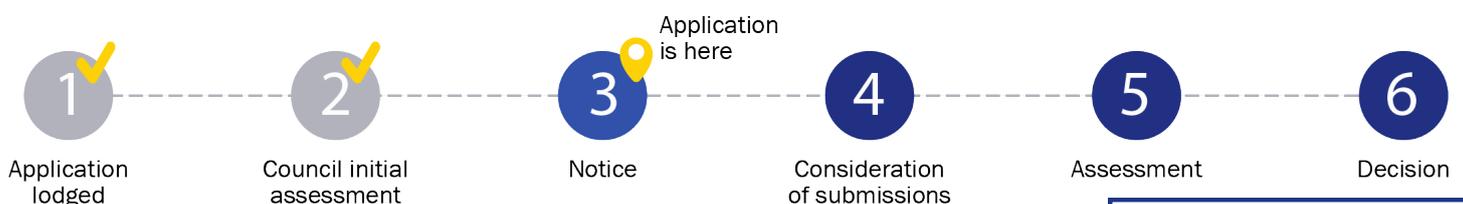


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP70347 V08641 F120 19 Nellie Street, Lang Lang VIC 3984	
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:		
32.09-3	Subdivide Land.	
44.04-2	Subdivide Land.	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:	M.J.Reddie Surveys Pty Ltd	
Application number:	T250610	
<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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<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>		<b>27 March 2026</b>
<p><b>WHAT ARE MY OPTIONS?</b></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"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	<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>



  
**ADVERTISED MATERIAL**  
 Planning Application: T250610  
 Date Prepared: 11 March 2026

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## Application Summary

Portal Reference: A42537PZ

## Basic Information

Proposed Use: 2 lot subdivision  
 Current Use: Single Dwelling  
 Site Address: 19 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

Type	Name	Address	Contact Details
Applicant	M.J.Reddie Surveys Pty Ltd	PO BOX 268, berwick VIC 3806	[Redacted]
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	M.J.Reddie Surveys Pty Ltd	PO BOX 268, berwick VIC 3806	[Redacted]

**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T250610  
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## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,496.10	100%	\$1,496.10
<b>Total</b>			<b>\$1,496.10</b>

## Documents Uploaded

Date	Type	Filename
06-10-2025	Subdivision Plan	25-07-32 (PS).pdf
06-10-2025	Explanatory Letter	Nellie St Sub.pdf
06-10-2025	Additional Document	25-07-32 (SA) Model (1).pdf
06-10-2025	Additional Document	Clause 56.pdf
06-10-2025	Additional Document	Title (Full).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

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

## Lodged By

Site User	[REDACTED] M.J.Reddie Surveys Pty Ltd	PO BOX 268, berwick VIC 3806	[REDACTED]
Submission Date	06 October 2025 - 02:25:PM		

## Declaration

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



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20 Siding Avenue, Officer, Victoria

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

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

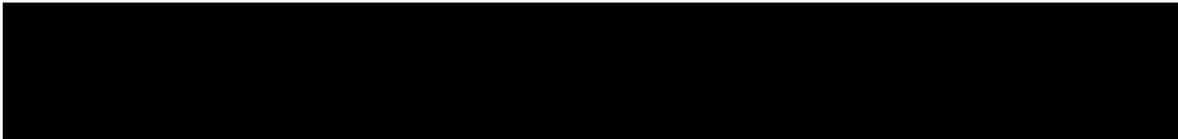
VOLUME 08641 FOLIO 120

Security no : 124128706598B  
Produced 06/10/2025 02:18 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 070347.  
PARENT TITLE Volume 07091 Folio 158  
Created by instrument C498390 26/05/1966

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP070347 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: 19 NELLIE STREET LANG LANG VIC 3984

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250610  
Date Prepared: 11 March 2026

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Document Assembled	<b>06/10/2025 14:18</b>

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**LP70347**  
**EDITION 2**  
APPROVED 30/3/166

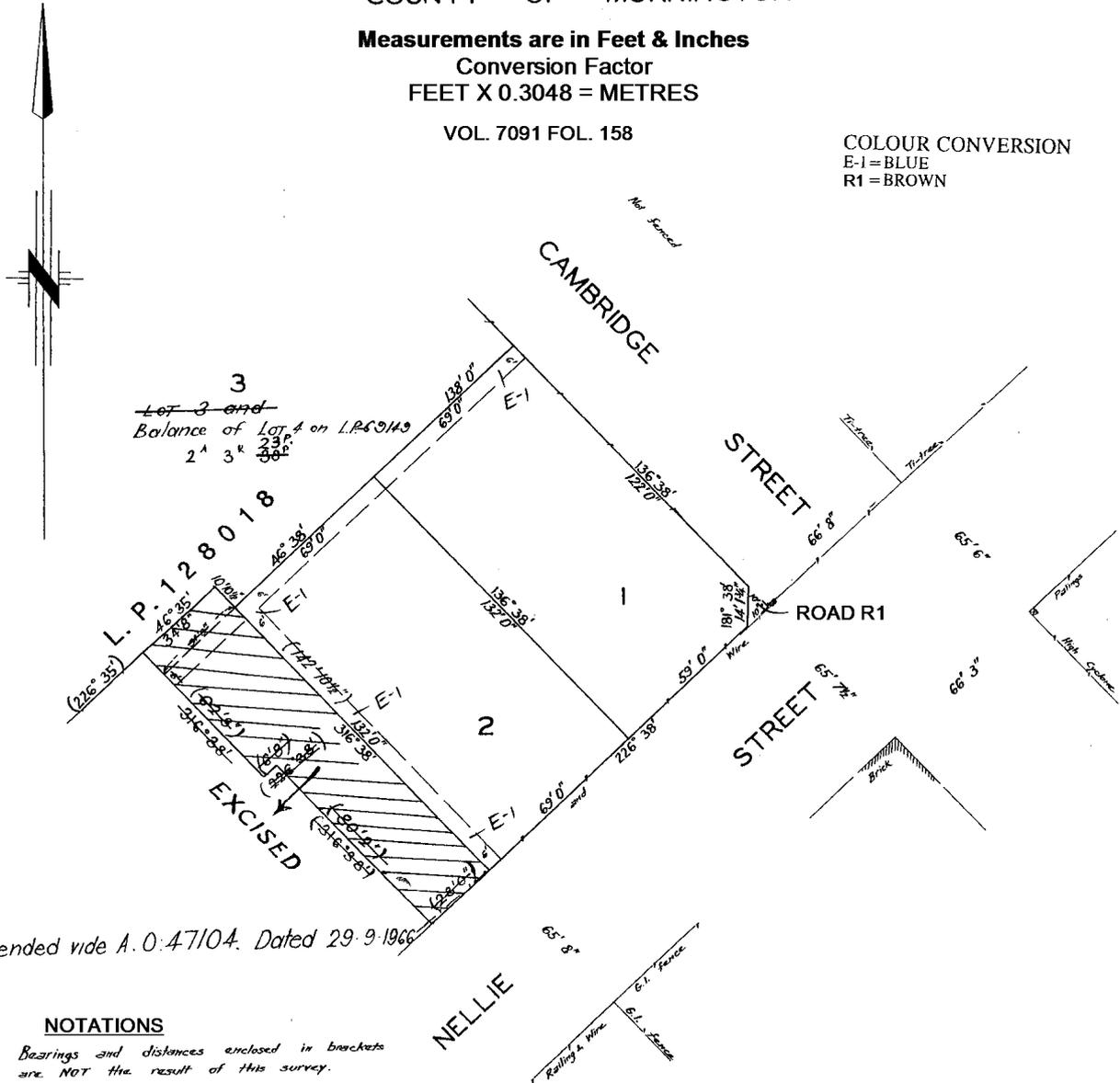
PLAN OF SUBDIVISION  
PART OF CROWN ALLOTMENT 5  
PARISH OF LANG LANG

COUNTY OF MORNINGTON

Measurements are in Feet & Inches  
Conversion Factor  
FEET X 0.3048 = METRES

VOL. 7091 FOL. 158

COLOUR CONVERSION  
E-1 = BLUE  
R1 = BROWN



**NOTATIONS**

Bearings and distances enclosed in brackets are NOT the result of this survey.

