMON AREA OBJECTIVES

There is no common property in this proposal.

Clause 56.05-1

INTEGRATED URBAN LANDSCAPE OBJECTIVES

No new streets are proposed for this application. Well established street trees line the eastern side of Oxford Street.

Clause 56.06-2

WALKING AND CYCLING NETWORK OBJECTIVES

The site is located within walking distance to public transport and the main shopping precinct of Lang Lang reducing the need for vehicle usage.

Clause 56.06-4

NEIGHBOURHOOD STREET NETWORK OBJECTIVE

There are two street frontages allowing for easy movement through the neighbourhood. Nellie Street is fully constructed bitumen road with kerb and channel. Oxford Street is a gravel road.

Clause 56.06-5

WALKING AND CYCLING NETWORK DETAIL OBJECTIVES

There are currently no paved pathways fronting Oxford Street or Nellie Street.

Clause 56.06-7

NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE

There are two street frontages allowing for easy movement through the neighbourhood. Nellie Street is fully constructed bitumen road with kerb and channel. Oxford Street is a gravel road. The street layout fronting the subject site is indicated in the site plan 9527-01.

Clause 56.06-8

LOT ACCESS

The Lang Lang Bowling Club accesses the site from Nellie Street and at the northern end of Oxford Street. Vehicular access to lot 4 is currently gained off the gravel Oxford Street to a gate at the southern eastern corner of the site.

Clause 56.07-1

DRINKING WATER SUPPLY

The existing water supply shall be utilized to the satisfaction of the relevant authority.

Clause 56.07-2

REUSED AND RECYCLED WATER SUPPLY

Required infrastructure works for water recycling to be provided if required by the responsible authority.

Clause 56.07-3

WASTE WATER MANAGEMENT OBJECTIVES

The lots in this subdivision shall utilize the existing waste water system.

Clause 56.07-4

URBAN RUNOFF MANAGEMENT OBJECTIVES

The designed drainage system is to utilize the existing infrastructure in place in Nellie Street and Oxford Street.

Clause 56.08-1
SITE MANAGEMENT

Due to the minimal slope of the site, any runoff of sedimentation or contaminated materials can be easily controlled within the site. Any future construction should have minimal impact on the surrounding properties. Removal of litter and other construction waste will be controlled within the parameters of the site and removed as required. Chemical contamination does not apply. Significant vegetation to be retained where required by the responsible authority.

Clause 56.09-1
SHARED TRENCHING

Where practical, shared trenching shall be used for supply of services to each lot.

Clause 56.09-2
ELECTRICITY, TELECOMMUNICATIONS AND GAS

The supply of the above mentioned services shall be undertaken in an appropriate manner to the satisfaction and ultimate consent of the relevant Authority. The supply of services to each lot shall be consistent with any approved authority strategies and wherever possible, the use of renewable energy be considered.

Clause 56.09-3
FIRE HYDRANTS OBJECTIVE

Fire plugs are located near the north western and south eastern corners of the subject site.

Clause 56.09-4
PUBLIC LIGHTING OBJECTIVE

Where practical, public lighting is to be provided to the satisfaction of the responsible authority.

If you have any queries regarding this information, please do not hesitate to contact this office.

Yours faithfully,


DICKSON HEARN PTY. LTD.

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Application Summary

Portal Reference A1258DY

Basic Information

Proposed Use	Subdivision to re-align the boundary between lot 282 & lots 283, 284 & 285 on LP 3250. To also consolidate lots 280, 281 & 282 on LP 3250.
Current Use	Lots 283, 284 & 285 are used by the Lang Lang Bowling Club. The land contains a bowling green, club house, water tank and shed. The balance of the land is vacant.
Site Address	2-6 Nellie Street 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

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

Contacts

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 20 To subdivide land (4 Lots)	\$1,453.40	100%	\$1,453.40
Total			\$1,453.40

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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

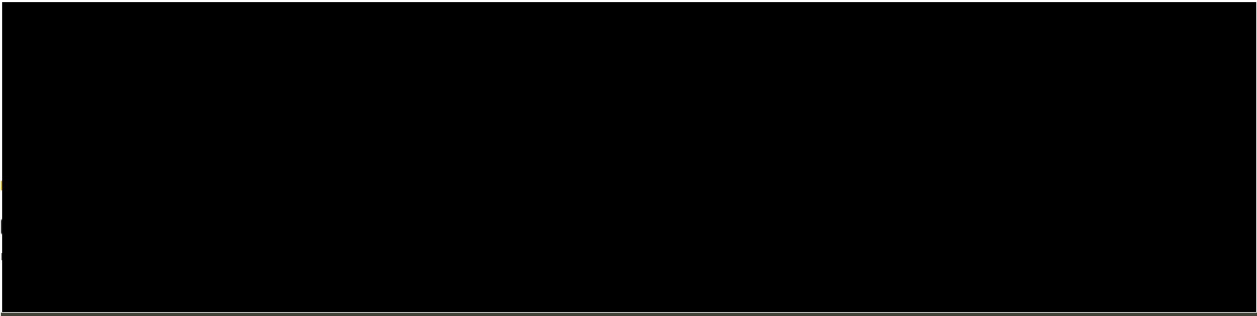
Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
19-02-2025	Explanatory Letter	9527C1.pdf
19-02-2025	Additional Document	9527C2.pdf
19-02-2025	Additional Document	952701PS Boundary.pdf
19-02-2025	Additional Document	9527 LP3250.pdf
19-02-2025	Additional Document	8266_855-1.pdf
19-02-2025	Additional Document	8266_854-1.pdf
19-02-2025	Subdivision Plan	9527PSV02.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



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20 Siding Avenue, Officer, Victoria

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Purton Road, Pakenham, Victoria

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Cardinia Shire Council
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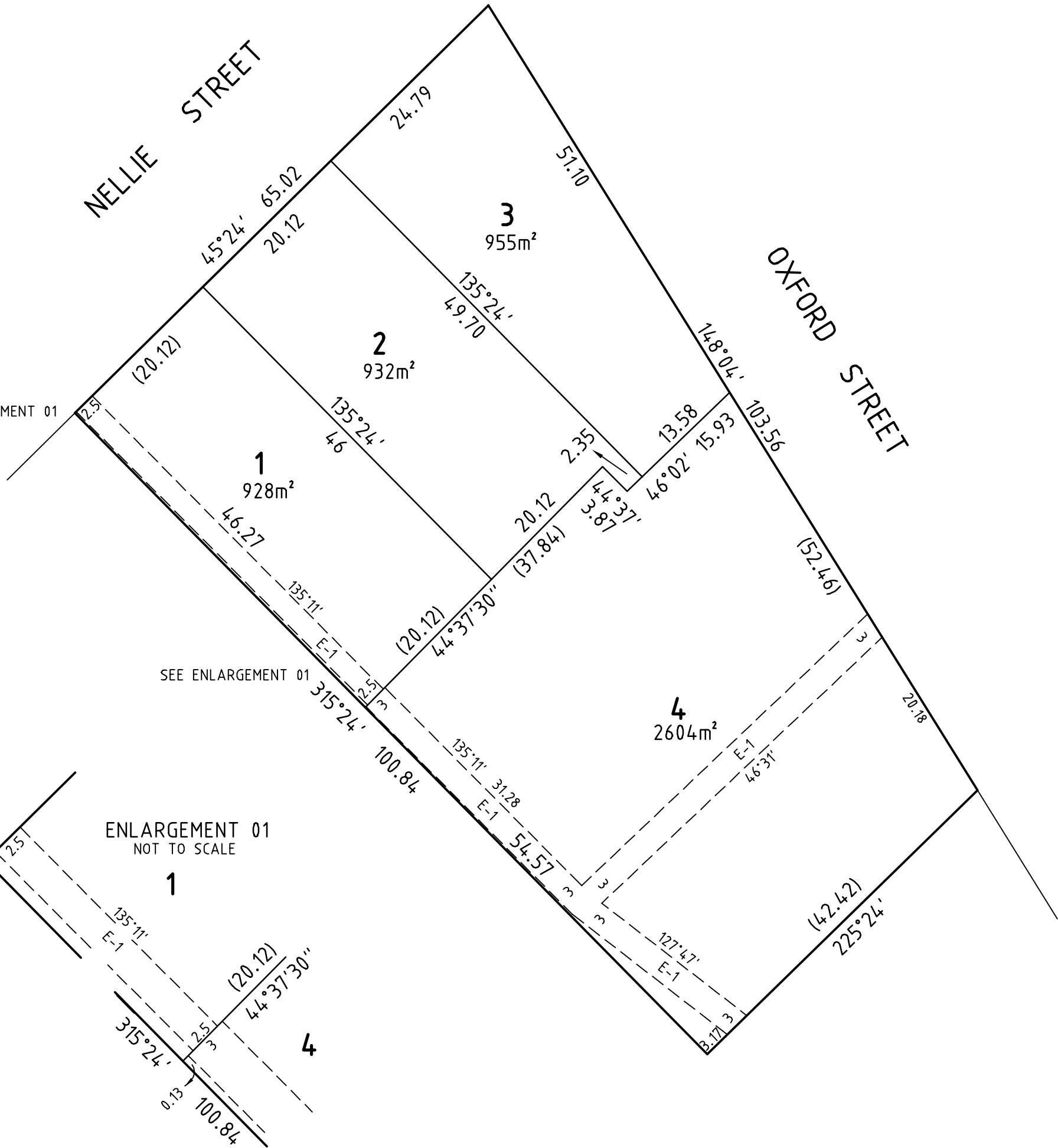
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Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

