

Notice of Application for a Planning Permit

The land affected by the application is located at:	V01326 F091 CA 3 SEC A Station Street, Nar Nar Goon VIC 3812	
The application is for a permit to:	Subdivision of the land into three (3) lots	
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:	Nobelius Land Surveyors	
Application number:	T250715	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		31 March 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



Application Summary

Portal Reference A42538PA

Basic Information

Proposed Use The subdivision of the land into three (3) lots
 Current Use Vacant
 Site Address Station Street, Nar Nar Goon (Allot 3 Sec A Parish of Nar Nar Goon)

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? Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant			
Owner			
Preferred Contact			

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250715
 Date Prepared: 12 March 2026

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Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 20 To subdivide land (3 Lots)	\$1,496.10	100%	\$1,496.10
Total			\$1,496.10

Documents Uploaded

Date	Type	Filename
20-11-2025	Subdivision Plan	Copy of plan 28.10.25.pdf
20-11-2025	Subdivision Plan	Copy of title 28.10.25.pdf
20-11-2025	Explanatory Letter	Town Planning Report - Station St, NNG.pdf
20-11-2025	Explanatory Letter	Cover Letter - Station St, NNG.pdf
20-11-2025	Additional Document	Sub BN Ver 1.pdf
20-11-2025	Additional Document	Station St Concept Plan Ver 2.pdf
20-11-2025	Additional Document	25-11-03StationNarNarGoon.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]
Submission Date	20 November 2025 - 04:09: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.



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Purton Road, Pakenham, Victoria

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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T250715
Address of the Land:	V01326 F091 CA 3 SEC A, Station Street, Nar Nar Goon VIC 3812

APPLICANT DETAILS

Name:	
Organisation:	
Address:	0
Phone:	
Email:	

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Subdivision layout amended to reflect Council's preliminary comments. Introduction of Construction Impact Assessment report to suite of supporting documents.		



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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[Redacted]
Signature:	[Redacted]
Date:	02.02.26

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.



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

VOLUME 01326 FOLIO 091

Security no : 124129402625C
Produced 28/10/2025 12:17 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 3 Section A Parish of Nar-nar-goon.

REGISTERED PROPRIETOR



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ENCUMBRANCES, CAVEATS AND NOTICES



Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP551235J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ451148K (E)	CONV PCT & NOM ECT TO LC	Completed	05/08/2025
AZ458757U (E)	SURVIVORSHIP APPLICATION	Registered	06/08/2025
AZ737160D (E)	TRANSFER	Registered	24/10/2025
AZ737161B (E)	MORTGAGE	Registered	24/10/2025

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

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

Street Address: STATION STREET NAR NAR GOON VIC 3812

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP551235J
Number of Pages (excluding this cover sheet)	2
Document Assembled	28/10/2025 12:17

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TITLE PLAN		EDITION 1	TP 551235J
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<p>Location of Land</p> <p>Parish: NAR-NAR-GOON</p> <p>Township:</p> <p>Section: A</p> <p>Crown Allotment: 3</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 1326 FOL 091</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 1326 FOL. 091 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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Description of Land / Easement Information


Cardinia
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 Planning Application: T250715
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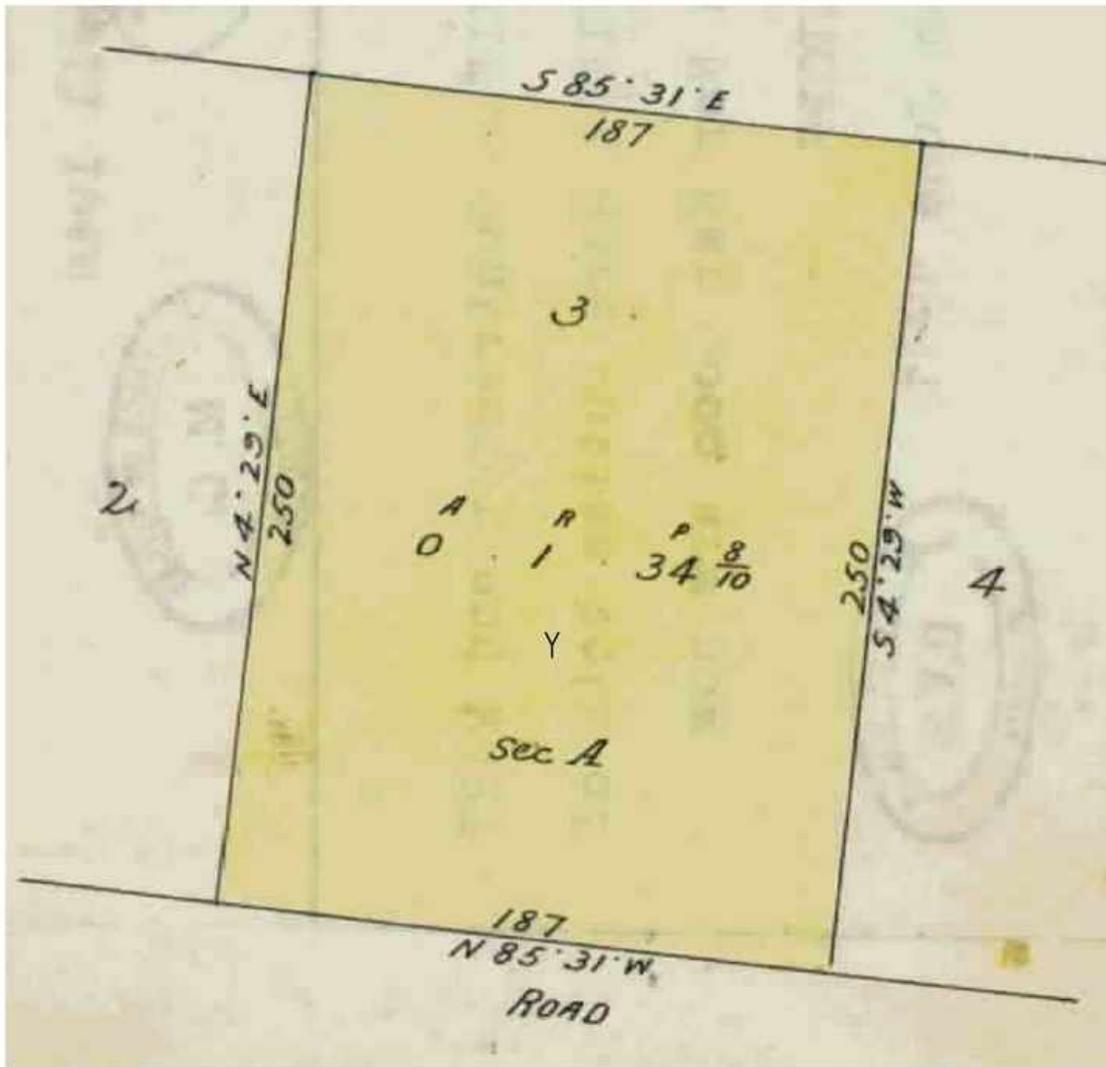
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THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 03/07/2000

VERIFIED: BH

COLOUR CODE
Y = YELLOW



TITLE PLAN

TP 551235J

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said Colony containing *one rood thirty four perches and eight tenths of a perch more or less being Allotment three of Section A in the Parish of Nar Nar Goon County of Mornington*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow

EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE

his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes

AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.



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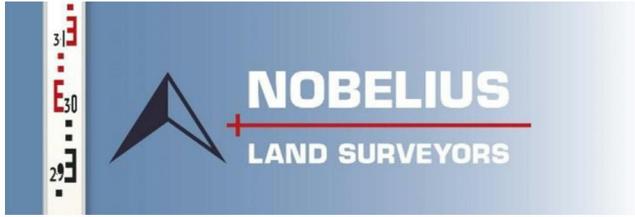
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LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets



20 Henry Street ABN: 25 006 181 344
 PO Box 461 PHONE: 03 5941 4112
 Pakenham EMAIL: mail@nobelius.com.au
 VIC 3810 WEB: www.nobelius.com.au

02nd February, 2026

Attn: [REDACTED]
 Statutory Planner
 Cardinia Shire Council



[REDACTED]
 Nobelius Land Surveyors
 20 Henry Street, Pakenham VIC 3810
 renee@nobelius.com.au

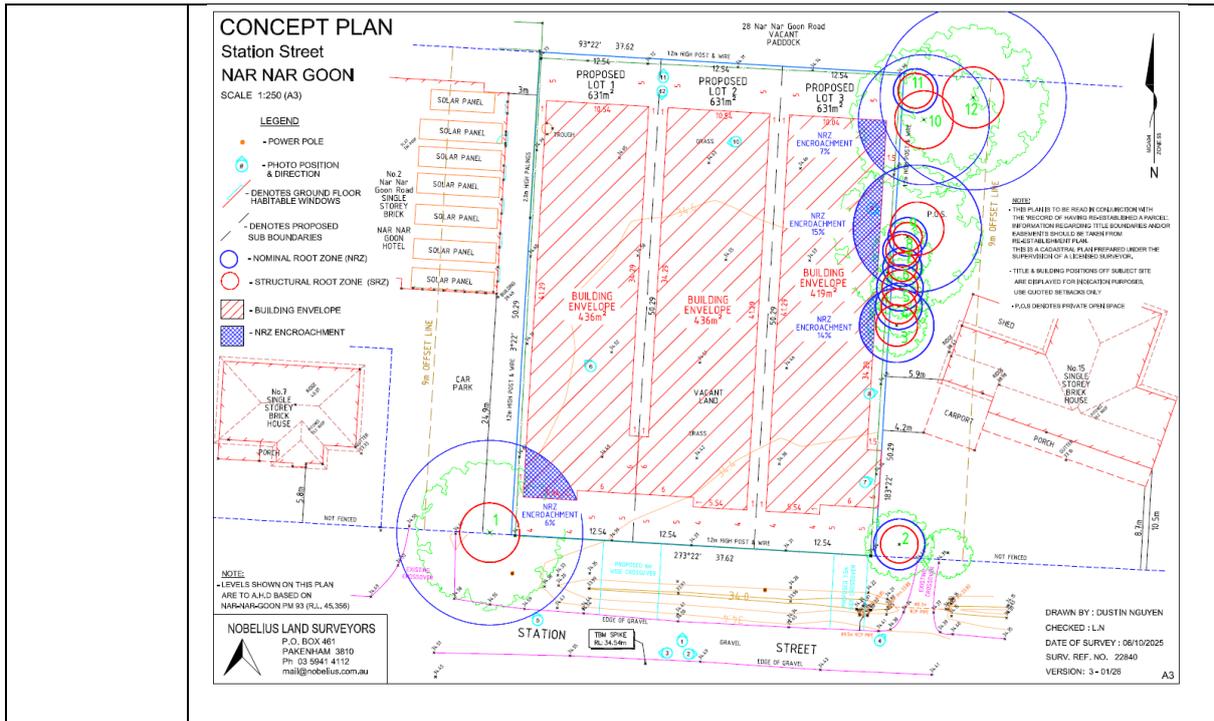
Dear [REDACTED]

Application No.: T250715
Proposal: Subdivision of the Land into three (3) lots
Location: V01326 F091 CA 3 SEC A, Station Street, Nar Nar Goon Vic 3812

Thank you for your request for further information under section 54 of the *Planning and Environment Act 1987* for the above-mentioned application. We wish to respond as follows:

REQUEST FOR FURTHER INFORMATION

1. SUBDIVISION PLAN	
A separate plan drawn to a stated scale, clearly showing indicative building envelopes for the proposed lots, to demonstrate how the proposed subdivision can practically accommodate future dwelling development.	
Response:	The Concept Plan has been amended to include indicative building envelopes for the proposed lots to demonstrate that they can practically accommodate future dwelling development:



2. TOWN PLANNING REPORT

The Town Planning Report amended to include an assessment against Clause 56.09-3 Fire hydrant's objective.

Response: The Town Planning report has been updated to address the above.