**APPROPRIATIONS**

The land shown coloured BLUE is set apart for drainage and sewerage purposes.

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY

**LIST OF MODIFICATIONS**

APPROVAL DATE 30/3/166

LAND	MODIFICATION	DEALING No.	DATE	A.R.T.	EDN. No.
	REMOVAL OF EASEMENT	A.O. 47104	3/6/16.	AM	2
	AND LAND EXCISED				

**Cardinia**  
**ADVERTISED MATERIAL**  
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Date Prepared: 11 March 2026

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# M.J. REDDIE SURVEYS Pty. Ltd.

ABN 49 005 965 257

LICENSED SURVEYOR

ENGINEERING SURVEYOR

Office: 1 Horner St. Beaconsfield, 3807  
Branch Office: 19 Evergreen Ave Inverloch, 3996  
Email: [luke@reddiesurveys.com.au](mailto:luke@reddiesurveys.com.au)

POSTAL ADDRESS:

P.O. BOX 268

BERWICK 3806

PHONE: 9707 4117

FAX: 9707 4428

16/12/2025

Address: 19 Nellie Street, Lang Lang VIC 3984  
Proposal: Subdivision of the land into 2 lots

To whom it may concern,

We refer to your letter requesting further information under section 54 of the *Planning and Environment Act, 1987*.

We will respond to each item in your letter below.

- Outstanding Fees
  - a. See attached Receipt of Payment attached below
- Written Statement/ Town Planning Report
  - a. Response to Clause 52.02 (Easements, Restrictions and Reserves)

## Requirement for a Planning Permit

A planning permit is **not required** under Clause 52.02 for the creation of the proposed restriction (building envelope), as the restriction is proposed to be **created pursuant to the subdivision process** and does not independently trigger a permit requirement under the Planning Scheme. The restrictive covenant is consistent with the objectives of the zone and does not seek to vary or remove any existing easements or restrictions.

### b. Response to Clause 52.37 (Canopy Trees)

After discussion with the assigned Planner, [REDACTED] the "Canopy Trees" that are being referred to via Aerial imagery have been removed in the neighboring property. The remaining trees within 19 Nellie Street, Lang Lang do not fall under the category of "Canopy Trees" as confirmed by the owner to have the attributes,  $\leq 3.2\text{m}$  in height, canopy spread of  $\leq 2.8\text{m}$  and approximate trunk circumference of  $\leq 0.20\text{m}$ .

### c. Response to Clause 21.03-4 (Rural Townships)

The proposed two-lot subdivision is considered consistent with the **Preferred Character Guidelines** for Precinct 4 for the following reasons:

- **Lot Size and Pattern**

The proposed subdivision creates two residential lots of **526m<sup>2</sup> (Lot 1)** and **315m<sup>2</sup> (Lot 2)**, which are appropriate for an established residential area and reflect an incremental and modest intensification consistent with the Township Strategy.
- **Built Form and Character**

The retention of the existing dwelling on Lot 1 maintains the established streetscape character of Nellie Street. The proposed building envelope on Lot 2 will ensure that any future dwelling is sited and designed to be compatible in scale, setbacks and form with surrounding development.



ADVERTISED MATERIAL

Planning Application: T250610  
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- **Neighbourhood Integration**

The subdivision layout responds to the existing urban structure and does not introduce an urban form that would be inconsistent with the surrounding residential context. Access, orientation and lot configuration are designed to integrate with existing development patterns.

- **Orderly and Sustainable Development**

The proposal represents an efficient use of serviced land within the Lang Lang township boundary, supporting township consolidation without compromising residential amenity or character, in accordance with Clause 21.03-4 objectives.

### Conclusion

Overall, the proposed subdivision at 19 Nellie Street is consistent with the strategic objectives of **Clause 21.03-4 (Rural Townships)** and the **Lang Lang Township Strategy (July 2009)**. The development provides for modest residential growth while respecting the established residential character of Precinct 4 through appropriate lot sizing, retention of existing development, and the use of a building envelope to guide future built form outcomes.

- d. Demonstrate the proposed subdivision is compliant with Standard C8 (Clause 56.04-2)

The proposed two-lot subdivision at **19 Nellie Street, Lang Lang** has been designed to ensure both lots provide sufficient area, dimensions and building envelopes to accommodate future development in accordance with **Standard C8**.

#### Lot 1

- Area: **526 m<sup>2</sup>**
- Dimensions: Approximately **See attached PS below**
- Existing dwelling footprint: **128 m<sup>2</sup>**

Lot 1 is of a size and configuration that comfortably accommodates the existing dwelling, including all necessary setbacks, private open space, parking arrangements and services. There is no need for a proposed building envelope on this lot due to the established development pattern and the retention of the existing dwelling. The lot size exceeds the minimum area required to support ongoing residential use consistent with the neighbourhood character and applicable provisions of Clause 56.

#### Lot 2

- Area: **315 m<sup>2</sup>**
- Dimensions: Approximately **21.03 m × 15 m**
- Proposed building envelope: **12 m × 15 m (180 m<sup>2</sup>)**

The proposed building envelope on Lot 2 has been positioned to ensure adequate setbacks from boundaries, enabling future development to achieve compliance with relevant standards,

The building envelope represents a reasonable proportion of the lot and demonstrates that a dwelling can be comfortably sited on the land while still providing functional private open space, opportunities for landscaping, suitable access for vehicles, and compliant service connections.

### Overall Compliance with Standard C8

Both lots:

- Provide sufficient **area and dimensions** to contain a compliant building footprint and associated residential uses.
- Are capable of accommodating an existing or future dwelling in compliance

with **Clause 56**, including access, parking, utilities, drainage and private open space.

- Are consistent with the surrounding residential subdivision pattern within Nellie Street.
- Avoid the creation of lots that are constrained, impractical or incapable of supporting reasonable residential development.
- The proposed subdivision therefore **meets the objective and requirements of Standard C8 – Lot Area and Building Envelopes**, as each lot clearly demonstrates capacity to contain a dwelling envelope of appropriate size and form.