PLAN OF SUBDIVISION			EDITION 1		PS 921599 U	
<div>LOCATION OF LAND</div> <div>PARISH: LANG LANG</div> <div>TOWNSHIP:</div> <div>SECTION:</div> <div>CROWN ALLOTMENT: 5 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: Vol. 8266 Fol. 854 & Vol. 8266 Fol. 855</div> <div>LAST PLAN REFERENCE: LOTS 280, 281, 282, 283, 284 & 285 LP 3250.</div> <div>POSTAL ADDRESS: 2 - 6 NELLIE STREET (at time of subdivision) LANG LANG, VIC, 3984.</div> <div>MGA 2020 CO-ORDINATES: E: 374 445 ZONE: 55 (of approx centre of land N: 5 764 045 in plan)</div>			<div>COUNCIL NAME: CARDINIA SHIRE COUNCIL</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON				
NIL		NIL				
NOTATIONS			<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>			
DEPTH LIMITATION Does not Apply						
<div>SURVEY:</div> <div>This plan is/is not based on survey.</div> <div>STAGING:</div> <div>This is/is not a staged subdivision.</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). PM 68, PM 30, PM 113.</div> <div>In Proclaimed Survey Area No. 112</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
<div><div><div>DH</div></div><div>DICKSON HEARN PTY LTD A.C.N. 162 086 339 685 GLENHUNTLY ROAD, CAULFIELD SOUTH, 3162. Phone (03) 9523 9155 Fax (03) 9523 6926 Email: melb@dicksonhearn.com.au</div></div>		SURVEYORS FILE REF: 9527		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		PETER ANDREW DENNIS		VERSION 02		

M.G.A. 2020 ZONE 55



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08266 FOLIO 854

Security no : 124122165576J
Produced 19/02/2025 02:13 PM

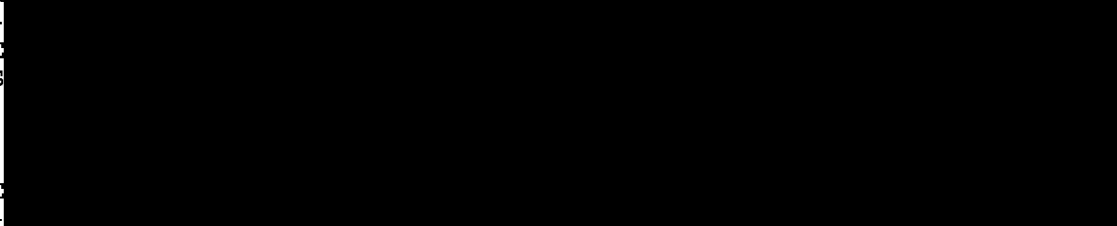
LAND DESCRIPTION

Lots 280,281 and 282 on Plan of Subdivision 003250.
PARENT TITLE Volume 06639 Folio 742
Created by instrument A932563 24/03/1960

REGISTERED ENCUMBRANCES

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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 LP003250 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 09857J CARDINIA SHIRE COUNCIL
Effective from 25/07/2018

DOCUMENT END

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

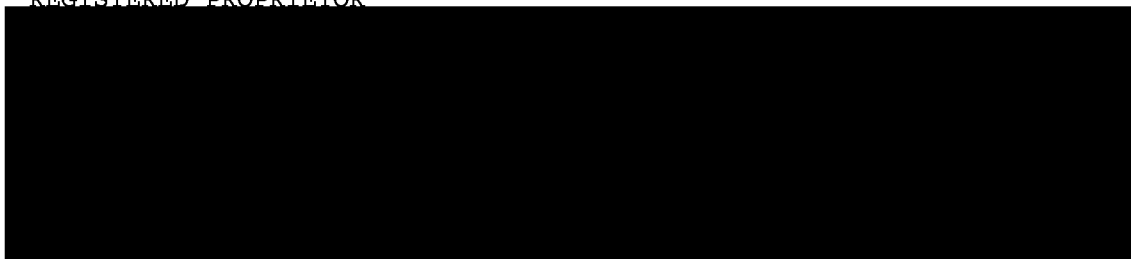
VOLUME 08266 FOLIO 855

Security no : 124122165651B
Produced 19/02/2025 02:14 PM

LAND DESCRIPTION

Lots 283,284 and 285 on Plan of Subdivision 003250.
PARENT TITLE Volume 06672 Folio 244
Created by instrument A932563 24/03/1960

REGISTERED PROPRIETOR



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 LP003250 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 09857J CARDINIA SHIRE COUNCIL
Effective from 25/07/2018

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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 5
PARISH OF LANG LANG
COUNTY OF MORNINGTON

VOL.2080 FOL.809

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

8 SHEETS
SHEET 1

LP 3250

EDITION 4

PLAN MAY BE LODGED 21/5/1891

COLOUR CODE

E-2=BROWN

ROADS COLOURED BROWN

ENCUMBRANCES

AS TO THE LAND MARKED E-2:

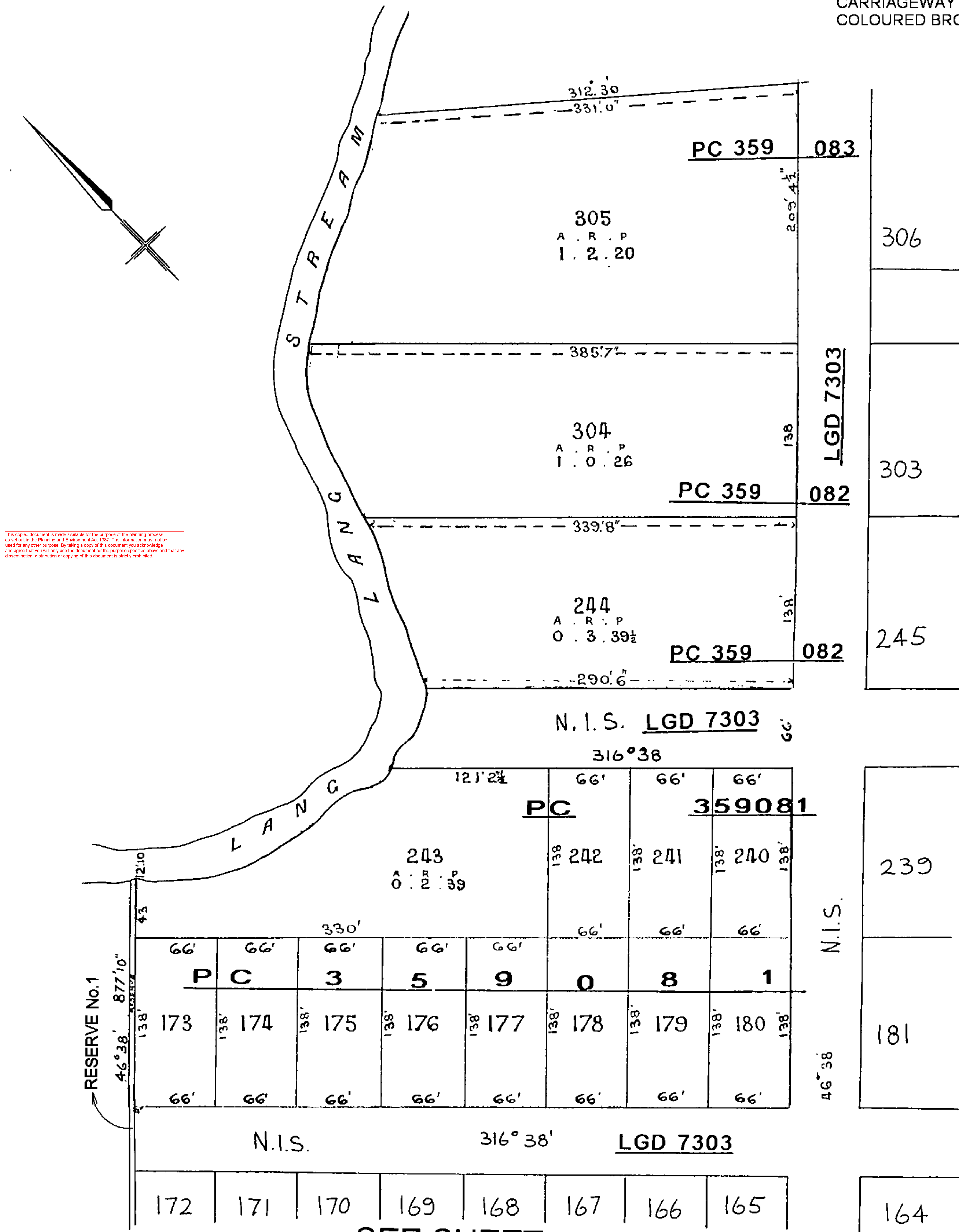
ANY EASEMENTS AFFECTING
THE SAME

APPURTENANCIES

AS TO LOTS 1 TO 16 (B.I.), 92 TO 107

(B.I.), 129 & 165 TO 171 (B.I.)