Three (3) fire hydrants are within the immediate vicinity of the subject site – one to the west at the Nar Nar Goon Road/Station Street intersection, and two to the east adjacent to 19 & 21 Station Street (shown as green dots on the extract of the SEW Asset Web Map below):



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3. CONSTRUCTION IMPACT ASSESSMENT

An Arboricultural Impact Assessment report prepared by a qualified experienced Arborist (minimum level 5 or equivalent). The report must include the following information for trees on the subject land within 15 metres of any proposed buildings and works (including adjoining properties and any street trees):

- a. Genus and species.
- b. Tree health and structure.
- c. The Diameter at Breast Height (DBH 1.3 metres above natural ground level) and the trunk circumference at 1 metre above natural ground level.
- d. Tree Protection Zone (TPZ).
- e. Structural Root Zone (SRZ).
- f. The percentage encroachment into all Tree Protection Zones (TPZ) by the proposed development.
- g. Show where the loss of TPZ (if any) will be made up in a location that is contiguous with the TPZ.
- h. The impact the proposal will have on the health and structural integrity of protected and retained trees.
- i. Explain the design and construction methods proposed to minimise impacts on all trees, where buildings and works encroach into TPZs.
- j. Show how protected/retained tree/s will remain viable under the proposed plans and suggested remedial works to reduce any adverse impacts to any significant trees.
- k. Recommendations to amend plans and minimise adverse impacts on protected trees during demolition and construction.
- l. Recommend measures necessary to protect the trees throughout all demolition and construction stages.
- m. A site map that clearly identifies the location of each tree numbered in the report (ensuring consistent numbering is used throughout application material).
- n. A Construction Impact Assessment for all trees within 15 metres of any proposed buildings and works, including distance to development, encroachment into tree protection zones and structural root zones (including any existing encroachments), and whether the tree will remain viable in accordance with AS4970-2025: Protection of trees on development sites. Specifically, the assessment must have regard to the impacts associated with the driveway, services and building envelopes for lot 3.

Response:	<p>The proposal has been informed by an arboricultural assessment of all trees adjoining the subject site.</p> <p>Please refer to the <i>Preliminary Arboricultural Assessment</i> report and <i>Construction Impact Assessment</i> reports prepared by ArbKey for all requested details, noting:</p> <ul style="list-style-type: none">• The TPZ and NRZ of assessed trees are incorporated into the Concept Plan. Tree identification numbers correlate with the ArbKey reports.• No demolition is required to facilitate the subdivision (the site is vacant).• No development is proposed as part of this subdivision application.• The indicative building envelopes and crossovers/accessways have been sensitively sited to minimise encroachment impacts to third party owned vegetation.• There is adequate area available within the front setbacks for services to be provided to each lot without TPZ or NRZ impacts.
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PRELIMINARY ASSESSMENT COMMENTS

SUBDIVISION DESIGN

Based on a review of the submitted subdivision plan, it appears that the proposed Lot 3 will be battle-axe in shape and located to the rear of Lots 1 and 2. Battle-axe style subdivision is a less desirable subdivision layout as it does not establish a sense of address and connection for the rear allotment to the street.

In the context of a site located in close proximity to Nar Nar Goon station, increased opportunities for dwellings to front the street can contribute to improve passive surveillance, pedestrian safety and overall streetscape presentation. This approach is consistent with the [Draft Nar Nar Goon Township Strategy](#) (the Strategy), which Council is anticipated to adopt early 2026. According to [Part C Strategic Framework](#) of the Strategy, a guideline relating to the public realm interface is to achieve the following:

“Passive surveillance to the street is to be prioritised. This can be achieved through street facing windows, low fencing and visible entrances to buildings from the street.”

Council considers that the subject site appears capable of accommodating a subdivision outcome where all three lots directly face the street, having regard to the width of the site, and ability to comply with Standard C8 of [Clause 56.04-2 Lot area and building envelopes objective](#).

Accordingly, Council recommends that the subdivision layout to be revised to enable all three lots to directly address the street, as an alternative to the proposed battle-axe arrangement, to support improved urban design and public realm outcomes.

Response:	The proposed subdivision layout has been reconfigured to adopt Council’s recommendation above. Three (3) standard rectangular lots of 631m ² are now proposed to help give effect to the draft Nar Nar Goon Township Strategy. Please refer to Concept Plan (Ver 3) and Proposed Plan of Subdivision (Ver 2) for further details. The Town Planning Report has been amended accordingly, and a completed section 50 amendment form accompanies this response.
------------------	--

REFERRALS

Please be aware that the Council will forward the application to the relevant departments and agencies for their comments. These comments may result in further clarification on issues or documentation not mentioned in this letter. We will advise you should any such matters arise.

Response:	Noted.
------------------	--------

We trust that the above has satisfied Council’s request and we look forward to proceeding to advertising. Should Council require any further information or wish to discuss our response further, please feel free to contact [REDACTED]

Warm Regards,

[REDACTED]
Town Planner

Nobelius Land Surveyors



TOWN PLANNING REPORT

THE SUBDIVISION OF THE LAND INTO THREE (3) LOTS

AT ALLOT 3 SEC A, STATION STREET, NAR NAR GOON VIC 3812



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

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



NOBELIUS

LAND SURVEYORS

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1. PRELIMINARY

ADDRESS	Allot 3 Sec A Parish of Nar Nar Goon Station Street, Nar Nar Goon
AREA	1,889m ²
RESPONSIBLE AUTHORITY	Cardinia Shire
ZONE	Neighbourhood Residential Zone - Schedule 1 (NRZ1)
OVERLAY	NA
BUSHFIRE PRONE AREA	Yes - part of the site is mapped within a designated BPA
CULTURAL HERITAGE	NA - the site is not within an area of potential cultural significance
NATIVE VEGETATION	NA - the site is less than 0.4ha and vacant of vegetation
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	NA

PROPOSAL	The subdivision of the land into (3) lots			
PERMIT TRIGGERS	Clause 32.09-3 Subdivision, a permit is required to subdivide land			
SUBMITTED DOCUMENTS	Copy of title and plan Feature survey plan – <i>Nobelius Land Surveyors</i> Concept plan (Ver 3) – <i>Nobelius Land Surveyors</i> Proposed Plan of Subdivision PS932892K – <i>Nobelius Land Surveyors</i> Arborist Report – <i>ArbKey</i>			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	RO	20 NOV 25	JB	1
	RO	28 JAN 26	JB	2



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2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowner and is submitted to Cardinia Shire Council in support an application to subdivide the land at Station Street, Nar Nar Goon (Allot A Sec 3 Parish of Nar Nar Goon) into three (3) lots.

The subject site is a large vacant lot of 1889m² in the centre of Nar Nar Goon, immediately to the north of the train Station and east of the commercial precinct. The land is contained within the Neighbourhood Residential Zone – Schedule 1 (NRZ1) in the Cardinia Planning Scheme and no overlays apply. Our proposal contemplates the subdivision of underutilised residential land in a well serviced location and will create three (3) lots of 631m². The proposed lots can connect to all services.

Council approval is sought pursuant to:

- **Clause 32.09-3 (NRZ)**, a permit is required to subdivide land.

This report will aim to demonstrate that the proposed subdivision is an appropriate planning outcome that helps give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework, and the relevant policies, objectives and strategies of the Cardinia Planning Scheme, particularly those that have regard for the better utilisation of existing urban land and the provision of infill development.

This report should be read in conjunction the following documents:

- Current copy of title and plan
- Feature Survey Plan – *Nobelius Land Surveyors*
- Concept Plan Ver 3 – *Nobelius Land Surveyors*
- Proposed Plan of Subdivision PS932892K Ver 2– *Nobelius Land Surveyors*
- Arborist Report - *ArbKey*



3. SUBJECT SITE AND SURROUNDING LOCALITY

SITE ANALYSIS

The subject land is formally described as Allotment A Section 3 Parish of Nar Nar Goon, with a street address of Station Street, Nar Nar Goon. The subject is a standard rectangular allotment with an area of 1,889m², frontage of 37.62m to Station Street to the south, and depth of 50.29m.

The land is vacant and grassed. The site boundaries are treated with post and wire fencing with a gate to the south-west of the Station Street frontage. No formal crossover to Station Street is constructed.

A recent aerial image identifying the subject site is provided below:



AERIAL IMAGE OF SUBJECT SITE (NEARMAP AUG 4, 2025)

A review of the Certificate of Title and plan does not identify any covenants or restrictions that prevent the proposal. An extract of TP551235J is provided below:





EXTRACT OF TP551235J IDENTIFYING THE SUBJECT SITE

SURROUNDS

Nar Nar Goon is a rural township and one of the 'railway' towns in the Cardinia Shire. Nar Nar Goon is located approximately 70 kilometres from the Melbourne CBD and 10 kilometres from Pakenham. The subject site is accessed via Station Street, a gravel street that connects to Nar Nar Goon Road to the west. Station Street features a concrete footpath and pedestrian access to Nar Nar Goon train station along the southern side of the street. Powerlines are overhead to the north of the street.

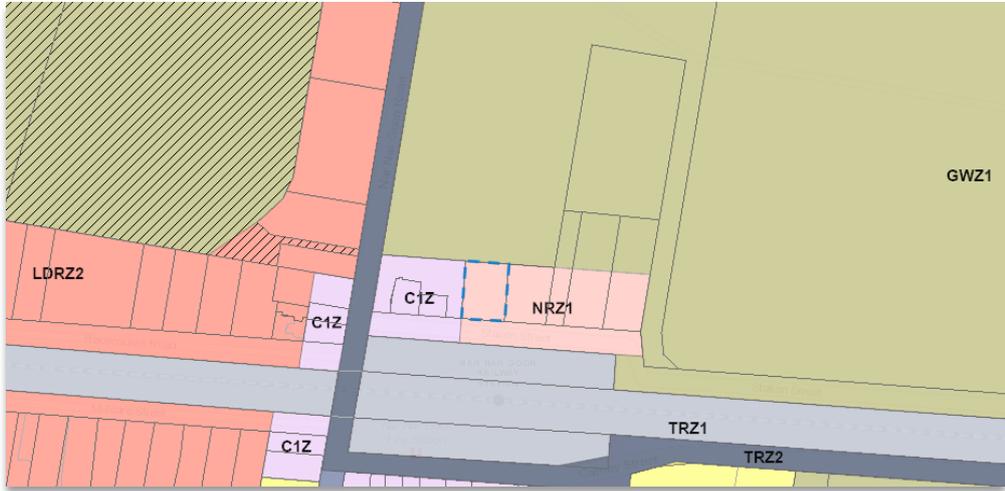
Nar Nar Goon is well serviced in terms of facilities, open space and public transport. The subject site is within 1 kilometre of the Main Street which offers a range of shops and services. Nar Nar Goon has excellent access to the Princes Highway and the employment and recreation opportunities of the outer South-East and West Gippsland regions.

The existing pattern of subdivision in Nar Nar Goon features a mix of lot sizes, with examples of both large 2-3 acre low density lots and small 180m² neighbourhood residential lots commensurate of unit development. Residential streets follow a traditional grid layout.

Land use and development immediately adjoining the subject site is tabled below:

NORTH	28 Nar Nar Goon Road (Lot 2 PS807649), a vacant irregular shaped GWZ lot of 6.94 ha.
EAST	15 Station Street (Allot 4 Sec A), a rectangular shaped NRZ lot of 1,905m ² . Developed with a single storey brick dwelling.
SOUTH	Abuts Station Street. Across Station Street is the Nar Nar Goon Train Station.

WEST	2 Nar Nar Goon Road (Lot 1 PS516663), an irregular shaped C1Z lot of 2,632m ² . It has been developed with a single storey brick building and is used as the Nar Nar Goon Hotel.
ZONING MAP (VICPLAN, 2025)	There is a mix of zoning in the immediate area including Neighbourhood Residential, Green Wedge, Commercial 1, Transport 1, Transport 2 and Low Density.



ZONING MAP (VICPLAN, 2025)

The subject site shares an interface with the Commercial 1 Zone to the immediate west, and the Green Wedge Zone – Schedule 1 to the immediate north.

PERMIT HISTORY

There is no recent planning permit history associated with this site.


