

Notice of Application for a Planning Permit



The land affected by the application is located at:	L2 PS815307 V12220 F959 539 Seven Mile Road, Nar Nar Goon VIC 3812
The application is for a permit to:	Buildings and works for an outbuilding
A permit is required under the following clauses of the planning scheme:	
35.04-5	Construct a building within nominated setbacks
44.04-2	Construct a building or construct or carry out works

APPLICATION DETAILS

The applicant for the permit is:	Exclusive Homes and Developments
Application number:	T250522

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

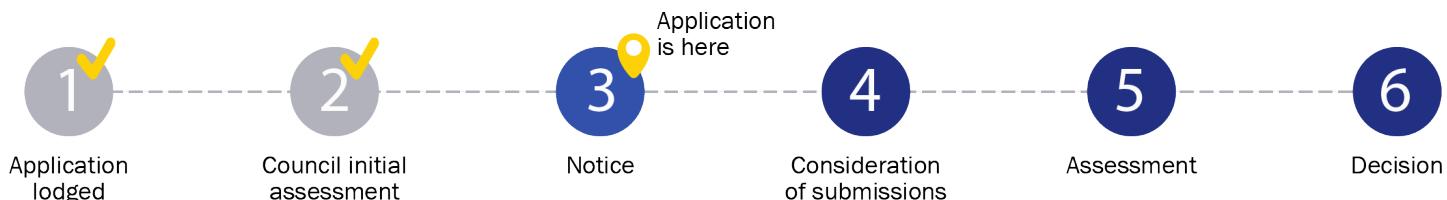
Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	26 January 2026
--	-----------------

WHAT ARE MY OPTIONS?	An objection must:	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.
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<ul style="list-style-type: none">be made to the Responsible Authority in writing;include the reasons for the objection; andstate how the objector would be affected.	



ADVERTISED MATERIAL

Planning Application: T250522
Date Prepared: 09 January 2026

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ePlanning

Application Summary

Portal Reference A32522JY

Basic Information

Proposed Use	proposed shed
Current Use	x1 residential dwelling
Cost of Works	\$46,000
Site Address	539 Seven Mile Road Nar Nar Goon 3812

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			
Owner			
Preferred Contact			

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 8 VicSmart application more than \$10,000	\$487.50	100%	\$487.50
Total			\$487.50

Documents Uploaded

Date	Type	Filename
01-09-2025	A Copy of Title	60519 - 539Seven Mile Road - Title.pdf
01-09-2025	Site plans	25-086 arch plans 30.7.25.pdf
01-09-2025	Additional Document	60519 - 539Seven Mile Road - PoS.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria
Council's Operations Centre (Depot)
Burton 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

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

Lodged By

Site User	[REDACTED]
Submission Date	01 September 2025 - 04:03:PM

Declaration

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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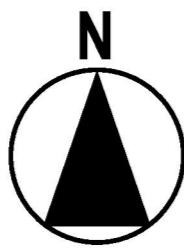
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The logo for Cardinia Shire Council, featuring the word "Cardinia" in a blue, sans-serif font with a yellow stylized sun icon above it.

ADVERTISED MATERIAL

**Planning Application: t250522
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SITE AREAS:
Site area 147036.00m²
Building area: 858.00m²
Coverage: 0.58%
Permeability: 99.37%

SITE LEVELS NOTE:

Site levels noted are indicative only and should be verified on site prior to works commencing.

FFL's are nominal and should be cross checked on site prior to any works being commenced to avoid any discrepancies.