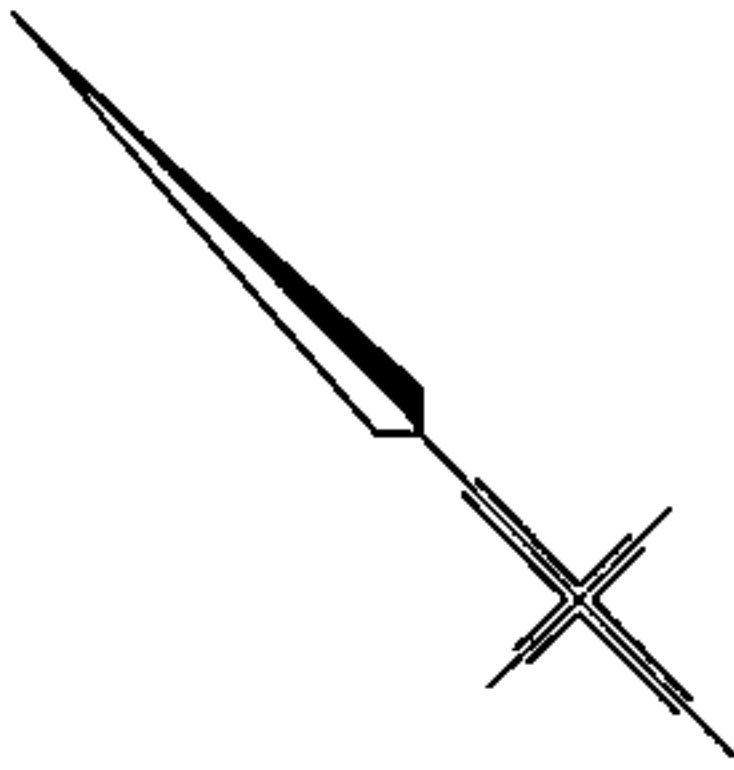
TOGETHER WITH A RIGHT OF
CARRIAGEWAY OVER THE ROADS
COLOURED BROWN



SEE SHEET 3

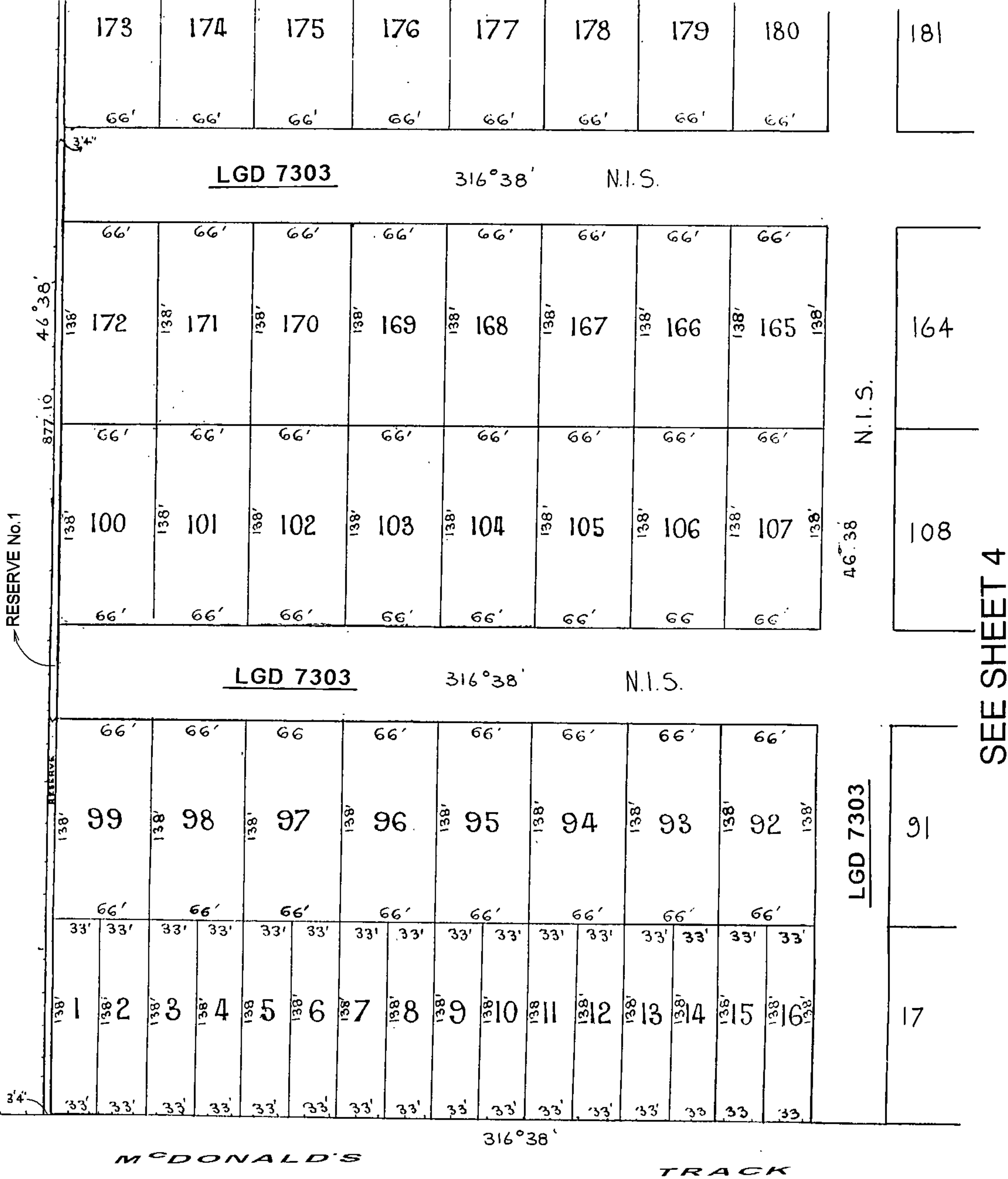
SEE SHEET 2

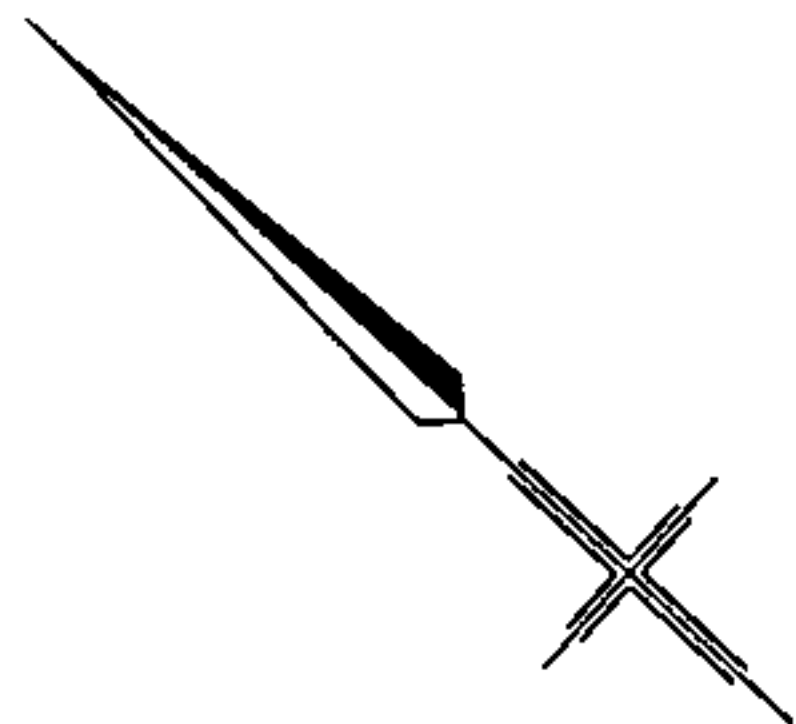
LP 3250



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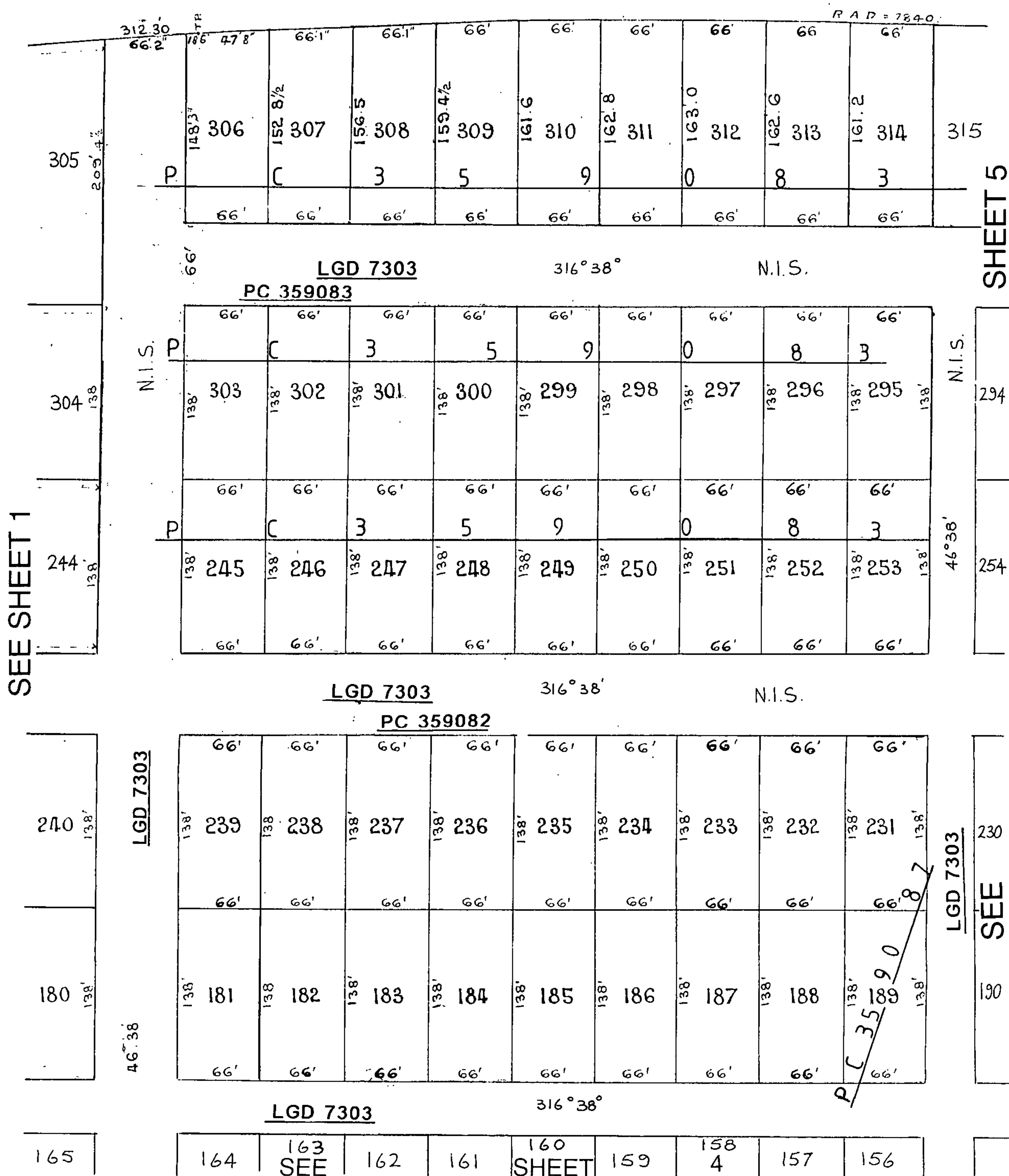