3. Amended Feature Plan

- a. After discussion with the assigned planner all trees on site that fit the classification of “Canopy Trees” have been included in the current PS
- b. See above response to 2b

*I trust that the information and documents provided satisfy Council’s request for further information. Notwithstanding, should the above or enclosed be insufficient for Council to proceed to permit issuance, we respectfully request an extension of time to provide a response, in addition to written details regarding any additional information or further alterations required.*

We look forward to your favourable consideration of this matter.

Please do not hesitate to contact our office should you have any questions regarding this matter.

*Kind Regards*



Licensed Surveyor

**M.J. Reddie Surveys P/L**  
Email: [luke@reddiesurveys.com.au](mailto:luke@reddiesurveys.com.au)  
Website: [www.reddiesurveys.com.au](http://www.reddiesurveys.com.au)  
Mobile: 0438 538 870  
Office: 97074117

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250610  
Date Prepared: 11 March 2026

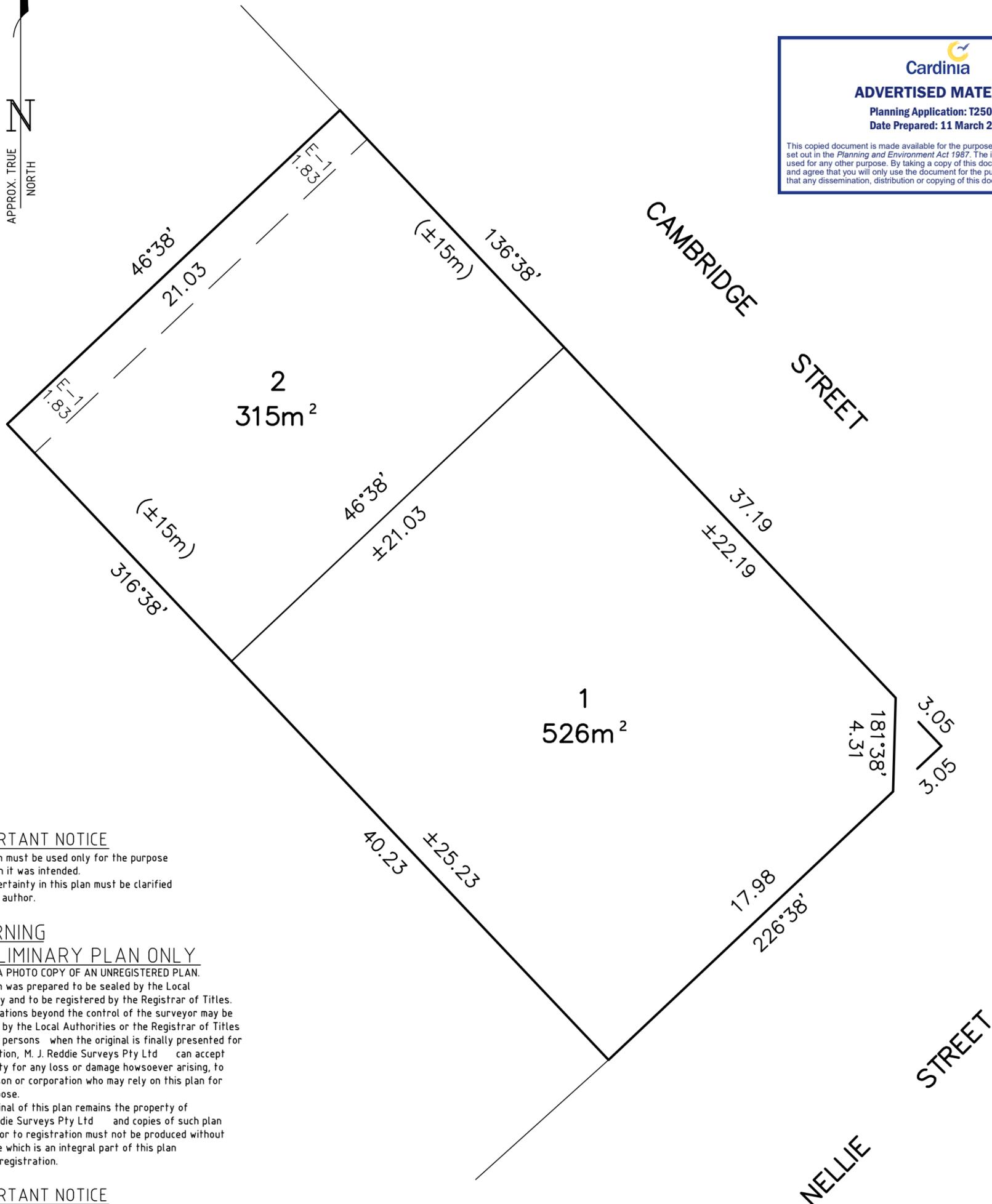
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**WARNING**

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SEE IMPORTANT NOTICES

**M. J. Reddie Surveys Pty Ltd**  
ABN 49 005 965 257  
1 Horner Street, Beaconsfield. 3807  
P.O. Box 268, Berwick. 3806  
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE  
1:200



ORIGINAL SHEET  
SIZE : A3

SHEET 2

LUKE M. REDDIE / VERSION 2

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CREATION OF RESTRICTION

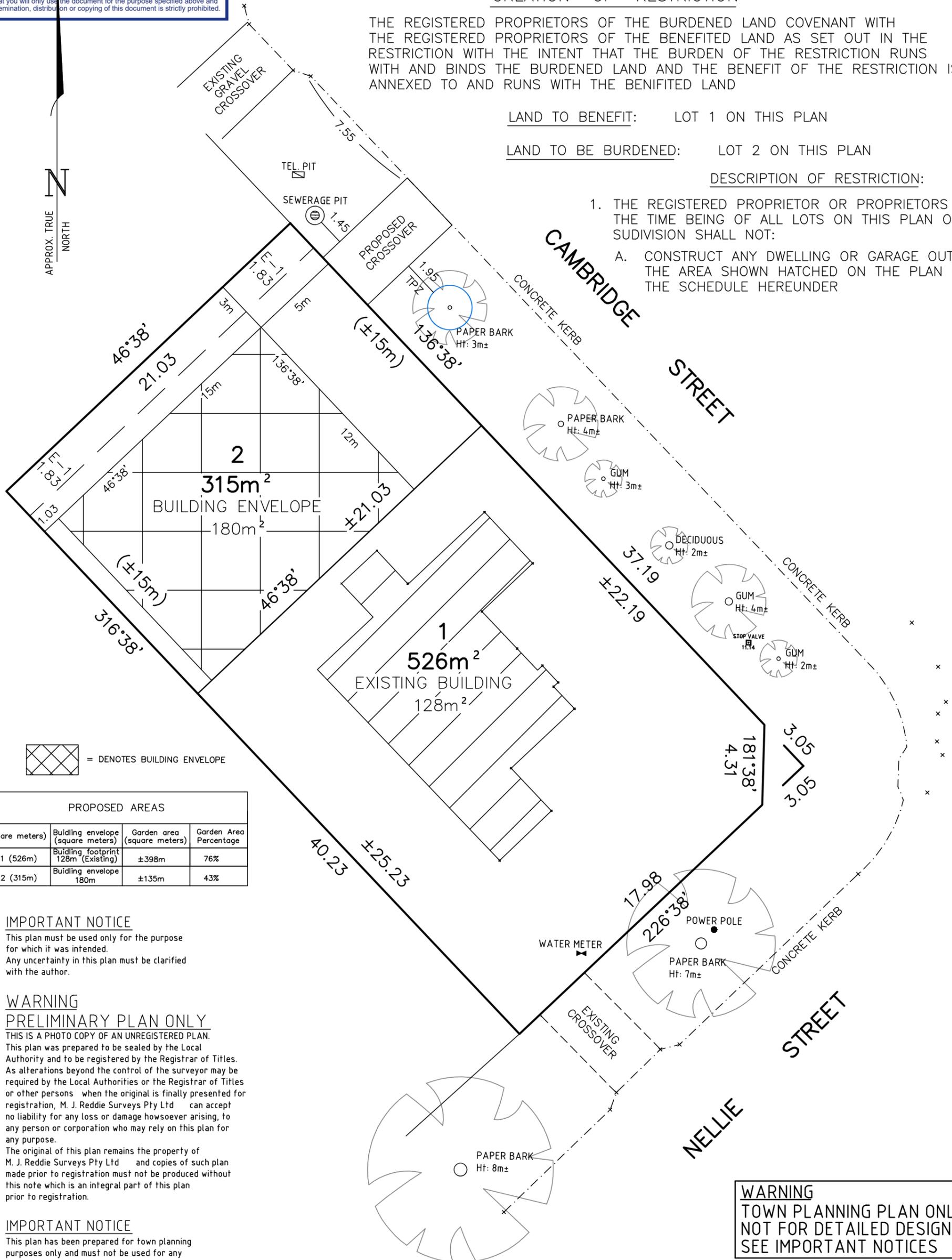
THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND