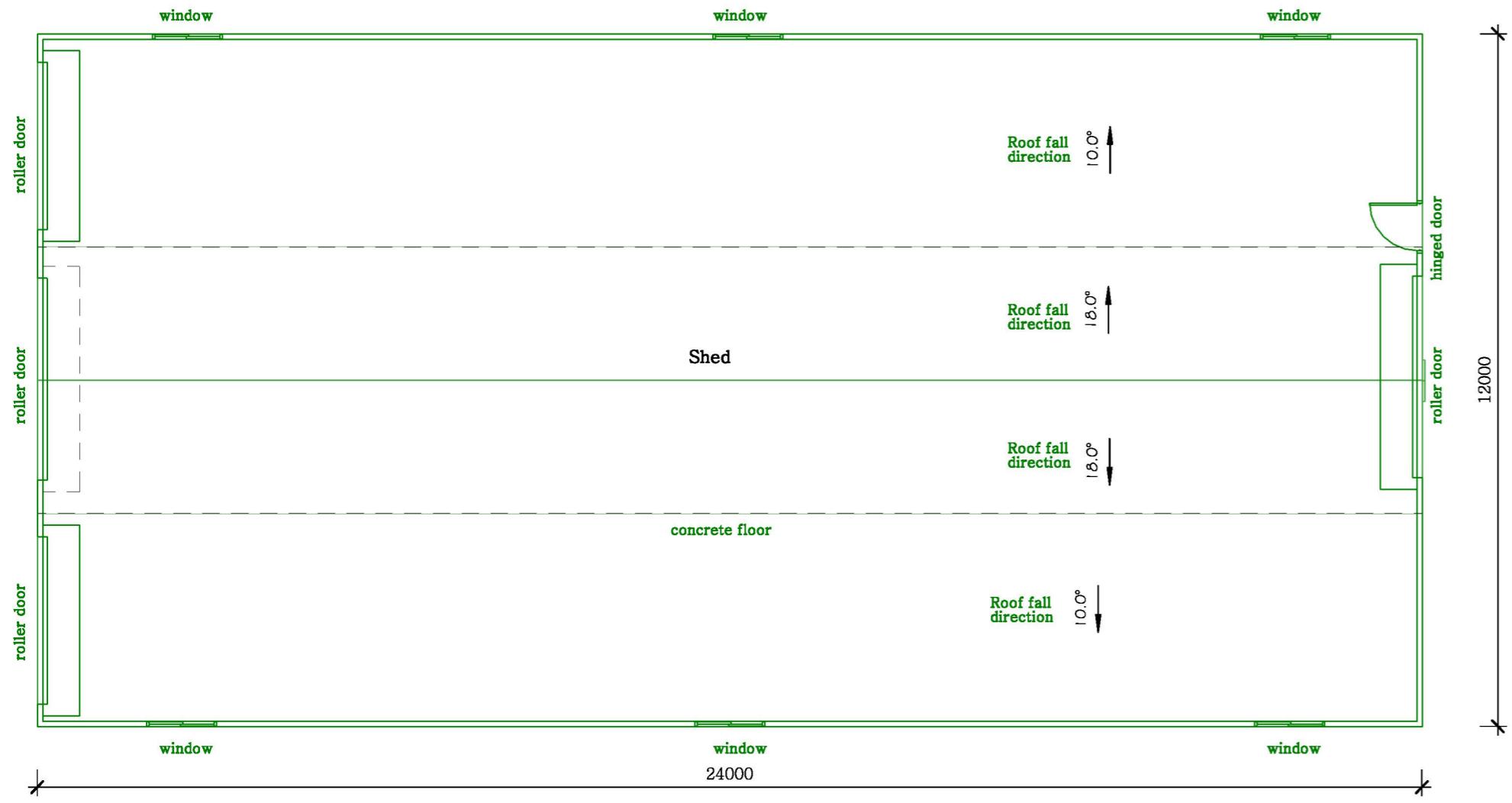
DNPIPE & GUTTER NOTE: Gutter and downpipes to be in accordance with NCC part 3.5.2, AS 3500.3 and AS 3500.5. Downpipes must not serve more than 12m of gutter length for each downpipe and be located within 1.2m from a valley. Where downpipes are located greater than 1.2m from a valley, provision for overflow must be made to the gutter. Eave gutters are to be provided with overflow provisions along the length of the guttering in accordance with AS 3500.3.

STORMWATER NOTE: Proposed downpipes to connect back into existing stormwater drainage system and run back to council's legal point of discharge. Contractor is to determine onsite, current stormwater drainage location prior to works commencing.