SEE SHEET 1





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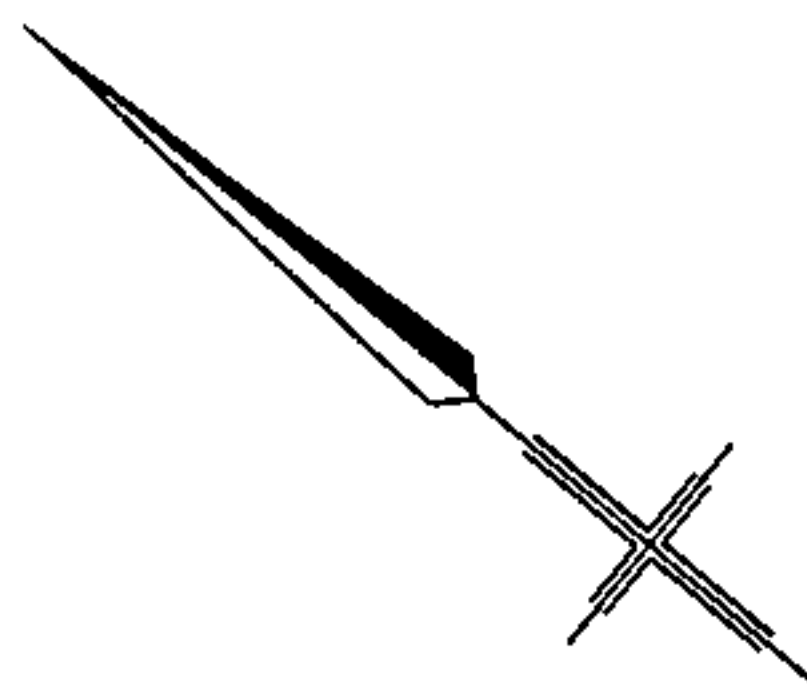
8 SHEETS
SHEET 3



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SEE SHEET 3

[illegible]



7 A D = 784-0

66' 316°38' **TANKERTON** **STREET** E-2 66'