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4. THE PROPOSAL

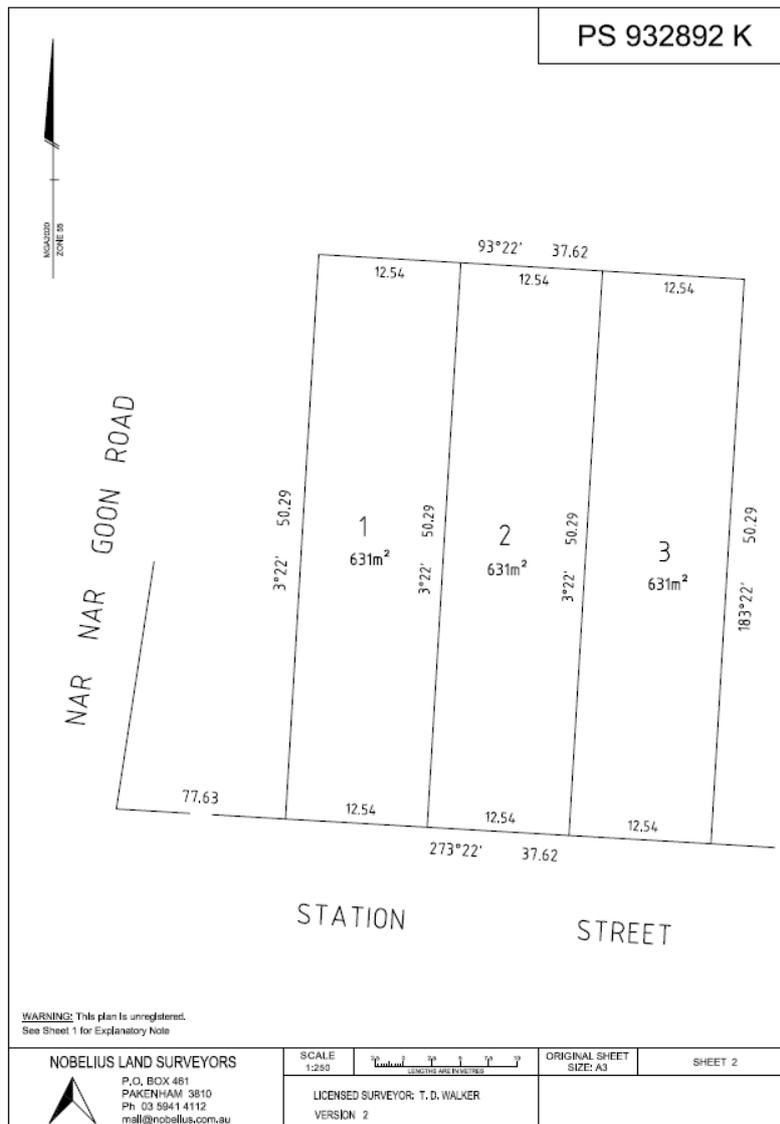
The applicant seeks approval to subdivide the land into three (3) lots.

A permit is required to subdivide land pursuant to **Clause 32.09-3 Subdivision**.

The subdivision design particulars are as follows:

- It is proposed to create three residential lots of 631m².
- All lots will be accessed via Station Street and can support a building envelope with minimum dimensions of 10m x 15m.
- All lots can connect to services, including reticulated sewer.
- The Nominal Root Zone (NRZ) of vegetation on adjoining land has been considered in the proposed layout (please refer to *ArbKey* report and NLS Concept Plan for further details).

The proposed lot configuration and lot dimensions and areas are as per the Plan of Subdivision PS932892K prepared by Nobelius Land Surveyors (below):



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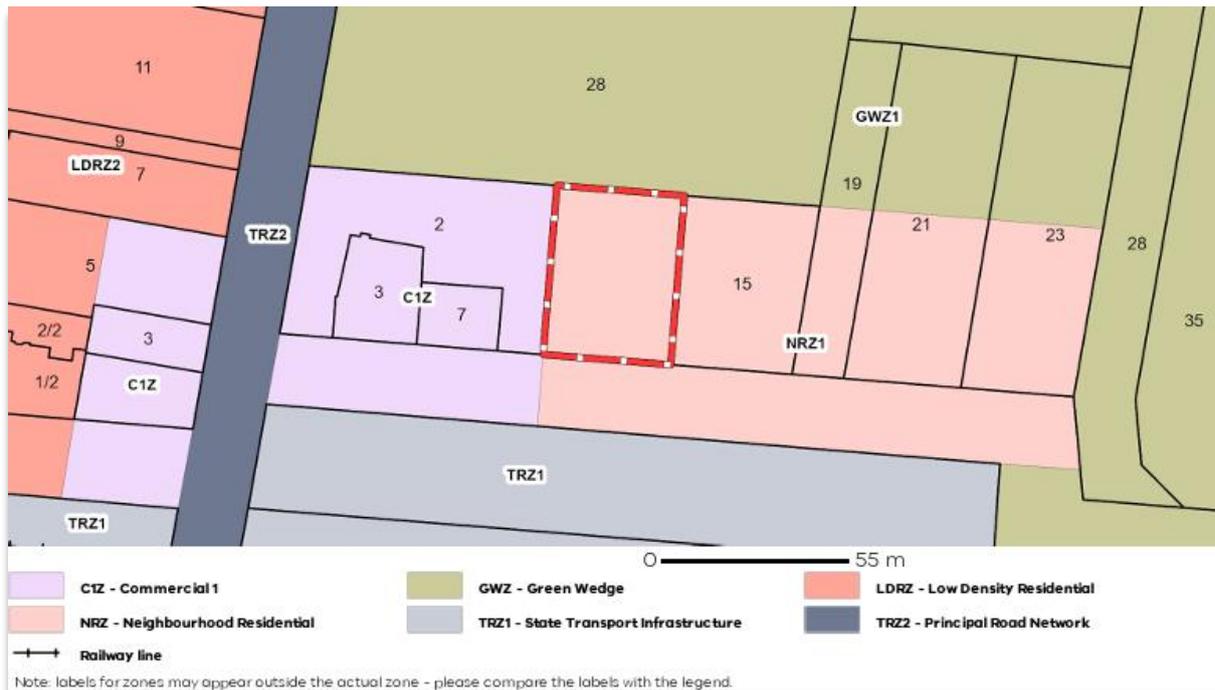
EXTRACT OF SHEET 2 PROPOSED PLAN OF SUBDIVISION PS323892K

5. RELEVANT PLANNING CONTROLS

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

32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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



ZONING MAP (VICPLAN, 2025)

PURPOSE

Clause 32.09 Neighbourhood Residential Zone has the following purposes relevant to this proposal:

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

PERMIT REQUIREMENT

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



SUBDIVISION REQUIREMENTS

An application to subdivide land into three (3) lots is required to meet the objectives and standards of Clause 56 except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

An assessment of the proposal against the above is provided in section 8 of this report.

DECISION GUIDELINES

The relevant decision guidelines contained in Clause 32.09 have been considered in the proposed design:

General

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

Subdivision

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

ASSESSMENT OF PROPOSAL AGAINST NRZ

The proposal represents an appropriate planning outcome when having regard for the purpose and decision guidelines of the zone.

The proposal:

- Is consistent with the Municipal Planning Strategy and Planning Policy Framework, particularly policies that support the better utilisation of existing urban land and infill development in well serviced locations.
- Is respectful of the rural character and village feel of Nar Nar Goon.
- Will not result in adverse impacts to existing rooftop solar energy systems on dwellings on adjoining land in a residential zone.
- Will enable the siting of future dwellings with side and rear setbacks that maintain the sense of spaciousness valued in Nar Nar Goon and enable opportunities for landscaping.
- Satisfactorily meets the relevant objectives and standards of Clause 56.

The proposed lot dimensions and areas respond to the existing pattern of subdivision and will not result in any detriment to surrounding land use and development or the character or environmental or landscape characteristics of Nar Nar Goon.



6. MUNICIPAL PLANNING STRATEGY

The relevant clauses contained in the Municipal Planning Strategy include:

CLAUSE 21.01 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION

The Cardinia Shire seeks to be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced with sustainable and sensitive development and population and economic growth.

The proposal is sensitive to the key influences and issues relating to the Shire, particularly those that have regard for settlement and housing:

- *The management of urban growth including urban pressures on the rural hinterland and the Western Port Green Wedge.*
- *The sustainable development of the Urban Established Areas, Urban Growth Area, and rural townships.*
- *The provision of appropriate rural residential and rural living development.*
- *The integration of health into planning communities to allow people to choose to be active in an environment that is convenient, safe and pleasant.*

The **Cardinia Shire Strategic Framework Plan** at **clause 21.01-5** designates Nar Nar Goon as a **Residential Area** in the Shire. Our proposal seeks to create three residential lots for infill development and does not contravene this strategic land use and development vision.

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CLAUSE 21.03 SETTLEMENT AND HOUSING

Clause 21.03-1 Housing outlines that the urban areas in the Shire will continue to provide diversity in housing types and density, particularly around activity centres, and the need to balance this in rural townships to protect township character. The proposal is consistent with Objective 1 and the strategy to ensure residential development and subdivisions are designed to be responsive to existing urban character.

Clause 21.03-4 Rural Townships identifies Nar Nar Goon as a large rural township and details the following key issues facing rural areas in the Shire:

- *Retaining and enhancing the existing rural township character.*
- *Setting clear limits for development for the townships.*
- *Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.*
- *Designing with regard to the surrounding unique characteristics of the townships.*

The proposal will provide for infill development immediately adjacent to a train station and within 1km of a range of services, facilities and open space. The proposed lot sizes are appropriate for the Nar Nar Goon locality when having regard for the existing pattern of subdivision and reflect an emerging trend towards smaller lot sizes commensurate of infill development within the township. The proposed lots have areas and dimensions that will enable the future construction of a single

detached dwelling on each lot. This will help to maintain the sense of spaciousness that contributes to the valued rural character and village feel of Nar Nar Goon.

7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1897. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 1, 15 & 16.

CLAUSE 11 SETTLEMENT

Clause 11 Settlement has regard for planning's role in providing housing and creating great places for Victorians to live, work and leisure and outlines that planning is to contribute towards the five pillars of *Plan for Victoria*:

- *Housing for all Victorians.*
- *Accessible jobs and services.*
- *Great places, suburbs and towns.*
- *Sustainable environments*
- *Self-determination and caring for Country.*



The relevant settlement policies under **Clause 11 Settlement** include:

- **Clause 11.01-1S Settlement** which seeks to *facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. VC283* recently introduced new settlement strategies under this clause, which include the need to *plan for the delivery of 2.24 million homes across Victoria by 2051 and to develop sustainable communities through a settlement framework that offers a range of housing choices; provides convenient access to jobs, services, infrastructure and community facilities; and takes into account regional and municipal contexts and frameworks;*
- **Clause 11.01-1R Green wedges – Metropolitan Melbourne** which seeks to *protect the green wedges of Metropolitan Melbourne from inappropriate development.* The proposal is consistent with the strategy to consolidate new residential development in existing settlements and in locations where planned services are available and green wedge values are protected; and
- **Clause 11.02-1S Development capacity** which has the objective to *ensure sufficient development opportunities are available to meet the needs of current and future Victorians.* Of salience is the strategy to *ensure that at least a 15 year supply of land and development capacity is available to meet housing targets;*

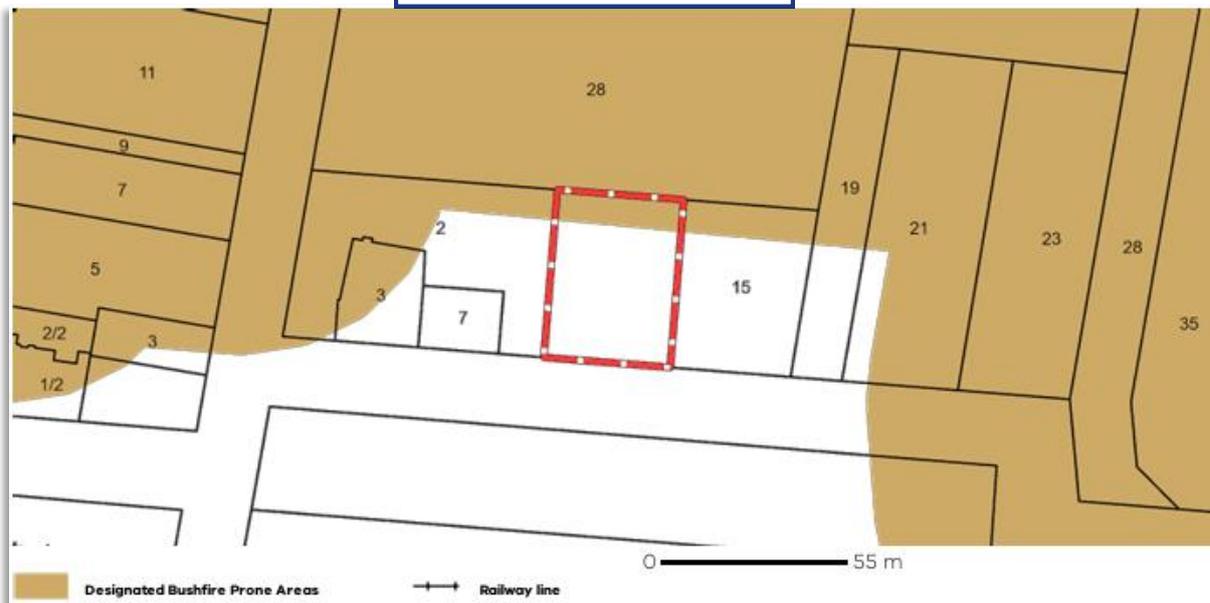
The proposal aligns with the above as it contemplates the provision of additional residential zoned lots in an existing urban area of the Shire with good access to services, facilities and public transport. The provision of additional residential lots within the Nar Nar Goon township boundary also helps to minimise urban pressures on the Shire's green wedges.