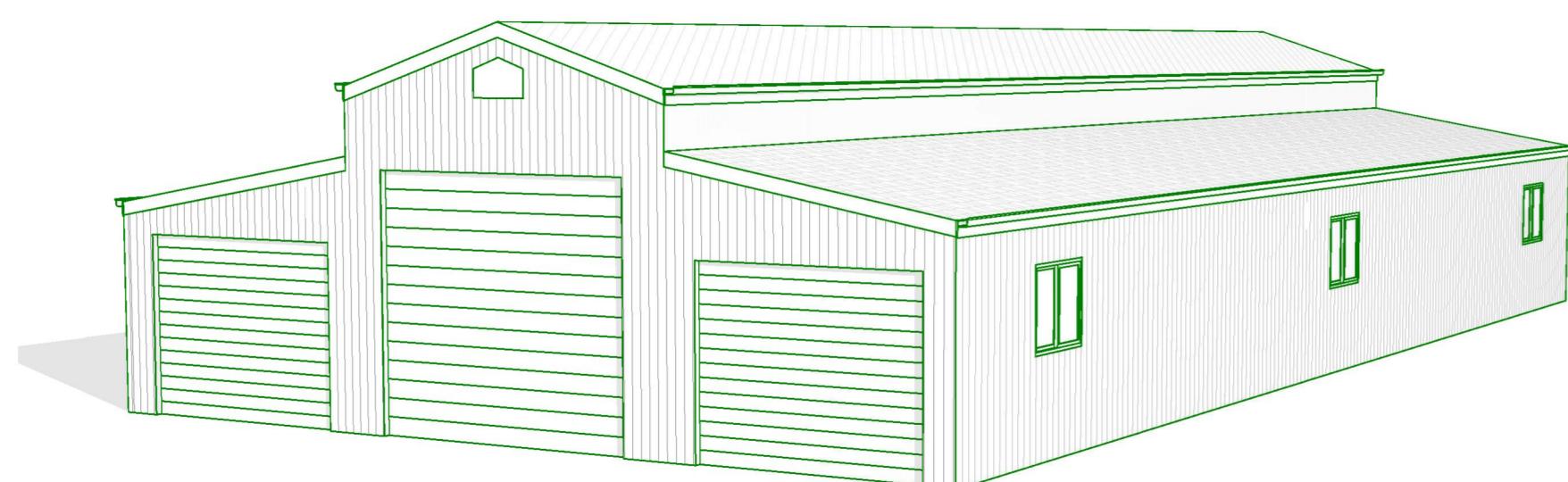
Site Plan

Scale: 1 : 1500





Walls: surfmist
roof: basalt
fascia, gutter down pipes: basalt
doors: basalt




Cardinia
ADVERTISED MATERIAL

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Revisions

Check and verify all dimensions and levels on site prior to commencement of any work or shop drawings. If any discrepancies occur in documents, Building designer is to be consulted before proceeding with any work. Drawings to be read in conjunction with specifications. DO NOT SCALE DRAWINGS. This drawing is protected by copyright.