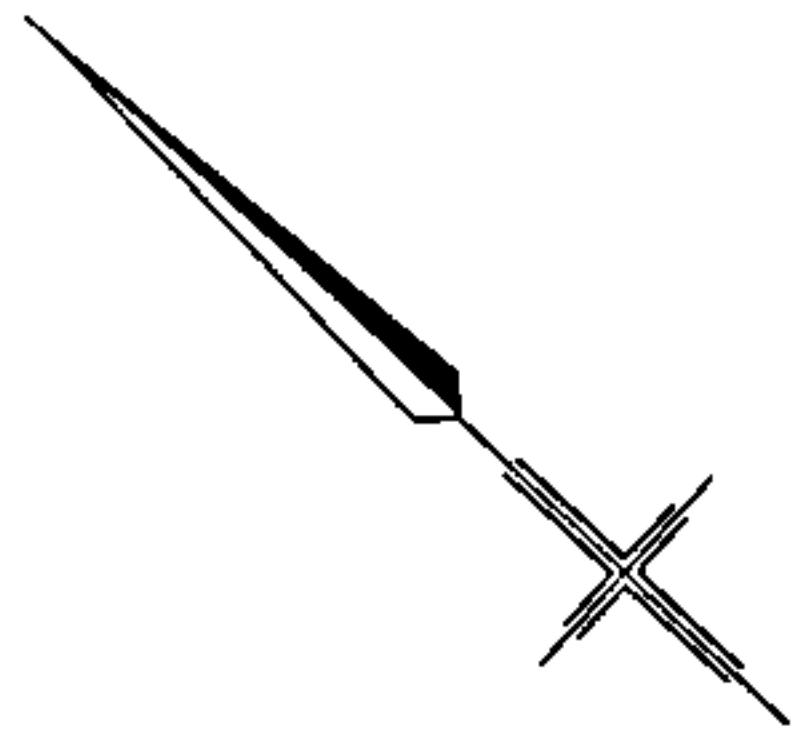
STATION	STREET
E-2316°38	E-2316°38

CAMBRIDGE 316°38' STREET

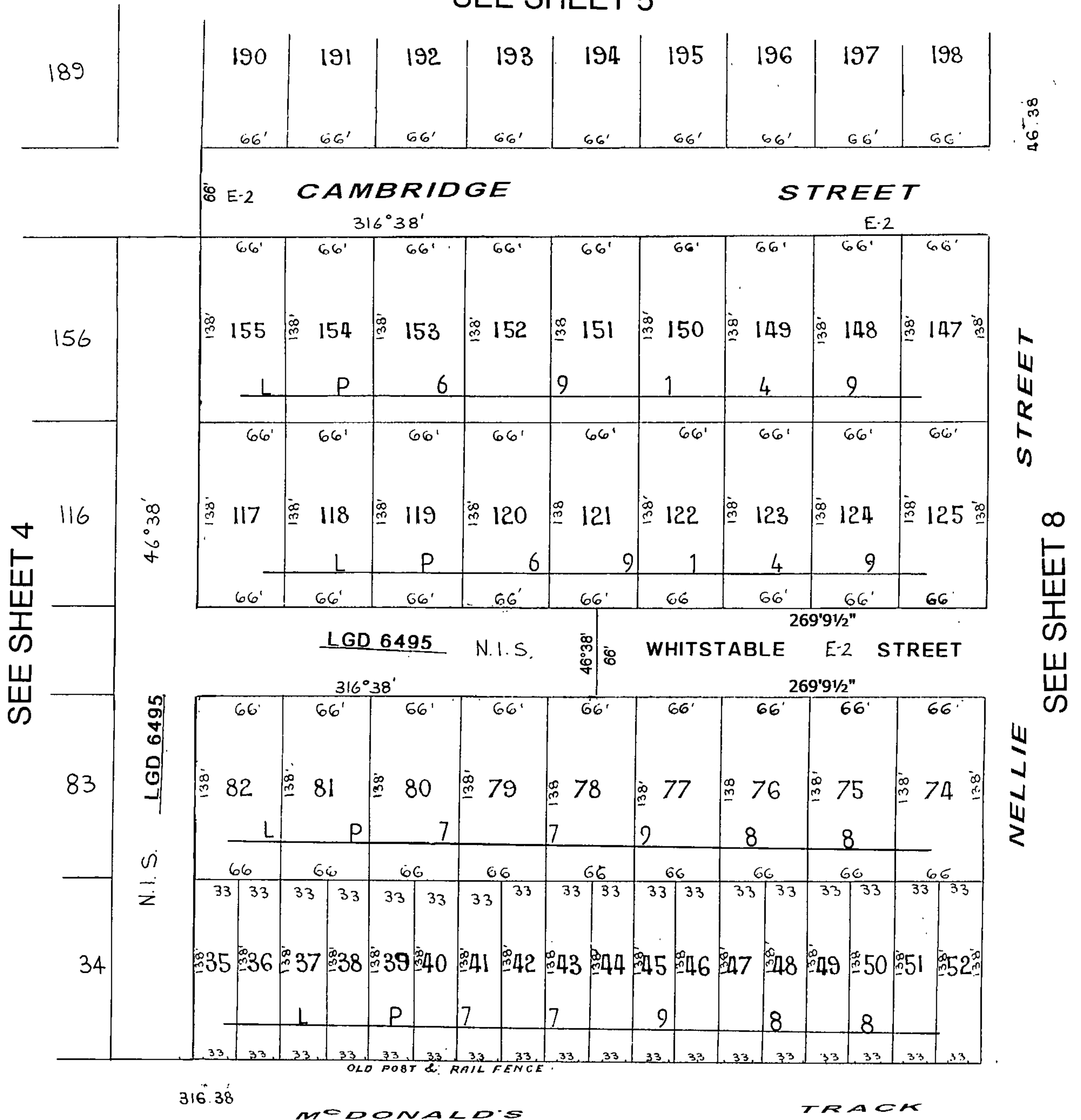
SEE SHEET 6

8 SHEETS
SHEET 5

LP 3250

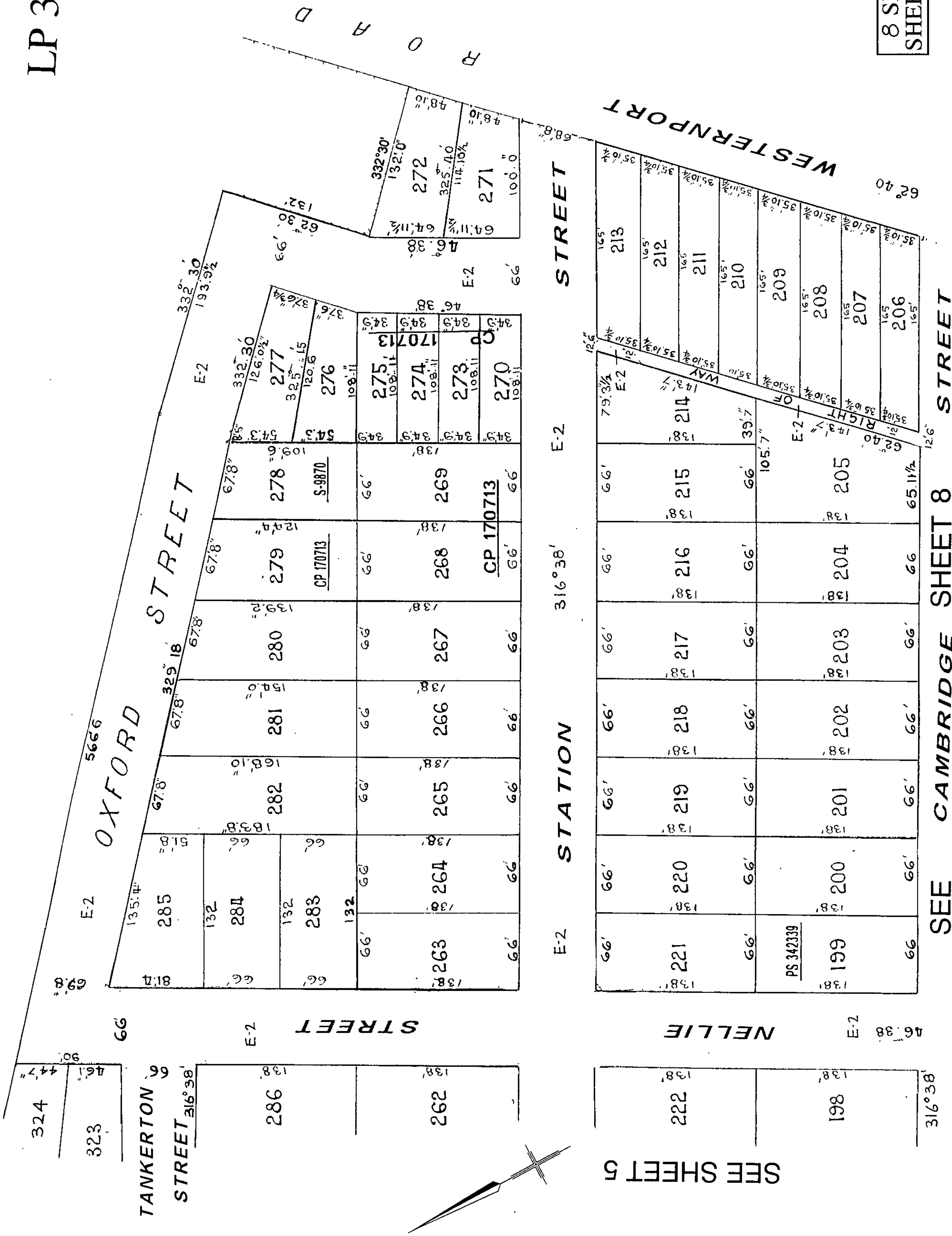


SEE SHEET 5



LP 3250

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8 SHEETS
SHEET 7

SEE SHEET 5

SEE CAMBRIDGE SHEET 8

STREET

STREET

E-2

STATION

316°38'

NELLIE

E-2

316°38'

62°40'