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 13.01-1S Natural hazards and climate change seeks to prioritise risk-based planning to minimise the impacts of natural hazards associated with climate change. One strategy that has salience here is the directive to focus growth and development to low-risk locations. The subject site is not subject to the intensified risks associated with bushfire (although the northern portion of the site abutting green wedge land is mapped within a designated bushfire prone area) and the site is not subject to inundation, thus making the site appropriate for residential use and development. Access to all lots will be via Station Street which is outside the designated bushfire prone area.

Clause 13.02-1S Bushfire planning acknowledges that high risk associated with some of the areas of the Shire. Nar Nar Goon is relatively flat with vegetation akin to grazed paddocks. Locating subdivision and infill development in an existing low risk area such as Nar Nar Goon meets the primary objective of all planning provisions that seek to mitigate bushfire risk.

The objective of **Clause 13.02-1S** is to “strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life” achieved through strategies that prioritise the *protection of human life* over all other policy considerations; “directing population growth and development to low-risk locations” and “ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire” with low risk location being those that are assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 (Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2020); and reducing community vulnerability to bushfire through the consideration of bushfire risk at all stages of the planning process. The subject site is partially within an identified Bushfire Prone Area as per the *VicPlan* extract below:



PART OF THE SUBJECT SITE IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA (VICPLAN, 2025)

Access for emergency services to the site, and egress options from the site are consistent with the standards of **clause 53.02** and the strategies of **clause 21.02-4 Bushfire management**. The proposed subdivision implies a modest increase to the residential population of Nar Nar Goon in an area that

provides service provision, interconnected road networks and is classified as a Low BAL area where the risk of bushfire can be mitigated to an acceptable level.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15 Built Environment and Heritage has the objective to ensure planning delivers high quality built form that is efficient, responds to surrounding character and the environment and associated risks, protects heritage, and provides the functionality required by the community.

The relevant **built environment and heritage** policies under **Clause 15** include:

- **Clause 15.01-3S Subdivision design** which seeks to *ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*. The proposal aligns with the strategies that have regard for the creation of compact neighbourhoods that have walkable distances between activities, reduce car dependency, and those that call for a range of lot sizes to accommodate a variety of dwelling and household types.
- **Clause 15.01-5S Neighbourhood character** has the objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

As previously discussed in this report, the subject site has excellent access to a range of services, facilities and public transport. The proposal seeks to create three lots that vary in terms of size from the larger lots traditionally seen in the Nar Nar Goon locality but are considered appropriate given the availability of reticulated sewer and proximity to the train station. All lots have areas and dimensions that can support a future dwelling capable of meeting the various needs and aspirations of a changing demographic in the Shire.



The proposal has been informed by a comprehensive site analysis and arboricultural assessment of vegetation adjoining the site to ensure the proposal responds to the key site features and constraints. The proposed lot sizes are appropriate when having regard for the existing pattern of subdivision and the evident preference for detached housing in Nar Nar Goon. The lots have sufficient area to ensure side and rear setbacks that promote a sense of spaciousness and can support landscaping to help enhance the rural character and village feel of Nar Nar Goon.

CLAUSE 16 HOUSING

Clause 16 has regard for planning's role in the provision of diverse, affordable and sustainable housing and supporting infrastructure.

16.01-1S Housing supply seeks to *facilitate well-located, integrated and diverse housing that meets community needs*. The proposal aligns with the housing supply strategy to *increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas*.

Table 1 Metropolitan Melbourne Housing Targets tables a housing target of 30,000 for Cardinia, with 9,000 of these to be provided in established areas of the Shire. The balance is to be provided within greenfield areas. Our proposal contemplates the provision of additional residential lots within an existing urban area and will enable infill development to help meet the aforementioned target.

8. PARTICULAR PROVISIONS

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

- **Clause 53.01 Public Open Space**
- **Clause 56 Residential Subdivision**

CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

Clause 53.01 Public open space contribution and subdivision outlines that *a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.*

This application for a three lot subdivision does not meet the exemptions at clause 53.01-1 or 53.01-2 and as such, we anticipate that the public open space contribution levy will be conditioned as part of any permit granted.

CLAUSE 56 RESIDENTIAL SUBDIVISION

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

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriately respond to the site and it's context for:*
 - *Metropolitan Melbourne Growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
 - *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation.*
 - *Liveable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*
 - *Integrated water management.*
 - *Site management.*
 - *Utilities.*

Under **Clause 32.09 Neighbourhood Residential Zone**, all relevant objectives and standards of Clause 56 should be met, excluding 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 & 56.06-6.

An assessment of the proposal against the relevant objectives and standards contained within Clause 56 is provided below:



CLAUSE	RESPONSE
56.01 SUBDIVISION SITE & CONTEXT DESCRIPTION AND DESIGN RESPONSE	<u>RESPONSE</u>
<p>56.01-1 Subdivision site and context description</p>	<p>The proposal has been informed by a comprehensive site analysis, including a feature survey and arboricultural assessment. This town planning report has provided a written response detailing the features of the site and surrounds, including information relating to the existing pattern of subdivision, the existing land uses, the location and use of existing buildings on adjoining land and details of abutting roads, and the location and type of significant vegetation on and adjoining the site.</p>
<p>56.01-2 Subdivision design response</p>	<p>This town planning report provides a detailed design response detailing how the proposed design derives from and responds to the site and its context and responds to the relevant planning policies, objectives and strategies in the Cardinia Planning Scheme.</p>
56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES	<u>RESPONSE</u>
<p>56.03-5 Neighborhood character objective</p> <ul style="list-style-type: none"> To design subdivisions that respond to neighbourhood character. <p style="text-align: center;">Standard C6</p>	<p>Complies with the neighbourhood character objective and Standard C6. Please read in conjunction with our response to Clause 15.01-5S Neighbourhood character.</p>
56.04 LOT DESIGN	<u>RESPONSE</u>
<p>56.04-1 Lot diversity and distribution objectives</p> <ul style="list-style-type: none"> To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distances of activity centres. To achieved increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types. <p style="text-align: center;">Standard C7</p>	<p>Complies with the lot diversity and distribution objectives and Standard C7. The proposed lot sizes are appropriate for the zone and have regard for the prevailing character of the area and the existing pattern of subdivision.</p>
<p>56.04-2 Lot area and building envelopes objective</p> <ul style="list-style-type: none"> To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. 	<p>Complies with the lot area and building envelopes objectives and Standard C8.</p> <p>The proposed subdivision layout provides three residential lots with areas and dimensions that can facilitate the construction of a single dwelling on each lot. All lots can achieve a building envelope within minimum dimensions of 10m x 15m. The proposed lots can support the siting and design of future dwellings with high amenity open space and solar access that enables the dwelling to achieve the energy</p>



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<p>Standard C8</p>	<p>rating requirements of the Building Regulations. All lots can achieve onsite car parking.</p>
<p>56.04-3 Solar orientation of lots objective</p> <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. <p>Standard C9</p>	<p>Complies with the solar orientation of lots objective and Standard C9.</p> <p>The lots have been orientated to conform to the existing grid pattern and the size and dimensions of the lots are adequate to protect solar access.</p>
<p>56.05 URBAN LANDSCAPE</p>	<p>RESPONSE</p>
<p>56.05-1 Integrated urban landscape objectives</p> <ul style="list-style-type: none"> To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of the new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. <ul style="list-style-type: none"> To provide for integrated water management systems and contribute to drinking water conservation. <p>Standard C12</p>	<p>The integrated urban landscape objectives and standard C12 are not applicable to this application as no streets or public open space are created as part of the proposed subdivision.</p> <div data-bbox="868 882 1267 1070" style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Cardinia ADVERTISED MATERIAL Planning Application: T250715 Date Prepared: 12 March 2026</p> <p><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></p> </div>
<p>56.06 ACCESS AND MOBILITY MANAGEMENT</p>	<p>RESPONSE</p>
<p>56.06-2 Walking and cycling network objectives</p> <ul style="list-style-type: none"> To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. <p>Standard C15</p>	<p>The walking and cycling network objectives and Standard C15 are not applicable to this application.</p>
<p>56.06-4 Neighbourhood street network objective</p> <ul style="list-style-type: none"> To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, 	<p>The neighbourhood street network objective and Standard C17 are not applicable. No streets are proposed to be created as part of this subdivision.</p>

<p><i>public transport and other motor vehicles using the neighbourhood street network.</i></p> <p>Standard C17</p>	
<p>56.06-5 Walking and cycling network detail objectives</p> <ul style="list-style-type: none"> <i>To design and construct footpaths, shared paths and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</i> <i>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i> <p>Standard C18</p>	<p>The walking and cycling network detail objectives and standard c18 are not applicable. No walking or cycling infrastructure is proposed.</p>
<p>56.06-8 Lot access objective</p> <ul style="list-style-type: none"> <i>To identify common areas and the purpose for which the area is commonly held.</i> <i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i> <ul style="list-style-type: none"> <i>To maintain direct public access throughout the neighborhood street network.</i> <p>Standard C21</p>	<p>Complies with the lot access objectives and Standard C21. The proposed lots have vehicular street access consistent with those requirements for Access Street – Level 1 (Table C1). The crossovers will be designed and constructed to the satisfaction of Council.</p>
	
<p>56.07 INTEGRATED WATER MANAGEMENT RESPONSE</p>	
<p>56.07-1 Drinking water supply objectives</p> <ul style="list-style-type: none"> <i>To reduce the use of drinking water.</i> <i>To provide an adequate, cost-effective supply of drinking water.</i> <p>Standard C22</p>	<p>Complies with the drinking water supply objectives and Standard C22. The supply of drinking water will be designed and constructed in accordance with the requirements, and provided to the boundary of all lots, to the satisfaction of the relevant water authority.</p>
<p>56.07-2 Reused and recycled water objective</p> <ul style="list-style-type: none"> <i>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</i> <p>Standard C23</p>	<p>Complies with the reused and recycled water objective and Standard C23. Where available, the supply of reused and recycled water will be designed, constructed and managed in accordance with the requirements, and provided to the boundary of all lots where available to the satisfaction of the relevant water authority.</p>
<p>56.07-3 Wastewater management objective</p> <ul style="list-style-type: none"> <i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</i> <p>Standard C24</p>	<p>Complies with the wastewater management objective and Standard C24. Wastewater systems will be designed, constructed and managed in accordance with the requirements, consistent with the relevant approved domestic wastewater management plan, and provided to the boundary of all lots to the satisfaction of the relevant water authority.</p>

<p>56.07-4 Stormwater management objectives</p> <ul style="list-style-type: none"> • <i>To minimise damage to properties and inconvenience to residents from stormwater.</i> • <i>To ensure that the street operates adequately during major storm events and provides for public safety.</i> • <i>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</i> • <i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i> <p style="text-align: center;">Standard C25</p>	<p>Complies with the stormwater management objectives and Standard C25. The modest subdivision is not foreseen to adversely impact on adjoining properties or properties that share a common means of drainage.</p> <div data-bbox="900 483 1238 647" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;"> Cardinia ADVERTISED MATERIAL Planning Application: T250715 Date Prepared: 12 March 2026</p> <p style="font-size: 8px; text-align: center;">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.</p> </div>
56.08 SITE MANAGEMENT	RESPONSE
<p>56.08-1 Site Management objectives:</p> <ul style="list-style-type: none"> • <i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i> • <i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i> • <i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i> <p style="text-align: center;">Standard C26</p>	<p>Can comply with the site management objectives and Standard C26. Relevant mitigation measures will be employed to minimise the potential for any adverse impacts to the environmental or the amenity of adjoining land.</p>
56.09 UTILITIES	RESPONSE
<p>56.09-1 Shared trenching objectives:</p> <ul style="list-style-type: none"> • <i>To maximise the opportunities for shared trenching.</i> • <i>To minimise constraints on landscaping within street reserves.</i> <p style="text-align: center;">Standard C27</p>	<p>Can comply with the shared trenching objectives and Standard C27. Shared trenching will be implemented where practical.</p>
<p>56.09-2 Electricity, telecommunications and gas objectives:</p> <ul style="list-style-type: none"> • <i>To provide public utilities to each lot in a timely, efficient and cost effective manner.</i> • <i>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</i> <p style="text-align: center;">Standard C28</p>	<p>Complies with the electricity, telecommunications and gas objectives and Standard C28. Electricity, telecommunications and reticulated water supply systems will be provided in shared trenches where possible with the requirements of the relevant servicing agency stipulated in any planning permit issued and provided to the satisfaction of the relevant authority.</p>

56.09-3 Fire hydrants objective:

- *To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.*

Complies with the fire hydrants objective and Standard C29.