PROJECT ADDRESS:
539 SEVEN MILE ROAD
NAR NAR GOON

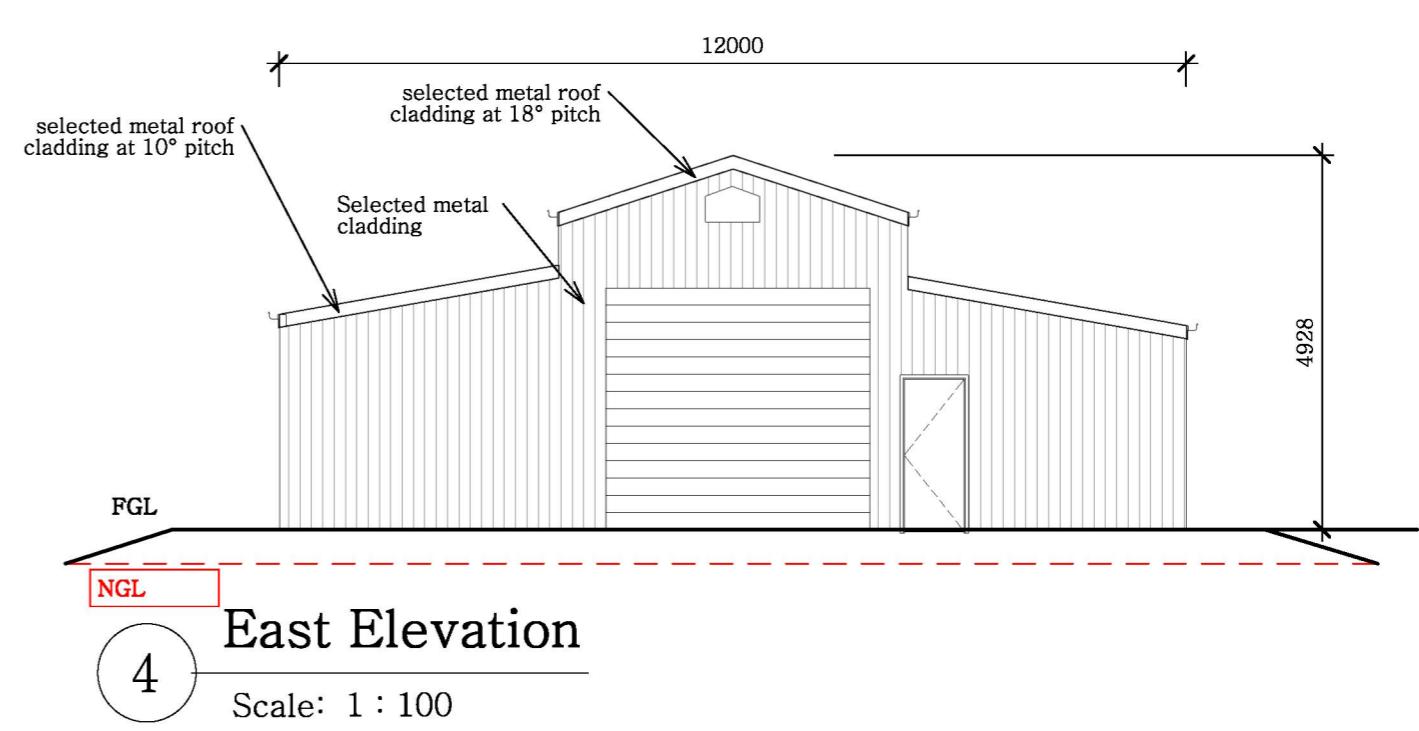
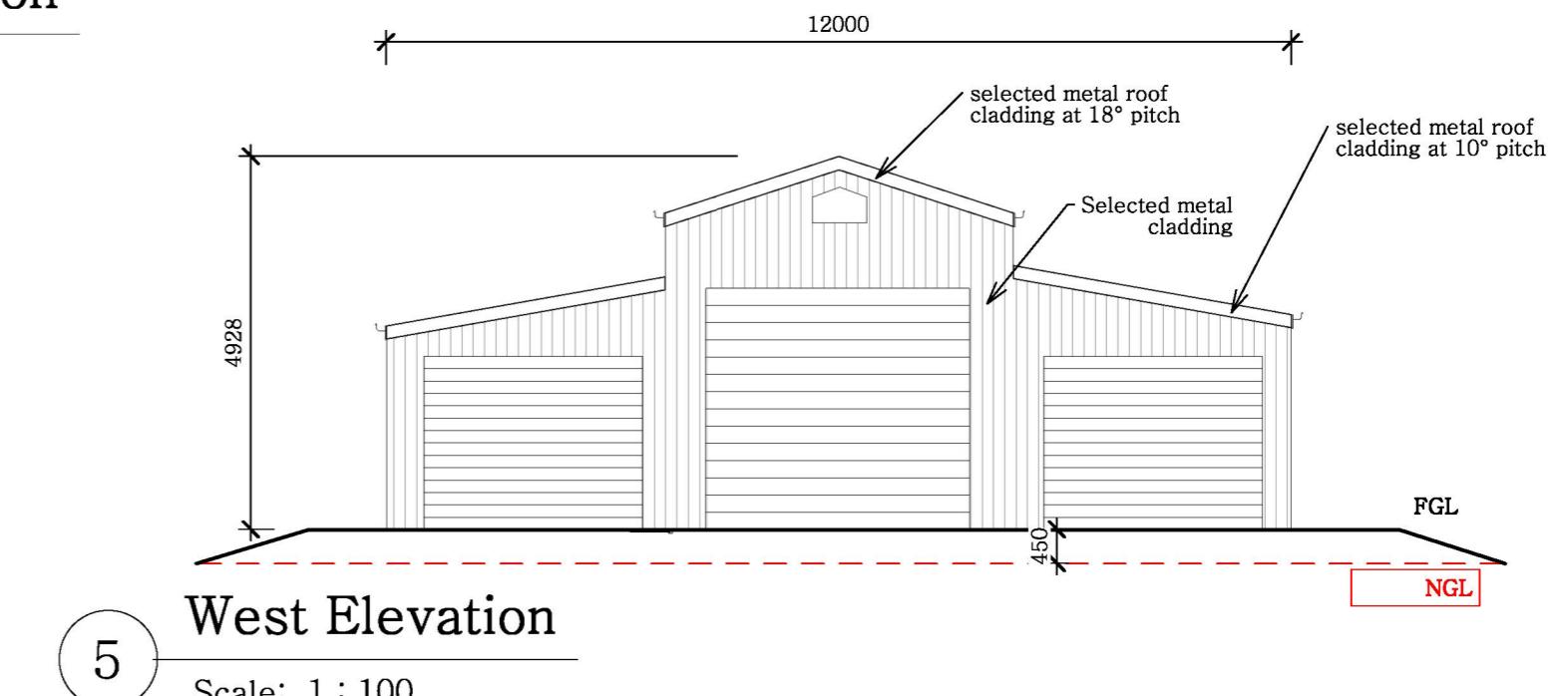