LAND TO BENEFIT: LOT 1 ON THIS PLAN

LAND TO BE BURDENED: LOT 2 ON THIS PLAN

DESCRIPTION OF RESTRICTION:

1. THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ALL LOTS ON THIS PLAN OF SUDIVISION SHALL NOT:
  - A. CONSTRUCT ANY DWELLING OR GARAGE OUTSIDE THE AREA SHOWN HATCHED ON THE PLAN IN THE SCHEDULE HEREUNDER



= DENOTES BUILDING ENVELOPE

PROPOSED AREAS			
(square meters)	Building envelope (square meters)	Garden area (square meters)	Garden Area Percentage
Lot 1 (526m)	Building footprint 128m (Existing)	±398m	76%
Lot 2 (315m)	Building envelope 180m	±135m	43%

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WARNING

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Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE 1:200  
  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE : A3

SHEET 3

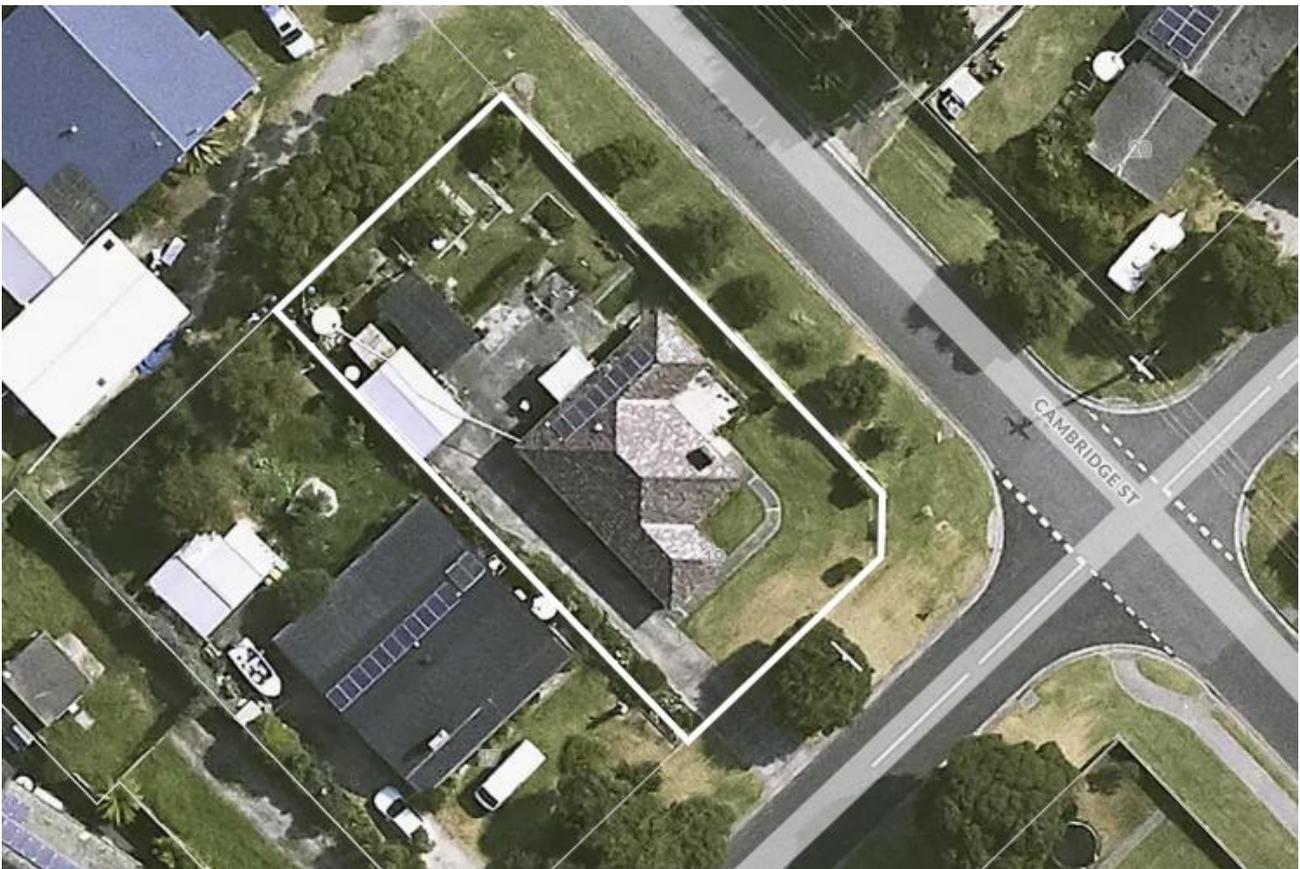
LUKE M. REDDIE / VERSION 2

- Overlay: Land Subject to Inundation Overlay (LSIO)
- Topography: Generally flat

The site is located on the northern corner of Nellie Street and Cambridge Street, Lang Lang. It is rectangular in shape and has dual street frontages. The site contains a single-storey brick veneer dwelling on the western side (Lot 1). The dwelling is well-maintained, and the remainder of the site is predominantly lawn with scattered small plantings.

There is an existing crossover providing access to the dwelling from Nellie Street. No significant vegetation exists on the site, and the proposed subdivision does not affect any vegetation or landscaping features. The site is fully serviced with access to electricity, water, sewer, and telecommunications.

See attached aerial of the site below.



## Surrounding Area

Lang Lang is a township situated within the Shire of Cardinia, offering a mix of rural and residential character. The immediate area around the site is residential in nature, with single dwellings on lots ranging between 300m<sup>2</sup> and 800m<sup>2</sup>. Recent development in the area has included modest lot subdivisions and new dwellings that contribute to the evolving character of the township.