The rear of the subject site is less than 100m from the closest fire hydrant (located to the east adjacent to 19 Station Street, Nar Nar Goon).

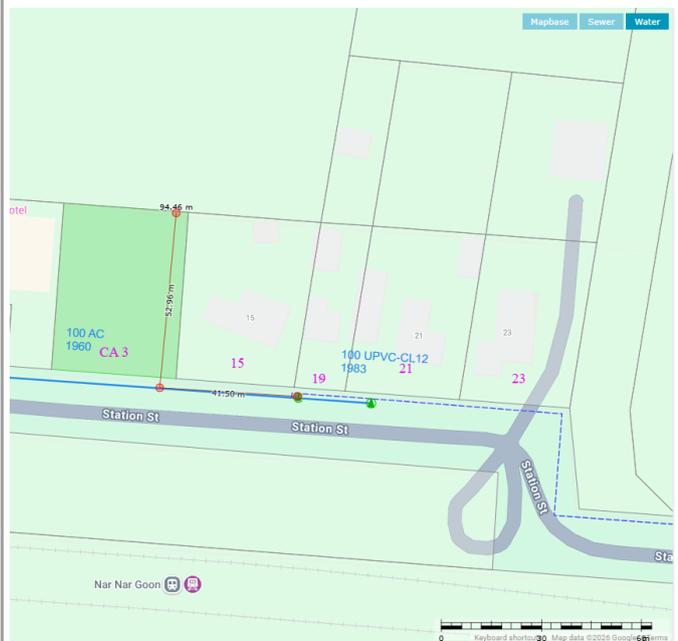
Three (3) fire hydrants are observed in the immediate vicinity of the subject site. One to the west at the Nar Nar Goon Road/Station Street intersection, and two to the east adjacent to 19 Station Street and 21 Station Street (as shown in green on the extract of the SEW Asset Web Map below):




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Distances from the closest fire hydrant to the rear of the subject site have been measured on the map below:



9. GENERAL PROVISIONS

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

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

CLAUSE 65 DECISION GUIDELINES

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

CLAUSE 65.01 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND	
DECISION GUIDELINES	RESPONSE
<i>Any significant effects the environment, including the contamination of land, may have on the use or development.</i>	To the best of our knowledge, the land is not identified as being contaminated. The site constraints and considerations of the land have been responded to throughout the design process.
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	The proposal helps to give effect to the MSS and the State and Local planning policies that have regard for the better utilisation of existing urban land and infill development in well serviced locations.
<i>The purpose of the zone, overlay or other provision.</i>	The proposal is consistent with the purpose and decision guidelines of the Neighbourhood Residential Zone- Schedule 1.
<i>The orderly planning of the area.</i>	The proposed subdivision creates three lots with areas and dimensions that are consistent with the existing pattern of subdivision and will contribute to the orderly planning of the area.
<i>The effect on the environment, human health and amenity of the area.</i>	The proposed subdivision will not adversely impact on the environment, human health or the amenity of the area.
<i>The proximity of the land to any public land.</i>	The proposal will not impact on any nearby public land.
<i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i>	The proposed subdivision will not contribute to any land degradation, salinity or reduction in water quality.



<i>The staging of the subdivision.</i>	This is not a staged subdivision.
<i>The design and siting of buildings have regard to safety and the risk of spread of fire.</i>	Not applicable.
<i>The provision of off-street parking.</i>	All lots can support onsite carparking.
<i>The functions of any body corporate.</i>	Not applicable.
<i>The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.</i>	All lots can connect to all services.
<i>If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.</i>	
<i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i>	No native vegetation is impacted by the proposal.
<i>The impact the development will have on the and future development and operation of the transport system.</i>	The proposal does not adversely impact on the current and future development and operation of the transport system.



10. CONCLUSION

It is submitted that the proposal is consistent with the relevant policies and provisions of the Cardinia Planning Scheme and should receive Council's full support for the following reasons:

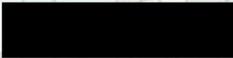
- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is consistent with the purpose and decision guidelines of the Neighbourhood Residential Zone;
- The proposed subdivision layout and lot sizes and dimensions will integrate satisfactorily within the existing pattern of subdivision;
- Vegetation impacts have been avoided and the subdivision layout provides opportunities for further landscaping;
- The proposal has satisfied all relevant objectives and standards of Clause 56;
- The proposal responds to the site features and has been informed by a comprehensive site analysis; and
- The proposal provides an excellent opportunity to create three residential zoned lots in a well serviced location.

Preliminary Arboricultural Assessment

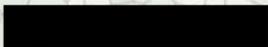
Location:

Station Street, Nar Nar Goon (3~A\PP3272)

Report Commissioned by:



Author:



Grad. Cert. Arb.

Arbkey ref: 25-11-03StationNarNarGoon.docx

Date submitted: November 18, 2025



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1 Introduction

Arbkey has been engaged by Daniel Smit to provide a Preliminary Arboricultural Assessment for trees potentially affected by an in-planning development at Station Street, Nar Nar Goon (3-A\PP3272). For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention in the landscape throughout nearby disturbance.
- Calculated the size of the Notional Root Zone (NRZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Provided recommendations to protect any trees through adjacent developments.



2 Site Details

The subject site is a 1892m² cleared property that is devoid of larger vegetation (Figure 1). Trees are not a feature of the site itself but are a feature of the borders of the adjacent properties. Development of the site is in the early planning phases



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Figure 1: Subject site

2.1 Planning and Policy Context

The subject site is located within Neighbourhood Residential Zone - Schedule 1 of the Cardinia Planning Scheme (DEECA 2025). The vegetation protection related planning or policy controls for the site and how they affect the assessed trees has been provided in Table 1.

Table 1: Vegetation controls at site

Planning/Policy Control	Overview of control	Trees affected
52.37 Canopy Trees	<p>A permit is required to remove, destroy or lop a tree within a residential zone that has:</p> <ul style="list-style-type: none"> • a height of more than 5 metres above ground level; and • a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and • a canopy diameter of at least 4 metres. <p>Where a dwelling exists on a lot, trees further than 6m from the front boundary and 4.5m from the rear boundary are considered exempt</p>	<p>Tree ID 1, 10, 11 and 12</p>

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

2.2 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

3 Methodology

On the 13 November 2025, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2025) likely to intersect the property at, Station Street, Nar Nar Goon (3-A\PP3272). The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Standard Height (DSH) at 1.4m above ground level (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree



Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DSH. To prevent trespass, DSH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Full data collection definitions are available in Appendix 6: Data Definitions.

3.1 Documents Reviewed

Table 2: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
Station St Concept Plan Ver 2	22840	Nobelius Land Surveyors	Feature Survey	6 October 2025

4 Observations

4.1 Tree Details

12 trees were assessed, all located within adjacent third-party managed property (Table 3). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 3: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	7	2, 3, 4, 5, 6, 7, 8
<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian Native	1	1
<i>Eucalyptus cladocalyx</i>	Sugar Gum	Australian Native	1	9
<i>Eucalyptus globulus</i>	Blue Gum	Australian Native	1	12
<i>Eucalyptus grandis</i>	Flooded Gum	Australian Native	1	10
<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	1	11

5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value of 'Third Party Ownership'. Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.



Figure 2: Tree 1 is located on adjacent property and was attributed an arboricultural value of 'Third Party Ownership'.

5.2 Notional Root Zone (NRZ) and Structural Root Zone (SRZ)

AS4970 (2025) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (NRZ) throughout nearby disturbance such as development. Further information on NRZs and SRZs has provided in Appendix 7: Structural Root Zone and Notional Root Zone Overview.

5.2.1 NRZ and SRZ details

NRZ and SRZ details for all trees has been supplied in Appendix 3: NRZ and SRZ Details.

5.2.2 NRZ and SRZ Map

Maps detailing the NRZ and SRZ have been provided in Appendix 4: NRZ and SRZ Map.

6 Conclusions and Recommendations

Development of the site at Station Street, Nar Nar Goon (3~A\PP3272) is currently in the early design phases. Arbkey has been engaged to assess the trees at or adjacent to the site. 12 trees were assessed, all located within adjacent property. Detailed assessments have been provided for each tree. Additionally, the notional root zone (NRZ) and structural root zone (SRZ) has been calculated for each tree as per AS4970 (2025). It is recommended that:

- The design team is made fully aware of the location, arboricultural value and planning/policy context of the trees including all appropriate tree protection measures, prior to finalising the design process. Particularly the notional root zone (NRZ) guidelines, dimensions, and requirements.
- Trees of higher arboricultural value are prioritised for retention throughout the design process.
- The proposed design ensures that the impact to the canopy and root systems of all trees to be retained, including those within adjacent property, is kept to a minimum and does not encroach on the tree's notional root zone (NRZ). If it is impossible to keep construction out of the NRZ then encroachment should ideally not exceed 10% of a tree's respective NRZ area.
 - If encroachment cannot be minimised to less than 10% of a tree's respective NRZ area, less than 20% may be acceptable following review and justification of the encroachment by a suitably qualified arborist. The implementation of tree sensitive construction methods or processes may be required for trees with this level of encroachment.
 - NRZ encroachment of greater than 20% is generally intolerable and should be avoided throughout the design process.
 - Where an NRZ is encroached, and the tree can be retained throughout the encroachment, the lost area of the NRZ must be compensated elsewhere in an area contiguous to the remaining NRZ.
- If, throughout the design process, the NRZ of trees will be impacted during the actual development, prior to construction commencement, an arboricultural impact assessment (AIA) should be prepared by a suitably qualified arborist.

7 References

AS 4970, 2025, Australian Standard, Protection of Trees on Development Sites, Standards Australia

DEECA 2025, Vicplan, Department of Energy, Environment and Climate Action,
<https://mapshare.vic.gov.au/vicplan/>

Harris, R.W., Clark, J.R. & Matheny, N.P., 1999, Arboriculture; Integrated management of landscape trees, shrubs, and vines, Prentice Hall, Upper Saddle River, New Jersey

IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia

Mattheck, C. and Breloer, H. 1994, The body language of trees: a handbook for failure analysis, London: HMSO



8 Appendix 1: Site Map



Figure 3: Site Map – Existing Conditions

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9 Appendix 2: Tree Details

Table 4: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	DSH [Stems] (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
1	<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian Native	17	14	80	85	Fair	Fair	Mature	15 to 40	Third Party Ownership	Subsp varieagata
2	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	6	5	22	28	Fair	Fair	Mature	15 to 40	Third Party Ownership	
3	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	6	5	32	36	Fair	Fair	Mature	5 to 15	Third Party Ownership	
4	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	6	4	20	24	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
5	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	6	3	20	25	Poor	Fair	Semi-mature	<5	Third Party Ownership	
6	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	4	3	11.4 [9, 7]	15	Poor	Poor	Semi-mature	<5	Third Party Ownership	
7	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	5	4	15	20	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
8	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	3	2	8	10	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
9	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Australian Native	17	11	55	65	Good	Fair	Mature	15 to 40	Third Party Ownership	
10	<i>Eucalyptus grandis</i>	Flooded Gum	Australian Native	17	14	56.4 [45, 34]	80	Good	Fair	Mature	15 to 40	Third Party Ownership	
11	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	5	4	19	24	Fair	Fair	Semi-mature	15 to 40	Third Party Ownership	
12	<i>Eucalyptus globulus</i>	Blue Gum	Australian Native	15	12	80	90	Good	Good	Mature	15 to 40	Third Party Ownership	



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10 Appendix 3: NRZ and SRZ Details

Table 5: NRZ and SRZ details of assessed trees (AS4970 2025)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	NRZ radius (m) AS4970	NRZ Area AS 4970 (m2)
1	<i>Corymbia citriodora</i>	Lemon-scented Gum	3.09	9.6	289.529
2	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	1.94	2.64	21.896
3	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	2.15	3.84	46.325
4	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	1.82	2.4	18.096
5	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	1.85	2.4	18.096
6	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	1.5	2	12.566
7	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	1.68	2	12.566
8	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	1.5	2	12.566
9	<i>Eucalyptus cladocalyx</i>	Sugar Gum	2.76	6.6	136.848
10	<i>Eucalyptus grandis</i>	Flooded Gum	3.01	6.77	143.988
11	<i>Melaleuca styphelioides</i>	Prickly Paperbark	1.82	2.28	16.331
12	<i>Eucalyptus globulus</i>	Blue Gum	3.17	9.6	289.529



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11 Appendix 4: NRZ and SRZ Map