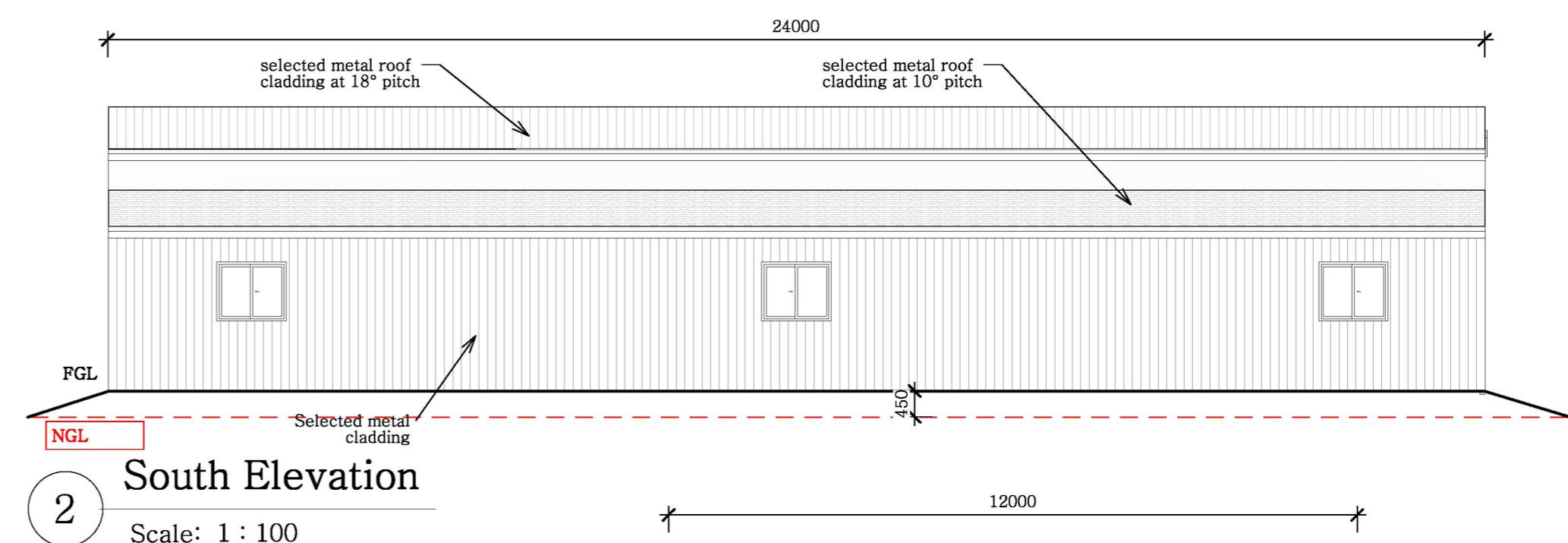
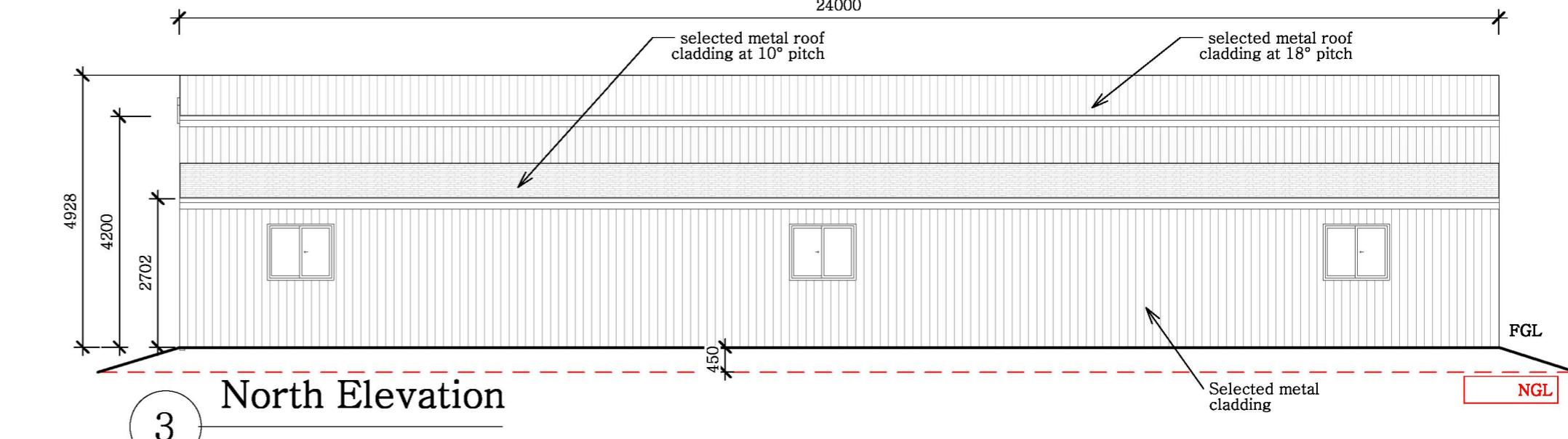
CLIENT(S) NAME:
[REDACTED]