Neighbouring lots exhibit varying setbacks and architectural styles, although many newer developments have reduced front setbacks and larger garden areas, particularly on corner lots. All the lots to the north of Cambridge Street have reduced set backs including all lots from 24-30 Cambridge Street.

Public transport, shops, community facilities, schools, and recreational areas are all within a short distance of the site, increasing its suitability for infill development. A site analysis has been provided with the application to show local amenities.

## Proposal

The proposal seeks to subdivide the existing allotment into two lots as follows:

### Lot 1

- Area: 526m<sup>2</sup>
- Contains existing dwelling (128m<sup>2</sup>)
- Access: Retains existing crossover from Nellie Street
- No vegetation affected
- Complies with NRZ1 minimum garden area and character objectives

### Lot 2

- Area: 315m<sup>2</sup>
- Building Envelope: 180m<sup>2</sup>
- Garden Area: 135m<sup>2</sup> (43%)
- Access: New proposed crossover to Cambridge Street
  - Setback 1.45m from existing sewerage pit
  - 1.95m from tree protection zone (TPZ)
- Private open space positioned to the north-west to optimise solar access
- Proposed front setback reduction to 5m to reflect existing streetscape character

The proposed subdivision supports increased housing supply through efficient land use without compromising local character or amenity.

## Planning Controls

### Neighbourhood Residential Zone - Schedule 1 (NRZ1)

Under Clause 32.09, a permit is required for subdivision. The proposal complies with key zone objectives:

- Neighbourhood Character: The design retains the existing dwelling and complements the surrounding built form.
- Density: Both lots exceed minimum lot sizes, and garden area provision exceeds 35%.
- Built Form and Siting: Proposed 5m setback for Lot 2 reflects local patterns. Dwelling on Lot 1 is retained with ample open space.

The subdivision respects the purpose of the NRZ1 by ensuring a consistent and attractive streetscape outcome.



## Land Subject to Inundation Overlay (LSIO)

A permit is required to subdivide land within the LSIO. Although no built development is proposed at this stage, Council or relevant flood authorities (e.g., Melbourne Water) may require conditions to ensure any future dwelling on Lot 2 addresses flood risk.

Given the proposal involves limited works and maintains existing levels and permeability, the LSIO implications are minor and manageable through future development design or permit conditions.

## Planning Policy Framework (PPF)

The proposal aligns with a range of state planning policies that promote sustainable, well-serviced, and context-sensitive residential development.

Clause 11.01-1R (Settlement – Metropolitan Melbourne): This policy encourages the concentration of urban growth in locations with access to services, infrastructure, and employment. Lang Lang, as a township with established infrastructure, public amenities, and transport access, is identified as a suitable location for residential intensification. The proposed subdivision is an efficient use of residentially zoned land and supports incremental township consolidation in line with this directive.

Clause 15.01-3S (Subdivision Design): The design of the subdivision reflects local character and site features by retaining the existing dwelling and proposing a logically positioned building envelope on a new lot. The corner configuration allows for clear access, appropriate spacing between built forms, and consistent streetscape integration.

Clause 15.02-1S (Energy and Resource Efficiency): The proposal facilitates a dwelling design on Lot 2 that incorporates passive solar access, with the private open space oriented northwest to receive maximum sunlight. This supports energy-efficient future development.

Clause 16.01-1S (Housing Supply): This clause promotes infill development in existing residential areas to meet increasing housing demand. By subdividing an underutilised corner lot into two functional lots, the proposal supports a diversity of housing choices and enables future development without compromising neighbourhood character.

Clause 19.03-2S (Infrastructure): The site is already connected to all essential urban infrastructure including water, sewerage, stormwater drainage, electricity, and telecommunications. This ensures the land is fully capable of supporting the proposed subdivision and future residential use.

Overall, the proposal implements state policy objectives by promoting appropriate residential growth in a manner that is efficient, environmentally responsive, and compatible with local conditions.

## MSS

The Cardinia Shire Council's Municipal Strategic Statement supports orderly growth of towns like Lang Lang, balancing residential development with the maintenance of rural and township character. The following elements of the MSS are particularly relevant:

Clause 21.03-1 (Housing): Encourages diverse housing choices in appropriate locations, particularly infill opportunities in established areas with adequate access to services and infrastructure. The subject site meets these criteria, supporting moderate growth while preserving township scale.

Clause 21.07-1 (Rural townships): Recognises Lang Lang as a key township in the municipality where appropriate growth can be supported. The MSS encourages residential development that is consistent with existing neighbourhood character and contributes to the village atmosphere of the township. The subdivision respects existing built form, maintains open space and garden area, and promotes low-density character through site-responsive layout.

Clause 21.03-2 (Urban growth): Emphasises efficient use of existing zoned and serviced land. This proposal supports the responsible intensification of residential areas and aligns with objectives to maximise infrastructure efficiency while ensuring sensitive design outcomes.

The proposal therefore supports the strategic directions of the MSS by facilitating sustainable residential development that is responsive to local character, infrastructure availability, and township identity.

## General and Particular Provisions

The application is not affected by any particular provisions relating to arterial roads or car parking. The most relevant general provision is:

- Clause 56 (Residential Subdivision): Full assessment provided below.

The design ensures both lots will have direct access, infrastructure connection, and functional layout, in accordance with the relevant general provisions.

## Clause 65.02 Decision Guidelines

- **Planning Policy Compliance:** The proposal supports housing diversity and township consolidation policies.
- **Site Suitability:** The land is flat, free of constraints, and fully serviced.
- **Environmental Risk:** No vegetation or erosion concerns; flood risk managed via LSIO.
- **Lot Design and Function:** Both lots meet size, access, and serviceability requirements.
- **Amenity Impact:** Minimal impact, as built form on Lot 2 will be set back and designed to align with local character.

The subdivision can be reasonably expected to integrate well with the area and support future residential development without adverse amenity impacts.

## Referrals and Notice Provisions

- Melbourne Water or Council Flood Engineers may be referral authorities due to LSIO.
- The application may be advertised under Section 52 of the Planning and Environment Act 1987 due to the setback variation and overlay controls.
- Any conditions from referral authorities can be incorporated into the permit.

## Conclusion

The proposed two-lot subdivision at 19 Nellie Street, Lang Lang, provides a contextually responsive, site-appropriate development opportunity. It retains the existing dwelling, introduces a new lot with a logical building envelope, and enables housing growth in a manner consistent with local character. The site has convenient access to infrastructure, services, and amenities, making it an ideal candidate for infill residential subdivision. The proposal is supported by state and local planning policy, complies with relevant provisions of the planning scheme, and warrants the issue of a planning permit.



## Clause 56 Assessment

The following is a detailed assessment of the proposed subdivision against the relevant objectives and standards of Clause 56 of the Cardinia Planning Scheme. This clause sets out the requirements for residential subdivisions to ensure they are functional, liveable, connected, and responsive to the surrounding context.

**Clause 56.01** – Subdivision Site and Context Description and Design Response Objective: To ensure the design response is based on a thorough site and context analysis. Response: The application includes a comprehensive site and context description outlining the topography, existing development, services, and local character. The design response considers these conditions in proposing a logical subdivision pattern. The layout retains the existing dwelling and creates a well-shaped new lot with street frontage, consistent with other corner lots in the area.