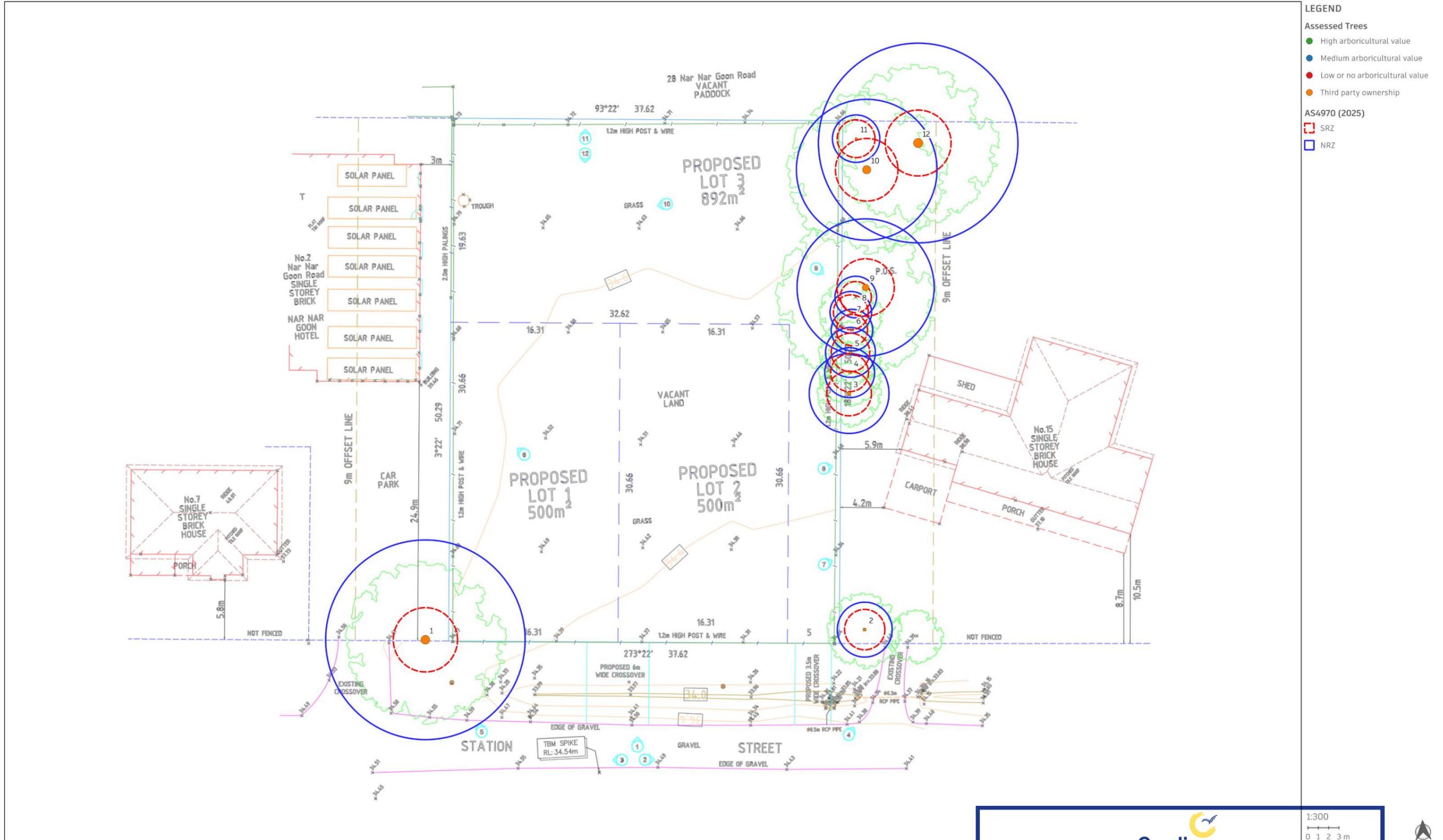


Figure 4: NRZ and SRZ Map

1:300
0 1 2 3 m

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12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4




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Tree ID: 5



Tree ID: 6



Tree ID: 7



Tree ID: 8



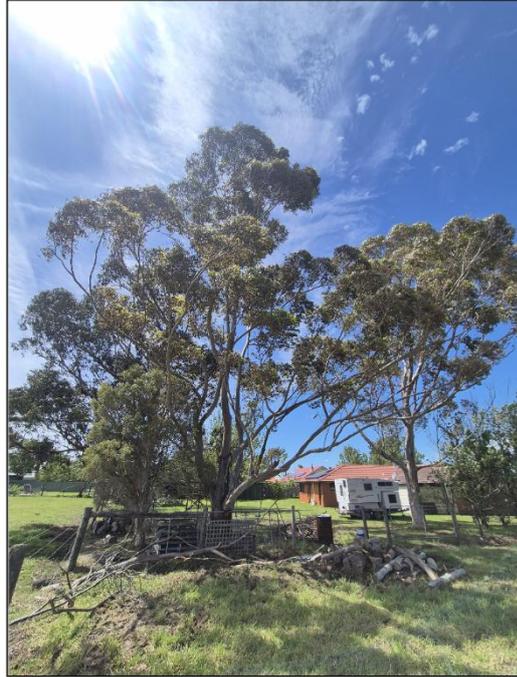

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Tree ID: 9



Tree ID: 10



Tree ID: 11



Tree ID: 12




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13 Appendix 6: Data Definitions

DSH (Diameter at Standard Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2025).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2025)

Health summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

Structure summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

Maturity summarises the life stage of the tree

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Significance indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

Low -

- The tree is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

Arboricultural Value is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the tree's ULE and Significance Values (Table 6).



Table 6: Matrix for the calculation of Arboricultural Value

ULE	Significance Value					
		High	Medium	Low	Dead/Irreversible Decline	Third Party Ownership
>40 years	High	Medium	Low	Low	Third Party Ownership	
15-40 years	High	Medium	Low	Low	Third Party Ownership	
5-15 years	High	Medium	Low	None	Third Party Ownership	
<5 years	Medium	Low	None	None	Third Party Ownership	
0 years	Low	None	None	None	Third Party Ownership	

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

14 Appendix 7: Structural Root Zone and Notional Root Zone Overview

14.1 Structural Root Zone (SRZ)

The SRZ is an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2025) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

14.2 Notional Root Zone (NRZ)

The NRZ is an indication of the area surrounding the base of a tree that is required for its viability. AS 4970 (2025) provides a method for calculating the standard area of NRZ's. For all broadleaf trees, the radius of the NRZ is calculated as:

$$12 * DSH$$

For grass like trees such as palms or tree ferns; NRZs are calculated as 2m in radius.

Dead trees are attributed a NRZ of the same size as their SRZ as only their stability can be protected and not their vigour

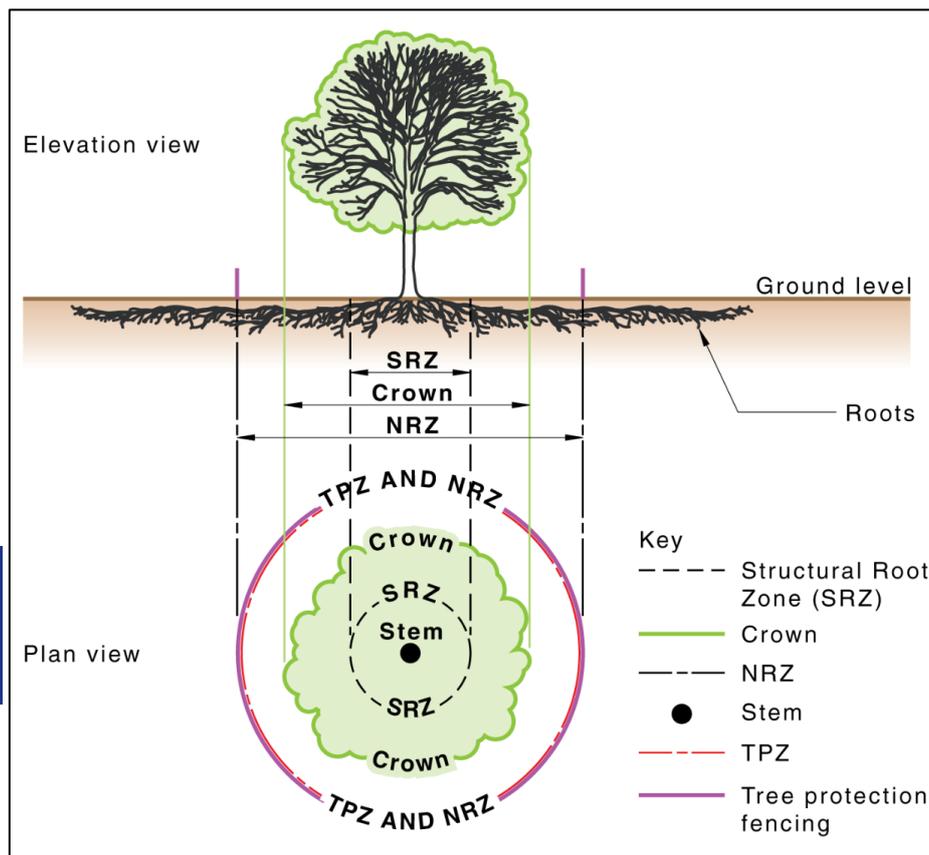


Figure 5: Diagram of NRZ and SRZ (AS 4970 2025)

Arboricultural Impact Assessment

Location:

Station Street, Nar Nar Goon (3~A\PP3272)

Report Commissioned by:



Author:



Grad. Cert. Arb.

Arbkey ref: 25-11-03IMPACTStationNarNarGoon.docx

Date submitted: January 29, 2026



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1 Introduction

Arbkey has been engaged by Daniel Smit to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at Station Street, Nar Nar Goon (3~A\PP3272). Arboricultural Impact Assessments are a procedure for determining the viability of trees at the design and review stage of a project. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention throughout nearby disturbance.
- Calculated the size of the Notional Root Zone (NRZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Calculated and provided comment regarding the impact of the proposed development to the trees NRZs and assessed the suitability for retention of all trees against the current development plans.
- Provided recommendations to protect any trees through the proposed developments.



2 Site Details

The subject site is a 1892m² cleared property that is devoid of larger vegetation (Figure 1). Trees are not a feature of the site itself but are a feature of the borders of the adjacent properties.




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Figure 1: Subject site

2.1 Development Proposal

Subdivision of the property into three (3) lots and establishment of building envelopes and vehicle crossings for each lot is proposed.

2.2 Planning and Policy Context

The subject site is located within Neighbourhood Residential Zone - Schedule 1 of the Cardinia Planning Scheme (DEECA 2025). The vegetation protection related planning or policy controls for the site and how they affect the assessed trees has been provided in Table 1.

Table 1: Vegetation controls at site

Planning/Policy Control	Overview of control	Trees affected
52.37 Canopy Trees	<p>A permit is required to remove, destroy or lop a tree within a residential zone that has:</p> <ul style="list-style-type: none"> • a height of more than 5 metres above ground level; and • a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and • a canopy diameter of at least 4 metres. <p>Where a dwelling exists on a lot, trees further than 6m from the front boundary and 4.5m from the rear boundary are considered exempt</p>	<p>Tree ID 1, 10, 11 and 12</p>

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

2.3 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

3 Methodology

On the 13 November 2025, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with notional root zones (AS4970 2025) likely to intersect the property at, Station Street, Nar Nar Goon (3~A\PP3272). The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Standard Height (DSH) at 1.4m above ground level (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DSH. To prevent trespass, DSH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Encroachment of NRZs by the development has been calculated using GIS software.

Full data collection definitions are available in Appendix 6: Data Definitions.



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3.1 Documents Reviewed

Table 2: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
Station St Concept Plan Ver 3 - Building Envelopes	22840	Nobelius Land Surveyors	Plans	6 Oct 2025

4 Observations

4.1 Tree Details

12 trees were assessed, all within adjacent third-party managed property (Table 3). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 3: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	7	2, 3, 4, 5, 6, 7, 8
<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian Native	1	1
<i>Eucalyptus cladocalyx</i>	Sugar Gum	Australian Native	1	9
<i>Eucalyptus globulus</i>	Blue Gum	Australian Native	1	12
<i>Eucalyptus grandis</i>	Flooded Gum	Australian Native	1	10
<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	1	11

5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value of 'Third Party Ownership'. Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.



Figure 2: Tree 1 is located on adjacent property and was attributed an arboricultural value of 'Third Party Ownership'.