SCALE: 1:100
DATE: 17/10/25

DRAWN & CHECKED BY: DC

SHEET No.

25-086 A201



1/10/25

Usage statement

The owner [REDACTED] has stated that the shed will be used for machine storage and tool storage

Thankyou

[REDACTED]



Response to Clause 22.05 – Western Port Green Wedge Policy Objective

The proposed shed supports the objectives of Clause 22.05 by maintaining and enhancing the rural and agricultural character of the Western Port Green Wedge. The structure is a **barn-style shed**, finished in **natural colours**, with a modest height of **4.9 metres** and a footprint of **24m x 12m (288m²)**. It has been **carefully sited** to minimise its visual and environmental impact—**100 metres from the side boundary, 124 metres from the front boundary, and approximately 30 metres from the existing dwelling**.

This location ensures the shed is well-integrated within the existing built form on the site and avoids visually dominant positions or encroachment on agricultural land or natural features. The structure is intended for **agricultural and storage purposes**, consistent with the preferred land uses within the Green Wedge.

No native vegetation will be removed, and the development does not compromise surrounding biodiversity, watercourses, or productive soil. The scale and form of the shed are **in keeping with the rural landscape**, and the materials and colour palette have been selected to blend with the natural environment.

The proposal respects the policy's vision for long-term environmental sustainability, protection of rural character, and the ongoing viability of agricultural activity within the Green Wedge.

Regards

[Redacted]



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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 12220 FOLIO 959

Security no : 124124851914C
Produced 28/05/2025 03:09 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 815307E.

PARENT TITLES :

Volume 08506 Folio 904 Volume 11312 Folio 741
Created by instrument PS815307E 06/06/2020

REGISTERED PROPRIETOR

Estate Fee Simple

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.

AGREEMENT as to part Section 173 Planning and Environment Act 1987
AC921592V 16/06/2004

DIAGRAM LOCATION

SEE PS815307E 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: 539 SEVEN MILE ROAD NAR NAR GOON VIC 3812

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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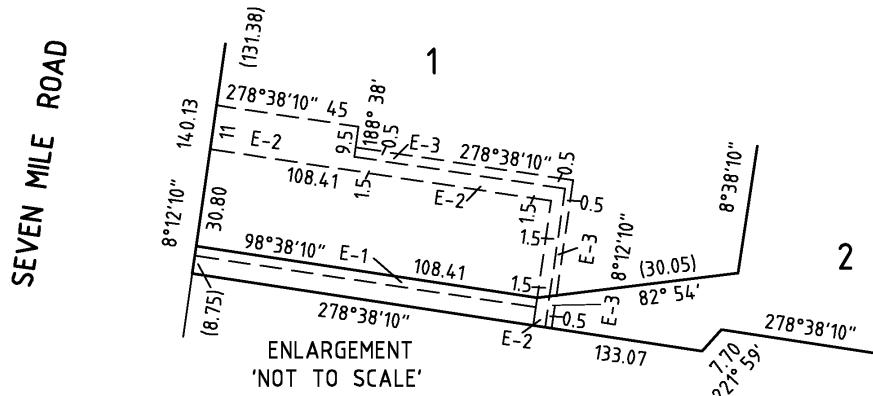
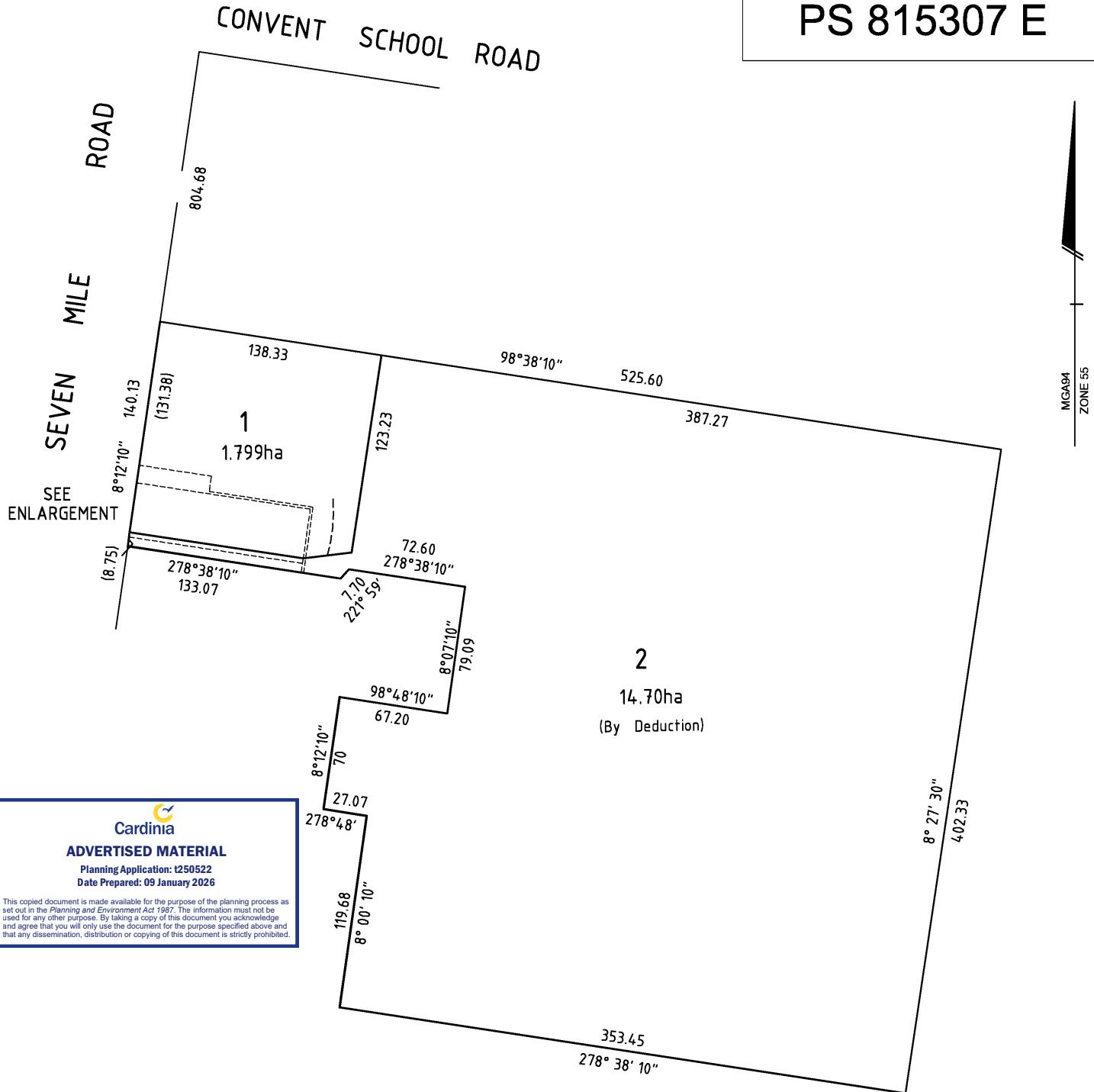
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PLAN OF SUBDIVISION		EDITION 1	PS 815307 E
LOCATION OF LAND PARISH: Koo Wee Rup TOWNSHIP: --- SECTION: G CROWN ALLOTMENT: 27 (Pt) & 28 (Pt) CROWN PORTION: --- TITLE REFERENCE: Vol. 8506 Fol. 904 Vol. 11312 Fol. 741 LAST PLAN REFERENCE: Lot 1 PS 645444P Lot 3 LP 62452 POSTAL ADDRESS: 525-535 Seven Mile Road, Nar Nar Goon 3812 (at time of subdivision) MGA94 CO-ORDINATES: E: 373 920 ZONE: 55 (of approx centre of land in plan) N: 5 779 010 GDA 94		Council Name: Cardinia Shire Council Council Reference Number: S18/075 Planning Permit Reference: T170761 SPEAR Reference Number: S122141S Certification This plan is certified under section 6 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 Digitally signed by: Penny Carney for Cardinia Shire Council on 17/09/2018 Statement of Compliance issued: 08/05/2019	
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		
Nil	Nil		
NOTATIONS			
DEPTH LIMITATION: 15.24m Below the Surface SURVEY: This plan is based on Partial 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. 71			
EASEMENT INFORMATION			
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.			
Easement Reference	Purpose	Width (Metres)	Origin
E-1	Drainage	3.02	LP 62452
E-2	Powerline	See Plan	PS548036 & Sec. 88 Elect. Ind. Act 2000
E-2, E-3	Powerline	See Plan	This Plan & Sec. 88 Elect. Ind. Act 2000
NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		SURVEYORS FILE REF: 16188 Digitally signed by: Timothy Deane Walker, Licensed Surveyor, Surveyor's Plan Version (Version A), 13/07/2018, SPEAR Ref: S122141S	
		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
		PLAN REGISTERED TIME: 2:28PM DATE: 06/06/2020 G.LY Assistant Registrar of Titles	