**Clause 56.02** – Policy Implementation Objective: To ensure subdivision design is consistent with state and local planning policies. Response: The subdivision reflects key state and local housing policy objectives, including those related to infill development, increased housing supply, neighbourhood character, and service efficiency. It supports township consolidation by utilising fully serviced land and encourages diverse housing options without adverse impact on local character.

**Clause 56.03** – Liveable and Sustainable Communities Objective: To create walkable and liveable neighbourhoods that support community interaction and access to facilities. Response: The site is within walking distance to local shops, schools, medical services, and recreational areas. The layout ensures access to public spaces, reinforces the existing street network, and contributes positively to the local sense of place.

**Clause 56.04** – Lot Design Objective: To ensure each lot is suitable for its intended use and supports the neighbourhood character. Response: Both lots are appropriately sized and configured. Lot 1 retains a dwelling with sufficient private open space, while Lot 2 meets garden area requirements with a 43% provision. The rectangular shape of both lots allows for efficient future building design and orientation. Lot 2 provides a new frontage and separate identity via Cambridge Street.

**Clause 56.05** – Urban Landscape Objective: To ensure landscaping makes a positive contribution to the character and function of the area. Response: No significant vegetation is affected. The subdivision offers opportunities for new landscaping on both lots. The future dwelling on Lot 2 can incorporate planting that complements the streetscape, particularly along the Cambridge Street frontage.

**Clause 56.06** – Access and Mobility Management Objective: To provide safe vehicle and pedestrian access and support sustainable transport. Response: The subdivision provides access to each lot via separate crossovers. Lot 1 retains its crossover on Nellie Street. Lot 2 includes a new crossover on Cambridge Street, appropriately offset from service infrastructure and tree protection zones. Both lots are accessible to local roads, and the area has pedestrian connections and nearby public transport facilities.

**Clause 56.07** – Integrated Water Management Objective: To ensure urban water management systems are well-integrated and sustainable. Response: The site is already connected to reticulated water, sewer, and stormwater systems. Any future development will be required to implement stormwater retention and discharge systems in accordance with council standards. The development will have minimal impact on local hydrology due to the retention of permeable surfaces and garden areas.

**Clause 56.08** – Site Management Objective: To protect the environmental condition of the site and surrounding areas during subdivision works. Response: The subdivision itself involves minimal physical works. Any future development on Lot 2 will be subject to site management requirements, including

sediment control, waste management, and erosion prevention. These requirements can be conditioned through a planning permit.

**Clause 56.09 – Utilities Objective:** To ensure each lot is provided with appropriate utility services. Response: All essential services are available to the site, including sewer, water, electricity, gas, and telecommunications. Service authorities can provide separate connections for Lot 2 as required. The existing infrastructure network has adequate capacity to support the proposed additional lot.

The subdivision meets the purpose and decision guidelines of Clause 56 by promoting a layout that is responsive to context, respectful of character, and capable of supporting sustainable housing outcomes. Water, sewer, electricity, and telecommunications available to both lots. |

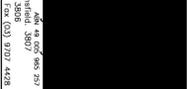
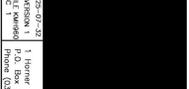
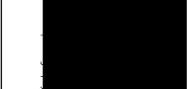
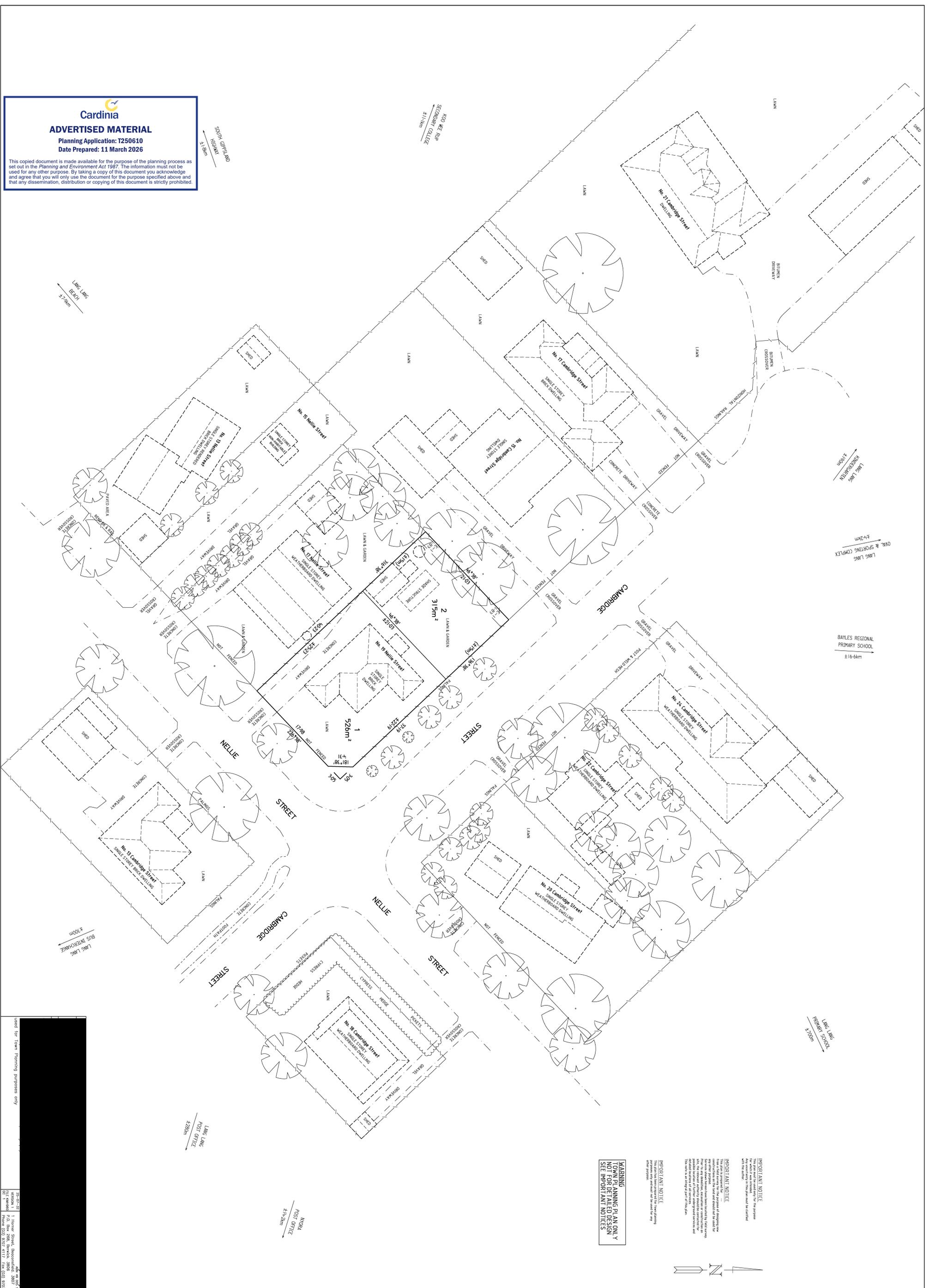




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Planning Application: T250610  
Date Prepared: 11 March 2026