5.2 Notional Root Zone (NRZ) and Structural Root Zone (SRZ)

AS4970 (2025) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (NRZ) throughout nearby disturbance such as development. Further information on NRZs and SRZs has provided in Appendix 7: Structural Root Zone and Notional Root Zone Overview

5.2.1 NRZ and SRZ details

NRZ and SRZ details for all trees has been supplied in Appendix 3: NRZ and SRZ Details.

5.3 Arboricultural Impact, NRZ Encroachment and Viability

5.3.1 Impact of design on trees to be retained

To assess the viability of the trees throughout the design’s implementation, their NRZ and SRZ has been calculated and mapped as per AS4970 (2025). Where a development’s footprint overlaps a NRZ it is termed ‘encroachment’ within AS4970 (2025). AS4970 (2005) categorises NRZ encroachment into:

- Minor (<= 10% NRZ encroachment)
 - Minor NRZ encroachment is unlikely to cause a significant impact to tree health or longevity and is considered generally acceptable. Trees with ‘Minor’ NRZ encroachment would remain viable throughout the implementation of the proposed design without the implementation of encroachment mitigation measures.
- Moderate (>10% and <= 20% NRZ encroachment)
 - Moderate NRZ encroachment is considered tolerable providing that an arborist demonstrates, usually through desktop analysis and/or recommendations of construction controls, that the tree would remain viable throughout the NRZ encroachment.
- Major (>20% NRZ encroachment)
 - Major NRZ encroachment is considered generally intolerable. To manage these trees throughout the development either:
 - an alternative design must be explored with the design team, or
 - a detailed investigation and/or justifications must be undertaken/supplied by an arborist that demonstrates that the tree would remain viable throughout the major NRZ encroachment.

Four (4) of the trees have NRZ encroached by the proposed development’s footprint (Table 5).

Table 4: Overview of trees with NRZ encroached by the design footprint.

Encroachment Classification (AS4970 2025)	Count	Tree ID
Minor (<=10% Encroachment) Generally Acceptable	2	1, 10
Moderate (10% - 20% Encroachment) Generally Tolerable with Arborist Review	2	3, 9

Table 5: Trees with NRZ encroached by the design footprint.

Tree ID	Genus Species	Common Name	NRZ Encroachment (%)	SRZ Encroachment?	Encroachment Classification
1	<i>Corymbia citriodora</i>	Lemon-scented Gum	6.26	No	Minor
3	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	14.46	No	Moderate
9	<i>Eucalyptus cladocalyx</i>	Sugar Gum	15.45	No	Moderate
10	<i>Eucalyptus grandis</i>	Flooded Gum	7.37	No	Minor

The remaining trees do not have NRZ encroached by the design footprint and would remain viable throughout the design’s implementation.

5.3.2 NRZ, SRZ and Encroachment Map

Maps detailing the NRZ, SRZ and Encroachment have been provided in Appendix 4: NRZ, SRZ and Encroachment Map.

5.3.3 Mitigation measures

Considering their relatively low NRZ encroachment (<16%) and species' tolerance to below ground disturbance, both trees with 'Moderate' NRZ encroachment, Trees 3 and 9, could be retained throughout the proposal's implementation if general tree protection measures, such as isolation through fencing were implemented successfully during the construction process.

6 Conclusions and Recommendations

Subdivision of the property into three (3) lots and establishment of building envelopes and vehicle crossings for each lot is currently proposed at Station Street, Nar Nar Goon (3-A\PP3272). Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. 12 trees were assessed, all within adjacent property.

To assess the viability of the trees throughout the design's implementation, their notional root zone (NRZ) and structural root zone (SRZ) has been calculated and mapped as per AS4970 (2025). Where a development's footprint overlaps a NRZ it is termed 'encroachment' within AS4970 (2025). Four (4) of the trees have NRZ encroached by the proposed design footprint.

Table 6: Overview of trees with NRZ encroached by the design footprint.

Encroachment Classification (AS4970 2025)	Count	Tree ID
Minor (<=10% Encroachment) Generally Acceptable	2	1, 10
Moderate (10% - 20% Encroachment) Generally Tolerable with Arborist Review	2	3, 9

Considering their relatively low NRZ encroachment (<16%) and species' tolerance to below ground disturbance, both trees with 'Moderate' NRZ encroachment, trees 3 and 9, could be retained throughout the proposal's implementation if general tree protection measures, such as isolation through fencing were implemented successfully during the construction process.

The remaining trees do not have NRZ encroached by the design footprint and would remain viable throughout the design's implementation. It is recommended that:

- Prior to the commencement of any construction or demolition activities, a Tree Protection Specification (TPS) and Tree Protection Plan (TPP) in accordance with AS4970 (2025) is prepared outlining the procedure for protecting any impacted trees throughout the implementation of the endorsed design.

7 References

AS 4970, 2025, Australian Standard, Protection of Trees on Development Sites, Standards Australia

DTP 2026, Vicplan, Department of Transport and Planning, <https://mapshare.vic.gov.au/vicplan/>

Harris, R.W., Clark, J.R. & Matheny, N.P., 1999, Arboriculture; Integrated management of landscape trees, shrubs, and vines, Prentice Hall, Upper Saddle River, New Jersey

IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia

Mattheck, C. and Breloer, H. 1994, The body language of trees: a handbook for failure analysis, London: HMSO

8 Appendix 1: Site Map



Figure 3: Site Map – Existing Condition



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9 Appendix 2: Tree Details

Table 7: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	DSH [Stems] (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
1	<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian Native	17	14	80	85	Fair	Fair	Mature	15 to 40	Third Party Ownership	Subsp varieagata
2	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	6	5	22	28	Fair	Fair	Mature	15 to 40	Third Party Ownership	
3	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	6	5	32	36	Fair	Fair	Mature	5 to 15	Third Party Ownership	
4	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	6	4	20	24	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
5	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	6	3	20	25	Poor	Fair	Semi-mature	<5	Third Party Ownership	
6	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	4	3	11.4 [9, 7]	15	Poor	Poor	Semi-mature	<5	Third Party Ownership	
7	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	5	4	15	20	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
8	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	3	2	8	10	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
9	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Australian Native	17	11	55	65	Good	Fair	Mature	15 to 40	Third Party Ownership	
10	<i>Eucalyptus grandis</i>	Flooded Gum	Australian Native	17	14	56.4 [45, 34]	80	Good	Fair	Mature	15 to 40	Third Party Ownership	
11	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	5	4	19	24	Fair	Fair	Semi-mature	15 to 40	Third Party Ownership	
12	<i>Eucalyptus globulus</i>	Blue Gum	Australian Native	15	12	80	90	Good	Good	Mature	15 to 40	Third Party Ownership	



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10 Appendix 3: NRZ and SRZ Details

Table 8: NRZ and SRZ details of assessed trees (AS4970 2025)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	NRZ radius (m) AS4970	NRZ Area AS 4970 (m2)
1	<i>Corymbia citriodora</i>	Lemon-scented Gum	3.09	9.6	289.529
2	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.94	2.64	21.896
3	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	2.15	3.84	46.325
4	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.82	2.4	18.096
5	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.85	2.4	18.096
6	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.5	2	12.566
7	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.68	2	12.566
8	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.5	2	12.566
9	<i>Eucalyptus cladocalyx</i>	Sugar Gum	2.76	6.6	136.848
10	<i>Eucalyptus grandis</i>	Flooded Gum	3.01	6.77	143.988
11	<i>Melaleuca styphelioides</i>	Prickly Paperbark	1.82	2.28	16.331
12	<i>Eucalyptus globulus</i>	Blue Gum	3.17	9.6	289.529



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11 Appendix 4: NRZ, SRZ and Encroachment Map

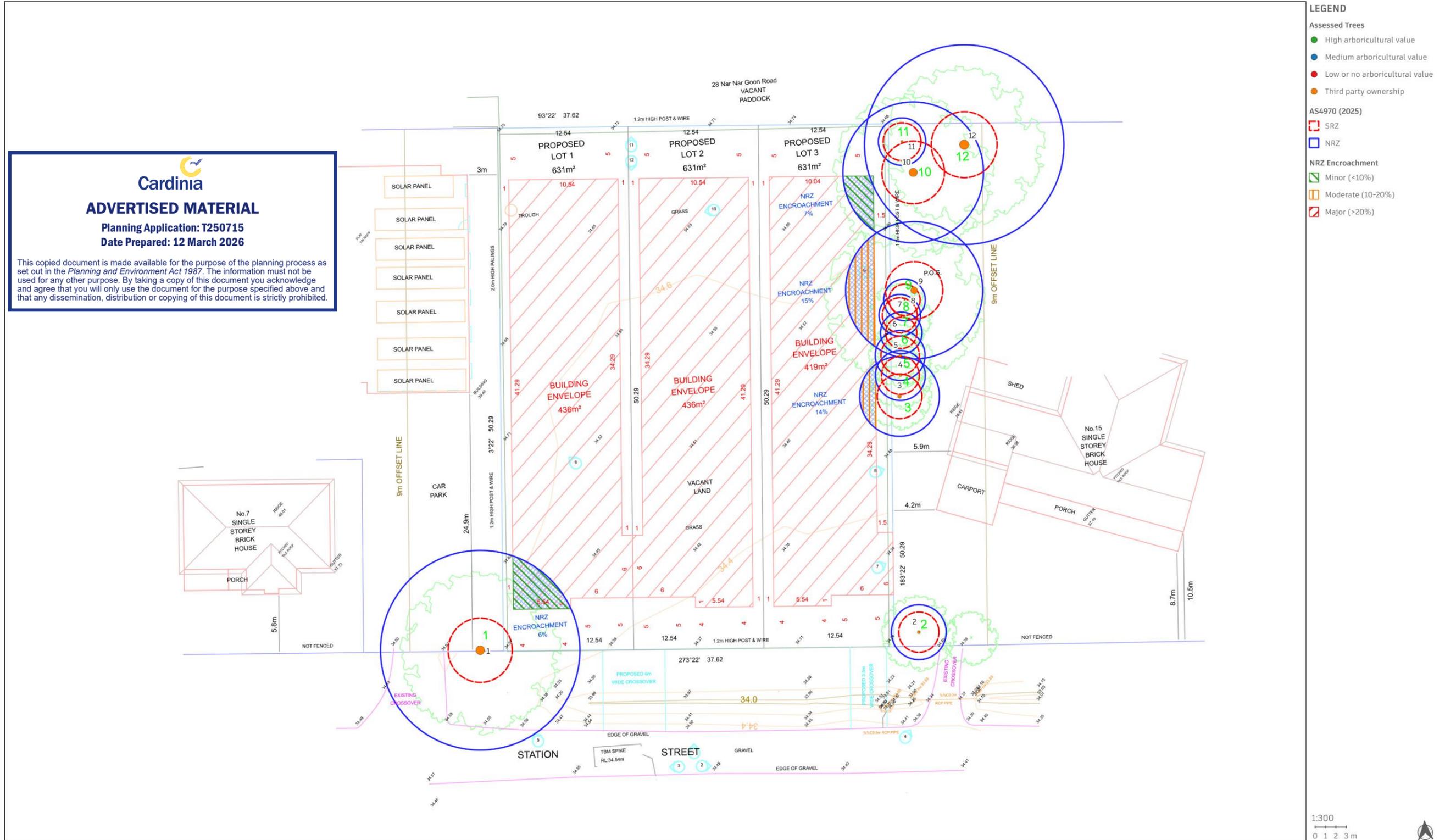


Figure 4: NRZ, SRZ and Encroachment Map

12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4




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Tree ID: 5



Tree ID: 6



Tree ID: 7



Tree ID: 8



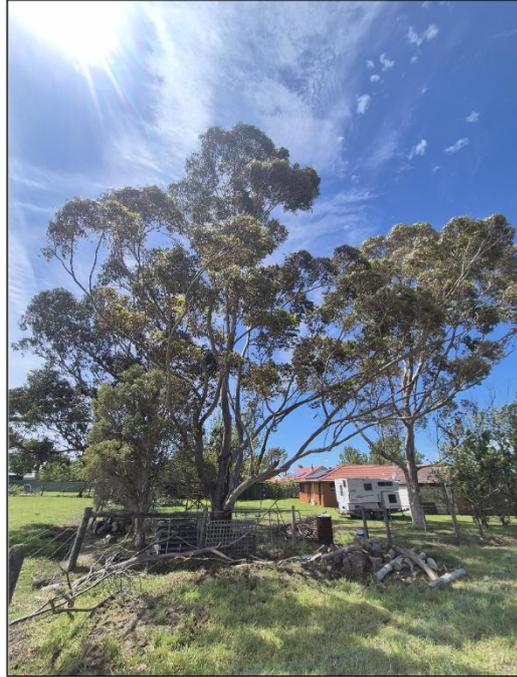

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Tree ID: 9



Tree ID: 10



Tree ID: 11



Tree ID: 12




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13 Appendix 6: Data Definitions

DSH (Diameter at Standard Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2025).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2025)

Health summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

Structure summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

Maturity summarises the life stage of the tree.