PS 815307 E



NOBELIUS LAND SURVEYORS

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



SCALE 1:2500	
	LENGTHS ARE IN METRES

Digitally signed by: Timothy Deane Walker, Licensed Surveyor, Surveyor's Plan Version (Version A), 13/07/2018, SPEAR Ref: S122141S

ORIGINAL SHEET
SIZE: A3

SHEET 2

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AC921592V

16/06/2004 \$59

173

Planning and Environment Regulations 1998 No. 8

Form 13



Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A
RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged at the Land Titles Office by:

Name: * O'HALLORAN DAVIS
Phone: *
Address: * 288 1A
Ref: * Customer Code: *



DAC921592V-1-7

The Authority having made an agreement referred to in Section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land (Insert Volume and Folio reference) (if part only, define the part)

Certificate of Title Volume 9868 Folio 921

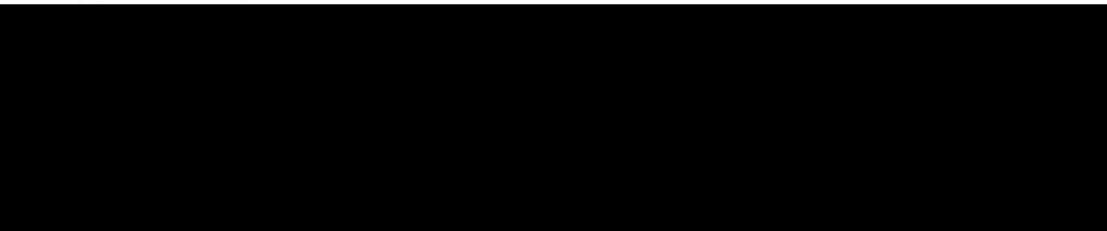
Authority (name and address)