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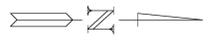
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used for town planning purposes only  
T250610-01  
version 1  
11/03/2026  
1 Homer Street, Beaconsfield, 3807  
Phone: (03) 9370 5112 Fax: (03) 9370 4298

# SUBDIVISION (PROCEDURES) REGULATIONS 2011 - SCHEDULE 1

## SCHEDULE 1

### FORMS

#### Sch. 1

#### FORM 1

Regulation 6

### Subdivision Act 1988

### APPLICATION FOR CERTIFICATION OF PLAN

PART A. [ *All Applicants complete this Section* ]

Plan No.: PS 933788Y

To: Cardinia Shire Council  
Po Box 7 Pakenham VIC 3810

I: [REDACTED]

Of: PO BOX 268  
Berwick, 3806

Telephone: 9707 4117



apply to have the attached:

\*PLAN OF SUBDIVISION

\*PLAN OF CONSOLIDATION

\*PLAN OF CREATION/REMOVAL/VARIATION OF EASEMENT/RESTRICTION

certified under the Subdivision Act 1988

and to have advice of street numbers allocated

1. 19 Nellie Street Lang Lang

2. Name  
Address

Does the attached plan do anything requiring the unanimous resolution of the members of the owners corporation under Division 3 of Part 5 of the Subdivision Act 1988 or an order of the Victorian Civil and Administrative Tribunal under section 34D of the Subdivision Act 1988 ?

\*YES [ *provide details* ]  \*NO

If 'YES', have the members of the affected owners corporation passed a unanimous resolution to proceed with the alterations shown on the attached plan?

\*YES/\*NO

If 'NO', has the Victorian Civil and Administrative Tribunal made an order under section 34D of the Subdivision Act 1988 ?

Sch. 1

\*YES/\*NO

Signed:

[ *Name and signature of Applicant* ]

IF THE APPLICANT IS NOT THE OWNER, the owner must provide written consent under section 5(5) of the Subdivision Act 1988 —

(a) if the application is made in paper form by signing the following—

I/We consent to the applicant submitting this plan to the Council for certification.

Signed

  
Cardinia

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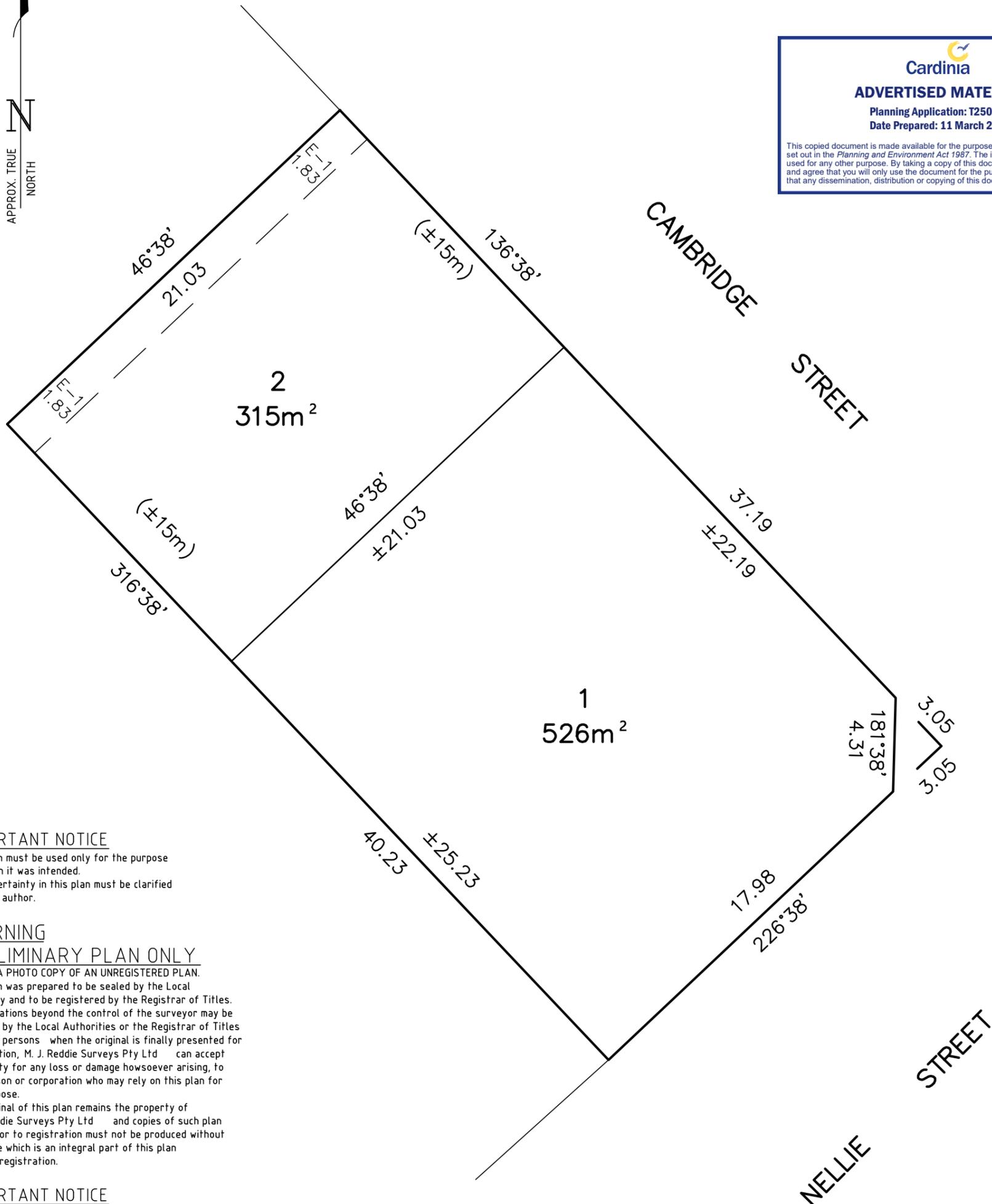
<b>PLAN OF SUBDIVISION</b>		<b>EDITION</b>	<b>PS933788Y</b>	
<b>LOCATION OF LAND</b>		<div style="border: 1px solid black; padding: 5px; text-align: center;">   <b>ADVERTISED MATERIAL</b>            Planning Application: T250610            Date Prepared: 11 March 2026  <small>This copied document is 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.</small> </div>		
PARISH:	LANG LANG			
TOWNSHIP:	—			
SECTION:	—			
CROWN ALLOTMENT:	5 (PART)			
CROWN PORTION:	—			
TITLE REFERENCES:	VOL 8641 FOL 120			
LAST PLAN REFERENCE/S:	LOT 1 ON LP70347			
POSTAL ADDRESS: (At time of subdivision)	19 NELLIE STREET LANG LANG 3984			
MGA2020 CO-ORDINATES (of approx centre of land in plan)	E 374 233 N 5 763 964 ZONE: 55			
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	DEPTH LIMITATION: Does not apply		
NIL	NIL			
<b>NOTATIONS</b>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>WARNING</b>            TOWN PLANNING PLAN ONLY            NOT FOR DETAILED DESIGN            SEE IMPORTANT NOTICES         </div>		
<b>SURVEY:</b> This plan is/ <del>is not</del> based on survey.  <b>STAGING:</b> This <del>is</del> /is not a staged subdivision  Planning Permit No. —				
<b>EASEMENT INFORMATION</b>				
LEGEND A—Appurtenant Easement E—Encumbering Easement R—Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	1.83	LP70347	LOTS ON LP70347
		<b>IMPORTANT NOTICE</b> <small>This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</small>  <b>IMPORTANT NOTICE</b> <small>This plan has been prepared for town planning purposes only and must not be used for any other purpose.</small>		<b>WARNING</b> <b>PRELIMINARY PLAN ONLY</b> <small>THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.</small>
<b>M. J. Reddie Surveys Pty Ltd</b> <small>ABN 49 005 965 257</small> 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428		REF: 25-07-32	FILE: BN	ORIGINAL SHEET SIZE: A3
		LUKE M. REDDIE / VERSION 2		