WESTERNPORT

STREET

OXFORD

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TANKERTON

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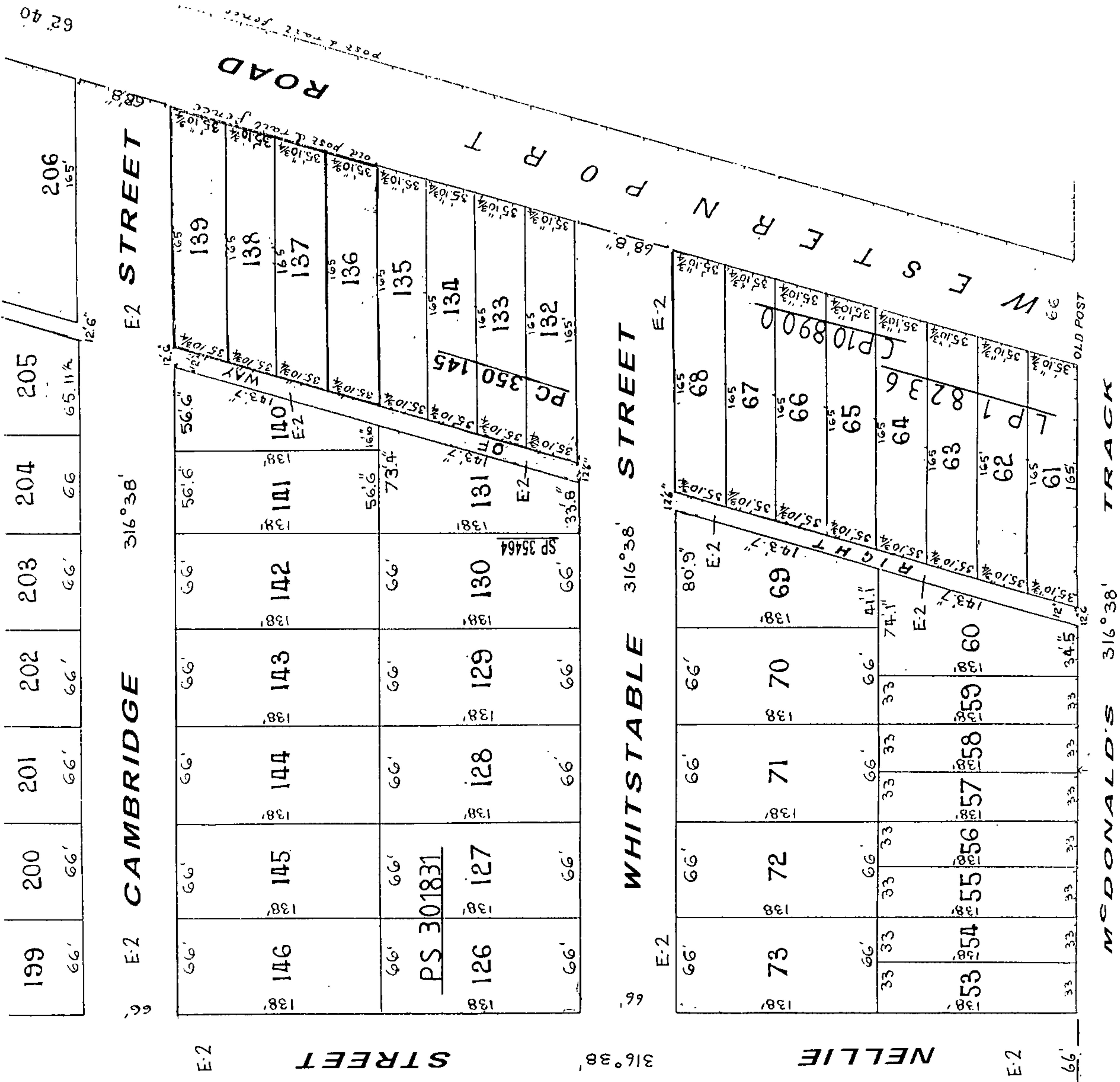
66'

66'

66'

LP 3250

SEE SHEET 7



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8 SHEETS
SHEET 8

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

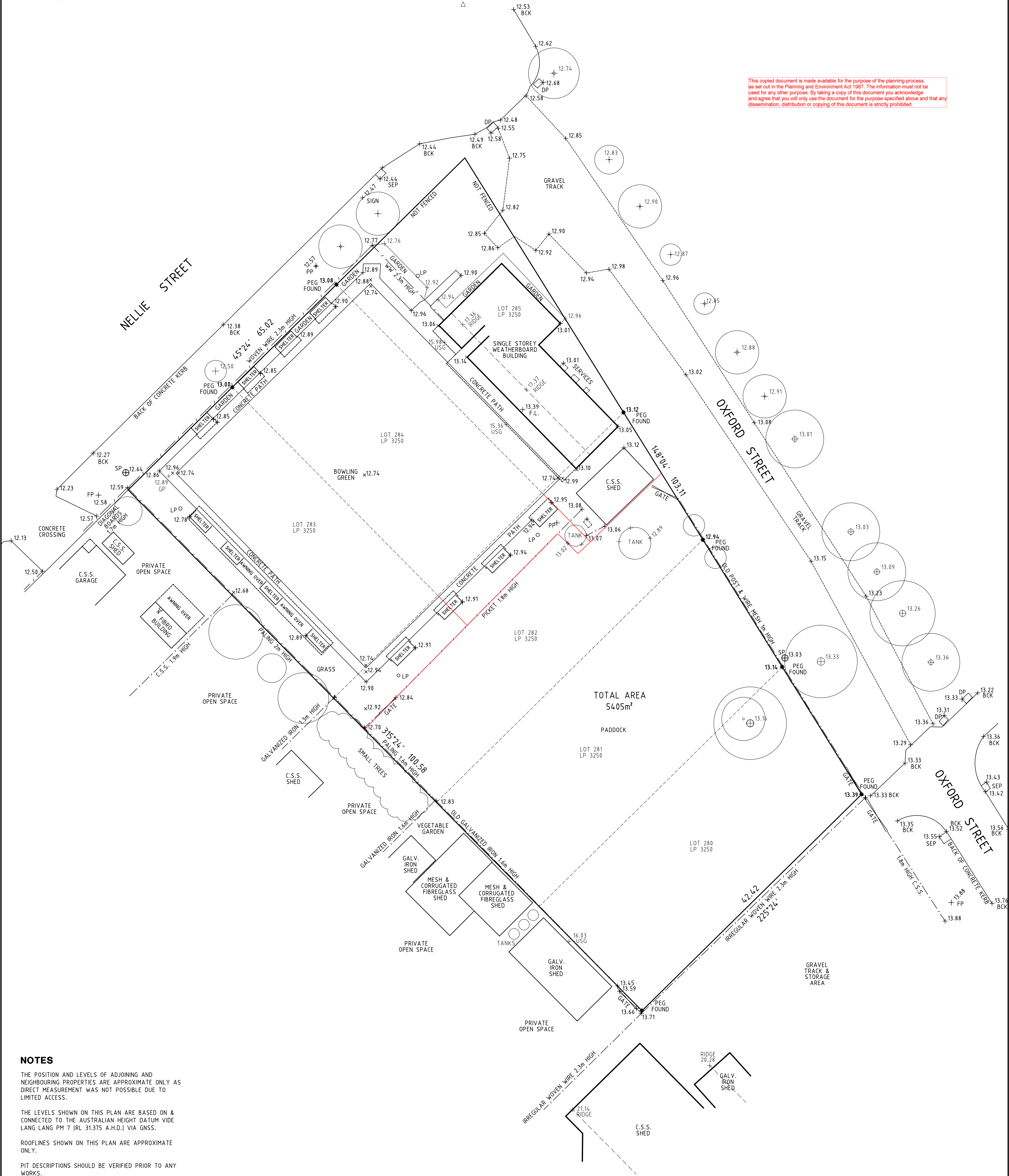
LP 3250

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
ROADS		ROADS CLOSED	L.G.D.7303			1	
ROADS		ROADS CLOSED	L.G.D.6495			1	
		WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.					
THIS PLAN						2	AD
ROADS	E-2					3	AD
LOT 272			AV700942N	3/6/22		4	AD

M.G.A. 2020 ZONE 55

T.B.M. RIVET
ON KERB
RL 12.25 A.H.D.

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NOTES

THE POSITION AND LEVELS OF ADJOINING AND NEIGHBOURING PROPERTIES ARE APPROXIMATE ONLY AS DIRECT MEASUREMENT WAS NOT POSSIBLE DUE TO LIMITED ACCESS.

THE LEVELS SHOWN ON THIS PLAN ARE BASED ON & CONNECTED TO THE AUSTRALIAN HEIGHT DATUM VIDE LANG LANG PM 7 [RL 31.375 A.H.D.] VIA GNSS.

ROOFLINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY.

PIT DESCRIPTIONS SHOULD BE VERIFIED PRIOR TO ANY WORKS.

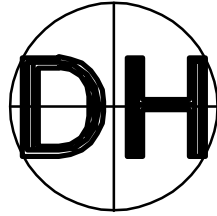
THIS PLAN HAS BEEN PREPARED FOR TOWN PLANNING PURPOSES ONLY. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE

KEY

- N - NON HABITABLE WINDOW
- FL - FLOOR LEVEL
- SEP - SIDE ENTRY PIT
- DP - DRAINAGE PIT
- TP - TELECOMMUNICATION PIT
- SP - SEWER PIT
- GP - GRATED PIT
- EP - ELECTRICITY PIT
- LP - LIGHT POLE
- FP - FIRE PLUG
- BCK - BACK OF CONCRETE KERB
- USG - UNDERSIDE OF GUTTER

CERTIFICATE BY LICENSED SURVEYOR FOR PLAN
I, PETER ANDREW DENNIS of 685 Glenhuntly Road, Caulfield South, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 26/10/23, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.
Date: 26/11/23

DIGITALLY SIGNED
Licensed Surveyor,
Surveying Act 2004.