Cardinia Shire Council, Municipal Offices, Henty Way, Pakenham 3810

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987

A copy of the Agreement is attached to this Application



Date: 11/5/04

16/6/04

Cardinia
ADVERTISED MATERIAL

Planning Application: t250522

Date Prepared: 09 January 2026

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This Agreement is made on the 11 day of May 2004

Between

AC921592V

16/06/2004 \$59

173

Cardinia Shire Council of Henty Way, Pakenham, Victoria
("the Council")

and

Andrew Michael Grant & Kathryn Theresa Grant
of 525 Seven Mile Road, Nar Nar Goon 3812
("the Owner/s")

Recitals

- A. The Owners are registered as owners of the land in Certificate of Title Volume 9868 Folio 921, being Part of Crown Allotment 27, Section G, Parish of Koo Wee Rup and known as 525 Seven Mile Road, Nar Nar Goon ("the Land").
- B. The Council is the Responsible Authority under the Planning and Environment Act 1987.
- C. Nobelius Land Surveyors on behalf of the Owners, made application to the Responsible Authority for a permit to re-subdivide the Land with three (3) other titles into two (4) lots.
- D. The Responsible Authority granted Planning Permit No. T030296 ("the Permit") on 30th July 2003 for the Land to be re-subdivided into four (4) lots subject to a condition.
- E. Condition 5 of the Permit provides that:

Prior to Statement of Compliance being issued, the permit holder must enter into a Section 173 agreement that requires the construction of an access driveway to lot 3, either prior to the sale of the lot or construction of a dwelling being commenced, whichever occurs first. The access driveway must be constructed in accordance with approval, and to the satisfaction, of the Council and Melbourne Water.

The form and content of the Agreement must be to the satisfaction of the responsible authority, and all costs relating to the preparation and registration of the Agreement on title must be met by the permit holder.

The Agreement


DAC921592V-2-5

I. Agreement to be binding on owners and their successors

- (1) The parties acknowledge and agree that this Agreement is made under Section 173 of the Planning and Environment Act 1987.

 Cardinia

ADVERTISED MATERIAL

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- (2) The obligations imposed on the Owners are binding on the successors, purchasers, transferees, mortgagees and assigns of the Owners and on any person obtaining possession of the Land or any part of the Land as if each of those persons had individually executed this Agreement.
- (3) The Owners must not sell, transfer, dispose of or part with possession of the Land or any part of it without first disclosing the existence and nature of this Agreement.

2. Covenants

The Owner covenant and agree with the Council that:

- (1) an access driveway to lot 3 will be constructed, either prior to the sale of lot 3 or prior to the commencement of construction for a dwelling on lot 3, whichever occurs first. The access driveway must be constructed in accordance with approval, and to the satisfaction, of the Council and Melbourne Water.

3. Terms and registration of this Agreement

- (1) The terms of this Agreement come into force immediately on execution, and runs with the Land.
- (2) The Owner/s must use their best endeavours to have a memorandum of this Agreement registered on the title to the Land by the Registrar of Titles in accordance with Section 181 of the Planning and Environment Act 1987.

4. Cost

The Owner/s must bear the cost of and incidental to the making and the registration of this Agreement.



AC921592V

16/06/2004 \$59

173



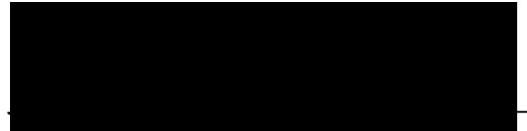
In witness whereof the parties have set their hands and seals the day and year set out above.

Witness

Signed by and on behalf, and with
the authority of the Cardinia Shire
Council by [REDACTED] in the
exercise of power conferred by
an, Instrument of Delegation
dated 16th October 2000.

11

Witness



DAC921592V-4-1

Mortgagee' Consent

The Commonwealth Bank of Australia as Mortgagee of the registered mortgage No. AB731013J consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

AC921592V

16/06/2004 \$59

173



Receipt

Receipt No	EPLAN010381
Amount Paid	\$487.50
Transaction Status	Processing
Transaction Date	1/09/2025 4:03:57 PM
Reference 1	T27696282
Reference 2	T250522
Reference 3	A32522JY

Applicant
Applicant Address

Owner
Owner Address

Preferred Contact
Preferred Contact Address



Site Address 539 Seven Mile Road Nar Nar Goon 3812

Portal Reference A32522JY
ReferenceNumber T250522

InvoiceNumber 499921
InvoiceDate 01-Sep-2025
InvoicePayByDate 01-Oct-2025

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 8	VicSmart application more than \$10, 000	\$487.50	100%	\$487.50
Total Amount				\$487.50



ADVERTISED MATERIAL

Planning Application: 1250522
Date Prepared: 09 January 2026

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