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ABN 49 005 965 257  
1 Horner Street, Beaconsfield. 3807  
P.O. Box 268, Berwick. 3806  
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE  
1:200



ORIGINAL SHEET  
SIZE : A3

SHEET 2

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CREATION OF RESTRICTION

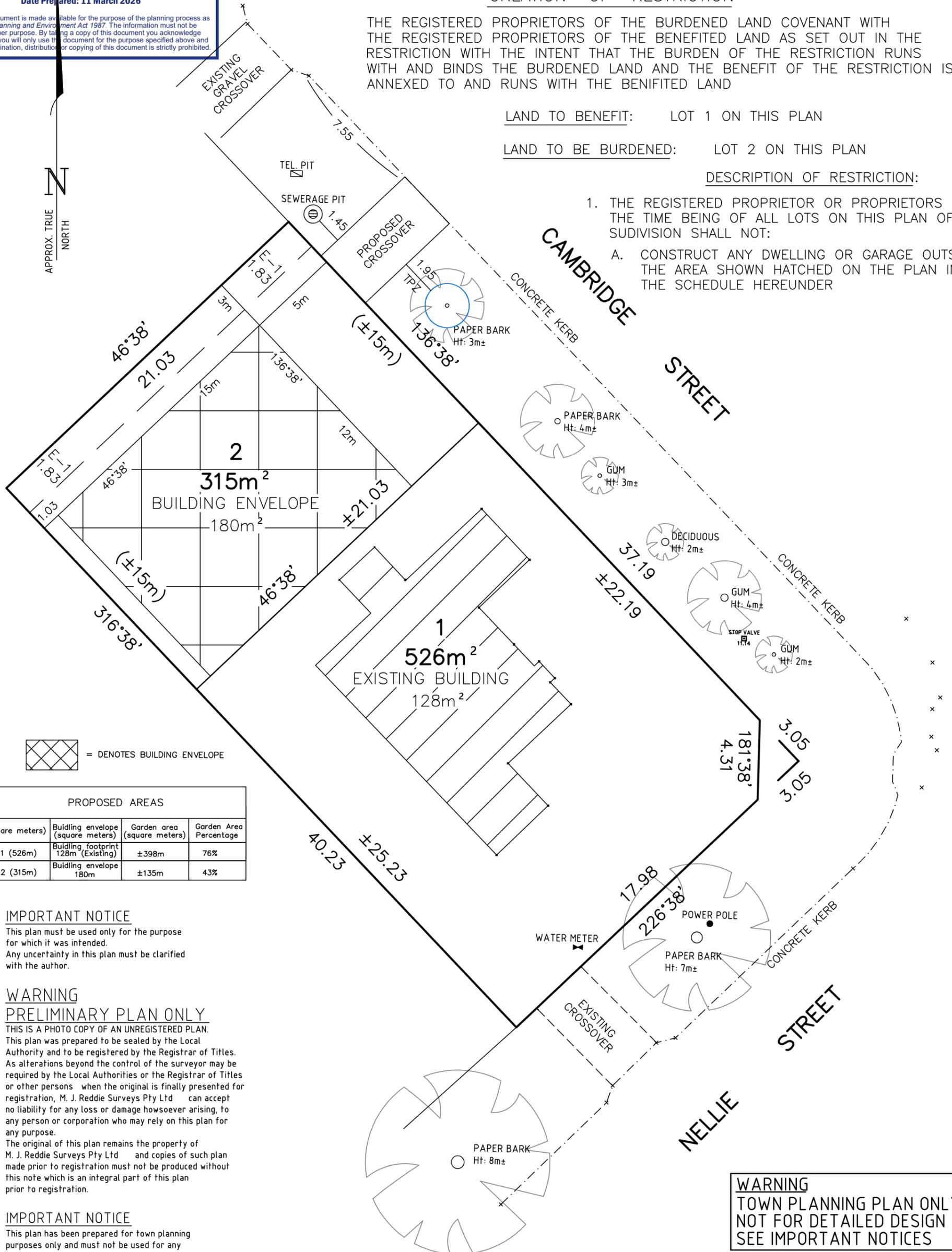
THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND

LAND TO BENEFIT: LOT 1 ON THIS PLAN

LAND TO BE BURDENED: LOT 2 ON THIS PLAN

DESCRIPTION OF RESTRICTION:

1. THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ALL LOTS ON THIS PLAN OF SUDIVISION SHALL NOT:
  - A. CONSTRUCT ANY DWELLING OR GARAGE OUTSIDE THE AREA SHOWN HATCHED ON THE PLAN IN THE SCHEDULE HEREUNDER



= DENOTES BUILDING ENVELOPE

PROPOSED AREAS			
(square meters)	Building envelope (square meters)	Garden area (square meters)	Garden Area Percentage
Lot 1 (526m)	Building footprint 128m (Existing)	±398m	76%
Lot 2 (315m)	Building envelope 180m	±135m	43%

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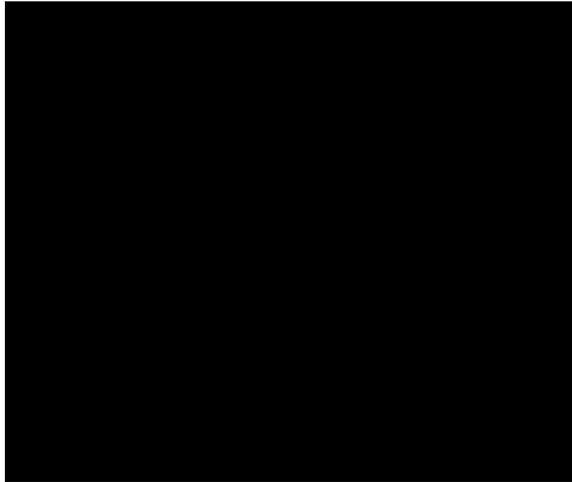
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# Invoice

Applicant  
 Applicant Address  
 Owner  
 Owner Address  
 Preferred Contact  
 Preferred Contact Address  
 Site Address



19 Nellie Street Lang Lang 3984

Portal Reference A42537PZ  
 ReferenceNumber T250610

InvoiceNumber 500614  
 InvoiceDate 06-Oct-2025  
 InvoicePayByDate 05-Nov-2025

Amount \$1,496.10

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 18	To subdivide land into two lots	\$1,496.10	100%	\$1,496.10



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