DICKSON HEARN PTY LTD
A.C.N. 162 086 339
685 GLENHUNTLY ROAD,
CAULFIELD SOUTH, 3162.
Phone (03) 9523 9155 Fax (03) 9523 6926
Email: melb@dicksonhearn.com.au

DATE	REV.	COMMENTS
26/10/23	A	FIELDWORK

PLAN OF SURVEY

2-6 NELLIE STREET
LANG LANG
C/T. VOL. 8266 FOL. 854 &
C/T. VOL. 8266 FOL. 855

DRAWN BY	P.A.D.	DWG. No.
DATE	16/11/23	9527-01
CHECKED	B.M.K.	REVISION A
SCALE	1:250	SHEET SIZE A1
DATUM	A.H.D.	SHEET 1 OF 1



CONSULTING LAND SURVEYORS

29th November, 2023
Ref: 9527/C1

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

Dear Sir/Madam,

**Re: 2-6 Nellie Street, Lang Lang
C/T vol. 8266 fol. 854 & C/T vol. 8266 fol. 855**

This application seeks to re-align the common boundary between vol. 8266 fol. 854 (lots 280, 281 & 282) and C/T vol. 8266 fol. 855. (lots 283, 284 & 285). The lots in vol. 8266 fol. 854 are to be consolidated as part of the subdivision. The registered proprietor of both parcels is Cardinia Shire Council.

The land in vol. 8266 fol. 854 is vacant. The land in vol. 8266 fol. 855 is currently used by the Lang Lang Bowling Club.

A discrepancy exists between the land occupied by the bowling club and boundary position separating the two certificates of title. As a result, the common boundary is to be re-aligned to accommodate this discrepancy.

The new boundary is to run along an old picket fence and step around a water tank and metal shed fronting Oxford Street. Instruction for this project has been received from Peter Harris and Courtney Foura of Cardinia Council.

If you would like to discuss anything further, please do not hesitate to contact this office.

Yours faithfully



PTY. LTD.

Dickson Hearn Pty Ltd A.B.N. 21 428 950 016 A.C.N. 162 086 339

685 Glenhuntly Road, Caulfield South
P.O. Box 165 Caulfield South, 3162
Ph: (03) 9523 9155

Unit 3/92 Bridge Mall, Ballarat
P.O. Box 118 Ballarat, 3353
Ph: (03) 5333 2225

PO Box 43
Bunyip, 3815
0419 308577

melb@dicksonhearn.com.au

Invoice

Applicant

Applicant Address

Owner

Owner Address

Cardinia Shire Council

20 Siding Avenue, Officer VIC 3809

Preferred Contact

Preferred Contact

Address

Site Address

2-6 Nellie Street Lang Lang 3984

Portal Reference

ReferenceNumber

A1258DY

T250094

InvoiceNumber

InvoiceDate

InvoicePayByDate

493242

19-Feb-2025

21-Mar-2025

Amount

\$1,453.40

Regulation	Description	Amount	Modifier	Modified Amount
g - Class 20	To subdivide land (4 Lots)	\$1,453.40	100%	\$1,453.40

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ePlanning

Application Summary

Portal Reference	D2259997
Reference No	T250094

Basic Information

Cost of Works	\$0
Site Address	2-6 Nellie Street Lang Lang VIC 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

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

Documents Uploaded

Date	Type	Filename
01-04-2025	Additional Document	9527PSV03.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



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



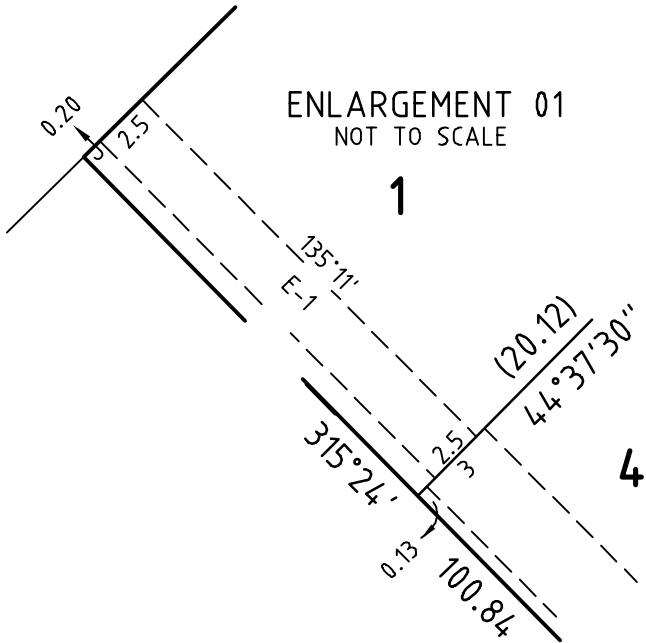
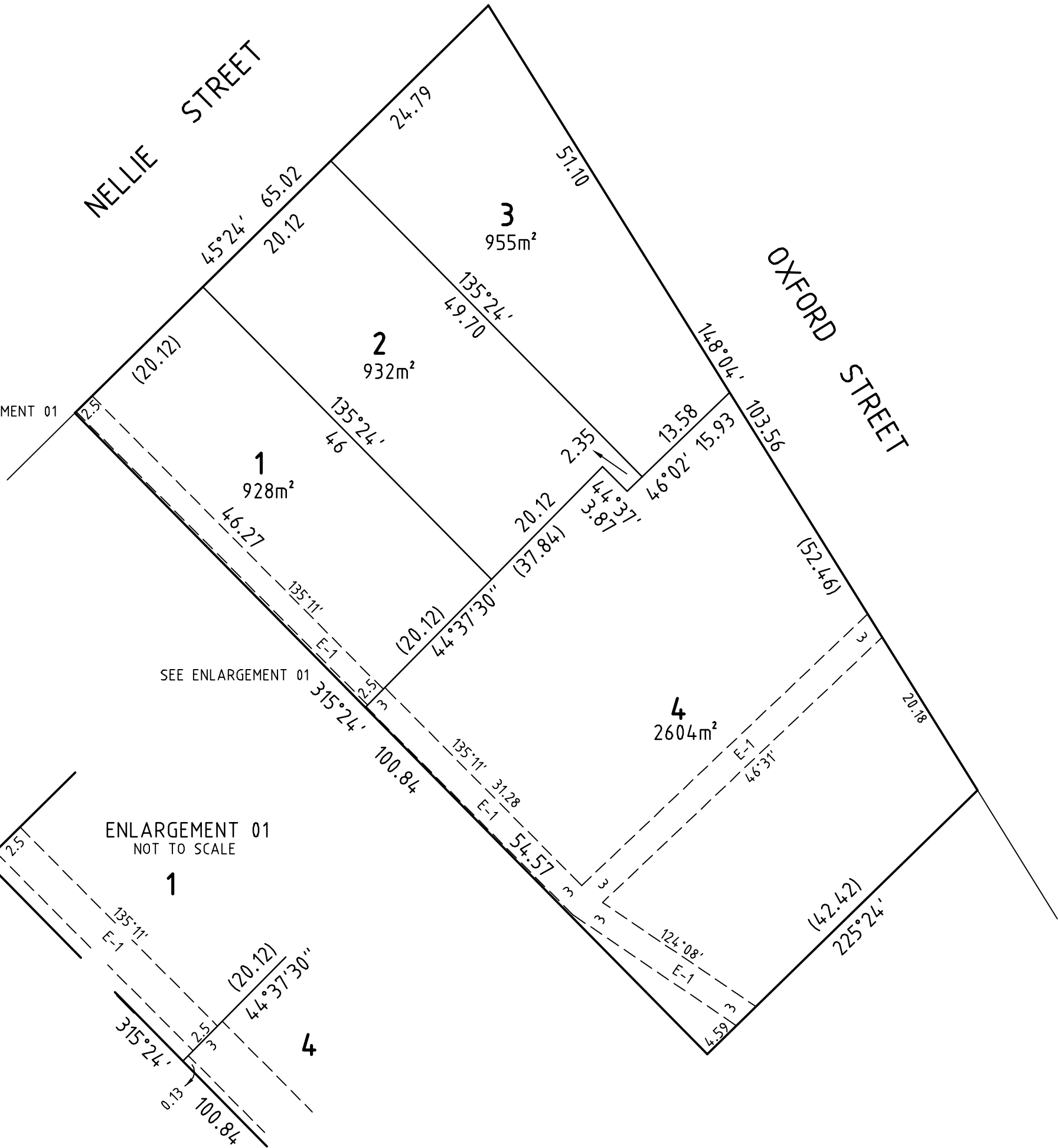
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PLAN OF SUBDIVISION			EDITION 1		PS 921599 U	
<div>LOCATION OF LAND</div> <div>PARISH: LANG LANG</div> <div>TOWNSHIP:</div> <div>SECTION:</div> <div>CROWN ALLOTMENT: 5 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: Vol. 8266 Fol. 854 & Vol. 8266 Fol. 855</div> <div>LAST PLAN REFERENCE: LOTS 280, 281, 282, 283, 284 & 285 LP 3250.</div> <div>POSTAL ADDRESS: 2 - 6 NELLIE STREET (at time of subdivision) LANG LANG, VIC, 3984.</div> <div>MGA 2020 CO-ORDINATES: E: 374 445 ZONE: 55 (of approx centre of land N: 5 764 045 in plan)</div>			<div>COUNCIL NAME: CARDINIA SHIRE COUNCIL</div>			
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						
<div>SURVEY: This plan is/is not based on survey.</div> <div>STAGING: This is/is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). PM 68, PM 30, PM 113. In Proclaimed Survey Area No. 112</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
<div><div>DICKSON HEARN PTY LTD A.C.N. 162 086 339 685 GLENHUNTLY ROAD, CAULFIELD SOUTH, 3162. Phone (03) 9523 9155 Fax (03) 9523 6926 Email: melb@dicksonhearn.com.au</div></div>		SURVEYORS FILE REF: 9527		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		PETER ANDREW DENNIS		VERSION 03		