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Significance indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions



Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

Low -

- The tree is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

Arboricultural Value is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 9).

Table 9: Matrix for the calculation of Arboricultural Value

ULE	Significance Value				
	High	Medium	Low	Dead/Irreversible Decline	Third Party Ownership
>40 years	High	Medium	Low	Low	Third Party Ownership
15-40 years	High	Medium	Low	Low	Third Party Ownership
5-15 years	High	Medium	Low	None	Third Party Ownership
<5 years	Medium	Low	None	None	Third Party Ownership
0 years	Low	None	None	None	Third Party Ownership

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.


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14 Appendix 7: Structural Root Zone and Notional Root Zone Overview

14.1 Structural Root Zone (SRZ)

The SRZ is an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2025) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

14.2 Notional Root Zone (NRZ)

The NRZ is an indication of the area surrounding the base of a tree that is required for its viability. AS 4970 (2025) provides a method for calculating the standard area of NRZ's. For all broadleaf trees, the radius of the NRZ is calculated as:

$$12 * DSH$$

For grass like trees such as palms or tree ferns; NRZs are calculated as 2m in radius.

Dead trees are attributed a NRZ of the same size as their SRZ as only their stability can be protected and not their vigour

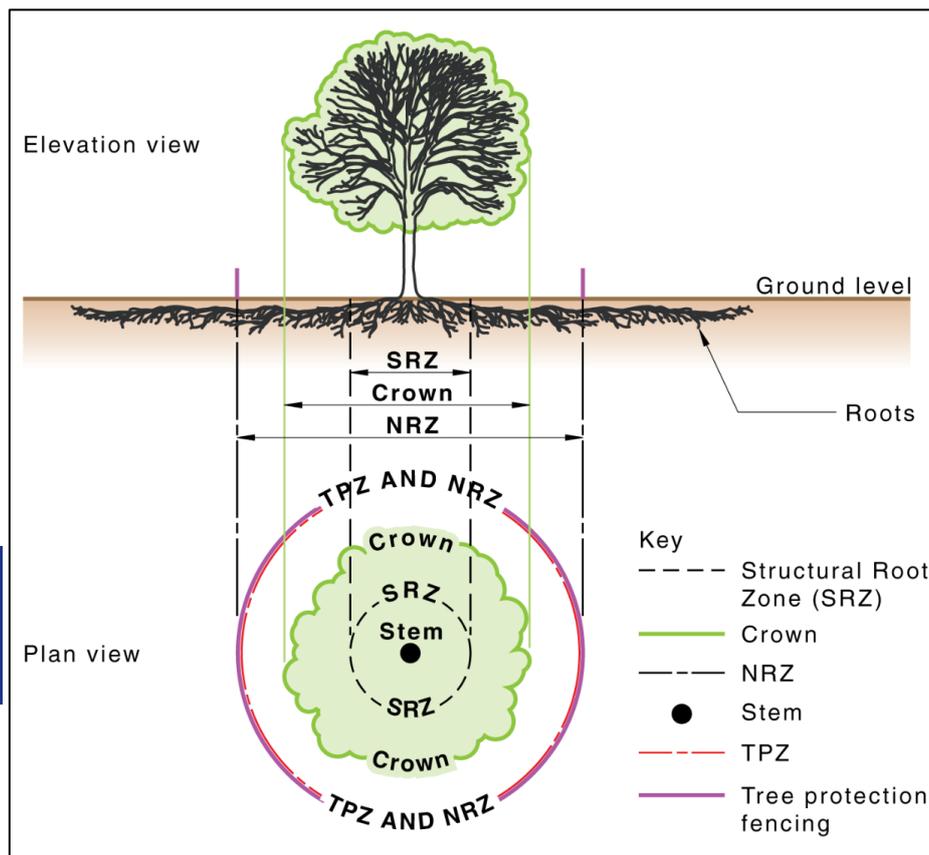


Figure 5: Diagram of NRZ and SRZ (AS 4970 2025)

PLAN OF SUBDIVISION

EDITION 1

PS 932892 K

LOCATION OF LAND

PARISH: Nar-Nar-Goon

TOWNSHIP: ---

SECTION: A

CROWN ALLOTMENT: 3

CROWN PORTION: ---

TITLE REFERENCE: Vol. 1326 Fol. 091

LAST PLAN REFERENCE: TP 551235 J

POSTAL ADDRESS: Station Street, Nar Nar Goon 3812
(at time of subdivision)

MGA CO-ORDINATES: E: 374 720 ZONE: 55
(of approx centre of land in plan) N: 5 784 260 GDA 2020

Council Name: Cardinia Shire Council

EXPLANATORY NOTE:

WARNING: This plan is unregistered.
Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered. Any internal dimensions shown are based on design only. They are subject to change once as-built measurements are taken.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

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

This survey has been connected to permanent marks No(s). 14 & 142

In Proclaimed Survey Area No. 71



ADVERTISED MATERIAL
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EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

NOBELIUS LAND SURVEYORS



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

SURVEYORS FILE REF: 22840

LICENSED SURVEYOR: T. D. WALKER
VERSION 2

ORIGINAL SHEET
SIZE: A3

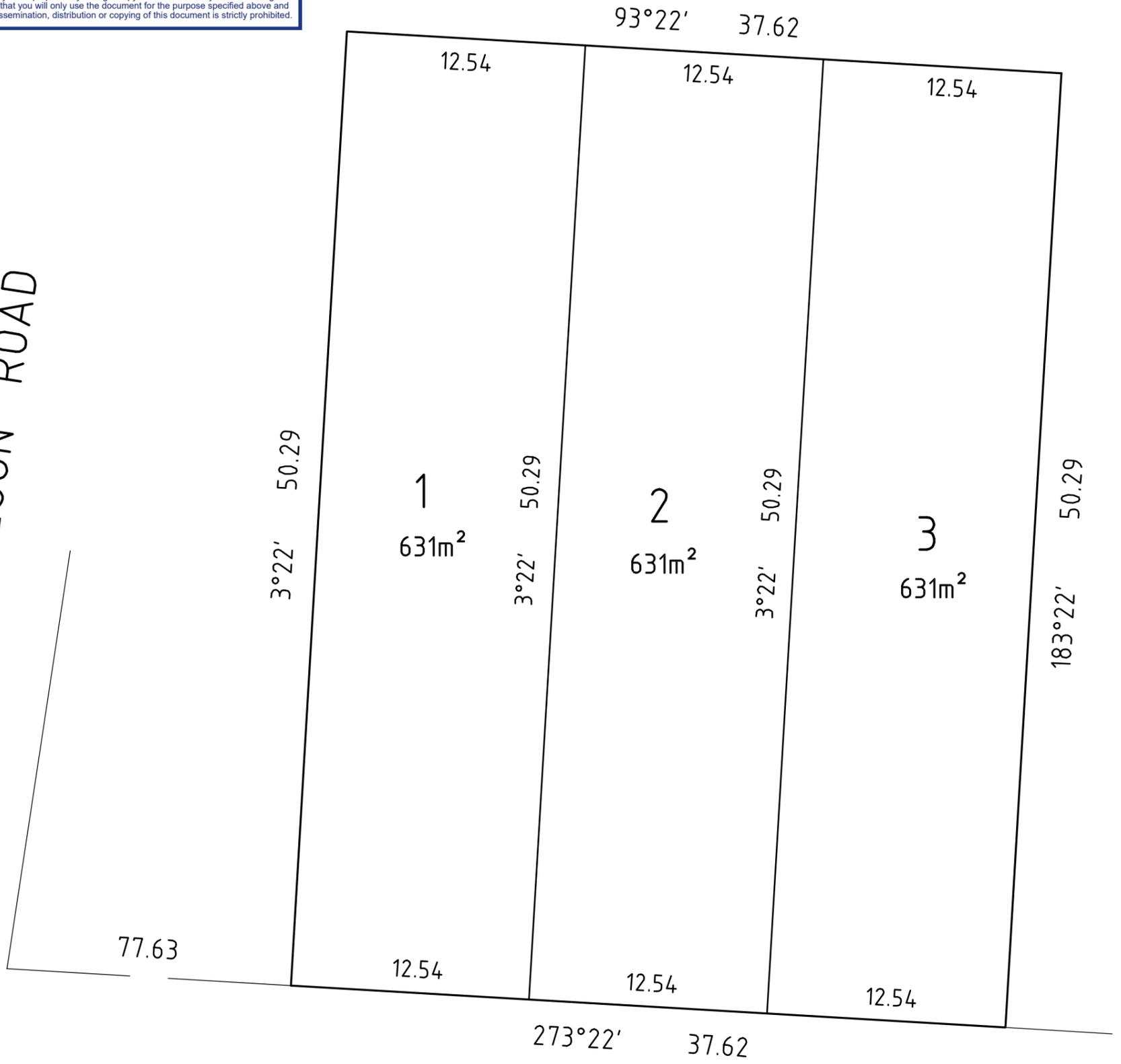
SHEET 1 OF 2

MGA2020
ZONE 55


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NAR NAR GOON ROAD



STATION

STREET

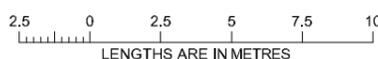
WARNING: This plan is unregistered.
See Sheet 1 for Explanatory Note

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mail@nobelius.com.au

SCALE
1:250



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: T. D. WALKER
VERSION 2

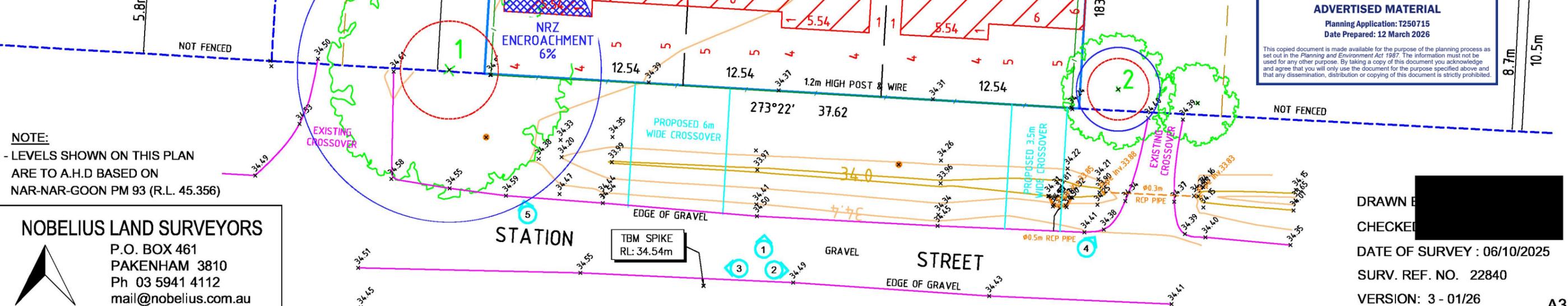
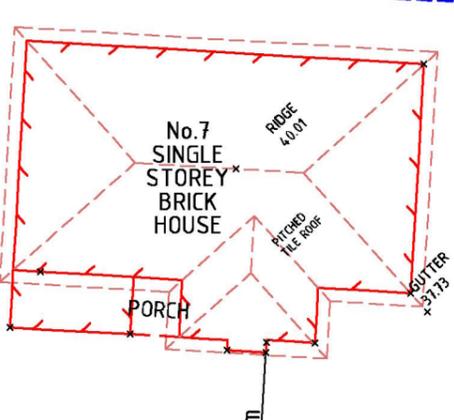
CONCEPT PLAN

Station Street NAR NAR GOON

SCALE 1:250 (A3)

LEGEND

- - POWER POLE
- # - PHOTO POSITION & DIRECTION
- / - DENOTES GROUND FLOOR HABITABLE WINDOWS
- / - DENOTES PROPOSED SUB BOUNDARIES
- - NOMINAL ROOT ZONE (NRZ)
- - STRUCTURAL ROOT ZONE (SRZ)
- / - BUILDING ENVELOPE
- / - NRZ ENCROACHMENT



NOTE:
- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON NAR-NAR-GOON PM 93 (R.L. 45.356)

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NOTE:
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM RE-ESTABLISHMENT PLAN.
THIS IS A CADASTRAL PLAN PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY
- P.O.S DENOTES PRIVATE OPEN SPACE

DRAWN BY [REDACTED]
CHECKED BY [REDACTED]
DATE OF SURVEY : 06/10/2025
SURV. REF. NO. 22840
VERSION: 3 - 01/26