M.G.A. 2020 ZONE 55

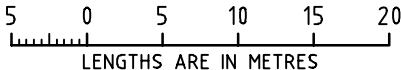


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Email: melb@dicksonhearn.com.au

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 2

PETER ANDREW DENNIS

VERSION 03



ePlanning

Application Summary

Portal Reference	D1252AU
Reference No	T250094

Basic Information

Cost of Works	\$0
Site Address	2-6 Nellie Street Lang Lang VIC 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

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Documents Uploaded

Date	Type	Filename
24-03-2025	Additional Document	9527 VSBA MK26-LL-1.50-Siting Option F-02.pdf
24-03-2025	Additional Document	9527C3.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
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Email: mail@cardinia.vic.gov.au

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Fax: 03 5941 3784



CONSULTING LAND SURVEYORS

19th March, 2025

Ref: 9527/C3

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

Dear Frank,

**Re: 2-6 Nellie Street, Lang Lang
C/T vol. 8266 fol. 854 & C/T vol. 8266 fol. 855**

This application seeks to re-align the common boundary between vol. 8266 fol. 854 (lots 280, 281 & 282) and C/T vol. 8266 fol. 855. (lots 283, 284 & 285). The lots in vol. 8266 fol. 854 are to be consolidated as part of the subdivision. The registered proprietor of both parcels is Cardinia Shire Council.

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A discrepancy exists between the land occupied by the bowling club and boundary position separating the two certificates of title. As a result, the common boundary is to be re-aligned to accommodate this discrepancy.

The new boundary is to run along an old picket fence and step around a water tank and metal shed fronting Oxford Street. Instruction for this project has been received from Peter Harris and Courtney Foura of Cardinia Council.

The land to be consolidated is lot 4 on the proposed Plan of Subdivision (version 02). It is proposed that this land is being developed for the construction of a kindergarten and associated carparking. A proposed plan for the use of lot 4 is included.

Dickson Hearn Pty Ltd A.B.N. 21 428 950 016 A.C.N. 162 086 339

685 Glenhuntly Road, Caulfield South
P.O. Box 165 Caulfield South, 3162
Ph: (03) 9523 9155

Unit 3/92 Bridge Mall, Ballarat
P.O. Box 118 Ballarat, 3353
Ph: (03) 5333 2225

PO Box 43
Bunyip, 3815
0419 308577

melb@dicksonhearn.com.au

If you would like to discuss anything further, please do not hesitate to contact this office.

Yours faithfully,



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Option F -

Siting Option F Advantages:

- North-facing Playspace
- Building and playspace clear of sewerage easement
- 15 carparks accessed to South of site suitable for requirements of kinder and MCH building + 4 additional carparks for Bowls Club (total 19 carparks)
- Existing shed and tank to Bowls Club are unimpacted by proposal
- Additional 30% additional playspace area fits within this layout
- Playspace is outside of Borehole 1 area where soil contamination has been found on site, instead proposal avoids this area until further confirmation from environmental engineers

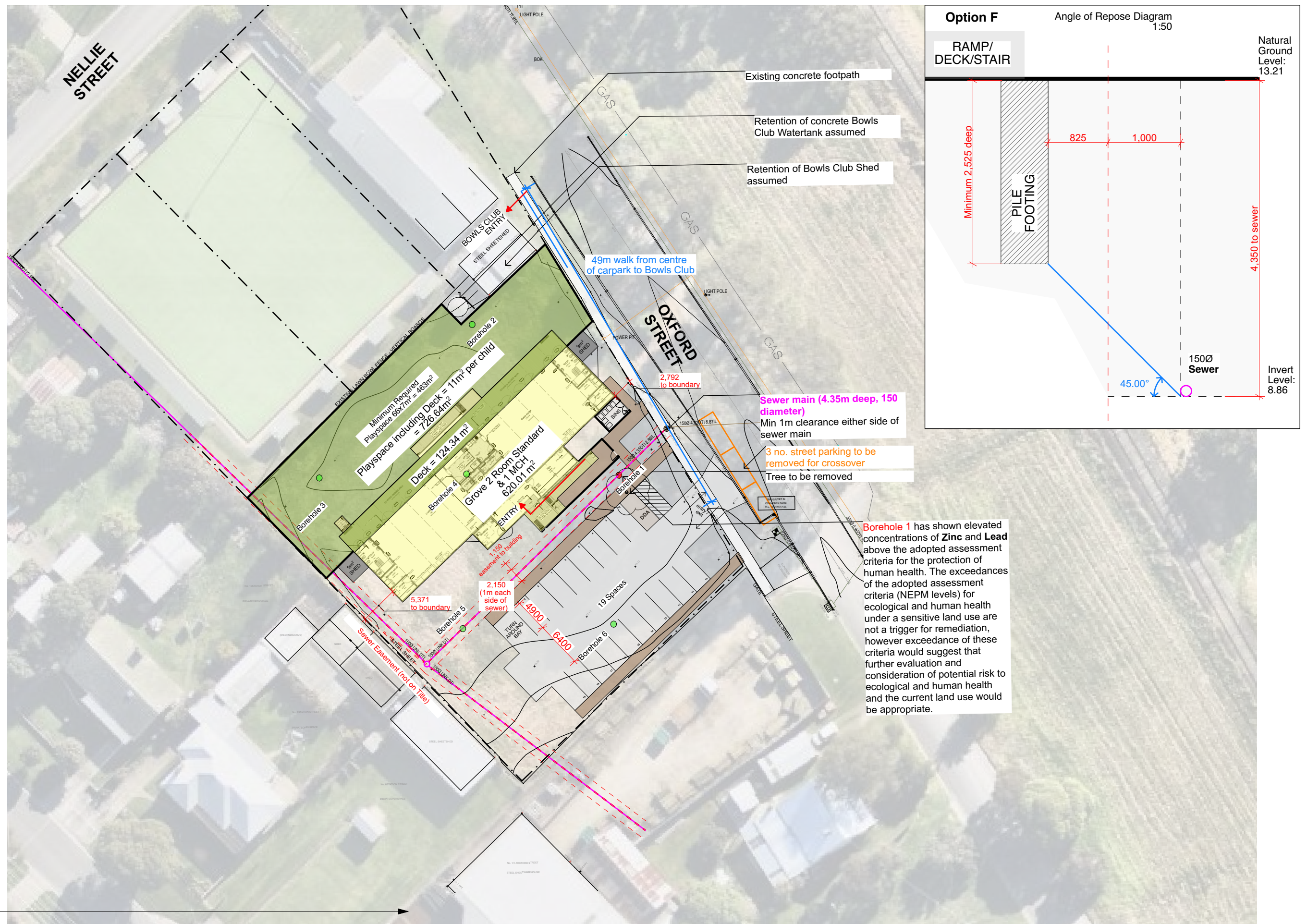
**Siting Option F
Disadvantages:**

- Carpark location to South has an increased distance of travel to Bowls Club

**Siting Option F
Recommendation:**

Siting Option F the preferred option for this site.

Adjacent site located at 2 Station Street, Lang Lang comprises at least three (3) Underground Petroleum Tanks and fuel pumps which may present a risk to soil and groundwater of neighbouring properties. It should also be noted that groundwater is likely to be encountered between 5 and 10 m depth.



Perkins Architects Pty Ltd

03 9510 9697
153 High St, Prahran VIC 3181
www.perkinsarchitects.com.au

Mod Kinders 26 Lang Lang Kinder

VSBA

Nellie St, Lang Lang

Drawing Scale:

Print Date:

File Name:

1:500, 1:50 @ A3

4/2/2025

VSBA MK26-LL



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Siting Option F

1.50

Amendment - 01